



LAND PLANNING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL STUDIES

## CONFERENCE NOTES

DATE: November 11, 2006

CONFERENCE CALL DATE: October 31, 2006

WM. FRANK BRANDT, FASLA  
*CHAIRMAN*

THOMAS S. WITTEN, ASLA  
*PRESIDENT*

R. STAN DUNCAN, ASLA  
*EXECUTIVE VICE-PRESIDENT*

RUSSELL Y.J. CHUNG, FASLA  
*EXECUTIVE VICE-PRESIDENT*

VINCENT SHIGEKUNI  
*VICE PRESIDENT*

GRANT MURAKAMI, AICP  
*PRINCIPAL*

TOM SCHNELL, AICP  
*SENIOR ASSOCIATE*

RAYMOND T. HIGA, ASLA  
*SENIOR ASSOCIATE*

KEVIN NISHIKAWA, ASLA  
*ASSOCIATE*

KIMI MIKAMI YUEN, LEED AP  
*ASSOCIATE*

SCOTT ALIKA ABRIGO  
*ASSOCIATE*

SCOTT MURAKAMI, ASLA  
*ASSOCIATE*

**HONOLULU OFFICE**  
1001 BISHOP STREET  
ASB TOWER, SUITE 650  
HONOLULU, HAWAII 96813-3484  
TEL: (808) 521-5631  
FAX: (808) 523-1402  
E-MAIL: sysadmin@pbrhawaii.com

**HILO OFFICE**  
101 AUPUNI STREET  
HILO LAGOON CENTER, SUITE 310  
HILO, HAWAII 96720-4262  
TEL: (808) 961-3333  
FAX: (808) 961-4989

**WAILUKU OFFICE**  
1787 WILI PA LOOP, SUITE 4B  
WAILUKU, HAWAII 96793-1271  
TEL: (808) 242-2878

**SUBJECT** LĪHU'Ē TOWN CORE URBAN DESIGN PLAN  
Līhu'ē Mill Site

**PARTICIPANTS:** Neil Clendeninn/Doctor, Līhu'ē Scholar  
Pat Griffin/KHPRC, Griffin Noyes Assoc.  
Laurie Ho/Garden Island Resource Conservation &  
Development  
Palmer Hafdahl/Palm's Hawaii  
Caven Raco/Ron Agor Architects  
Steve Kyono/State Department of Transportation-Kaua'i  
Barbara Pendragon/County Planning Department  
Keith Nitta/County Planning Department  
Grant Murakami/PBR HAWAII  
Kimi Yuen/PBR HAWAII

**DISTRIBUTION:** Those listed above, including:  
Avery Youn/Architect  
Sonia Topenio/Bank of Hawai'i  
Russell Seacat/Architect  
Marc Ventura/Architect  
Clyde Kodani/Kodani & Associates  
Wanda Shibata/Advantage Webco Dodge HI  
Morton Yamasaki/Landscape Architect  
Cheryl Lovell Obatake/Community Specialist, Nāwiliwili  
Bay Watershed Council  
Stanley Doi/State of Hawaii, DAGS Kaua'i Branch  
Ian Costa/Director, County Planning Department  
Myles Hironaka/County of Kaua'i

**PURPOSE:** To discuss the Līhu'ē Mill Site in more detail and determine what to include in the draft report for the Līhu'ē Town Core Urban Design Plan regarding the mill site.

The following is a summary of the main discussion points.

CONFERENCE NOTES

SUBJECT: LĪHU'E TOWN CORE URBAN DESIGN PLAN – Līhu'e Mill Site

Conference Call Date: October 31, 2006

Page 2

1. Pat Griffin provided the group with a brief summary of her personal communications from last year (November 30, 2005) to the Kaua'i Historic Preservation Review Commission (KHPRC) and Keith Nitta/Planning Department regarding their review of the mill site and a subsequent memorandum sent to Ian Costa from the KHPRC. The main points of the correspondence were two-fold:
  - A detailed history of the mill and the site should be done before any more buildings or structures are demolished, and
  - Before County changes the zoning of the site, adaptive reuse should be considered and an expert opinion sought as the feasibility of reuse.
2. Keith Nitta then reviewed what has been happening based on permit applications the County has received for the site to date. The first permit was actually with the State to demolish the conveyor belt crossing the State highway. This has been done. The next set of permits was for the demolition of four structures which included the three smaller stacks, water cooling tower. None of these structures were old enough to be considered historic.
3. Palmer Hafdahl felt the brick stack's base, which is about 15-20 feet tall might be worth saving.
4. The power plant would also be torn down. The parts have already been sold by the owner.
5. Pat thought that even though some of the structures were not technically old enough to be considered "historic" that every part of the mill has a story to tell, even its recent or modern history such as the power generator. It is part of Hawaii's use of renewable biomass energy production that was tied to its sugar industry. She thought it would be important to memorialize that part of history as well.
6. Palmer added that according to his discussions with Mike Furukawa and others that were familiar with the mill that they thought the most important thing to save was the Cummings engine.
7. The discussion then focused on the draft report for the Līhu'e Town Core Urban Design Plan. Everyone agreed that it would be premature to include detailed design guidelines as provided in the August 2006 draft, especially since it is such an important site and they felt more community input is needed for the mill site redevelopment. PBR will revise this section to include more discussion on the process and vision for the site, rather than detailed design guidelines and permitted uses. The main points to be included are:
  - Recommend the creation of a Special Planning Area for the mill site. This can be done through this report rather than waiting for the Development Plan

CONFERENCE NOTES

SUBJECT: LĪHU'E TOWN CORE URBAN DESIGN PLAN – Lihu'e Mill Site

Conference Call Date: October 31, 2006

Page 3

- update. Identify the criteria for the study such as historical research and community input.
- Adaptive reuse should be the priority for the site. Seek the input of experts on adaptive reuse of industrial sites.
  - The main building should be preserved, at the very least, if it is structurally sound. Any redevelopment should be based on a historical study prepared for the site.
  - Maintain and enhance the historical character of the site.
  - Provide for a greenbelt, passive park, open green space along Nāwiliwili Stream. Consider adding tradeoffs such as increased density in areas outside the floodway if land donated to the County.
  - County should try to work with the owner to encourage open process on developing a vision for the site. Gather more community input on the future of the site, particularly from local families with ties to the mill and plantation.
8. Implementation aspects to consider and add to the report include brownfield funding and working with Beth Tokioka from the County's Office of Economic Development. The County was working with Nadine Nakamura on the study and may be able to help the owner with federal brownfield funding opportunities.
9. A question was also raised if the County would consider buying the site from the landowner since it is such an important historic part of Lihu'e. PBR will add this as a possible implementation solution.



This is our understanding of the topics discussed and the conclusions reached. Please give PBR HAWAII written notification of any errors or omissions within seven calendar days. Otherwise, this report shall be deemed an accurate record of the meeting. Thank you.