

# **VLRP PROPOSAL FOR A VOLCANO VILLAGE DESIGN DISTRICT**

## **Revision 3 - 8/28/2017**

A **Volcano Village Design District** is proposed for the traditional core commercial area, along Old Volcano Road.

### **LOCATION OF VOLCANO VILLAGE DESIGN DISTRICT**

The Volcano Village Design District is located along Old Volcano Road in the Village of Volcano. It covers the entire length of Old Volcano Road in volcano Village. This includes any property that has a border on Old Volcano Road, including flag lots and any access or construction that can be seen from old Volcano Road. Please remember that this document applies only to the Volcano Village Design District referred to above.

### **PURPOSE OF DESIGNING A DESIGN DISTRICT IN VOLCANO VILLAGE**

The purpose for designating a Design District is to maintain the historic, rural character of Volcano Village. The goal is to secure formal status by County ordinance. Formal designation would provide developers with standards for appearance, architectural and landscape style, and a vision of compatible land use within the design area. Current land use zoning within the proposed district includes residential (RS-10 and RS-20), Village Commercial (CV), Agricultural (A-1a and A-3a), and Open (O). The guiding principles for the proposed Volcano Village Design District are:

- Preserve the unique and largely intact rural and historic character of the core of Volcano Village.
- Describe attainable design standards that will encourage development in Volcano and be compatible with important historic structures in the community (PCDP Section 5.2.3).
- Maintain a non-commercial “green” corridor along Highway #11 that bypasses Volcano Village.
- Ensure an authentic and quality gateway to the national park.
- Develop standards for developers and other property owners that will promote efficient and harmonious economic growth in the district.
- Enhance the experience of visitors.
- Encourage diminished use of automobiles as the primary means of transport and instead encourage bicycle and pedestrian use.

These proposed guiding principles would only affect new or substantially renovated structures (which will change the outside appearance of the structure). Additionally, the guidelines would include only properties which border Old Volcano Road or buildings

that would be visible from Old Volcano Road. The one-mile corridor on Old Volcano Road includes several historic structures and areas.

## RATIONALE

A Design District designation for Volcano Village is a high priority of the Volcano Long Range Plan (2014). It is a plan for action that arises from the Puna Community Development Plan of September 2008. The Puna Community Development Plan stipulates preparation of a Village Center for Volcano. It advocates retaining the current pattern of mixed uses that include small lots and higher density residential buildings, and provide commercial, light industrial and public facilities such as schools, churches, and parks. (PCDP Sec 5.2.1)

The Puna Community Development Plan furthermore specifies Use and Design Standards. Volcano Village has begun the development of a Design District plan, which can be a basis for development of other plans in the Puna district.

The Volcano community is located in the upper elevation ecosystem named by native Hawaiians as *Wao Akua* or *Wao Ma`ukele*. Hawaiians utilized these areas, collected feathers, adz stones, and logs for canoes. `Ōlona twine and rope fiber, made from the native `Ōlona plant, was manufactured in great quantities and presented as Makahiki offerings. Non-Hawaiian settlement occurred after annexation, when the territorial government opened these areas for homesteading. Fee-simple ownership was granted after required improvements were made. Some of these early structures are still in existence and are the architectural inspiration for the suggested guidelines presented in this proposal.

According to Volcano village Historic building Inventory 2010

*Most of the structures were relatively lightly built wood-frame buildings, many of them single-wall construction...Many of the buildings used recycled materials from older structures...or salvaged from other locations. Foundations are largely "post & pier", a preferred method in time when poured concrete was a luxury. Commonly footings are dressed or natural stone. Roofing is largely corrugated metal, though shingles were also common as the original roofing on many of the buildings of the earlier era. Windows are largely multi-lite double hung or sliding sash, sometimes converted from former double-hung units. Some casements are seen, though they are rare. Steeply pitched roofs allowed for water catchment since there were no consistent streams or lakes in the area. Elevated water tanks provided gravity fed water systems. Covered verandahs protected the entry way of homes and businesses from the rainfall. Wood burning stoves supplied heat and controlled dampness.*

*Water and cold tolerant plants were introduced to complement the natural landscape of `ōhi`a, koa and other native species. These included camellia and hydrangea. Sugi pine and fruit trees were introduced to meet the development requirements of land grants or define property borders.*

Boone Morrison



**Fig. 1** Map shows the general range of the Volcano Village Design Guidelines in yellow.

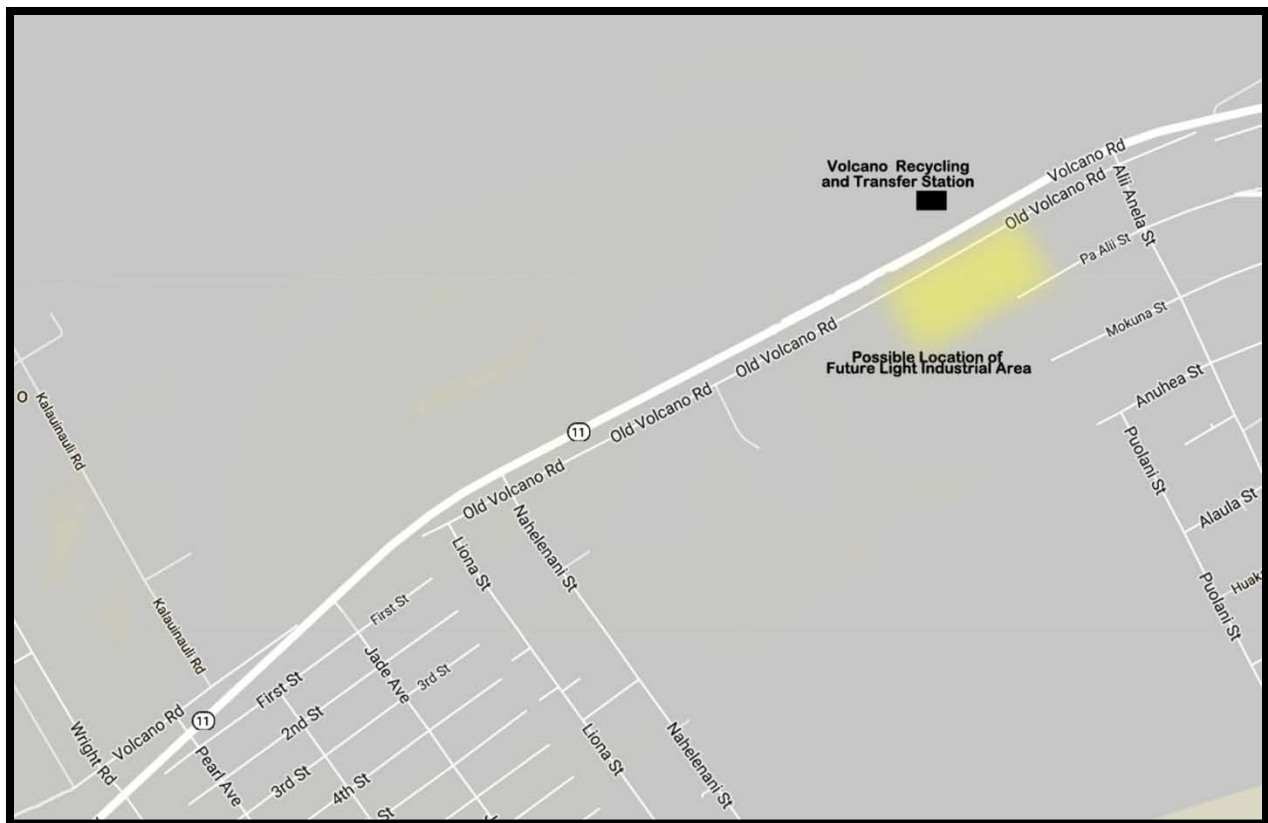
### **Land Use Zones and appropriate uses**

The Puna Community Development Plan addresses Zoning Designations in village and town centers. (PCDP 5.2.1)

*As suggested by the Volcano Community Association, the village center in Volcano lies along the Old Volcano Road between Haunani Road and Wright Road is within the historic core of Volcano. It is roughly 43 acres and entirely within the State Urban District. Portions of this site have County commercial zoning, but the community association's Vision 2020 Update proposes the creation of a Rural Commercial (CR) district with specific design guidelines to respect Volcano's historic character. The description of the CR zoning resembles the criteria for a village center.* PCDP Page 5-10

According to current land use zone designations, land uses considered inappropriate within the boundaries of the proposed Volcano Village Design District would be permitted elsewhere in the Village, but not within the proposed Design District.

If land becomes available, a proposed second commercial area could be developed further makai on the opposite side of the Highway 11, and would provide for service and business functions that might not be appropriate for the proposed Village Design District.



**Fig. 2** Map shows the general area for expansion for a proposed second commercial area for a light industrial area for the Volcano area.

## Land use zone categories and appropriate uses

### RS-10, RS-20 (Single Family Residential)

#### **Allowed By County Code**

- Adult day care homes
- Community buildings
- Dwellings, single-family
- Family child care homes
- Home occupations
- Meeting facilities
- Public uses and structures
- Bed and breakfast establishments
- Care homes
- Churches, temples, and synagogues
- Funeral services
- Day care centers
- Convalescent, nursing, rest homes and clinics
- Schools

#### **Allowed but not Appropriate for Volcano Village Design District**

- Cemeteries and mausoleums
- Crop production, major
- Group living facilities
- Neighborhood parks, playgrounds, tennis courts, swimming pools
- Model homes
- Temporary real estate offices
- Crematoriums, funeral homes, mortuaries
- Golf courses, driving ranges, clubhouses
- Hospitals, sanitariums
- Major outdoor amusement/recreation facilities
- Telecommunication antennas and towers
- Yacht harbors and boating facilities

Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted in the RS district.

### O (Open District)

#### **Allowed By County Code**

- Home Aquaculture activities
- Community buildings
- Existing churches and temples
- Forestry
- Funeral services
- Growing of plants
- Heiaus, historical areas, structures, and monuments
- Natural features, phenomena, vistas
- Public parks

#### **Allowed but not Appropriate for Volcano Village Design District**

- Commercial Aquaculture activities and facilities
- Cemeteries and mausoleums
- Crematoriums, funeral homes, mortuaries
- Game preserves
- Golf courses
- Utility substations
- Golf courses

- Public uses and structures
- Small scale wind energy facilities

### **CV (Village Commercial)**

#### **Allowed By County Code**

- Adult day care homes
- Art galleries, museums
- Bars (excluding sports bars)
- Bed and breakfast establishments
- Boarding/rooming/lodging houses
- Business services
- Churches, temples, and synagogues
- Commercial parking
- Community buildings
- Convenience stores
- Funeral services
- Roadside stands for the sale of agricultural products grown on premises
- Small crop production
- Day care centers
- Dwellings, single family
- Family child care homes
- Farmers' markets
- Financial institutions
- Home occupations
- Convalescent, nursing, rest homes
- Hotels
- Lodges
- Medical clinics
- Meeting facilities
- Neighborhood parks
- Offices
- Personal services
- Photography studios
- Public uses and structures
- Restaurants
- Retail establishments
- Schools

#### **Allowed but not Appropriate for Volcano Design District**

- Amusement and recreational facilities indoor
- Automobile sales and rentals
- Automobile service stations
- Cemeteries, mausoleums
- Crematoriums, mortuaries
- Group living facilities
- Hospitals, sanitariums
- Golf courses, ranges, club houses
- Major outdoor amusement facilities
- Model homes
- Publishing plants
- Repair establishments, major
- Repair establishments, minor
- Telecommunication antennas

- Theaters

### **A (Agricultural District)**

#### **Allowed By County Code**

- Agricultural Tourism
- Agricultural processing, minor
- Botanical gardens, nurseries, greenhouses, seed farms, plant experimental stations, arboretums, floriculture
- Farm dwellings
- Parks, playgrounds, tennis courts, swimming pools
- Crop production
- Dwelling, single-family
- Forestry
- Group living facilities
- Veterinary establishment
- Retention, restoration, rehabilitation or improvement of buildings or sites of historic or scenic interest
- Small scale wind energy facilities
- Riding academies, rental, boarding stables
- Roadside stands for sale of agricultural products grown on premises
- Utility stations
- Vehicle and equipment storage areas
- Bed & breakfasts
- Community buildings
- Family child care homes
- Guest ranches
- Home occupations
- Lodges
- Meeting facilities
- Churches, temples and synagogues

#### **Allowed but not Appropriate for Volcano Design District**

- Agricultural parks
- Animal hospitals
- Aquaculture
- Campgrounds
- Cemeteries, mausoleums
- Fertilizer yards
- Game and fish propagation
- Kennels
- Livestock production
- Golf courses, ranges, club house
- Adult daycare homes
- Airfields, heliports
- Excavation for commercial use
- Model homes
- Public dumps
- Temporary real estate offices
- Trailer parks
- Crematoriums
- Hospitals, sanitariums
- Major outdoor amusement and recreation

- Day care centers
- Convalescent, nursing and rest homes
- Schools

**Examples of new developments within the District considered appropriate:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Covered bus stop</li> <li>• Library</li> <li>• Coffee shop</li> <li>• Bike rental</li> <li>• Pharmacy</li> <li>• Adult day care</li> <li>• Deli</li> <li>• Visitor center</li> <li>• Police substation</li> <li>• Pedestrian access, with benches and planters</li> </ul> | <ul style="list-style-type: none"> <li>• Bank annex</li> <li>• Wine bar, sports bar</li> <li>• Restaurants</li> <li>• Flower/garden center</li> <li>• Preschool</li> <li>• Assisted living</li> <li>• Bakery</li> <li>• Medical center</li> </ul> |
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## **DESIGN GUIDELINES**

Design guidelines are descriptions that will be helpful to people who wish to develop commercial and service facilities as well as home based businesses. The purpose of this document is to help such people integrate their concepts for design into the mix of historic, unique, and interesting structures that give the Village its character. To that end, these guidelines assist developers in achieving or maintaining the historic image of Volcano Village (see Volcano Village Historic Building Inventory 2010, above).

**Placement of new developments** that would reflect functional and aesthetic relationships with surrounding structures and natural environment. Setbacks to be specified.

- Low building density encouraged, with individual buildings kept small, preference for clusters of small units if large area is desired, maximum footprint of 2500 sq. ft. per structure.

**Retention of significant existing tree coverage**, particularly those species native to Hawai'i, along with others that may not be native but are traditional to the area.

- Landscape: Berms, planters, mix of native and traditional Volcano plants (refer to Building in the Forest brochure)

**Emphasis on pedestrian movement**, along with minimizing visual impact of parked cars with dispersed parking, berms, landscaping, planters, etc.



- Old Volcano Road
  - Install traffic calming devices, such as broad speed humps.
  - Redesign Old Volcano Road margins to accommodate pedestrian and bicycle traffic
- Commercial establishments:
  - Vehicle parking and delivery to be directed to the rear entries
  - Install parking racks for bicycles
  - Reduce speed limit to 45 mph along Hwy 11 bordering District
  - Construct turn lanes from Hwy 11 to access the District
  - Construct designated covered bus stops

**Attention to building mass and scale**, to ensure compatibility with existing structures.

- Building height: maximum height 35 ft.
- Foundation: low post & pier with ramp or slab on grade

**Roof forms, facades**, compatible with existing structures.

- Corrugated or ribbed metal pattern; roof pitch 5/12 or greater; gable or hip
- Rooftop and ground mounted solar panels are allowed

**Window and door penetrations**, compatible with materials and form of surrounding buildings.

- Windows: sash; double hung; double paned, multi-lite
- Doors: multi-lite
- Entrance Canopy
- Recommendations for paint treatment to reduce mildew

**Building materials**, types, textures, and finishes compatible with surrounding buildings.

Permitted

- Wood or stone
- Grooved exterior plywood T-1-11
- Board & batten
- Ship lap
- Cedar shake
- Horizontal cement board

Not Permitted

- Concrete block (hollow tile) except as foundation and not visible

- Stucco
- Corrugated iron or sheet metal (except for roofing)
- Clear anodized aluminum for window trim or door frame (painted)

**Signage and outdoor lighting:** to be compatible with architectural design.

Outdoor lighting:

- Light to be directed downward, to avoid fugitive light.

Signage:

Permitted	Not Appropriate
<ul style="list-style-type: none"> <li>• Wood, engraved, painted and raised letters</li> <li>• Neon lights</li> <li>• Discrete lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Electric digital (video or print)</li> <li>• Flashing lights</li> </ul>

## **DESIGN GUIDELINES BROCHURE**

A published guideline will be given to all new property owners and building permit applicants. The above elements will be included.

## **DESIGN GUIDELINES COMMITTEE**

- Create a Design Guidelines brochure
- Work with County to get brochure to all permit applicants
- This committee will be advisory to the Hawai'i County Planning Director
- The committee will be composed of 5 to 7 residents and/or property owners in Volcano.
- Members will be nominated by the Volcano Community Association.
- One member will be experienced in Plants/Landscape, one in Building/Construction/Design and the remaining 3 or 4 will be Open. One alternate will be selected.
- Terms will be for 3 years and staggered.
- Specific written guidelines for the Design Guideline Committee will be published on line.
- Land purchasers in the Design District will receive a Welcome Notice, a Building in the Forest Brochure, and copy of the Design Guidelines
- All Building Permit applications in the Design District, received by Hawai'i Planning/Building Department, pertaining to the Volcano Village Design District will be reviewed by the Committee. A written evaluation will be submitted to the

Hawaiʻi County Planning/Building Department within 10 working days of receipt of the complete package by the Committee.

- Committee Members will be prohibited from any coercive or financial relationship with those whose permits are being evaluated.
- An alternate will replace any member who has a pre-existing relationship to a permit applicant so as to avoid a conflict of interest.

## **Conclusion**

Building design is the heart of our Village landscape in both commercial and residential areas. The evolution of the art of architecture offers developers infinite possibilities for structural creativity. That is good, as we have an unprecedented array of choices for building design for our homes and businesses. In modern, urban environments the innate human appetite for experiment and change manifests exciting and magnificent arrangements of structures and space. A celebration of innovation is part of what gives rise to pride in our culture. Such an array of choices, however, also presents the opportunity to deliver chaos and loss of identity in our living environment. There must be certain, alternative places in our culture where tradition has high value, where quaintness and tranquility are balanced with modernity and innovation.

Volcano Village is such a place. The character of building design and utilization of space is unique. The overwhelming majority of people who live in Volcano have consistently expressed their desire to preserve the historic, rural, and intimate quality of our environment. This passion of community members is the inspiration for this proposal for a Volcano Village Design District.