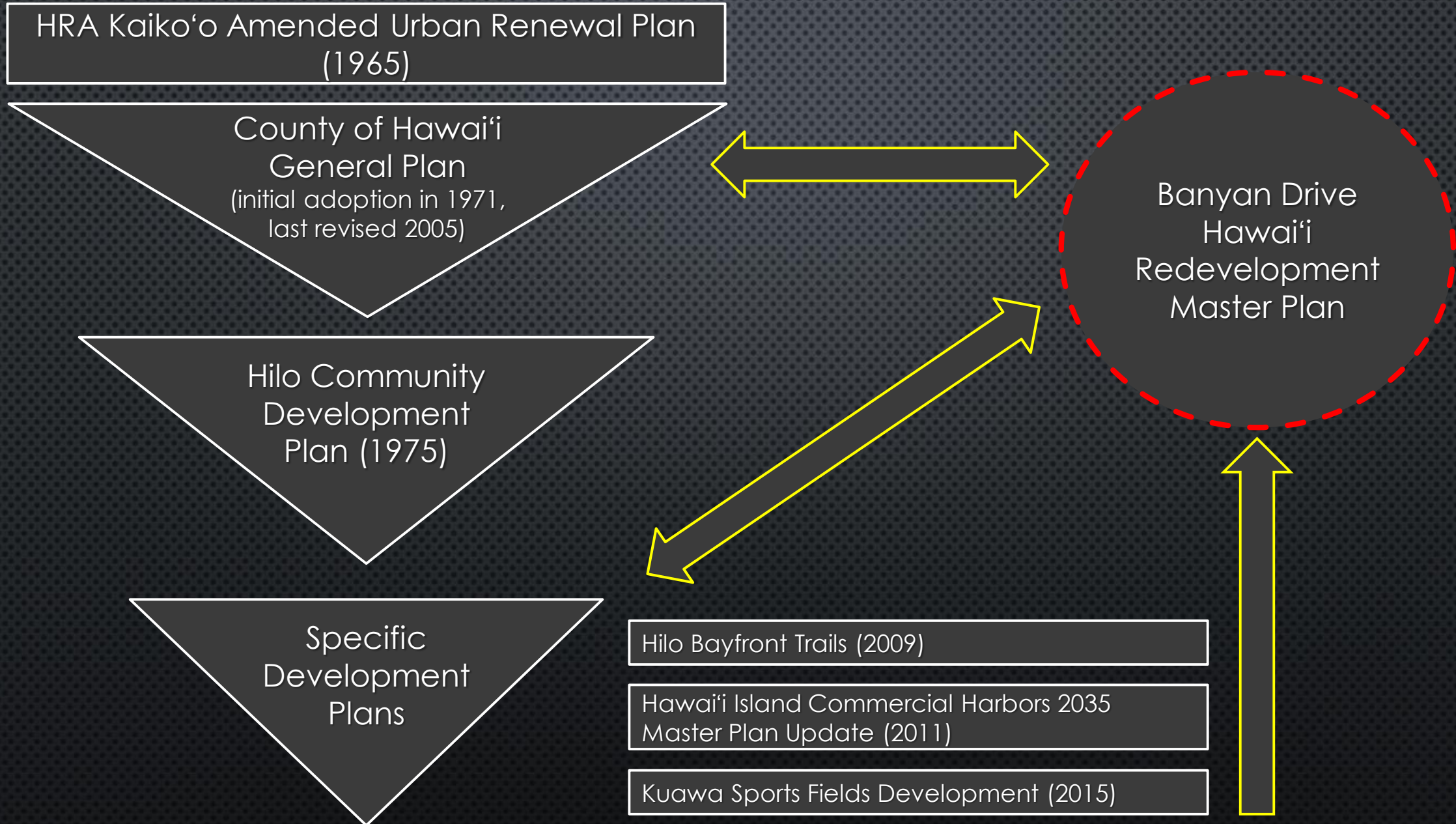


BANYAN DRIVE HAWAII REDEVELOPMENT AGENCY INFORMATIONAL MEETING

JUNE 28, 2016

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA



EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

HRA Kaiko'o Amended Urban Renewal Plan (1965) developed in response to the devastating May 23, 1960 tsunami.

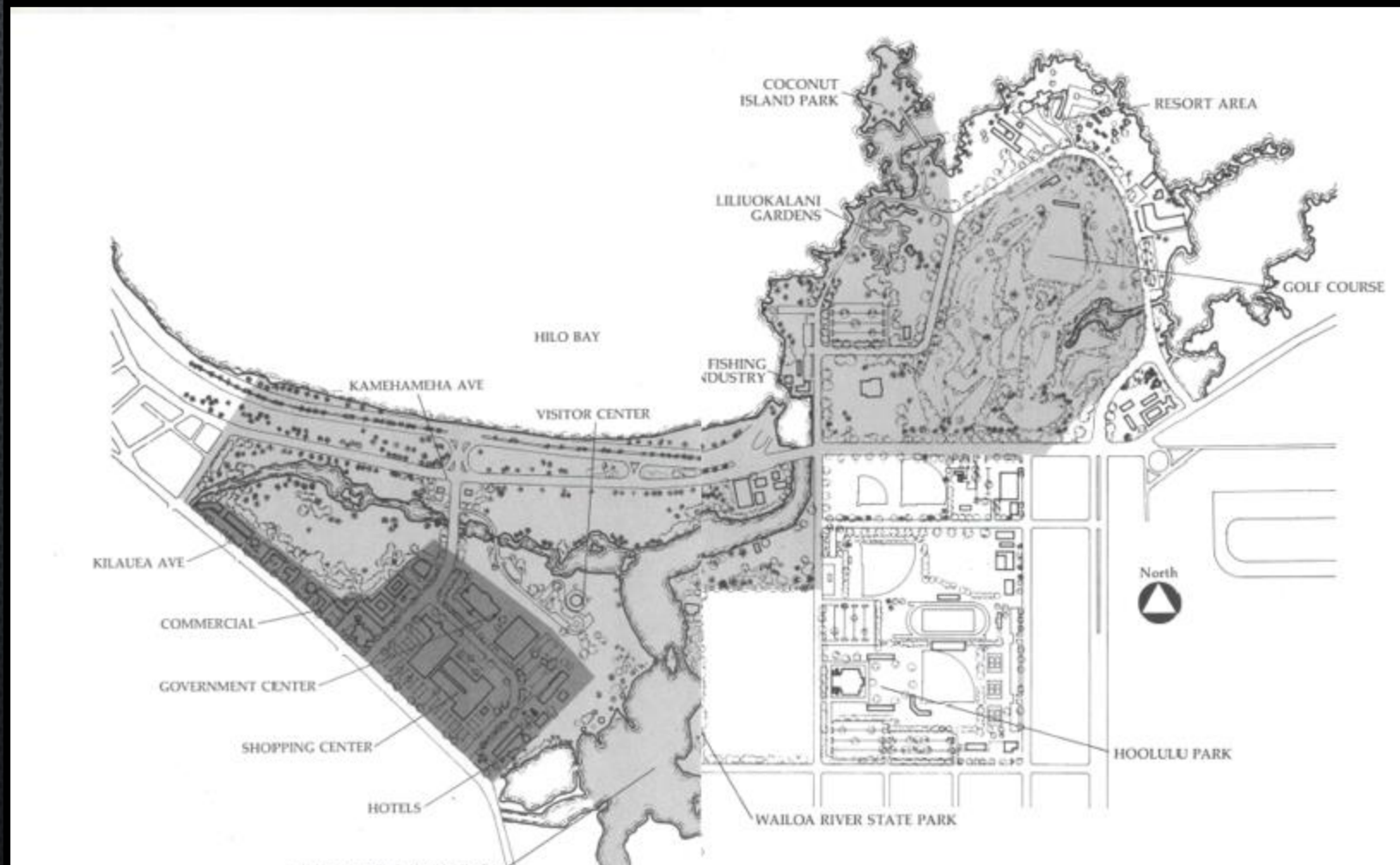
Goals: plan and design to minimize destruction from future tsunami.

As it pertains specifically to Banyan Drive:

- Oceanside property developed into 300-acre “green belt.”
- New commercial, professional, resort, shopping to be developed on plateau to minimize future tsunami impacts.
- Waiākea peninsula to continue as a resort/hotel area.

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

HRA Kaiko'o Amended Urban Renewal Plan (1965)



EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

The County of Hawai'i General Plan (2005) is the policy document for the long range comprehensive development of the island of Hawai'i and identifies the visions, values, and priorities important to the people of the county.

Plan considerations: economy, energy, environmental quality, natural hazards, historic sites, natural beauty, natural resources, housing, public facilities, public utilities, recreation, transportation, & land use.

As it pertains specifically to Banyan Drive:

- HRS §53-5(4) allows the Agency “to make redevelopment plans for the [redevelopment] areas, which plans shall be in conformity with the master plan for the development of the locality...”

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

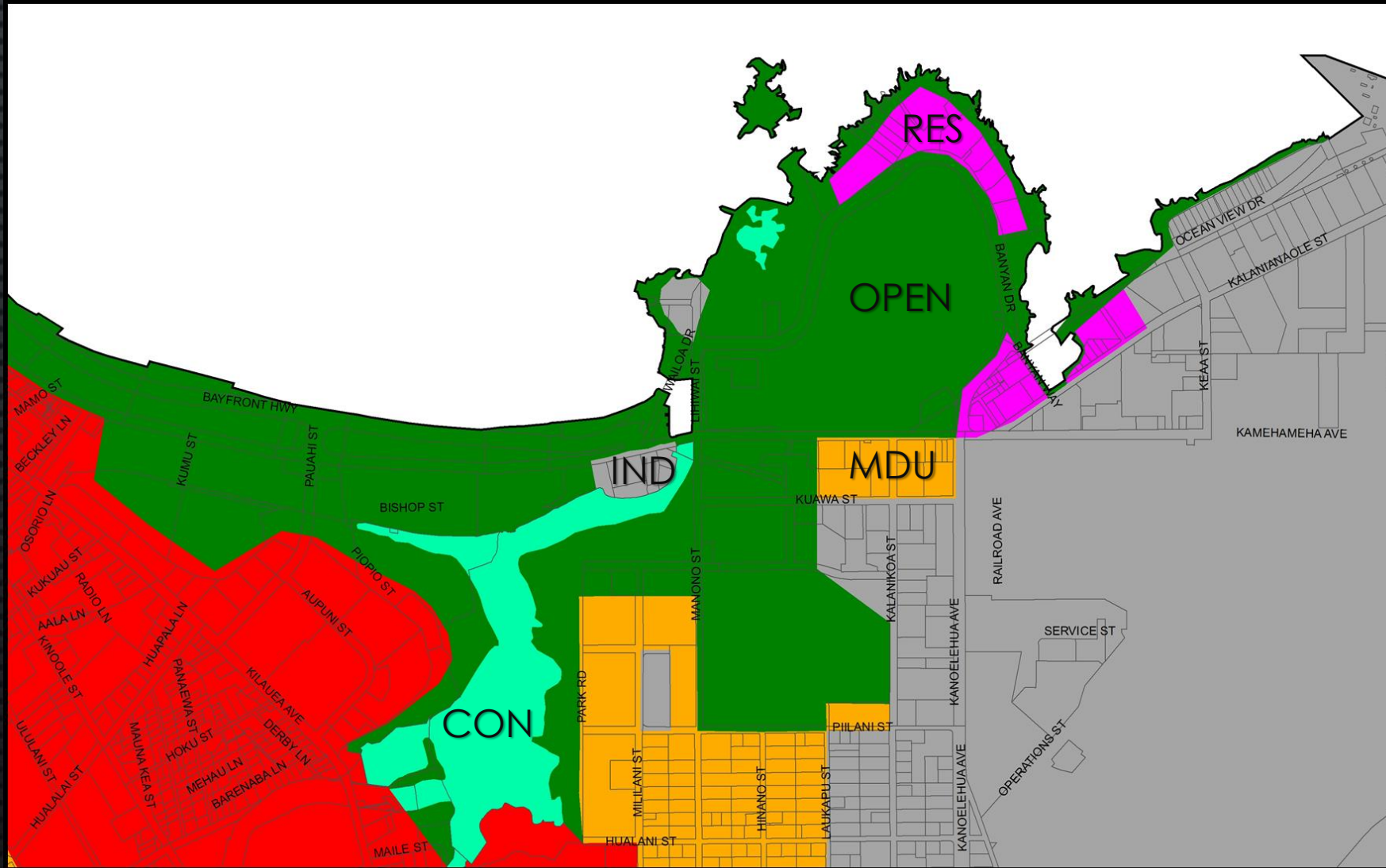
Select goals and policies of The County of Hawai'i General Plan (2005):

- Maximize opportunities for present and future generations to appreciate and enjoy natural and scenic beauty. [§7.2(c), *Natural Beauty*]
- Provide opportunities for recreational, economic, and educational needs without despoiling or endangering natural resources. [§8.2(b), *Natural Resources & Shoreline*]
- Encourage the provision of public facilities that effectively service community and visitor needs and seek ways of improving public service through better and more functional facilities in keeping with the environmental and aesthetic concerns of the community. [§10.1.2(a), *Public Facilities*]
- Provide a wide variety of recreational opportunities for the residents and visitors of the county. [§12.2(a), *Recreation*]
- Develop Reed's Bay for more intensive water-oriented recreation. [§12.5.2.2(h), *Recreation*]
- Develop a center/complex for major cultural, educational and recreational activities. [§12.5.2.2(m), *Recreation*]

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

The County of Hawai'i General Plan (2005)

Land Use Pattern Allocation Guide (LUPAG) Map



EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Hilo Community Development Plan (1975) is the policy document for the *short range* growth and development of the Hilo Community based upon policies of the County General Plan.

Plan considerations: natural resources, economy, land use, transportation, housing, public facilities, recreation, historic sites, public utilities, flood control, natural beauty & environmental quality.

As it pertains specifically to Banyan Drive:

- Waiākea peninsula identified as largest accommodation area serving mostly short-stay tourists ~950 units; recommends hotel expansion.
- Identified for increased open space zoning; increased water-oriented recreation; increased small boat moorage.
- Construction in proximity to Lili'uokalani Gardens or Coconut Island shall maintain aesthetic qualities, expand park, emphasize landscaping, be built to withstand a future tsunami.

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Hilo Bayfront Trails (2009) plan developed to promote a system of walkways or other pathways connecting Hilo Harbor and Downtown Hilo.

Goals: enhance natural beauty, increase access, highlight cultural significance, protect coastline and waterways.

As it pertains specifically to Banyan Drive:

- Scenic and functional trail along peninsula
- Shared-use path (walking, running, biking, skating) along interior and along Kamehameha Ave.

Hilo Bayfront Trails (2009)



EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Hawai'i Island Commercial Harbors 2035 Master Plan Update (2011) plan developed and vetted with stakeholders and the public to identify desired future facility improvements.

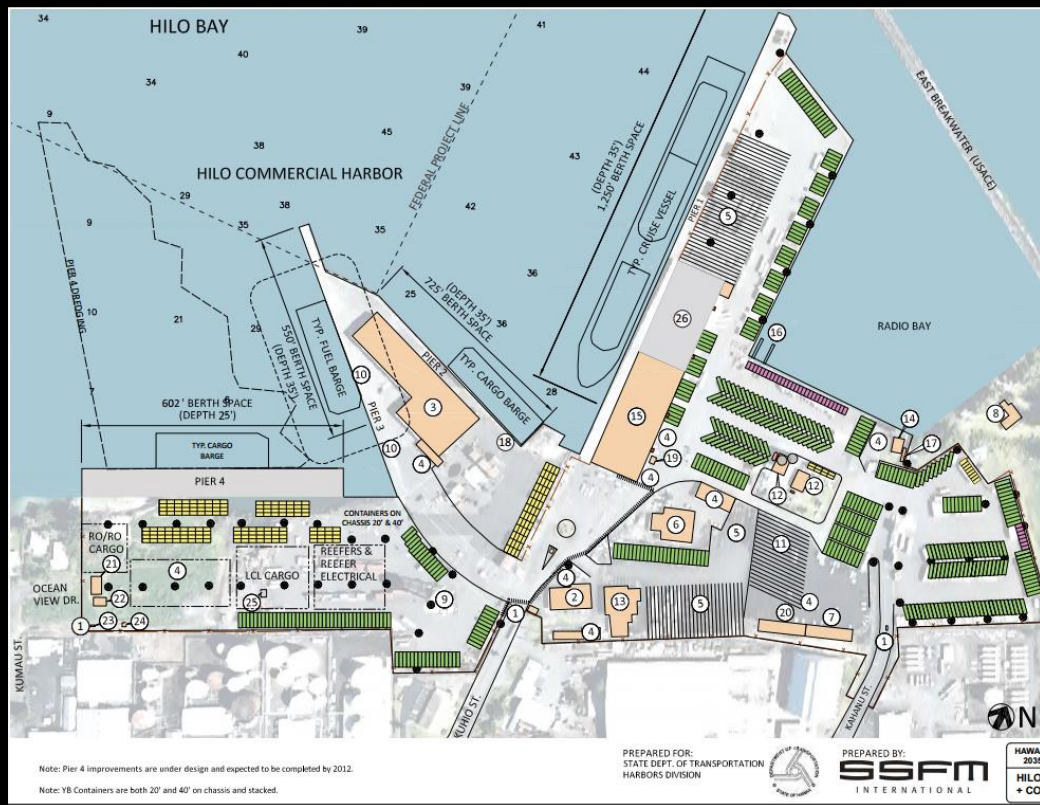
Goals: provide a new dedicated passenger terminal, additional berth and yard capacity for cargo, updated and new access points, new commercial fishing complex.

As it pertains specifically to Banyan Drive:

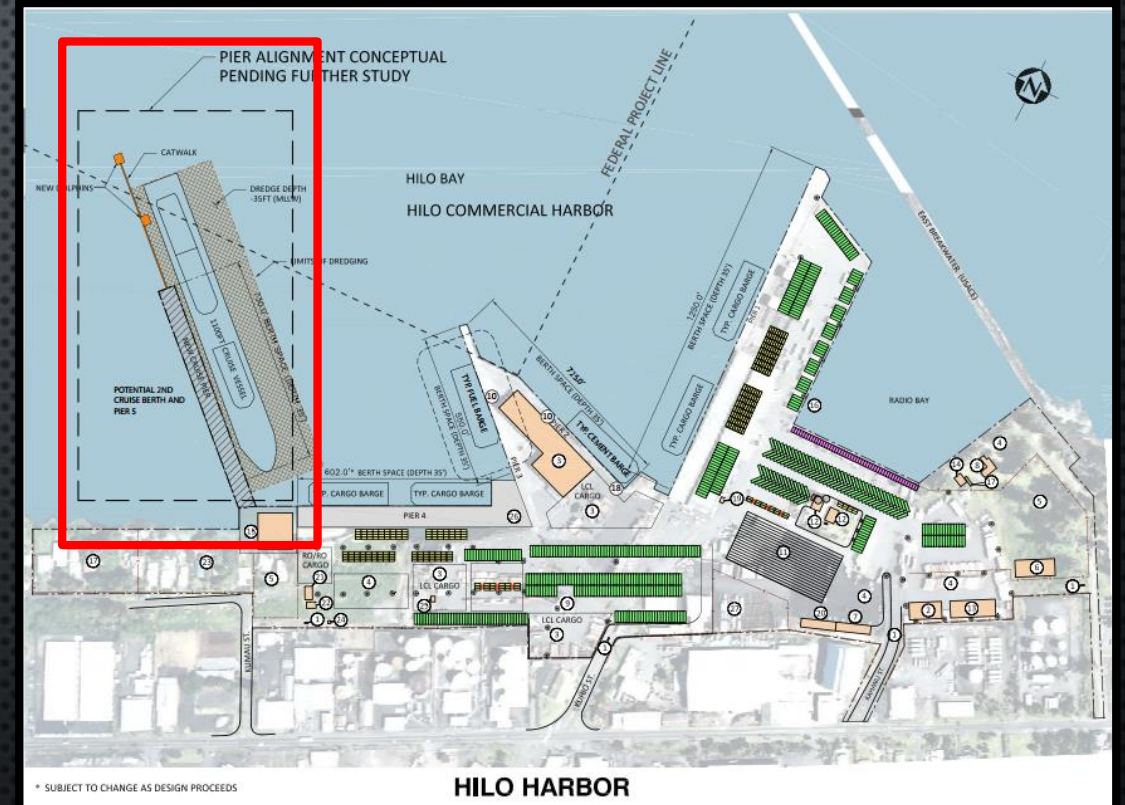
- Development of a new 830' dedicated passenger terminal, Pier 5, is proposed to the west of the existing pier and would move passenger operations proximal to the redevelopment area.

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Hawai'i Island Commercial Harbors 2035 Master Plan Update (2011)



Existing, 2016



Envisioned, 2035

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Kuawa Street New Sports Fields Development (2015) plan developed to create new multi-use sports fields and supporting infrastructure.

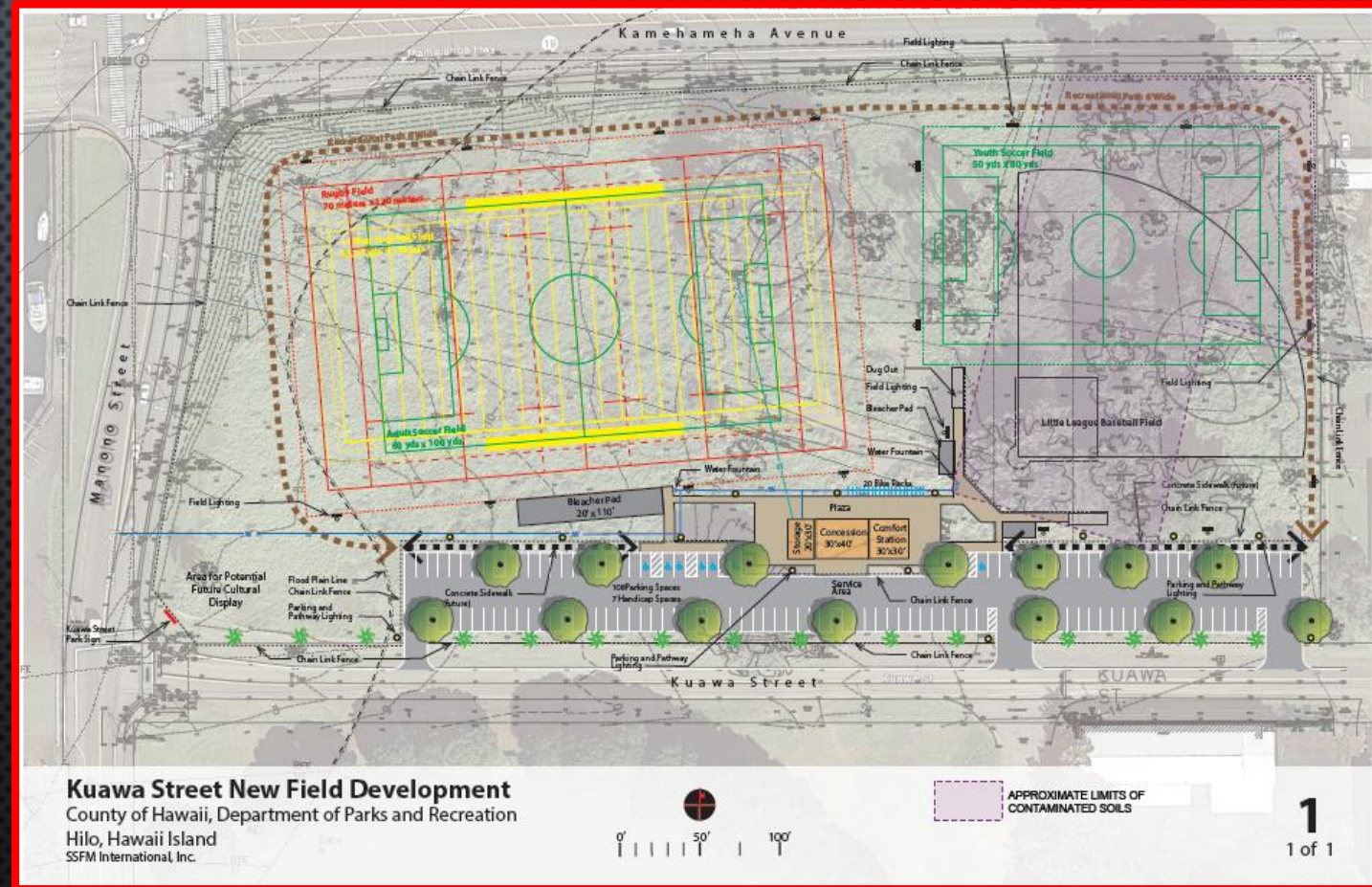
Goals: provide recreational opportunities for youth, adult and senior sports.

As it pertains specifically to Banyan Drive:

- Six (6) contiguous State-owned parcels under E.O. to County
- All parcels within the Banyan Drive Redevelopment Area

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Kuawa Street New Sports Fields Development (2015)



BANYAN DRIVE

TODAY

Hawai'i Island 2035 Harbor Master Plan

Kuawa Sports Fields

Hilo Bayfront Trails

HRA Kaiko'o Urban Renewal Plan

Labels on map: MOKUOLA, NANIHOA, HILO HAWAIIAN, REEDS BAY, LIHOOKALANI GARDENS, SUISAN, BAYFRONT PARK, WAILOA RIVER, KAMEHAMEHA AVE, COMMERCIAL, KANOELEA AVE, KALANIKOHE ST.

Scale: 0 100 200 400 FT

REDEVELOPMENT AREA TODAY



REDEVELOPMENT AREA LAND OWNERSHIP

Land Ownership

- Federal
- State
- Private



BANYAN DRIVE

TOMORROW, LAND USE

PARK
 CULTURAL & COMMUNITY
 HOTEL
 COMMERCIAL

PEDESTRIAN & BIKE CIRCULATION
 AUTOMOBILE CIRCULATION

MA KAI
 KAI POOL
 NEW PARKS
 BOARDWALK & SLIPS
 NEW SHIP TERMINAL
 REEDS BAY
 HILLO BAY
 MOKUOLA
 HILO HAWAIIAN
 MA KAI COURT
 COMMUNITY & CULTURAL CENTER
 MA UKA COURT
 LILY'UOKALANI GARDENS
 EXPANDED LILY'UOKALANI GARDENS
 MA UKA
 PROPOSED COMMERCIAL
 REPURPOSED HELCO BLDG
 PROPOSED SPORT FIELDS
 PUBLIC USE/COMMERCIAL
 EXISTING HOTEL & COMMERCIAL
 KAMEHAMEHA AVE
 KALEANIKOA ST
 KAUWA ST
 SUISAN
 BAYFRONT PARK
 WAILOA RIVER
 LINK TO PARK & PROMENADE
 NEW PROMENADE
 KALAMANOVA AVE

TO MAUNA KEA
 TO MAUNA LOA

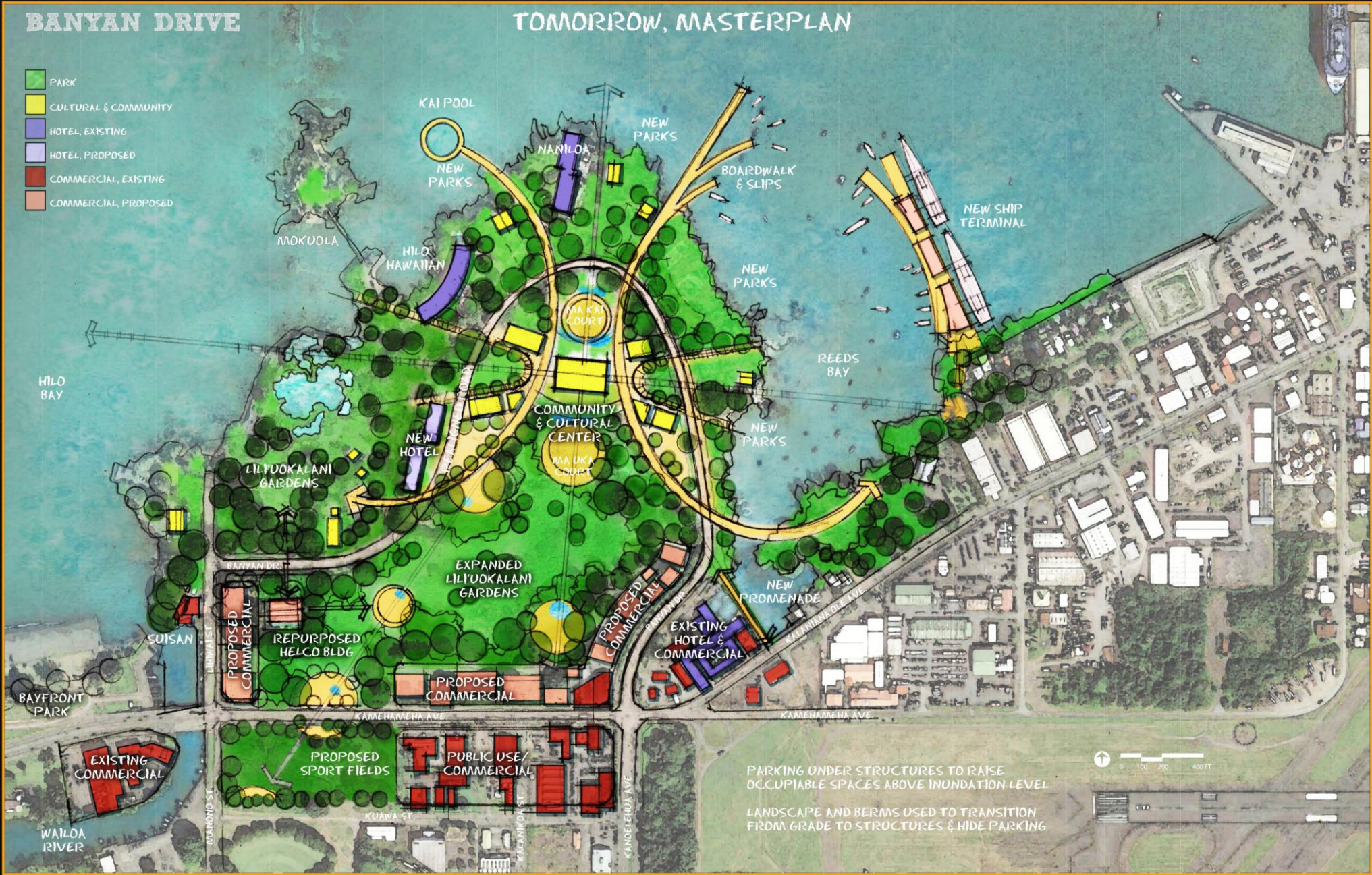
PARKING UNDER STRUCTURES TO RAISE OCCUPIABLE SPACES ABOVE INUNDATION LEVEL
 LANDSCAPE AND BERMS USED TO TRANSITION FROM GRADE TO STRUCTURES & HIDE PARKING

0 100 200 400 FT

PARKING UNDER STRUCTURES TO RAISE
OCCUPIABLE SPACES ABOVE INUNDATION LEVEL

LANDSCAPE AND BERMS USED TO TRANSITION
FROM GRADE TO STRUCTURES & HIDE PARKING

CONCEPTUAL REDEVELOPMENT PLAN



CONCEPTUAL REDEVELOPMENT PLAN

The County is offering a conceptual plan for the redevelopment of Banyan Drive. Key concepts of the plan include:

- Alignment & integration with existing plans.
- Creation of a community & cultural center in place of existing golf course and former clubhouse facilities.
- Reclamation of lands with exhausted structures to public use open space.
- Designation of a new hotel area.
- Expansion of Lili'uokalani Gardens.
- Designation of new commercial areas.
- Multi-modal connection to Hilo Harbor with new ship terminal, boardwalks and slips.

FEEDBACK/COMMENTS

Q & A

- If you have questions for the Planning Director please come to the front table and use the microphone.

How to Provide Comments on Conceptual Plan Maps

- Please fill out comment form and leave with staff
- You can mail comment form to the Planning Department at 101 Pauahi Street, Suite 3, Hilo Hawai'i 96720
- Email comments to planning@hawaiicounty.gov
- Call Daryn Arai @ 961-8142, Maija Jackson @ 961-8159 or Christian Kay @ 961-8136
- Deadline for comments is Friday, July 15, 2016

Next Steps

- Comments will be compiled and shared with Banyan Drive Hawai'i Redevelopment Agency for consideration