

4 IMPLEMENTATION

4.1 ACTION

The implementation of urban design proposals will require action by both private and public sectors.

The following key actions are required by the community, major landowners, and the County in order to ensure development of Waimea in accordance with the proposed Urban Design Plan.

1. Public review and general support for the proposed Waimea Community Development Plan and Urban Design Plan (CDP and UDP).
2. County adoption of the proposed CDP and UDP.
3. County adoption of the CIP proposed in the CDP and UDP together with the phased and coordinated implementation of projects.
4. County supported request for modification of the urban boundary by the State Land Use Commission in accordance with the CDP and UDP.
5. Ongoing review and incremental rezoning of developable areas by the County in accordance with the CDP.
6. Expeditious review and approval by the County of projects proposed by private and public sectors which are in accordance with the CDP and UDP.
7. County coordinated preparation of detailed Urban Design District Plans by Parker Ranch and other primary landowners in accordance with the CDP and UDP.
8. Timely agreement between the County and private landowners on acquisition and development of key properties for public use.

4.2 PHASING

The proposed Urban Design Concept is relatively flexible and can be structured to meet both government and private sector limitations. These limitations will dwell essentially in the Plan.

The scheduling of the various priority items recommended in the Plan into the County CIP program would depend on the ability of the County to provide these funds specifically for Waimea. Assessment of the priorities established by the Plan against a County-wide basis of need is a process that must also be taken into consideration since funds availability are always a prime consideration.

Exploration into the availability of funds from sources outside the County should be seriously considered and these could be from General Revenue Sharing, Federal Department of Housing and Urban Development through the newly established Community Development Block Grant program.

Through fund sources such as these, the successful cost sharing of government money and private sectors participation on an assessed improvement value basis can be achieved. The improvements that could be implemented under this cooperative method of cost sharing would be the improved street circulation patterns and street improvements, pedestrian/equestrian and bikeway paths, and drainage improvements, and certain street furniture considered unique to Waimea and the immediate area.

The following phasing program is provided to indicate the priorities considered essential to implement the recommended CDP/Urban Design Plan. Each phase is based on a time to request funds from local and Federal sources and also to coordinate with the applicable private sector parties who would gain the immediate benefits from the proposed improvements.

Action/
Funding

Phase 3

Phase 2

Phase 1

Public Facilities (continued)

Lalamilo Gymnasium	0	0	S
Waimea Park Expansion	0		C
Lalamilo Park Development	0		C
Kohala Mountain Park Development	0		S

Historic

Court House Restoration	0		
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Landscaping

Waikoloa Stream 1. East of Lindsey Road	0		C
2. West to Lalamilo Housing	0		C
Kawaihae Road East Approach	0		
Mamalahoa Highway 5th Approach & Central Area	0		C, P
Development Areas	0		
Kohala Mountain Park	0		
Lalamilo Park	0		

Utilities, Lighting and Signs

Relocation of major overhead utilities	0	0	C, P
Undergrounding of utilities	0	0	C, P
New street lighting	0	0	C, P
New street and direction signs	0	0	C

Key: F - Federal S - State C - County P - Private