

Harry Kim
Mayor



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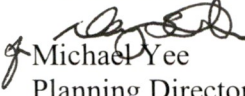
County of Hawai'i PLANNING DEPARTMENT

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December 20, 2016

MEMORANDUM

TO: Harry Kim, Mayor, County of Hawai'i
Russell Tsuji, Administrator, DLNR-Land Division
Kevin Moore, Assistant Administrator, DLNR-Land Division
Gordon Heit, Hawai'i District Land Agent, DLNR-Land Division
Suzanne Case, Chairperson, DLNR-Board of Land and Natural Resources
Charmaine Kamaka, Director, County of Hawai'i-Department of Parks and Recreation
Diane Ley, Director, County of Hawai'i-Department of Research and Development
Ross Birch, Executive Director, Hawai'i Visitors and Convention Bureau
George Szigeti, President and CEO, Hawai'i Tourism Authority
Ford Fuchigami, Director, State of Hawai'i-Department of Transportation
Dan Burden & Samantha Thomas, Blue Zones

FROM:  Michael Yee
Planning Director

SUBJECT: BDHRA-Supported Conceptual Land Use Master Plan for the Banyan Drive Redevelopment Area, Waiākea Peninsula, Hilo, Hawai'i

The Hawai'i County Council recently established the Banyan Drive Hawai'i Redevelopment Agency (BDHRA), which has broad powers to include both the development and implementation of a redevelopment plan for the revitalization and redevelopment of properties along Banyan Drive on the Waiākea peninsula. The "redevelopment area" was defined by the Windward Planning Commission and includes the properties identified in Exhibit 1. After initial consideration of public and agency input, the BDHRA voted to move forward the enclosed conceptual land use master plan (Exhibit 2) for the redevelopment area. The conceptual land use master plan is not the "redevelopment plan" as defined in Chapter 53, Hawai'i Revised Statutes (HRS), but is instead an initial concept by which to begin the studies required to eventually adopt a master redevelopment plan for the area. Specifically, it has been identified that any use of state or county lands or funds does require compliance with Chapter 343, HRS, prior to adoption of the final redevelopment plan.

Please contact Lucas Mead of my department at (808) 961-8140 or Lucas.Mead@hawaiicounty.gov if you would like to arrange for a meeting or have questions regarding the enclosed materials. Mahalo.

LM:klt
Enclosures

Land Ownership / Management

- State-owned BDHRA parcels
- County-managed BDHRA parcels
- Private BDHRA parcels
- Federal BDHRA parcels

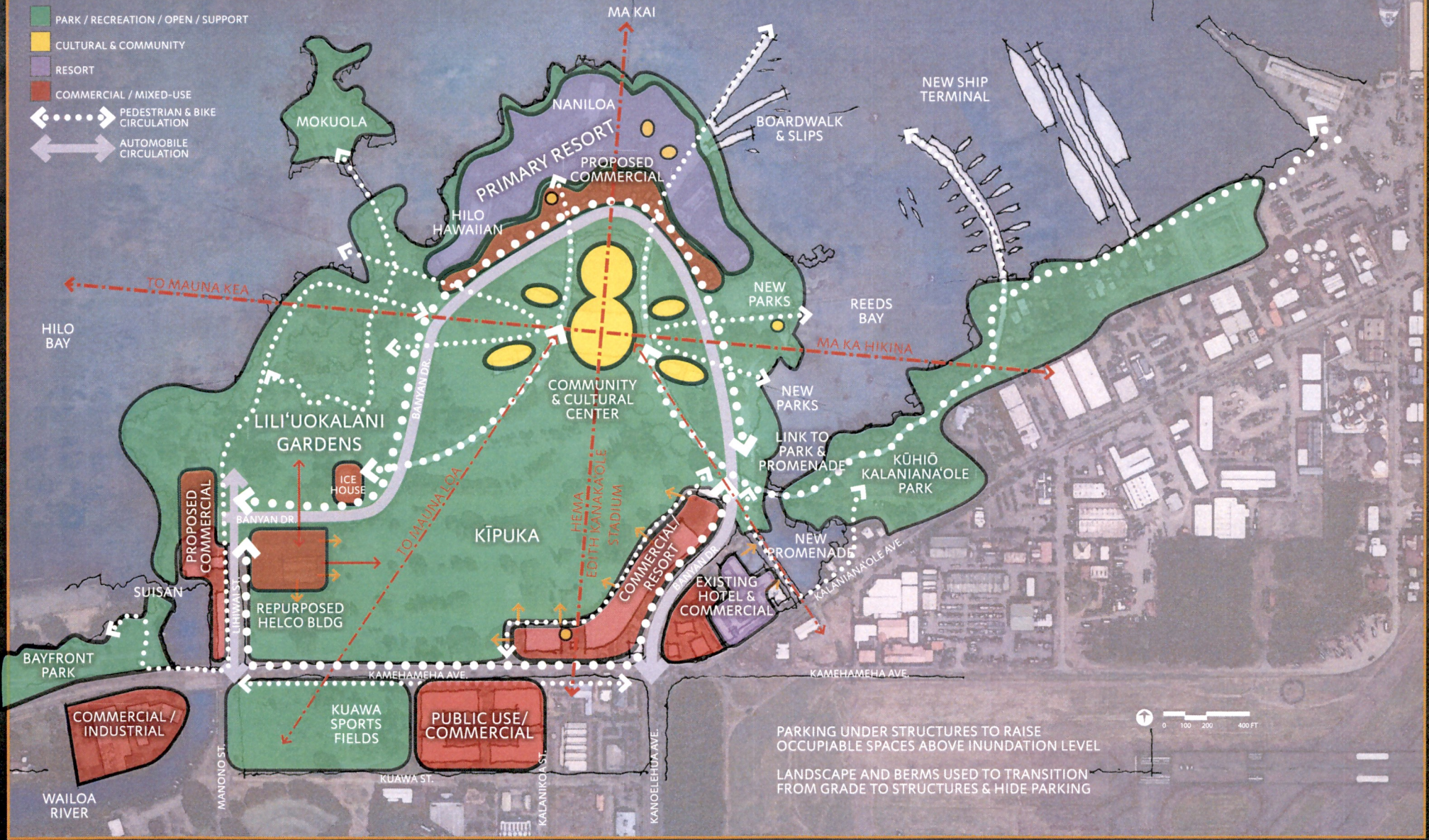


BANYAN DRIVE

TOMORROW, LAND USE SCENARIO 2

12-12-2016

- PARK / RECREATION / OPEN / SUPPORT
- CULTURAL & COMMUNITY
- RESORT
- COMMERCIAL / MIXED-USE
- PEDESTRIAN & BIKE CIRCULATION
- AUTOMOBILE CIRCULATION



PARKING UNDER STRUCTURES TO RAISE OCCUPIABLE SPACES ABOVE INUNDATION LEVEL

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

