3.0 LAND USE CONFORMANCE

The processing of various permits and approvals are prerequisites to the implementation of the Līhuʻe Civic Center Site Improvements. Relevant State of Hawaiʻi and County of Kauaʻi land use plans, policies, and ordinances are described below.

3.1 STATE OF HAWAIʻI

3.1.1 State Environmental Review Law (Chapter 343, Hawaiʻi Revised Statutes)
The State Environmental Review Law (Chapter 343, Hawaiʻi Revised Statutes (HRS)) requires an environmental assessment for any action that proposed the use of State or County lands and funds. It also requires one for any improvements in a historic district. This environmental assessment has been prepared in compliance with Chapter 343, HRS as the proposed Līhuʻe Civic Center site improvements requires both the use of County land and funds and a historic district.

3.1.2 State Land Use Law (Chapter 205, Hawaiʻi Revised Statutes)
The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation.

The proposed Civic Center site improvements are located within the State Urban District (Figure 7). The proposed improvements will be consistent with uses allowed within the Urban District.

3.2 COUNTY OF KAUAʻI

3.2.1 The Kauaʻi General Plan
The General Plan (GP) of the County of Kauaʻi is a long-range policy document that fulfills legal mandates of State Law and the Charter of the County of Kauaʻi. It is intended to help guide long-range development for the enhancement and improvement of life on Kauaʻi, advance the County’s vision for Kauaʻi and establish the strategies to help achieve that vision including recommended land uses. The GP was last updated in 2000.

According to the GP, the Līhuʻe Planning District is considered the “heart” of Kauaʻi. On the GP Land Use Map (Figure 8), large portions of Līhuʻe are designated as Urban Center, with the Civic Center located at the core.
Figure 9
Lihue Planning District - Heritage Resources
Kauai General Plan

LIHUE CIVIC CENTER
SITE IMPROVEMENTS
The General Plan also describes the vision for the Civic Center:

_The heart of Lihu’e Town is the government and cultural center, surrounded by business and professional offices, shops and restaurants. Landscaping and well-marked pathways link the historic County Building, the Kaua’i Museum, the County Civic Center, and the State Office Building in a campus setting. Parking is primarily provided in a new County-State parking structure located behind the County Office Building, allowing other parts of the campus to be opened up for pedestrian enjoyment. The County, the Kaua’i Visitors Bureau, and the Kaua’i Museum collaborate in staffing a visitor center, which provides orientation to Lihu’e and to visitor attractions around the island._ (Kaua’i General Plan 2000, Sec. 6.3.2)

The General Plan also identifies issues and opportunities for renewing Central Lihu’e:

_Renewal of Central Lihu’e. This has been a long-term goal, as reflected in the 25-year-old Lihu’e Development Plan report. The acquisition and renovation of old Lihu’e Shopping Center for modern County offices was a major step towards this goal. However, revitalization of the Central Lihu’e will require additional government investment and a careful plan to attract visitors and other sources of business – especially in light of the dispersal of new government offices to the Airport area._ (Kaua’i General Plan 2000, Sec. 6.3.3)

The Heritage Resources map for the Lihu’e Planning District is shown in Figure 9. It highlights the area and notes the four historic buildings located within the project site. These are the Historic County Building, the County Annex, the Lihu’e Courthouse, and the Kaua’i Museum’s Wilcox Building. It also shows the Lihu’e Post Office across Rice Street and Lihu’e Park to the east.

**Discussion:** Many of the visions and goals from the 2000 General Plan are incorporated in the design of the Lihu’e Civic Center Site Improvements Master Plan as is the one of the bases for the proposed project. The proposed plan also respects the historic buildings in and around the area, providing better pedestrian access, landscaping, and signage. The proposed master plan is consistent with the County General Plan.

### 3.2.2 Lihu’e Development Plan

The Lihu’e Development Plan (DP) was last updated in 1976 by EDAW Inc. and Muroda & Associates and was created to coordinate the future development and growth of Lihu’e including the growth of government. The DP ranked the Civic Center as the number one priority in terms of importance and cited the following goals and objectives:

A. Develop a Civic Center plan showing the placement of buildings, design, landscaping

B. Provide area for Civic Center growth
C. Design of Civic Center should reflect the image of the Garden Island
D. Expand and maintain a cultural center

At the time the DP was written, the Civic Center occupied only the block bounded by ‘Eiwa, Hardy, Rice and ‘Umi Streets. It was assumed that the Lihue Shopping Center would remain in its location at the corner of Kūhiō Highway and Rice Street. It did not foresee the eventual conversion of the western block to civic use. Instead, the DP recommended that the County convert the land where Lihue Park is located (east of ‘Umi Street near the War Memorial) to County and State office space with a smaller, passive Central Park developed between it and the War Memorial. See Figure 10.

In summary, the DP states:

This program to develop a larger and better civic center for Lihue is consistent with expressed community goals. It is important to note that the present location of the Civic Center is of tremendous significance to the identity of Lihue, the proper functioning of the various State and County agencies, and of the valuable interaction between government, private industry, and the public.

Discussion: While the current location of the expanded Civic Center has shifted to the west rather than the east as proposed the 1976 DP, the general sentiment of a centralized, campus-like Civic Center is still consistent the GP and the proposed site improvements. The Civic Center is still centered around the Historic County Building and the existing configuration actually provides much more space for expansion without encroaching upon Lihue Park, which is an important community amenity with its large playfields.

3.2.3 County Zoning
Similar to the State Land Use Districts, the County of Kaua‘i Comprehensive Zoning Ordinance (CZO) regulates the type of land uses permitted on the island and their locations. However, the CZO is much more specific and detailed than the State Land Use Districts in its regulation of permitted uses, design standards, and building requirements.

The zoning for the project site is split between General Commercial (C-G) and Residential/Special Treatment District – Public (R-1/ST-P). The C-G portion of the site lies between Kūhiō Highway and ‘Eiwa Street (the former shopping center site) and the R-1/ST-P portion lies east of ‘Eiwa Street and extends to ‘Umi Street (Figure 11). Both zones are compatible with Civic Center uses and the Special Treatment – Public Use District overlay recognizes its civic core. No change in zoning is recommended or required for the proposed site improvements master plan.
Figure 10
Lihue Development Plan

LIHUE CIVIC CENTER
SITE IMPROVEMENTS

Source:
Lihue Development Plan (EDAW, Inc. and Muroda & Associates, 1976)

Disclaimer:
This graphic has been prepared for general planning purposes only.
3.2.4 Special Management Area
The Special Management Area (SMA) was established to protect coastal resources in areas extending inland of the shoreline. The subject property is not in the SMA (Figure 12) and therefore does not require any SMA permits.

3.3 FEDERAL

3.3.1 Americans with Disabilities Act (ADA)
The Americans with Disabilities Act (ADA) of 1990 sets forth guidelines for accessibility to buildings and facilities by individuals with physical disabilities. The proposed site improvements will comply with the guidelines, regulations and recommendations issued by state and federal agencies. Due to the relatively flat topography of the Civic Center, all proposed improvements will be designed to be fully accessible.

3.4 NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

The Līhuʻe Civic Center Historic District was added to the State and National Registers of Historic Places in 1981 for its architectural and political significance (Site Number 30-11-9351). The Historic District encompasses the Historic County Building and the County Lawn fronting the structure. It also includes the County Annex and State Courthouse.

Also listed on both the State and National Registers but is not located within the project site is the Kauaʻi Museum’s Albert Spencer Wilcox Building (Site Number 30-11-9344), added in 1979. The Līhuʻe Post Office, located across Rice Street from the Civic Center, was included on the National Register in 1989 and is listed as Site Number 30-11-9342. The historic properties are identified in yellow in Figure 1 and Figure 5.

The proposed changes within the Līhuʻe Civic Center Historic District are minor and include mainly landscaping, parking and pathway improvements. No changes are proposed to any of the historic buildings.
3.5 APPROVALS AND PERMITS

The permits and/or approvals required to implement the proposed site improvements are listed in Table 4.

Table 4: List of Anticipated Permits and Approvals

<table>
<thead>
<tr>
<th>PERMIT/APPROVAL</th>
<th>AUTHORITY</th>
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<tr>
<td>Compliance with Chapter 343 HRS</td>
<td>Office of Environmental Quality Control</td>
</tr>
<tr>
<td>Permission to perform work within a State Right-of-Way</td>
<td>State Department of Transportation, Highways Division, Right-of-Way Branch</td>
</tr>
<tr>
<td>Historic Site Review</td>
<td>State Historic Preservation Review Division</td>
</tr>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) - General Permit</td>
<td>State Department of Health, Clean Water Branch</td>
</tr>
<tr>
<td>Street Closure Resolution</td>
<td>Kaua’i County Council</td>
</tr>
<tr>
<td>County Zoning Permits</td>
<td>Kaua’i Planning Department</td>
</tr>
</tbody>
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