



KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION

SUSAN REMOALDO, CHAIR
LEE GATELY, VICE CHAIR

GERALD IDA, MEMBER
KATHLEEN KIKUCHI-SAMONTE, MEMBER
CAROLYN LARSON, MEMBER
SANDI QUINSAAT, MEMBER
AUBREY SUMMERS, MEMBER
VICTORIA WICHMAN, MEMBER

Pursuant to Hawai'i Revised Statutes Section 92-3.7, which codified Act 220, SLD 2021, the meetings of the County of Kaua'i Historic Preservation Review Commission will be conducted as follows:

- The meeting location that will be open to the public is:

Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

- **Written testimony** indicating your 1) name or pseudonym, and if applicable, your position/title and organization you are representing, and 2) the agenda item that you are providing comment on, may be submitted on any agenda item in writing to planningdepartment@kauai.gov or mailed to the County of Kaua'i Planning Department, 4444 Rice Street, Suite A473, Līhu'e, Hawai'i 96766. Written testimony received by the Planning Department at least **24 hours prior** to the meeting will be posted as testimony to the Kaua'i Historic Preservation Review Commission's website prior to the meeting (<https://www.kauai.gov/Government/Boards-and-Commissions/Historic-Preservation-Commission>). Any testimony received after this time will be retained as part of the record, but we cannot assure the Commission will receive it with sufficient time for review prior to the meeting.
- **Oral testimony** will be taken on specific agenda items, at the public meeting location indicated on the meeting agenda.
- **IF YOU NEED AN AUXILIARY AID/SERVICE, OTHER ACCOMMODATION DUE TO A DISABILITY, OR AN INTERPRETER FOR NON-ENGLISH SPEAKING PERSONS, PLEASE CONTACT THE OFFICE OF BOARDS & COMMISSIONS AT (808) 241-4917 OR ADAVIS@KAUAI.GOV AS SOON AS POSSIBLE. REQUESTS MADE AS EARLY AS POSSIBLE WILL ALLOW ADEQUATE TIME TO FULFILL YOUR REQUEST. UPON REQUEST, THIS NOTICE IS AVAILABLE IN ALTERNATE FORMATS SUCH AS LARGE PRINT, BRAILLE, OR ELECTRONIC COPY.**

KAUA'I HISTORIC PRESERVATION REVIEW COMMISSION MEETING
NOTICE AND AGENDA

Thursday, March 21, 2024
1:00 p.m. or shortly thereafter
Līhu'e Civic Center, Moikeha Building
Meeting Room 2A-2B
4444 Rice Street, Līhu'e, Kaua'i, Hawai'i

RECEIVED

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OFFICE OF
THE COUNTY CLERK
COUNTY OF KAUAI

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. MINUTES OF THE MEETING(S) OF THE KHPRC (None)
- E. GENERAL BUSINESS
 - 1. **Briefing on Introduction to reading architectural plans**
- F. COMMUNICATIONS
- G. UNFINISHED BUSINESS
- H. NEW BUSINESS

- 1. **County of Kaua'i Housing Agency**
Uahi Ridge Affordable Rental Housing Project- Phase 2
Tax Map Key: (4) 3-8-005:022:0003
Līhu'e, Hawai'i

National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties.

- a. Director's Report pertaining to this matter.

- I. EXECUTIVE SESSION:
Pursuant to Hawai'i Revised Statutes Sections 92-4 and 92-5(a)(4), the purpose of this executive session is to consult with the County's legal counsel on questions, issues, status and procedural matters. This consultation involves consideration of the powers, duties, privileges, immunities, and/or liabilities of the Commission and the County as they relate to the following matters:

1. Briefing on Introduction to reading architectural plans

2. County of Kaua'i Housing Agency

Uahi Ridge Affordable Rental Housing Project- Phase 2

Tax Map Key: (4) 3-8-005:022:0003

Līhu'e, Hawai'i

National Historic Preservation Act, Section 106: Consultation with Native Hawaiian Organizations and Potential Consulting Parties.

a. Director's Report pertaining to this matter.

J. ANNOUNCEMENTS

K. SELECTION OF NEXT MEETING DATE AND AGENDA TOPICS (April 18, 2024)

L. ADJOURNMENT

KAUA'I COUNTY HOUSING AGENCY

ADAM ROVERSI, DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

February 28, 2024

FEB 29 '24 PM 12:50
PLANNING DEPT

Ms. Victoria Wichman
Kauai Historic Preservation Review Commission (KHPRC)
c/o County of Kauai Planning Department
4444 Rice Street, Suite A473
Lihue HI 96766

Subject: National Historic Preservation Act, Section 106: Initiation, Request for Contact Information, and Area of Potential Effects Concurrence for Uahi Ridge Phase 2 Nawiliwili Ahupua'a, Puna Lihue, Island of Kauai
TMK: (4) 3-8-005-022:0003

Dear Ms. Victoria Wichman,

On behalf of the U.S. Department of Housing and Urban Development (HUD), the County of Kauai (County) would like to invite you to participate in consultation for the Uahi Ridge Phase 2 affordable rental housing project. On January 6, 2023, Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (2006), was initiated with the Department of Land and Natural Resources (DLNR) State Historic Preservation Division (SHPD) for the subject development project.

This proposed federally funded County project is considered a federal action and undertaking, as defined by 36 CFR Section 800.16(y). HUD has issued a Programmatic Delegation letter authorizing the County and local public agencies to conduct NHPA Section 106 consultations with the State Historic Preservation Division Officer (SHPO), Native Hawaiian organizations (NHOs), and qualified consulting parties per 36 CFR 800.2(c)(4). The HUD and the County will remain responsible for all findings and determinations charged to the agency during the Section 106 process.

Overview of the Undertaking

The project will consist of newly constructed five 12-plex multi-family buildings totaling 60 units (including one manager's unit) and will consist of 30 one-, 15 two- and 15 three-bedroom units. These affordable rental units will be available to households with incomes up to 60% of Area Median Income. The purpose of this project is to provide an affordable residential option for the citizens of Kauai. Each multi-plex building will be three stories with walkups. The maximum building height will be up to 40 feet high above ground level, depending on construction type. The exterior of each building will be painted using earth tone colors and will be complementary to and compatible with the surrounding natural background.



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Project amenities include an office/multi-purpose building, a maintenance building, playground equipment, barbecue areas, charging stations for electric vehicles, and storage areas.

It is anticipated that any partial road closures during construction would be limited to daytime hours. However, should full road closures and night work become necessary due to site and local traffic conditions, they will be in accordance with local law and regulations.

Consultation

Entitled consulting parties during the Section 106 process includes the Advisory Council on Historic Preservation, SHPO, NHO's, and if applicable, local governments and applicants for federal assistance, permits, licenses and other approvals.

NHO and/or Hawaiian Descendants

NHO or Native Hawaiian descendants with ancestral, lineal, or cultural ties to, cultural and historic property knowledge and/or concerns for, and cultural or religious attachment to the proposed Area of Potential Effect (APE) are asked to provide a response to this letter within 30 days of notification.

Other Individuals and Organizations

Individuals and organizations with economic, legal or preservation interest are requested to respond within 30 days of this notification to demonstrate your interest in the proposed undertaking and provide intent to participate in the Section 106 process.

Area of Potential Effect

The project will be located North of Kaumuali'i Highway and consists of a parcel currently owned by Koamalu Plantation LLC. The new residential structures will be situated solely on Tax Map Key (TMK) (4) 3-8-005-022:0003 (Also known as APT 3). APT 1 of the TMK will continue its current use with Aloha Church and is not a part of the project. Access to APT 1 will be maintained throughout construction.

The proposed APE consists of (TMK) (4) 3-8-005-022:0003 and amounts to approximately 4.65 acres or 202,554 square feet. Please see the enclosed map of the APE.

The work will remain within the parcel and include, grading and excavating for the new building foundation, trenching for the installation of the underground utilities and sewer; and drilling, and construction of the new residential buildings.

Identification of Historic Properties within the APE

There is a residential home that is over 50-years old (1922). It is not listed in the Hawaii of National Registers of Historic Places. The caretaker of the property is the current resident of the home. The developer plans to demolish the structure. Please see enclosed photos of the structure.

Enclosures:

- Figure 1: Tax Map Key**
- Figure 2: Project Location Map**
- Figure 3: Area of Potential Effects**
- Figure 4: Photos of Historic Building**



Overview

Legend

-  Parcels
-  CPR Units
-  Roads

Parcel ID	380050220003	Situs/Physical Address	4534 U'UHI RD	Total Market Value	\$3,031,400	Last 2 Sales		
Acreage	4.651	Mailing Address	KOAMALU PLANTATION LLC	Total Assessed Value	\$3,031,400	Date	Price	Reason
Class	IMPROVED RES		C/O MOWER,LESLIE	Total Exemptions	\$0	n/a	0	n/a
			3189 CANYON RD	Total Net Taxable Value	\$3,031,400	n/a	0	n/a
			SPRINGVILLE UT 84663					

Brief Tax Description APT 3 KOAMALU PLANTATION CM 2471 TOG W/UND 35% INT IN ALL COMMON ELEMENTS
(Note: Not to be used on legal documents)

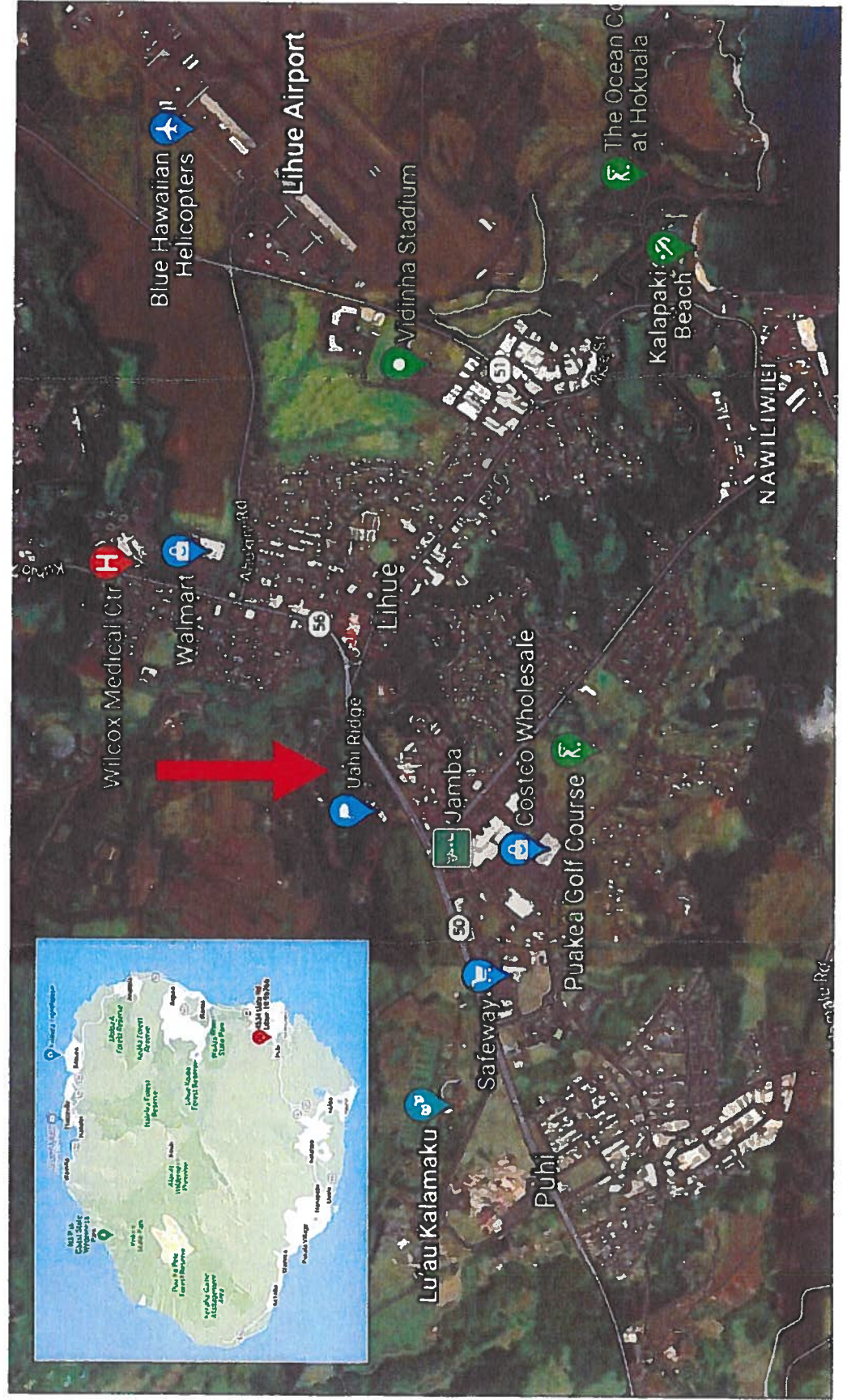
The Geographic Information Systems (GIS) maps and data are made available solely for informational purposes. The GIS data is not the official representation of any of the information included, and do not replace a site survey or legal document descriptions. The County of Kauai (County) makes or extends no claims, representations or warranties of any kind, either express or implied, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose, as to the quality, content, accuracy, currency, or completeness of the information, text, maps, graphics, links and other items contained in any of the GIS data. In no event shall the County become liable for any errors or omissions in the GIS, and will not under any circumstances be liable for any direct, indirect, special, incidental, consequential, or other loss, injury or damage caused by its use or otherwise arising in connection with its use, even if specifically advised of the possibility of such loss, injury or damage. The data and or functionality on this site may change periodically and without notice. In using the GIS data, users agree to indemnify, defend, and hold harmless the County for any and all liability of any nature arising out of or resulting from the lack of accuracy or correctness of the data, or the use of the data.

Date created: 12/19/2023

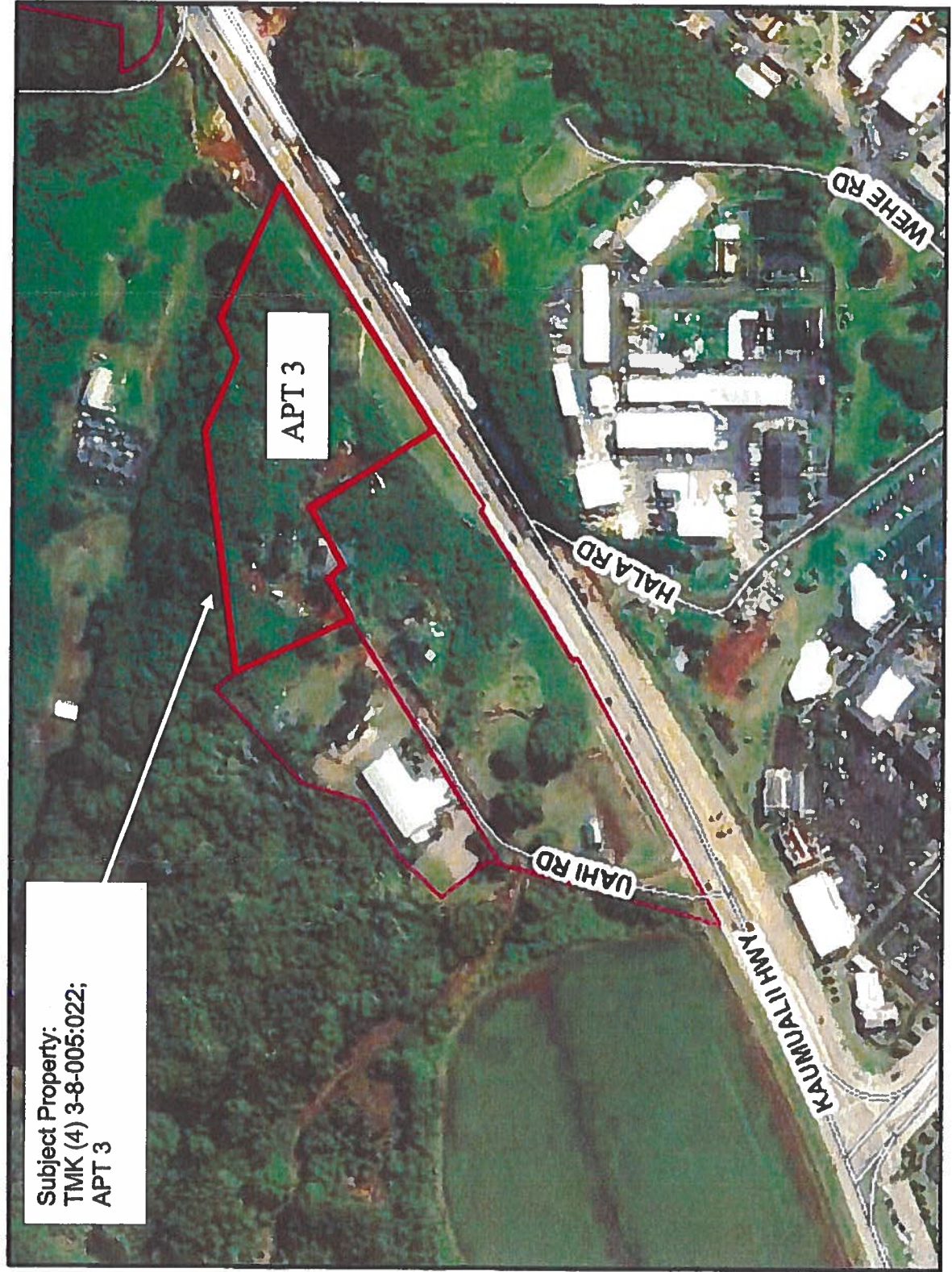
Last Data Uploaded: 12/19/2023 4:30:32 AM

Developed by  **Schneider**
GEOSPATIAL

Uahi Ridge Phase 2
Figure 2: Project Location Map



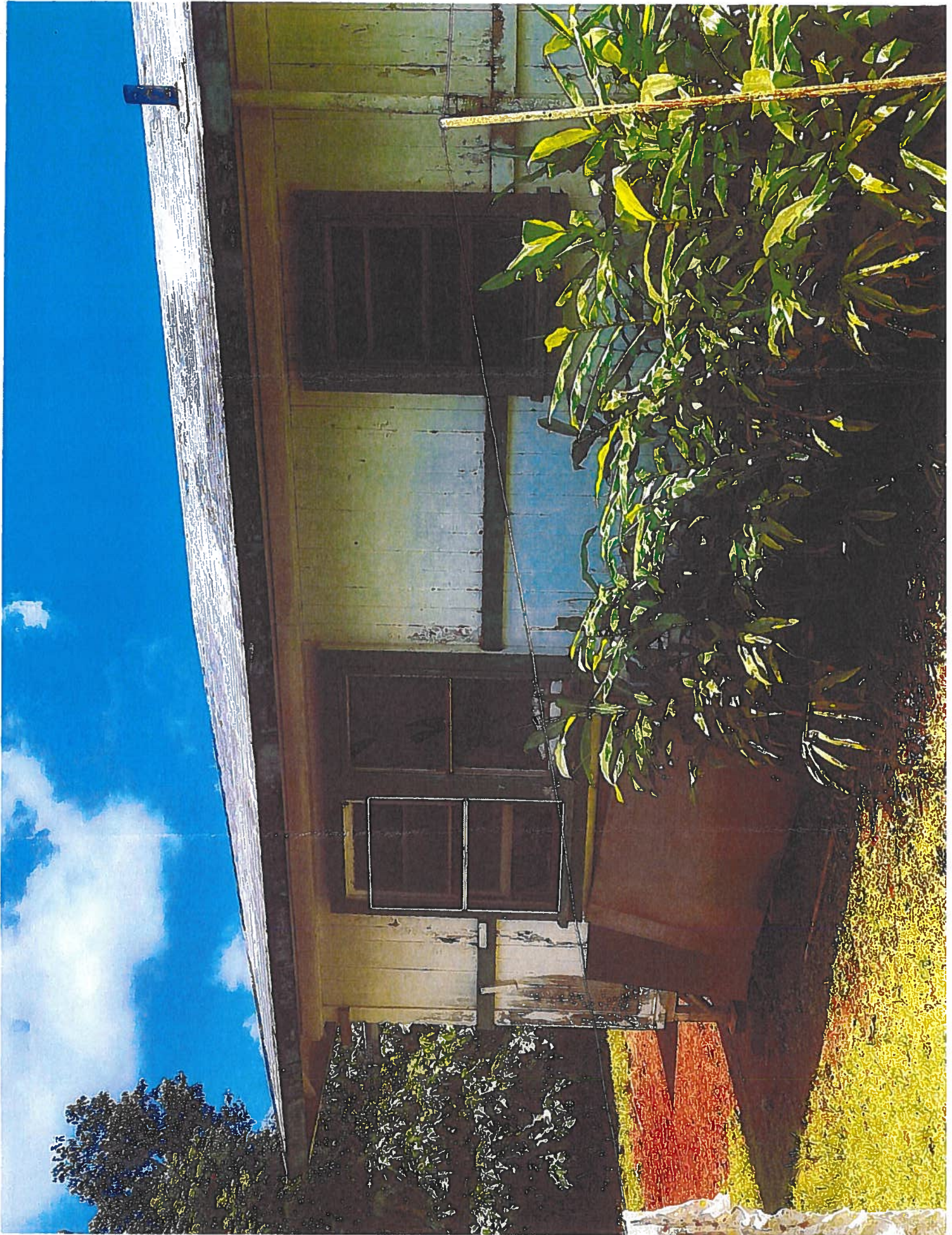
Uahi Ridge Phase 2
Figure 3: Area of Potential Effects



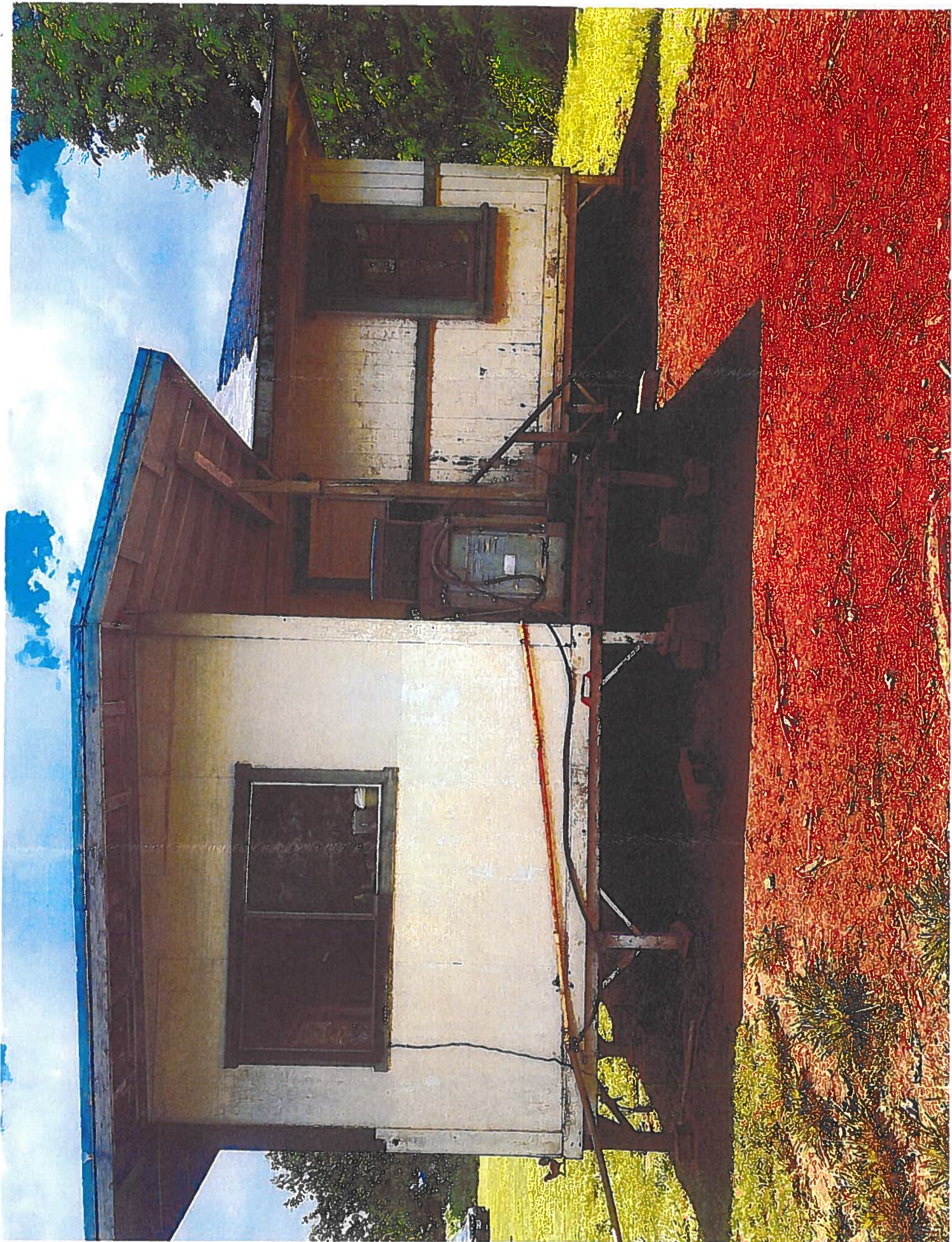












DEPARTMENT OF PLANNING

KA'ĀINA HULL, DIRECTOR

JODI A. HIGUCHI SAYEGUSA, DEPUTY DIRECTOR



DEREK S.K. KAWAKAMI, MAYOR
REIKO MATSUYAMA, MANAGING DIRECTOR

Kaua'i County Historic Preservation Review Commission (KHPRC)

DIRECTOR'S REPORT

I. SUMMARY

Action Required by KHPRC: To provide comments in a Section 106 response letter regarding the proposed project's potential effect on historic properties.

KHPRC actions may include the following:

- a. Provide comments in a response letter; or
- b. Defer comments until more information becomes available.

II. PROJECT INFORMATION

Parcel Location:	Līhu'e, Hawai'i		
Tax Map Key(s):	(4) 3-8-005:022:0003	Area:	4.6510 acres/ 202,598 sq. ft.
Age of Structures	Real Property Assessment identifies 2 structures: 1- 2 bedrooms and 1 bathroom (Year Built 1933) 2- 3 bedrooms and 1 bathroom (Year Built 1933)		
Applicant/ Agency	County of Kaua'i Housing Agency/ U.S. Department of Housing and Urban Development (HUD)		

III. PROJECT DESCRIPTION AND BACKGROUND

The County of Kaua'i Housing Agency, on behalf of the U.S. Department of Housing and Urban Development (HUD) (hereinafter referred to as the "Agency"), is requesting comments as part of the Section 106 consultation process. The trigger for this Section 106 review is the proposed use of federal funding to construct this County housing project.

Phase I Description (Nov. 2023 KHPRC Meeting)

At the November 16, 2023 KHPRC Meeting, the Agency presented the Phase I portion of this project which included the construction of 96 units on TMK: (4) 3-8-005:022:00002 located along Kaumuali'i Highway and adjacent to the Aloha

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Church. As part of the consultation process, the KHPRC voted to transmit the following comments:

- To move the historic resources together and to restore/ interpret the site as part of the long-term plan;
- To commit to keeping one large tree on the property;
- To look at the entrance way as part of the historic site; and
- To maximize highway planting.

Phase II Description (March 4, 2024 KHPRC Meeting)

Now, the Agency is here today to collect comments for the Phase II portion of the project which will include the proposed construction of approximately 60 units to be located on the adjacent CPR unit TMK: (4) 3-8-005:022:0003. The proposed units will be constructed in five, 12-plex multi-family buildings that will be three stories high and approximately 40 feet high above ground.

As represented, the proposed scope of work will involve the demolition of an existing residential house located within CPR unit 3. The Agency has identified the residential home as over fifty years old and believes the structure was constructed in 1922.

Finally, the proposed project will include grading and excavating for the new building foundation, trenching for the installation of the underground utilities and sewer, and the drilling and construction of the new residential buildings.

IV. AREA OF POTENTIAL EFFECT (APE)

The Agency has identified the APE for Phase II as the boundary of CPR unit 3.

Upon further research, the Department finds that the **APE for Phase II should be reconsidered** and should include the carport structure that will be removed under this Phase II scope of work. The carport, which is situated on the boundary of CPR unit 2 and CPR unit 3, was not originally identified in the consultation letter.

V. IDENTIFICATION OF CULTURAL AND HISTORIC SITES

Based on the Department's review, the agency should note that there are historic properties associated with TMK: 3-8-005:022.

National and State Historic Register:

The subject property TMK is not listed on the National and State Historic Register.

Kauai Historic Preservation Review Commission Information:

The Līhu'e Plantation manager's house, under TMK: 3-8-005:022, **is listed** on the KHPRC Inventory List.

According to the Agency, the Koamalu 2-story residence is located on CPR unit 1 where the Aloha Church is located and is not part of this project's scope of work (see Exhibit A for an attached photo provided by the Agency).

Other Historic Properties:

As previously mentioned above, the Agency proposes to demolish a historic residential structure as part of this Phase II scope of work. The Department does not know if there is any historic significance to the structure or if it was associated with the Līhu'e Plantation manager's house.

In addition to the residential house, the Department inquired about the carport structure which is located south of the house and on the boundary between CPR unit 2 and CPR unit 3. According to the Agency, the carport is a tented structure that will be removed when the property is cleared (see Exhibit B for an attached photo provided by the Agency).

Determination Effect:

Based on the Department's review, the Department has determined that the proposed project **will have an effect** on a historic property and should consider mitigation commitments (i.e. photographic documentation, etc.) to address the proposed effect.

VI. RECOMMENDATION

The Planning Department recommends that the Kaua'i Historic Preservation Review Commission make a motion to provide comments in a response letter pertaining to the Area of Potential Effect (APE), the identification of historic properties, and/ or the proposed project's effect on historic properties.

The Commission is further advised that this report does not represent the Planning Department's final recommendation in view of the forthcoming public hearing process whereby the entire record should be considered prior to decision making. The entire record includes but is not limited to:

- a. Government agency comments;

Kaua'i Historic Preservation Review Commission (KHPRC)
March 21, 2024 Meeting
Section 106- County of Kaua'i Housing Agency
Uahi Ridge Phase 2 Affordable Rental Housing Project
Līhu'e, Hawai'i
TMK: (4) 3-8-005:022:0003
HPRC-2024-8
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- b. Testimony from the general public and interested others; and
- c. The land owner's response.

By 
MARISA VALENCIANO
Planner

Approved & Recommended to Commission:

By 
JODI A. HIGUCHI SAYAGUSA
Deputy Director of Planning

Date: 3-12-24

EXHIBIT “A”



EXHIBIT “B”

