



SOURCE: Garden Island News

# PUNA MOKU:

Līhu'e District is within the moku of Puna. The County of Kaua'i commissioned a series of moku signs as part of the Kaua'i Nui Kuapapa Project (see photo). The signs, which are placed at moku boundaries, are meant to increase awareness and knowledge of the traditional land divisions of Kaua'i.

The Puna Moku's colors and symbology are tied to the traditional lore and environmental elements of the area. The color yellow is associated with royalty, as seen in ahu'ula, the royal feather capes of Kaua'i's mō'ī.

Wailuanuiho'āno (great, sacred spirit) is the full name of Wailua, the seat of government and religious center of the Kaua'i Kingdom for centuries. The heiau, Holoholokū, near the bottom of Kuamo'o Road was

the birth place of the highest ranking ali'i, acknowledged even by ali'i of the other islands as possessing among the highest mana in the Hawaiian Islands.

Its plant icon is the 'ie'ie, a thick vine that crawls up tall trees with long, thick aerial roots that had been manufactured into strong cordage to lash the posts of traditional Hawaiian houses.

The name of the channel between Kaua'i and O'ahu is Ka'ie'iewaho (the 'ie'ie vine on the outside) and so this icon is a homage to Wailua's position on Kaua'i's eastern shore. The fish icon is moi, a favorite fish for eating. The name moi resembles mō'ī (monarch), indicating that Puna, with Wailua and Līhu'e situated in the moku, is the government seat of Kaua'i.



# 1.0 INTRODUCTION AND PROCESS USED TO DEVELOP THIS PLAN





## 1.1 INTRODUCTION

The Līhu'e Community Plan (LCP) is one of six (6) regional long-range planning documents for the Island of Kaua'i. The Kaua'i General Plan, adopted in 2000, provides an over-arching policy framework for these documents, which are referred to as Development Plans. Development Plans are required by County Charter and adopted by Ordinance. Updates of these documents, which will be called "Community Plans" going forward, are either planned or underway for each planning district. The name "Community Plan" was selected to more accurately reflect the scope and community-driven nature of the plans, in accordance with current best practices in long-range planning.

## 1.2 PURPOSE & ORGANIZATION OF THE LĪHU'E COMMUNITY PLAN

The Līhu'e Development Plan was last updated in 1976. Since that time, best practices of planning in general and growth management in particular have evolved significantly. No longer parcel-specific land use maps, Development Plans now embrace themes of sustainability, urban form, and resource protection along with smart growth principles. Regulatory mechanisms for implementation are evolving toward incorporating design standards, such as Form Based Code (FBC), that emphasize the physical form of communities rather than enforcing a separation of uses. Form Based Code is often associated with places that have goals of walkability, sustainability, and mixed use environments.

The County of Kaua'i has moved in the direction of using smart growth principles, walkable communities, Complete Streets, and sustainability in its projects. As the County updates the Community Plans for each planning district, these principles are meant to prevail as part of the long term vision for Kaua'i as well as to inform more immediate strategic actions.

Efforts for future planning of Līhu'e benefit from already completed planning efforts including the Līhu'e

Civic Center Master Plan (2008) and the Līhu'e Town Core Urban Design Plan (2009). These efforts included substantive community and stakeholder participation, thus reinforcing the direction the community would like to take. These plans repeatedly validate the community's desire to realize an attractive, revitalized Līhu'e Town Core that is pedestrian friendly.

The Līhu'e Community Plan goes beyond design issues, as important as they are, towards creating this vital core. It identifies priority locations and principles for housing, economic development, visitor industry activities, and resource protection. Through the LCP effort, alternate scenarios were explored, debated, refined, and tested for feasibility. The resulting Plan reflects the results of a community driven process that integrates current planning best practices with recent County planning efforts and core values of smart growth and sustainability. The Plan also recognizes the importance of public-private partnerships between agencies, landowners, and developers in working together to achieve desired land use patterns, densities, housing types, and revitalized communities.

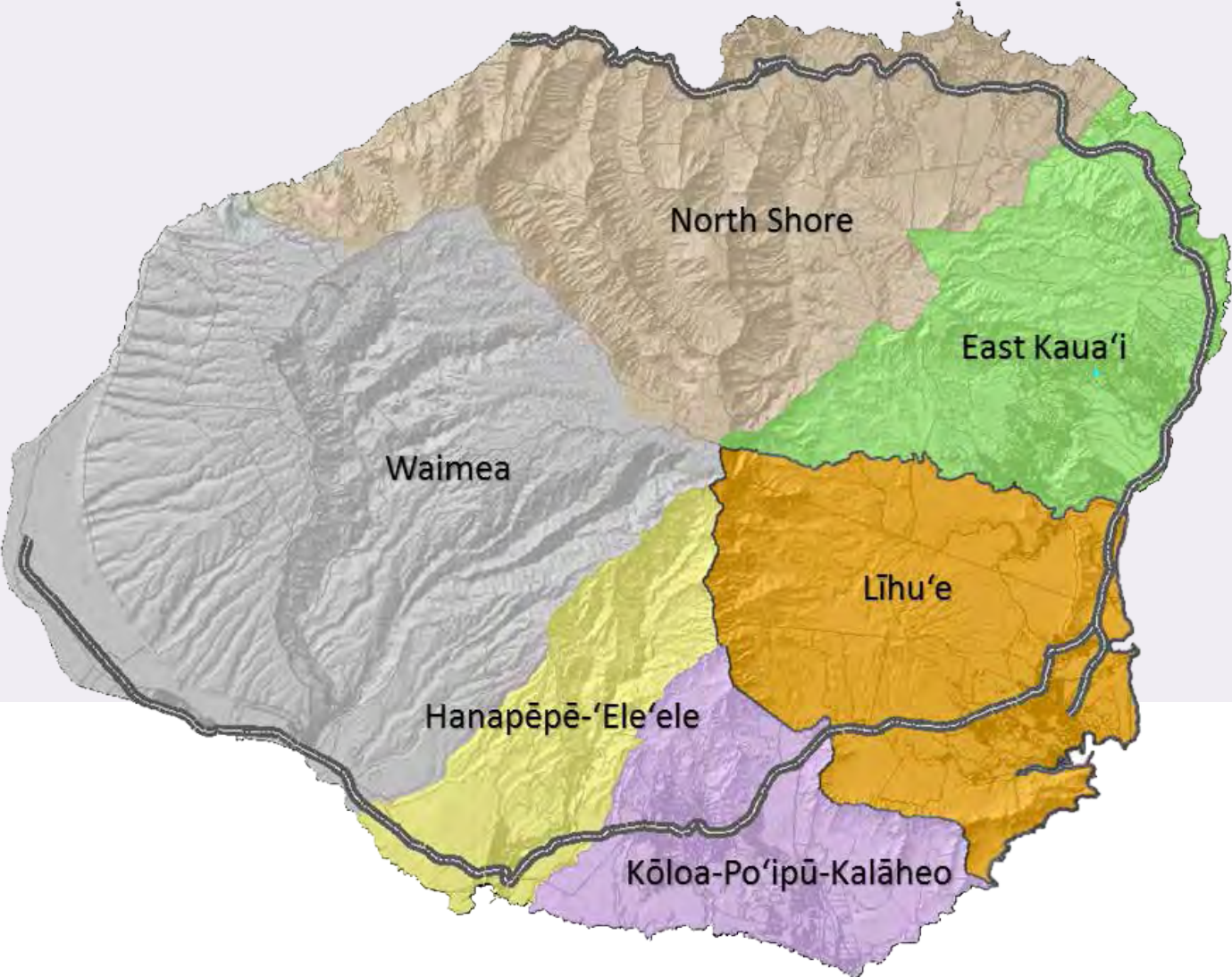
The remaining Sections within this Chapter provide an overview of the regulatory framework for the LCP and describe the LCP planning process, including the temporal and spatial scope of the plan and the approach for engaging community participation.



Following this introductory Chapter, the Plan is organized as follows:

- Chapter 2 presents the Vision, Planning Objectives, and Guiding Principles for the Līhu'e Community Plan and relates the LCP to the General Plan;
- Chapter 3 provides an overview of Existing Conditions in the Līhu'e District and profiles of each of the communities within it;
- Chapter 4 outlines plans for Future Land Use and Development within the Līhu'e District;
- Chapter 5 presents the Policies that will guide the implementation of the Līhu'e Community Plan;
- Chapter 6 describes how the Līhu'e Community Plan policies and vision will be Implemented, Monitored, and Evaluated; and
- Chapter 7 lists References Cited throughout the document.





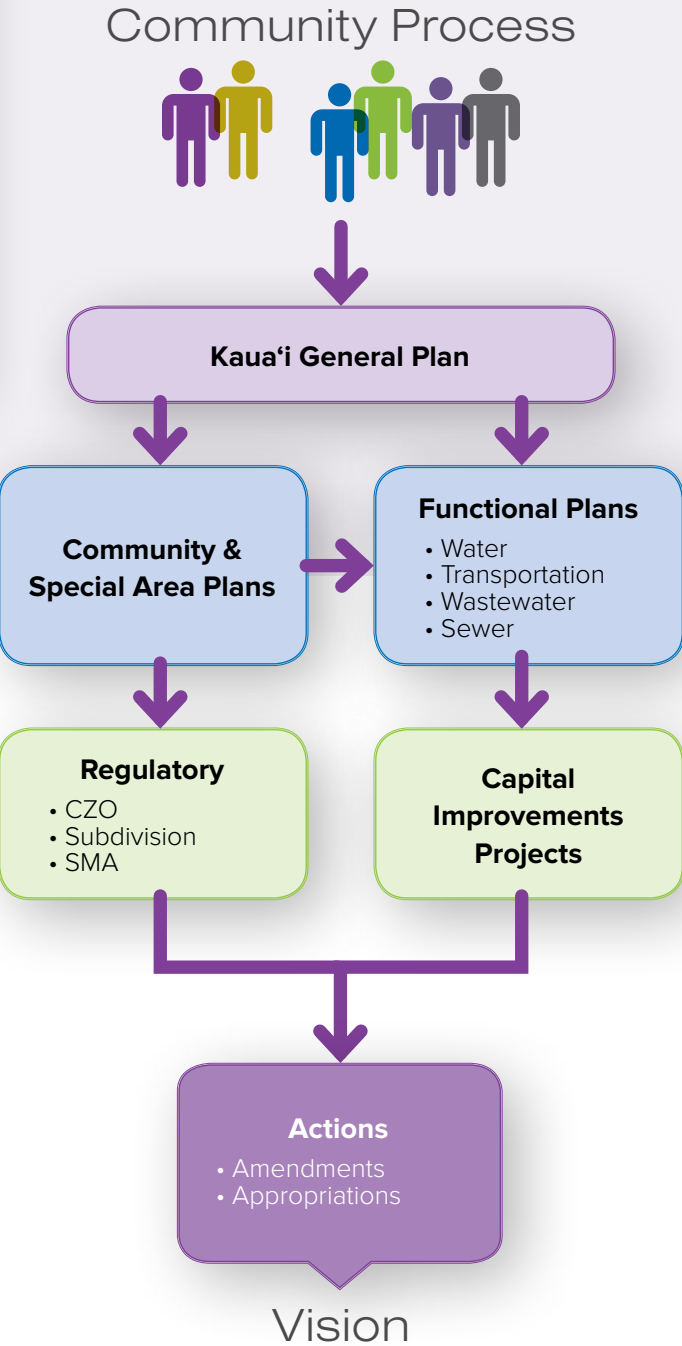
1. Depending on its purpose, a Development Plan may be long-range and comprehensive, or it may be limited in scope and timeframe.
2. A Development Plan may contain detailed guidance for land use and zoning, circulation systems, street design, architectural design, specific public facilities, or other matters relating to the physical development of the District.

A Development Plan may recommend the establishment of a special treatment district, a change to the zoning map, or other changes to the Comprehensive Zoning Ordinance (CZO). Actual land use regulations, however, shall be adopted as part of the CZO and the zoning maps.

Collectively, the General Plan and Development Plans are direction-setting, policy documents. They are not intended to be regulatory, but are used in concert with regulatory mechanisms such as zoning codes and capital investment priorities to guide public and private development activity. Figure 1-1 shows the Development Plans in the context of the County of Kaua'i's planning system.



Figure 1-1 Kaua'i County Planning Process



Source: County of Kaua'i General Plan (2000)

1.3 REGULATORY FRAMEWORK

This section describes the regulatory mechanisms that provide the authority and implementation mechanisms for the Līhu'e Community Plan.

1.3.1 Kaua'i General Plan

The Kaua'i General Plan states the County's 20-year vision for Kaua'i and sets forth policies for achieving that vision. The Community Plans each focus on a particular region, guiding land use regulations, the location and character of new development and facilities, and planning for County and State facilities and services with active and ongoing input from the

community. Kaua'i's six planning districts are shown in the map inset. The policy guidance for Community Plans set forth in the Kaua'i General Plan (which refers to them as Development Plans) is as follows:

(b) A Development Plan is intended to direct physical development and public improvements within a specific geographic area of the County within the framework of the General Plan. In accordance with the County Charter, a Development Plan shall be submitted to the Planning Commission for review and recommendation and to the County Council for adoption by ordinance.



### 1.3.2 Adoption Ordinance

The Līhu'e Community Plan is given effect through adoption of an ordinance by the County Council. The ordinance establishes definitions, how the document is to be applied, authority for making interpretations, the process for amending the plan, and other matters relating to the administration of the Līhu'e Community Plan.

### 1.3.3 Comprehensive Zoning Ordinance

Zoning in the County of Kaua'i is regulated by the Kaua'i County Code Chapter 8, Comprehensive Zoning Ordinance (CZO). The CZO details the use of lands designated as Urban by the State Land Use Commission. The CZO specifies specific zoning districts with definitions of permitted uses allowed, design standards and building requirements. The Subdivision Ordinance is contained in Chapter 9 of the County of Kaua'i's Comprehensive Zoning Ordinance. It defines standards and requirements for the subdivision of land and regulates elements of subdivision design including lot size and coverage, blocks and streets, infrastructure, and provision of open space and other uses.

### 1.3.4 Special Treatment Districts and Special Planning Areas

Article 11 of the Comprehensive Zoning Ordinance (CZO) for the County of Kaua'i sets forth guidelines for Special Treatment Districts and Special Planning Areas.

#### *Special Treatment Districts*

Special Treatment Districts specify the additional performance required when critical or valuable social or aesthetic characteristics of the environment or community exist in the same area as a parcel where particular functions or uses may be developed. The associated regulations are meant to ensure that development within those areas recognizes, preserves, maintains and contributes to the enhancement of those

characteristics which are of particular significance or value to the general public.

Special Treatment Districts are implemented as overlays to traditional zoning, and may overlap any zoning district. There are four (4) Special Treatment Districts on Kaua'i:

1. Public Facilities (ST-P). All public and quasi-public facilities, other than commercial, including schools, churches, cemeteries, hospitals, libraries, police and fire stations, government buildings, auditoriums, stadiums, and gymnasiums, which are used by the general public or which tend to serve as gathering places for the general public; and those areas which because of their unique locations are especially suited for such public and quasi-public uses.
2. Cultural/Historic (ST-C). Communities and land or water areas which have a particular and unique value to the general public because of significant historic background, structures, or land forms.
3. Scenic/Ecologic Resources (ST-R). Land and water areas which have unique natural forms, biologic systems, or aesthetic characteristics which are of particular significance and value to the general public.
4. Open Space (ST-O). Areas which, pursuant to CZO Article 9 ("Open Districts"), have been designated as "open space" areas.

#### *Special Planning Areas*

While Special Treatment Districts may be applied to multiple locations, Special Planning Areas are place-specific and have individualized Development Plans. SPA's are appropriate for areas which are of particular county, state or federal value because of unique physical, ecologic or cultural characteristics, or are determined to be critical areas of concern to the general economic, social or physical development of the County. SPA's are designated on County Zoning Maps. Chapter 6 of this plan includes more detail on existing and recommended SPA's in the Līhu'e District.





1.0 INTRODUCTION AND PROCESS USED TO DEVELOP THIS PLAN



1.4 PROJECT TEAM & PLANNING PROCESS

1.4.1 Project Team

The County of Kaua'i Planning Department oversaw the preparation of the Līhu'e Community Plan Update and the process of collecting community feedback. SSFM International, Inc. led the consultant team responsible for conducting background research, facilitating community and media participation, and organizing the major components of the Plan. SSFM International, Inc. retained the following consultants to assist with specific tasks:

- Solutions Pacific – regional issues, community boundaries, infrastructure planning, land use analysis
- Opticos Design Inc. – place types, typologies, transect zones, Form Based Code readiness
- SMS Research – demographics research
- Cultural Surveys Hawai'i – cultural and archaeological issues
- Walkable & Livable Communities Institute – walk audit

1.4.2 Planning Process

The Līhu'e LCP planning process included:

- Early assessment of macro and planning issues in the Līhu'e District (August 2013)
- Preparation of nine (9) technical papers:
  1. Literature Review including Cultural Resources (May 2013)
  2. Existing Conditions & Community Profile Report (June 2013)
  3. Technical Paper on Connectivity (September 2013)
  4. Major Landowner Plans & Proposals in the Līhu'e Community Plan Area (December 2013)
  5. Public Services & Infrastructure in the Līhu'e Community Plan Area (December 2013)
  6. Technical Paper on Housing (December 2013)
  7. Technical Paper on Demographics (December 2013)
  8. Alternative Growth Scenarios (January 2014)
  9. Areas of Stability and Areas of Change (March 2014)
- Development and implementation of a community involvement program
- Mapping of resource and open space areas
- Identification and discussion of alternate growth strategies
- Identification of preferred growth strategies and alternatives by geographic location
- Preparation of implementation measures
- Development of a monitoring and evaluation program

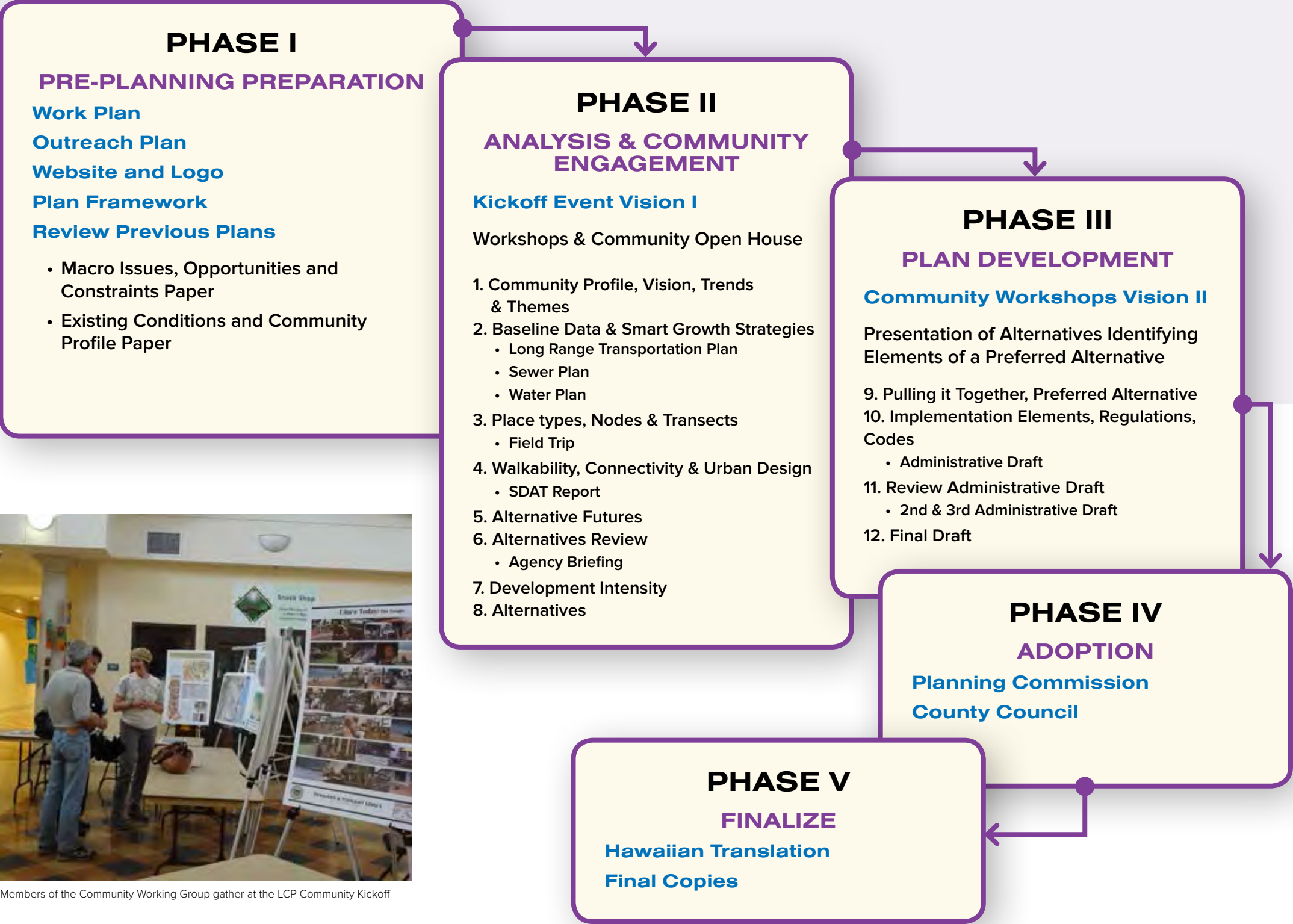
The plan development process is depicted graphically on Figure 1-2.



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Figure 1-2 Līhu'e LCP Planning Process



Informational displays and handouts at the Community Kickoff

### 1.5 PLANNING HORIZON

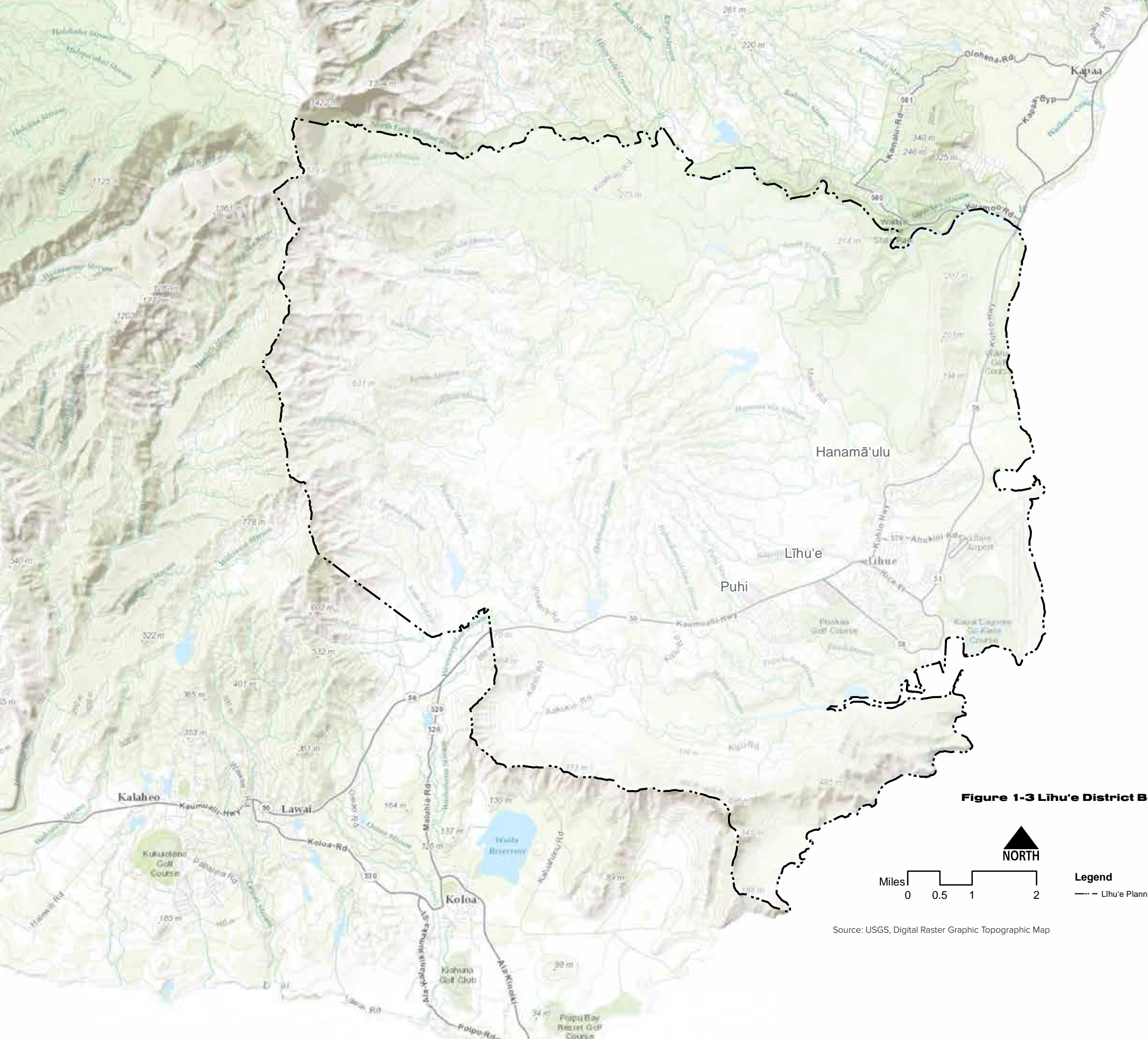
The planning horizon selected for the Līhu'e Community Plan is 2015-2035, a twenty-year time period. The reasons for selecting this planning horizon are:

- For a Development or Community Plan, which is the implementation of a General Plan, 20 years allows sufficient time to monitor and document results, but not so much time that dramatic changes will have taken place.
- The County's Multimodal Land Transportation Plan utilizes a 2035 Planning Horizon, and it is anticipated that the planned General Plan Update will do so as well.
- A 20-year planning period means that two more Censuses will have taken place before the next update is embarked upon.
- At the time of the project initiation, the State had complete population projections up to 2035.



Members of the Community Working Group gather at the LCP Community Kickoff





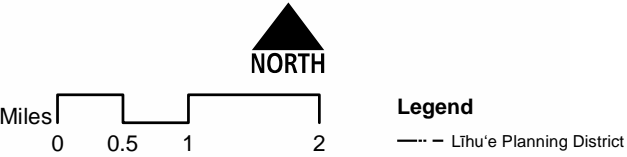
### 1.6 DISTRICT BOUNDARY

This Līhu'e Community Plan update selected the same boundaries as the last Līhu'e Development Plan, which coincides with the Līhu'e Judicial District. The Līhu'e District stretches from the northern bank of the Wailua River, to the Pacific Ocean to the East, to Kīpū and Kīpū Kai in the South East, Hā'upu Mountain Range to the South; Mount Wai'ale'ale mauka to the West (Figure 1-3).

The current General Plan provides latitude in establishing the boundaries for Development and Community Plans. The General Plan suggests that the Development and Community Plans must be strategic in nature and that they focus on naturally contained areas that include developed areas or areas in the natural path of development, within the planning horizon.

There are several imminent regional-level proposals and decisions that will impact the overall growth and settlement patterns of the Līhu'e region. These include the decisions that the Department of Hawaiian Home Lands must make on their Wailua lands, the location of the new County landfill, the location of the contemplated Līhu'e-Hanamā'ulu Mauka Road, the potential expansion of the Kaua'i Community College complex, and the protection of critical undeveloped areas such as Kīpū and the mauka agricultural lands. For this reason it was decided to conduct analysis for the District on a regional scale, with sub-analyses that focus on the Līhu'e Town Core and the greater communities of Pūhi, Hanamā'ulu, and Līhu'e.

**Figure 1-3 Līhu'e District Boundary**



Source: USGS, Digital Raster Graphic Topographic Map





1.7 COMMUNITY INVOLVEMENT

A major objective of the Līhu‘e Community Planning process was to energize broad-based participation to result in an innovative, yet pragmatic plan that will be useful to implementing agencies and decision makers, as well as be embraced by the community, in particular those who live and/or work in the Līhu‘e District. The update process sought to: work conscientiously and collaboratively, foster inclusiveness, form partnerships, be action-oriented, achieve balance, and focus on sustainability. The intended outcome of the planning process was for the LCP to be a reader-friendly, living plan that includes indicators and rating/monitoring systems to track progress towards meeting the goals and objectives set forth in the plan.

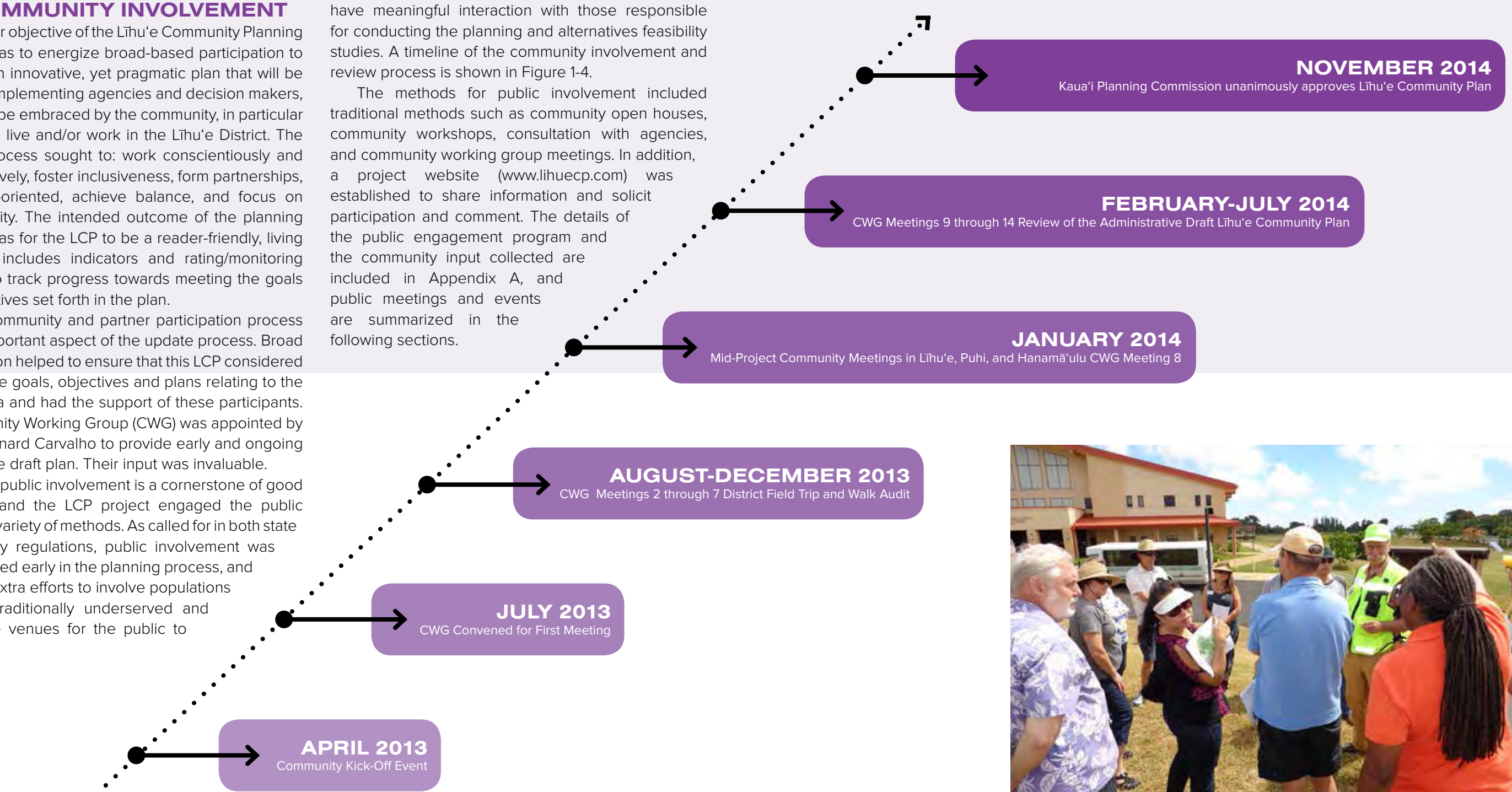
The community and partner participation process was an important aspect of the update process. Broad participation helped to ensure that this LCP considered appropriate goals, objectives and plans relating to the Līhu‘e area and had the support of these participants. A Community Working Group (CWG) was appointed by Mayor Bernard Carvalho to provide early and ongoing input to the draft plan. Their input was invaluable.

Active public involvement is a cornerstone of good planning, and the LCP project engaged the public through a variety of methods. As called for in both state and county regulations, public involvement was implemented early in the planning process, and included extra efforts to involve populations that are traditionally underserved and to provide venues for the public to

have meaningful interaction with those responsible for conducting the planning and alternatives feasibility studies. A timeline of the community involvement and review process is shown in Figure 1-4.

The methods for public involvement included traditional methods such as community open houses, community workshops, consultation with agencies, and community working group meetings. In addition, a project website ([www.lihuecp.com](http://www.lihuecp.com)) was established to share information and solicit participation and comment. The details of the public engagement program and the community input collected are included in Appendix A, and public meetings and events are summarized in the following sections.

Figure 1-4 LCP Community Involvement Timeline



SSFM International and Dan Burden of the Walkable and Livable Communities Institute take the Community Working Group on a walk audit of the Līhu‘e District.





## 1.7.1 COMMUNITY MEETINGS AND OUTREACH

The LCP began with a Community Kick-Off event on Saturday, April 13, 2013 at the Līhu'e Civic Center. Participation was encouraged by targeted outreach to partner agencies, elected officials, stakeholders, and the community-at-large. Over 150 community members attended and provided feedback.

Nine “talk story” sessions were convened on the following topics:

- Where is the heart of Kaua'i/Līhu'e?
- Community Character
- Līhu'e Town Core
- Population and Demographics
- Housing
- Visitor Accommodations
- Connectivity, Walkability, and Safe Schools
- Recreation
- Cultural Strengths of Greater Līhu'e

In January 2014, three Mid-Project Community Meetings were held, including an all day session in Līhu'e and two evening meetings in Puhi and Hana-

mā'ulu. Meetings were advertised through direct mail postcards, press release, website postings, e-mail outreach, and County social media. The Puhi and Hanamā'ulu Community Meetings were advertised and targeted only to residents of the Puhi and Hanamā'ulu communities through direct-mail postcards. The meeting content was focused on presenting updates on the LCP process and collecting community-specific feedback.

The Līhu'e Mid-Project Meeting on January 25, 2014 was promoted district-wide and scheduled for a Saturday during the daytime to encourage broad participation and drive attendance. The morning session updated the community on progress made, presented key themes and principles that guided the planning process, introduced strategies and alternatives for growth, and discussed smart growth principles such as connectivity, walkability, and Complete Streets.

The afternoon session focused on the theme of revitalization, organized in cooperation with the County of Kaua'i Office of Economic Development (OED). OED Director George Costa presented current County economic development initiatives including a creative technology center. SSFM International, Inc. presented

examples of the role of arts and culture in revitalization. Guests from the Kaua'i Art Factory (KAF) presented design and artwork by local community members, shared data collected, and engaged the audience in conversations about the creation of an arts hub in Līhu'e.

### Public Open House September 3, 2014

The County hosted a Public Open House at the Kaua'i War Memorial Convention Hall in Līhu'e on September 3, 2014 to introduce the public review draft of the LCP and invite discussion and feedback.

### Agency Outreach and Involvement

Coordination with County agencies was conducted by the County of Kaua'i Planning Department throughout the planning process. COK Planning provided regular briefings and updates, and partner Agencies attended many of the Community Working Group Meetings. Agency review of the Administrative Draft Plan and Public Review Draft confirmed the information being presented was correct.

### Outreach to Elected Officials

The County of Kaua'i Planning Department distributed information about public meetings and hearings to elected officials of the County of Kaua'i. Elected officials were provided with the project website address and if requested, project updates, in order to stay involved in the process. In February of 2014, the COK Planning Commission formed a committee on Long-Range Planning for the purpose of staying informed and involved on the updates of the various Community Plans. Presentations were made to the sub-committee in March, July, and September 2014.



SSFM's Cheryl Soon presents to an engaged crowd at the Mid-Project Meeting in Līhu'e



Connectivity, Walkability, and Safe Schools Talk-Story Session at the Community Kick-Off event



Attendees gathered at the Atrium for exhibits and displays at the Community Kick-Off event



George Costa of the County Office of Economic Development presents revitalization projects at the Mid-Project Meeting in Līhu'e





Lihue CP Website Home Page

## 1.7.2 MEDIA CAMPAIGN

### Website

A project website, [www.lihuecp.com](http://www.lihuecp.com), was developed and maintained for the duration of the update process.

The project website contained the following elements:

- Home Tab with project purpose, description, and location map. A News and Updates section will notify users of upcoming meetings and events.
- Resources Tab with meeting summaries, links to pertinent references, Frequently Asked Questions, press releases, and media coverage.

- Participation Tab with COK Planning contact information, as well as an online comment form and mailing list sign-up. Comments received at this address will be processed by SSFM with a copy to COK Planning.
- Calendar Tab listing upcoming meetings and events.
- Community Working Group Tab to present information on the role of the CWG and list upcoming meetings.
- Gallery Tab to document meetings and events.

A screenshot of a portion of the LCP website home page is shown above.

### Advertisements & Media

The media was used to advertise meetings and to promote the update process:

- Print media included notices and advertisements published in outlets such as The Garden Isle, Ka Wai Ola, and Midweek
- Flyers were distributed at retail stores, community gathering places, and County Offices
- Direct-mail postcard invitations were sent to all residents in the study area, businesses, individuals on past planning effort mailing lists, elected officials, and nongovernmental organizations
- Public service announcements were prepared and sent to Kauai radio stations
- Notice in community calendars, such as: Kauai Community College Events Calendar, The Garden Island News under "Get Involved," Kauai County Calendar of Events, and Kauai Museum Calendar of Events.
- Upcoming meetings, information, and meeting materials were posted on the LCP project website.
- Some CWG members wrote articles for the Garden Island News and other local media outlets.





1.7.3 COMMUNITY WORKING GROUP

Mayor Bernard Carvalho convened a Community Working Group and invited eighteen (18) community leaders to participate and provide regular input to the Līhu‘e CP process.

Thirteen CWG Meetings occurred over the course of the project. A field trip and walk audit of the District was also conducted. Meeting themes included:

- Meeting #1, July 3, 2013: Role of the CWG, Project Scope, Overview of Existing Conditions
  - Meeting #2, August 6, 2013: Macro Planning Issues and Baseline Data on the Līhu‘e District
  - Meeting #3, August 29, 2013: Confirming the Vision for Līhu‘e
- Field Trip & Walk Audit, August 31, 2013
  - Meeting #4, September 27, 2013: Connectivity, Revitalization (Part 1)
  - Meeting #5, October 17, 2013: Revitalization (Part 2), Rice Street Pilot Project, Strategies for Future Growth (Part 1)
  - Meeting #6, November 15, 2013: Strategies for Future Growth (Part 2)
  - Meeting #7, December 4, 2013: Strategies for Future Growth (Part 3), Development Intensities
  - Meeting #8, January 16, 2014: Mid-Project Community Meeting Preparation and Development Intensities



The Community Working Group gathers at KCC during a Walk Audit field trip



The Community Working Group discusses Strategies for Growth in Līhu‘e

- Meeting #9, February 28, 2014: Mid-Project Community Meeting Feedback, Areas of Stability and Change (Part 1)
  - Meeting #10, March 10, 2014: Areas of Stability and Change (Part 2)
  - Meeting #11, March 31, 2014: Areas of Stability and Change (Part 3), Implementation (Part 1): Land Use Map, Urban Growth Boundary, Transportation Map, Revitalization, Capital Investment Projects
  - Meeting #12, April 17, 2014: Implementation (Part 2): Form Based Codes and the Comprehensive Zoning Ordinance
- Meeting #13, May 23, 2014: Review of the Draft Plan
  - Meeting #14, August 5, 2014: Review of the Draft Final Plan

Meeting agendas, presentations, and minutes were posted on the Līhu‘e CP website.



1.7.4 COMMUNITY INPUT

- The community provided input on the LCP in a variety of ways, including:
- Talk story sessions at the Community Kick-Off event (April 2013)
  - Vision boards at the Community Kick-Off event
  - Written comments submitted to the County of Kaua'i
  - Live polls and surveys at the Mid-Project Community Meetings (January 2014)
  - Discussion at community meetings
  - Written comments at community meetings
  - Participation in CWG meetings
- Comments received through these various channels are excerpted below and included in Appendix A.

**Comments:**

Compact Development → incorporate or demand use of native plants or even 'usable / sustainable' plants -

- lei making flowers (cultural)
- roof top gardens

→ can infrastructure support density

- think <sup>less</sup> rainfall & rising tides too! (climatic change)
- flood zones etc.

Will require lifestyle changes - plan <sup>feels</sup> ~~more~~ more replacement of lifestyle (displacement of locals to bring in replacement population)

**Comments:**

I like #5 Redevelopment Lihue Town Core

- revitalizes Lihue

cap 'affordable housing' - to be 'affordable' to residents

**Comments:**

Perhaps the Lihue Core Revitalization district can be identified <sup>an</sup> <sup>(i)</sup> kua papa with Tax initiatives and business incentives to develop the cultural center vitality that is envisioned.

