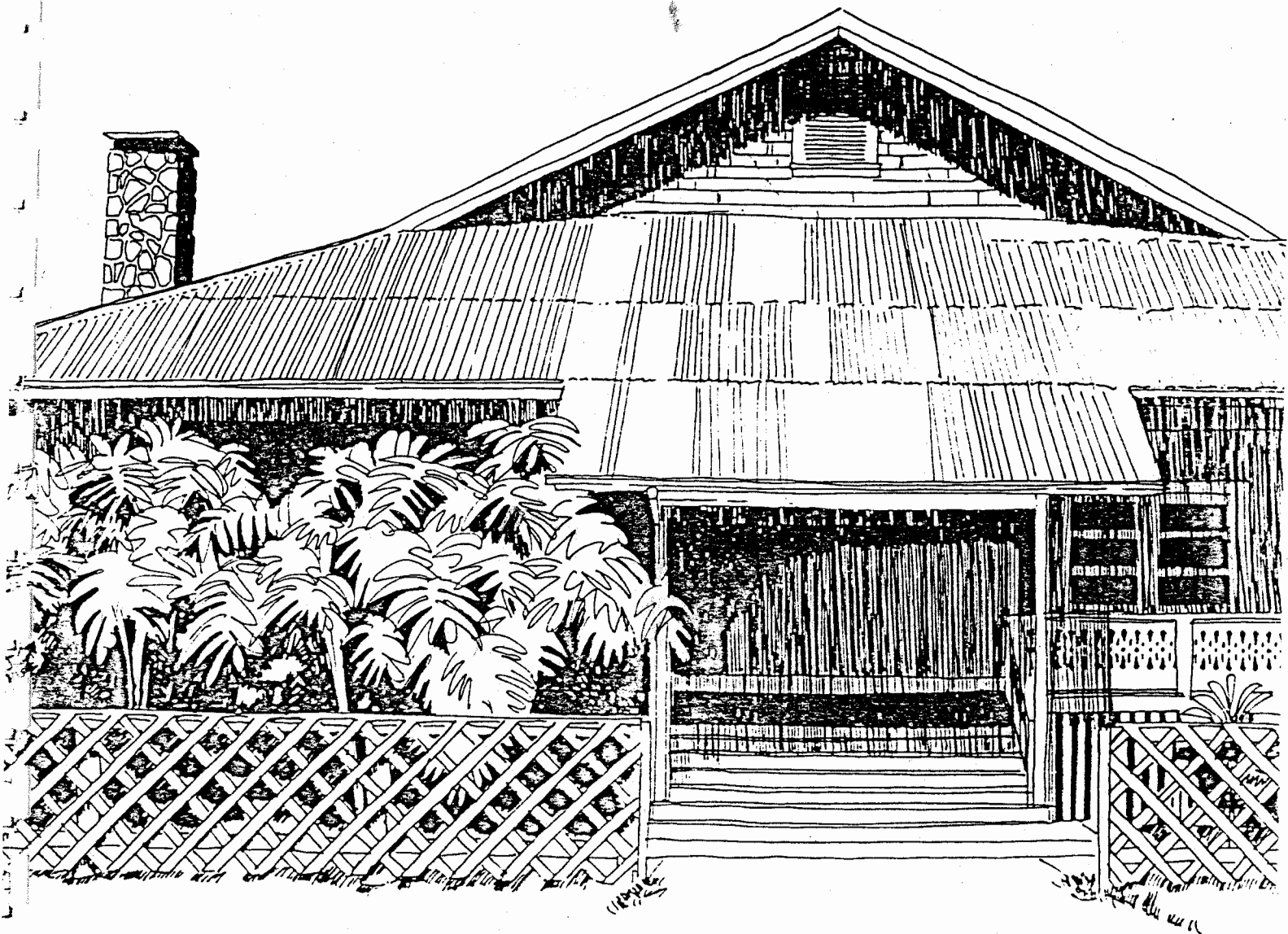


# Waimea Design Plan

THE COUNTY OF HAWAII  
PHILLIPS BRANDT REDDICK



COUNTY OF HAWAII STATE OF HAWAII

RESOLUTION No. 214 86

WHEREAS, pursuant to Chapter 57, Hawaii Revised Statutes, Waimea was selected as a site for the development of a design plan; and

WHEREAS, the intent of the Waimea Design Plan is to identify and recognize the unique rural character of Waimea and to provide recommendations and guidelines to:

1. Insure the preservation of Waimea's ranch and agricultural heritage in the face of growth and change;
2. Reinforce the traditional role of Waimea town as the regional support and service center for ranching and intensive agricultural activities;
3. Encourage the present trend towards the establishment of Waimea as the home base for various educational, cultural, medical and scientific organizations; and

WHEREAS, the Hawaii County Council concurs with the intent of the Waimea Design Plan and that it should serve as recommendations and guidelines for development purposes.

NOW, THEREFORE, BE IT RESOLVED by the Hawaii County Council that the Waimea Design Plan be adopted as the official document to guide future development and construction design in Waimea.

BE IT FURTHER RESOLVED that the Clerk of the County of Hawaii is instructed to transmit copies of this resolution to the Mayor, the Planning Commission and the Waimea-Kawaihae Community Association.

Dated at Hilo, Hawaii, this 1st day of October, 1986.

INTRODUCED BY:

  
COUNCIL MEMBER

COUNTY COUNCIL  
County of Hawaii  
Hilo, Hawaii

ROLL CALL VOTE

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawaii on October 1, 1986.

	AYES	NOES	ABS	EX
DAHLBERG	X			
DE LUZ	X			
DOMINGO	X			
HERKES	X			
JITCHAKU-INOUE	X			
KOKUBUN	X			
LAI	X			
SCHUTTE	X			
YAMASHIRO	X			

9 0 0 0

Reference PC-152

**214 86**

RESOLUTION NO. \_\_\_\_\_

ATTEST:

  
COUNTY CLERK

  
CHAIRMAN & PRESIDING OFFICER

WAIMEA DESIGN PLAN

Prepared for the County of Hawaii

May 1984

The preparation of this report was financed in part through a Comprehensive Planning Grant from the Department of Housing and Urban Development

Phillips Brandt Reddick

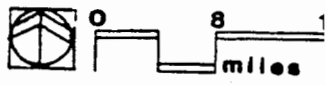
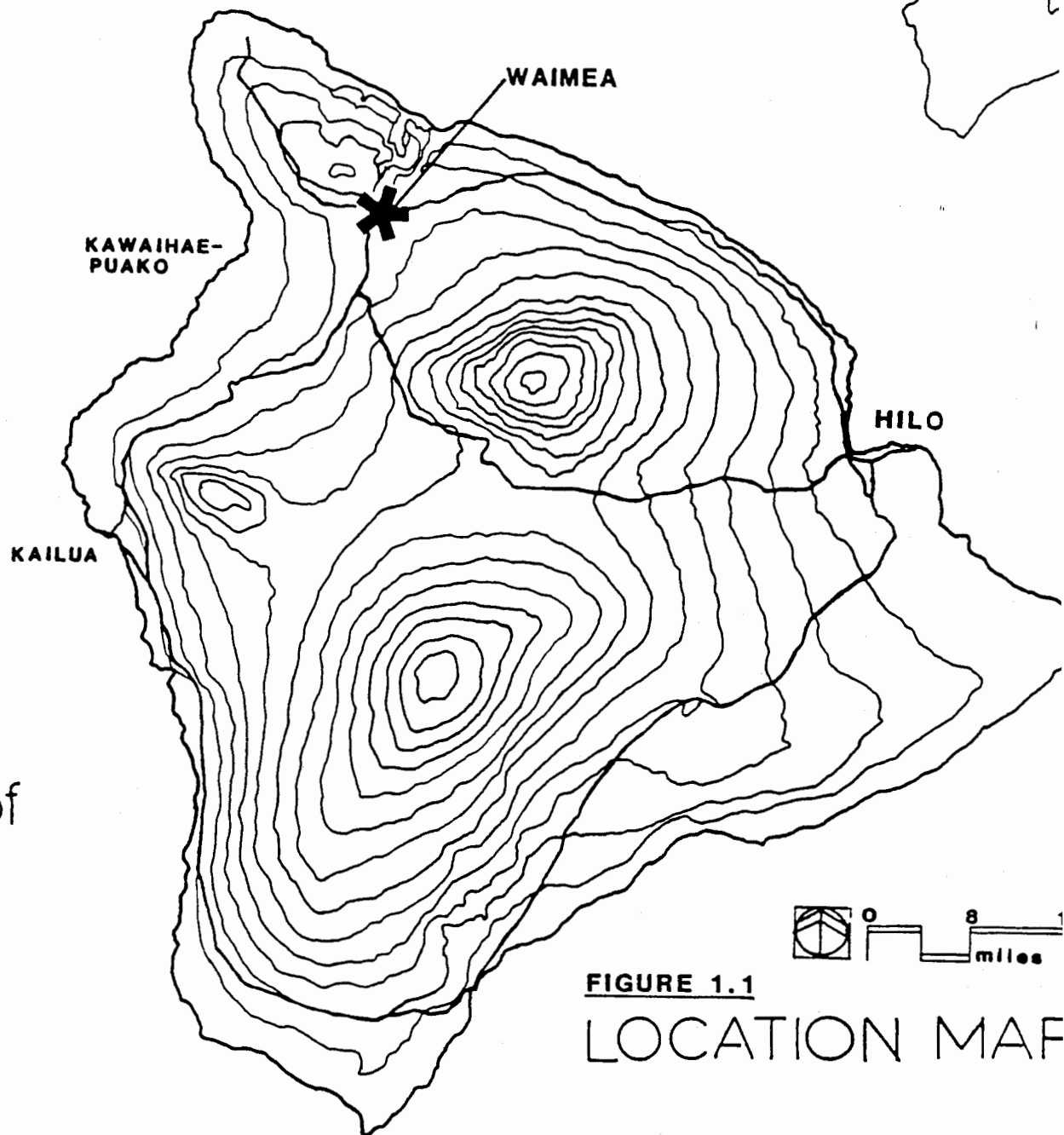
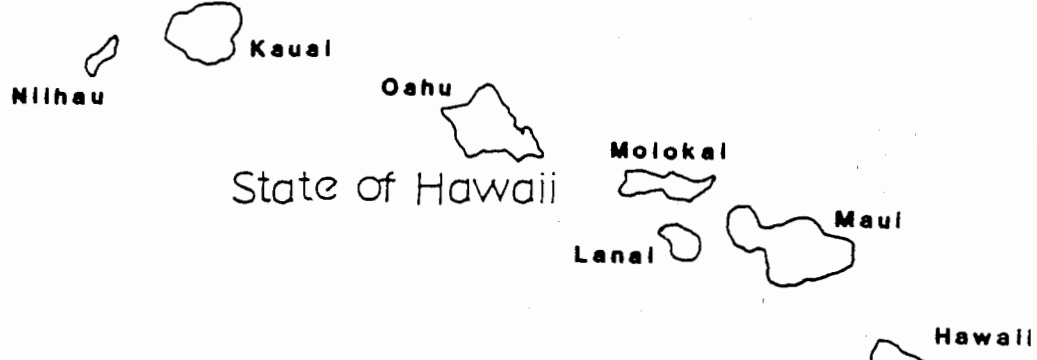
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**FIGURE 1.1**  
**LOCATION MAP**

- Major Highways
- CONTOUR LINES  
(thousand feet intervals)

## INVENTORY

### 1.1 LOCATION

Waimea is at the hub of South Kohala, the crossroads linking Kona, Kawaihae and North Kohala with the Hamakua Coast and Hilo, as shown in Figure 1.1. It serves local ranching and intensive agricultural interests as a regional retail and supportive center.

### 1.2 FORM

Waimea nestles into the Kohala Mountains, at the 2,600 foot elevation on the edge of the saddle which connects with Mauna Kea to the southeast. Surface water flows in a southerly direction from the Kohala Mountains to form Waikoloa Stream which flows in a westerly direction through Waimea town towards Kawaihae. This water-course is supplemented by Kohakohau Stream, which flows to the coast parallel with Waikoloa Stream.

### 1.3 LAND USE

#### 1.3.1 LAND TENURE

Large undeveloped tracts adjoining Waimea are owned by the State Department of Land and Natural Resources, the State Department of Hawaiian Home Lands, and the Parker Ranch. The latter owns most land which is suitable for expansion of town center supportive activities and residential and industrial development. Other property suitable for expansion is under various private ownership. Lots in urban and agricultural use in Waimea are generally in separate fee simple ownership.

The original "Waimea Homesteads" subdivision had lots of approximately 2.3 acres, and set the open flexible development pattern which characterizes Waimea. Figure 1.3 illustrates the land tenure pattern.

1.3.2

GENERAL PLAN

The General Plan establishes urban growth patterns in all directions. It shows major growth areas to the north to the Kohala Mountains on State-owned land, and to the saddle on Parker Ranch land. It shows a 5.3 mile east-west linear urban pattern between the existing Lalamilo subdivision near the Kohala Mountain Road and Puu Nani subdivision on Mamalahoa Highway.

Figure 1.4 illustrates the General Plan concept and the potential conflicts it creates with government policy relating to preservation of agricultural lands.

1.3.3

ZONING

Figure 1.5 shows State Urban land use and County zoning. Approximately 70% of the land classified by the State as Urban is also zoned for urban use by the County.

1.3.4

EXISTING CENTRAL AREA

The area abutting and south of Mamalahoa Highway, between Waimea Elementary & Intermediate School and the Civic Center site has been defined as the "Central Area" for the purpose of this study. The Lucy Henriques Medical Center is located on the site adjoining the Civic Center.

1.4

CIRCULATION

Kawaihae Road and Mamalahoa Highway, major highway links in the Kohala region, intersect at Waimea. The Kohala Mountain Road connects with the former at the western edge of Waimea. This major road network forms the circulatory spine from which residential and agricultural roads extend.

Figure 1.6 indicates the existing road system.

Pedestrian, bicycle and horse circulation systems are not specifically addressed.

1.5

COMMUNITY FACILITIES

Community facilities are noted in Figure 1.7 and listed below:

Waimea/Kohala Airport  
Waimea Civic Center  
Court House  
Police Station  
Fire Station  
Lucy Henriques Medical Center  
Kuhio Hale  
Thelma Parker Memorial Community  
School Library  
Waimea Elementary & Intermediate School  
Thelma Parker Gymnasium  
Kamuela Post Office  
Waimea Park  
Kahilu Theater & Town Hall  
Hawaii Preparatory Academy, Lower  
& Middle Campus  
Hawaii Preparatory Academy, Upper  
Campus  
Parker School

1.6

OVERHEAD UTILITIES

Electricity, telephone and cable TV lines are routed throughout Waimea with main distribution lines for both Waimea and the region located in the Mamalahoa Highway and Kawaihae Road rights-of-way. Cable TV lines usually share the telephone pole system. Electricity and telephone line routes are shown in Figure 1.8.

1.7

WATER SUPPLY

The water facilities for Waimea are located off Spencer Road in the Kohala Forest Reserve. The main water treatment plant for Waimea is located just beyond the north edge of Figure 1.9. Above the water treatment plant there are a number of reservoirs. These are: Waikoloa Reservoir (50 M.G.), Waikoloa Reservoir #2 (50 M.G.), and Reservoir #3 (8.5 M.G.). Below the water treatment plant there is Reservoir #2 (4.0 M.G.), a sludge tank (2.16 M.G.), and a chlorinator. All of these reservoirs are part of the Marine Dam Waterhead.

Figure 1.9 illustrates the location of the water supply lines. Other water reservoirs located off this map are also listed. They are the State Reservoir (60 M.G.) and a concrete reservoir (.1 M.G.) located north of Puukapu Homesteads, and Tank #2 and #3 (both 20,000 gallons) outside town to the west.

#### 1.8 FLOOD HAZARD/SOILS

The Army Corps of Engineers has prepared several Flood Insurance Rate Maps (FIRM) for the area. Figure 1.10 illustrates the land subject to a 100-year flood, 100 - 500-year flood, the minimal flooding. The floodable area generally follows the course of the Waikoloa Stream and Lanimaumau Stream.

Soils in the area are also shown on Figure 1.10. The largest soil types are Waimea very fine sandy loam (WMC), Kikona very fine sandy loam (KfA), and Palapalai silt loam (PLC). Palapalai soil is used for truck crops, and Kikona (KfA) soil is generally used for truck crops. Waimea (WMC) soil is used for pasture and irrigated truck crops.

#### 1.9 SOLID WASTE

Presently there exists a solid waste transfer station next to the Department of Public Works Corporation yard, off Kawaihae Road. Known as the Kamuela Refuse and Quarry Site (See Figure 1.7) this site has only a limited life. There is a plan to relocate this refuse area within two years outside Waimea, towards Kona, at Puanahulu.

Presently, Waimea has no sewers and utilizes cesspools.