



May 4, 2017

Waimea Community Association Meeting  
Waimea, Hawaii

Re: Parks & Recreation, Roads and Infrastructure, Possible School Expansion, School Parking and Traffic Circulation Issues: Ideas for the Waimea Community

Dear Waimea Community Association and Members of the Waimea Community:

We'd like to share with you the efforts taken by Parker Ranch over the last several years to enhance and improve the quality of life in the Waimea area, as well as those efforts we are engaged in for the future.

### **Parks and Recreation**

In November 2016, Parker Ranch completed its dedication of 24 acres of land to the Hawaii County Department of Parks and Recreation for Phase 1 of the Waimea District Park. In September 2016, Parker Ranch extended its commitment to make an additional 26 acres available for Phase 2 of the Waimea District Park, giving the County a further three years to exercise its option to expand the park from 2020 to 2023. As detailed in the attached letter, Parker Ranch affirmed its commitment to the park and the community in this collaborative effort as this regional park represents an important resource for the Waimea schools and community as a whole.

### **Roads and Infrastructure**

Parker Ranch has been working on a land exchange with the State of Hawaii Department of Education, in which Parker Ranch will convey 5.445 acres of its land to the Department of Education in exchange for 0.78 acres of State land (see attached map of the subject parcels). The exchange will provide benefit to the Waimea Community through an improved design for the proposed future extension of Lindsey Road, by removing the curve that is present in the existing design. Additionally, the land exchange will support Parker Ranch in its efforts to continue implementation of its Waimea Town Center ("WTC") development plan, previously known as the "Parker Ranch 2020 Plan." Improved access and the connection of sewer services to Parker Ranch's Waimea Town Center project is also made possible through the creation of a utility easement through the DOE lands.

These improvements build upon those already completed as part of the WTC project. They include the construction of Ala Ohia Road between Mamalahoa Highway and Pukalani Road, development of the Waimea wastewater treatment plan, construction of a major drainage diversion necessary for the construction of the North Hawaii Community Hospital's main building, and development of two residential projects in Waimea.

## **Possible School Campus Expansion**

The land exchange also will benefit the overall Waimea Community by providing DOE with additional land for the future expansion of the Waimea School campuses. While we understand that master planning for the site has not been completed at this time, expansion could be achieved either through the development of separate campuses for the Waimea Elementary and Waimea Middle Schools within this area or through the exchange and/or sale of the 5.445 acre parcel by the State, in the event that an alternative site for a new school facility is more appropriate.

## **School Parking and Traffic Circulation (Student Drop-Off/Pick-Up)**

In considering the school and community needs for parking and drop-off of students at Waimea Elementary and Waimea Middle Schools, Parker Ranch has been listening to feedback received from the community. Parker Ranch is willing to make commitments to collaborate with school leadership, the DOE, and the community to provide a solution that addresses these concerns.

As one option, Parker Ranch is studying what is required to grade and gravel part of the land to be conveyed to DOE for a pick-up and drop-off parking area. Access to this area would come from Ala Ohia Road and is conceptualized in the attached map.

This option would alleviate the parking and traffic circulation issues that exist on Lindsey Road in the lot next to the Post Office and alongside the schools, which may worsen with the possible fencing-off of that lot when it is marketed for sale or eventually sold. This temporary pick-up and drop-off area also would encourage the development of a new master plan for the schools' expansion into the future, as community and school leaders come together to determine the best layout and design for these newly acquired 5.445 acres within the context of the schools' needs and future plans. Similarly, with the Waimea District Park across the street on Ala Ohia, this parking and drop off solution could facilitate convenient parking and access for sports and other recreational activities.

Parker Ranch remains committed to seeing that viable solutions addressing the concerns of the community are realized, with completion of additional parking areas for the schools taking priority for the near-term future.

Sincerely,



Neil ("Dutch") Kuyper  
President and CEO

### **Attachments:**

1. Parker Ranch Letter to Mayor Kenoi on Waimea District Park Phase 2
2. Parker Ranch DOE Land Exchange Map
3. Conceptual Parker Ranch Proposed School Drop-off/Pick-up Area Map



September 20, 2016

The Honorable Mayor William P. Kenoi  
County of Hawaii  
25 Aupuni Street  
Hilo, Hawaii 96720

RE: Parker Ranch - Waimea Town Center  
Waimea District Park - Phase 2 Expansion (approximately 26 acres)  
TMK: (3) 6-7-001:025 (portion) ("Parcel 25")

Dear Mayor Kenoi:

Thank you for your letter dated July 13, 2016 requesting that we facilitate the expansion of the Waimea District Park by 26 acres ("**Phase 2**"), which will allow the County of Hawaii ("**County**") to proceed to develop the master planned recreational area as a Regional Park.

Parker Ranch, Inc. ("**PRI**") and the County entered into the Memorandum of Understanding - Waimea District/ Regional Park, dated July 30, 2012, which memorializes the County's agreement to work with PRI to satisfy Conditions G and M(1)(j) under the Waimea Town Center Rezoning Ordinance No. 02-25 ("**MOU**").

In satisfaction of the MOU, PRI has to date, obtained Final Subdivision Approval for Phase 1 of the Waimea District Park (Lot 4), which was approved by the Planning Department on August 19, 2014, under SUB-13-001228-Revised. The Waimea District Park - Phase 1 (Lot 4) was accepted for dedication by the County by Dedication Deed, recorded in the Bureau of Conveyances of the State of Hawaii on May 11, 2015 as Document No. A-56090567.

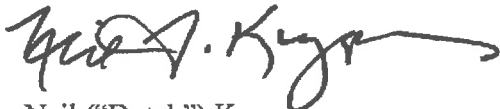
On behalf of PRI and fee owner of Parcel 25, PR Mauna Kea, LLC, this letter confirms the parties' commitment to abide by the terms and conditions of the MOU regarding the subdivision and dedication of Phase 2 of the Waimea District Park to the County, as generally depicted on the attached site plan.

In order to allow the County more time to make its election and to develop Phase 2, PRI offers to amend the MOU to extend the deadline from 2020 to 2023. PRI would be happy to timely memorialize such an extension through an amendment of the MOU or in a separate letter agreement if you believe that would be appropriate and helpful.

As provided in Ordinance No. 02-25 and the MOU, PRI agrees to work with the County to determine the appraised fair market value of the lands dedicated to the County for the Waimea District Park - Phase 1 and Phase 2. The value of the dedicated lands and any improvements contributed for the Waimea District Park/Regional Park shall be determined by the appraised fair market value at or near the time of the acquisition, with the County being solely responsible for all fees and costs associated with the appraisal. At an appropriate time, PRI will meet with the County to determine the most appropriate appraisal methodology. The MOU further provides that PRI, at its sole discretion may, in lieu of acceptance of the fair market value consideration from the County, obtain a credit against its fair share payment for parks and recreational facilities required under Condition H of Rezoning Ordinance No. 02-25.

We look forward to supporting the County's efforts in establishing this worthy community and regional benefit. Please feel free to contact me should you have any questions.

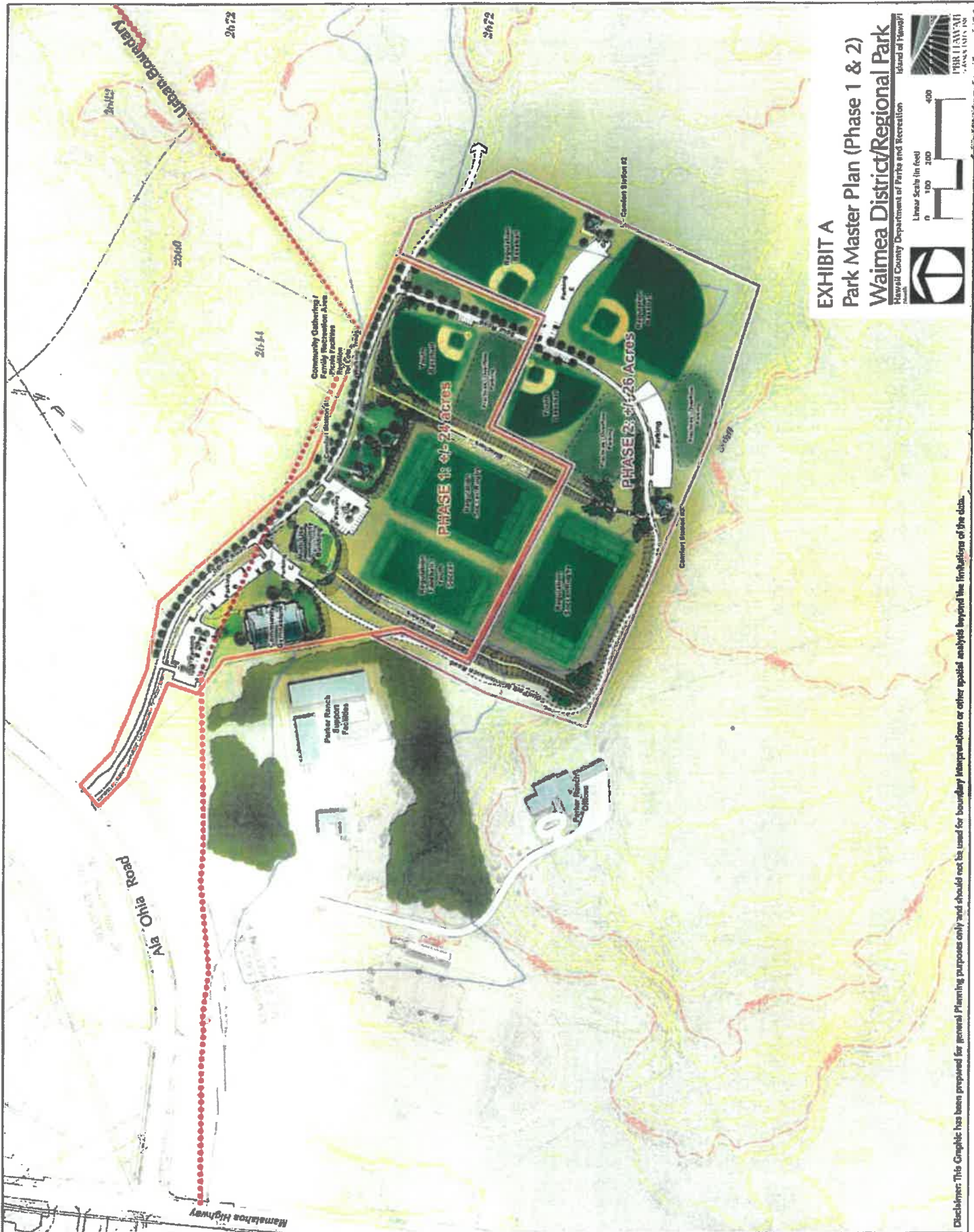
Sincerely,

A handwritten signature in black ink, appearing to read "Neil A. Kuyper", with a long horizontal flourish extending to the right.

Neil ("Dutch") Kuyper  
President and CEO  
Parker Ranch, Inc.

Encl: Site Plan – Exhibit A

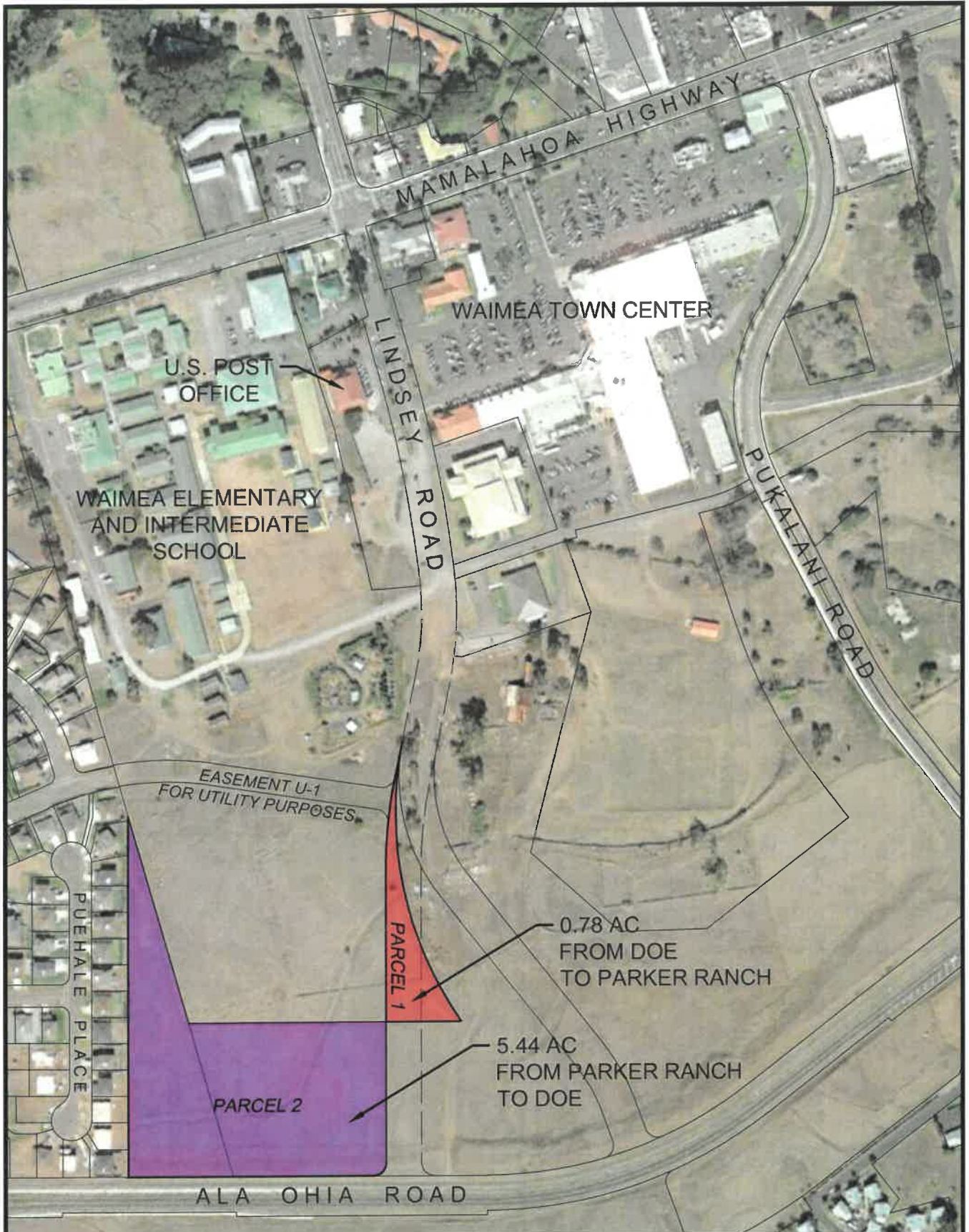
cc: Bobby Command, Deputing Managing Director



Disclaimer: This Graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data.

**EXHIBIT A**  
**Park Master Plan (Phase 1 & 2)**  
**Waimea District/Regional Park**  
 Hawaii County Department of Parks and Recreation  
 Island of Hawaii





1" = 300'

# PARKER RANCH / DOE LAND EXCHANGE WAIMEA, HAWAII

DRAFT 05/02/2017

# Proposed School Drop-off/ Pick-up Area

