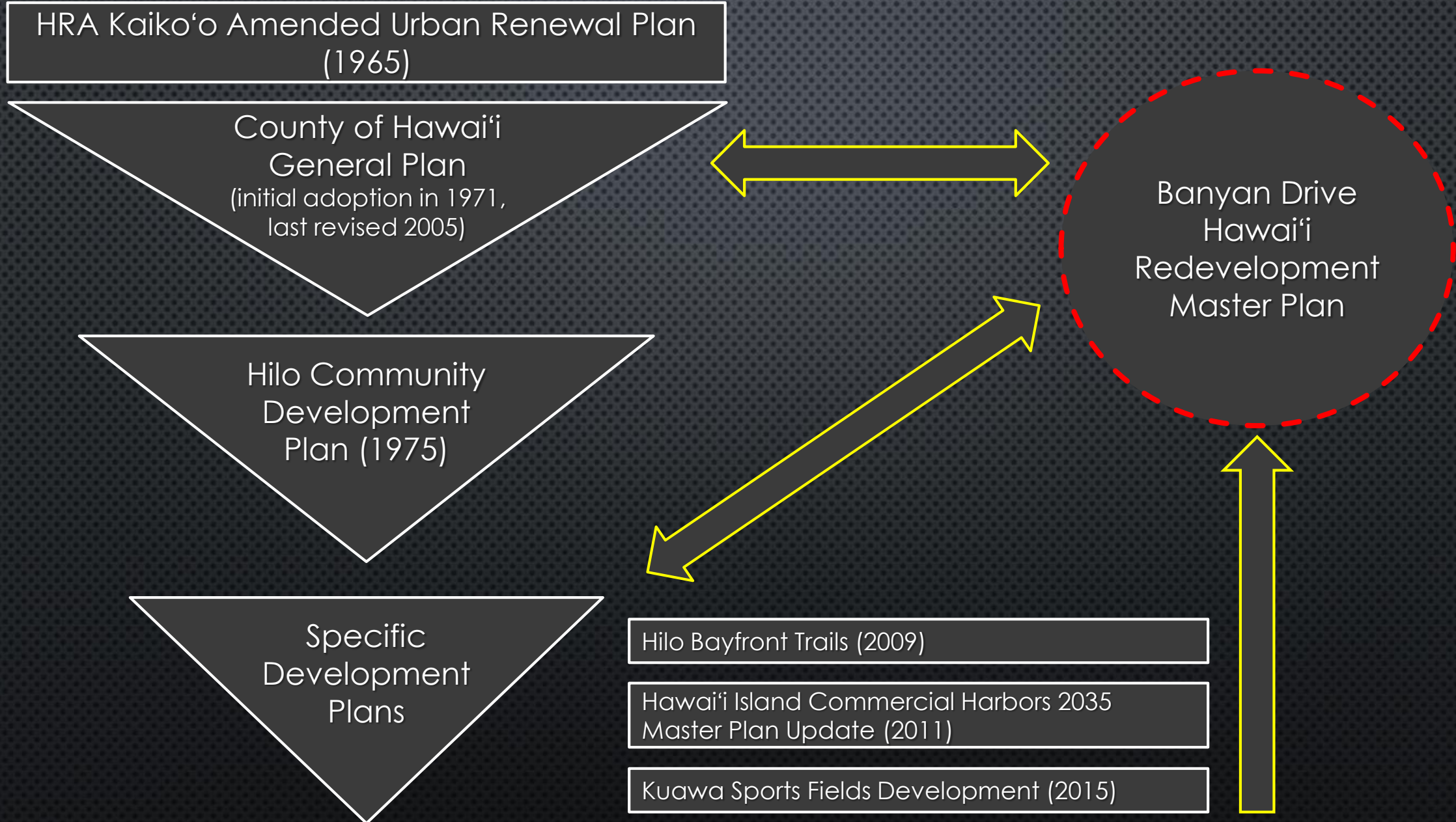


BANYAN DRIVE HAWAII REDEVELOPMENT AGENCY INFORMATIONAL MEETING

JULY 5, 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.

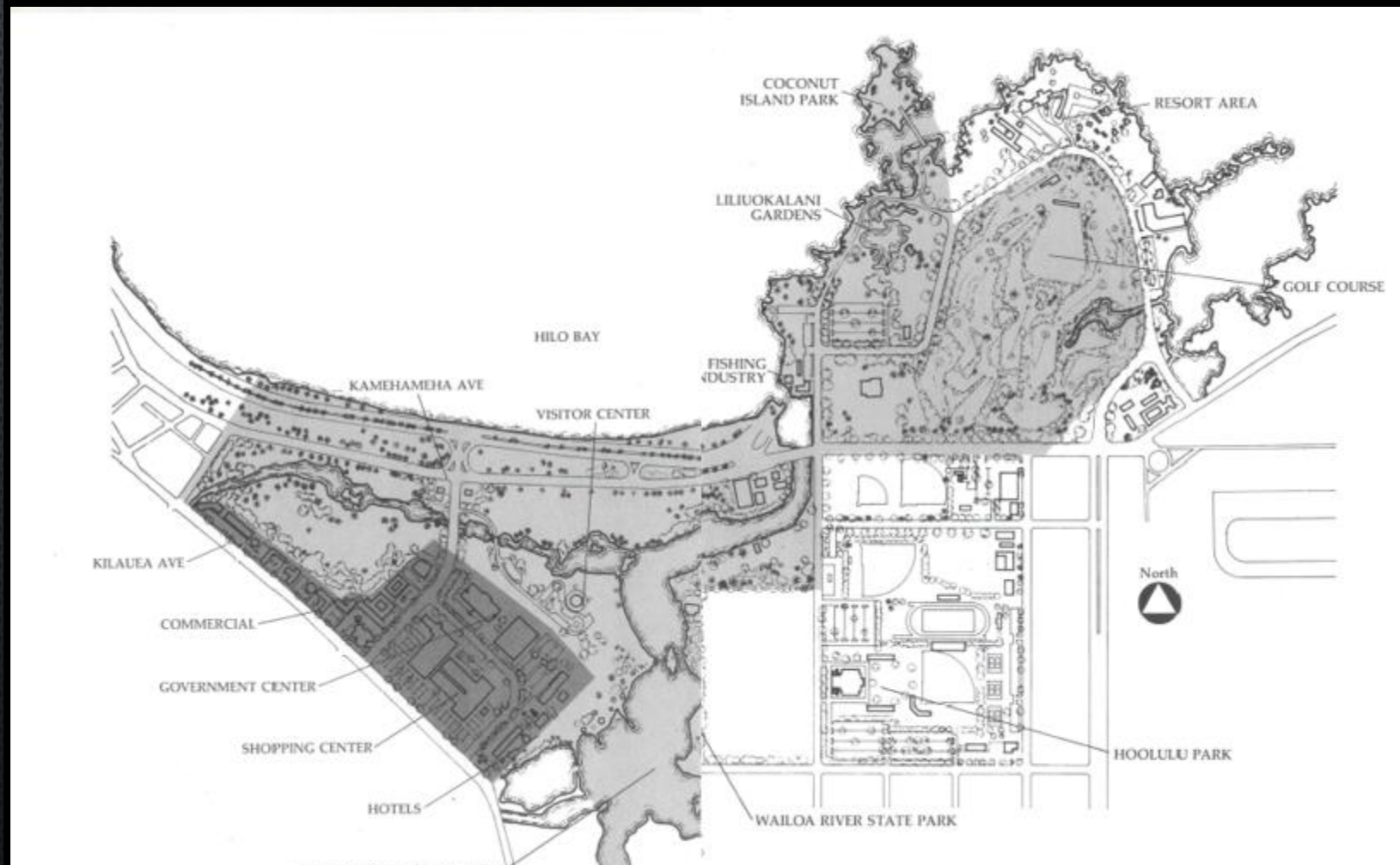
Goals: plan and design to minimize destruction from future tsunami.

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

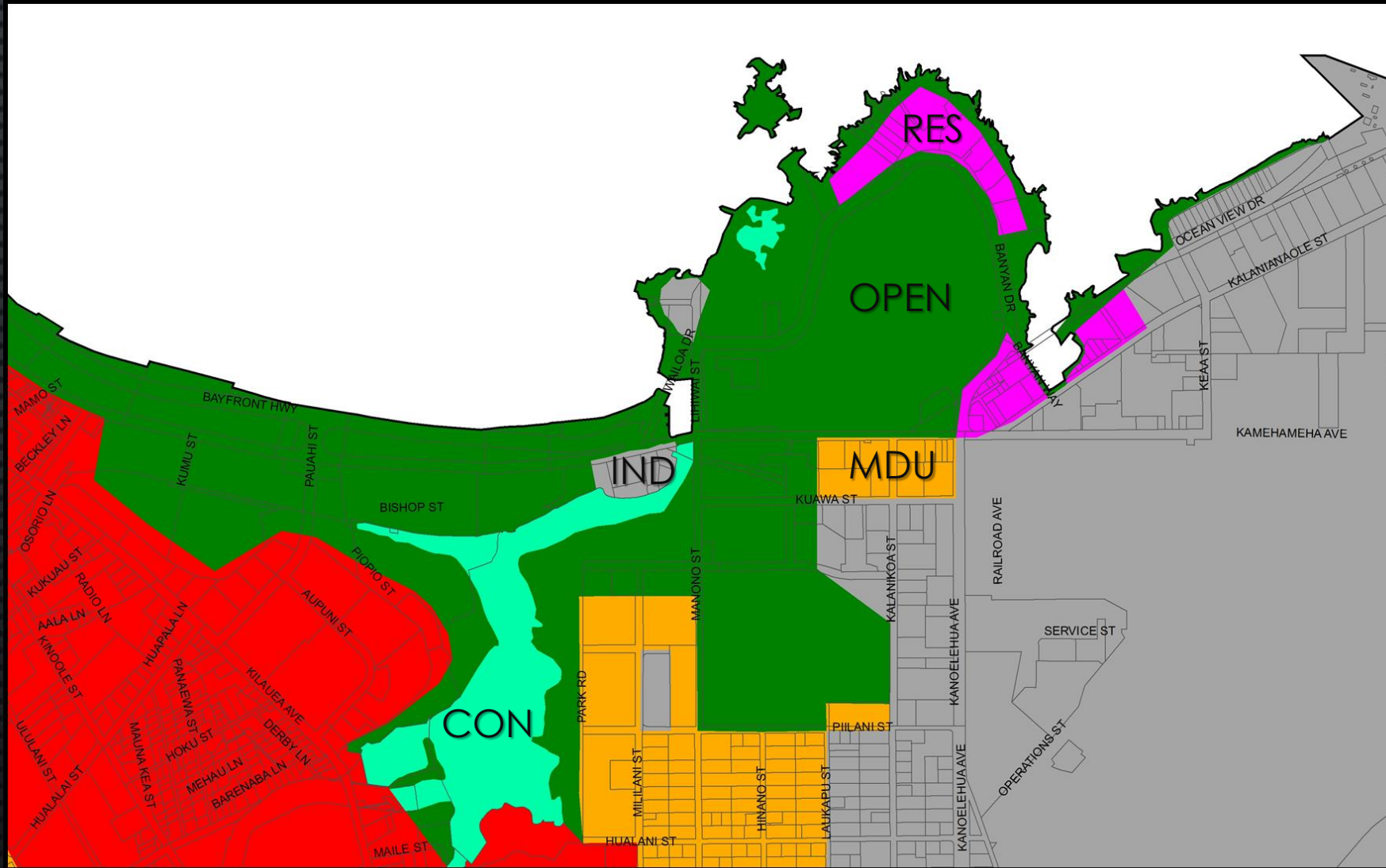
Select goals and policies of The County of Hawai'i General Plan (2005):

- 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.

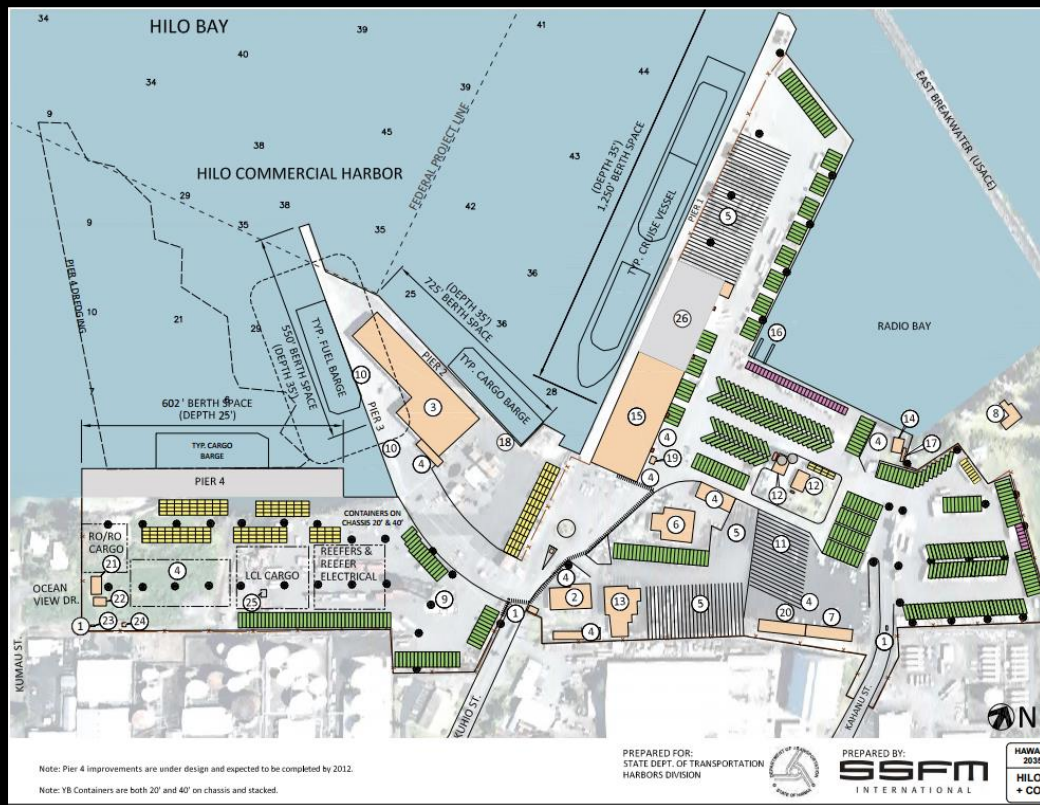
Goals: provide a new dedicated passenger terminal, additional berth and yard capacity for cargo, updated and new access points, new commercial fishing complex.

As it pertains specifically to Banyan Drive:

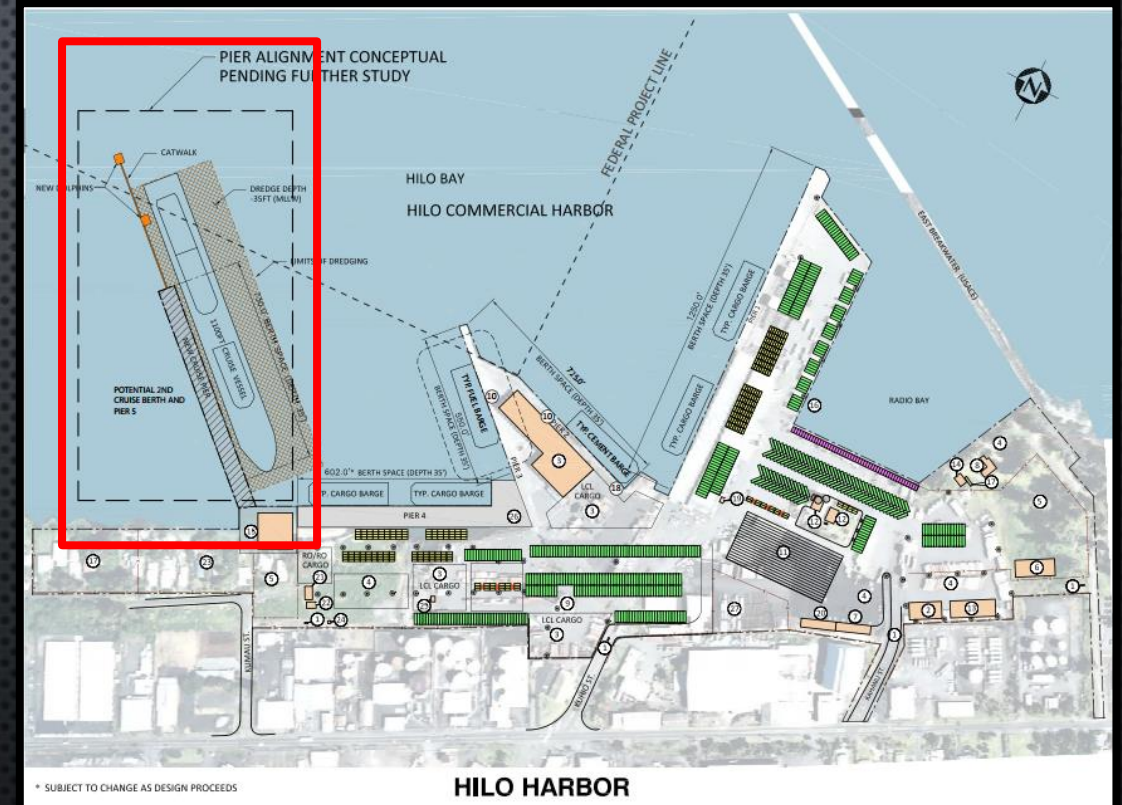
- Development of a new 830' dedicated passenger terminal, Pier 5, is proposed to the west of the existing pier and would move passenger operations proximal to the redevelopment area.

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.

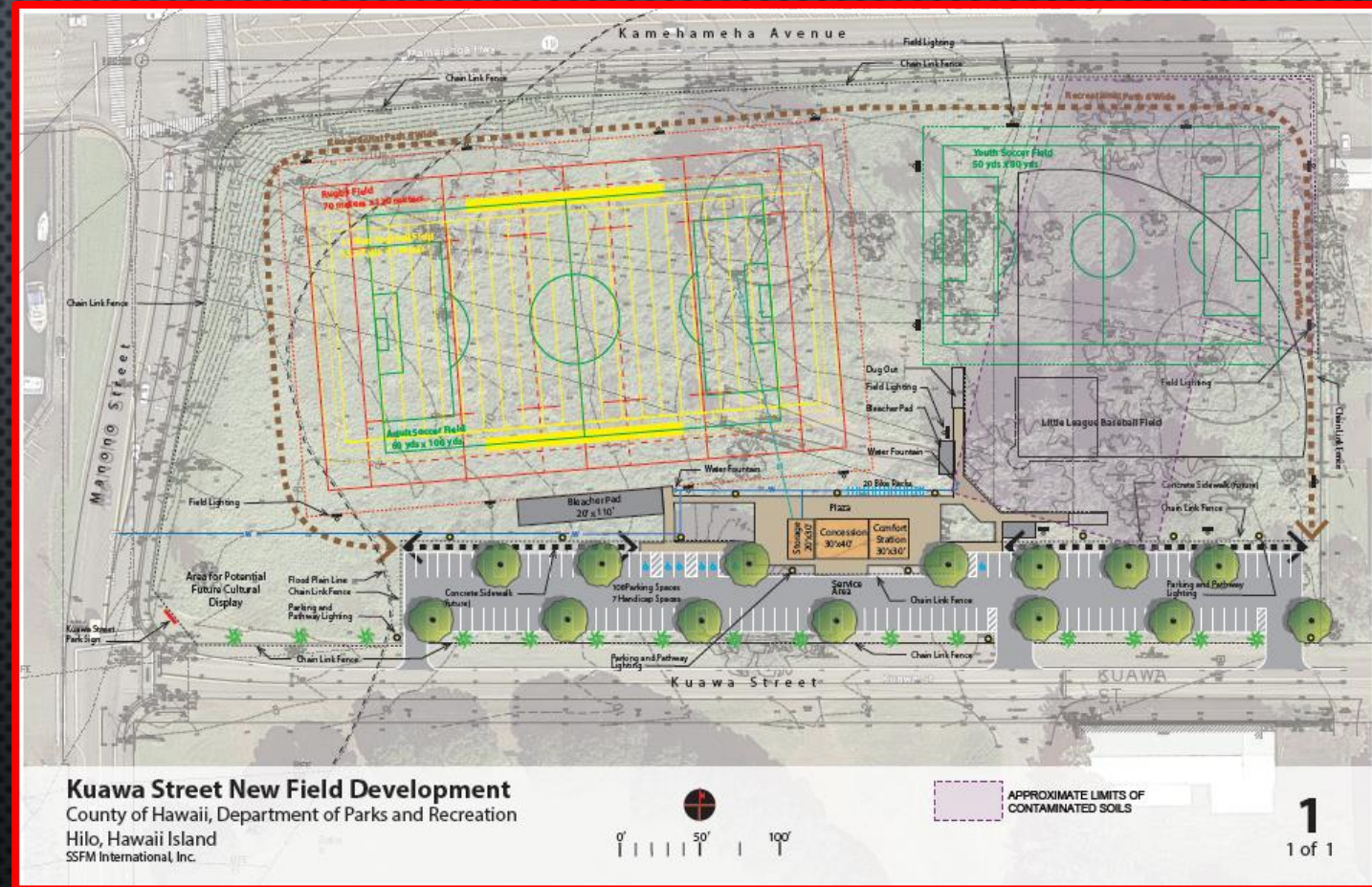
Goals: provide recreational opportunities for youth, adult and senior sports.

As it pertains specifically to Banyan Drive:

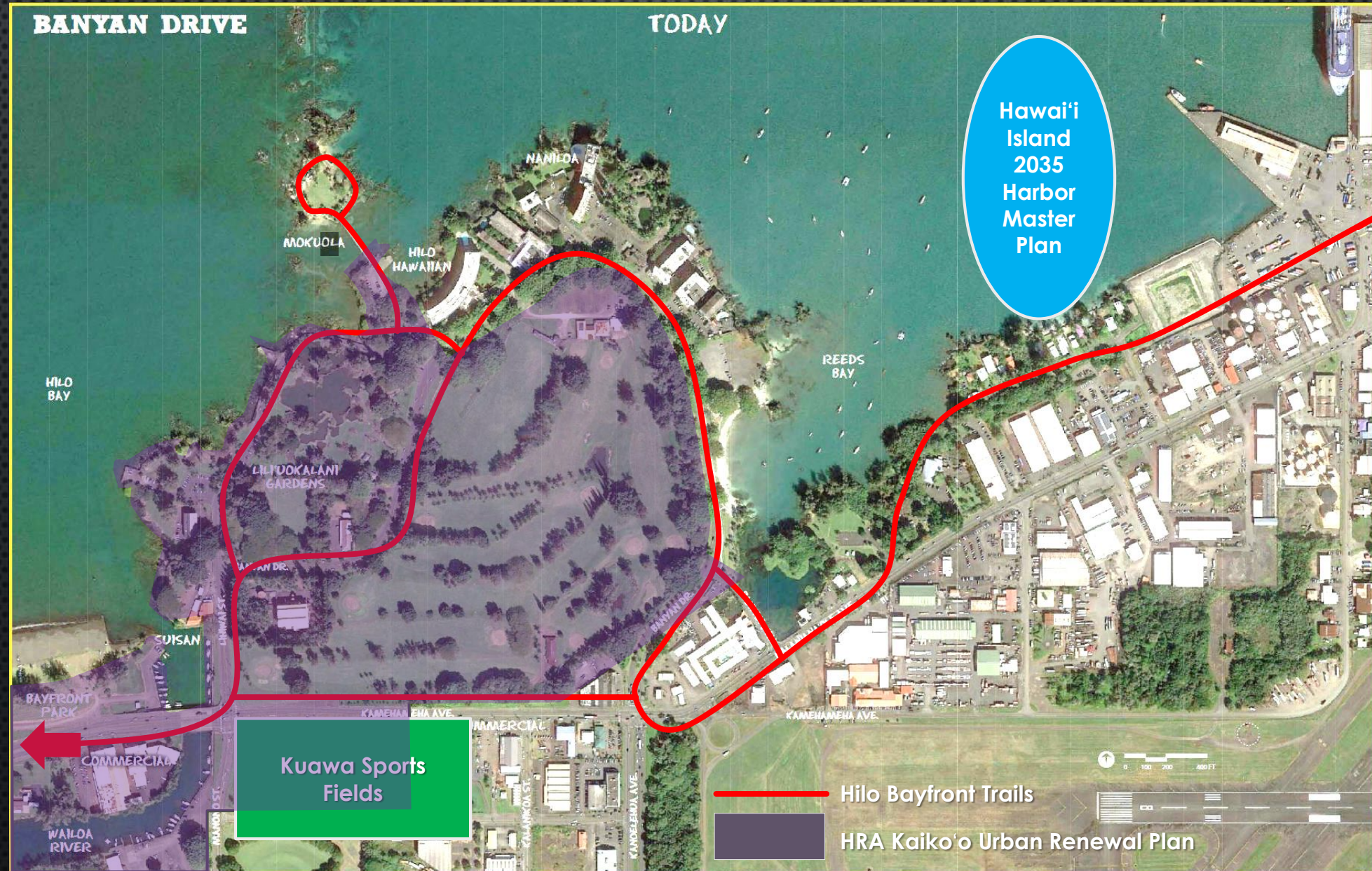
- Six (6) contiguous State-owned parcels under E.O. to County
- All parcels within the Banyan Drive Redevelopment Area

EXISTING PLANS WITHIN BANYAN DRIVE REDEVELOPMENT AREA

Kuawa Street New Sports Fields Development (2015)



GENERAL LOCATIONS OF EXISTING PLANS



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

MOKUOLA
KAI POOL
NEW PARKS
NANILOA
HILO HAWAIIAN
MA KAI COURT
COMMUNITY & CULTURAL CENTER
MA UKA COURT
LILI'UOKALANI GARDENS
EXPANDED LILI'UOKALANI GARDENS
REPURPOSED HELCO BLDG
PROPOSED COMMERCIAL
MA UKA
EXISTING HOTEL & COMMERCIAL
PROPOSED SPORT FIELDS
PUBLIC USE/COMMERCIAL
WALOIA RIVER
BAYFRONT PARK
SUJIAN
HILLO BAY
TO MAUNA KEA
REEDS BAY
NEW SHIP TERMINAL
BOARDWALK & SLIPS
LINK TO PARK & PROMENADE
NEW PROMENADE
KAMEHAMEHA AVE.
KAMAHOLE AVE.

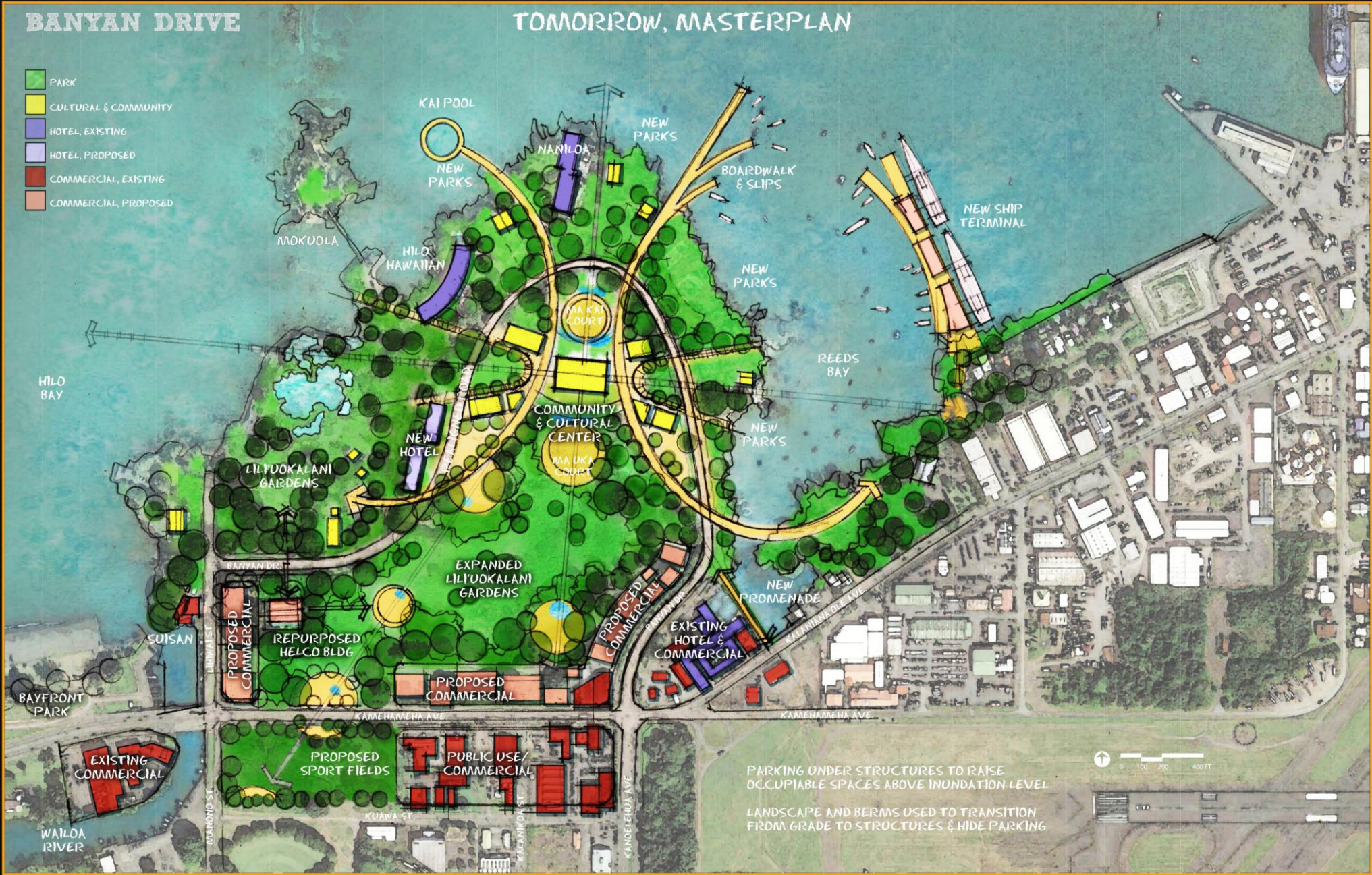
PARKING UNDER STRUCTURES TO RAISE OCCUPIABLE SPACES ABOVE INUNDATION LEVEL
LANDSCAPE AND BERMS USED TO TRANSITION FROM GRADE TO STRUCTURES & HIDE PARKING

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



MAIN THEMES FROM 6/28/2016 PUBLIC MEETING FEEDBACK

- Banyan Drive Redevelopment as an Economic Driver for Hilo
- Maps Showed Good Mix of Uses for Locals and Visitors
- Support for Expanded Lili'uokalani Gardens with Amenities
- Support for Cultural/Community Center Concept
- Support for Additional Hotel Rooms to Banyan Drive Area
- Support for Adding Commercial Uses
- Concerns About the Location of the Hotel in Lili'uokalani Park
- Concerns About Removing (Affordable) Housing from Waiākea Peninsula
- Concerns About Building in Tsunami Zone

FEEDBACK/COMMENTS

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@hawaiiicounty.gov
- Call Daryn Arai @ 961-8142, Lucas Mead @ 961-8140, Maija Jackson @ 961-8159 or Christian Kay @ 961-8136
- Deadline for comments is Friday, July 15, 2016
- Next BDHRA Meeting is July 28, 2016 at 1:45 PM at the Aupuni Center.

Next Steps

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