

Waiākea Peninsula

COMMUNITY UPDATE AND MARKET OUTLOOK

Community Meeting, December 4, 2023



Welcome

DEPARTMENT OF LAND AND NATURAL RESOURCES
HAWAII COMMUNITY DEVELOPMENT CORPORATION



Tonight's agenda

- | | |
|---|------------|
| 1. Welcome | 5 minutes |
| 2. Study Overview & Tonight's Goals | 5 minutes |
| 3. Mentimeter Warm-Up | 5 minutes |
| 4. Site Conditions Update | 10 minutes |
| 5. Past and Future Waiākea Peninsula Visions <ul style="list-style-type: none">• Prior studies• Comparison developments outside Hawai'i• Potential future land uses under consideration | 35 minutes |
| 6. Break | 10 minutes |
| 7. Open House Stations <ul style="list-style-type: none">• Site conditions, opportunities, and constraints• Example and future land uses• Landowner• Other | 40 minutes |
| 8. Summary & Next Steps | 5 minutes |

Study Objective

Support decision-making in envisioning sustainable future land uses on the peninsula

- Community feedback
 - Review and update site characteristics & prior studies
 - Example developments elsewhere
 - Market outlook for land uses
- Not a new master plan at this time



Mentimeter Introduction

Mentimeter Instructions

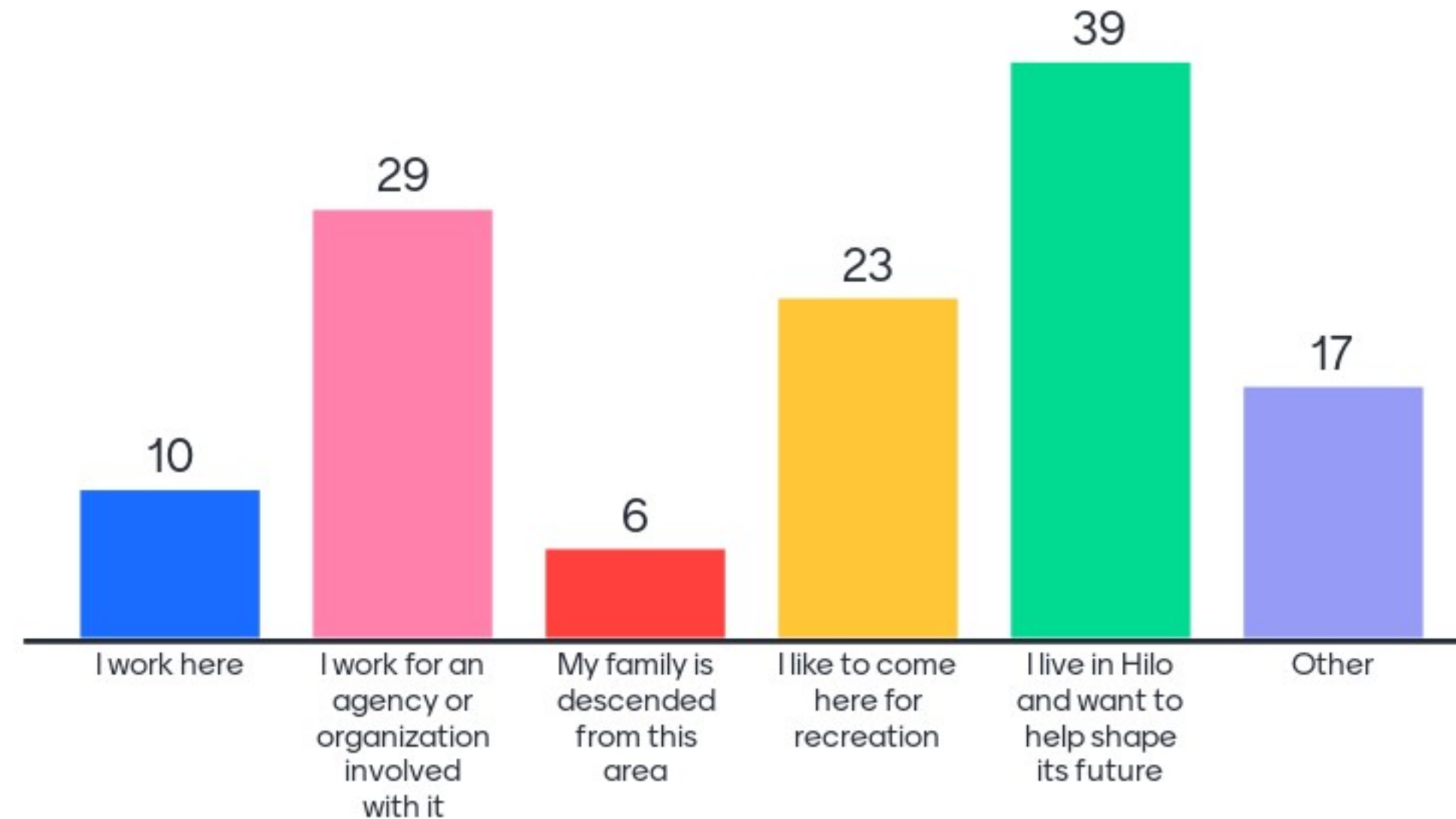


WARM-UP QUESTION 1: What is your favorite animal?

53 responses



WARM-UP QUESTION 2: I am interested in Waiākea Peninsula because _____. (Pick all that apply)

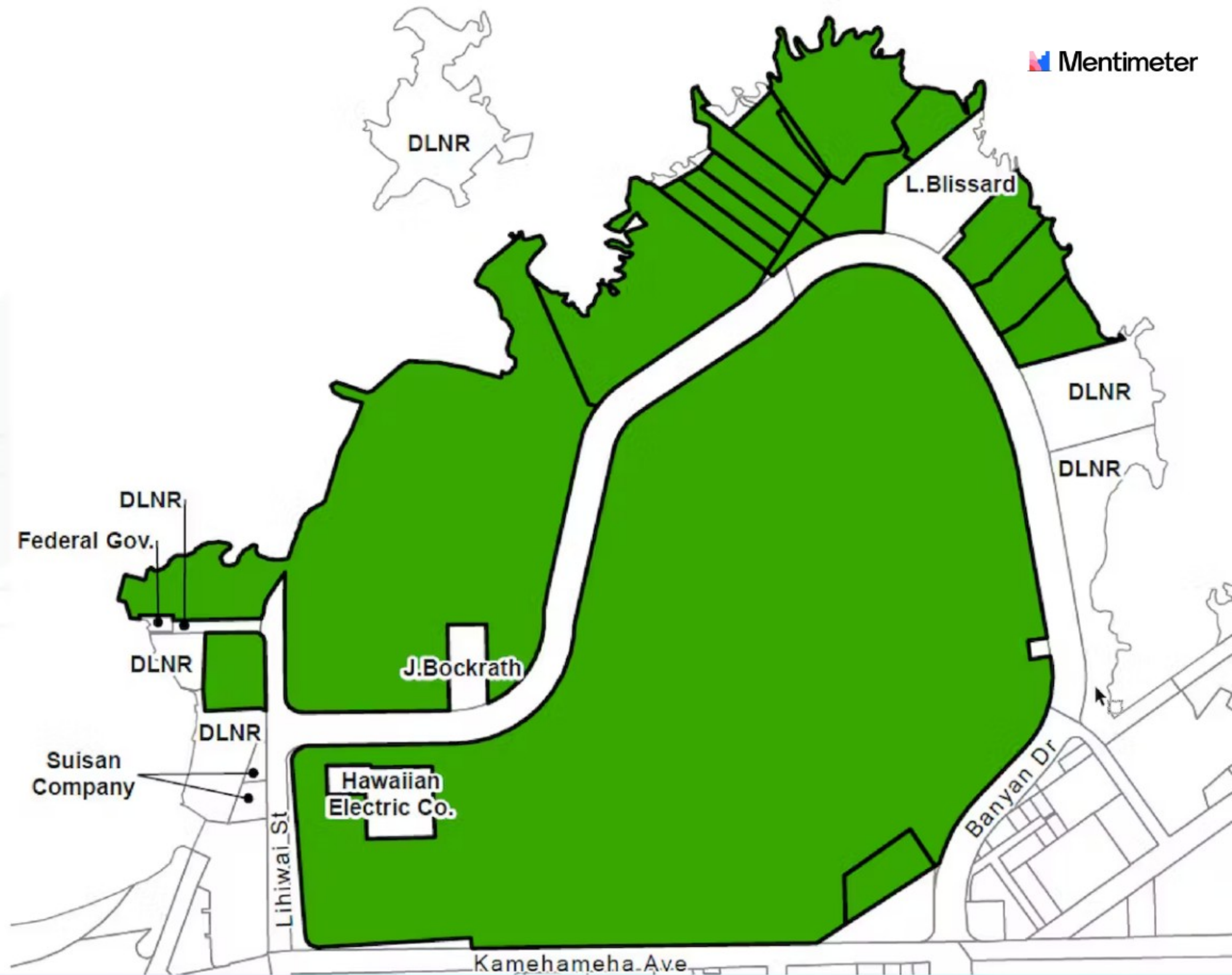


Update on Site Conditions



Planning Area

- DLNR lands around Banyan Drive
- 81 acres, ceded lands
- A few private inholdings

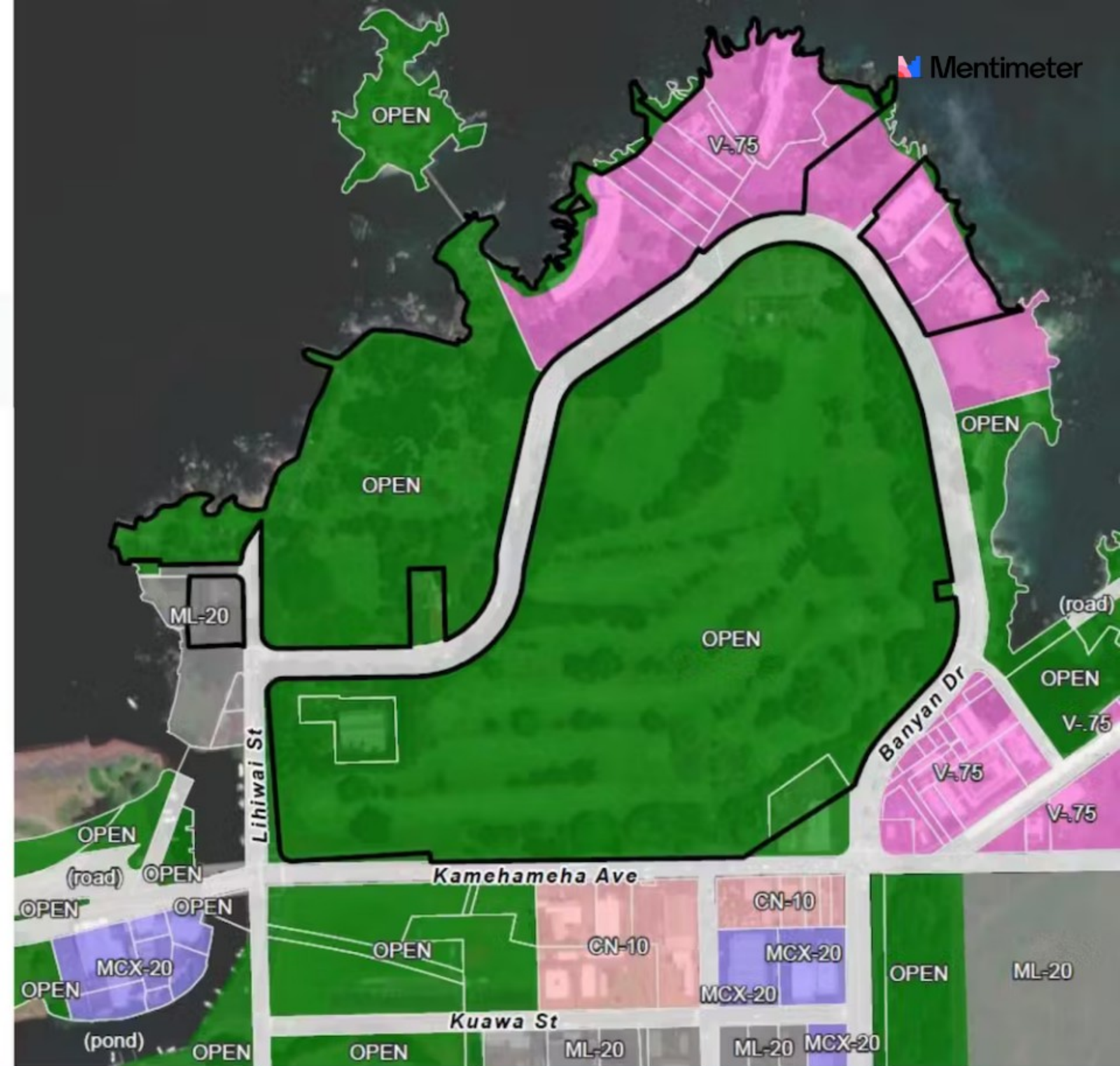


County Zoning

- On-site
 - Open space
 - Resort
- Surroundings
 - Industrial
 - Commercial
 - Mixed-use
 - Open

LEGEND

-  Project Area
-  TMK Parcels
- Zoning**
-  road
-  CN-10: Neighborhood Commercial, 10,000 sq. ft.
-  MCX-20: (Industrial-Commercial Mixed Use, 20,000 sq.ft)
-  ML-20: Limited Industrial, 20,000 sq. ft
-  OPEN: Open Space
-  V-.75: Resort Hotel, 750 sq. ft. / unit



Draft LUPAG, 2023

- Draft General Plan now under review
- Retains resort areas
- Designates golf course area Urban Expansion
- Most other areas recreation

LEGEND



Potential sea level rise exposure

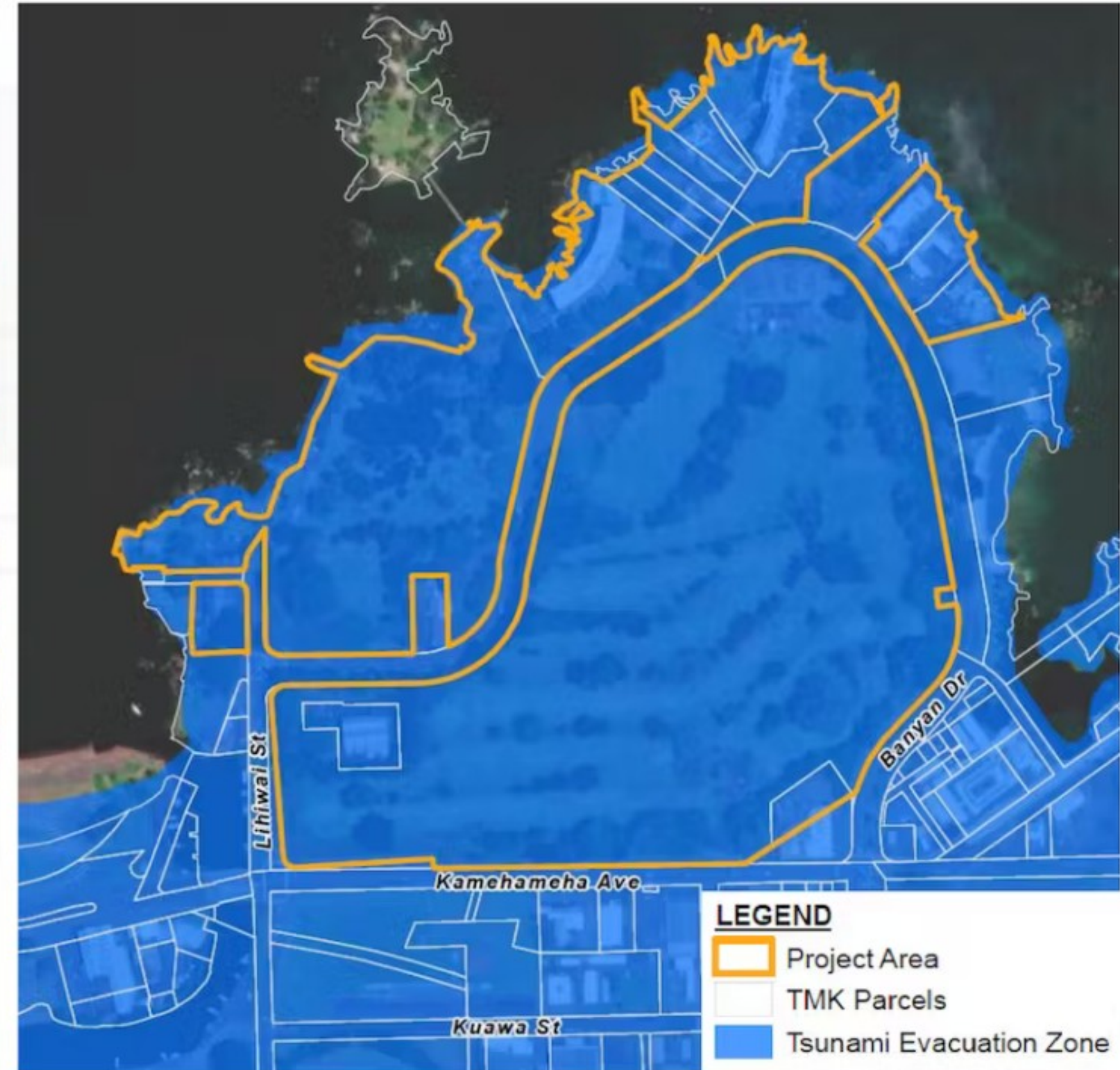
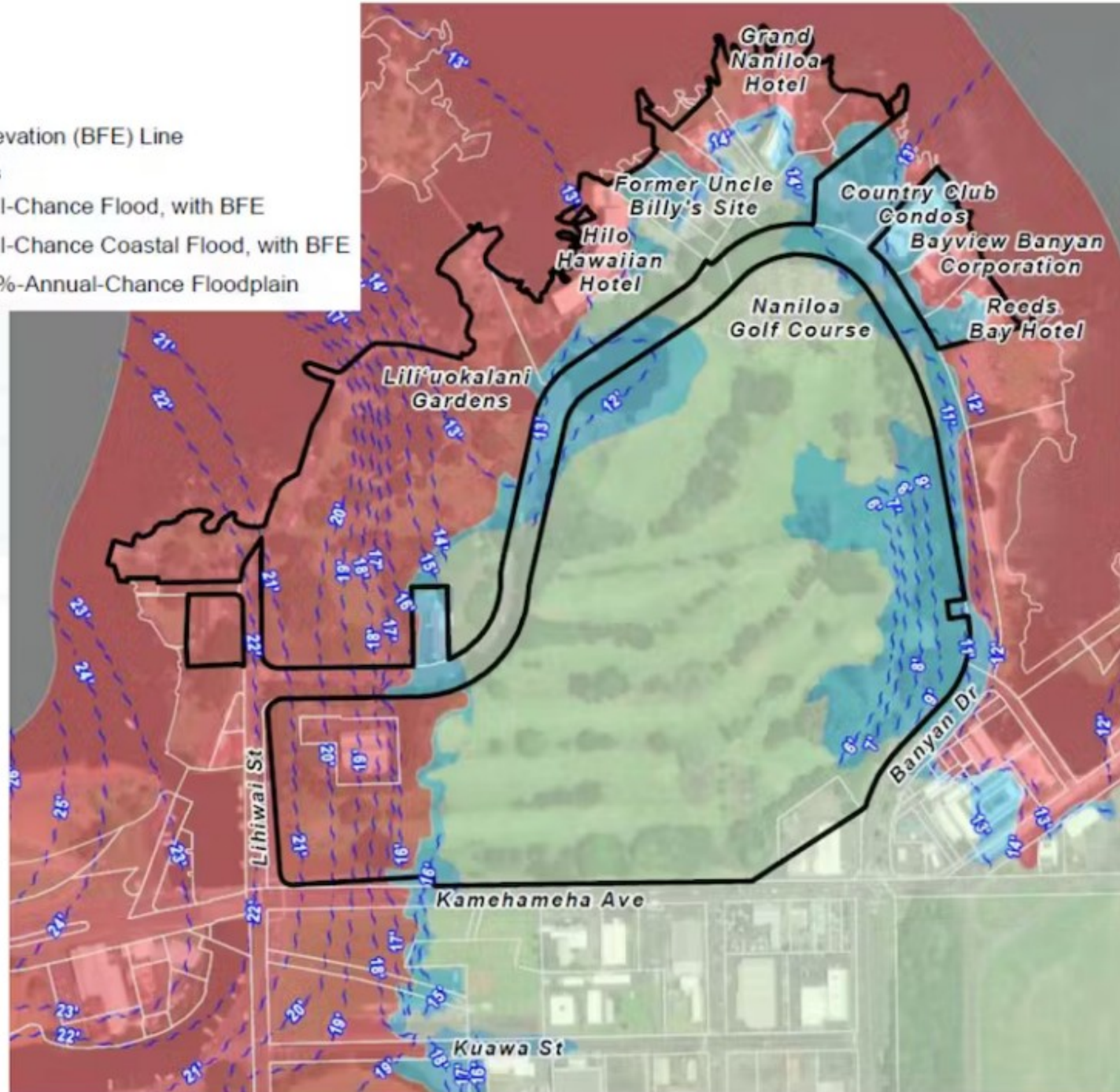
- 3.2' rise scenario
 - Impacts all 3 hotel sites
 - Less at other waterfront sites
 - Gardens & golf course
- 6' rise scenario (NOAA)
 - Hilo Hawaiian & Naniloa
 - Gardens, golf course, and beach park



Substantial flood and tsunami risk exposure

LEGEND

- Project Area
- TMK Parcels
- Base Flood Elevation (BFE) Line
- Flood Hazard Areas**
- AE: 1%-Annual-Chance Flood, with BFE
- VE: 1%-Annual-Chance Coastal Flood, with BFE
- X: Outside 0.2%-Annual-Chance Floodplain



LEGEND

- Project Area
- TMK Parcels
- Tsunami Evacuation Zone

Site Conditions Affect Redevelopment Opportunities



Remaining Ground Lease Terms

- Two shorefront areas and SE corner with short term availability
- Hilo Hawaiian, Naniloa and golf course 44+ years
- Hilo Bay Café 13 years



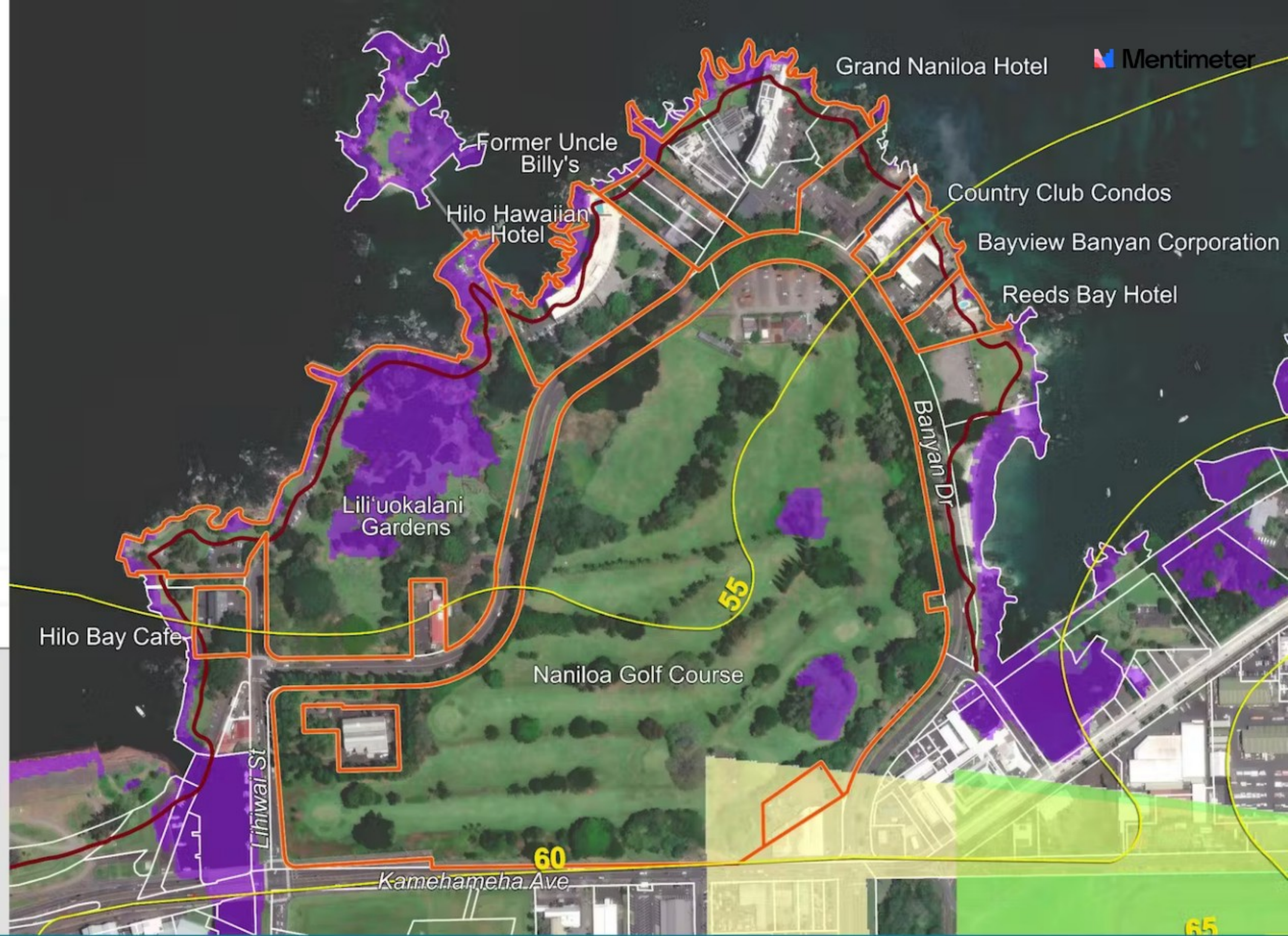
Airport noise and easement restrictions



Compiled Site Constraints – with 3.2' SLR

LEGEND

- PacIOOS 3.2ft Sea Level Rise Scenario
- 60ft Shoreline Setback
- Hilo Airport Noise Contours (dB)
- Hilo Airport Easement
- Hilo Airport Clear Zone
- TMK Parcels



Site Conditions Affect Redevelopment Opportunities



Compiled Site Constraints – with 6' SLR

LEGEND

- NOAA 6ft Sea Level Rise Scenario
- 60ft Shoreline Setback
- Hilo Airport Noise Contours (dB)
- Hilo Airport Easement
- Hilo Airport Clear Zone
- TMK Parcels



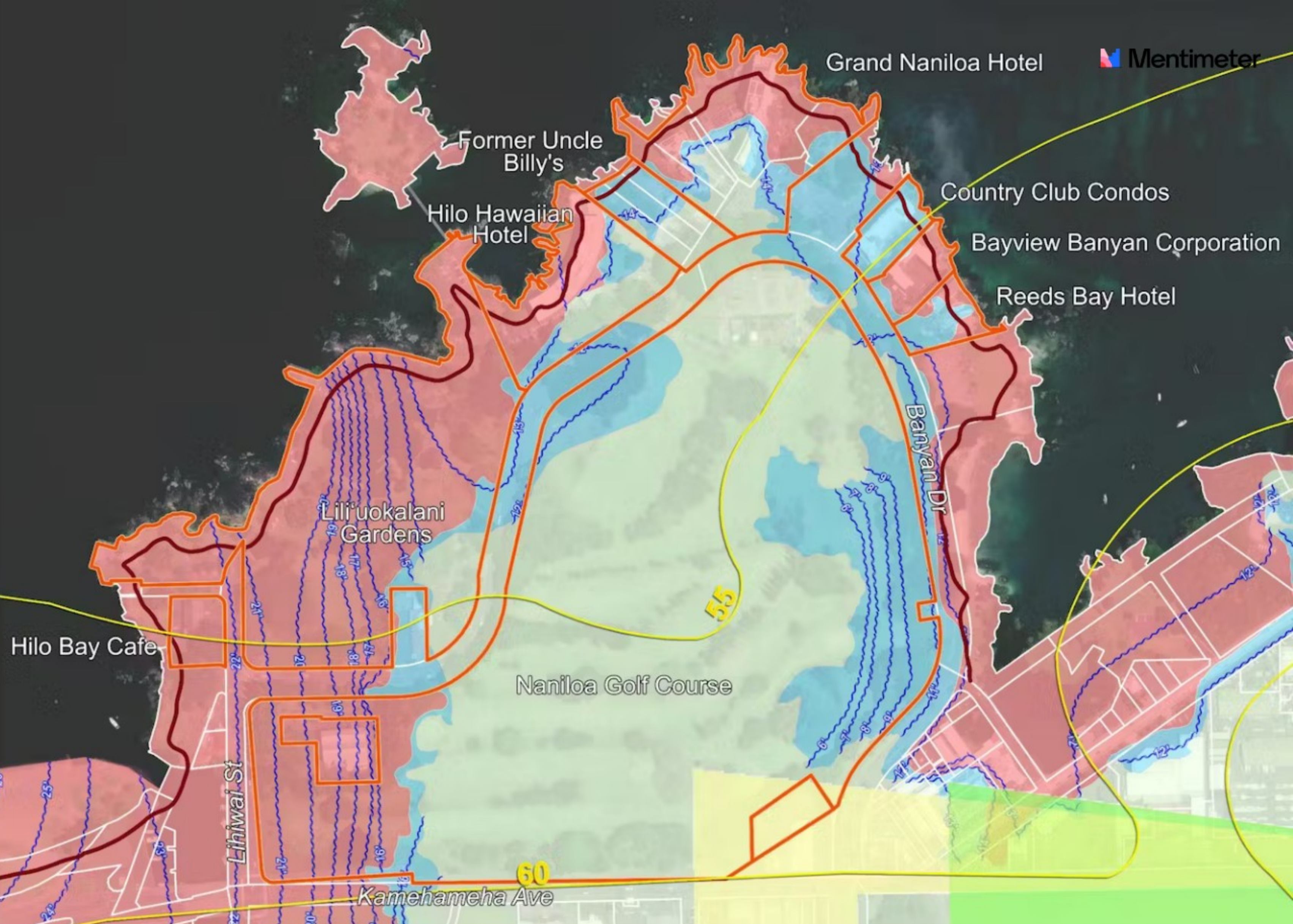
Site Conditions Affect Redevelopment Opportunities



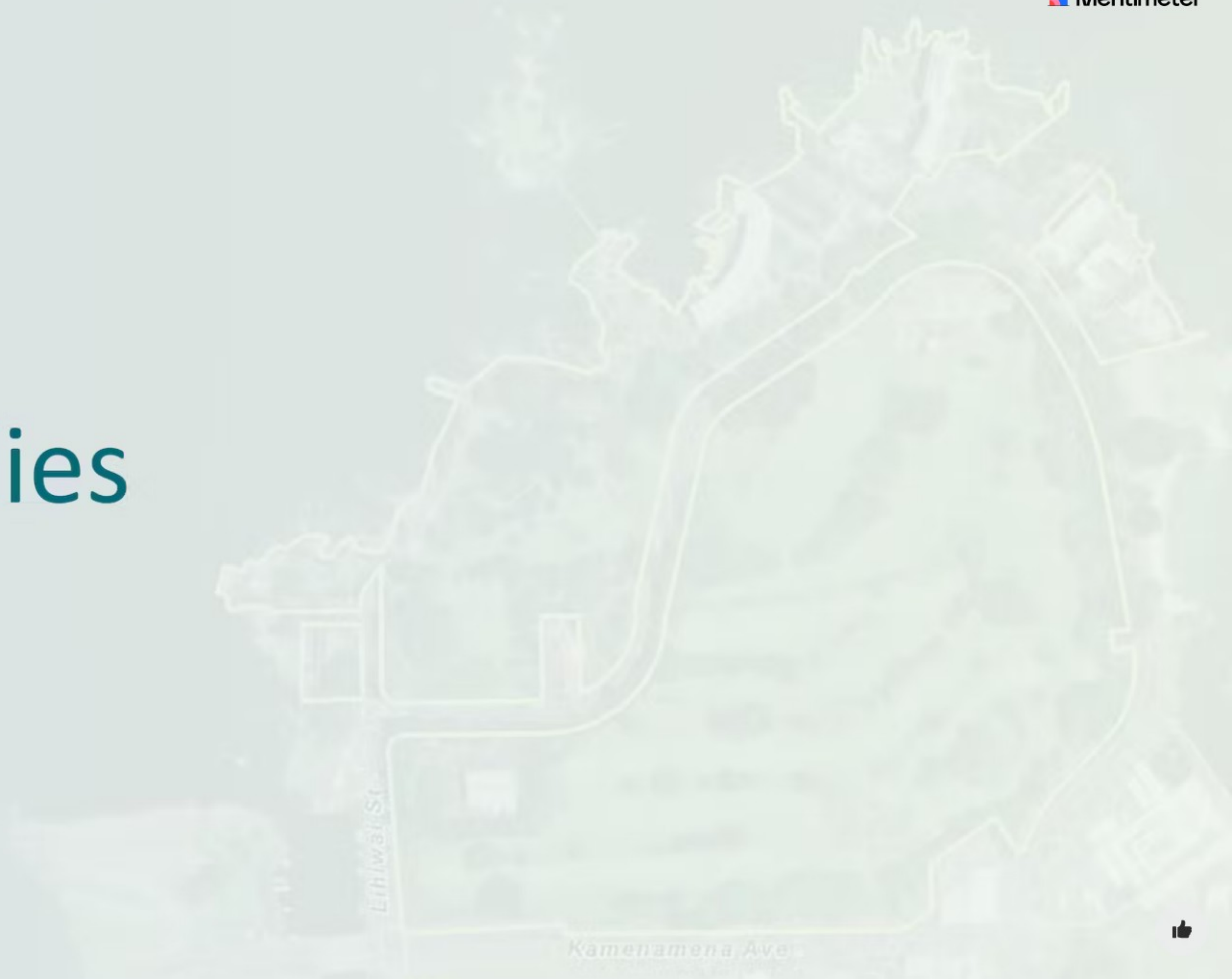
Compiled Site Constraints – with 1% flood risk

LEGEND

- 60ft Shoreline Setback
- Hilo Airport Noise Contours (dB)
- Hilo Airport Easement
- Hilo Airport Clear Zone
- TMK Parcels
- AE: 1% Annual Chance Flood with BFE
- VE: 1% Annual Chance Coastal Flood with BFE
- X: Outside 0.2% Annual Chance Floodplain



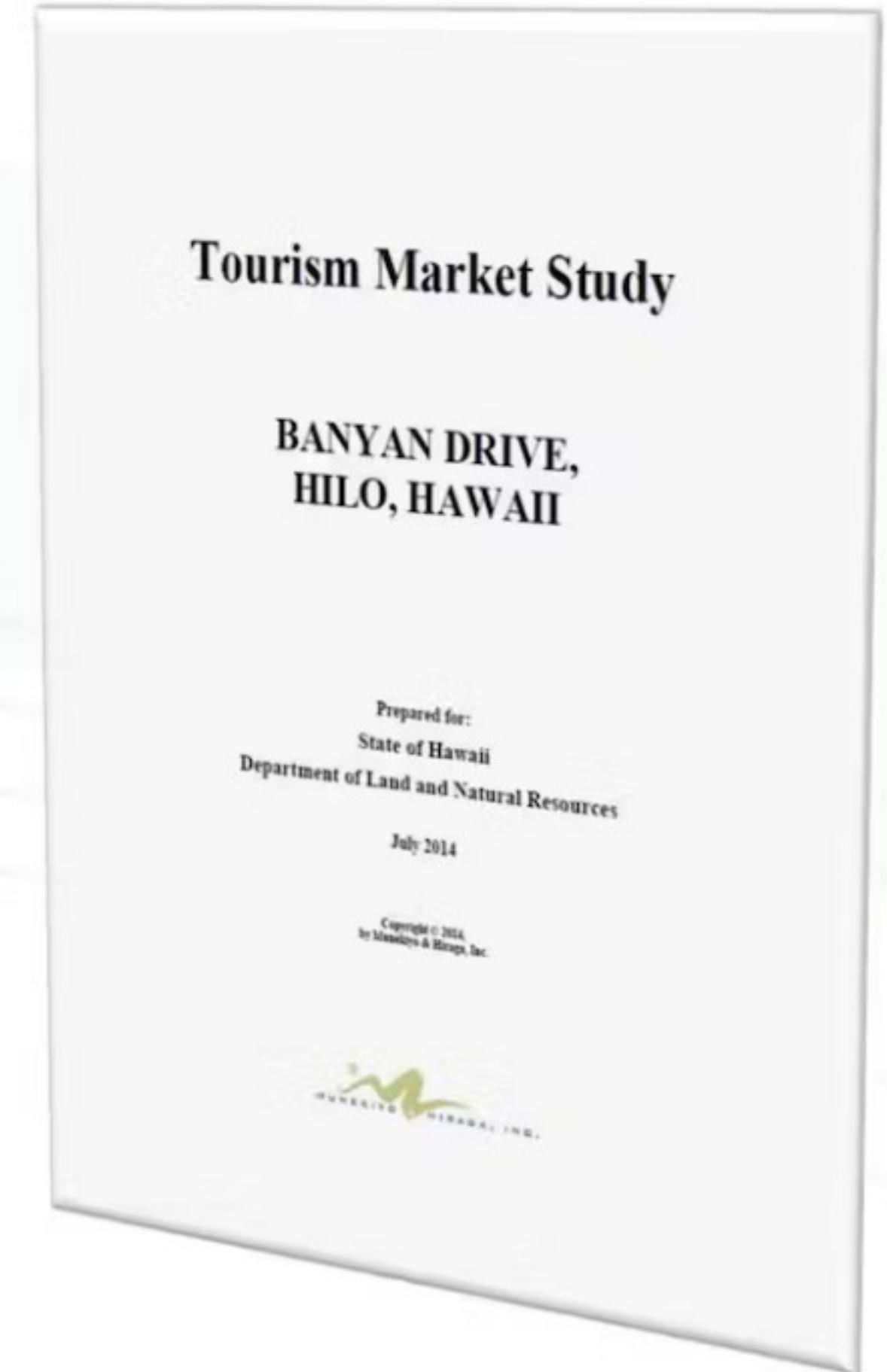
Prior Studies



Tourism Market Study

Munekiyo & Hiraga, Inc. (Jul 2014), for DLNR

- **Purpose**
 - Assess demand for a new hotel in the Banyan Drive area given then-upcoming lease expirations.
- **Conclusion**
 - Need for strong increase in market share (then 7% of state vs. 15% for Kona) in order to support an additional hotel.



Properties Assessment

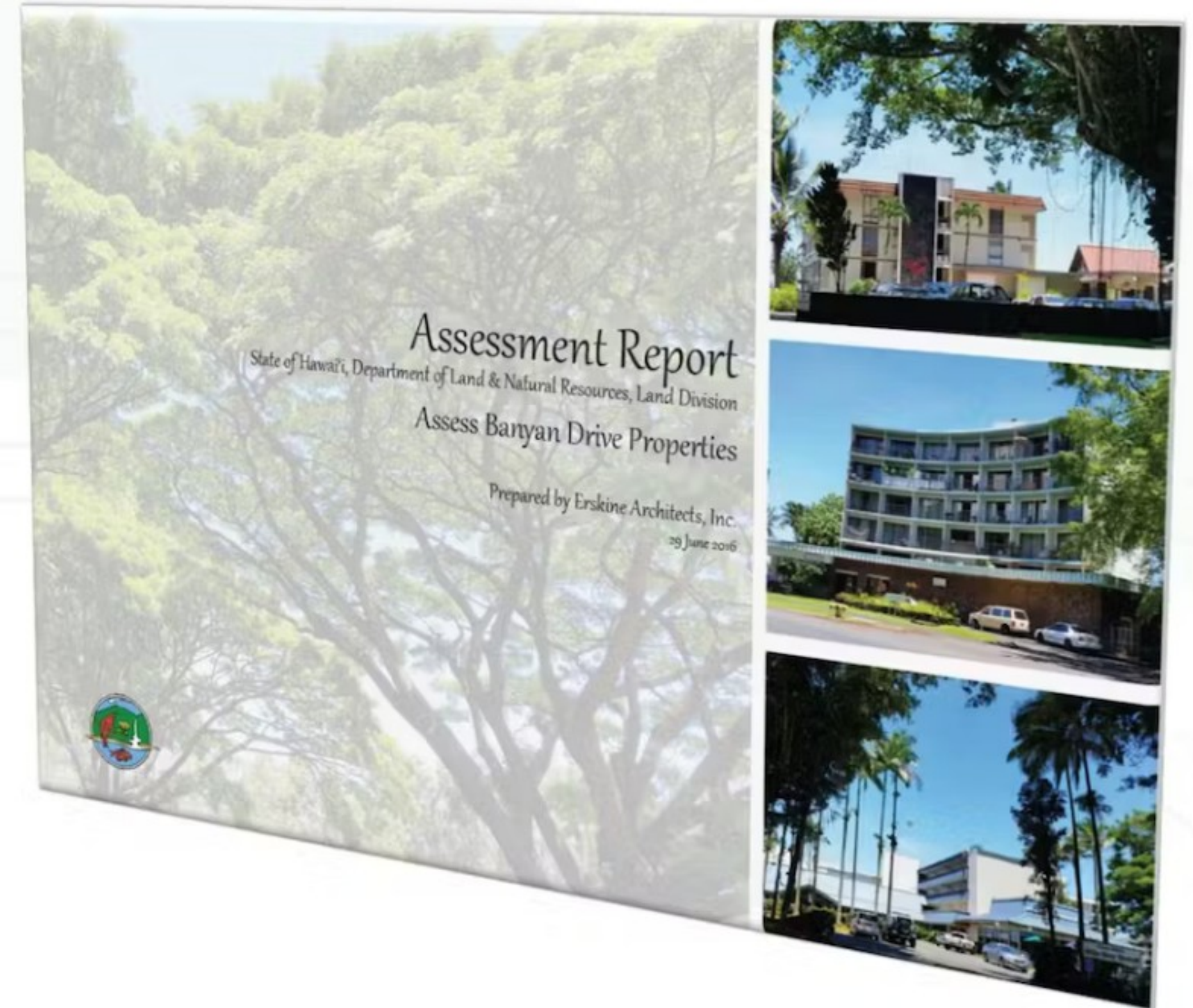
Erskine Architects Inc. (Jun 2016), for DLNR

Purpose

ID conditions and needs for repair/retrofit of Reeds Bay Hotel, Country Club Condominiums, and Uncle Billy's properties.

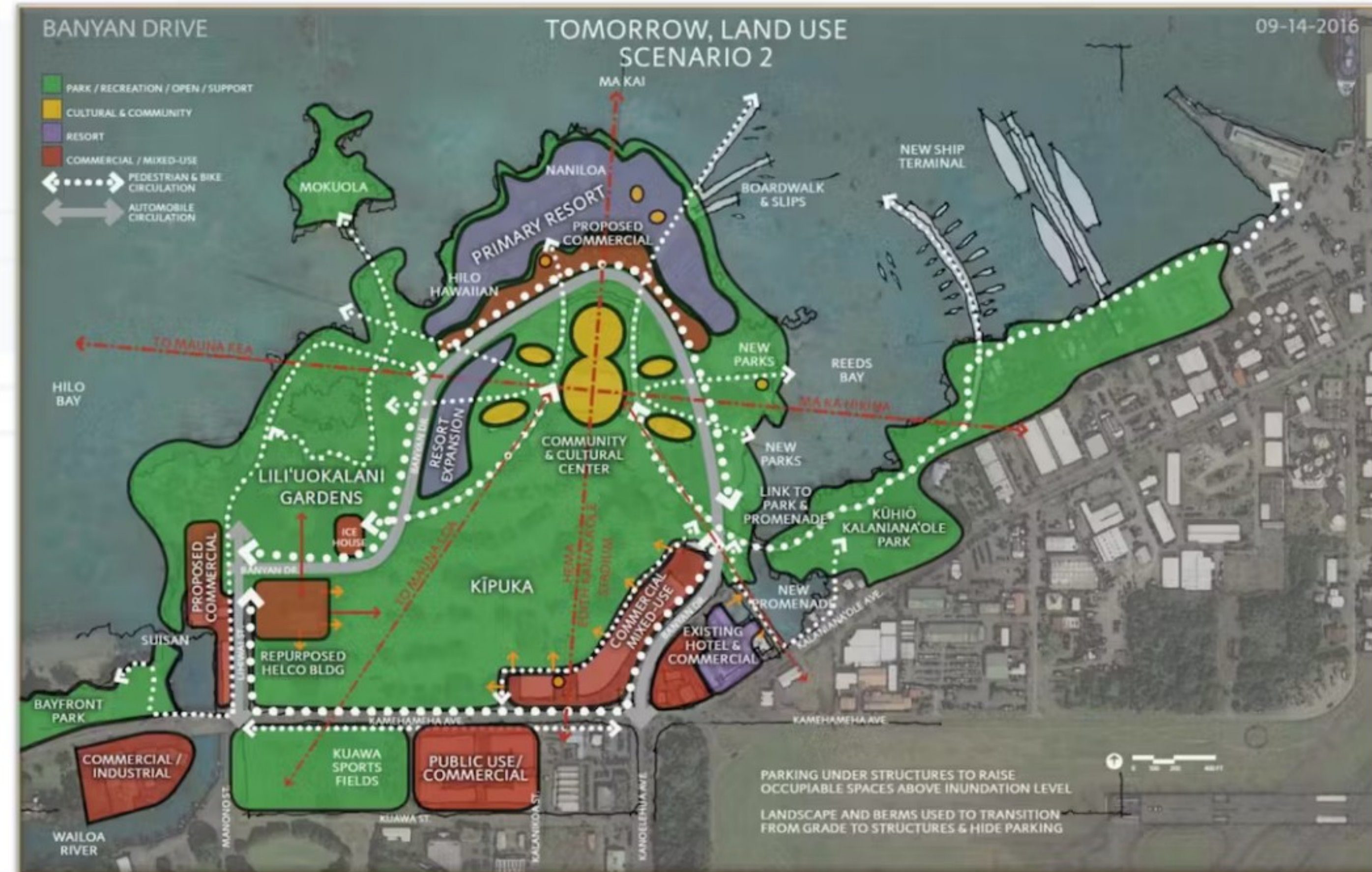
Conclusions

- Reed's Bay - remaining useful life 12 to 15 years.
Recommended repair over several years.
- Country Club Condominiums - remaining useful life 5 to 8 years
 - Costs to repair of \$6.11 million versus a taxable property value of \$0.86 million.
 - Recommended demolition

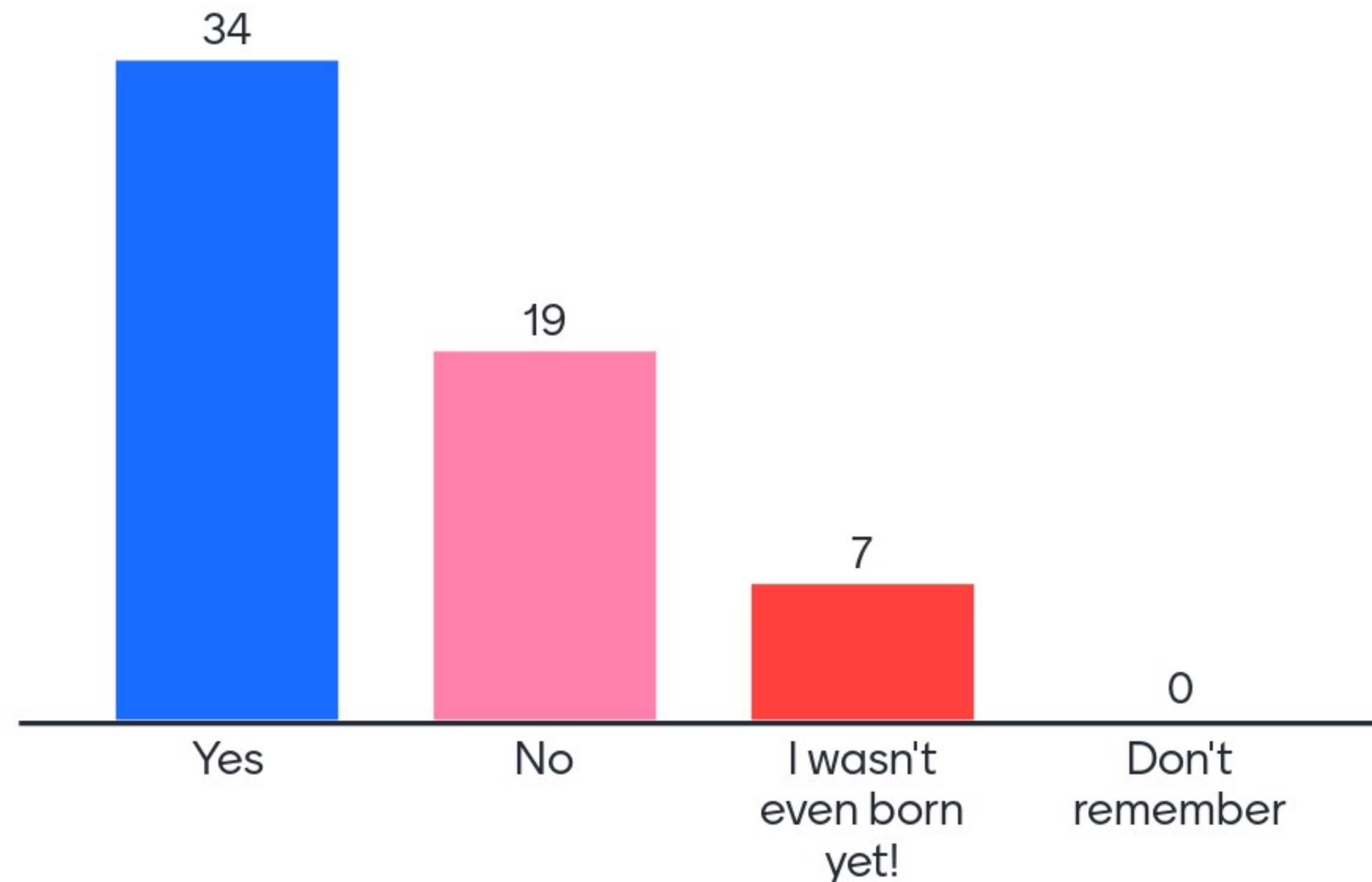


Banyan Drive Hawai'i Redevelopment Agency (Sep 2016)

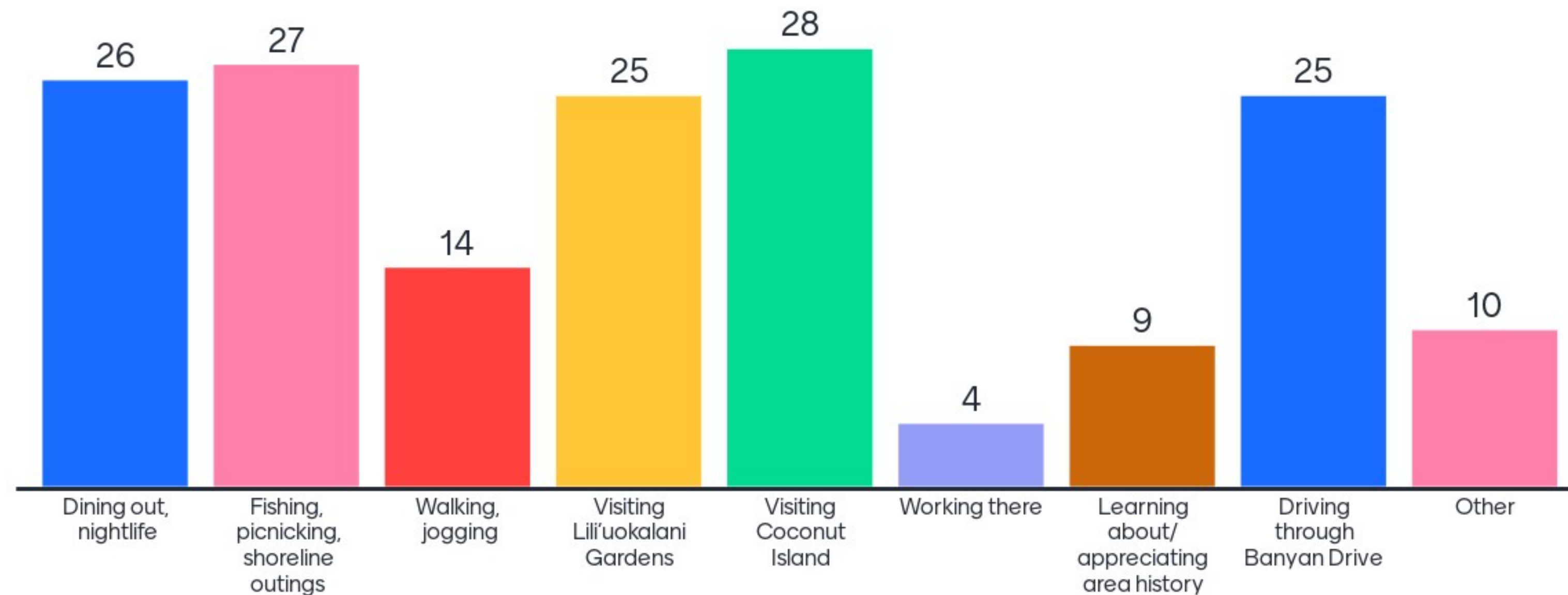
- Collaborative planning effort
- Produced two plans; Scenario 2 preferred
- Features:
 - Community and cultural center,
 - Primary oceanfront resort area with commercial frontage,
 - Secondary inland resort area,
 - Additional commercial areas,
 - Extensive pedestrian/bike paths,
 - Boardwalk and boat slips in Reeds Bay,
 - Additional park areas,
 - Repurposing of HELCO building.



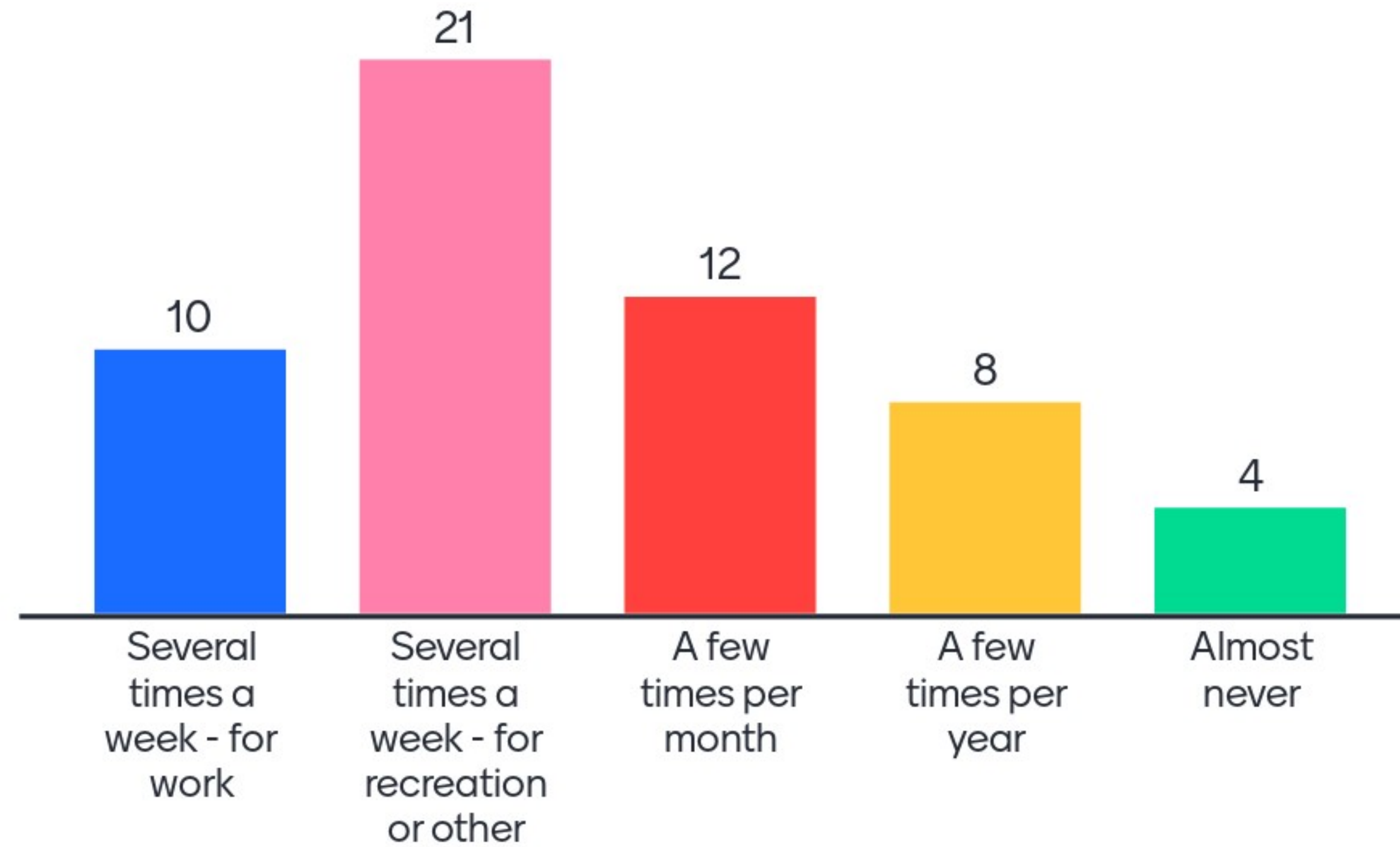
Did you/your family frequent Waiākea Peninsula in the 1990s or earlier? (Pick one)



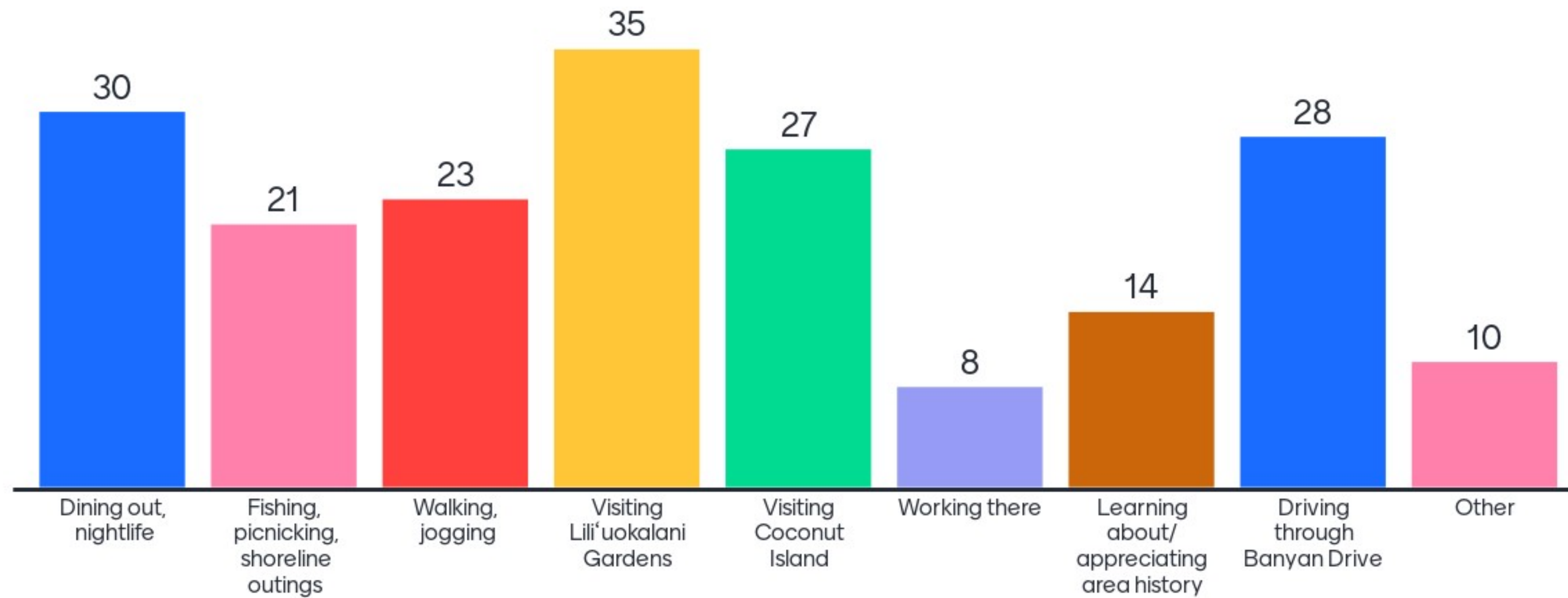
If you visited in the 1990s or earlier, what are your fondest memories? (Those who answered YES, choose all that apply)



How often do you visit Waiākea Peninsula nowadays? (Pick one)



If you frequent Waiākea Peninsula these days, what are your favorite things about it? (Select all that apply)



Comparison Redevelopments

The Bay

Sarasota, Florida



The Bay

Sarasota, Florida

- **Site Size:** 53 acres
- **Key Elements:**
 - New performing arts center
 - New public boat launch
 - Canal district with food and beverage choices and docking capacity for boats of all kinds
 - Blue and green oases including a restored and enhanced Mangrove Bayou, Fountain Garden
 - Walkways and bikeways
 - Outdoor lawns and play spaces
 - Outdoor performance venues
- **Date Opened:** First 10-acre phase opened in October 2022



The Bay

Sarasota, Florida

- **Mission:** World Class park, for all; environmental regeneration
- **Target Market(s):** Community
- **Governance:** Public-private partnership
 - The Bay Park Conservancy (NFP)
 - City of Sarasota
- **Estimated Total Cost:** \$175-\$200 million
- **Funding:**
 - Ph 1: 80% philanthropy, 20% government
 - Ph 2+: 80+% sustaining via TIF
- **Website:** <https://www.thebaysarasota.org/>



101 responses



St. Pete Pier

St. Petersburg, Florida



St. Pete Pier

St. Petersburg, Florida

- **Site Size:** 26 acres, with 5 acres over open water
- **Key Elements:**
 - Waterfront promenade
 - 70% open/green space (18 acres)
 - Event spaces
 - Beach, playground, splash pad
 - Environmental education center; museum of history
 - Public art
 - Office, retail (marketplace), restaurants (fine dining concepts)
 - Fishing deck
- **Date Opened:** July 2020



St. Pete Pier

St. Petersburg, Florida

- **Vision:** *Protect, enhance, and promote downtown waterfront as a premier waterfront destination and attraction in the US*
- **Target Market(s):** Residents, visitors
- **Governance:** Public
 - City of St. Petersburg
- **Total Cost:** \$92 million
- **Funding:** Government (TIF)
- **Website:** <https://stpetepier.org/>



What aspects from the example project "St. Pete Pier" would you like to see at Waiākea Peninsula?

73 responses

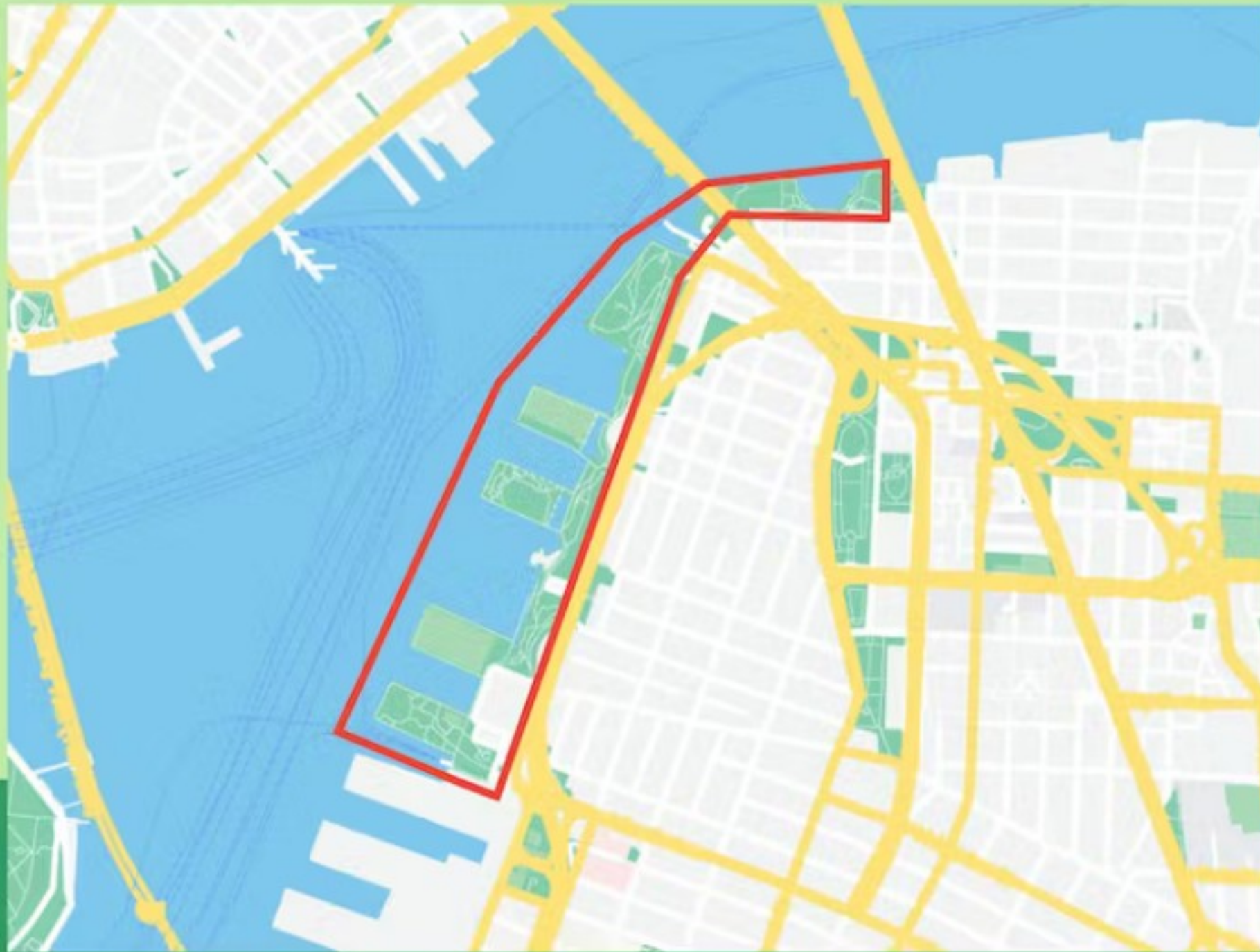


37



Brooklyn Bridge Park

Brooklyn, New York City



Brooklyn Bridge Park

Brooklyn, New York City

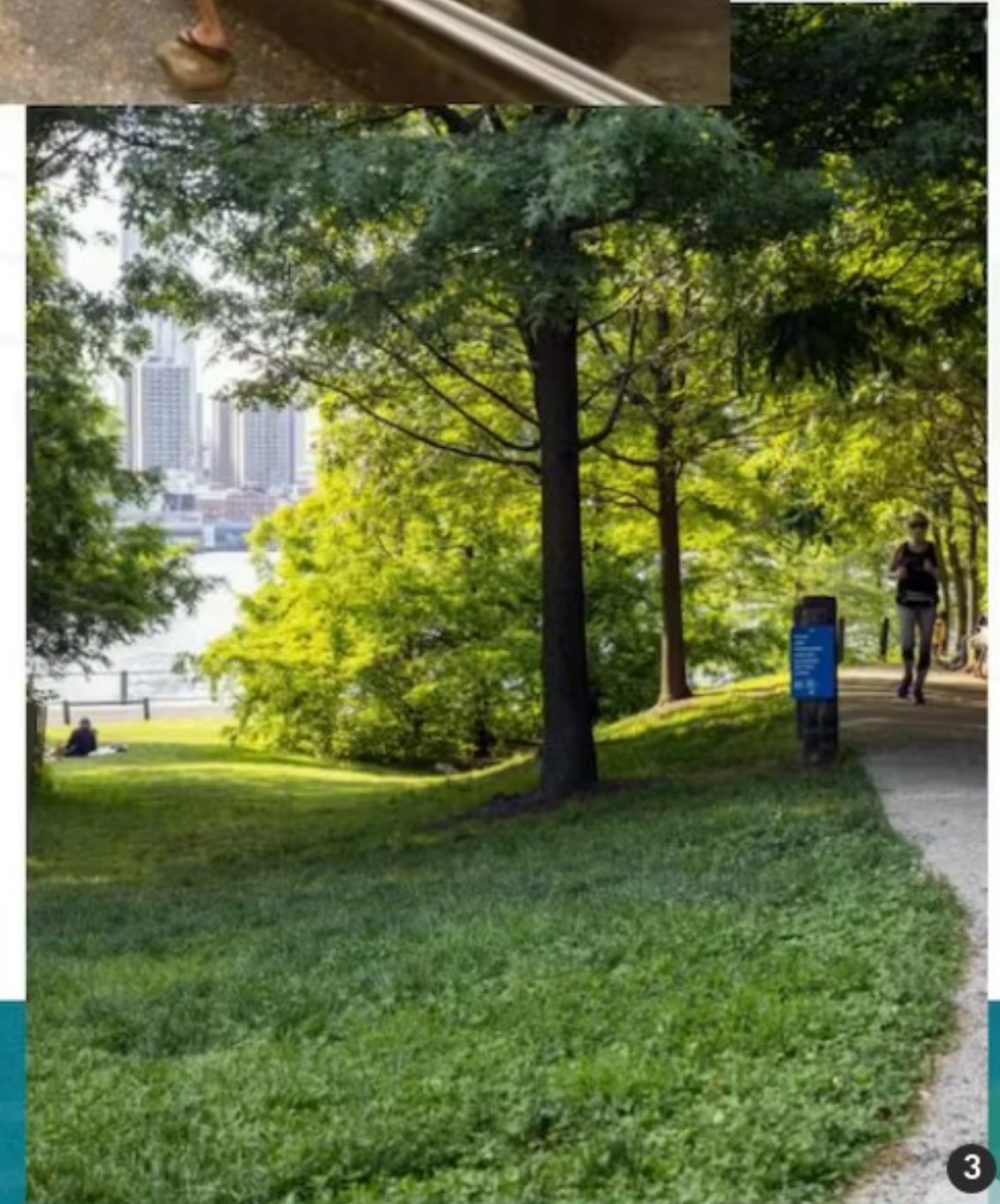
- **Site Size:** 85 acres
- **Key Elements:**
 - Riverfront promenades; walkways, bikeways
 - Gardens, open lawns, salt marsh, wetlands, beaches
 - Covered sports facilities; soccer fields; playgrounds; picnic areas; fishing stations; kayaking; boat launches
 - Public art; carousel
 - Visitor center, restaurants, cafes, retail; environmental education center
 - Hotel, residential
- **Date Opened:** First section opened at Pier 1 in 2010; subsequent spaces opened incrementally since



Brooklyn Bridge Park

Brooklyn, New York City

- **Mission:** *Exceptional public space connecting people, nature, and the waterfront through inclusive, innovative, and sustainable management and design*
- **Target Market(s):** Community; visitors
- **Governance:**
 - MOU between NY State and City
 - Brooklyn Bridge Park Corporation (nonprofit organization that plans, builds, maintains, and operates the Park)
 - Brooklyn Bridge Park Conservancy (nonprofit) = primary public programming partner for the Park
- **Funding:** Revenue-generating components of Park
- **Website:** <https://www.brooklynbridgepark.org/>



78 responses



Navigate Tairāwhiti

Gisborne, New Zealand



Navigate Tairāwhiti

Gisborne, New Zealand

- 5 projects delivered together with indigenous *tangata whenua* (people of the land) and partner organizations.
- Program “weaves together significant sites through storytelling and design to showcase [the] region’s unique culture and heritage of first arrivals and great navigators.”
- Upgrades to public and privately-owned spaces “to include stories and elements to reflect the exceptional navigational feats of the first *iwi* who arrived and James Cook who arrived in 1769.”



Navigate Tairāwhiti Gisborne, New Zealand

- **Key Elements (Five Projects):**
 - Puhi Kai Iti/Cook Landing Site and Te Maro Sculpture
 - 1,000-Year Walkway Bridge
 - Te Panuku Tū – Titirangi summit redevelopment
 - Titirangi Maunga Restoration and Tupapa Heritage Trail
 - Inner Harbor Redevelopment
- **Target Market(s):** Local residents; indigenous groups; visitors
- **Website:**
<https://www.gdc.govt.nz/council/major-projects/navigate-tairawhiti>



94 responses



Factors to Success

1. Community-based project champions
2. Engage community and obtain buy-in early
3. Define guiding principles in consultation with stakeholders
4. Ensure & demonstrate regional benefits
5. Be world class, distinctive
6. Consider nonprofits, philanthropy, land trusts
7. Financially sustainable model

Market Outlook Assessment

Land Uses Under Evaluation

- Revenue generating –
 - Hotel/resort
 - Entertainment/retail
 - Workforce rental housing
- Community and foundational –
 - Historic and cultural
 - Environmental/preserve
 - Transit hub

In two or three words, what would you most like to see conserved or enhanced on Waiākea Peninsula?

96 responses



Please join us to share your thoughts at the open house stations

1. Site conditions, opportunities & constraints
2. Comparison and market outlook for future land uses
3. Land owner
4. General

→ Or online at project webpage <https://dbedt.hawaii.gov/hcda/waiakea-peninsula/>



Mahalo!

Project Webpage:

<https://dbedt.hawaii.gov/hcda/waiakea-peninsula/>

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