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April 2, 2015

Michael J. Rhiem, A.I.A.
Riehm Owensby Planners Architects
P.O. Box 390747
Kailua-Kona, HI 96739

Dear Mr. Rhiem:

SUBJECT:	Application:	PLANNED UNIT DEVELOPMENT (PUD-14-000028)
	Applicant:	RIEHM OWENSBY PLANNERS ARCHITECTS
	Owner:	GREENWOOD CENTER, LLC
	Request:	PUD: GREENWOOD CENTER
	Tax Map Key:	6-5-003:002

Upon review of the subject Planned Unit Development application and agency comments, the Planning Director, hereby, **approves** PUD-14-000028 to allow the development of a master-planned commercial center consisting of 3 lots on the subject property. This PUD approves exceptions from Chapter 25 (Zoning) and Chapter 23 (Subdivisions) based upon the following background and findings.

BACKGROUND

APPLICANT'S REQUEST

- Request.** The applicant is applying for a PUD to develop the subject property, TMK: 6-5-003:002, as a master-planned commercial center consisting of 3 lots. The applicant is requesting a PUD to allow for multiple exceptions from Chapter 25 (Zoning) and Chapter 23 (Subdivisions) in order to achieve the design principles for the subject development. Approval of the requested exceptions would also enable the applicant to implement the design guidelines of a rural, small-town commercial center that is consistent with the existing character similar to other older areas of Waimea town. Further, CC&R's will be incorporated to ensure maintenance of the common areas and open spaces.
- Amended Request/Time Extension.** By letter dated December 22, 2014, the applicant withdrew the PUD application originally submitted on December 2, 2014, due to a surrounding property owner notification timing technicality, and informed the Planning Department that the application is resubmitted and the same application materials could be used. The applicant also granted the

Planning Director a time extension until March 30, 2015 to issue a decision on the resubmitted application.

3. Exceptions Requested and Reasons – Hawai'i County Code (HCC), Chapter 25 (Zoning)

- A. **General Requirements for Yards and Open Spaces.** (HCC §25-4-40). The yard designation and setbacks established for the project on each lot are designed to allow the buildings to be located in a way so they create the "main street" theme reminiscent of our older more traditional local towns. The requested yard designations and setbacks, as shown on applicant's Exhibit 1 (attached), allow the buildings to front directly on the access utility easement. This type of direct frontage helps to define a more coherent and recognizable public space.
- B. **Corner Building Sites.** (HCC §25-4-42). The yard designation and setbacks established for the project on each lot are designed to allow the buildings to be located in a way so they create the "main street" theme reminiscent of older more traditional local towns. The requested yard designations and setbacks allow the buildings to front directly on the access utility easement. This type of direct frontage helps to define a more coherent and recognizable public space.

4. Exceptions Requested and Reasons – HCC, Chapter 23 (Subdivisions)

- A. **Block Sizes.** (HCC §23-29). Blocks that are a minimum of four hundred feet in length will be out of scale or out of character with the type of traditional commercial townscape that the project is trying to achieve so that it fits in harmoniously with the more traditional architectural vernacular of Waimea.
- B. **Access to Lot from Street.** (HCC §23-34). An access and utility easement is used, in lieu of a public street or private street, to provide both vehicular access and utility service to all the lots. All the lots maintain their required minimum area, exclusive of the easement, as required by the project's County zoning of CV-7.5.
- C. **Minimum Right -of -Way and Pavement Widths.** (HCC §23-41). An access and utility easement is used, in lieu of a public street or private street, to provide both vehicular access and utility service to all the lots. This access and utility easement is project specific in its design requirements to provide vehicular circulation, parking and utilities to all the lots. The use of these access and utility easements allows the project to have the type of traditional town character that otherwise would not be possible with typical County dedicated public streets.
- D. **Intersection Angles, Corner Radius.** (HCC §23-45). An access and utility easement is used, in lieu of a public street or private street, to provide both vehicular access and utility service to all the lots. The intersection angles and radii at the access and utility easement are designed to allow the buildings to be located in a way so they create the "main street" theme reminiscent of older more traditional local towns.

- E. **Half Streets.** (HCC §23-47) An access and utility easement is used, in lieu of a public street or private street, to provide both vehicular access and utility service to all the lots. This access and utility easement is project specific in its design requirements to provide vehicular circulation, parking and utilities to all the lots. To create an orderly and efficient lot layout, the access and utility easement is located in the center of the project directly in line with the main driveway entrance. As such, the access and utility easement is one-half on lot 1 and one-half on lot 2.
 - F. **Cul-de-Sacs.** (HCC §23-87). Where a cul-de-sac is required, an access and utility easement is provided that acts as a "T" turnaround.
 - G. **Street Lights.** (HCC §23-93). The use of custom lighting fixtures will be more sympathetic with the overall design goals of the project to provide for a traditional townscape. The use of custom fixtures will provide the design flexibility to choose a different color and decorative style than what is permitted by the County standards. The commercial association shall maintain the project's street lights located within the project.
 - H. **Street Name and Traffic Signs.** (HCC §23-94). The use of custom signs will be more sympathetic with the overall design goals of the project to provide for a traditional townscape. The use of custom street signs will provide the design flexibility to choose a different color and decorative style than what is permitted by the County standards. The commercial association shall maintain the project's street signs located within the project.
 - I. **Right-of-Way Improvement.** (HCC §23-95). An access and utility easement is used, in lieu of a public street or private street right-of-way, to provide both vehicular access and utility service to all the lots. This access and utility easement is project specific in its design requirements to provide vehicular circulation, parking and utilities to all the lots. The use of this access and utility easements allows the project to have the type of traditional town character that otherwise would not be possible with typical County dedicated public streets.
5. **Project Description/Objectives.** The project consists of three (3) commercial lots with setbacks and other placemaking devices designed to develop a streetscape that is reminiscent of older, more traditional downtown developments. To provide residents a planned, pedestrian oriented, commercial development that better addresses their needs and lifestyle than is possible utilizing a typical subdivision layout based on County standards. In order to accomplish the objectives set forth, the Petitioner is requesting approval of a Planned Unit Development since it affords the best flexibility in addressing design and aesthetic issues.

Project objectives include the following:

- Provide a commercial development that resembles our older, more traditional towns versus the more contemporary and ubiquitous strip shopping center model.

- Provide a pedestrian oriented environment and streetscape.
- Develop a master plan that fits harmoniously into the local town fabric.
- Through the use of CC&R's and design guidelines, encourage building design that respects the local building vernacular.

6. **Project Timeline.** With no mayor delays in project approvals or continued economic downturns, the Petitioner expects the project to proceed with the approximate times as detailed below:

<u>APPROVALS</u>	<u>APPROXIMATE TIME FRAME</u>
PUD application submittal and approval.	November 2014 to April 2015
Subdivision application submittal and final subdivision secured.	May 2015 to October 2015
CONSTRUCTION PHASE ONE LOT 1 Site work including site utilities, parking areas, sidewalks and construction of building(s) on lot 1.	November 2015 to November 2016
CONSTRUCTION PHASE ONE LOT 2 Site work including site utilities, parking areas, sidewalks and construction of building(s) on lot 2.	December 2016 to December 2017
CONSTRUCTION LOT 3	When market conditions warrant.

7. **Notification to Surrounding Property Owners/Posted Sign.** Pursuant to Section 25-6-4(a) of the HCC, the applicant submitted evidence regarding the posting of a public notification sign on the subject property. Pictures of the posted sign were also submitted (Section 25-2-12). Further, verification was submitted that notices of the application were sent on December 22, 2014 & December 23, 2014 to the surrounding property owners (Section 25-2-4).

DESCRIPTION OF PROPERTY

8. **Subject Property.** The subject property, hereinafter, referred to as "Project area", consists of a total of 5.007 acres and is currently vacant. The property is situated within the District of South Kohala, Hawai'i approximately 400 feet to the west of the Lindsey Road and Māmalahoa Highway intersection in Waimea town.

The Project area is relatively flat and ranges in elevation from approximately 2,652' at the lowest point, to 2,664' at the highest point providing an elevation range of 12 feet.

9. **Current Entitlements: Existing permits and approvals.** The Project area is undeveloped and the CV-7.5 zoning is the original zoning.
10. **USDA Soil Type.** The property is listed as type 383 – Waimea medial very fine sandy loam, generally soils of ash fields on lava flows, considered prime farmland if irrigated.
11. **Land Study Bureau (LSB) Soil Rating.** The property is not rated by the LSB.
12. **ALISH.** The property is not rated as Agricultural Lands of Importance to the State of Hawai'i.
13. **FIRM/Drainage.** The property is located in Zone "X," "X Shaded," and "AE," which is an area determined by FEMA to be partially located within the 500-year floodplain. The Zone "AE" is primarily located within Waikoloa Stream and Zone "X Shaded" primarily within proposed Lot 3. Buildings located in the area designated as Zone "AE" and Zone "X Shaded", may be required to use post and pier foundations. All work on the site shall be in compliance with all Federal, State and County requirements.

A system of drywells and other mitigative measures will be utilized to contain the increased runoff as required by the County. Any increase in storm runoff from the project will be contained on site as required by Hawai'i County Standards.

14. **Flora and Fauna.** No endemic species of animals or habitats were located on the property.
15. **Archaeological/Cultural/Historic Resources.** A Final Version Archeological Inventory Survey of TMK: (3) 6-5-03: 002, dated March 2013 revised October 3013, was completed by Rechtman Consulting, LLC. During the course of this survey two previously identified historic properties, component features of Camp Tarawa military base (SIHP 50-10-6-26871) and the historic Akona Auwai (SIHP 50.10-6.26872), were recorded in the project area. Both sites are assessed as significant under Hawai'i Register/HAR 13-284 Criteria A and D, and recommended for no further work. Treatment recommendations included that a qualified archaeological monitor be onsite during ground disturbing activities. The landowner has agreed to comply with the recommendation.
16. **View Plane/Coastal Resources.**
From inside the site viewing out to the contiguous surrounding landscape:
North - Existing stand of trees along Waikoloa Stream.
South - Existing Waimea Elementary School and views of Mauna Kea.
East - Existing two story office buildings.
West - Existing two story office buildings.
17. **Surrounding Zoning and Land Uses.** The property is situated within an area primarily designated for commercial and residential uses within the State Land Use Urban District and County Zoning. The

development of the Project will remain consistent with urban uses that prevail within the surrounding area.

STATE AND COUNTY PLANS

18. **State Land Use District.** Urban.
19. **County Zoning.** Village Commercial 7,500 sq. ft. (CV-7.5).
20. **General Plan Designation.** The area is designated Medium Density Urban (MDU) by the Land Use Pattern Allocation Guide (LUPAG) Map. This request would be consistent with the General Plan LUPAG Map designation and will complement the goals, policies, and courses of action of the Economic-South Kohala, Natural Beauty, and Land Use Elements of the General Plan.
21. **South Kohala Community Development Plan.** The South Kohala Community Development Plan (SKCDP) was adopted by the County Council on December 1, 2008. The project conforms to two of the Overall Policies for Land Use in Waimea Town as detailed below:

Waimea Policy 1: Preservation of Waimea's Sense of Place
The project is designed to encourage commercial development that is more reminiscent of older traditional small towns where the buildings were used to define pedestrian oriented streetscapes. This type of planning strategy is more in keeping with the type of commercial development that has historically occurred in Waimea versus the more conventional strip shopping center models used today.

Waimea Policy 2: Responsible Growth
The project is located in the town of Waimea with land that is currently zoned for this type of commercial use and for this type of growth. Utility infrastructure is available to the site along with major arterial roadways.
22. **Special Management Area (SMA).** The subject property is not located within the SMA.
23. **Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).** The subject property is located flood zones "X," "X Shaded," and "AE," which is an area determined by FEMA to be partially located within the 500-year floodplain.
24. **Density.** LUPAG Medium Density Urban is defined as "Village and neighborhood commercial and single family and multi -family residential and related functions (multi -family residential-up to 35 units per acre)." The Petitioner's request, to establish three (3) commercial lots, would conform to the above definition.
25. **HRS Chapter 343 (EIS):** The project will not be utilizing any State or County lands or funds, and there are no other Environmental Impact Statement triggers.

PUBLIC FACILITIES AND SERVICES

26. **Access.** Access to the Project area will be from the Māmalahoa Highway via three (3) driveway approaches. The east and west end approaches will be limited to right-in and right-out only movements. The center approach will be allowed full turning entry and exit movements where the highway has previously been channelized.
27. **Water.** The water system in the area is owned by the County of Hawai'i. According to Department of Water Supply, the subject parcel has three (3) existing services that were recently installed to service the three (3) proposed buildings. Although there are existing services available for each proposed lot, the subdivision will not comply with the minimum requirements of the Department's standards as each meter must front the proposed lot it will serve. The proposed Lot 3 is essentially landlocked and the existing meters will not front Lot 1 and Lot 3. The applicant shall consult with the DWS to determine any "out of bounds" agreements or similar requirements.
28. **Drainage.** A system of drywells and other mitigative measures will be utilized to contain the increased runoff as required by the County. Any increase in storm runoff from the project will be contained on site as required by Hawai'i County Standards.
29. **Sewer.** Sewage disposal will be by individual wastewater systems (IWS) that meet all State and County Requirements.
30. **Electricity, Telephone and Cable TV.** Power and communication services are accessible to the Property from overhead lines in the Māmalahoa Highway right-of-way.
31. **Other Services.** Fire protection is provided by the County from its Waimea substation. Police protection is provided from its substation in Waimea. Refuse (solid waste) will be collected by private contractors and hauled to the West Hawai'i landfill for disposal.

AGENCY COMMENTS

32. Department of Land and Natural Resources – State Historic Preservation Division (DLNR-SHPD): See attached letter dated November 20, 2013 (provided within the application).
33. Department of Environmental Management (DEM): See attached memoranda dated December 18 and 26, 2014.
34. Fire Department (HFD): See attached memorandum dated September 19, 2014.
35. Department of Public Works (DPW) Engineering Division: See attached memorandum dated February 13, 2015.

36. Police Department (HPD): See attached memorandum dated January 9, 2015.
37. Department of Public Works (DPW) Traffic Division: See attached memoranda dated December 29, 2014 & January 30, 2015.
38. Department of Water Supply (DWS): See attached memorandum dated January 6, 2015.

PUBLIC COMMENTS

39. Waimea Community Association (WCA): See attached letter dated August 16, 2012.
40. As of this writing, the Planning Department has not received any other written objections or comments from the general public or adjacent landowners on the subject application.

FINDINGS - CRITERIA FOR APPROVAL OF PUD 14-000028

This PUD is granted in accordance with the following criteria and findings:

1. **The construction of the Project shall begin within a reasonable period of time, from the date of full approval and shall be completed within a reasonable period of time.**

With no mayor delays in project approvals or continued economic downturns, the Petitioner expects the project to proceed with the approximate times as detailed below:

<u>APPROVALS</u>	<u>APPROXIMATE TIME FRAME</u>
PUD application submittal and approval.	November 2014 to April 2015
Subdivision application submittal, final subdivision secured.	May 2015 to October 2015
CONSTRUCTION PHASE ONE LOT 1 Site work including site utilities, parking areas, sidewalks and construction of building(s) on lot 1.	November 2015 to November 2016
CONSTRUCTION PHASE ONE LOT 2 Site work including site utilities, parking areas, sidewalks and construction of building(s) on lot 2.	December 2016 to December 2017
CONSTRUCTION LOT 3	When market conditions warrant

2. The proposed development substantially conforms to the General Plan.

The proposed residential units are consistent with the General Plan LUPAG Map designation for the Property of Medium Density Urban (MDU). MDU allows for a mix of Village and Neighborhood Commercial and single family and multiple family residential and related functions (residential up to 35 units per acre). The proposed development will consist of 3 commercial lots which will maintain lot sizes well above the required minimum of 7,500 square feet required in a CV-7.5 zoned district. The Project, with the approval of this PUD, will be developed at a density significantly less than the allowable 29 building site density permitted by the zoning designation.

The proposed development would also complement the goals, policies, and courses of action for the Economic-South Kohala, Natural Beauty, Public Utilities and Land Use Elements of the General Plan.

The South Kohala Community Development Plan (SKCDP) was adopted by the County Council on December 1, 2008. The proposed development is depicted on the Kawaihae Area Conceptual Plan and referenced appropriately with its current zoning and General Plan designations. As the project proposes commercial purposes, it is consistent with the SKCPD district-wide policies and the general land uses adjacent to it. The SKCDP Action Committee (AC) had a presentation November 2013 and the AC had no issue with the proposed development and offered no comments at that time. They feel that the application has not changed since that time and offer no further comments. Therefore, the proposed development is consistent with the requirements of the Zoning Code and the land use policies of the General Plan and SKCDP.

3. The proposed development shall constitute an environment of sustained desirability and stability, shall be in harmony with the character of the surrounding area, and shall result in an intensity of land utilization no higher than and standards of open space at least as high as permitted or as otherwise specified for the district in which this development occurs.

The SKCDP does not offer specific PUD guidelines, but does have some general statements:

- District-Wide General Policy No. 5: Develop Guidelines and Programs that promote environmental stewardship and the concept of sustainability. Sub-Policy 5.6: The County should encourage and promote LEED standards for buildings and neighborhood design by providing incentives for projects that achieve an LEED certification level of "Silver" or higher.
- Waimea Town Policy No. 1: Preservation of Waimea's Sense of Place. Strategy 1.7: Encourage design and architectural guidelines that promote Waimea's paniolo heritage. The architectural plans have been fully vetted by the Waimea Design Commission and in fact have been granted Plan Approval 9/4/13.

The project site is surrounded to the north, southwest, and northeast sides by commercially zoned lands, thereby maintaining the commercial uses of the area. The total of 3 units to be constructed will

be below the maximum allowable 29 units thereby ensuring that the ratio of open space is at least as high as permitted. As a result, this PUD would harmonize with the character of the surrounding area and will not compromise existing and potential land uses within the surrounding area.

4. **The development of a harmonious, integrated whole justifies exceptions, if required, to the normal requirements of the Zoning and Subdivision Codes, and that the contemplated arrangements or use, make it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations.**

The project is designed to address the needs and lifestyle of residents, who want to live in a rural, small town environment that is in harmony with the inherent natural beauty of the area, promotes social interaction, encourages walkability, and is open space oriented. The project will consist of a total of 3 units with a cohesive and unified building and landscape design.

The approval of this PUD will allow deviations from the standard code requirements in order to sensitively design the commercial center in harmony with the inherent natural beauty and to maximize the advantage of open space and encourage walkability. The exceptions allow for deviations from the Zoning and Subdivision Code requirements and include: yards and open space; street lights, street name and traffic control signage; and right of way improvement.

The granting of this PUD will allow for greater flexibility by implementing design guidelines established to enhance lot design and maximize the property's features to be complementary to existing surrounding land uses. Drainage would be controlled through swales and drywells.

The approval of this PUD request will allow the lots to be developed in keeping with the applicant's objectives for a rural, old-style commercial character utilizing Design Guidelines that are representative of older existing developed areas and will not be materially detrimental to the public's welfare nor cause substantial adverse impact to the area's character. Further, there were no substantial comments or objections by reviewing agencies.

Approval of the above exceptions is different from what is normally applicable under the district regulation, however, they will assist the developer in achieving a design standard harmonious with the surrounding developed areas.

APPROVED EXCEPTIONS

Based on the above findings, the following exceptions to the County of Hawaii Chapter 25 (Zoning) and Chapter 23 (Subdivisions) for **Greenwood Center (PUD-14-000028)** are hereby approved:

1. **Exceptions Granted from HCC, Chapter 25 (Zoning):**

- A. **General Requirements for Yards and Open Spaces.** (HCC §25-4-40). The yard/setback designations, as shown on applicant's Exhibit 1 (attached), meet or exceed the minimum requirements of the code. Should the actual building placement when constructed deviate from that shown on the exhibit, we approve this exception in that the setbacks are inter-development in nature and do not infringe on surrounding properties. However, the yards/setbacks to the actual property lines shall not be less than required for the zoning district.
- B. **Corner Building Sites.** (HCC §25-4-42). The "main street" theme easements creates "quasi" corner lots for Lots 1 & 2 which would require front yards fronting them. Again, should the exception be required at the time of actual construction, we approve the yard/setback designations requested as they are inter-development in nature and do not infringe on surrounding properties. However, the yards/setbacks to the actual property lines shall not be less than required for the zoning district.

2. **Exceptions Granted from HCC, Chapter 23 (Subdivisions)**

- A. **Block Sizes.** (HCC §23-29). The nature of this development which does not present with a "through street" block style in character, the "main street" corridor is approved as to the designed length of approximately 300 feet, less than the code required minimum of 400 feet.
- B. **Access to Lot from Street.** (HCC §23-34). An access and utility easement is used, in lieu of a public street or private street, providing Lots 1 & 2 direct access to Kawaihae Road and, via a cross easement, to provide access and utility service to Lot 3. We find that all three lots have direct or indirect access to a street and find this acceptable.
- C. **Minimum Right -of -Way and Pavement Widths.** (HCC §23-41). An access and utility easement is used, in lieu of a public street or private street. The easements are 70 feet and 69 feet wide with 30 feet and 24 feet wide travel ways, respectively. The nature of the easements is more of a parking bay rather than a street and the travel ways are as wide as, or wider than required for parking lot aisle widths per Section 25-4-53 c) of the Zoning Code. We find this acceptable and that the requested exception is inapplicable.
- D. **Intersection Angles, Corner Radius.** (HCC §23-45). The use of sidewalk/curbing associated with the parking bays creates adequate radii at the travel ways intersections and, therefore, we find that the requested exception is inapplicable.
- E. **Half Streets.** (HCC §23-47) We find that the requested exception to allow the "main street" easements to straddle the common property line of Lots 1 & 2 to be acceptable.

- F. **Cul-de-Sacs.** (HCC §23-87). We find that the requested exception is inapplicable as there is no dead-end requiring a turnaround other than the last parking bay on Lot 3 which is not part of the "street" system.
- G. **Street Lights.** (HCC §23-93). This exception is approved to allow design flexibility in the placement and design of the street lights. This is granted with the understanding that all street lights shall meet with the Hawai'i County Code, Chapter 14, Article 9, Outdoor Lighting.
- H. **Street Name and Traffic Signs.** (HCC §23-94). This exception is approved to allow the use of custom street name and traffic signage. All signs shall meet AASHTO standards and are in accordance with the current Manual on Uniform Traffic control devices to maximize motorist recognition and respect.
- I. **Right-of-Way Improvement.** (HCC §23-95). The nature of the easements is more of a parking bay rather than a street and the parking stalls and access aisles will be paved. This parking lot is not intended to be a dedicable "street."

CONDITIONS OF APPROVAL

The Planning Director approves the Greenwood Center Planned Unit Development (PUD-14-000028) subject to the following conditions:

1. **Permit Runs with the Land.** The applicant, its successors, or assigns, shall be responsible for complying with all of the stated conditions of approval.
2. **Master Plan and Street Layout.** The proposed PUD shall be developed in a manner, substantially, as represented by the applicant within the application document.
3. **Historical and Archaeological Considerations.** The Archaeological Inventory Survey was reviewed by the DLNR-SHPD and they have recommended that a qualified archaeological monitor be onsite during ground disturbing activities. In the event any historic properties are encountered, the project shall be subject to further review by DLNR-SHPD.
4. **Potable Water System.** Potable water shall be provided and extended to all of the lots.
5. **Utilities.** All utilities shall be installed underground.
6. **Construction Plan Review by Fire Department.** The Applicant shall consult with the HFD to ensure conformance of roads and water for emergency and firefighting purposes within the Project Site to meet the minimum requirements of the Fire Code. Besides the DPW and DWS, construction plans shall also be submitted to the HFD for review.

Michael J. Rhiem, A.I.A.
Riehm Owensby Planners Architects
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7. **Compliance with Other Rules and Conditions.** The applicant shall comply with all other applicable rules, regulations and requirements. Other applicable conditions set forth under the "Approved Exceptions" section of this letter as well as the requirements of the affected agencies as contained in the "Agencies' Review" section are incorporated herein as conditions of approval.

8. **Time Extension.** Pursuant to Section 25-2-7 of the Zoning Code, and in accordance with the terms and approvals granted by this PUD approval, compliance with the conditions of this PUD shall commence within two (2) years from the date of this approval. If the applicant should require an extension of time, the applicant may request a time extension pursuant to Section 25-6-14 (Time extensions and amendments).

Should any of the conditions fail to be met or substantially complied with in a timely fashion, the Director shall initiate the nullification of the Planned Unit Development approval.

Sincerely,



DUANE KANUHA
Planning Director

JRH:nci

\\COH33\planning\public\Admin Permits Division\PUD Permits\2014\PUD-14-000028 Greenwood\APVL.docx

Encls: Exhibits

xc: DPW, Engineering (Hilo and Kona)
DWS
HFD

xc w/encls: George A. Magoon II
Greenwood Center, LLC
P.O. Box 437167
Kamuela, HI 96743

Planning Dept. (Kona) - D. Bugado, SKCDP Planner
GIS Section, G. Bailado (via e-mail)

Figure 1: Master Plan Concept

For detailed drawings of the master plan see attached 11"x17" project presentation drawings sheets A-1, A-2, A-3 and A-4.

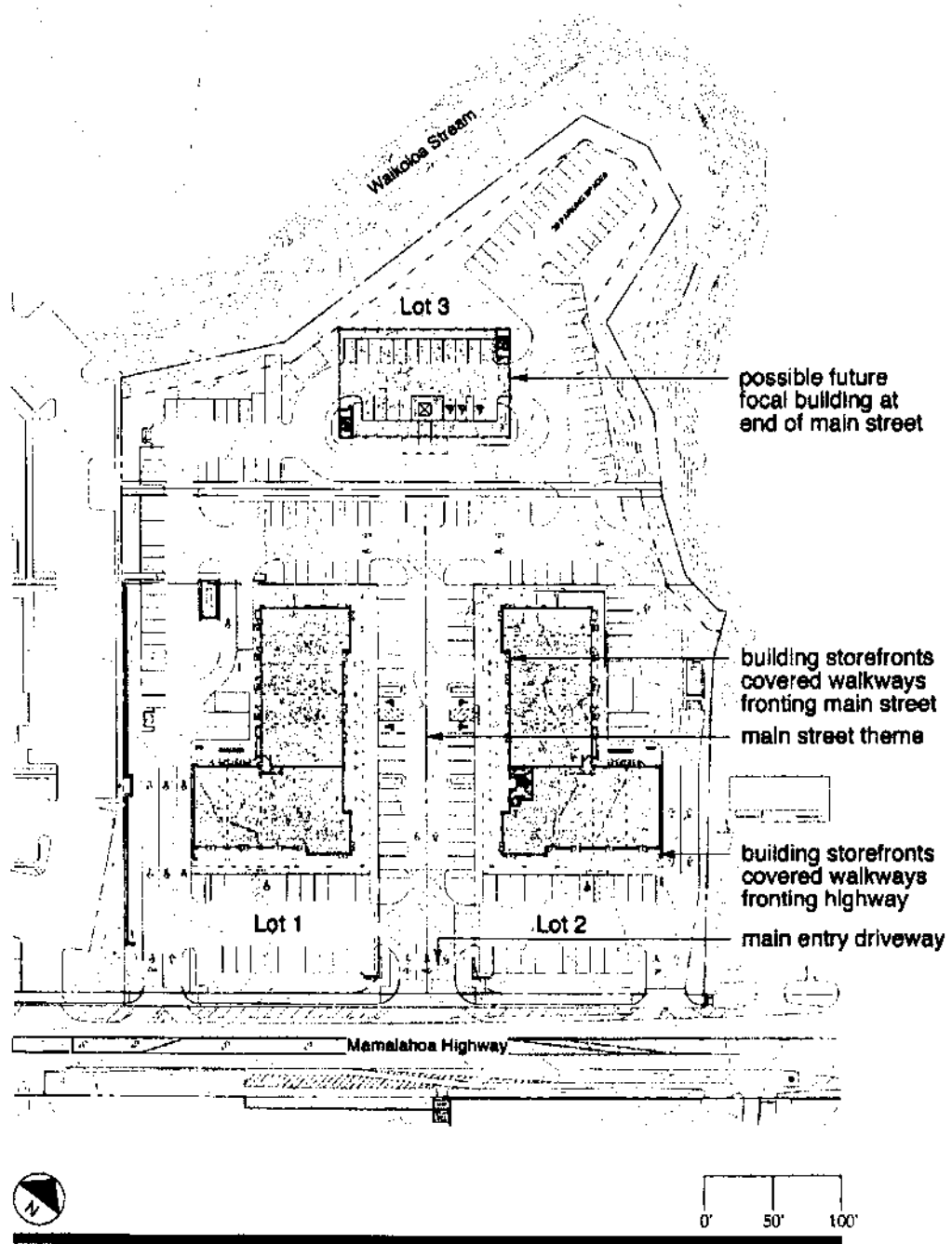
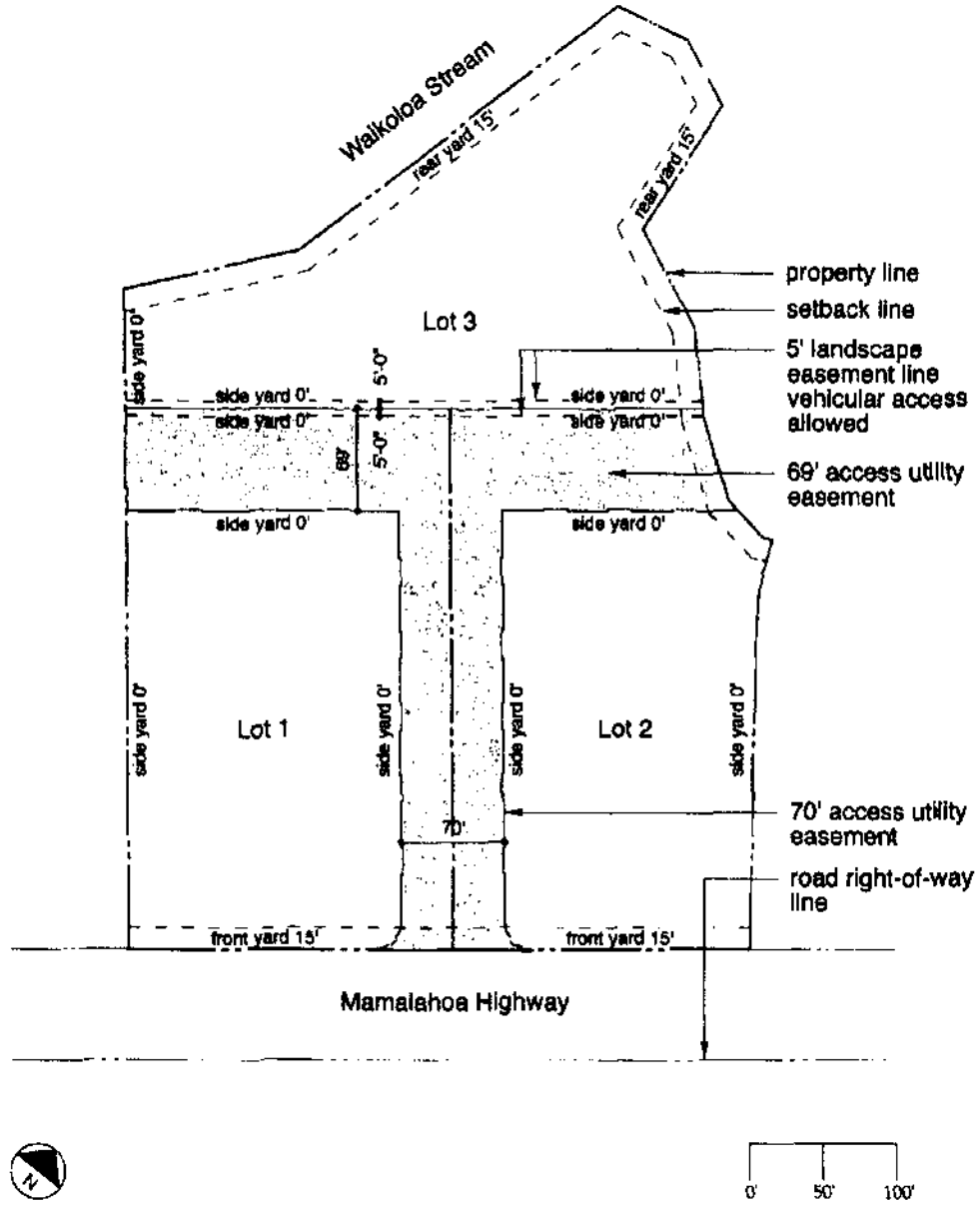


Exhibit 1: Yard Designation

Variance Request - Zoning Code

Request:

The Petitioner request the front, rear, and side yards be designated as indicated below for lots 1, 2 and 3.



William P. Keolu
Mayor

Walker K. M. Lee
Managing Director



BJ Leithhead Todd
Director
John A. Medeiros
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MEMORANDUM

Date : December 18, 2014
To : DUANE KANGHA, Planning Director
From : BJ LEITHEAD TODD, Director
Subject: Application: PLANNED UNIT DEVELOPMENT (PUD-14-00028)
Applicant: RIEHM OWENSBY PLANNERS ARCHITECTS
Owner: GREENWOOD CENTER, LLC
Request: PUD: GREENWOOD CENTER
TMK: 6-5-003-002

The Solid Waste Division has reviewed the subject application and offers the following recommendations (Please note Wastewater Division's comments will be submitted separately):

DEPARTMENT COMMENTS:

- Wastewater Division had no comment as this area is not a sewer and there are no immediate plans for sewerage of the area.
- Other

SOLID WASTE COMMENTS: (Contact Solid Waste Division for details.)

- No comments
- Commercial operations, State and Federal agencies, religious entities and non-profit organizations may not use transfer stations for disposal.
- Aggregates and any other construction/demolition waste should be responsibly reused to its fullest extent.
- Ample and equal room should be provided for rubbish and recycling.
- Green waste may be transported to the green waste sites located at the Kailua and Hilo transfer stations, or other suitable diversion programs.
- Construction and demolition waste is prohibited at all County Transfer Stations.
- Submit Solid Waste Management Plan in accordance with attached guidelines.
- Existing Solid Waste Management Plan is to be followed. Provide update to the department on current status.
- Other

WILLIAM J. KEOLU
GOVERNOR



HISTORIC PRESERVATION DIVISION
DEPARTMENT OF LAND AND NATURAL RESOURCES
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November 20, 2013

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LOG NO. 2013 6283
DOC NO. 1311MV23

Dear Dr. Reckman:

SUBJECT: Chapter 6E-42 Historic Preservation Review -
Revised Archaeological Inventory Survey Report for the 5 Acre Greenwood Center Property
Waimoa Ahupua'a, South Kohala District, Island of Hawaii
TMK: (3) 6-5-003-002

Thank you for submitting the revised draft report titled *An Archaeological Inventory Survey of TMK 3-6-1-03 002 Waimoa, South Kohala District, Island of Hawaii RC-0826* (R. Reckman October 2013). This draft was received by our office on October 22, 2013. The survey area described in the report consists of the approximately 5 acre Greenwood Center LLC project area. The fieldwork portion of this survey included a 100% pedestrian survey as well as the excavation of 8 subsurface trenches. During the course of this survey two previously identified historic properties, component features of Camp Tanager military base (SHIP 50-10-6-26871) and the historic Akooe Aupuni (SHIP 50-10-6-26872), were recorded in the project area. Both sites are assessed as significant under Hawaii Regulations/HAR 13-284 Criteria A and D, and recommended for no further work.

The report has been revised in response to SHPD review of a previous version of this draft (Log 2013 2265, Doc 1307MV30). Maps and descriptions of prior archaeological studies, a discussion on feature identification, a consultation section, and the recommendation that the activity be monitored by a qualified archaeologist was added. We concur with the recommended significance assessments for Sites 26871 and 26872, and we concur with the treatment recommendations for those sites.

We believe that this report meets the requirements of HAR 13-276 and it is accepted by SHPD. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library. We look forward to the opportunity to review the archaeological monitoring plan prepared pursuant to HAR 13-279.

Please contact Mike Vitousek at (808) 652-1510 or Mike.Vitousek@hawaii.gov if you have any questions or concerns regarding this letter.

Aloha,

Theresa K. Doehant
Archaeology Branch Chief

William F. Kennel
Mayor



PLANNING DEPARTMENT
1950 Kalia Road, Suite 201
Honolulu, Hawaii 96813-1932

Darren J. Rosario
Fire Chief

Renwick J. Victorino
Deputy Fire Chief

County of Hawaii
HAWAII FIRE DEPARTMENT
25 Kapiolani Street • Room 2501 • Hilo, Hawaii 96720
(808) 932-2900 • Fax (808) 932-2928

December 19, 2014

TO: DUANE KANUHA, PLANNING DIRECTOR
FROM: DARREN J. ROSARIO, FIRE CHIEF
SUBJECT: PLANNED UNIT DEVELOPMENT (PUD 14-00028)
APPLICANT: RIEHM OWENSBY PLANNER ARCHITECTS
OWNER: GREENWOOD CENTER, LLC
REQUEST: PUD: GREENWOOD CENTER
TAX MAP KEY: 6-5-003:002

In regards to the above-mentioned PUD, the following shall be in accordance:

NFPA 1, UNIFORM FIRE CODE, 2006 EDITION

Note: NFPA 1, Hawaii State Fire Code with County amendments. County amendments are identified with a preceding "C" of the reference code.

Chapter 18 Fire Department: Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

For occupancies of an especially hazardous nature, or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, or areas where there is an inadequate fire flow, or inadequate fire hydrant spacing, and the AHJ may require additional safeguards including, but not limited to, additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

18.1.1 Plans.

18.1.1.1 Fire Apparatus Access. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.

18.1.1.2 Fire Hydrant Systems. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.



096210

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William F. Kennel
Mayor

Walter S.M. Lee
Managing Director

PLANNING DEPARTMENT
BJ Leithhead Todd
Director
2014 DEC 21 10 33 34
John A. Medema
Deputy Director

County of Hawaii
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
345 Keolu Road, Suite 41 • Hilo, Hawaii 96720
(808) 961-8081 • Fax (808) 961-8086
<http://hawaii.gov/dem>

MEMORANDUM

Date: December 26, 2014
To: DUANE KANUHA, Planning Director
From: BJ LEITHEAD TODD, Director
Subject: Application: PLANNED UNIT DEVELOPMENT (PUD-14-00028)
Applicant: RIEHM OWENSBY PLANNERS ARCHITECTS
Owner: GREENWOOD CENTER, LLC
Request: PUD: GREENWOOD CENTER
TMK: 6-5-003:002

The Wastewater Division has reviewed the subject application and offers the following recommendations (please note Solid Waste Division comments will be submitted separately):

DEPARTMENT COMMENTS:

WASTEWATER COMMENTS: (Contact Wastewater Division for details.)

- No comments
- Require connection of existing and/or proposed structures to the public sewer in accordance with Section 21-5 of the Hawaii County Code
- Require Council Resolution to approve sewer extension in accordance with Section 21-26.1 of the Hawaii County Code. Complete Sewer Extension Application.
- Require extension of the sewer system to service the proposed subdivision in accordance with Section 23-85 of the Hawaii County Code.
- Check or line out as applicable: If required by the Director of the Department of Environmental Management ("Director of DEM"), applicant shall conduct a sewer study in accordance with the then applicable wastewater system design standards prior to approval to connect to the County sewer system. Applicant shall provide such sewer line or other facility improvements as the Director of DEM may reasonably require, which the sewer study may indicate are advisable for mitigation of impacts of the proposed project. Contact Wastewater Division Chief for details.
- Other:

County of Hawaii is an Equal Opportunity Provider and Employer

Duane Kanuha
December 19, 2014
Page 3

18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AHJ shall be authorized to require additional fire protection features.

18.2.3.2 Access to Building.

18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside that provides access to the interior of the building. Exception: 1 and 2 single-family dwellings.

18.2.3.2.1.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 300 feet.

18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.

18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).

18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

18.2.3.4 Specifications.

18.2.3.4.1 Dimensions.

C- 18.2.3.4.1.1 FDAR shall have an unobstructed width of not less than 20 ft with an approved turn around area if the FDAR exceeds 150 feet. Exception: FDAR for one and two family dwellings shall have an unobstructed width of not less than 15 feet, with an area of not less than 20 feet wide within 150 feet of the structure being protected. An approved turn around area shall be provided if the FDAR exceeds 250 feet.

C- 18.2.3.4.1.2 FDAR shall have an unobstructed vertical clearance of not less than 13 ft 6 in.

C- 18.2.3.4.1.2.1 Vertical clearances may be increased or reduced by the AHJ, provided such increase or reduction does not impair access by the fire apparatus, and approved signs are installed and maintained indicating such approved changes.

DATE OF ISSUE _____
 DIRECTOR _____
 FACILITY SECRETARY _____
 PLANNING DIVISION _____
 PLANNER _____
 SHORT RANGE DIVISION _____
 PLANNER _____
 DRAFTING DIVISION _____
 DRAFTSMAN _____
 GENERAL ADMIN _____
 SECRETARY _____
 FILE _____
 SEE ME _____
 CIRCULATE _____
 DRAFT REPRESENTATIVE _____

5/8/11/2/15
D. Kanuha
12/19/2014

C- 18.1.1.2.1 Fire Hydrant use and Restrictions. No unauthorized person shall use or operate any fire hydrant unless such person first secures permission or a permit from the owner or representative of the department, or company that owns or governs that water supply or system. Exception: Fire Department personnel conducting firefighting operations, hydrant testing, and/or maintenance; and the flushing and acceptance of hydrants witnessed by Fire Prevention Bureau personnel.

18.2 Fire Department Access.

18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.2* Access to Structures or Areas.

18.2.2.1 Access Box(es). The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

18.2.2.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system.

18.2.2.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.2.1 or 18.2.2.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

18.2.3 Fire Department Access Roads. (*may be referred as FDAR)

18.2.3.1 Required Access.

18.2.3.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.3.1.2 Fire Department access roads shall consist of roadways, fire lanes, parking lots lanes, or a combination thereof.

18.2.3.1.3* When not more than two one- and two-family dwellings or private garages, carports, sheds, agricultural buildings, and detached buildings or structures 400ft² (37 m²) or less are present, the requirements of 18.2.3.1 through 18.2.3.2.1 shall be permitted to be modified by the AHJ.

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

18.2.3.4.7 **Traffic Calming Devices.** The design and use of traffic calming devices shall be approved the AHJ.

18.2.3.5 **Marking of Fire Apparatus Access Road.**

18.2.3.5.1 Where required by the AHJ, approved signs or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof of both.

18.2.3.5.2 A marked fire apparatus access road shall also be known as a fire lane.

18.2.4 **Obstruction and Control of Fire Department Access Road.**

18.2.4.1 **General.**

18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.4.1.3* Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

18.2.4.1.4 Entrances to fire departments access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 **Closure of Accessways.**

18.2.4.2.1 The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

18.2.3.4.1.2.2 Vertical clearances shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.

C- 18.2.3.4.2 **Surface.** Fire department access roads and bridges shall be designed and maintained to support the imposed loads (25 Tons) of the fire apparatus. Such FDAR and shall be comprised of an all-weather driving surface.

18.2.3.4.3 **Turning Radius.**

C- 18.2.3.4.3.1 Fire department access roads shall have a minimum inside turning radius of 30 feet, and a minimum outside turning radius of 60 feet.

18.2.3.4.3.2 Turns in fire department access road shall maintain the minimum road width.

18.2.3.4.4 **Dead Ends.** Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

18.2.3.4.5 **Bridges.**

18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with county requirements.

18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.

18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AHJ.

18.2.3.4.6 **Grade.**

C- 18.2.3.4.6.1 The maximum gradient of a Fire department access road shall not exceed 12 percent for unpaved surfaces and 15 percent for paved surfaces. In areas of the FDAR where a Fire apparatus would connect to a Fire hydrant or Fire Department Connection, the maximum gradient of such areas) shall not exceed 10 percent.

18.2.3.4.6.2* The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.

18.3.5 Private water supply systems shall be tested and maintained in accordance with NFPA 25 or county requirements as determined by the AHJ.

18.3.6 Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way.

18.3.7 The AHJ shall be notified whenever any fire hydrant is placed out of service or returned to service. Owners of private property required to have hydrants shall maintain hydrant records of approval, testing, and maintenance, in accordance with the respective county water requirements. Records shall be made available for review by the AHJ upon request.

C- 18.3.8 Minimum water supply for buildings that do not meet the minimum County water standards:

Buildings up to 2000 square feet, shall have a minimum of 3,000 gallons of water available for firefighting.

Buildings 2001 - 3000 square feet, shall have a minimum of 6,000 gallons of water available for firefighting.

Buildings 3001 - 6000 square feet, shall have a minimum of 12,000 gallons of water available for firefighting.

Buildings greater than 6000 square feet, shall meet the minimum County water and fire flow requirements.

Multiple story buildings shall multiply the square feet by the amount of stories when determining the minimum water supply.

Commercial buildings requiring a minimum fire flow of 2000 gpm per the Department of Water standards shall double the minimum water supply reserved for firefighting.

Fire Department Connections (FDC) to alternative water supplies shall comply with 18.3.8 (1)-(6) of this code.

NOTE: In that water catchment systems are being used as a means of water supply for firefighting, such systems shall meet the following requirements:

(1) In that a single water tank is used for both domestic and firefighting water, the water for domestic use shall not be capable of being drawn from the water reserved for firefighting.

18.2.4.2.3 Roads, trails, and other accessways that have been closed and obstructed in the manner prescribed by 18.2.4.2.1 shall not be trespassed upon or used unless authorized by the owner and the AHJ.

18.2.4.2.4 Public officers acting within their scope of duty shall be permitted to access restricted property identified in 18.2.4.2.1.

18.2.4.2.5 Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals that have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with, or otherwise vandalized in any manner.

18.3 Water Supplies and Fire Hydrants

18.3.1* A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45 720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ. For on-site fire hydrant requirements see section 18.3.3.

EXCEPTIONS:

1. When facilities or buildings, or portions thereof, are completely protected with an approved automatic fire sprinkler system the provisions of section 18.3.1 may be modified by the AHJ.
2. When water supply requirements cannot be installed due to topography or other conditions, the AHJ may require additional fire protection as specified in section 18.3.2 as amended in the code.
3. When there are not more than two dwellings, or two private garage, carports, sheds and agricultural Occupancies, the requirements of section 18.3.1 may be modified by AHJ.

18.3.2* Where no adequate or reliable water distribution system exists, approved reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles, or other approved systems capable of providing the required fire flow shall be permitted.

18.3.3* The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on a fire apparatus access road on the site of the premises or both, in accordance with the appropriate county water requirements.

18.3.4 Fire Hydrants and connections to other approved water supplies shall be accessible to the fire department.

greater than 2000 square feet, but less than 3000 square feet and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 500 feet.

(5) For buildings with an approved automatic sprinkler system, the minimum water supply required may be modified.

If there are any questions regarding these requirements, please contact the Fire Prevention Bureau at (808) 932-2911.



DARREN J. ROSARIO
Fire Chief

KT:k

(2) Minimum pipe diameter sizes from the water supply to the Fire Department Connection (FDC) shall be as follows:

- (a) 4" for C900 PVC pipe;
- (b) 4" for C906 PE pipe;
- (c) 3" for ductile iron;
- (d) 3" for galvanized steel

(3) The Fire Department Connection (FDC) shall:

- (a) be made of galvanized steel;
- (b) have a gated valve with 2-1/2 inch, National Standard Thread male fitting and cap;
- (c) be located between 8 ft and 16 ft from the Fire department access. The location shall be approved by the AHJ;
- (d) not be located less than 24 inches, and no higher than 36 inches from finish grade, as measured from the center of the FDC orifice;
- (e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
- (f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
- (g) also comply with section 13.1.3 and 18.2.3.4.6.1 of this code.

(4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple Fire apparatus conducting drafting operations at once, in mind.

(5) Inspection and maintenance shall be in accordance to NFPA 25.

(6) The owner or lessee of the property shall be responsible for maintaining the water level, quality, and appurtenances of the system.

EXCEPTIONS TO SECTION 18.3.8:

- (1) Agricultural buildings, storage sheds, and shade houses with no combustible or equipment storage.
- (2) Buildings less than 800 square feet in size that meets the minimum Fire Department Access Road requirements.
- (3) For one and two family dwellings, agricultural buildings, storage sheds, and detached garages 800 to 2000 square feet in size, and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 1000 feet.
- (4) For one and two family dwellings, agricultural buildings, and storage sheds

EARTHWORK

1. All earthwork and grading shall conform to Chapter 10, Erosion and Sediment Control, of the Hawaii County Code.
2. The applicant shall comply with chapter 11-55, Water Pollution Control, Hawaii Administrative Rules, Department of Health, which requires an NPDES permit for certain construction activity.

ROADWAYS

1. All roads within the subdivision shall remain private and will not be eligible for conveyance to the County.
2. The applicant should provide crossing easements over the outside access lanes to ensure the proposed traffic circulation pattern in figure 9 will be implemented at all times.
3. Vehicular access to the individual lots from Mamalahoa Highway shall be limited to the (3) approaches already permitted and constructed with other Mamalahoa Highway Improvements, completed in 2014. The east and west end approaches shall be limited to right-in and right-out only movements.
4. The entry throat lengths to the parking areas nearest Mamalahoa Highway are very short and may result in a traffic queue into Mamalahoa Highway.

Should there be any questions concerning this matter, please feel free to contact Kiran Emler of our Kona Engineering Division office at 323-4851

KE

copy ENG-HILO

DATE: February 13, 2015

Memorandum

TO : Duane Kanuha, Planning Director
Planning Department

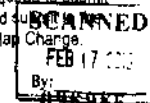
FROM : Ben Ishii, Division Chief
Engineering Division

SUBJECT : **Planned Unit Development (PUD 14-000028)**
Applicant: Rhem Owensby Planner Architects
Owner: Greenwood Center, LLC
Request: Greenwood Center
Location: Waimea, South Kona, HI
TMK: 316-5-003-002

We reviewed the subject application and our comments are as follows:

DRAINAGE

1. All development generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties. A drainage study shall be prepared, and the recommended drainage system shall be constructed meeting with the approval of DPW.
2. The applicant shall be informed that if they include drywells in the subject development, an Underground Injection Control (UIC) permit may be required from the Department of Health, State of Hawaii.
3. Flood Zones "AE" and "Shaded X", affect the subject parcel as designated by the Flood Insurance Rate Map (FIRM), dated May 16, 1994 as amended by LOMR Case No. 13-09-2580P effective 2/21/14. Any new construction or substantial improvements within the AE Zone will be subject to the requirements of Chapter 27 - Flood Plain Management, of the Hawaii County Code. All site plan submittals should show the current flood zone boundaries.
4. For ground alterations within the AE Zone the applicant may be required to submit a flood study prepared by a licensed professional civil engineer and submit to the Federal Emergency Management Agency (FEMA) for a Letter of Map Change.



DEPARTMENT OF PUBLIC WORKS - TRAFFIC DIVISION
 COUNTY OF HAWAII
 PLAN REVIEW COMMENT SHEET

Memorandum No. 2014 547 Date Received: 12/18/2014
 To: Duane Kanuha - Planning Director Date Transmitted: 12/29/2014
 From: Traffic Division
 Subdivision/Project: PUD: Greenwood Center
 Subdivision/Project No: TMK: 6-5-003:002

SIGNS/MARKINGS:

- | | | |
|---|--|--|
| 1. R. Mangaoang | Review Date: _____ | Initial: _____ |
| <input type="checkbox"/> No Review | <input type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input type="checkbox"/> No Comments | |
| _____ | | |
| 2. C. Hatada | Review Date: _____ | Initial: _____ |
| <input type="checkbox"/> No Review | <input type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input type="checkbox"/> No Comments | |
| _____ | | |

STREET LIGHTS/TRAFFIC SIGNALS:

- | | | |
|---|---|--|
| 3. K. Tsutsui | Review Date: 12/26/2014 | Initial: _____ |
| <input checked="" type="checkbox"/> No Review | <input checked="" type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input type="checkbox"/> No Comments | |
| _____ | | |
| 4. M. Ignacio | Review Date: _____ | Initial: _____ |
| <input type="checkbox"/> No Review | <input type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input type="checkbox"/> No Comments | |
| _____ | | |

Administration:

- | | | |
|--|---|--|
| 5. A. Takaba | Review Date: 12/19/2014 | Initial: _____ |
| <input checked="" type="checkbox"/> No Review | <input type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input type="checkbox"/> No Comments | |
| All non-standard signs and markings shall be County standard if roads will be dedicated to County. | | |
| _____ | | |
| 6. R. Thiel | Review Date: 12/23/2014 | Initial: _____ |
| <input checked="" type="checkbox"/> No Review | <input type="checkbox"/> See Attached Comments | <input type="checkbox"/> Comments on Plan/Sketch |
| <input type="checkbox"/> Other Comments | <input checked="" type="checkbox"/> No Comments | |
| _____ | | |

096057

William P. Kenoi
 Mayor



POLICE DEPARTMENT
 12/18/2014 11:58

Harry S. Kubojiri
 Police Chief

Paul K. Ferreira
 Deputy Police Chief

County of Hawai'i
 POLICE DEPARTMENT
 744 Kapi'olani Street • Hilo, Hawaii 96720-3998
 (808) 935-3311 • Fax: (808) 961-2389

January 9, 2015

TO : DUANE KANUHA, PLANNING DIRECTOR
 FROM : PAUL K. FERREIRA, ACTING POLICE CHIEF

SUBJECT : APPLICATION: PLANNED UNIT DEVELOPMENT (PUD-14-000028)
 APPLICANT: RIEHM OWENSBY PLANNERS ARCHITECTS
 OWNER: GREENWOOD CENTER, LLC
 REQUEST: PUD: GREENWOOD CENTER
 TAX MAP KEY: 6-5-003:002

This is in response to your memorandum dated December 15, 2014, regarding the Planned Unit Development (PUD-14-000028) by Greenwood Center, LLC.

Staff has reviewed the application and concluded that there is no objection from a law enforcement perspective; therefore, we have no objections to the advancement of said application.

Should you have any questions or concerns, please contact Captain Randall Medeiros, Commander of the South Kohala District, at 887-3080.

RM/jaj
 RS:40806

096279

DEPARTMENT OF PUBLIC WORKS - TRAFFIC DIVISION
 COUNTY OF HAWAII
 PLAN REVIEW COMMENT SHEET

Memorandum No. 2015 - 565 Date Received: 1/26/2015
 To: Duane Kanuha, COH, Planning Dept Date Transmitted: 1/30/2015
 From: Traffic Division
 Subdivision/Project: Planned Unit Development - Greenwood Center, Waimea
 Subdivision/Project No: PUD-14-000028 TMK: 6-5-003-002

SIGNS/MARKINGS:

1. R. Manganang Review Date: 1/26/15 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments
 Traffic granted approval of Signs and Markings within County R.O.W. (Mamalahoa Hwy) on 10/11/13. There are no further comments.
- ... 2. C. Hatada Review Date: _____ Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

STREET LIGHTS/TRAFFIC SIGNALS:

3. K. Tautui Review Date: 1/29/2015 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments
4. M. Ignacio Review Date: _____ Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

Administration:

5. A. Takaba Review Date: 1/29/2015 Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments
6. R. Thial Review Date: _____ Initial: _____
 No Review See Attached Comments Comments on Plan/Sketch
 Other Comments No Comments

096646

County of Hawaii
 Department of Public Works - Traffic Division

26-Dec-14

Review Comments

To: Duane Kanuha, Planning Director
 From: Kent Tautui (KTT), Traffic Division, Streetlights and Signals Section
 Project Name: PUD: Greenwood Center
 DPW Folder: _____
 TMK: 6-5-003-002

Item	Shr/Dwg No	Comment	By
1		All non-standard street lighting shall conform to county standards along dedicable or existing County Right of Ways.	KTT
2		Street lighting whether private or dedicable shall not allow uplighting beyond the 90° horizontal plane to comply with the Dark Sky Initiatives.	KTT
3		Provide a Traffic Impact Analysis Report to include the impact on the existing signalized intersections, school zones and pedestrians, as well as the necessity of new traffic signals.	KTT

WAIMEA COMMUNITY ASSOCIATION
P.O. Box 2855, Kamuela, HI 96743

WCA Officers:

President:
Sherm Warner

Vice President:
Pats Cook

Secretary:
Nancy Carr Smith

Treasurer:
Ethan Tweedie

Immediate Past
President:
Bill Santorum

Directors:
John Colson
Paul Johnson
Pete Lindley
Riley Smith

Stewardship
Advisors:
Josh Akana
Poma Bertelmann
Beta Lawrence
Chadd Pashon

Sent by USPS and email

Date: August 16, 2012
To: BJ LEITHEAD TODD
Planning Director
FROM: SHERM WARNER
SUBJECT: Mixed use office, retail
TMK: 6-5-003.002

On July 30, 2012, the Waimea Community Association's Planning and Design Review Committee met with Keoki Magoon and architect Michael Rhein to consider their revision to their earlier plan that received Final Plan Approval on February 12, 2007.

The committee has no objections to the plans as submitted to the committee pending the developer's return to meet with the committee regarding additional details of their landscaping plan, color choices, and signage.

I'm enclosing a letter dated August 8, 2012 from committee chairman Mike Luce

Alpha

Sherm Warner

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Founded in the early 1990s and initially called Waimea-Kamuela Community Association, WCA is a grassroots community group formed to:

- Gather and provide information and to facilitate discussion of issues affecting Waimea.
- To update community members on how and where to make their voices heard, individually or collectively.
- Promote open participation from all of the Waimea community for the purpose of recommending policies and legislation for careful growth of Waimea while preserving the values unique to the region.
- Develop leadership within the community, and
- Initiate, coordinate and support projects to further community development and harmony, cultural, economic, physical and spiritual.

Everyone is invited to WCA's monthly Town Meetings from 6:15-7 p.m. on first Thursdays. Membership is not required to attend town meetings but is urged and inclusive attendance is most welcome at important community news, events and issues.



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII
345 WERUWANACA STREET, SUITE 205 • HILO, HAWAII 96720
TELEPHONE (808) 961-3653 • FAX (808) 961-3651

January 6, 2015

TO: Mr. Duane Kamaha, Director
Planning Department

FROM: Quirino Antonio, Jr., Manager-Chief Engineer

SUBJECT: PLANNED UNIT DEVELOPMENT (PID 14-000028)
APPLICANT - GREENWOOD CENTER, LLC
TAX MAP KEY 6-5-003-002


We have reviewed the subject application and have the following comments and conditions.

Please be informed that the subject parcel has three (3) existing services that were recently installed to service the three (3) proposed buildings. Although there are existing services available for each proposed lot, the subdivision will not comply with the minimum requirements of the Department's standards.

Please note each meter must front the proposed lot it will serve. The proposed Lot 3 is essentially landlocked and the existing meters will not front Lot 3 and Lot 2.

Should there be any questions, please contact Ryan Quirionano of our Water Resources and Planning Branch at 961-8070, extension 256.

Sincerely yours,


Quirino Antonio, Jr., PE
Manager-Chief Engineer

RQ:djg

copy - Greenwood Center, LLC
Richard Owensby Planners Architects

Water, Our Most Precious Resource... Ka Wai A Kane...
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- Drainage and Grading Plan:
The Applicant has prepared a drainage study that will be submitted to the PD. It was noted that the project requires some 4-6 feet of imported fill material to raise the buildings and most of the other areas out of the 100-year flood zone.
- Roadway signage, striping and lighting:
The need for safe marked pedestrian crossings within the project (from Mamalahoa to Buildings A and B and between Buildings A and B) was agreed upon as necessary. Lighting will comply with the County Code and will be shown in more detail at the next meeting.
- Architectural Design and Building Scale:
Overall, the PDRC was pleased with the Applicant's 'paniolo style' architecture and found it to be generally in conformance with its Design Goals. The color palette will be presented at the next PDRC meeting with the Applicant. The use of wide overhangs and transom windows for ventilation will promote energy efficiency.
- The Connection with the Trails and Greenways Project:
Connection with the Waimea Trails project was assured but not specifically shown on the drawings. PDRC hopes that access will be shown on the Landscape drawing that will be submitted.
- Other comments:
 - Public restrooms are included with the project but not shown on any drawings.
 - Perimeter 'fencing' will be by landscaping only and non-vehicular connectivity with adjacent parcels is intended.
 - Grease Traps will be installed as needed once the Tenant mix is determined
 - Bike Racks will be included within the project.

Based on the data received so far, the PDRC will advise County Planning that it has no objections to the project to date and will await submittal of more landscape, color selection and signage/lighting details in 4-6 weeks. The applicant was urged to consult with the Waimea Outdoor Circle to ensure the viability of the various florae selected for their project.

The PDRC will again meet to discuss new data presented by the Developer and will again place notice of the meeting as was done before.

Mahalo for the opportunity to comment.

Mike Luce

Mike Luce,
Chair, PDRC

To: Hawaii County Planning Department
Attn: Bobby Jean Leirhead-Lodd, Director
From: Waimea Community Association
Planning and Design Review Committee
Re: Plan Approval Review
Magoon "The Greenwoods" Waimea Project
Date: August 8, 2012

Aloha Bobby-Jean,

The Waimea Community Association (WCA) Planning and Design Review Committee (PDRC) met on July 31st to review The Greenwoods project which is located between Carter Professional and Waimea Office Center. The meeting was advertised on the WCA website and by blast email to several hundred residents. Landowner/Developer Kooki Magoon and his architect Michael Riehm displayed renderings and also made a power point presentation. The Greenwoods project was then discussed in great detail, and has been greatly reduced from its February 2007 version.

This project received Plan Approval status from County Planning in February 2007. However, very recently the Developer agreed with County Planning to re-do its Plan Approval application based on the project's greatly reduced scale and the fact that conditions have greatly changed in the last 5.5 years.

Because the PDRC Plan Approval review process requires a more detailed examination of the project, Mr. Magoon and Mr. Riehm will be returning to the PDRC with detailed landscape drawings, with a final proposed color palette for the new 4 buildings as well as detailed drawings for proposed (ground) signage and lighting. We anticipate their return in 4-6 weeks. This delay owes to the fact that only this week was there agreement to re-do Plan Approval and there was insufficient time to prepare the necessary details in these 3 areas.

Meanwhile, the following topics, among others, were discussed at length among the Applicant, the PDRC and the attendees and the PDRC had no objections to the project based on the materials submitted thus far.

- Traffic Circulation and Pedestrian Safety:
Of note was the project's inclusion of sidewalks and dedicated left turn pockets along Mamalahoa fronting the project, all with input from County DPW. Also discussed with the applicant was the National "Safe Routes to School" program related to the Project (<http://www.saferoutesinfo.org>). There is a community concern that future tenants of the Greenwood project may offer items for sale that are particularly attractive to Elementary School children who may be tempted to illegally cross Mamalahoa Hwy. County DPW is working with the Developers and others in the area to address addition of Bus Stops and safe crosswalk(s) in the area from Lindsey Road to or beyond the Ahuli Street (Canada-France-Hawaii turn-off) intersection with Mamalahoa Hwy. The Developer indicated a willingness to participate in these improvements to a fair and limited share. However, Education of the students regarding safe crossing of any roadway remains to be of paramount importance. Internally, the 32' wide "Main Street" shows 2-way traffic and perpendicular parking with more than the County minimum number of stalls and a typical 10' width. A reduced parking area and use of diagonal stall stripes was discussed but not supported.

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