

ALAN M. ARAKAWA
Mayor



KA'ALA BUENCONSEJO
Director

BRIANNE L. SAVAGE
Deputy Director

(808) 270-7320

Fax (808) 270-7934

RECEIVED
2017 OCT 13 AM 11: 49

RECEIVED
2017 OCT 13 AM 10: 17
OFFICE OF THE MAYOR

DEPARTMENT OF PARKS AND RECREATION
OFFICE OF THE COUNTY CLERK

900 Hali'a Nakoa Street Unit 2, Wailuku, Hawaii 96793

October 12, 2017

RECEIVED
2017 OCT 13 AM 10: 31
OFFICE OF THE COUNTY COUNCIL

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Mike White, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair White and Members:

APPROVED FOR TRANSMITTAL

Alan Arakawa 10/13/17
Mayor Date

SUBJECT: WELLS PARK MASTER PLAN

The Department of Parks and Recreation is requesting the opportunity to present an update and obtain Council feedback for the Wells Park Master Plan.

The plan was prepared over the last year by a consultant team working with staff from our department. The process was truly community-based, with a variety of opportunities for public engagement such as interviews, open houses, and "pop-up" events at several Wailuku First Fridays.

In addition, we established a Project Advisory Committee (PAC) made up of the park's key stakeholders. The committee met four times and was critical in resolving several design issues. This was the first time the department used an advisory committee for a planning project and it is something we expect to do on future projects and studies.

The department would like to provide a brief description of the planning process, the results of the master plan, and a summary of costs and phasing for the park's improvements as depicted on the attachments.

Should you have any questions or concerns, please feel free to contact David Yamashita, Parks Planner at Ext. 6508.

Sincerely,

Brianne Savage
KA'ALA BUENCONSEJO
Director of Parks and Recreation

Attachments
c: Brianne Savage, Deputy Director
BS:DY:ls

COUNTY COMMUNICATION NO. **17-417**

COSTS & PHASING

The redevelopment of Wells Park will likely be done in phases. With this in mind, the park has been divided into three areas or phases as shown at right.

Preliminary costs for each phase or area are shown below, in the order in which the work would be done.



| 1 | 2 | 3 |
|--|--|--|
| KEY ACTIONS | KEY ACTIONS | KEY ACTIONS |
| <ul style="list-style-type: none"> New accessible restroom Multi-purpose court Court improvements Lighting for walkways, courts & parking Entry plaza | <ul style="list-style-type: none"> New paved walkway around park Outdoor exercise equipment Improvements to sports fields Batting cage Trees and benches Covered basketball court New parking lot | <ul style="list-style-type: none"> New lap pool and splash pad Multi-use facility and locker rooms Basketball half-court Outdoor multi-purpose space around new facility |
| \$10,700,000* | \$12,823,000* | \$15,245,000* |

* Includes costs for design, adjustment for location, general conditions, contractor overhead and profit, bonds and insurance, GET, and contingency. Costs do not include the preparation of an Environmental Assessment, which could add approximately \$150,000.

WELLS PARK ADVISORY COMMITTEE



Jamie Aloy
 Kalei Polo-Ael
 Frank De Rego
 Wayne Feike
 Russ Gushi
 Mike Kinoshita
 Sonya Niess
 Dr. Craig Nunokawa
 Joey Vierra

Bronco Little League
 Wailuku Pop Warner
 Maui Redevelopment Agency
 'Iao Intermediate School
 Landscape architect
 Wailuku Junior Tennis
 Nutrition and Physical Activity Coalition
 Wailuku Junior Tennis, Pop Warner
 'Iao Intermediate School

Design Consultant: PBR Hawaii



WELLS PARK Master Plan

Prepared by County of Maui, Department of Parks and Recreation

October 2017

Wells Park was once the center of community life in Wailuku, the place where residents met for the county fair, for political rallies, religious celebrations, and to participate in sports.

The Wailuku Gym was the place if you were a kid living in town and the pool was where you learned to swim. Times have changed since those days and the park doesn't quite have the



The first county fair was held at Wells Park in 1910. The star attraction was Daisy the elephant.

The goal of the Master Plan is simple - to bring the shine back to Wells Park and to restore its role as a place where the community comes together. The park will continue to be a multi-purpose park where kids and adults can play football, baseball, tennis, basketball, aikido, and enjoy its aquatic facilities.

New features and improvements will broaden its appeal and invite other users. Some of these features include a walking path, exercise equipment, more trees and benches, and a place to hold small community events.

Another key concept is to reinforce and strengthen Wells Park as a place for health and fitness. Over the years Wells Park has evolved into an informal campus with facilities that improve personal health and well-being.

Some of these ideas may be new but they build upon the original purpose of the park -- to be the center of community life in Wailuku.

A variety of public engagement techniques were used to prepare the master plan. These included stakeholder interviews, open houses, and "pop-up" events at First Friday. In addition, a Project Advisory Committee comprising key park stakeholders was established; the group met four times and was essential in resolving design issues.



Wells Park MASTER PLAN GOALS

- Maintain existing uses that now provide recreational opportunities.
- Provide new features that draw people into the park throughout the week and the day.
- Create an inviting pedestrian corridor along Wells St. with shade trees and benches.
- Develop a stronger linkage between the Wailuku Gym site and the larger Wells Park parcel.
- Improve access into the park with improved walkways and new entry points.
- Provide more shade and places to sit within the park.
- Create a central gathering place in the park.
- Include improvements that allows Iao School to continue using the park.
- Consider maintenance considerations when designing new improvements.

The opportunity for exercise in close-to-home parks, greenways, and other open space must be part of any comprehensive solution to this health crisis.

The Health Benefits of Parks, Trust for Public Land, 2006.

New batting cage

Renovated lawn for sports and outdoor activities

New walking path with trees, benches, and outdoor exercise stations.

New covered basketball court.

Improved walkway from Market St. into park

Renovated tennis courts

Wailuku Gym.

New parking lot

New sidewalk, realigned parking, shade trees, and benches along Wells St.

New multi-purpose court/event space

Central gathering place with relocated restroom

Multi-use facility and locker rooms

New aquatics facilities
[Specific aquatics features will be defined in an Aquatics Facilities Plan]

When fully renovated, the park will attract new activities and users of all ages.

