

Subject: Waimea District/Regional Park Site Selection Study  
Date: Tue, 7 Oct 2008 17:30:42 -1000  
From: twitten@pbrhawaii.com  
To: melmacy@hotmail.com  
CC: jkomata@co.hawaii.hi.us

Mel,

Attached is an exhibit that identifies the seven potential park sites that we propose be included in the site selection study. In consultation with the State, we have identified 4 sites that are primarily on State land and 3 sites on Parker Ranch land.

Of the Parker Ranch sites being evaluated, it should be noted that only the originally planned site next to Lalamilo Farm Lots has been offered/ approved as a park site by Parker Ranch. The other two sites are locations we have identified that have suitable characteristics but have not been recommended or approved as potential park sites by Parker Ranch. I spoke with Chris Kanazawa at Parker Ranch and he is aware that we are including these sites in our site selection study. Should one of these two sites be recommended for the park site, we (the County) would need to consult with the ranch on the disposition of these lands.

We would like the Park Group to review and comment on these potential sites to make sure we have not missed a potential site that should be considered.

We would also like you review and comment on the site selection criteria presented below. We will be utilizing this criteria in evaluating the various sites that will result in a recommended park site. If there are other criteria that should be considered, please let us know. Also, indicating what you feel should be the relevant importance of the criteria would be very helpful in our evaluation.

### **Park Site Selection Criteria**

#### **1. Location**

- in or near Waimea Town
- proximity to existing and planned residential areas
- visual access and security

#### **2. Size and Configuration**

- suitable topography (terrain and average slope)
- suitable development area (min. 20 acres) for District Park
- expansion potential for Regional Park (50 acres+)
- configured to accommodate field sports

#### **3. Connectivity and Access**

- vehicular access from public roads (existing and planned/proposed)
- bike, pedestrian, and equestrian access (contiguous to Waimea Greenway plan or other trails)

#### **4. Availability of Infrastructure and Development Costs**

- potable water
- irrigation water
- power and communications
- drainage
- grading
- roadways/bridges

#### **5. Environmental and Physical Characteristics**

- surrounding land uses (buffer issue with Lalamilo Farm Lot activities)
- airport aviation easements (if applicable)
- cultural and archaeological resources (such as Waimea Field System)
- wind
- rainfall
- flora and fauna
- noise from park activities
- historic use (possible unexploded ordnance)

#### 6. Visual Impacts

- view planes
- night lighting of fields

#### 7. Land Use Regulations

- State Land Use
- County General Plan
- South Kohala CDP
- County Zoning

#### 8. Other Criteria to consider?

**Our goal would be to get your Park Groups consolidated comments on the above and attached map by Tues. Oct. 14** to allow us adequate time to prepare our analysis and draft study by Oct. 21. We are then planning on providing the WCA with a update of the site selection and master plan schedule to complete the park master plan and environmental assessment.

Should you have any question, please let us know and we look forward to working with the Park Group.

Thanks for hosting yesterdays meeting.

Tom

Thomas S. Witten, ASLA  
President

PBR HAWAII & Associates, Inc.  
1001 Bishop Street  
ASB Tower, Suite 650  
Honolulu, Hawaii 96813

PH: 808-521-5631  
Fax: 808-523-1402

[www.pbrhawaii.com](http://www.pbrhawaii.com)