

APPENDIX A



PUBLIC SURVEY

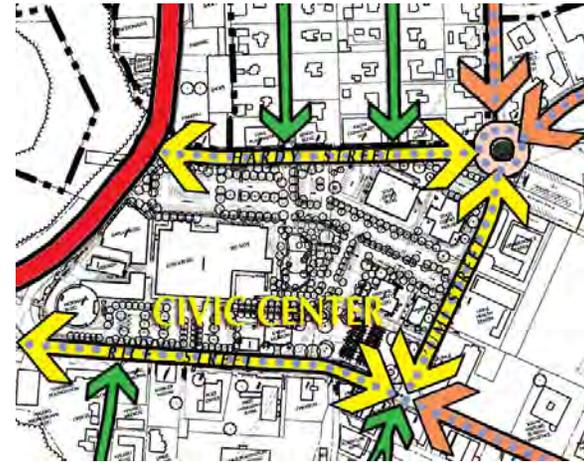
- **Transportation Alternatives**
- **Public Parking Alternatives**
- **Resources & Visual Survey**
- **Līhu'e Civic Center Draft Master Plan**

- *Survey available on the County's website :*

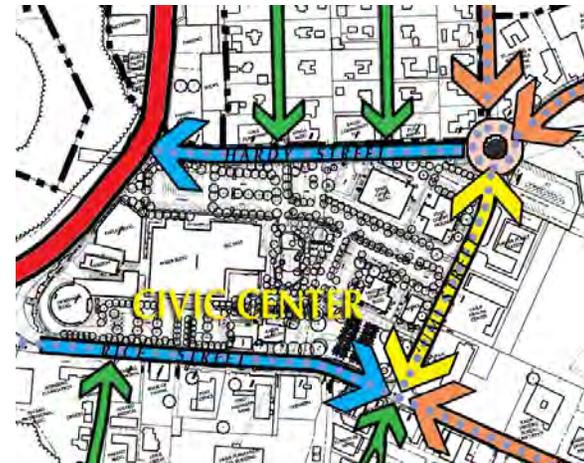
<http://www.kauai.hawaii.gov>

TRANSPORTATION ALTERNATIVES SURVEY

- 1) Which concept do you like better for the Līhu'e transportation network?
- A. Two-way traffic with center turn lane and median
 - B. One-way couplet
 - C. Neither, I like Rice and Hardy Streets the way they are.
 - D. Neither, I have a better idea! Please elaborate.



A

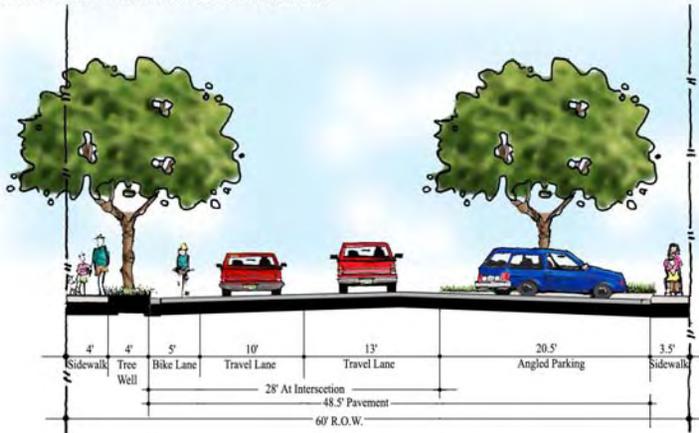


B

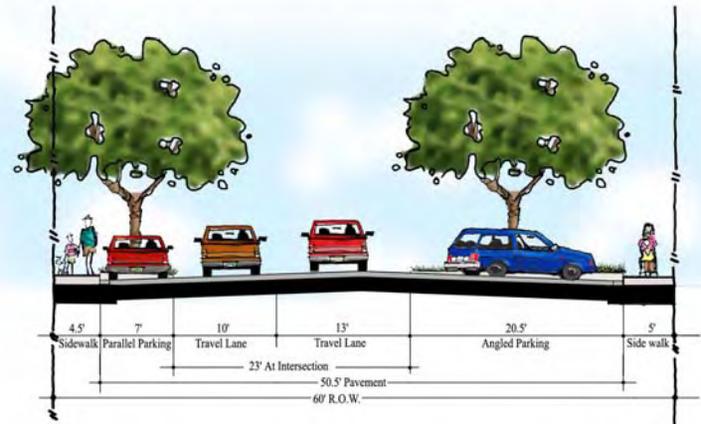
TRANSPORTATION ALTERNATIVES SURVEY

2) Which do you prefer for the design of one-way Rice/Hardy Streets?

ONE-WAY RICE STREET w/ BIKE LANE & ANGLED PARKING



ONE-WAY RICE STREET w/ PARALLEL & ANGLED PARKING



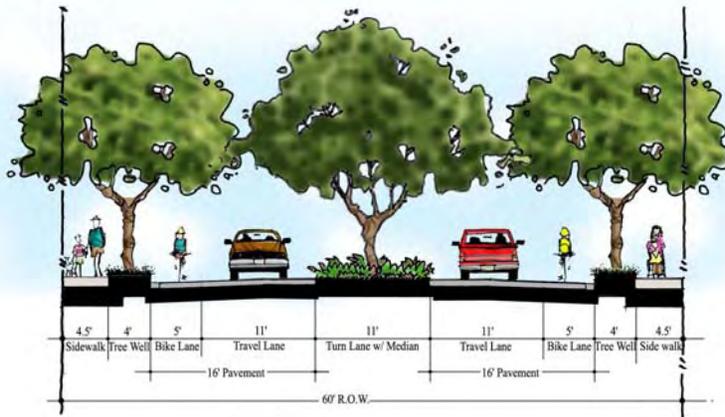
A: with bike lane

B: with parallel parking

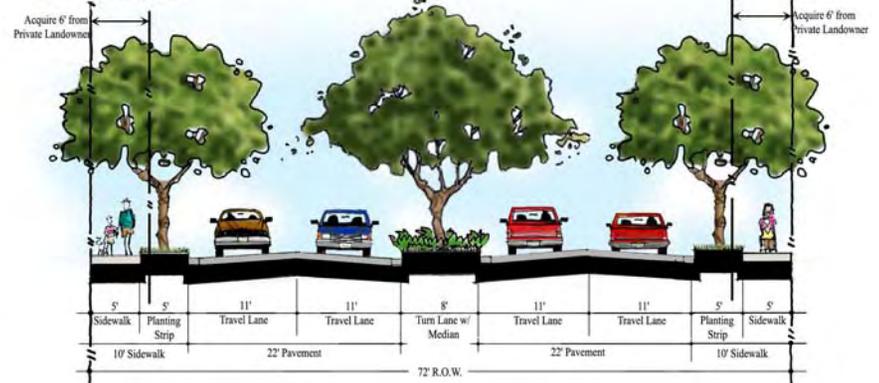
TRANSPORTATION ALTERNATIVES SURVEY

3) Which do you prefer for the design of two-way Rice/Hardy Streets?

RICE STREET 2 LANES w/ CENTER MEDIAN & TURN LANE



Rice Street 4 Lanes w/ Center Median & Turn Lane
Require Acquisition of 12 feet

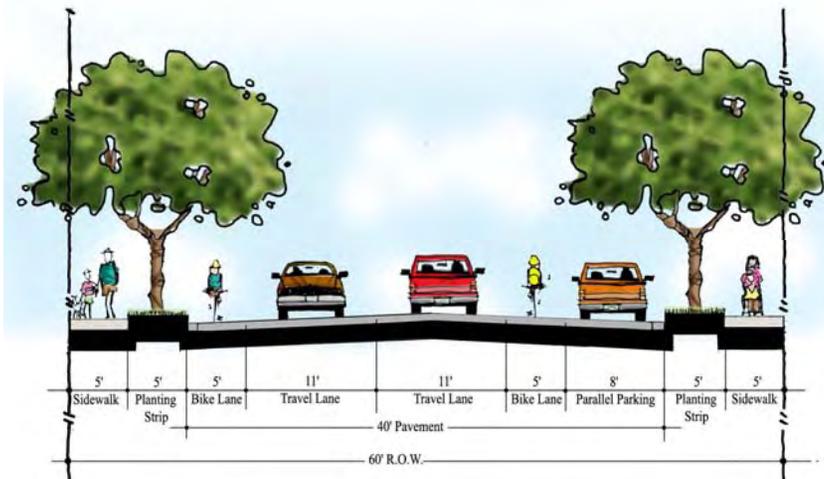


*A: 2 lanes,
center turn/median,
bike lanes,
no land acquisition*

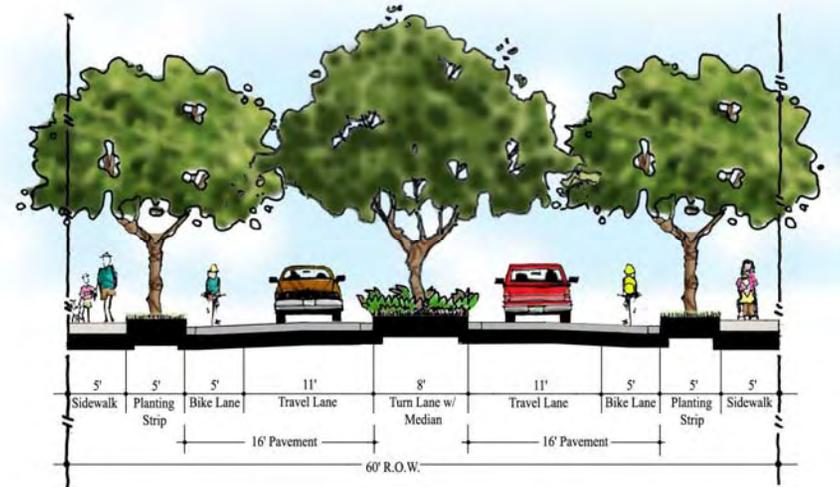
*B: 4 lanes,
no bike lanes,
land acquisition*

TRANSPORTATION ALTERNATIVES SURVEY

4) Which do you prefer for the design of 'Umi Street?



*A: parking, no
median*



*B: center median/turn
lane, no parking*

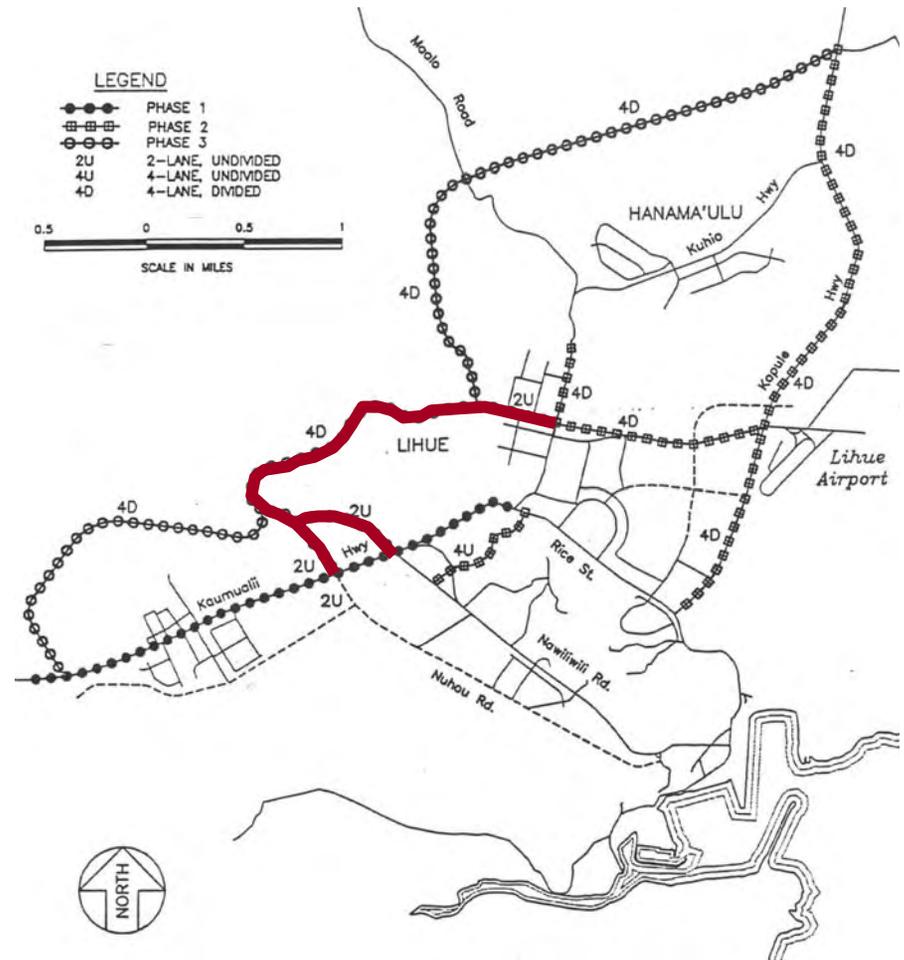
TRANSPORTATION ALTERNATIVES SURVEY

- 5) To accommodate increased traffic traveling North-South across Nāwiliwili Gulch, which improvement would you prefer? Rank the following options from 1 to 4 (1 = Preferred):
- A. Expand historic Halekō Road to 4 lanes (2 in each direction).
 - B. Expand Kaumuali‘i Highway between Puhi and Rice Street.
 - C. Build another road across Nāwiliwili Gulch.
 - D. Other, please describe your recommendation.

TRANSPORTATION ALTERNATIVES SURVEY

6) To accommodate increased traffic traveling along Kūhiō/Kaumuali'i Highways, would you support the development of the Līhu'e Bypass Road:

- A. Yes
- B. No



TRANSPORTATION ALTERNATIVES SURVEY

- 7) Would you be willing to use a shuttle to get around Līhu'e? Select the most appropriate response:**
- A. Yes, if it were frequent.**
 - B. Yes, if it were free.**
 - C. No, I prefer to drive.**
 - D. No, I prefer to ride a motorcycle.**
 - E. No, I prefer to ride a bicycle.**

PARKING ALTERNATIVES

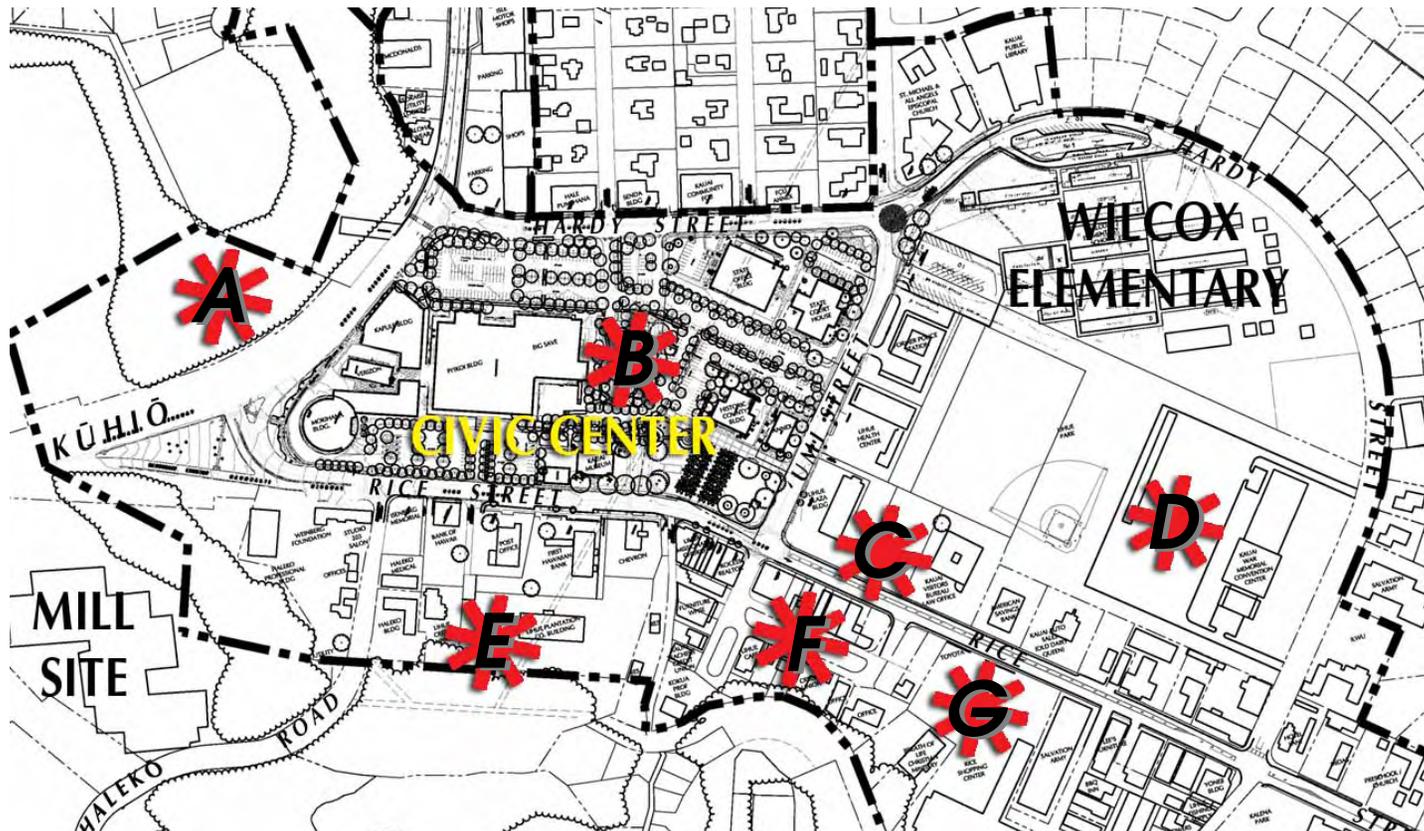
8) Rank the following types of parking facilities from 1 to 4 in terms of preference (1 = I Prefer Most):

- A. At-grade parking within an off-street parking lot.
- B. Parking below grade or partially below grade with park above.
- C. Parking structure with level(s) above grade. Could have commercial uses along street front.
- D. Street parking.



PARKING ALTERNATIVES

9) At which location(s) would you accept the development of a parking structure? Circle as many as applicable. If you would like to suggest another location, please draw it in.



RESOURCES & VISUAL SURVEY

10) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

- 11) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

12) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

13) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

14) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

15) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

16) Rate whether you like or dislike the following architectural style on a scale of 1 through 10.

(10 = like very much)



RESOURCES & VISUAL SURVEY

17) Rate whether you like or dislike the following architectural style on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

18) Rate whether you like or dislike the following parking lot on a scale of 1 through 10. (10 = like very much)



RESOURCES & VISUAL SURVEY

19) Rate whether you like or dislike the following parking lot on a scale of 1 through 10. (10 = like very much)



LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

20) Please comment on the Draft Master Plan.



MISCELLANEOUS QUESTIONS

21) What would you like to see the former Lihu'e Mill Site redeveloped as:

- A. Park or Botanical Garden
- B. Retail/Commercial Development
- C. Museum or Cultural Attraction
- D. Housing
- E. Other, please specify.

MISCELLANEOUS QUESTIONS

22) Please circle all that apply:

- A. I live in Līhu'e.**
- B. I work in Līhu'e.**
- C. I must commute through Līhu'e on a daily basis.**
- D. I am a resident of Kaua'i.**
- E. I am a visitor/part-time resident of Kaua'i.**

LĪHU'E TOWN CORE URBAN DESIGN PLAN & CIVIC CENTER SITE IMPROVEMENTS PUBLIC SURVEY ANSWER SHEET

Please print the following page and mark your answers on this sheet. Feel free to add comments about any of the questions or images and attach pages. Please fax or mail it by March 4, 2005 to:

Keith Nitta
County of Kaua'i Planning Department
4444 Rice Street
Kapule Building Suite 473
Lihue, HI 96766
FAX: 808-241-6699

1. A B C D: _____
2. A B Comments: _____
3. A B Comments: _____
4. A B Comments: _____
5. A:___ B:___ C:___ D:_____
6. A B Comments: _____
7. A B C D E Comments: _____
8. A:___ B:___ C:___ D:_____
9. A B C D E F G Comments: _____
10. Score: ___ Comments: _____
11. Score: ___ Comments: _____
12. Score: ___ Comments: _____
13. Score: ___ Comments: _____
14. Score: ___ Comments: _____
15. Score: ___ Comments: _____
16. Score: ___ Comments: _____
17. Score: ___ Comments: _____
18. Score: ___ Comments: _____
19. Score: ___ Comments: _____
20. Comments: _____
21. A B C D E Comments: _____
22. A B C D E

LIHUE TOWN CORE UDP & CIVIC CENTER SURVEY, JAN-FEB 2005

DISTRIBUTED AT 1/26/2005 PUBLIC MEETING

POSTED ONLINE AT: <http://www.kauai.hawaii.gov/> from 2/2/2005-3/4/2005

#	QUESTION	A	B	C	D	E	F	G	COMMENTS
1	Circulation around Civic Center	22	11	16	2				<p>A=Two way; B=One way couplet; C=Leave as is, D=I have better idea -If one-way, it should be clockwise -Increases parking, may help to delay need to build expensive parking structures -Too many trees -The charm of Lihue is that of a small town feeling. Not any one way streets for Kauai. -2-way traffic, center turn lane no median bike lane -Either way (direction) -Change one-way plan - Rice outlet Kuhio & Hardy inlet from Kuhio, easier to get on to Kuhio</p>
2	One-way design	21	12	16					<p>A=With bike lane; B=With parking -Like bike lanes, multimodal or just wider sidewalks, utilities underground -No parallel parking, no bike lane, area is business oriented -B has advantage of shorter crossing -Against one-way system (4x) -Don't like both but "B" is better of 2 evils -Bikes -Bike lane with sidewalk -Trees are nice but high maintenance. Also type of trees are important - aggressive roots, damage to highway/utilities, dropping leaves & flowers, driving hazard and maint. problems. -One way is not good. -Leave as is. (4x) -Don't like one-way, leave as is. (2x) -Neither</p>
3	Two-way street design	28	13	9					<p>A=2 lanes, no land acquisition; B=4 lanes, land acquisition required -Lighter, slower traffic, no land acquisition -minimize median landscaping to reduce maintenance; bike lanes along all edges of Hardy/Rice might not be necessary, where ROW permits parallel parking ok -Rice should remain 4 lanes, no median; Hardy should remain 2 lanes -Neither, leave as is (5x) -With traffic on both streets - no street parking -Bikes -N/A since voted for one-way -Design for Hardy St only (2x), no median.</p>

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#	QUESTION	A	B	C	D	E	F	G	COMMENTS
4	Umi Street design	29	20						<p>A=Onstreet parking, no median; B=No parking, center median -4 lanes+no parking if Eiwa closed -A is ok too if more parking needed for businesses on Umi -Basically leaving it as it is, with Judiciary moved to new bldg there will be less onstreet parking -Do away with bike lanes - center lane for turning -More trees</p>
5	Nawiliwili roadway crossing								<p>A=Expand Haleko Rd to 4 lanes; B=Expand Kaumualii Hwy to 4 lanes; C=New Road; D=Other -Expand on the historical aspect of Halekō Road; make it bike/ped friendly -If another crossing east were realistic, I would favor it -Build the bypass, add another gulch crossing for ped/bikes or make it a "cute" one-lane bridge for cars to discourage them but allow crossing if needed -Extend Wa'a next to old Sharon Sue store (and Chevron) or even Umi St down to gulch then turn to connect to Haleko. -B Makes most sense, least impact and is doable. -Don't know -Leave as is! Don't change (3x)</p>
	Rankings: 1st	8	29	6	2				-Mass transit of some kind
		8	6	11					'-Build a mauka road which connects to Rice, realigned Ahukini, & Nawiliwili; prefer footpaths/bikepaths across stream to connect neighborhoods.
		10	3	11	1				-Provide shuttles/public transport
				3	9				
6	2nd 3rd 4th Support Lihue Bypass Road	42	8	2					<p>A=Yes; B=No -Lihue bypass should be from Kukui Grove Village West to Ahukni; don't need segment between Isenberg and Hanamaulu -Suggest using old cane road to create a bypass from Maluhia to Kapaa which would also solve Kapaa-Lihue problems and road closure due to accidents. (2x) -Supports bypass but asks "would there be more bldg in the area accessed?" -Good thinking!!! Great -Absolutely, just to deviate from heavy traffic -Absolutely, speed limits on bypass road need to be increased to 70 mph for example - Kipu - Puhi.</p>

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#	QUESTION	A	B	C	D	E	F	G	COMMENTS
7	Lihue shuttle system	19	6	24	2	3	1		<p>A=Yes, frequent; B=Yes, free; C=No, drive; D=No, motorcycle; E=No, bike -Also prefer walking or scooter -Provide bus passes -Depending on weather -Prefer walking (2) -I wouldn't and doubt other people would use a shuttle -If frequent and convenient -Bikes -Undecided</p>
8	Parking Facilities: Rankings: 1st	18	20	11	2				<p>A=At grade,offstreet; B=Parking below, park above; C=Structure above; D=Street parking -Retail fronting parking structure is good, but where in Lihue? -More trees</p>
		9	10	12	9				-below grade parking too inviting for homeless.
		11	6	7	9				
		1	3	10	19				
9	2nd 3rd 4th Parking alternatives	18	29	24	16	13	11	5	<p>A=Kuhio Gulch; B=Civic Center; C=Behind CPB; D=War Memorial; E=LP Bldg; F=Ewalu St; G=Rice Shopping Ctr -Check survey #2(?), has other sites included. -Site A doesn't seem to work unless there is other development on that side of Kuhio, not convenient for Civic Center... see Russ' comments for rest -F ok if it doesn't destroy character of area, D & G with shuttle -Parking on Hardy/Kuhio -Use D with shuttle -Not B! -Marked A but asked "flood zone?" -Left none marked/blank (4x) -None (but later commented on the Civic Center plan that more parking needed)</p>
TOTALS									

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POSTED ONLINE AT: <http://www.kauai.hawaii.gov/> from 2/2/2005-3/4/2005

#	QUESTION	A	B	C	D	E	F	G										COMMENTS
	VISUAL RESOURCES	0	1	2	3	4	5	6	7	8	9	10	SCORE					
10	Neoclassical Historic County Bldg			2	3	2	4	2	7	9	7	15	7.6	-For civic structures, not parking -I like the green open front of building -In essence, I like all the following architectural styles, part of the eclectic mix of Lihue -Neutral, I wouldn't build anymore like this -Too Roman, not enough islander -Trees are nice, but bldg is ugly -OK				
11	1930s Hawaiian style/mediterranean			1	2	1	4	4	4	7	10	17	8.0	-Courthouse and old judiciary too -No planning for cultural history or artistic expression -Looks like Old Hawaii -Has some character -Spanish town? -Very nice				
12	Renov double pitch plantation style		7	2	3	6	7	11	4	6	2	2	5.2	-Very plain -Gave 8-we miss Eggderts -Looks like it fits here in islands				
13	New German house		10	8	6	2	10	3	5	2	1	3	4.2	-Bottom heavy, no architectural appeal -Small windows -Too blocky -Filipino town? -Very ugly				
14	False front		1	3	5	4	11	8	1	10	3	4	5.9	-Not for Lihue -Original Garden Island Building is a 10 (reproductions look fake) -If done well -Very old Hawaii town appeal -False fronts - wasted space - inconsistent -Country store look - it's comfortable -Hollywood? -Looks like a red neck strip mall				
15	Historic managers house	1		5		1	8	7	3	15	3	7	6.7	-Nice (2x) -Missionary?				

LIHUE TOWN CORE UDP & CIVIC CENTER SURVEY, JAN-FEB 2005

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POSTED ONLINE AT: <http://www.kauai.hawaii.gov/> from 2/2/2005-3/4/2005

#	QUESTION	A	B	C	D	E	F	G										COMMENTS
	VISUAL RESOURCES	0	1	2	3	4	5	6	7	8	9	10	SCORE					
16	Art deco		2	4	5	3	6	7	8	8	2	6	6.0	-Not for future buildings, good for this but not others -Historical, wouldn't build any more like this -This is Lihue, this is our "historical look" -Yuck				
17	Fishing Supply (plantation raised 2nd story)	2	7	6	8	5	7	7	4	3	1	1	4.1	-Not for Lihue -Preserve this area -Like the old living above store fronts, mixed use -Should be a home not commercial -Manila?				
18	Monkeypod shaded atgrade parking		3	1		3	9	4	7	10	6	6	6.7	-More monkeypods! Like the great big tree! -Lots of trees -Prefer shaded lots w/landscaping. -Wasted space -Gave a 1 because parking is a nightmare, but love the tree! -Nice tree -(Gave 1 but wanted more trees in Civic Center parking lots) -The tree adds shade and a nice environmental feel -Gave a 5 but wrote "Post office again" not in response to the parking but same as architecture question #11 -Big trees are good				
19	Open unshaded atgrade parking		10	5	6	6	4	3	5	4	2	5	4.7	-Needs greening but don't block mountain view -No trees, very strip mall appearance -Better than #18 but needs a better traffic flow. -Yuck -Plenty spaces -Ugly barren strip mallish -Naked and hot, no shade to keep vehicles from baking -Mainland?				
20	Civic Center Draft MP													See next page for bulleted list of comments.				

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POSTED ONLINE AT: <http://www.kauai.hawaii.gov/> from 2/2/2005-3/4/2005

#	QUESTION	A	B	C	D	E	F	G												COMMENTS
																				A=Park/Botanical Garden; B=Retail/Commercial; C=Museum/Cultural; D=Housing; E=Other -Combination of park/botanical garden, retail, museum/cultural attraction. -Water art park and market -Should be truly mixed use, perhaps artist studios and apartments, restaurants, museum, arts indoor activities event area such as music, keiki shows, farmers market -Industrial or agriculture related use -As long as significant portions of the mill are preserved, recognition as a Historic Site a priority. -Don't tear it down. Use it as cultural/historic site. -Other option: open market ex: flowers, vegetables, fish, local products -Located in a business area, have a mini-museum in lobby -Superfund site -Self supporting -Don't know Lihue Mill Site to make comment.
21	Lihue Mill Site	15	17	23	5	3														
22	Info on respondent	17	44	29	48															
NUMBER OF SURVEYS:		53																		#20 only commented on the Civic Center Plan, no other responses
	as of: 4/15/2005																			

APPENDIX B



LĪHU'E CIVIC CENTER

SITE IMPROVEMENTS QUESTIONNAIRE, 2003

Number of surveys returned by 12/23/2003: 46

Question: What improvements or changes would you like to see in the Civic Center? What is your vision for the Civic Center? Again, think big and small... i.e. improved pedestrian/bikeway network, traffic safety, places to hold parades and farmers markets, more benches, etc.

Responses	# of Respondents
Parking	8
Change inconvenient crosswalk locations	4
Parking structure (suggestions: property across Kuhio, tied to Civic Center by pedestrian path, provide shuttle)	5
Underground parking	1
Control/Enforce parking: assigned stalls, stickers	2
Remove meters at State parking lots	1
Improve aesthetics (paint, sprucing up)	4
Employee dining area	3
More eateries/kiosks/lunch wagons/coffee shops/snack bars	13
Bring Activities to Civic Center (Farmers Market, entertainment, artisans)	4
Cleanliness	1
More trees, canopy trees, landscaping, green areas	17
Entry feature, gateway	1
Water feature	1
Directions, signage for public	3
Frequent bus shuttle, free within certain area Lihue (Civic Center, hospital, police/judiciary, Nawiliwili, Kukui Grove, KCC, Puhi)	3
Drive through payment	1
Employee workout facility/locker rooms	3
Centralize all County offices in Civic Center	1
Tables and chairs, benches, places to eat lunch and rest outside	15
Music playing by Director of Finance (not live)	1
Small stage	1
Move cars out of town center	1
Move County vehicles outside Civic Center, park at baseyard/convention center for pickup and return	4
Pedestrian friendly, continuous safe walkways	11
Bicycle friendly, continuous bikeways	5
Proud of history	1
Energy efficient buildings	2
Underground utilities	2
High-quality, affordable multi-family	1
Unified exterior plan, integrated aesthetic whole, sense of place while respecting individual architecture	2
Keep county lawn basically the same, historic palms with better maintenance (place for big events)	2
Improve parking aesthetics, integrate into pedestrian friendly area	1
Lighten parking lots to make cooler	1
Public mall, expanded courtyard space for public gatherings	1
Organize County offices logically	1

Responses	# of Respondents
More trash receptacles, recycle bins in heavy pedestrian use areas	1
Mix of stores, variety (will help to keep people in town and not driving out)	3
Information booth for County offices	1
Connection to public spaces, waterways (Nawiliwili Stream, Kalapaki Bay)	2
Traffic safety enforcement on Rice Street	1
Utilize Gem Building for County services or combination of commercial businesses with low lease rents to be attractive	1
Accessible routes to all facilities with wider sidewalks	1
Shelter from rain and sun	2
Require smokers to use designated smoking areas (between Verizon and Moikeha)	1
Landscaped islands at Hardy/Kuhio (elevated, not painted)	1
Coordinate/realign driveways	2
Eliminate driveway entrance on Hardy (western-most)	1
Close Eiwa Street	2
Connection from Umi to Nawiliwili Rd.	1
Connection to Lihue Park from Civic Center	1

APPENDIX C





Beyond Information. Intelligence.

Consulting

Database Marketing

*Economic & Social Impact
Studies*

Research

Solutions Modeling

Training

SMS

1042 Fort Street Mall
Suite 200
Honolulu, HI 96813
Ph: (808) 537-3356
Fax: (808) 537-2686
E-mail: info@smshawaii.com
Website: www.smshawaii.com

**SOCIO-ECONOMIC DATA
COMPILED IN SUPPORT OF
LIHUE URBAN CORE DESIGN PLAN**

March 2005

Prepared for:

**SMS AFFILIATIONS AND
ASSOCIATIONS:**

Alan Barker Associates
Experian
International Survey Research
Mediamark Research Inc.
NCQA Certified
Hospitality Advisors, LLC

**County of Kauai
PBR Hawaii**

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INTRODUCTION

PURPOSE

Lihue has long been Kauai's central town. In most of the twentieth century, it was the focus of political and economic life on Kauai. In recent years, its position has changed greatly, due to several factors:

- The decline of the sugar industry, now restricted to only one operator on Kauai;
- Development of a tourism-based economy;
- Aging of the resident population;
- Success of shopping areas outside Lihue in serving needs of residents and visitors
- Increasing traffic congestion, making trips into and out of Lihue Town more difficult, both for nearby residents and persons coming from other parts of Kauai.

Lihue remains the center of government and the major port of entry. The Lihue District is still clearly the center for residents, but much of the new retail development is located in Puhi. Regional retail outlets have also developed elsewhere on Kauai, notably in the Wailua-Kapaa area. (For districts, see Exhibit 1. For the Lihue, Puhi and Hanamaulu Census Designated Places, see Exhibit 2.)

* * *

The County of Kauai Planning Department, working with a Citizen Advisory Committee of community leaders, has hired PBR Hawaii to develop a Lihue Urban Core Design Plan. The aim of the plan is to enhance Lihue as a vibrant, prosperous center for Kauai.

PBR Hawaii and the County of Kauai hired SMS Research & Marketing Services, Inc. to compile and tabulate data of use in developing the plan. This report consists of two sections: a narrative summarizing key points in the data available concerning Lihue and Kauai, and a set of maps and tables for use by the planning group. The narrative is meant to make clear why particular tables seemed especially relevant to the planning effort. Additional data are included so that participants can draw their own conclusions.

SOURCES

SMS compiled data on historical trends relying largely on standard sources (Census data; other data gathered by the State of Hawaii and published in annual Data Books; time series data (largely from the above sources) repackaged by the University of Hawaii for the County of Kauai).

Decennial US Census data are gathered from two different forms. The short form calls for information intended to be gathered from all households. The long form asks for additional

information about many issues of interest in any community study. The long form is distributed to approximately one in every six households. The difference between the two forms is important because short form information (“SF1 Data”)¹ is available for very small areas, but long form information (“SF3 data”) is only available for block groups and larger areas. Because of this difference, SMS approached Census data for the study area in two ways:

- We identified a series of blocks that approximated the Core Area closely (shown in Exhibit 3), and compiled SF1 data for that area;
- We judged Census Tract 405 Block Group 2 to be the smallest area for which SF3 data are available that roughly overlaps the Core Area, and compiled SF1 and SF3 data for it.

The data from the two areas can be compared in Exhibit 9. The Block Group data are used in Exhibit 9 to show the differences between the Urban Core and surrounding areas.

Real property data were compiled using the Hawaii Information Services, Inc. on-line databases in late November 2004. The data are drawn from the County of Kauai’s real property data system, and include information on property characteristics, building characteristics, zoning, and assessors’ judgments concerning use and value. The service provider characterizes the data as “reliable, but not guaranteed to be accurate.” SMS worked with Hawaii Information Service to make sure that as much information as possible was captured in the downloads for this project. Exhibit 4 provides a view of the TMK zones (corresponding to districts) on Kauai. Exhibit 5 lists the TMKs considered here, while Exhibit 6 shows how they form a single study area.

The *Hawaii Housing Policy Study* (produced by SMS and The Prudential Locations, Inc. in 1992 and 1997, and by SMS in 2003, for a consortium including the County of Kauai) includes both housing inventory data derived from real property databases and survey data. Both are reported for the County and for Districts. Readers should note that while the housing inventories are based on data for the large majority of housing units in each area, the survey data are based on a representative sample, and are hence subject to a larger margin of potential error.

Projections cited in this study include government forecasts and SMS work. The DBEDT 2030 series projections are a refinement of models that have been developed over decades. These projections are strongly based in historical data and in an understanding of Hawaii’s economy and demographics. They also are a new departure, since a serious attempt has been made to use County-level Input-Output analysis, and not just to allocate Statewide trends to each County. The SMS forecasts derive from State and County-level studies, and are based in historical series compiled and reviewed by SMS. Since SMS’s work on housing is based in part on DBEDT forecasts of population growth and change, it should be viewed as a related, not entirely separate, forecast.

¹ SF1 is the data set released by the Census on population characteristics that draws solely on short-form responses. SF3 is a later, more comprehensive, data release. Because the SF3 data are based on a sample of about 15% of households, SF1 and SF3 counts may not sum up to exactly the same numbers.

NARRATIVE

AREAS UNDER STUDY

The Lihue Urban Core consists of much of the town of Lihue. It includes neighborhoods adjoining Kuhio Highway and Rice Street and part of the area bounded by these roads.

Lihue is the name of both a Census Designated Place (CDPs) and the larger district. Lihue District includes three CDPs, Lihue, Hanamaulu and Puhi, and areas outside these three.

For this report, SMS gathered information about Kauai County, Lihue District, the three CDPs in the District, and the Urban Core area where possible. Trends and some of the housing data were compiled for the District and County. Detailed Census data were supplied for the County and CDPs.

SMS gathered information from the US Census and the real property tax data base. In the US Census, different sorts of information are available for different geographic "levels," areas defined in particular ways. As a result, it is possible to gather some information for a set of "blocks," an area almost exactly overlapping with the study area for the Design Plan, but to gather much more data for Census Tract 405, Block Group 2, an area that is not such a close match. The gain in information makes up for the loss in coverage, so long as readers bear in mind the fact that the Block Group does not fully coincide with the Urban Core area.

Real property information is largely available at the parcel level, so the area studied coincided with the Urban Core.

DEMOGRAPHICS

Kauai's population grew briskly in the 1970s and 1980s (as shown in Exhibit 7). The rate of increase slowed in the 1990s. This general trend held across the island. The North Shore saw by far the highest growth rate, and continues to do so. Waimea district grew only slowly at first, and even lost population in the 1990s. Lihue District growth was close to that found islandwide.

Two important demographic trends found on Kauai were an aging population and reduction in household sizes. These are more general trends, visible at the State and national levels. (See Exhibit 8.) Lihue follows this trend as well.

The study area exemplifies the two trends². The median age in Block Group 2 was over 47 years old in 2000 (in Exhibit 9). Nearly a quarter of the resident population was 65 years or older. Household sizes were much smaller than the island average.

² As discussed above, Census Tract 405 Block Group 2 overlaps with the Urban Core Area and is used as a source of data not available for the smaller Census units that comprise the Urban Core Area. This report uses "the study area" for either the Urban Core or Block Group 2.

Over four-fifths of the Block Group 2 population was Hawaii-born. Over 70% of study area residents had lived in the same house for five years or more. The study area population is, then, more settled and local than Kauai as a whole. (See Exhibit 10.)

Census data on race and ethnicity (in Exhibit 11) are organized in categories that do not map well onto Hawaii categories. For the study area, only racial data are available. However, ethnic classifications are used for the Lihue CDP. These show that, while most of the population in all areas studied is of Asian and Pacific Island origin, ethnic Japanese form the largest group in Lihue, while about half the people in Puhi and Hanamaulu are Filipino.

While most households in the study area are composed of families, only about 20% have children under 18 (as shown in Exhibit 12.). About a third of households are single persons. More than 40% of households include persons 65 or older. Data from the 2003 Housing Survey are broadly similar for Lihue District, but also suggest that crowding is more prevalent in Lihue District than elsewhere on Kauai. (See Exhibit 13.)

HOUSING

In 2000, the Urban Core had about 400 housing units and a modest vacancy rate. (See Exhibit 14.) Very few units were “for seasonal, recreational or occasional use,” i.e., vacation units. Owner-occupants made up about 60% of the resident population, much like the rest of Kauai.

Data from successive *Housing Policy Studies* (in Exhibit 15) show the number of households on Kauai increasing steadily. One-person households have increased as a share of homes. Crowding and multi-family “doubling up” have declined over time.

Available information on rental prices showed an upward trend already under way by the end of 2002 (plotted in Exhibits 16 and 17). Lihue apartment prices were modest in relation to those wanted for units in resort areas. For single family housing, Lihue units have come to be offered at high prices. (Presumably this difference reflects differences between apartments in and near the Urban Core, and suburban housing in Puhi.) Since 2002, rental prices have increased substantially throughout Hawaii.

ECONOMY

Over the long term, Kauai’s economy has grown more slowly than the State as a whole. This is because growth has been most rapid in tourism and in business sectors concentrated in Honolulu, while Kauai has retained agriculture and a small tourism economy. As a result, the Kauai average per capita personal income has declined over time to about five-sixths of the State average (as shown in Exhibit 18). When the sources of personal income are noted (in Exhibit 19), two facts stand out:

- Hurricane Iniki brought a significant short-term loss of property income for Kauai residents; and

- On Kauai, the long-term trend has been for wages to form a declining share of income, while rents and transfer payments are slowly increasing in importance.

Hurricane Iniki brought soaring unemployment. The jobcount and number of persons employed both returned to previous levels, and unemployment has declined over time. (See Exhibit 20.) The unemployment rate has reached about 4.1% for Kauai, as of October, 2004 (<http://www.state.hi.us/dlir/rs/loihi/>).

According to the 2000 Census data in Exhibit 21, study area residents had much higher per capita incomes than the Kauai average or the average for nearby CDPs. In part this is due to age structure: with few children, per capita income is higher. Also, labor force participation is strong and, as of 2000, unemployment was absent. Government workers were strongly represented in the study area, and nearly 40% of workers were managers or professionals.

More than 40% of homes in the study area (and all the Lihue District CDPs) received some Social Security income in 1999. However, no families in the study area were living below the poverty line.

The Census also provides data on commuting (shown in Exhibit 22). Study area residents were nearly as apt as others to rely on cars to go to work, but their commutes are very short, even by Kauai standards.

Workforce data are available for the Lihue zip code area (96766) from the Census Bureau – but this omits government jobs. Exhibit 23 suggests that as many as half the workforce could work within the zip code area (which includes Hanamaulu and Puhi). However, it is difficult to count the workforce actually in the Lihue Urban Core. First, the area is much smaller than the zip code area. Second, “place of work” may be a workplace or the address of a firm for which a person works. Since Lihue is a historic center, its counted workforce is likely to include some who work from, but rarely in, Lihue. The data on size of establishment show that small firms, with one to four employees, are most common in all industrial categories. Firms with one hundred or more workers were listed in Lihue for the following industries: retail trade, transportation and warehousing, administration and waste management, health care, and accommodations and food services.

In response to calls by SMS, agencies identified about 1,350 government employees in Lihue District, of whom about 800 worked within the Study Area.

Exhibit 20 shows the occupations of residents. Lihue has a slightly higher share of government workers among residents than Kauai as a whole. The highest concentration (24% of workers) was in the core study area (CT 405, Block Group 2). Overall, Lihue CDP was home to approximately 11% of Kauai’s 4,611 government workers in 2000.

Data on visitor units show that Lihue District includes only about a sixth of the visitor plant inventory of Kauai. The visitor units are largely in hotels (the Marriott Beach Resort and Radisson Kauai Beach Resort), as shown in Exhibit 24.

LAND USE IN THE URBAN CORE AREA

The Urban Core area includes a mix of residential, commercial and industrial parcels. Much is built out, but vacant parcels remain in both residential and commercial/industrial areas. (See Exhibits 25 and 26.)

Much of the Urban Core housing was built in the 1980s, just before Hurricane Iniki. Commercial construction has been spread out over decades, as shown in Exhibit 27.

Sales data in Exhibit 28 suggest that the property market has been active in Lihue since 1996. However, SMS is concerned that not all earlier sales could be recorded in the computerized database, so this trend may be overstated.

Exhibit 29 shows that Lihue District (TMK zone 3) has about half the land identified for industrial and commercial uses on Kauai, and has about two-thirds of the land in this category still to be developed. The Urban Core Study Area has about a quarter of the commercial and industrial parcels on Kauai, and about a fifth of the vacant parcels designated for these uses.

Appraisers estimate the commercial and industrial buildings of Lihue District as having about 45% of the developed value in these categories in the County, while the developed value in the Urban Core Study Area has about 22% of Kauai's commercial and industrial building value.³

PROJECTIONS

All projections for the next years in Hawaii call for:

- Continuing dependence on tourism, but some economic diversification, in each County and Statewide;
- Slow to moderate economic growth;
- Slow population growth; and
- An aging population.

Exhibits 30 to 33 show the major trends for Kauai, according to the State's long-term model (DBEDT 2004b). Exhibit 34 shows SMS's projected growth in housing, based on demand. The long-term visitor trends in the new State projections are shown in Exhibit 35, while SMS's mid-range retail spending projections are in Exhibit 36. Exhibit 37 shows the relative growth rates of visitor spending and resident incomes in the long-term forecasts.

For Kauai, the County Planning Department prepared land use forecasts in 2001, drawing on historical trends and the then-current forecasts from DBED, to support long-

³ These indicators were chosen as the most reliable ones available through Hawaii Information Service.

term transportation planning. Their records showed very low industrial vacancies, and projected significant growth in this sector. The forecast took into account developers' plans and County policies. For current purposes, major projections were for moderate to strong growth in the supply of commercial and industrial space on Kauai:

- General commercial: 2.8% growth per year, on average, i.e., about 60,000 square feet per year gross built area by 2007 or so;
- Shopping centers: 2.3% average annual growth, about 25,000 square feet per year; and
- Industrial: 3.9% average annual growth, about 125,000 square feet per year.

Based on SMS's County-level mid-range forecast, growth of occupied retail space by about 70,000 square feet per year is expected in the next few years. This estimate is in line with the County estimates.

Available forecasts allocate Statewide visitor arrivals to Counties. **How** visitors arrive is also of interest in planning for Lihue. After considering the issue (and the many unknowns in any projection of future arrivals by mode of transport), SMS suggests:

1. Cruise traffic is likely to increase with growth in Hawaii-based cruises, and could well bring overnight visitors (i.e., day or evening customers) to the Lihue area. Exhibit 38 projects growth in this market, based on DBEDT assumptions for all visitors and moderate-growth assumptions for cruise visitors.
2. The Hawaii Superferry, scheduled to begin service in late 2006, could have a noticeable impact on Kauai. SMS doubts, however, that it would have much impact on the Urban Core area, and hence did not consider interisland ferry traffic as needing further discussion here.

KEY PLANNING CHOICES

SMS's primary role in this planning effort is to compile data. We are aware of the fact that we have an unusual vantage point on the data, that allows us to underline the importance of certain planning choices (but certainly not to make those choices!). We emphasize the following points:

1. Lihue is a small area, with a complex mix of persons living in and passing through the town. Any components of the design plan involving commercial activity should take into account the market(s) that will support that activity and any renovation needed to accommodate it. The markets are segmented. If the potential customer base for commercial areas is to be large, they will need to appeal to Lihue residents, the Lihue workforce, visitors staying on Kauai, and visitors on cruise ships.

Exhibit 39 summarizes estimates of the size of different markets discussed in this report. Some of the categories overlap – workers are, after all, residents, but these are shown to provide a basis for considering the potential market for various commercial developments.

2. Kauai's visitor spending is projected to grow faster than resident spending. Lihue currently appears to capture a very small share of visitor spending. It would have little economic basis for growth unless this changes.
3. Lihue remains the transportation hub of the island. This raises two challenges:
 - a. Do the nearby port and airport provide an opportunity to direct many different groups to the urban core? and/or
 - b. Is there a need to separate or insulate the core from islandwide transportation and goods traffic?

Cruise ships are likely to bring more visitors to Kauai. If they stay longer at Nawiliwili than they now do, then cruise visitors could become increasingly important as a consumer group for Lihue.

Having stressed that Lihue's leaders face choices, not certainties, we can suggest some ways to respond to those choices for consideration:

1. Development of a Historic Lihue area: This would integrate historic architecture and open spaces with upscale dining and retail. Restaurants would target Lihue workers, professionals and part-time residents during the day, and tourists in the evening. Stores would offer Hawaiian and Pacific area arts, aiming at part-time residents, professionals, and visitors. To be successful, the new focus should be linked to events (in Lihue Park, perhaps), walking tours, and points of interest.

The Historic Lihue area could well incorporate existing stores and buildings, either along Rice Street or near Kuhio Highway. However, such an area should be a clear destination, inviting shoppers to dine, and vice versa, not a few sites interspersed among fast food outlets.

Evidence that a Hawaii urban area can support fine restaurants can be found in Hilo, where Café Pesto and other restaurants have succeeded for years along the bay front. A similar combination of arts, furnishings and clothing is offered in small shopping centers in Waimea, on the Big Island. Waimea also supports several dining choices, including Merriman's Restaurant.

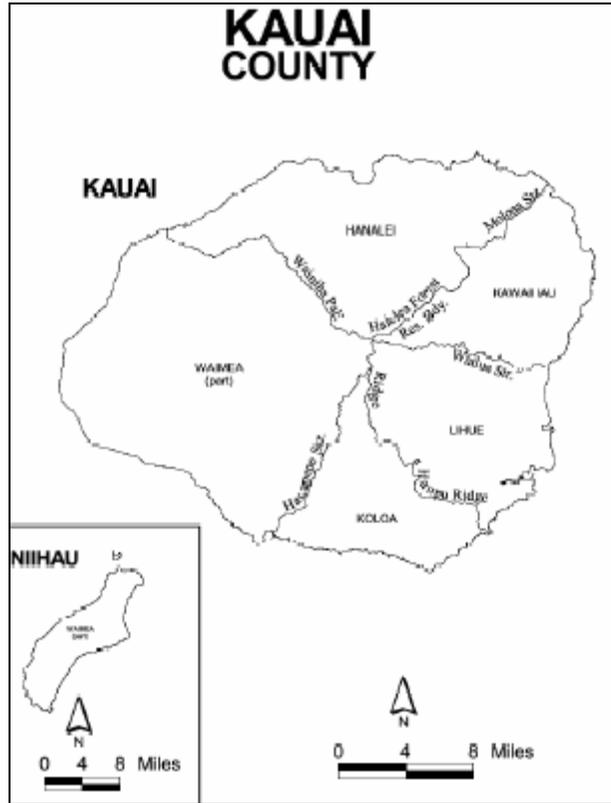
Based on the projections discussed earlier, such a Historic Area could include from 40,000 to 70,000 square feet of retail and eating and drinking space by 2010.

2. Continuing growth of industrial space near major roadways. As the County Planning Department has noted, there is continuing demand for industrial space. This can be included in the Lihue area. However, it will be important to direct truck traffic away from the Historic Lihue area, increasing both the customer's experience and efficiency of industrial activity.

EXHIBITS

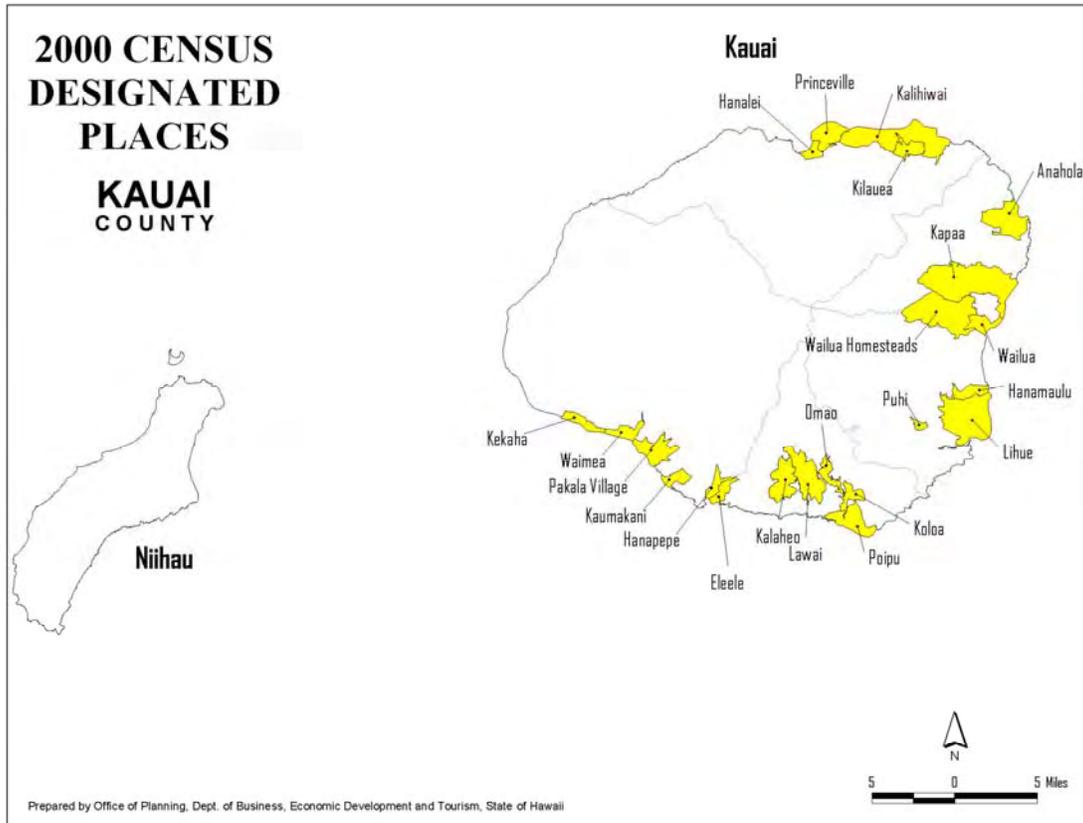
GEOGRAPHY

1. Kauai and Lihue District



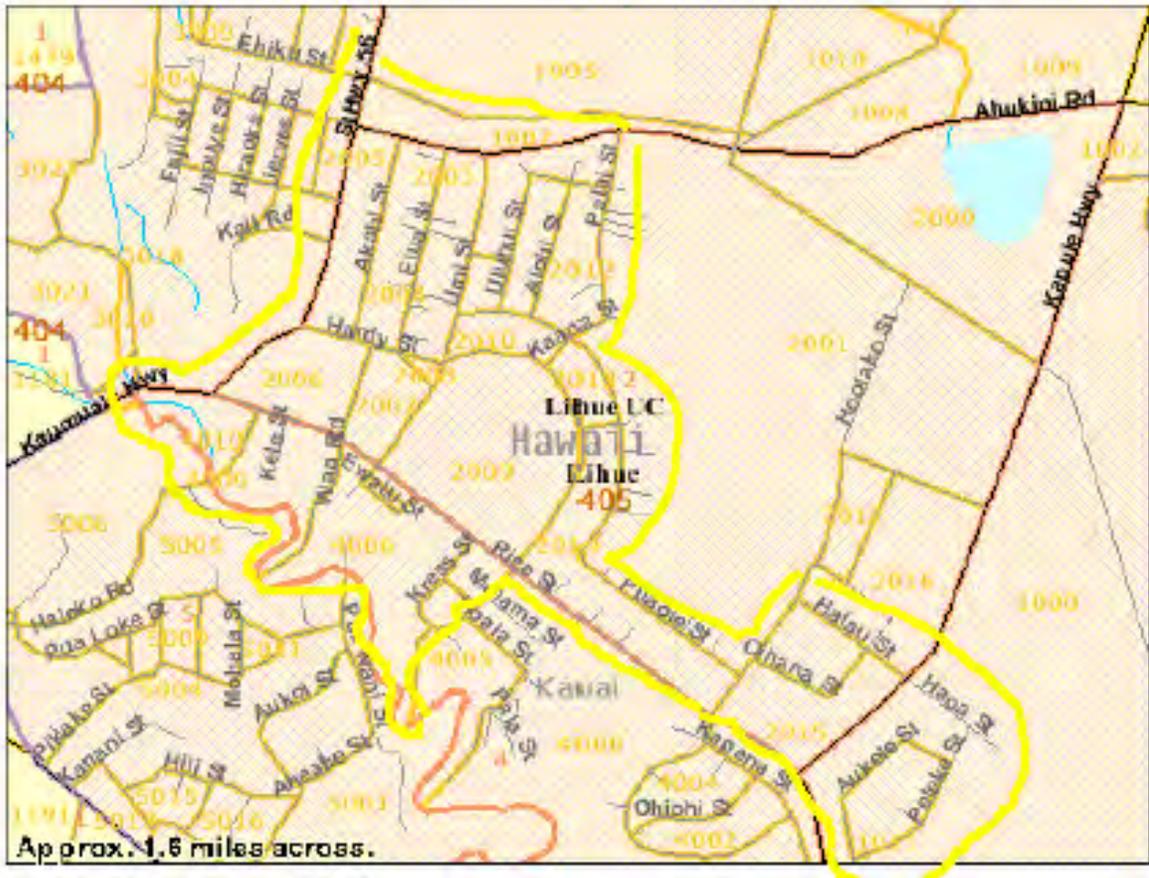
SOURCE: DBEDT 2004.

2. Census 2000 Census Designated Places on Kauai

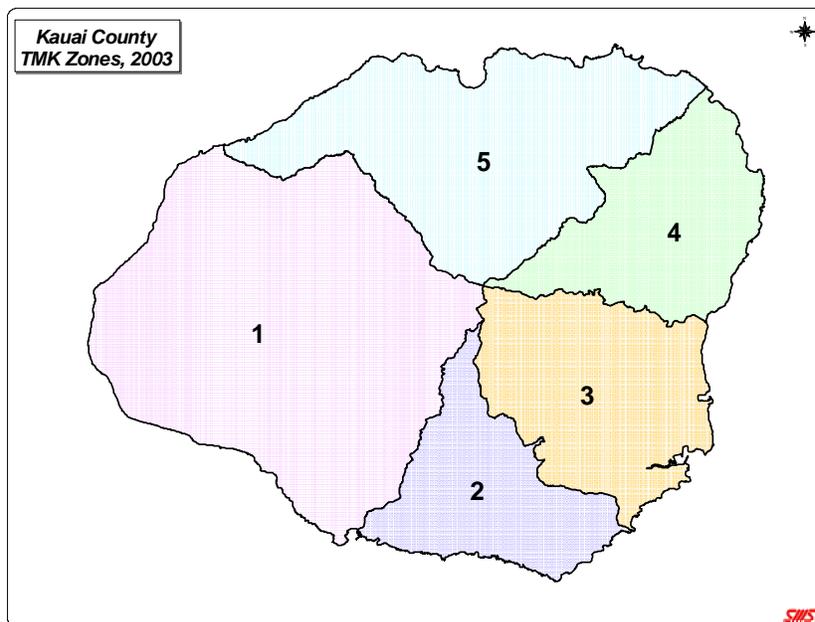


SOURCE: State Data Center:

3. Census Boundaries of Urban Core Area



4. TMK Zones, Kauai

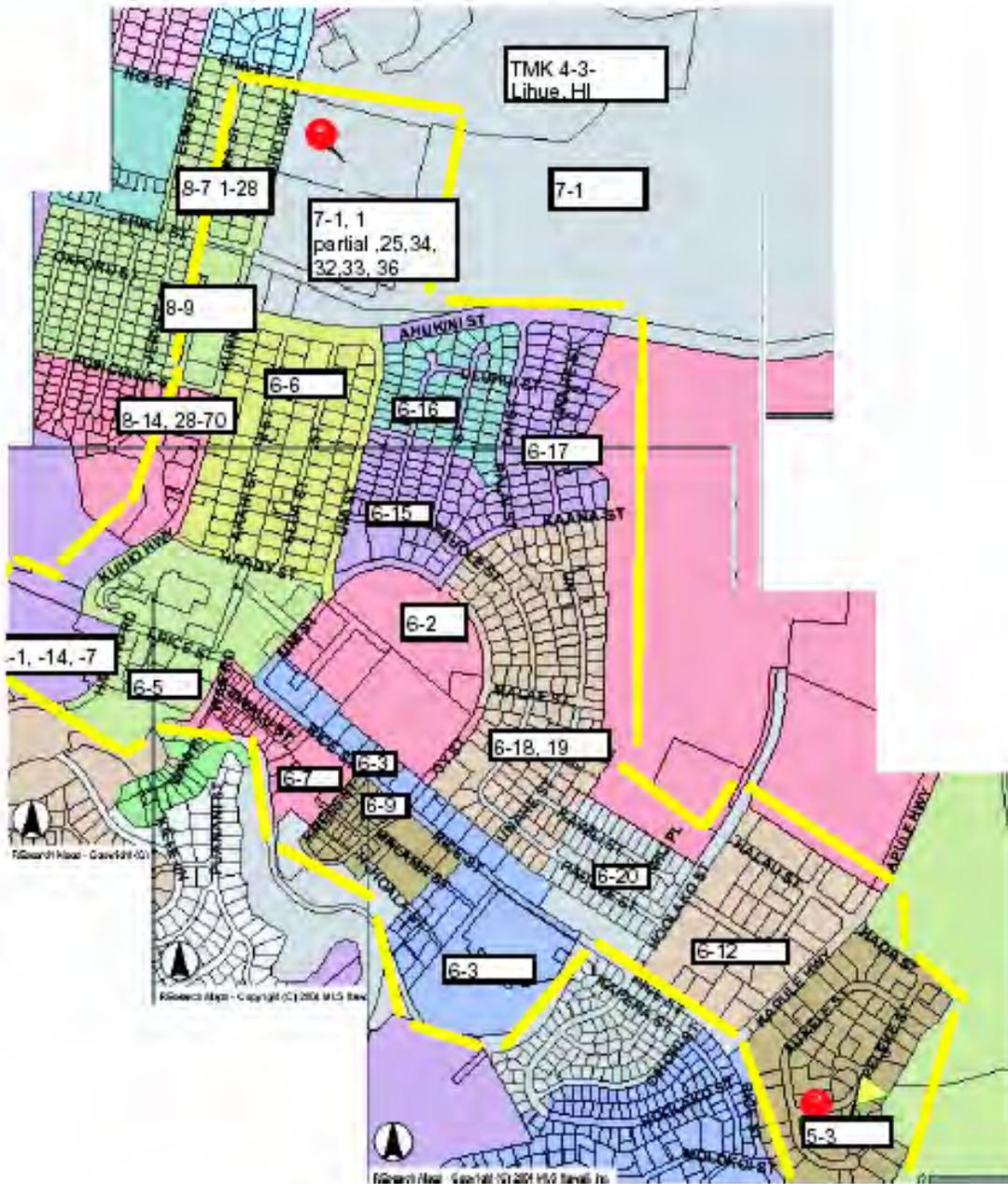


5. TMK definition of the Urban Core

The Urban Core area includes the following plats (and parcels in one plat):

(4) 3-5-3	entire plat
(4) 3-6-2	2, 5, 9, 10 11, 21, 22
(4) 3-6-3	entire plat
(4) 3-6-5	entire plat
(4) 3-6-6	entire plat
(4) 3-6-7	entire plat
(4) 3-6-9	entire plat
(4) 3-6-12	entire plat
(4) 3-6-15	entire plat
(4) 3-6-16	entire plat
(4) 3-6-17	entire plat
(4) 3-6-18	entire plat
(4) 3-6-19	entire plat
(4) 3-6-20	entire plat
(4) 3-7-1	1, 25, 32 to 34, 36
(4) 3-8-7	1 to 28
(4) 3-8-9	1, 2, 103, 104, 114
(4) 3-8-14	28 to 39, 67
(4) 3-8-4	1, 7, 14

6. TMK Map of the Urban Core



DEMOGRAPHICS

7. Historical Population Growth Trends

	April 1, 1970	April 1, 1980	April 1, 1990	April 1, 2000	Percent change		
					1970 to 1980	1980 to 1990	1990 to 2000
State total	769,913	964,691	1,108,229	1,211,537	25.3	14.9	9.3
Kauai County	29,761	39,082	51,177	58,463	31.3	30.9	14.2
Hanalei	1,182	2,668	4,631	6,348	125.7	73.6	37.1
Kawaihau	7,393	10,497	15,627	18,525	42.0	48.9	18.5
Lihue	6,766	8,590	10,663	12,022	27.0	24.1	12.7
Koloa	6,851	8,734	11,368	12,845	27.5	30.2	13.0
Waimea	7,569	8,593	8,888	8,723	13.5	3.4	-1.9

SOURCE: US Census, in State Data Book (DBEDT, various years)

8. Historical Demographic and Household Trends, 1980 to 2000

	April 1, 1980	April 1, 1990	April 1, 2000
State of Hawaii			
Age Distribution			
% under 18 years	28.6%	25.3%	24.4%
% 18 to 64	32.6%	63.4%	62.3%
% 65 and over	4.0%	11.3%	13.3%
Median Age (yrs.)	28.3	32.6	36.2
Persons per Household	3.15	3.01	2.92
Kauai County			
Age Distribution			
% under 18 years	30.5%	27.6%	26.4%
% 18 to 64	58.4%	59.4%	59.8%
% 65 and over	11.1%	13.1%	13.8%
Median Age (yrs.)	29.8	33.9	38.4
Persons per Household	3.21	3.09	2.87
Lihue District			
Age Distribution			
% under 18 years	24.9%	20.8%	22.2%
% 18 to 64	60.5%	60.1%	53.9%
% 65 and over	14.6%	19.1%	23.9%
Median Age (yrs.)	34.5	38.7	44.7
Persons per Household	2.87	2.60	2.51

9. Demographics, Urban Design Plan Core Area vs. Census Tract 405, Block Group 2, 2000

	Census Tract 405, Block Group 2		Core Study Area Blocks*	
	Number	%	Number	%
Resident Population				
Total	980	100.0%	663	100.0%
Under 5 years of age	17	1.7%	25	3.8%
18 and over	813	83.0%	532	80.2%
65 and over	218	22.2%	159	24.0%
Median age (years)	47.4	(X)	N/A	
Housing				
Total housing units	422	100.0%	302	100.0%
Occupied	396	93.8%	276	91.4%
Vacant	26	6.2%	26	8.6%
For seasonal, recreational, or occasional use.	4	0.9%	3	1.0%
Households				
Total	396	100.0%	276	100.0%
Owner-occupied	244	61.6%	145	52.5%
Renter-occupied	152	38.4%	131	47.5%
Average household size	2.49	(X)	2.14	(X)

NOTES:

NA: Median not available for this region.

* Core Study Area is Census tract 405, blocks 1007, 1011, 2003, 2004, 2005, 2006, 2007, 2008 2009, 2010, 2012, 2013, 2014, 2015, 4006, 4009, 4010. SF1 data available only .

10. Population and Age Structure, Kauai, 2000

	County of Kauai		Lihue CDP		CT 405, Block Group 2		Puhi CDP		Hanamaulu CDP	
	No.	%	No.	%	No.	%	No.	%	No.	%
Resident Population										
Total	58,463	100.0%	5,674	100.0%	980	100.0%	1,186	100.0%	3,272	100.0%
Under 5 years of age	3,605	6.2%	318	5.6%	17	1.7%	91	7.7%	212	6.5%
18 and over	43,020	73.6%	4,378	77.2%	813	83.0%	869	73.3%	2,397	73.3%
65 and over	8,069	13.8%	1,271	22.4%	218	22.2%	179	15.1%	494	15.1%
Median age (years)	38.4	(X)	44.0	(X)	47.4	(X)	36.0	(X)	35.3	(X)
Geographic Mobility										
Population born in Hawaii	36,237	62.0%	4,226	72.4%	800	81.6%	709	59.8%	1,991	60.8%
From other states, territories	13,993	23.9%	1,049	18.0%	139	14.2%	59	5.0%	220	6.7%
Born outside United States	659	1.1%	53	0.9%	0	0.0%	36	3.0%	28	0.9%
Foreign-born	7,574	13.0%	510	8.7%	41	4.2%	382	32.2%	1033	31.6%
Population age 5 years and over	54,822	100.0%	5,508	100.0%	947	100.0%	1,092	100.0%	3,061	100.0%
Same house for five years	34,402	62.8%	3,230	58.6%	677	71.5%	782	71.6%	2,101	68.6%
Same county, different house	12,604	23.0%	1,492	27.1%	165	17.4%	238	21.8%	620	20.3%
Same state, different county	6,788	12.4%	727	13.2%	105	11.1%	33	3.0%	166	5.4%
Elsewhere in 1995	1,028	1.9%	59	1.1%	0	0.0%	39	3.6%	174	5.7%

11. Ethnic/Racial Distribution, Kauai, 2000

	County of Kauai		Lihue CDP		Puhi CDP		Hanamaulu CDP	
	No.	%	No.	%	No.	%	No.	%
Race								
One race	44,525	76.2%	4,513	79.5%	920	77.6%	2,497	76.3%
White	17,255	29.5%	1,291	22.8%	98	8.3%	269	8.2%
Black or African American	177	0.3%	12	0.2%	2	0.2%	7	0.2%
American Indian and Alaska Native	212	0.4%	13	0.2%	8	0.7%	5	0.2%
Asian	21,042	36.0%	2,794	49.2%	779	65.7%	2,013	61.5%
Asian Indian	47	0.1%	2	0.0%	6	0.5%	0	0.0%
Chinese	478	0.8%	92	1.6%	7	0.6%	20	0.6%
Filipino	11,195	19.1%	838	14.8%	620	52.3%	1,648	50.4%
Japanese	7,456	12.8%	1,599	28.2%	104	8.8%	237	7.2%
Korean	149	0.3%	28	0.5%	3	0.3%	3	0.1%
Vietnamese	35	0.1%	7	0.1%	0	0.0%	0	0.0%
Other Asian	1,682	2.9%	228	4.0%	39	3.3%	105	3.2%
Native Hawaiian and Other Pacific Islander.	5,334	9.1%	365	6.4%	30.0	2.5%	188.0	5.7%
Native Hawaiian.	4,935	8.4%	323	5.7%	28.0	2.4%	166.0	5.1%
Guamanian or Chamorro	22	0.0%	2	0.0%	0	0.0%	0	0.0%
Samoan.	82	0.1%	8	0.1%	1	0.1%	3	0.1%
Other Pacific Islander	295	0.5%	32	0.6%	1	0.1%	19	0.6%
Some other race	505	0.9%	38	0.7%	3	0.3%	15	0.5%
Two or more races	13,938	23.8%	1,161	20.5%	266	22.4%	775	23.7%
Race alone or in combination with one or more other races								
White	27,113	46.4%	2,107	37.1%	286	24.1%	773	23.6%
Black or African American	518	0.9%	37	0.7%	7	0.6%	47	1.4%
American Indian and Alaska Native	1,376	2.4%	69	1.2%	38	3.2%	58	1.8%
Asian	31,752	54.3%	3,759	66.2%	991	83.6%	2,646	80.9%
Native Hawaiian and Other Pacific Islander	14,171	24.2%	1,059	18.7%	166	14.0%	685	20.9%
Some other race	2,445	4.2%	215	3.8%	65	5.5%	124	3.8%

Exhibit 11, Cont.

	County of Kauai		Census Tract 405, Block Group 2		Core Study Area	
	No.	%	No.	%	No.	%
Race						
One race	44,525	76.2%	813	80.4%	521	78.6%
White	17,255	29.5%	165	16.3%	134	20.2%
Black or African American	177	0.3%	3	0.3%	3	0.5%
American Indian and Alaska Native	212	0.4%	1	0.1%	2	0.3%
Asian	21,042	36.0%	565	55.9%	339	51.1%
Asian Indian	47	0.1%				
Chinese	478	0.8%				
Filipino	11,195	19.1%				
Japanese	7,456	12.8%				
Korean	149	0.3%				
Vietnamese	35	0.1%				
Other Asian	1,682	2.9%				
Native Hawaiian and Other Pacific Islander.	5,334	9.1%	68	6.7%	41	6.2%
Native Hawaiian.	4,935	8.4%				
Guamanian or Chamorro	22	0.0%				
Samoan.	82	0.1%				
Other Pacific Islander	295	0.5%				
Some other race	505	0.9%	11	1.1%	2	0.3%
Two or more races	13,938	23.8%	198	19.6%	142	21.4%
Race alone or in combination with one or more other races						
White	27,113	46.4%	308	30.5%	236	35.6%
Black or African American	518	0.9%	5	0.5%	5	0.8%
American Indian and Alaska Native	1,376	2.4%	6	0.6%	8	1.2%
Asian	31,752	54.3%	741	73.3%	463	69.8%
Native Hawaiian and Other Pacific Islander	14,171	24.2%	185	18.3%	124	18.7%
Some other race	2,445	4.2%	26	2.6%	13	2.0%

12. Household Composition, 2000

	County of Kauai		Lihue CDP		Puhi CDP		Hanamaulu CDP	
	Number	%	Number	%	Number	%	Number	%
Household by Type								
Total Households	20,183	100.0%	2,178	100.0%	285	100.0%	902	100.0%
Family households (families)	14,572	72.2%	1,420	65.2%	255	89.5%	739	81.9%
With own children under 18 years	6,865	34.0%	561	25.8%	108	37.9%	318	35.3%
Married-couple family	10,881	53.9%	1,066	48.9%	203	71.2%	498	55.2%
With own children under 18 years	4,842	24.0%	376	17.3%	85	29.8%	215	23.8%
Female householder, no husband present	2,582	12.8%	258	11.8%	29	10.2%	178	19.7%
With own children under 18 years	1,424	7.1%	139	6.4%	12	4.2%	81	9.0%
Nonfamily households	5,611	27.8%	758	34.8%	30	10.5%	163	18.1%
Householder living alone	4,321	21.4%	651	29.9%	18	6.3%	122	13.5%
Householder 65 years and over	1,556	7.7%	350	16.1%	8	2.8%	45	5.0%
Householders with individuals under 18 years	8,040	39.8%	663	30.4%	153	53.7%	433	48.0%
Householders with individuals 65 years and older	5,594	27.7%	863	39.6%	114	40.0%	336	37.3%

	County of Kauai		Census Tract 405, Block Group 2		Core Study Area *	
	Number	%	Number	%	Number	%
Household by Type						
Total Households	20,183	100.0%	396	100.0%	276	100.0%
Family households (families)	14,572	72.2%	259	65.4%	164	59.4%
With own children under 18 years	6,865	34.0%	82	20.7%	58	21.0%
Married-couple family	10,881	53.9%	192	48.5%	114	41.3%
With own children under 18 years	4,842	24.0%	50	12.6%	34	12.3%
Female householder, no husband present	2,582	12.8%	48	12.1%	36	13.0%
With own children under 18 years	1,424	7.1%	23	5.8%	16	5.8%
Nonfamily households	5,611	27.8%	137	34.6%	112	40.6%
Householder living alone	4,321	21.4%	123	31.1%	98	35.5%
Householder 65 years and over	1,556	7.7%	69	17.4%	51	18.5%
Householders with individuals under 18 years	8,040	39.8%	107	27.0%	71	25.7%
Householders with individuals 65 years and older	5,594	27.7%	178	44.9%	117	42.4%

13. Household Characteristics, 2003

	County of Kauai	Lihue District
Total Households	20,460	4,057
Crowded units (%)	6.0%	21.4%
Household Type (%)		
Single person	20.9%	22.5%
With seniors	43.8%	38.2%
With children	39.2%	39.8%

SOURCE: SMS, 2003.

HOUSING

14. Housing and Household Types, 2000

	County of Kauai		Lihue CDP		CT 405, Block Group 2		Puihi CDP		Hanamaulu CDP	
	No.	%	No.	%	No.	%	No.	%	No.	%
Housing										
Total housing units	25,331	100.0%	2,399	100.0%	422	100.0%	296	100.0%	947	100.0%
Occupied	20,183	79.7%	2,178	90.8%	396	93.8%	285	96.3%	902	95.2%
Vacant	5,148	20.3%	221	9.2%	26	6.2%	12	4.1%	45	4.8%
For seasonal, recreational, or occasional use.	3,850	15.2%	71	3.0%	4	0.9%	1	0.3%	6	0.6%
Units in Structure										
Detached Single Family	17,826	70.4%	1,519	63.3%	292	68.5%	220	74.3%	597	63.0%
Attached Units:	7,505	29.6%	910	37.9%	134	31.5%	76	25.7%	350	37.0%
1 to 19 Units	5,678	22.4%	535	22.3%	51	12.0%	76	25.7%	311	32.8%
20 or More Units	1,758	6.9%	375	15.6%	83	19.5%	0	0.0%	32	3.4%
Other	69	0.3%		0.0%	0	0.0%	0	0.0%	7	0.7%
Households										
Total	20,183	100.0%	2,178	100.0%	396	100.0%	285	100.0%	902	100.0%
Owner-occupied	12,384	61.4%	1,289	59.2%	244	61.6%	204	71.6%	533	59.1%
Renter-occupied	7,799	38.6%	889	40.8%	152	38.4%	81	28.4%	369	40.9%
Average household size	2.87	(X)	2.55	(X)	2.49	(X)	4.39	(X)	3.62	(X)
Average family size	3.34	(X)	3.16	(X)	3.10	(X)	4.13	(X)	3.87	(X)

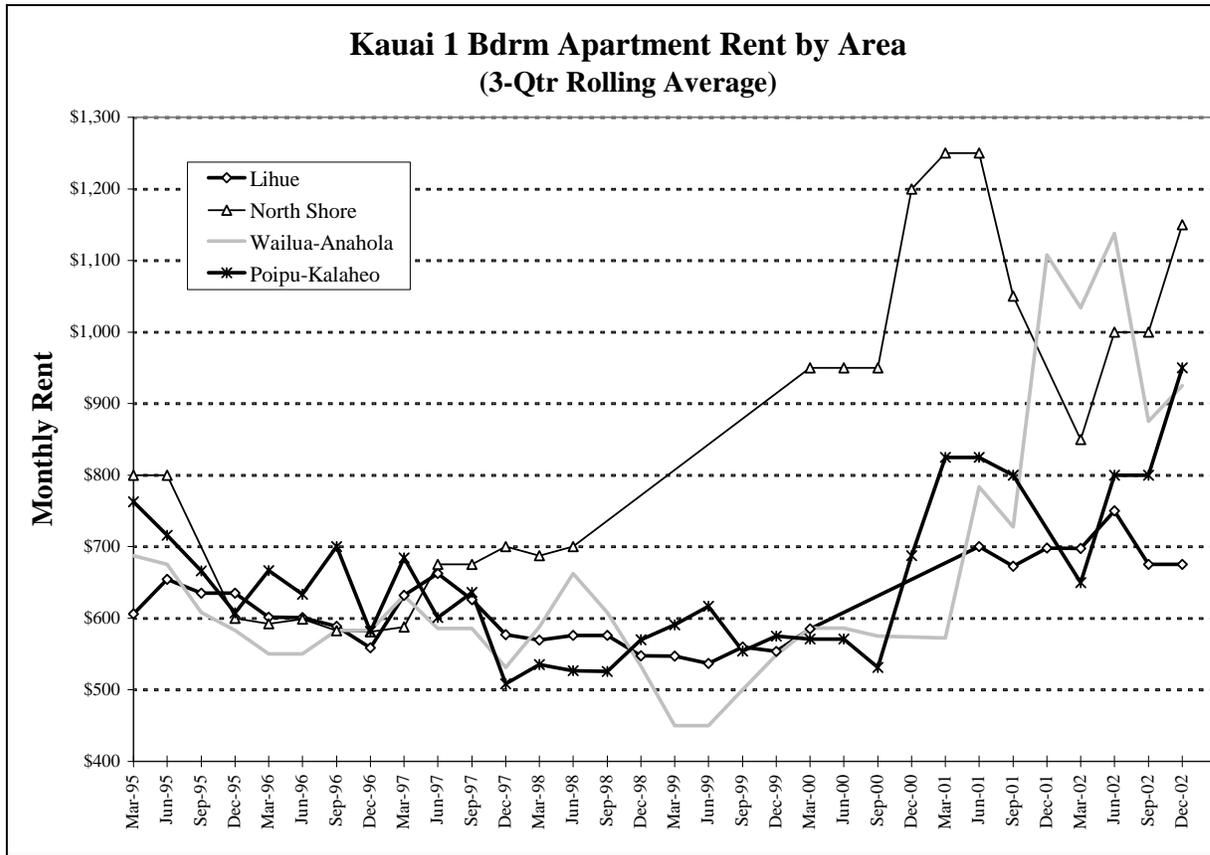
15. Changes in Housing and Households, Kauai, 1992 to 2003

	1992	1997	2003
County of Kauai			
Total Housing Units	20,643	24,112	24,907
Single-Family	15,050	17,051	18,301
Condo	4,414	5,789	5,653
Other	1,179	1,272	953
Share Vacant (1)	17.7%	22.0%	17.9%
Total Households	16,981	18,817	20,460
Household Type (%)			
One person	12.7%	13.2%	20.9%
Crowded (More than One person/room)	17.4%	9.1%	6.0%
Crowded or doubled up	36.2%	29.6%	20.2%

NOTES: Housing unit data from TMK inventory (end of preceding year data); households from survey, with totals estimated by SMS from Census and proprietary sources.

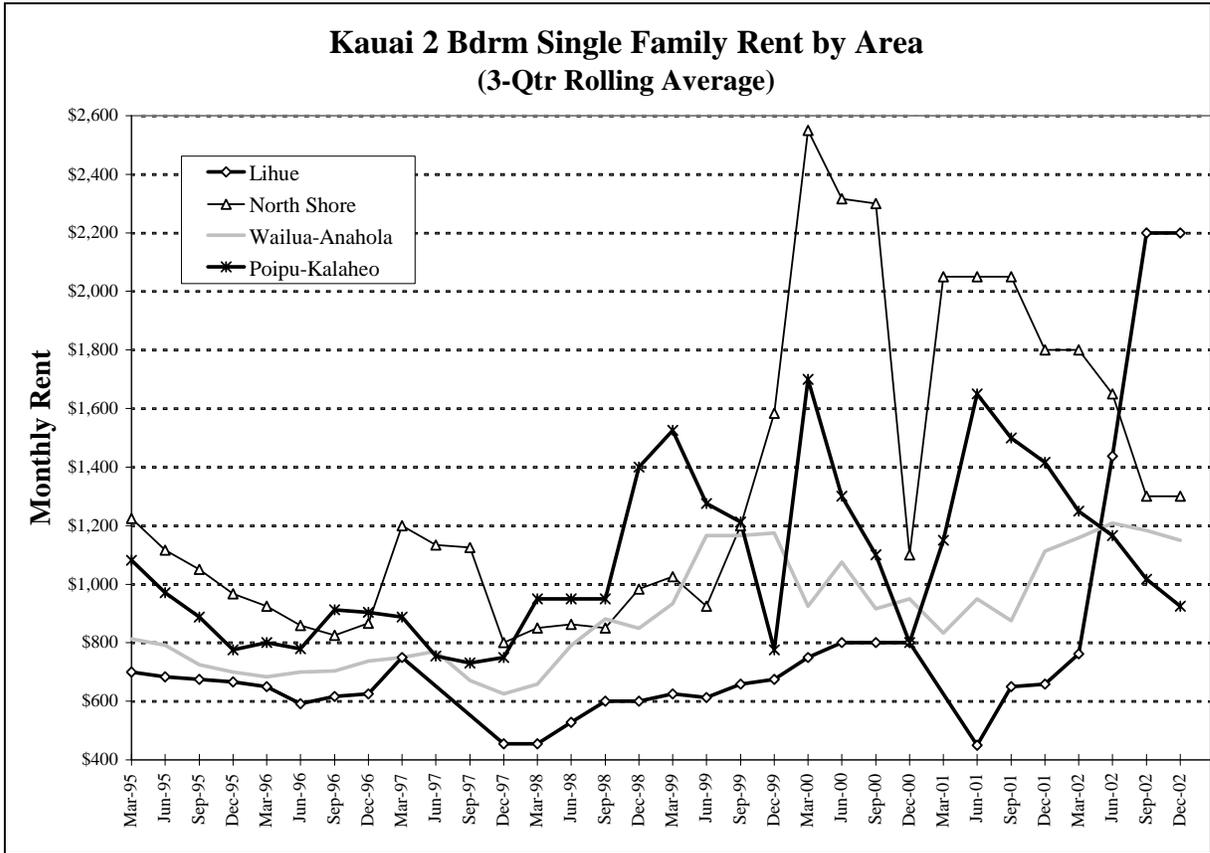
- (1) Calculated by subtracting occupied housing units (households) from total. Note that "vacant" units include a wide range of vacation units as well as units on the rental and sale markets.

16. Recent Rental Trends: One-Bedroom Apartments



SOURCE: SMS, 2003.

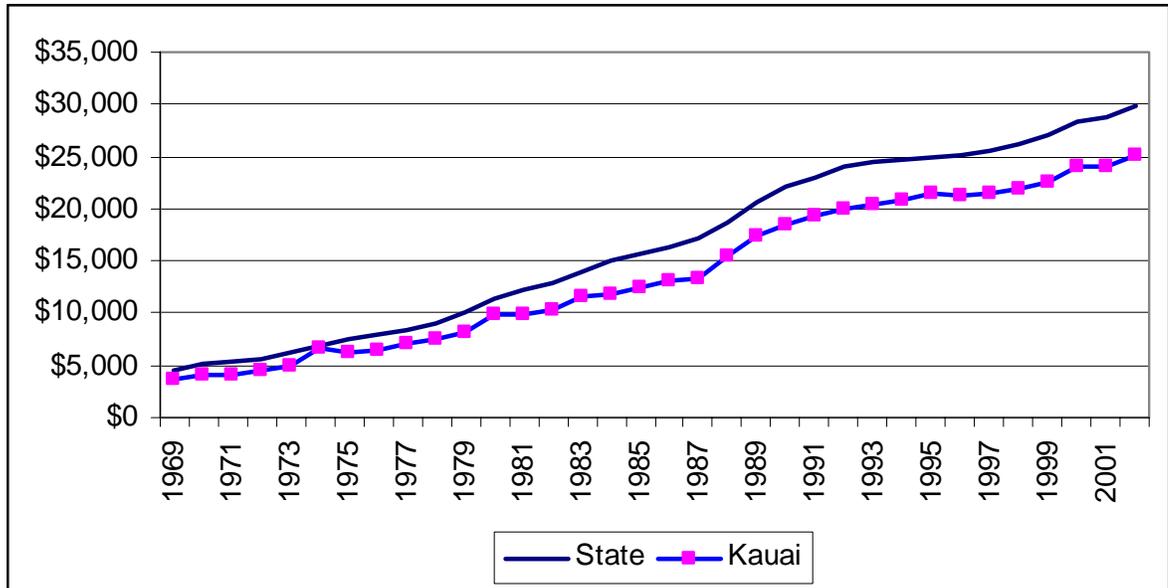
17. Recent Rental Trends: Two-Bedroom Single Family



SOURCE: SMS, 2003.

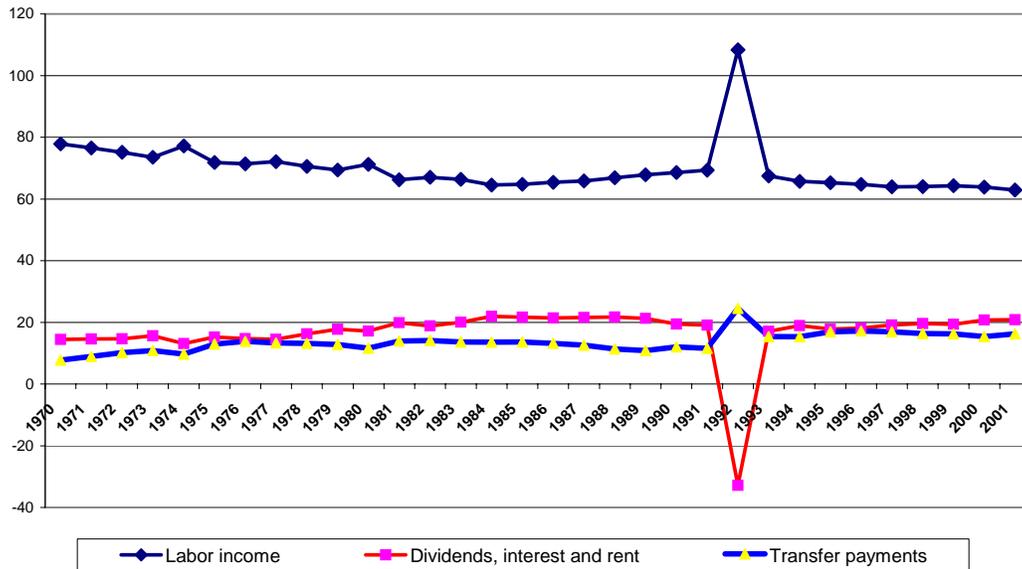
ECONOMIC INDICATORS

18. Per Capita Personal income, Kauai and State, 1969 to 2002



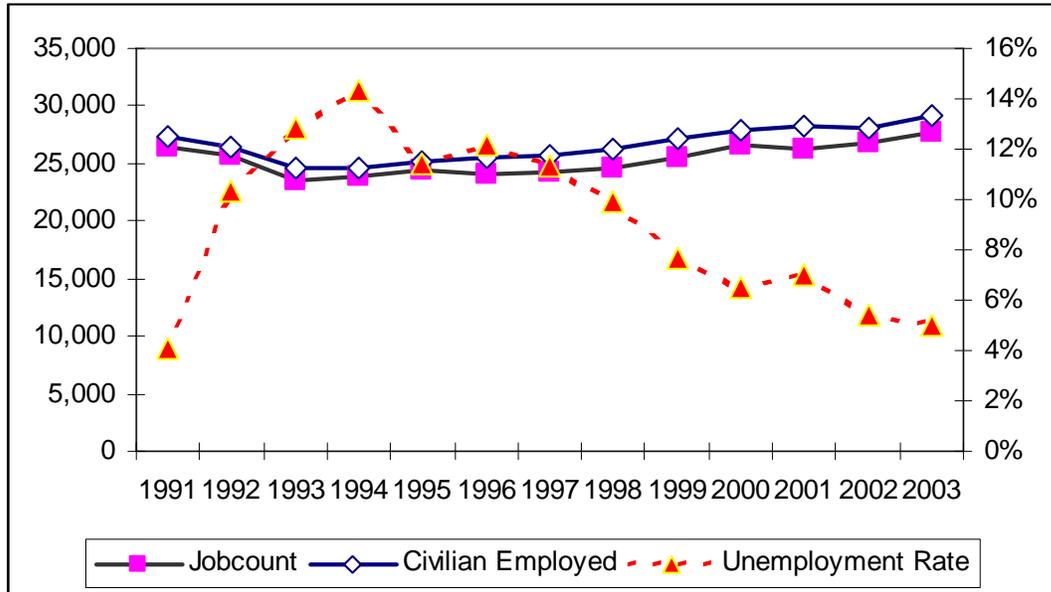
NOTE: Data are in current dollars, not adjusted to make data from year to year comparable.

19. Trends in Components of Personal Income, Kauai County



NOTE: Share of total personal income is tracked in the above table, in current dollars. Hence the total adds up to 100% in any year. After Hurricane 'Iniki, many Kauai residents' losses are shown as, in effect, negative rent.

20. Jobcount, Employment and Unemployment Rate, Kauai



NOTE: The left axis is used for both jobs and Civilian Employed persons. One person can have more than one job or part-time employment that is not counted as a full-time job. The unemployment rate (right axis) is the share of the civilian labor force that is not employed and still actively looking for work.

SOURCE: DLIR websites (www.hiwi.org).

21. Occupation and Income Data, 2000, by Place of Residence (Kauai)

	County of Kauai		Lihue CDP		CT 405, Block Group 2		Puhi CDP		Hanamaulu CDP	
	No.	%	No.	%	No.	%	No.	%	No.	%
Employment Status										
Population 16 years and over	44,920	100.0%	4,707	100.0%	813	100.0%	908	100.0%	2,488	100.0%
Population in labor force	28,288	63.0%	2,736	58.1%	508	62.5%	565	62.2%	1,458	58.6%
Employed Civilian labor force	26,789	59.6%	2,690	57.1%	508	62.5%	537	59.1%	1,379	55.4%
Unemployed (16 years and over)	1,499	3.3%	46	1.0%	0	0.0%	28	3.1%	79	3.2%
Class of Worker										
Employed Civil Workers	26,789	100.0%	2,690	100.0%	508	100.0%	537	100.0%	1,379	100.0%
Private wage and salary workers	19,221	71.7%	1,976	73.5%	374	73.6%	445	82.9%	1,148	83.2%
Government workers	4,611	17.2%	492	18.3%	123	24.2%	64	11.9%	148	10.7%
Self-employed, not incorporated	2,847	10.6%	222	8.3%	11	2.2%	23	4.3%	83	6.0%
Unpaid family workers	110	0.4%	0	0.0%	0	0.0%	5	0.9%	0	0.0%
Occupation										
Management, professional and related occupations	26,789	100.0%	2,690	100.0%	508	100.0%	537	100.0%	1,379	100.0%
Service occupations	7,761	29.0%	940	34.9%	198	39.0%	91	16.9%	170	12.3%
Sales and office occupations	6,473	24.2%	518	19.3%	70	13.8%	154	28.7%	441	32.0%
Farming, fishing and forestry	6,852	25.6%	739	27.5%	158	31.1%	133	24.8%	380	27.6%
Construction, extraction maintenance occupations	616	2.3%	25	0.9%	0	0.0%	8	1.5%	43	3.1%
Production, transportation and material moving	2,658	9.9%	197	7.3%	26	5.1%	73	13.6%	144	10.4%
	2,429	9.1%	271	10.1%	56	11.0%	78	14.5%	201	14.6%
Income in 1999										
Mean Per Capita Income	\$20,301	(X)	\$22,619	(X)	\$29,853	(X)	\$16,175	(X)	\$16,223	(X)
Households with	20,201	100.0%	2,190	100.0%	459	100.0%	281	100.0%	903	100.0%
Social Security Income	6056	30.0%	950	43.4%	204	44.4%	122	43.4%	387	42.9%
Public Assistance Income	1573	7.8%	113	5.2%	33	7.2%	22	7.8%	90	10.0%
Poverty status, 1999										
Families in area	14,638	100.0%	1,447	100.0%	279	100.0%	266	100.0%	761	100.0%
Total below poverty line	1,224	8.4%	24	1.7%	0	0.0%	12	4.5%	60	7.9%
Individuals										
Total below poverty line	6,085	10.4%	262	4.6%	27	2.8%	85	7.2%	327	10.0%
Related children under 18	2,100	3.6%	19	0.3%	3	0.3%	45	3.8%	114	3.5%
Persons 65 and over	546	0.9%	87	1.5%	11	1.1%	4	0.3%	22	0.7%

22. Commuting by Kauai Residents, 2000

	County of Kauai		Lihue CDP		CT 405, Block Group 2		Puhi CDP		Hanamaulu CDP	
	No.	%	No.	%	No.	%	No.	%	No.	%
Means of transportation:										
Workers 16 and over	26,183	100.0%	2,632	100.0%	491	100.0%	514	100.0%	1,339	100.0%
Car; truck; or van - drove alone	19,599	74.9%	2,025	76.9%	342	69.7%	408	79.4%	973	72.7%
Car; truck; or van - car pooled	4,143	15.8%	428	16.3%	93	18.9%	74	14.4%	268	20.0%
Public transportation (including taxi)	172	0.7%	22	0.8%	0	0.0%	2	0.4%	26	1.9%
Walked	500	1.9%	52	2.0%	16	3.3%	2	0.4%	0	0.0%
Other means	356	1.4%	16	0.6%	0	0.0%	24	4.7%	54	4.0%
Worked at home	1413	5.4%	89	3.4%	40	8.1%	4	0.8%	18	1.3%
Commuting time:										
Mean travel time to work	21.5	(X)	14.0	(X)	9.9	(X)	19.8	(X)	18.0	(X)

23. Businesses and Workforce in Lihue Zip Code Area

Industry Code	Industry Code Description	Establishments		Employees	
		Kauai	Lihue Zip Code	Kauai	Lihue (Est.)(1)
-----	Total	1,731	642	20,529	10,329
21----	Mining	3	2	20-99	22
22----	Utilities	10	2	100-249	42
23----	Construction	192	45	1,183	418
31----	Manufacturing	34	11	276	63
42----	Wholesale trade	64	39	547	362
44----	Retail trade	334	113	3,827	2,011
48----	Transportation & warehousing	57	35	1,101	968
51----	Information	29	16	542	237
52----	Finance & insurance	71	40	392	298
53----	Real estate & rental & leasing	133	40	1,202	503
54----	Professional, scientific & technical servi	105	50	553	249
55----	Management of companies & enterprises	9	4	86	47
56----	Admin, support, waste mgt, remediation ser	99	32	842	526
61----	Educational services	18	6	138	48
62----	Health care and social assistance	158	75	2,255	1,945
71----	Arts, entertainment & recreation	45	19	645	236
72----	Accommodation & food services	202	56	5,974	2,112
81----	Other services (except public administration	145	52	687	217
95----	Auxiliaries (exc corporate, subsidiary & r	6	3	20-99	25
99----	Unclassified establishments	17	2	20-99	5

NOTE: (1) Employment estimate for Lihue interpolated from data on number of establishments with employees in different ranges.

SOURCE: U.S. Census Bureau, County Business Patterns and Zip Code Data, 2001.

24. Visitor Plant Inventory, Kauai and Lihue Region

	2000	2003
Lihue Region		
Condominium Hotel	200	179
Hotel	987	1,028
Individual Vacation Units	4	9
Other	20	20
Kauai		
Condominium Hotel	3,312	2,721
Hotel	3,251	3,302
Individual Vacation Units	382	579
Other	214	655

SOURCE: DBEDT, Annual Visitor Plant Inventory

LAND USE DATA FOR URBAN CORE PARCELS

25. Distribution by Real Property Status, Lihue Core Study Area

	Listings	With Buildings	Without Buildings
100 - Improved Single Family Residential	200	94	106
200 - Apartment	129	117	12
300 - Commercial	214	180	34
400 - Industrial	84	76	8
500 - Agricultural	2	2	0
800 - Unimproved Residential/Homestead	289	289	0
PITT code not listed	<u>20</u>		<u>20</u>
Total	938	758	180

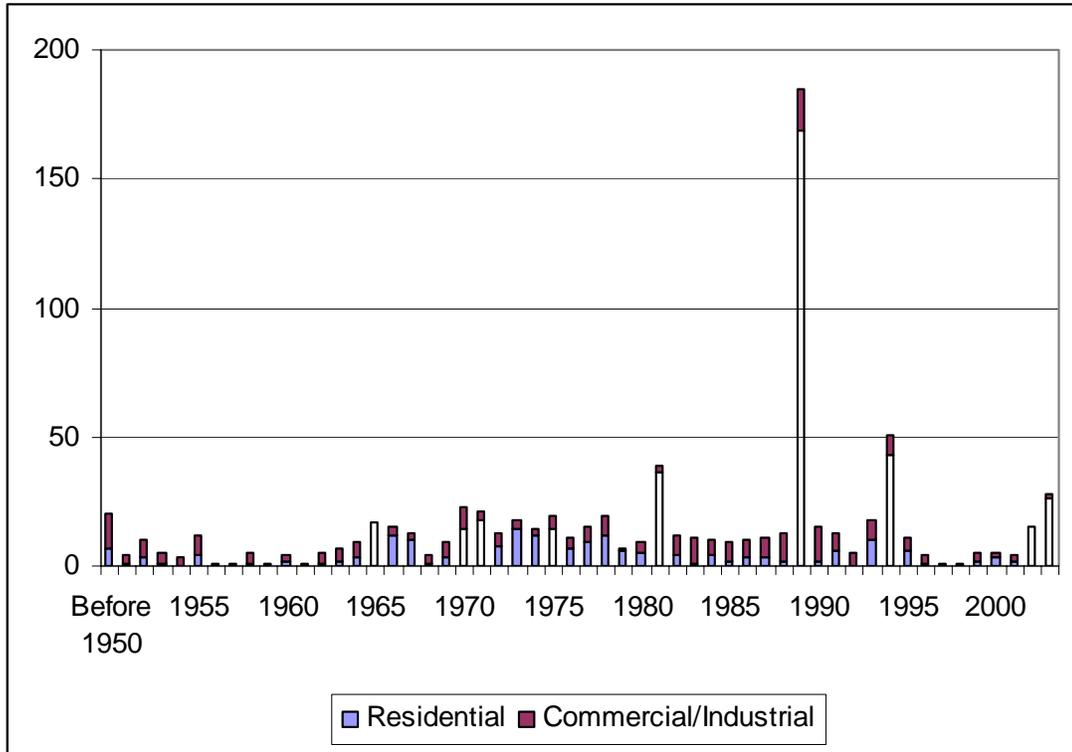
26. Average Land Area and Building Area. Lihue Core Study Area

	Listings	With Buildings	Without Buildings
Recode for Analysis (1):			
Single Family (PITT 100, 800) (2)	489	383	106
Condo/Apartment (PITT 200) (2)	<u>129</u>	<u>117</u>	<u>12</u>
Subtotal: Residential	<u>618</u>	<u>500</u>	<u>118</u>
Commercial/Industrial (PITT 300, 400)	298	256	42
PITT code not listed	20		20
Mean Land Area (sq. ft.)			
Residential (PITT 100, 200, 800)	13,092	12,082	15,664
Commercial/Industrial (PITT 300, 400)	30,449	25,048	33,826
All listings (N = 744) (3)	19,950	17,221	20,554
Mean Building Area (sq. ft.)			
Residential (PITT 100, 200, 800)		1,542	
Commercial/Industrial (PITT 300, 400)		8,948	
All listings (N = 756)		3,815	

NOTES: Data from Hawaii Information Service, analyzed by SMS.

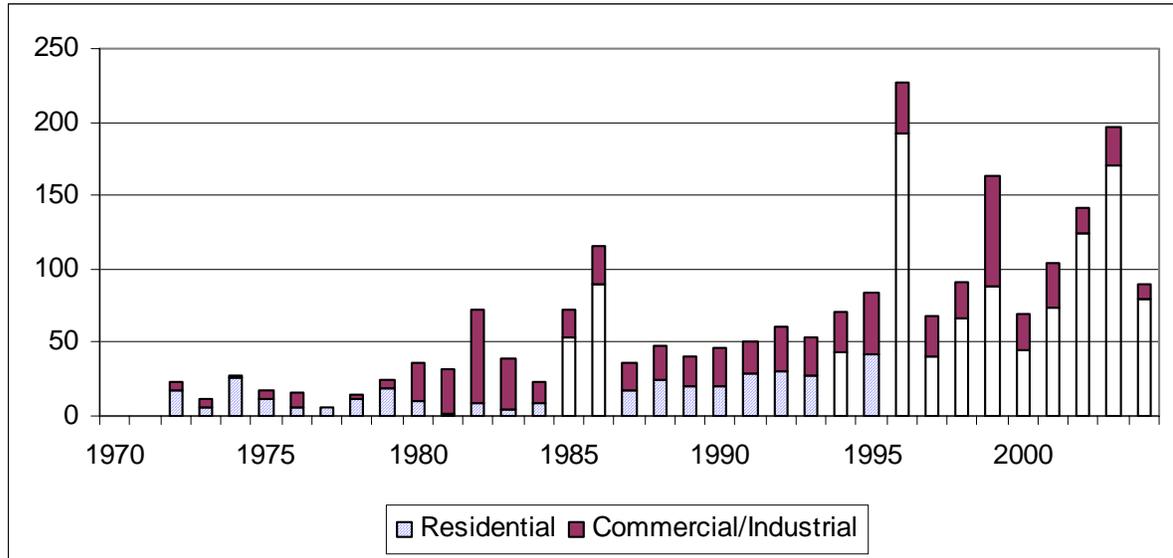
- (1) Land area analysis excludes four large lots, including the agricultural lots. (The latter lie mostly outside the Urban Core area.)
- (2) PITT codes do not fully conform to the descriptions given above, since townhomes may be either PITT 100 or PITT 200. Also, PITT 800 has historically been used for areas that have been subdivided but for which infrastructure is lacking. The PITT 800 parcels in the sample all have buildings, so they are assumed to be owner-occupant homes.
- (3) Apartments and condominiums (including some PITT 100 townhomes) have no land area listed. the "residential" land area is, then, for single family homes, and the sample is smaller than the total listings.

27. Age of Structures, by PITT code, Lihue Core Study Area



SOURCE: Hawaii Information Service, downloaded and analyzed by SMS.

28. Frequency of Reported Sales, Lihue Urban Core Study Area



NOTES: "Residential" = PITT 100, 200, 800; "Commercial/Industrial" = PITT 300, 400.

29. Commercial and Industrial Land: Developed and Available Acreage, Kauai and Lihue Areas

	Kauai	Lihue District	Core Area
Commercial and Industrial Parcels			
Commercial (PITT 300)	794	289	216
Industrial (PITT 400)	426	334	82
Combined	1220	623	298
Share of County total			
Commercial (PITT 300)		36%	27%
Industrial (PITT 400)		78%	19%
Combined		51%	24%
Vacant Parcels	383	256	77
Share of County total		67%	20%
Vacant Land Area (acres)	556.9	382.5	85.5
Share of County total		69%	22%
Assessed Building Value (\$ million)	\$564.8	\$254.2	\$126.2
		45%	22%

NOTES: Analysis based on TMK records, and restricted to parcels coded as Commercial or Industrial. Hence the analysis does not deal with acreage now classed as Agricultural, but which might be rezoned in the future.

PROJECTIONS

30. Key Population Estimates, 2000 to 2030, Kauai County

	2000	2005	2010	2015	2020	2025	2030	Change, 2000 - 2030
Total resident population	58,560	62,000	65,900	70,200	74,750	79,350	83,900	25,340
Military and dependents	188	200	200	200	200	200	200	12
Other civilians	58,372	61,800	65,700	70,000	74,550	79,150	83,700	25,328
School age children: 5 to 11 years	6,263	5,650	5,850	6,550	7,300	7,800	8,100	1,837
School age children: 12 to 13 years	1,902	1,900	1,650	1,850	2,000	2,200	2,350	448
School age children: 14 to 17 years	3,693	3,900	3,700	3,450	3,900	4,350	4,700	1,007
Population: 18 to 64 years	35,009	38,000	40,700	42,000	42,550	43,850	46,050	11,041
Population: 65 years and over	8,081	8,600	9,550	11,450	13,800	15,700	17,000	8,919
Other civilian births	742	800	900	950	1,000	1,050	1,100	
Other civilian deaths	438	500	550	600	650	700	750	
Net civilian migration	NA	400	450	500	550	550	550	
DeFacto population	74,726	79,050	84,850	91,200	97,450	103,850	110,400	35,674
Annual growth rates (%)								
		2000- 2005	2005- 2010	2010- 2015	2015- 2020	2020- 2025	2025- 2030	Average Annual % Change, 2000 - 2030
Total resident population		1.1%	1.2%	1.3%	1.3%	1.2%	1.1%	1.2%
Military and dependents		1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%
Other civilians		1.1%	1.2%	1.3%	1.3%	1.2%	1.1%	1.2%
School age children: 5 to 11 years		-2.0%	0.7%	2.3%	2.2%	1.3%	0.8%	0.9%
School age children: 12 to 13 years		0.0%	-2.8%	2.3%	1.6%	1.9%	1.3%	0.7%
School age children: 14 to 17 years		1.1%	-1.0%	-1.4%	2.5%	2.2%	1.6%	0.8%
Population: 18 to 64 years		1.7%	1.4%	0.6%	0.3%	0.6%	1.0%	0.9%
Population: 65 years and over		1.3%	2.1%	3.7%	3.8%	2.6%	1.6%	2.5%
Other civilian births		1.5%	2.4%	1.1%	1.0%	1.0%	0.9%	
Other civilian deaths		2.7%	1.9%	1.8%	1.6%	1.5%	1.4%	
Net civilian migration		NA	2.4%	2.1%	1.9%	0.0%	0.0%	
DeFacto population		1.1%	1.4%	1.5%	1.3%	1.3%	1.2%	1.3%

SOURCE: DBEDT, 2004b

31. Wage and Salary Job Growth, 2000 to 2030, Kauai County

	2000	2005	2010	2015	2020	2025	2030
Total civilian wage and salary jobs	26,450	28,401	30,126	31,912	33,690	35,558	37,511
Agriculture	1,089	897	889	887	884	886	893
Mining and construction	1,019	1,338	1,407	1,446	1,449	1,470	1,498
Manufacturing	415	398	386	377	372	364	355
Transportation and Utilities	1,349	1,665	1,799	1,933	2,072	2,218	2,375
Information	396	433	462	496	529	569	607
Trade	4,186	4,443	4,716	4,998	5,286	5,583	5,888
Finance, insurance and real estate	1,209	1,380	1,465	1,563	1,657	1,752	1,850
Business and professional services	2,122	2,537	2,691	2,871	3,039	3,217	3,397
Health services	1,901	2,106	2,264	2,434	2,609	2,795	2,994
Accommodation and food services	6,965	7,081	7,519	7,968	8,434	8,908	9,399
Other services	1,659	1,802	1,942	2,082	2,223	2,371	2,525
Government	4,140	4,320	4,587	4,858	5,136	5,426	5,730
Annual growth rates (%)		2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030
Total civilian wage and salary jobs		1.4%	1.2%	1.2%	1.1%	1.1%	1.1%
Agriculture		-3.8%	-0.2%	0.0%	-0.1%	0.1%	0.2%
Mining and construction		5.6%	1.0%	0.5%	0.0%	0.3%	0.4%
Manufacturing		-0.8%	-0.6%	-0.5%	-0.3%	-0.5%	-0.5%
Transportation and Utilities		4.3%	1.6%	1.5%	1.4%	1.4%	1.4%
Information		1.8%	1.3%	1.4%	1.3%	1.5%	1.3%
Trade		1.2%	1.2%	1.2%	1.1%	1.1%	1.1%
Finance, insurance and real estate		2.7%	1.2%	1.3%	1.2%	1.1%	1.1%
Business and professional services		3.6%	1.2%	1.3%	1.1%	1.1%	1.1%
Health services		2.1%	1.5%	1.5%	1.4%	1.4%	1.4%
Accommodation and food services		0.3%	1.2%	1.2%	1.1%	1.1%	1.1%
Other services		1.7%	1.5%	1.4%	1.3%	1.3%	1.3%
Government		0.9%	1.2%	1.2%	1.1%	1.1%	1.1%

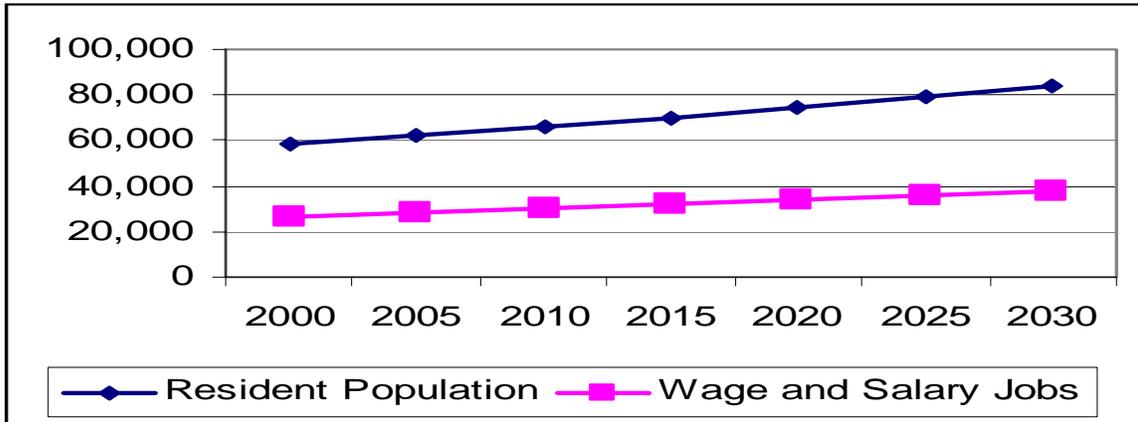
SOURCE: DBEDT, 2004b

32. Labor Force and Employment, 2000 to 2030, Kauai County

	2000	2005	2010	2015	2020	2025	2030
Kauai County							
No. employed	27,250	28,888	30,284	31,764	33,237	34,790	36,412
Labor force	29,150	30,569	32,217	33,791	35,359	37,010	38,737
Unemployment rate (%)	6.5%	5.5%	6.0%	6.0%	6.0%	6.0%	6.0%
State							
No. employed	566,100	593,376	621,451	647,372	672,912	698,967	725,838
Labor force	591,350	621,484	651,906	679,132	705,960	733,331	761,564
Unemployment rate (%)	4.3%	4.5%	4.7%	4.7%	4.7%	4.7%	4.7%
Annual growth rates (%)		2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030
Kauai County							
No. employed		1.2%	0.9%	1.0%	0.9%	0.9%	0.9%
Labor force		1.0%	1.1%	1.0%	0.9%	0.9%	0.9%
Unemployment rate (%)		-3.3%	1.8%	0.0%	0.0%	0.0%	0.0%
State							
No. employed		0.9%	0.9%	0.8%	0.8%	0.8%	0.8%
Labor force		1.0%	1.0%	0.8%	0.8%	0.8%	0.8%
Unemployment rate (%)		1.2%	0.7%	0.0%	0.0%	0.0%	0.0%

SOURCE: DBEDT, 2004b

33. Forecast Population and Job Growth, 2000 to 2030, Kauai County



SOURCE: DBEDT, 2004b

34. SMS Forecast of Housing Demand, Kauai County

	2000	2005	2010	2015	2020
Housing Units	25,400	27,300	30,100	33,300	37,100
Resident Housing Units	19,200	20,600	22,400	24,700	27,500
Non-Resident Units	4,900	5,400	6,200	6,900	7,700
Vacant	1,300	1,400	1,500	1,700	1,900

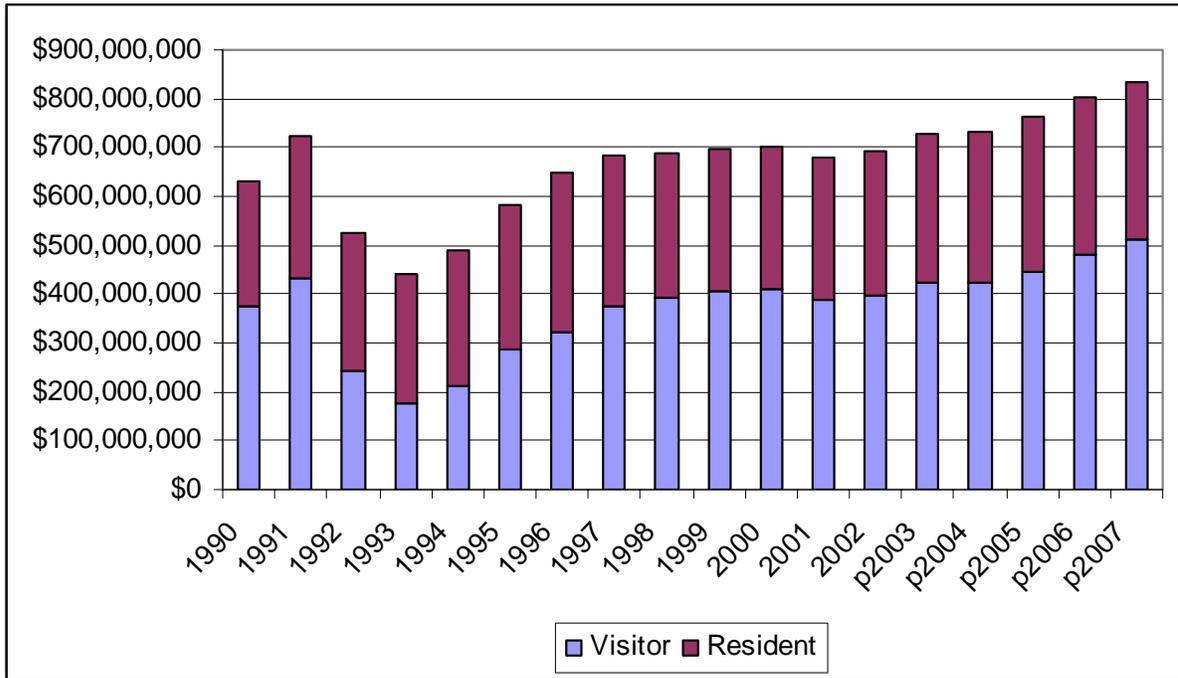
SOURCE: SMS, 2003.

35. Visitor Industry Indices, 2000 to 2030, Kauai and State

	2000	2005	2010	2015	2020	2025	2030
Visitor arrivals (in thousand)							
Kauai County	1,075	1,130	1,230	1,360	1,470	1,580	1,700
State Total	6,983	6,970	7,810	8,620	9,290	10,010	10,780
Visitor days (in thousand)							
Kauai County	6,603	7,150	7,750	8,600	9,300	10,000	10,750
State Total	61,721	66,600	71,850	79,150	85,150	91,200	97,850
Average visitor census							
Kauai County	18,041	19,589	21,233	23,562	25,410	27,397	29,452
State Total	168,637	182,466	196,849	216,849	232,650	249,863	268,082
Visitor expenditures (in \$ million)							
Kauai County	\$587	\$661	\$848	\$1,067	\$1,326	\$1,639	\$2,032
State Total	\$10,397	\$11,708	\$15,003	\$18,876	\$23,428	\$28,947	\$35,860
Hotel rooms							
Kauai County	7,159	7,160	7,580	8,070	8,700	9,270	9,990
State Total	71,506	72,160	76,050	82,630	88,700	95,080	102,080
Hotel occupancy rates (%)							
Kauai County	74.6%	77.0%	78.8%	81.8%	81.8%	82.9%	82.9%
State Total	75.5%	79.1%	80.5%	81.5%	81.5%	81.6%	81.6%
Average annual growth rates (%)		2000-2005	2005-2010	2010-2015	2015-2020	2020-2025	2025-2030
Visitor arrivals (in thousand)							
Kauai County		1.0%	1.7%	2.0%	1.6%	1.5%	1.5%
State Total		0.0%	2.3%	2.0%	1.5%	1.5%	1.5%
Visitor days (in thousand)							
Kauai County		1.6%	1.6%	2.1%	1.6%	1.5%	1.5%
State Total		1.5%	1.5%	2.0%	1.5%	1.4%	1.4%
Average visitor census							
Kauai County		1.7%	1.6%	2.1%	1.5%	1.5%	1.5%
State Total		1.6%	1.5%	2.0%	1.4%	1.4%	1.4%
Visitor expenditures (in \$ million)							
Kauai County		2.4%	5.1%	4.7%	4.4%	4.3%	4.4%
State Total		2.4%	5.1%	4.7%	4.4%	4.3%	4.4%
Hotel rooms							
Kauai County		0.0%	1.1%	1.3%	1.5%	1.3%	1.5%
State Total		0.2%	1.1%	1.7%	1.4%	1.4%	1.4%
Hotel occupancy rates (%)							
Kauai County		0.6%	0.5%	0.8%	0.0%	0.2%	0.0%
State Total		0.9%	0.4%	0.2%	0.0%	0.0%	0.0%

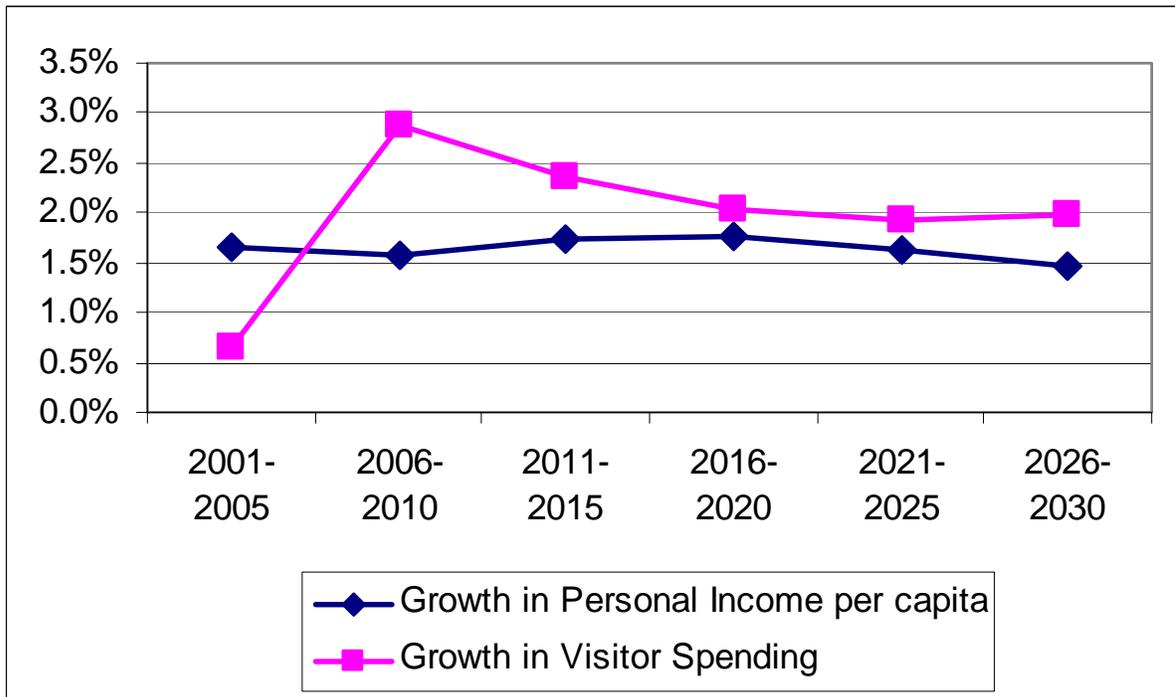
SOURCE: DBEDT, 2004b.

36. SMS Mid-Range Projection of Visitor and Resident Spending, Kauai



SOURCE: SMS.

37. Forecast Annual Growth in Visitor Spending and Personal Income, 2000 to 2030, Kauai County



SOURCE: DBEDT, 2004b

38. Potential Impact of Cruise Ships on Lihue

	2005	2010	2015	2020	2025	2030
Forecast Average Visitor Count	19,589	21,233	23,562	25,410	27,397	29,452
Cruise Ship-Based (Est.)	20.0%	25.0%	27.5%	30.0%	30.0%	30.0%
Cruise Ship Visitors	3,918	5,308	6,479	7,623	8,219	8,836
Potentially Overnight Visitors	1,175	1,592	1,944	2,287	2,466	2,651

SOURCES: DBEDT 2030 Forecast; further assumptions by SMS (growth of cruise passengers, number overnights)

39. Estimated Size of Market Segments in the Lihue Urban Core Area

	Now	About 2010	Comments
Residents of Lihue Urban Core Area	700	700	Higher per capita income than average for Kauai. Likely to be frequent visitors, but also shopping in Puhi and other places. Likely to be occasional visitors, but also shopping in Puhi and near home.
Residents of the Rest of Lihue District	11,300	12,700	
Residents of the Rest of Kauai	50,000	52,500	
Lihue Zip Code Area Workers			Can be customers for lunch hour, quitting time.
Government	1,350	1,400	
Other	20,500	21,000	
Visitors	19,600	21,300	Average Visitor Count. Currently likely to come to Urban Core to see Museum, visit briefly. (Few repeat visitors?)
Potential Cruise Ship Visitors	3,900	5,300	Could be major customers for a historical redevelopment area, but frequency of visits, especially overnights, is unknown.

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Hawaii State Department of Business, Economic Development and Tourism (DBEDT). *Visitor Plant Inventory, 2003*. Honolulu, HI: 2004c.

SMS Research & Marketing Services, Inc. *Hawaii Housing Policy Study: 2003 Update*. Honolulu, HI: 2003.

APPENDIX D



KAUAI HISTORIC RESOURCE LIST

KEY #	RESOURCE	REGION	TMK	CONDITION	CATEGORY
	BUILDING CATEGORY				
1	Grove Farm Manager's House	Lihue	3-3-03: 01	C-Fair	Building
2	Grove Farm	Lihue	3-6-01: 02		Building
3	Grove Farm Homestead	Lihue	3-6-01: 10	A-Exc.	Building
4	Grove Farm - Kaipu Camp	Lihue	3-6-01: 17	A-Exc.	Building
5	Radio Station Building/Ahukini Rd.	Lihue	3-6-02: 04	D-Poor	Building
6	Hale Kauai	Lihue	3-6-03: 15	D-Poor	Building
7	Yee Residence/4202 Rice Street	Lihue	3-6-03: 21	D-Poor	Building
8	Lihue Christian Church	Lihue	3-6-04: 13	D-Poor	Building
9	Lihue Courthouse	Lihue	3-6-05: 01	A-Exc.	Building
10	County Building Annex	Lihue	3-6-05: 02	A-Exc.	Building
11	County Building	Lihue	3-6-05: 03	A-Exc.	Building
12	Kauai Museum	Lihue	3-6-05: 05	A-Exc.	Building
13	Lihue Post Office	Lihue	3-6-05: 10	B-Good	Building
14	Seiwa Therapy Massage/3195 Elua St.	Lihue	3-6-06: 36	D-Poor	Building
15	Residence/3097 Akahi Street	Lihue	3-6-06: 52	D-Poor	Building
16	Naito Residence/3116 Akahi Street	Lihue	3-6-06: 55	D-Poor	Building
17	Matsumoto Residence/3156 Akahi Street	Lihue	3-6-06: 59	D-Poor	Building
18	Kobayashi Res./3176 Akahi Street	Lihue	3-6-06: 61	D-Poor	Building
19	Kauai Office Equip. & Supplies/ 3184 Akahi	Lihue	3-6-06: 62	D-Poor	Building
20	The Art Shop/3196 Akahi Street	Lihue	3-6-06: 63	D-Poor	Building
21	Miyake Residence/3214 Akahi Street	Lihue	3-6-05: 65	D-Poor	Building
22	Safari Helicopter/3225 Akahi Street	Lihue	3-6-05: 67	D-Poor	Building
23	McAvin - Chiropractor/3125 Akahi St.	Lihue	3-5-05: 77	D-Poor	Building
24	Tanihiro Residence/3115 Akahi Street	Lihue	3-6-05: 78	D-Poor	Building
25	Natural Health & Pain Relief/3093 Akahi St.	Lihue	3-6-05: 80	D-Poor	Building
26	Kauai Publishing Co. Bldg.	Lihue	3-6-05: 87	D-Poor	Building
27	Garden Isle Service Station	Lihue	3-6-05: 89	D-Poor	Building
28	Lihue Theater	Lihue	3-6-06: 90	B-Good	Building
29	Waa Road Building/2971 Waa Road	Lihue	3-6-07: 15	D-Poor	Building
30	BJ Furniture/Rice Street	Lihue	3-6-07: 31	D-Poor	Building
31	Pacific Furniture/4281 Rice Street	Lihue	3-6-09: 31	D-Poor	Building
32	Former Theater/4271 Rice Street	Lihue	3-6-09: 42	D-Poor	Building
33	Lihue United Church Parish Hall	Lihue	3-6-10: 105	B-Good	Building
34	Lihue United Church	Lihue	3-6-10: 114	B-Good	Building
35	Lihue First Church Complex	Lihue	3-6-10: 52	C-Fair	Building
36	First Hawaiian Bank Home	Lihue	3-6-12: 15	D-Poor	Building
37	Wallis House	Lihue	3-8-08: 27*	D-Poor	Building
38	Immaculate Conception Church	Lihue	3-7-01: 15	C-Fair	Building
39	Wilcox Hospital	Lihue	3-7-01: 30	B-Good	Building
40	Kuhn's House	Lihue	3-7-01: 33	D-Poor	Building
41	Residence near airport	Lihue	3-7-02: 01	D-Poor	Building
42	Caleb Burns House	Lihue	3-8-02: 02	B-Good	Building
43	Lihue Lutheran Church	Lihue	3-8-16: 22*	B-Good	Building
44	Haleko Shops / Haleko Road	Lihue	3-8-04: 07	B-Good	Building
45	Former Restaurant/Haleko Rd. & Rice St.	Lihue	3-8-04: 14	D-Poor	Building
46	Former Lihue School Bldg./2604 Wehe Rd.	Lihue	3-8-05: 01	D-Poor	Building
47	Lihue Mill	Lihue	3-8-05: 09	C-Fair	Building
48	Lihue Plantation Manager's House	Lihue	3-8-05: 22	D-Poor	Building
49	Kapaia Stitchery	Lihue	3-8-06: 04	D-Poor	Building

*Note: Corrected TMK numbers (different from County's 1998 list).
Shaded Items shown in Site Analysis.

KAUAI HISTORIC RESOURCE LIST

KEY #	RESOURCE	REGION	TMK	CONDITION	CATEGORY
50	Residence/3252 Fujii Street	Lihue	3-8-09: 79	D-Poor	Building
51	Residence/3268 Fujii Street	Lihue	3-8-09: 100	D-Poor	Building
52	Latter Day Saints Gymnasium	Lihue	3-8-15: 22	D-Poor	Building
53	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
54	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
55	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
56	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
57	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
58	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
59	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
60	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
61	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
62	German Hill (mauka of church)	Lihue	3-8-16:	D-Poor	Building
63	German Hill (mauka of church)	Lihue	3-8-16:	D-Poor	Building
64	German Hill (mauka of church)	Lihue	3-8-16:	D-Poor	Building
65	German Hill (mauka of church)	Lihue	3-8-16:	D-Poor	Building
66	German Hill (makai of church)	Lihue	3-8-16:	D-Poor	Building
	STRUCTURE CATEGORY				
67	Huleia Bridge (State)	Lihue	N/A	B-Good	Structure
68	Lihue Mill Bridge	Lihue	N/A	B-Good	Structure
69	Hoomana Bridge	Lihue	N/A	B-Good	Structure
70	Ninini Light station	Kalapaki	3-5-01: 04	B-Good	Structure
	OBJECT CATEGORY				
71	Paul Isenberg Memorial	Lihue	3-6-05: 09	C-Fair	Object
72	Lion Horse Trough	Lihue	3-8-04: 14*		Object
	LOST INTEGRITY CATEGORY				
73	Bank of Hawaii	Lihue	3-6-05: 08		Lost Integrity
74	Hanamaulu Office	Hanamau	3-3-02: 01		LI
75	Hanamaulu Store and Post Office	Hanamau	3-8-02: 11		LI
	DEMOLISHED				
	Lydgate House	Lihue	3-6-		
	Plantation Housing	Kapaia	3-7-01: 01		Demolished
	Carvalho Store	Kapaia	3-7-04: 06		Demolished
	Isenberg Mountain Home	Lihue	3-9-01: 01		Demolished
	Kupuna Store	Kapaia	3-8-06: 01		Demolished
	OTHER				
	Concrete Building Ruins	Kapaia	3-7-01: 01 or 1	D-Poor	Other

*Note: Corrected TMK numbers (different from County's 1998 list).
 Shaded Items shown in Site Analysis.