



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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PLANNING DEPT.
COUNTY OF HAWAII

October 29, 1998

Ms. Virginia Goldstein, Director
Department of Planning
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

**SUBJECT: DRAFT SHORELINE MANAGEMENT AND PUBLIC ACCESS PLAN
VILLAGES AT HOKUKANO**

Dear Ms. Goldstein:

I wanted to thank you for your efforts and that of Alice Kawaha of your staff in coordinating the comments from your Department and other County agencies to the Draft Shoreline Management and Public Access Plan for the Villages at Hokukano. Although most of the comments can be addressed at this time, some of the details requested will need to come at a later time following the preparation of an Archaeological Preservation Plan and Design Guidelines for the Project, and the establishment of a Management Association for the area of the Park. Your comments will be addressed in the preparation of the Final Plan as follows:

1. We appreciate the comment on the potential problems that may arise with regards to street naming. Although, this may not be particularly applicable to the preparation of the Plan, it is an important consideration that will be taken into account in the subdivision process of the overall project.
2. The Management Association mentioned on Section 4.3 of the Plan will consist of representatives of the developer and property owners. In that there has been no property sales at this point, we can not identify the members of the management association at this time.
3. The correction to Page 1, Paragraph 3 is noted.
4. In contrast to the term "view point", which denotes an point from which there is a view opportunity, a "view shed" generally refers to a notable landscape or landscape feature that would be viewed from a distance. This will be clarified in the text.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

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10. As noted, the improvements within the State owned "Hokukano Village" parcel will be contingent upon an agreement with the State for the use and management of this area. This will be reiterated within Section 4.0 of the final text.
11. In reference to the Phase Three improvements, we will clarify that the trail will follow an alignment along the State Land Use Conservation Boundary.
12. Although the public access trail will extend to the southern portion of the park, there are no plans to include a public parking in this area. The area south of Pu'u Ohau is characterized by steep cliff conditions that are undercut by erosion in areas. Although appropriate for the occasional hiker, this area does not provide opportunities for safe access to the shoreline or appropriate areas for daytime or overnight camping. Public parking is focused in the area south of Pu'u Ohau where there is the greatest potential for public access to the shore and the safe use of the shoreline area.
13. Regarding the timing of improvements, these are intended to correspond to the timing of the overall Project development which is expected to occur over a 15 to 20 year period. The north/south lateral trail with its connections to the Old Government Road will be accessible from the opening of the park following the initial (Phase 1A) improvements. The "Old Government Road" is a State owned trail which provides an alternate north/south lateral access through the Project.
14. Regarding the reference to the "traditional Hawaiian resource management system", we believe that the correct term is the "Konohiki" system. This is misspelled in the draft plan and will be corrected in the final text.
15. The parking area serves as a control mechanism for the level of use of the park area and for determining if the park is "full." This number of stalls was developed based on discussions with your Department, the Planning Commission and County Council through the regulatory approval process for the Project. Using the ratio of 3 persons per car, this would amount to a total of 75 persons, in addition to those Villages at Hokukano residents and Park employees. Many of those on the Ocean Advisory Group expressed concern that this modest total might be too many users and would degrade the resources in the area. This limitation on the total parking area is envisioned as one means to protect against the overuse of the Park. Additionally, the Park will be monitored and managed to avoid degradation, especially in areas used for daytime and overnight camping. As the phased improvements of the Park are implemented, it may be possible to increase the parking area beyond the initial 25 public parking stalls, especially in the area of the State parcel, if advised by the Park Management in consultation with its Shoreline Resource Advisory Committee (SRAC).

Ms. Virginia Goldstein

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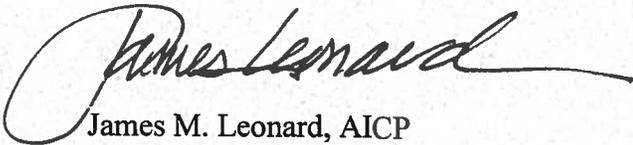
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16. The typo on Figure 5 will be corrected in the final text.
17. Based on the recommendation of Ms. Kaulana St. Clair at the University of Hawaii at Hilo, Hale Kuamo'o (Hawaiian Studies Program), Mr. Michael Diaz of Alu Like, and Ms. Ruby McDonald, West Hawaii Coordinator of the Office of Hawaiian Affairs, we believe that the correct spelling is "Nāwāwā Bay," which will be used throughout the text.

Your comments and suggestions and those of the State DLNR and members of the Oceanside 1250's community advisory group will be reflected in the final Plan which will be submitted shortly for your review and approval. Again, we appreciate your efforts and those of your staff to coordinate the timely review of the draft plan.

Sincerely,



James M. Leonard, AICP
Managing Director
PBR HAWAII - Hilo

cc: B. Stuit
B. Kudo