



## IMPLEMENTATION

### Hawaiian Paradise Park Regional Town Center and Village Centers

Hawaiian Paradise Park contains 8,804 parcels; 99% of which are 1 acre or less in size. The subdivision is also developing at a relatively rapid rate because of its proximity to Hilo and affordability of parcels. Six 40-acre areas of land were set aside by the original subdivider for potential future community and commercial uses. Three of these 40-acre areas have been identified for development as a town or village center. The sites are distributed in a triangular pattern to optimize their accessibility throughout the subdivision. All are adjacent to one of the principal mauka-makai streets in the subdivision.

The site closest to Highway 130 is designated as a Regional Town Center, primarily because of the high rate of growth in this quadrant of the subdivision. Land pooling and transfer of development rights to encourage a greater clustering of residential use near this town center is encouraged. The other two sites are designated for the development of a Community and Neighborhood Village Center. The latter is 20 acres in size.

The intention in the future is to have all service and community uses located within either the town center or one of the two village centers to reserve outlying properties for residential and agricultural use, create activity centers for community and commercial uses, and to promote greater efficiency in travel and infrastructure development.

**Figure 5-3: Hawaiian Paradise Park Regional Town Center and Village Centers**

