WELLS PARK MASTER PLAN

December 2017

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INTRODUCTION

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 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 same draw it once did.

The idea to prepare a master plan and redevelop the park grew out of a collaboration between the County of Maui's Department of Parks and Recreation and the Planning Department.

Both agencies realized that Wells Park is an exceptional public space that has tremendous potential but is underutilized, with many features in poor condition. In the past, Wells Park was used to host presidential visits and other community events; many old-time residents still refer to the park as the heart of the community.

Because the site is also Wailuku's major open space – capable of accommodating a variety of activities -- it plays a key role in the County's efforts to revitalize the town.

The County's ongoing plan to revitalize Wailuku town include the park as a major asset that can reinforce the importance and image of Wailuku.

The redevelopment of Wells Park also is an opportunity to demonstrate the County's commitment to improving the health of Maui's residents. It will be an inter-generational park that includes features and improvements that encourage visitors to be active, to walk, jog, or participate in a variety of recreational activities that promote wellness.

Wells Park with property lines. Iao School abuts the park along the lower property boundary.

THE PLANNING PROCESS

Planning for the future of Wells Park began in December 2016 and included a variety of events and techniques. The first task was to conduct a series of interviews with existing user groups and those who had some history with with the park.

PERSONAL INTERVIEWS

Parks and consultant staff met with several people over four weeks in the park (see photos below). Although the interviews were based on a set of questions, the session often evolved in a discussion of personal memories and recollections.

These stories were invaluable because they collectively established a narrative for the park -- that it was the "center of the community", the place where kids could hang out during the summer and where community events were held.

> ***"Small-kid time, we would get on an inner tube and float down the irrigation ditch in Wells Park. When we got close to the inlet for the pipe, we'd jump out of the ditch and go back to the beginning."***
>
> AN INTERVIEWEE

OPEN HOUSES AND POP-UP EVENTS

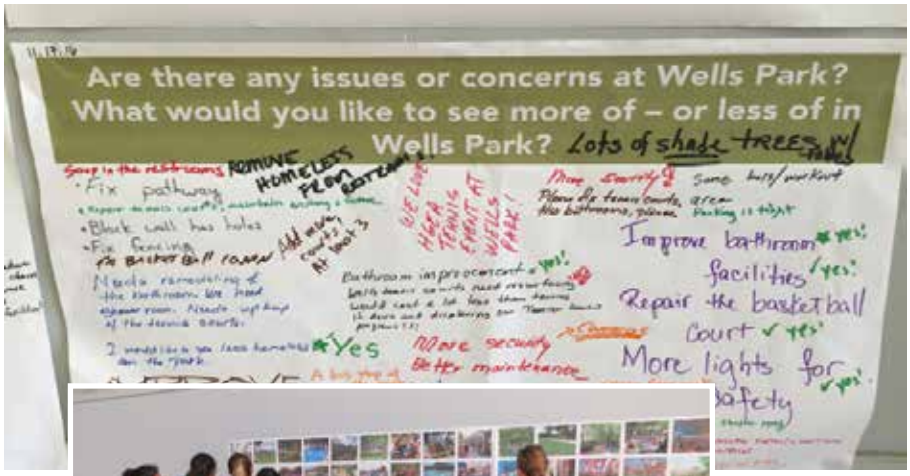
The second set of public engagement events were the community open houses and "pop-up" displays. Three open-houses were held at key points of the planning process -- to collect public comments, to review three options, and to review the preferred concept.

All of the open houses were interactive and were designed to allow and encourage visitors to express their thoughts on paper and by speaking with Parks staff or the consultant team.

These events were typically three hours long and featured displays of the park, photos of features or activites that might be considered for the park, and lots of paper for people to write comments .

Left top and bottom: Interviews with community members who grew up using the park or now live in the neighborhood.

Right top and bottom: The first open house with its interactive exercises.



In addition to the open houses, the design team hosted several “pop-up” displays at Wailuku First Friday. At these events, the design team displayed maps, exhibits, and other material used at the open houses.

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THE PROJECT ADVISORY COMMITTEE

A more formal approach to public engagement was also used in the planning process. From December 2016 to March 2017, a Planning Advisory Committee (PAC) met ffour times to work with the design team.

The PAC comprised 11 members who represented either a specific user group of Wells Park, represented an organization, or provided a specific expertise that was helpful (the PAC list is shown on the inside cover).

The group proved to be invaluable to the work of the design team because it offered insights and history that only long-time users would have. More importantly, because the user groups were represented on the PAC, they figured out how they could all use the park with little conflict.

Top left: “Pop-Up Planning” event for Wells Park at Wailuku First Friday with a PAC member speaking with the public.

Lower left: Public member participating in an interactive exercise at Wailuku First Friday.

Top right: Meeting of the PAC reviewing concept options for the park.

SHARING A RICH HISTORY

Wells Park's history is woven into the larger narrative of sugar on Maui, the town of Wailuku, and plantation life. Initial development of the park ocurred over a century ago, around 1898 or 1899 by Wailuku Sugar Co. manager C.B. Wells.

Baseball was the first competitive team sport to be supported by the plantation companies and was becoming popular on Maui. Not surprisingly, a field in Wailuku was needed to accommodate the growing sport. C.B. Wells thought the future Wells Park location seemed to be an ideal site and as it turned out, he was correct. The park became a favored site for baseball games, especially between 1890-1930.(The Maui News, 1922).

In addition to hosting baseball games, Wells Park's importance to Wailuku was highlighted In 1916 when the first Maui County Fair was held at the park. The fair was an unprecedented event in Maui, attracting vendors and visitors and, "reflect[ed] Hawai'i's magnetic mix of Polynesia, Asia and rural America by offering arts and crafts, agricultural and livestock exhibits, a Japanese lantern procession, Hawaiiana, international dancing, band music and a kickoff parade consisting of thousands of wide-eyed children," (Bartholomew, 1994).

At the time of Wells Park's opening in 1898, this neighborhood was also home to missionary settlements and Wailuku Hongwanji Misson.

The Alexander House Chuch and Settlement, located at the current sites of the Wailuku Gymnasium and the two Wailuku pools, were named in honor of Wailuku missionaries William and Mary Alexander. The 11-acre community center encompassed a Chinese church, kindergarten school and room and board for the young female teachers (Engebreston, 2000).

These uses may be gone but their legacy remains -- the park is still used for sports and it continues to function as a busy place for tennis, basketball, aquatics, and other recreation.

The inaugural Maui County Fair in Wells Park in 1916 featured a children's parade. "Once in the fairgrounds, the parading children rushed en masse to maarvel at Daisy the elephant, undoubtedly the star attraction" (Bartholomew).

Alexander House Church in 1902. Wells St. (beyond the church in the foreground) has not been built yet and Market St (foreground) is not yet paved (Bartholomew).

EXISTING CONDITIONS

Because Wells Park has a long history -- 100 years old -- and is located in the middle of Wailuku town, it includes a range of recreational facilities that have been added over time. These "pieces" generally fit together in scale and function but many of the structures and features are in poor condition, need to be renovated or relocated, or rebuilt.

Size and Location
Wells Park comprises 7.65 acres, of which 6.2 acres are makai of Market St. and 1.4 acres are mauka of Market St. Located next to Iao Middle School and along one of Wailuku's main streets, the park is also in an area of considerable pedestrian and vehicular activity.

Ownership
The park is located on state owned land under Executive Order No. 9, which allows for use as a county park. State-owned land consists of approximately 5.14 acres and includes most of the open lawn area makai of the tennis courts

Alexander and Baldwin own the adjacent canal, about 0.85 acres, known as Spreckles Ditch. This is not considered to be part of the park although the drainage ditch along Iao School empties into the irrigation canal.

The Spreckels Ditch that runs along the makai edge of the park.

Topography
The topography of the park slopes downhill from the pool and gym to the grass field. The site's highest point (276' elevation) is mauka of the Old Wailuku Pool and the lowest point (232' elevation) is at the Wells St./ Kinipopo St. corner.

EXISTING FACILITIES

One of the distinctive aspects about Wells Park is the number and variety of recreational facilities (see photo below). As a result, the park can accommodate a range of recreational activities and programs. As noted in the photo below, facilities are concentrated in the mauka half of the park while the makai half comprises maily open space.

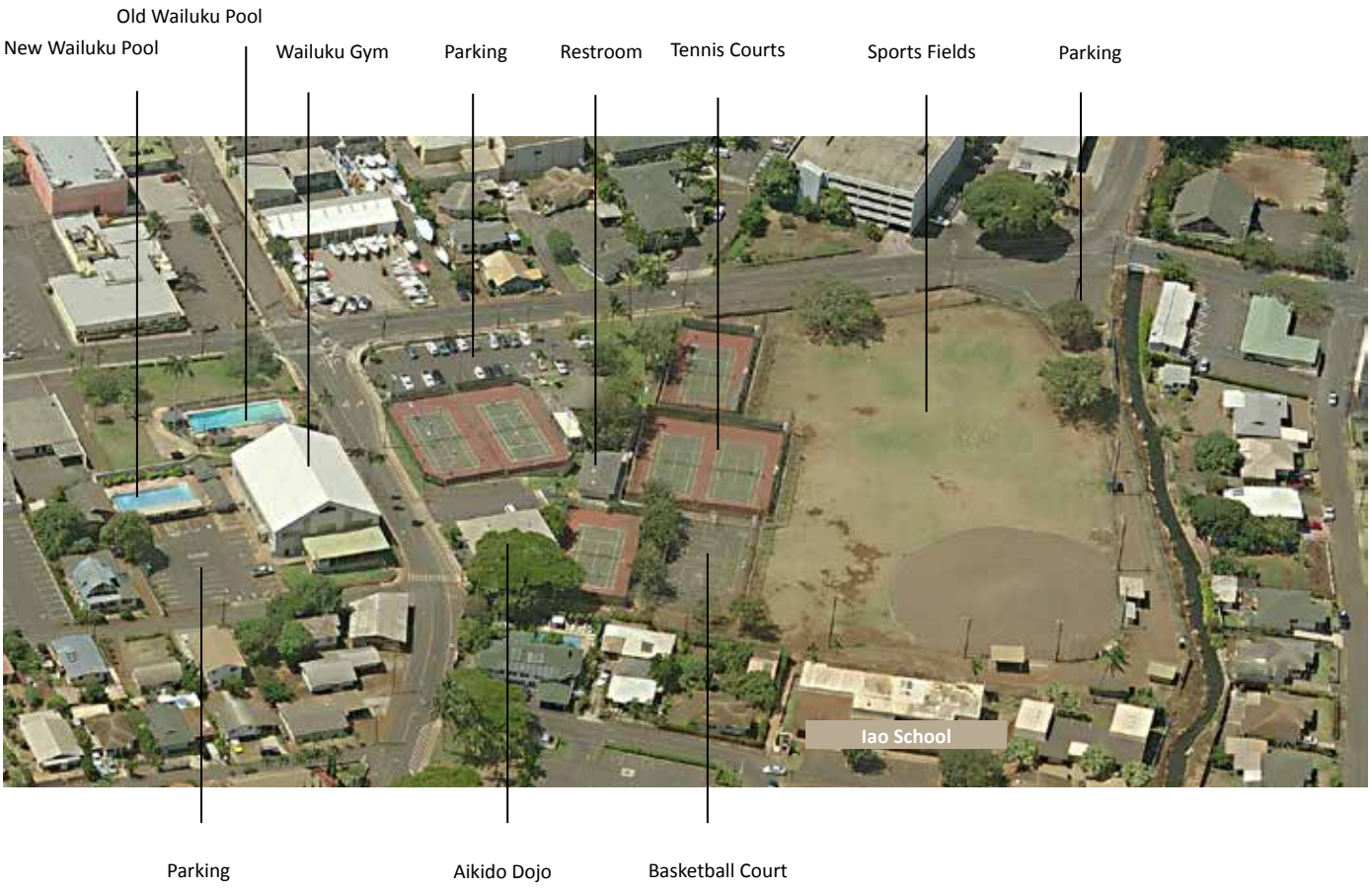
Facilities in the park are described in this section while a description of how the park is used is provided on page 12.

Wailuku Gym
One of the more prominent structures in the park is the gym, which is an older structure built around ____ and is in generally good condition.

The facility comprises 8,240 SF (103' long and 80' wide) and includes a full-court basket ball court and bleachers. A lower level under the court houses a weight room, locker rooms, and restrooms.

New and Old Wailuku Pool

Aquatic faciities now consist of two pools, one of which has been closed for more than a year due to mechanical problems. The Old Wailuku Pool is an original part of the park and was built in 1930.



Top: Wailuku Gym
Botoom: New Wailuku Pool

It measures 25 yards long by 8 yards wide and depth varies from 3.5' to 9'. As mentioned in the personal interviews, is where many children learned to swim.

A recent asessment by an aquatics consultant recommended that the Old Wailuku Pool be closed permanently.

The New Wailuku Pool is a 900 SF facility built in ___ that is used as a therapy pool and for lap swimming. The pool is popular with government workeers in the area who swim there during the lunch hour. Faciliies include a locker room and restrooms.

Tennis Courts

Six tennis courts are distributed in the middle of the park, arranged around the Wailuku Junior Tennis (WJT) clubhouse. WJT now has a lease with the county for the clubhouse and tennis courts which ends in 2032.

Aikido Dojo

Shunshinkan Dojo is housed in the one-story structure directly across Market St. from the Wailuku Gym.Although the dojo has been in that location since 1960, its history dates back to the early 1950s.The dojo began as the Wailuku Aikido Club after Tohei Sensei was invited from Japan to teach aikido to a small group.

The group moved their training venues around central Maui until 1960 when a two-bedroom cottage was moved from the old Pu'unene Hospital to the present site. Use of the current location was granted by Mayor Eddie Tam. The dojo's lease with the county ends in 2035.

Sports Fields

Approximately 2.75 acres of Wells Park (makai of Market St.) comprises an open area used for football and baseball practices. Because of the area's size, the park is used only for practices by the Bronco Little League and Pop Warner (described in more detail on page13).

Restroom

The park's only restroom is located in the middle of the middle of the tennis couirt complex. As noted on page 13, the restroom suffers from frequent vandalism and inappropriate use.

USE OF THE PARK

With its varied sports facilities, Wells Park hosts a large number of participants and spectators. The Wailuku Gym, New Wailuku Pool, and the tennis courts receive year-round use while the large open space is used seasonally for Bronco Little League and Pop Warner football.

WAILUKU GYM

The gym is used intensively throughout the year for basketball, volleyball, and other special events. Youth leagues for basketball and volleyball tend to use the gym from three to five times/week while adult programs average about two times/week.

The length of of the various programs also varies from eight to thirty weeks. Of the eleven sports programs with permits to use the gym, seven had programs over 16 weeks long.

In 2017, the gym's sports programs accommodated approximately 41,900 participants (this does not include spectators).

TENNIS

The six tennis courts in Wells Park are used by the general public, Wailuku Junior Tennis (WJTC), and Baldwin High School (BHS). One court is reserved for public use at all times. Heaviest demand for public use are typically after school from 2:30pm-5:30/6:00pm. Players usually arrive to the courts via walking or driving.

The Wailuku Junior Tennis Club (WJTC) consists of 80-100 players. The club utilizes the courts from 4-6pm, Monday through Friday year round, except holidays. Smaller tournaments ranging from 80-100 participants utilize the Wells courts supplemented by the courts at the War Memorial and KCC. The adult league begins in June and play from 6-9am.

Because Baldwin High School does not have its own tennis courts, the team uses Wells Park and the Wailuku gym as well for practices. Wells Park serves as their home court for practices and games from late January to early May. Their varsity team comprises 20 players (boys and girls).

In addition to the 50 to 60 children in the Wailuku Junior Tennis Club, there are several adult leagues that use the park throughout the year, and hundreds of kids from around the state who come to play in the Wailuku club's tournaments, held at Wells Park and other tennis venues around the island.

NEW WAILUKU POOL
Because of its shallow depth, use of the pool focuses on lap swimming, aerobics, and children's programs. In a typical year, attendance at the pool ranges from 17,000- 18,000 patrons.

More than half of this attendance is during the public swim hours, held seven days/week. The second most popular programs are the Water Aerobics and the Strength and Tone sessions, which average between 5,000- 8000 patrons/year.

Attendance data for the Old Wailuku Pool is limited to permitted programs. For fiscal year 2015/16, monthly use averaged less than 20 users/month. For fiscal year 2015/16, use increased substantially to about 1,300 users/month between August and April. NEED TO REVISE THIS DATA

BASEBALL
The Bronco Little League baseball season is from January to May, with practices in August. Wells Park is only used for practices, from Monday to Friday, 4:00pm-6:30pm. Three to four teams use the field during practice times and range in age from 4-14 years old.

FOOTBALL
The Pop Warner season runs from August to mid-December. Only one Pop Warner team practices at Wells Park, and consists of 11-15 year olds. Wells Park is only used for practices because the field size is too small to accommodate regulation-size dimensions.

IAO SCHOOL
Iao School depens on Wells Park for recess and physical education. Students typicall use the field and basketball court. teacher at Iao School, said that he and his students use the park every day for all kinds of sports. The school used to hold swimming lessons at the Old Wailuku Pool but has not done so since that pool was closed.

THE MAUI KI-AIKIDO
The Maui Ki-Aikido holds classes at Shunshinkan Dojo from Monday through Friday from 6-9:00pm and all day on Saturday and Sunday for ages 6 and older.

Students from throughout the Maui travel to attend practices. Attendance comprises about 50 childern and 100 adults. The Maui Ki-Aikido also holds training seminars one-two times a year, during which they utilize the Wailuku Gymnasium for 4-5 days at a time. Currently Maui-Ki-Aikido leases the land from the county. The current lease ends in 2035.

SITE ISSUES AND OPPORTUNITIES

One of the basic issues at Wells Park is that it has never been fully renovated or planned in a comprehensive way. As a result, facilities are generally in poor condition and do not attract a broad range of users, resulting in a "worn" appearance, which makes the park uninviting. For this reason many users are reluctant to visit the park, aside from athletic activities.

LACK OF BASIC PARK IMPROVEMENTS

While the park includes a number of sports facilities, many of the very basic features commonly found in parks are missing from Wells Park. These include items such as paved paths shade trees, paths, benches, trash receptacles and water fountains. This lack of features makes it uninviting for users seeking to use the park as a walking or lunch break destination.

One of the people interviewed for the master plan expressed this issue when he said "I haven't gone to Wells Park for years -- there's nothing there to see or do". In addition, the lack of shade trees is a problem because temperatures in Wailuku, especially in the summer, can make it difficult to enjoy a park without shade.

The path from Market St. into the park is in very poor condition and needs to be completely replaced.

FACILITY CONDITION

Many of the park's basic features are in poor condition. These include the tennis courts, fencing, basketball court, retaining walls, and walkways. In addition the park suffers from drainage problems around the ballfields and the drainage ditch is often overgrown.

The wall along Wells St. is in disrepair with cracks and broken sections.

Fencing for one of the tennis courts is leaning into the walkway.

RESTROOM ACCESSIBILITY

The current location of the restrooms is an issue for athletes using the field because there are no clear visual sightlines of the restroom from the field. Currently, coaches must interrupt practices to escort the younger athletes to the restrooms, which cut into their practice time.

The restroom also has been the site of frequent vandalism and inappropriate use. Because the building is isolated, it is very difficult for other park users to monitor the facility.

PEDESTRIAN ACCESS

Pedestrian accessibility to the park is an issue due to a general lack of crosswalks marked or made for vehicular access. Accessibility is of high concern at the intersection of Kinipopo and Wells Street. There are no sidewalks or crosswalks at this intersection which is commonly used by students from BHS to travel to the park for after school practices. Speeding also plays a factor into the safety of accessibility in at this intersection.

Along the east side of Market Street, abutting the gymnasium, there is no sidewalk for pedestrians. This creates a lack of connectivity between the east and west sides of the park because there is only pedestrian access on Market Street on the west side.

Existing restroom is difficult to monitor because of its location in the middle of the tennis courts.

No sidewalks along the mauka side of Market St. next to the gym.

No sidewalks along Wells St. in this area

Walkways from the street into the park are limited to two access points.

MARKET STREET DIVIDER

Market Street acts as a physical divider, separating the park into two parts. The separation is visually accentuated by the inclusion of a sidewalk on only one side of the street. As a result, pedestrians using the mauka side of Market St. have to walk next to the travel lane.

Although there is a sidewalk on the makai sid of Market St., there is no sidewalk on the other side between Pakahi St. and Wells St.

DRAINAGE DITCH

The portion of the drainage ditch between the aikido dojo and the abutting residences is frequently overgrown, which creates an unkept appearance to the park. The path next to the ditch is also in poor condition, making this corner of the park particularly uninviting.

TENNIS COURT FENCES

One of most dominant visual features of Wells Park is the high fencing that borders the makai edge of the tennis courts. Because of its height and large support posts, the fencing creates an industrial look to the park, which is incompatible with its intended character.

According to PAC members, the 25 ' high fences were installed to keep fly balls from the baseball fields from entering the courts. Because the fields are used mainly for younger children, there is little need for the high fences.

A portion of the 25'+ high fences along two of the tennis courts. Note the lower fence on the inside and the grass strip created by the two fences.

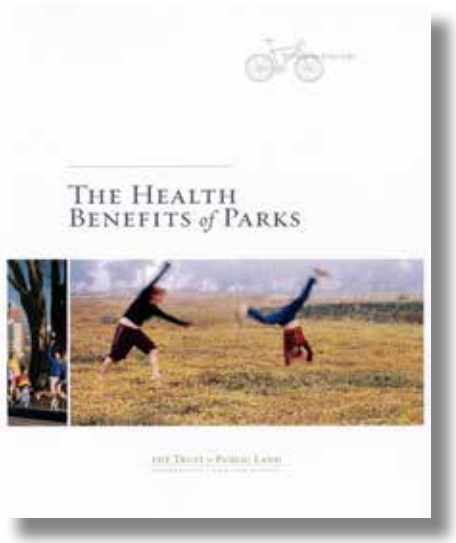
PARKS AND PUBLIC HEALTH

Over the last 10-20 years, there has been an increased awareness of how parks can contribute to the physical and mental health of the country's population. Although Hawaii typically exhibits participation rates for physical activity that are relatively higher than the rest of the country, about one in five residents had no leisure-time physical activity.[1]

In addition, the rate of obesity among residents has almost tripled since 1990 to the current rate of about 24 percent.[2] The rate is considerably higher for Native Hawaiians, who collectively have an obesity rate of 40 percent.

Walking can be an important part of maintaining mobility as people age. A recent study by the Yale School of Medicine found that a physical activity program -- in which walking was a major component – reduced the amount of time that people spent with a "major mobility disability" (unable to walk a quarter mile) by 25 % compared to an education program thatdid not include walking.[3]

Because of its size and configuration, Wells Park is a natural site to promote walking. A 2014 study by the RAND Corporation of neighborhood park use found that "walking paths were associated with the greatest amount of physical activity in parks".



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,
The Trust for Public Land,

Furthermore, the study revealed that parks with a looped walking path generated 80 percent more users compared to parks without loops.

The importance was particularly clear with seniors, who tended to use parks with walking loops more than other parks.[4] Many other studies have pointed to psychological and social health benefits. In TPL's study… the benefits of visiting parks and greenspaces include increased physical and psychological health, greater ability to deal with problems, increased self-esteem,[and the development of social skills.

Wells Park offers an unusual opportunity to reinvent itself as a park focused on public health. It already includes several facilities that promote physical activities as well as spiritual health. These facilities include a large open space for sports, tennis courts, basketball courts, an indoor gym, swimming pool, and an aikido center.

The Master Plan expands on this foundation with a looped walking path, exercise stations, a new covered basketball court, and other features to invite greater use, especially for older people. By doing this, the park broadens its constituency and takes on a new role.

1 Health Trends in Hawaii – A profile of the health care system http://www.healthtrends.org/status_behave_noleisure.aspx
2 https://stateofobesity.org/states/hi
3 NPR, Walking Fends Off Loss of Mobility and It's Not Too Late to Start, September,2016
4 How Can Neighborhood Parks Atrract More Users? by Deborah Cohen and Kristin Leuschner, Parks and Recreation, July, 2017.

MASTER PLAN

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 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 same draw it once did.

To meet new and current needs, a variety of improvements are proposed. These include more trees, a walking path, outdoor exercise stations, new restrooms, an entry plaza, sitting areas throughout the park and along the street, and additional aquatic features. Many of these improvements will encourage more park use and to help people improve their health.

KEY STRATEGIES

Maintain existing uses that now provide recreational opportunities.
The park is now used by organized sports groups for football, baseball, and tennis. These uses can still be accommodated though use of the large field has to be coordinated and shared. Several improvements around the field are proposed – a new parking lot, batting cage, storage shed, and relocated restroom.

Provide new features that draw people into the park throughout the week and the day.
Improvements include a walking path, outdoor fitness equipment, benches, more trees, a multi-purpose court, a central plaza, and expanded aquatics facilities. These will make the park more useful and inviting for people at different times of the day and week. In addition, the park will be able to accommodate small community events.

Develop a stronger linkage between the Wailuku Gym site and the larger Wells Park parcel.
Although Market St. divides the park into two sites, there are improvements that can visually and functionally connect them. Proposed features include special paving and markings on Market St., signage and furnishings on both sides of the street, and other architectural cues.

Improve sidewalks and make it easier to get into the park with more access points.
Existing access points are improved and new ways to get into the park are provided. The sidewalk along Wells St. is widened and benches and tables will be added. This will allow families to watch sports activities in shade, encourage lunchtime use, and offer a comfortable place to sit with friends.

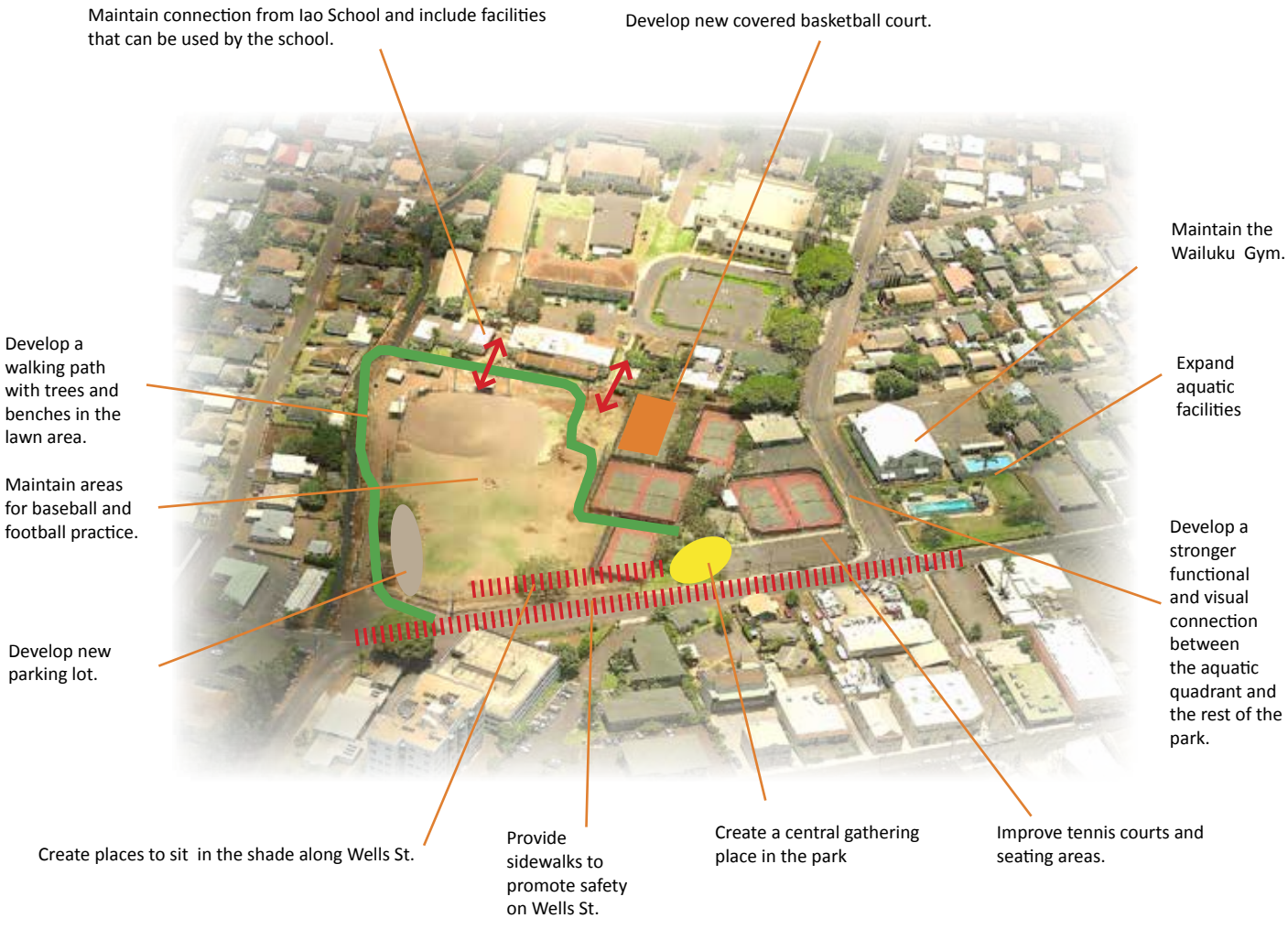
Provide more shade and places to sit.
Shade trees are proposed for the park along the walking path and along Wells St. Benches are also provided so park visitors have a place to rest and

sit while walking on the path. Iao School students will also find the shade trees helpful as they use the park during the day when it can be warm.

Create a central gathering place in the park.
A small hard-surface area is proposed as the "center" of the park along Wells St. This will function as a main entry into the park and as a primary place for people to gather when community events are held. The relocated restroom will be in this area, reinforcing the plaza as a focal point for the park. A multi-purpose court is part of this area along with sitting steps that can be used when events are held on the court.

Include improvements that allows Iao School to continue using the park.
Because Iao School students use the park during the school year, several features are offered to address their needs. A covered basketball court adjacent to the school will provide shelter when it rains and will also be useful for park visitors. The outdoor fitness equipment will also likely be useful for PE classes and as noted earlier, shade trees will benefit students during the day.

Consider maintenance considerations when designing new improvements.
Some of the proposed improvements focus on cleaning up or correcting situations that create maintenance issues. The drainage channel along the south property line will be partially buried and parts of the large field will be regarded to address runoff problems.



A VISION FOR WELLS PARK

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. 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 urban campus that focuses on activities that improve personal health and well-being.

Although times have changed since the park was built, the need for a place where people come together - informally or for community events - remains. The Master Plan builds on this basic idea and enhances it with features to meet contemporary needs. With its shine restored, Wells Park will once again reclaim its role as the center of community life in Wailuku.

The more facilities and discrete spaces that are layered onto a park, the more use it can get from people with different interests and skills.

Fitness Zones to the Medical Mile: How Urban Park Systems Can Best Promote Health and Wellness, The Trust for Public Land, 2011.

YAMASHITA 0-17

IMPLEMENTATION

Renovating Wells Park will likely be completed in phases. In the master plan, three phases are described based generally on immediate needs, location, and complexity. The three phases are:

Phase 1: Court Renovation and Central Plaza - renovating the park's courts and creating a space that functions as the "center" of the park

Phase 2: Open Lawn Area and Sports Facilities - installing a walking path around the large lawn area, Improving the sports fields, and building a new parking lot

Phase 3: Wailuku Gym and Aquatics Facilities - adding a half-basketball court and replacing the Old Wailuku Pool with a spray pad and adjacent community room to support activities and programs at the two pools.

These phases are described in more detail on the following pages.

PHASE 1:
TENNIS COURT RENOVATION & CENTRAL PLAZA

Phase 1 focuses on actions and projects that address immediate needs that yield significant benefits. Projects in this phase are located around the existing tennis courts.

Tennis Courts Renovation
Phase 1 consists of resurfacing five of the six existing tennis courts as well as resurfacing and lining the existing basketball court to serve as the sixth tennis court.

The tennis court closest to Wells Street will be converted into a new multi-purpose court to accommodate a variety of court sports (basketball, volleyball, etc.) as well as potential performances, programmed activities, and entertainment.

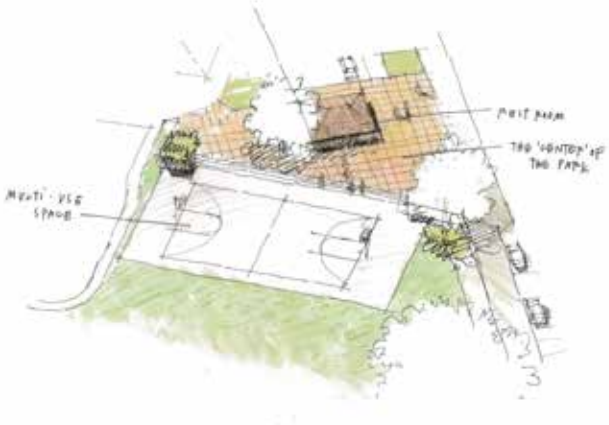
New step walls will be constructed along the slope and will double as seating for viewing the lower courts. New bleacher seating near the tennis office will be added for viewing the upper courts. Lighting for walkways, courts and parking will be installed throughout the park as well.

Central Plaza- The Heart of the Park
A new central plaza will be built as an entry feature along Wells St. Food trucks and programmed activities could take place in the open plaza space. It will also include a new restroom to replace the existing facility.

In addition, a multi-purpose court will be developed to function both as a basketball court and a small space for community events. Steps that lead from the plaza to the court can be used for seating during community events.

Other Improvements
In addition to the projects noted above, lighting will be added for walkways, tennis and basketball courts, and parking lots.

The area between the tennis court and the parking lot is proposed for a new entry plaza and restroom.



The entry plaza will also include a multi-purpose court that can be used for community events as well as basketball.

COST ESTIMATE
Preliminary costs for this phase are estimated to be $ 10,700,000.

This includes the cost for design, adjustment for location, contractor overhead and profit, bonds and insurance, GET, and contingency. It does not include the preparation of an Environmental Assessment, which could add approximately $150,000.

PHASE 2:
OPEN LAWN AREA & SPORTS FACILITIES

Phase 2 projects concentrate on improvements in and around the large open space between the tennis courts and the irrigation ditch.

Covered Basketball Court
A new covered basketball court will be built along the park's southern border, next to the walkway by Iao School. If funding is limited, the cover for the court could be installed at a later date.

Parking Lot
A new parking lot in the park will also be developed close to the Wells St./Kinipopo St. intersection. Solar panels to provide shade and generate power are proposed but can be installed at a later date.

Street Parking
Street parking along Wells St. will be converted to parallel parking. Also, a small play structure will be installed in the space between Wells St. and the multi-purpose court.

Open Lawn Area and Fields
The fields will be regraded and renovated to address drainage problems. A bioswale will be constructed where the existing drainage ditch runs parallel to Iao School.

Walking Path
A hard-surface walking path will be installed around the perimeter of the fields to create an extended loop around the entire park (.37 miles). Outdoor exercise equipment, shade trees, water fountains, and benches will be installed along the path.

Field Structures
The existing field storage structures will be removed and new storage facilities located around the new parking lot.

COST ESTIMATE
Preliminary costs for this phase are estimated to be $ 12,823,000.

This includes the cost for design, adjustment for location, contractor overhead and profit, bonds and insurance, GET, and contingency. It does not include the preparation of an Environmental Assessment, which could add approximately $150,000.

PHASE 3:
WAILUKU GYM & AQUATICS FACILITIES

Phase 3 consists of improvements to the park makai of Market St. Specific projects include the construction of a splash pad, a multi-purpose community room, and landscape improvements. The Old Wailuku Pool would be removed and the existing therapy pool would remain.

Spraypad and Multi-Purpose Facility
A spraypad would replace the Old Wailuku Pool and would include benches, shade structures, and other support facilities for users.

A multi-purpose facility will be developed to serve both the New Wailuku Pool and the spraypad. The facility will include restrooms and rooms that can be used for events such as birthday parties and other social functions or meetings.

Landscaped Outdoor Area
A landscaped area would also be developed around the spraypad to provide benches, shade trees, picnic tables, and other features for park visitors. A new access walkway from the Wells st./Market St. intersection will also be built.

Half Basketball Court
A half-basketball court will be installed next to the rear of the Wailuku Gym. This court is intended as a "practice court" for players waiting for their games in the gym. It also could be used by others as an alternative to the basketball courts in the park. In addtion, the court could be used for small events held at the Multi-Purpose Facility.

COST ESTIMATE
Preliminary costs for this phase are estimated to be $ XXXXXXXX.

This includes the cost for design, adjustment for location, contractor overhead and profit, bonds and insurance, GET, and contingency. It does not include the preparation of an Environmental Assessment, which could add approximately $150,000.

COST ESTIMATE

The key redevelopment actions to achieve these goals include improvements to the park's open space, existing sport courts, supporting features and creating a new Central Plaza and Aquatics Complex.

APPENDIX

APPENDIX A: TMK MAP FOR WELLS PARK