



PBR HAWAII & ASSOCIATES, INC.

PLANNING DEPARTMENT
COUNTY OF HAWAII

2011 JAN 13 PM 2:21

January 12, 2011

Ms. BJ Leithead Todd
Planning Director
Planning Department
County of Hawai'i
101 Pauahi Street, Suite 3
Hilo, Hawai'i, 96720-4224

INCIPALS

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- JOHN SHIGEKUNI
Vice-President

SUBJECT: TRAFFIC IMPACT ANALYSIS REPORT FOR WAIMEA TOWN CENTER CHANGE OF ZONE APPLICATION (REZ 08-000083)

Dear Ms. Leithead Todd:

- ANTHONY MURAKAMI, AICP, LEED® AP
Principal
- FRANK BRANDT, FASLA
Firmman Emeritus

In August of 2008, Parker Ranch, Inc. submitted a Change of Zone application (REZ 08-00083) that would facilitate a land exchange between Parker Ranch and DOE to: 1) allow eventual expansion of the Waimea Elementary/Middle school campus; and 2) accommodate the future planned extension of Lindsey Road to the Connector Road. The Change of Zone will allow for DOE to receive property with uniform zoning and will also provide for uniform zoning on several odd shaped parcels created as a result of the land exchange.

ASSOCIATES

- TOM SCHNELL, AICP
Senior Associate
- MOND T. HIGA, ASLA
Senior Associate
- RYN K. NISHIKAWA, ASLA
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- EMIKAMI YUEN, LEED® AP
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- FRANK MURAKAMI, ASLA, LEED® AP
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- HENG DONG, LEED® AP
Associate

The Planning Department provided its review of the Change of Zone application in the attached letters dated April 23, 2009 and August 5, 2009. Your April 23, 2009 letter requested that a TIAR be submitted with the Change of Zone application to comply with Section 25-2-46 (d), Hawai'i County Code (HCC). Your August 5, 2009 letter stated that if the Planning Department does not receive the requested information by September 4, 2009, the application would be withdrawn due to incompleteness.


In our response letter dated September 4, 2009, we informed you that we were proceeding with a TIAR and asked that you keep the existing application pending until the TIAR is complete. Since then, we have engaged the services of AECOM to prepare a TIAR to determine the differences in traffic operations between the proposed rezoning and the current zoning. The TIAR, *Traffic Impact Analysis Report for Proposed Waimea Town Center Zoning Adjustments*, is attached and presents data and information in compliance with Section 25-2-46 (d), HCC.

The TIAR analyzed traffic conditions at the Māmalahoa Highway/Lindsey Road and Connector Road/Lindsey Road intersections relative to the current zoning for three forecast years: 2015, 2020, and 2030. The TIAR concluded that future traffic conditions at the two study intersections would have negligible differences relative to the current zoning. Traffic circulation patterns and conditions could change in the future as planned/proposed roadway improvements in the Waimea area are implemented over the next twenty years. Therefore, the TIAR recommends continuing to monitor traffic conditions in context of when roadways are actually built and when specific developments (such as a new school) may actually occur.

In closing, the attached report is being sent to you for review and is consistent with the requirements of Section 25-2-46, HCC, which requires a TIAR for any Change of Zone application where the change of zone has potential to generate 50 or more peak hour trips. We hope you find the TIAR acceptable in completing the Change of Zone application processing. Please contact me if you have any questions or require additional information.

Sincerely,

PBR HAWAII


Tom Schnell, AICP
Senior Associate

- cc: Brandi Beaudet, Parker Ranch, Inc.
- Shawn Saito, Parker Ranch, Inc.
- Heidi Meeker, State of Hawai'i Department of Education
- Maija Cottle, County of Hawai'i Planning Department
- Warren Yamamoto, AECOM

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Attachments

O:\JOB13\1355.40 Parker Ranch COZ\TIAR\Transmittal- TIAR to Planning Dept.doc

1.0 INTRODUCTION

1.1 PROJECT SUMMARY

- Project Name:** Waimea Town Center – Zoning Adjustments
- Applicant:** Parker Ranch, Inc. (Parker Ranch)
- Tax Map Keys:** (3) 6-7-02:15 (por.), 64 (por.); (3) 6-7-08:93 (por.)
- Landowners:** Parker Ranch, Inc. ((3) 6-7-01:64; (3) 6-7-08:93)
Hawai'i State Department of Education ((3) 6-7-02:15)
- Existing Uses:** (3) 6-7-02:15: Waimea Elementary and Middle Public Charter Conversion Schools
(3) 6-7-02:65: Vacant, (3) 6-7-08:93: Vacant
- Proposed Uses:** Expanded School Use (Waimea Elementary and Middle Public Charter Conversion Schools)
Village Commercial (Waimea Town Center improvements)
Lindsey Road Extension to Connector Road
- Project Area:** 25.7 ± acres
- Land Use Designations:**
- State Land Use: Urban
 - General Plan: Low Density Urban
Medium Density Urban
 - Zoning: Multiple-Family Residential (RM-5)
Single-Family Residential (RS-7.5)
Single-Family Residential (RS-10)
Agricultural (A-40a)
Commercial Village (CV-7.5)
- Action Requested:** County of Hawai'i Change of Zone approval:

TMK	Existing	Proposed	Area
(3) 6-7-02:15 (por.)	A-40a	RS-7.5	±15.0 ac
(3) 6-7-02:15 (por.)	A-40a	CV-7.5	±0.8 ac
(3) 6-7-02:64 (por.)	RS-10	A-40a	±1.6 ac
(3) 6-7-08:93 (por.)	RM-5	RS-7.5	±5.3 ac
(3) 6-7-08:93 (por.)	RM-5	CV-7.5	±1.3 ac
(3) 6-7-08:93 (por.)	RS-10	RS-7.5	±0.1 ac
(3) 6-7-08:93 (por.)	RS-10	CV-7.5	±1.6 ac

WAIMEA TOWN CENTER – ZONING ADJUSTMENTS
Parker Ranch, Inc./Hawai'i State Department of Education

The applicant, Parker Ranch, Inc. (hereinafter referred to as "Parker Ranch" or "applicant"), is the developer of the project site. With authorization from the State Department of Education (hereinafter referred to as "DOE") (see Appendix C), the subject zoning adjustments are requested to change various zoning district boundaries to reflect the current school expansion plans and recently adjusted roadway alignments.

The project is located in Waimea, South Kohala, Hawai'i, adjacent to the Parker Ranch Center (see Figure 1). The project areas are surrounded by the existing Waimea Elementary and Middle Public Charter Conversion Schools immediately to the north, the Connector Road (connecting Māmalahoa Highway and Pukalani Road) to the south, the new Luala'i residential subdivision to the west, the Kahilu Theatre and the Parker Ranch Center. The planned extension of Lindsey Road bisects the project from the north to the south. Additionally, as part of a Land Exchange Agreement between the applicant and the DOE, the project area includes approximately 5.445 acres of Parker Ranch lands to be exchanged with a .78 acre portion of DOE land which are resultant parcels from the future straightening of Lindsey Road (see Figure 2).

1.2 REGULATORY BACKGROUND

1.2.1 Land Exchange

On June 27, 2000, the DOE and the applicant entered into the Waimea Development Agreement that would involve the exchange of approximately 4.988 acres, more or less, of Parker Ranch land for 0.78 acres, more or less, of State land that is currently under Executive Order to the DOE. The purposes of the land exchange are to: 1) allow for the future expansion of the Waimea School Site to accommodate separate campuses for the Waimea Elementary and Waimea Middle Public Charter Conversion Schools; and 2) improve the design of the proposed extension of Lindsey Road by removing the curve present in the existing road.

Under the Waimea Development Agreement, a 60-foot wide roadway easement for access and utilities will separate the Waimea Elementary and Waimea Middle Public Charter Conversion School campuses. The divider roadway easement will be comprised of approximately .729 acres. On August 8, 2003, the State Department of Land and Natural Resources (DLNR) granted Parker Ranch final approval of the land exchange with the State DOE (Appendix B).

A Final Environmental Assessment (FEA) was prepared for the State DOE and approved in 2001. The FEA is being submitted (Appendix A) in lieu of the County Environmental Report required by this Change of Zone application.

The recent development of Phase 3 of the new Luala'i Subdivision has led to a slight increase in the acreage Parker Ranch plans to dedicate to the State DOE (4.988 acres to

WAIMEA TOWN CENTER – ZONING ADJUSTMENTS
Parker Ranch, Inc./Hawai'i State Department of Education

1.3 REQUESTED ACTION

This report is part of a Change of Zone Application that seeks to rezone the following land areas (illustrated as Figures 4, 5 & 6):

TMK	Existing	Existing Use	Proposed	Proposed Use	Area
(3) 6-7-02:15 (por.)	A-40a	Elementary & Middle School	RS-7.5	Elementary & Middle School	±15.0 ac
(3) 6-7-02:15 (por.)	A-40a	Elementary & Middle School	CV-7.5	Road & Commercial	±0.8 ac
(3) 6-7-02:64 (por.)	RS-10	Planned Residential	A-40a	Agricultural	±1.6 ac
(3) 6-7-08:93 (por.)	RM-5	Planned Residential	RS-7.5	Elementary & Middle School	±5.3 ac
(3) 6-7-08:93 (por.)	RM-5	Planned Residential	CV-7.5	Road & Commercial	±1.3 ac
(3) 6-7-08:93 (por.)	RS-10	Planned Residential	RS-7.5	Elementary & Middle School	±0.1 ac
(3) 6-7-08:93 (por.)	RS-10	Planned Residential	CV-7.5	Road & Commercial	±1.6 ac

This Environmental Report addresses the specific criteria for the review of a Change of Zone Application. This document demonstrates how the proposed developments, as a consequence of a Change of Zone action by the County, would meet the applicable criteria and objectives enumerated in the Hawai'i County Code, while conforming to State and County plans for the area.

The requested Change of Zone is being sought to: 1) allow for the future expansion of the Waimea School Site to accommodate separate campuses for Waimea Elementary School and Waimea Middle Public Charter Conversion School; and 2) to accommodate the future planned extension of Lindsey Road to the Connector Road. The alignment of the planned Lindsey Road extension has been modified, thus resulting in the need to make these minor zoning adjustments. Related to the proposed expansion of the DOE campus, portions of the existing school site are also being rezoned from agricultural to residential zoning to facilitate school improvements.