

Waimea Planning and Design Review Committee
of the Waimea Community Association

Design Review Checklist – 11/06/05 Version

Area of control: planning proposals, development applications and building permits for all commercial and light industrial properties in Waimea (that are required to follow the County’s Plan Approval process); does not include single family detached residences, agricultural buildings, and permits for renovations; expansions of existing buildings are within the area of control only if the Planning Director determines that the expansion will have a marked impact on the community.

Project owner/name: _____

Date reviewed: _____

General Design Objectives:

- To preserve and enhance the form and function of Waimea’s commercial areas;
- To encourage that new commercial structures complement the environment in terms of form, scale, choice of materials, and architectural styles;
- To preserve historic buildings and sites;
- To preserve views toward distant focal points including Mauna Kea, Mauna Loa, adjoining pu’u and Kohala Mountains;
- To enhance the character of Waimea and encourage landscaping and landscape elements, such as signage, paving and lighting;
- To encourage the use of signs are compatible with the character of Waimea;
- To encourage a respect for local weather conditions in the design and orientation of buildings;
- To encourage the development of an integrated circulation system for pedestrians, horse and bicycles linking key functions, landmarks and recreation elements;
- To encourage compatibility with adjacent land uses; and
- To minimize the visual impacts of motor vehicles and associated parking, service and sales facilities.

Character:

Project encourages development that is compatible with the unique rural ranch ambience of Waimea: Yes No

Land Use:

The project is consistent with the most recent County General Plan: Yes No
Sideyard setbacks and the height of new structures and/or expansions of existing structures in commercial and industrial areas take into account the surrounding property, existing private and public improvements, community characteristics, natural features, and the size of the parcel being developed (It is recognized that smaller parcels have less room for site planning than larger parcels; thus, some measure of “hardship” consideration for smaller parcels shall be given.): Yes No

To the extent practicable, the location or siting of structures and improvements does not hinder existing and prospective traffic improvement, provides landscaping as required by the County, within reasonable limits preserves natural features of community value, and includes use of landscaping and screening elements to minimize visual impacts of parking: Yes No

Circulation and Safety:

The project is consistent with the rebuilding of the Waiaka Bridge and intersection: Yes No

The project is consistent with the provision of an alternative route for local traffic around the Lindsey intersection choke point and improved accessibility to and from medical, police and fire facilities: Yes No

The project is consistent with the construction of safety improvements to Kawaihae Road: Yes No

The project is consistent with the construction of an east/west bypass around Waimea for cross-island traffic: Yes No

Form:

Project consolidates commercial growth around the emerging town center and encourages industrial growth southwest of the town center and makai of Mamalahoa Highway: Yes No

Architecture:

Architectural style is consistent with the Waimea's rural ranch character: Yes No

Functional design is compatible with local weather conditions: Yes No

Creative massing and configuration techniques are used to minimize the negative visual impact of large structures: N/A Yes No

Design incorporates one or more of the following--gable, hipped or Hawaiian roof form; lanais/verandas with perimeter posts; and paneled doors and windows: Yes No

Material and Colors:

Materials and colors are complementary to the natural environment: Yes No

Stained and painted surfaces are light absorbing, when possible: Yes No

Fencing:

Post and rail fences, left natural, or rock walls are used: Yes No

In commercial and industrial areas where security and visual screening is desired, high screen fences with a natural appearance are used: N/A Yes No

Landscaping:

Landscaping is used to complement structures and minimize negative visual impacts, when possible: Yes No

Landscaping does not disrupt vistas of Mauna Kea, Mauna Loa, and the Kohala Mountains: N/A Yes No

Tree masses along west and south approaches on Kawaihae Road and Mamalahoa Highway are reinforced and extended: N/A Yes No

Extensive plantings are used in the central commercial area: N/A Yes No
Existing lineal windbreak patterns are incorporated into new developments, when possible: N/A Yes No

Views toward the mountains are preserved: Yes No

Trees that are unstable under high wind conditions are not being planted:
N/A Yes No

Colorful plantings are provided along the main entry-ways into Waimea town:
N/A Yes No

Flora that are adaptable to the Waimea area are being used (e.g., in Lalamilo area --Blackwood, Arizona Cypress, Jacaranda, Monterey Pine, Eucalyptus (gray bark or black bark), "Bastard" Sandalwood, California Pepper; in central Waimea--Koaia, Koa, Monterey Cypress, Mexican Cypress, Jacaranda, Monterey Pine, Magnolia, Flowering Peach, Eucalyptus (flowering), Cherry Blossom, Podocarpus, Ohia Lehua, California Pepper; in Puukapu Homestead--Ohia Lehua, Podocarpus, Cherry Blossom, Magnolia, Koa, Mexican Cyprus, Monterey Cyprus, Flowering Peach, Monterey Pine, Lawson Pine, pine family, White Cedar, Western Red Cedar): Yes No

Signs:

Signs conform to existing County code: Yes No

Ground signs are placed with maximum consideration of safety and traffic flow:
N/A Yes No

Sign is compatible with its respective business, as well as the area in general:
Yes No

One of the sign designs that is encouraged in the plan is used (see attached sheet):
Yes No

Streets and Lighting:

Curbs, gutters, and sidewalks are not used (except within commercial districts) unless drainage and/or pedestrian and vehicular traffic dictate: Yes No

In all but the central commercial area, where there is a clear need for curbs, gutters and sidewalks, the design incorporates a rural appearance, for example, rolled curbs without sidewalks: Yes No

Light standards are distinctive in character and complement the natural environment of Waimea: Yes No

Light standards and intensity of illumination relate to the type of street and adjacent land use (and do not contribute to light pollution): Yes No

Upward reflection of light is minimized: Yes No

Comments:

