



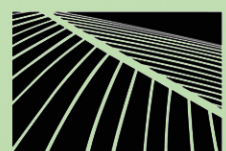
LĪHU`E CIVIC CENTER SITE IMPROVEMENTS

F I N A L M A S T E R P L A N

Prepared for:
The County of Kauaʻi
Department of Public Works - Building Division
Contract #6897



Prepared by:



PBR HAWAII
& ASSOCIATES, INC.

January 2008



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FINAL MASTER PLAN

Prepared for:

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County of Kaua‘i

- Mayor Bryan J. Baptiste
- County Council
- Department of Public Works (DPW)
- DPW-Engineering Division
- Planning Department
- Offices of Community Assistance (OCA)
- Transportation Agency
- County Clerk
- Office of Economic Development
- Department of Water (DOW)
- Finance Department
- Fire Department
- Police Department
- Liquor Control
- Civil Defense Agency
- County Attorney
- Prosecuting Attorney
- Personnel Services
- Kaua‘i Historic Preservation Review Commission

State of Hawai‘i

- Department of Accounting and General Services (DAGS)
- DAGS-Kaua‘i Branch
- Department of Education (DOE)
- Department of Transportation (DOT)
- DOT-Highways Division Kaua‘i District Office
- Office of Environmental Quality Control (OEQC)
- Department of Health Environmental Planning Office
- Department of Land and Natural Resources (DLNR)
- DLNR-Division of Forestry and Wildlife, Kaua‘i
- DLNR State Historic Preservation Division (SHPD)

-
- DLNR-SHPD Kaua'i Office
 - Office of Planning, DBEDT
 - Office of Hawaiian Affairs
 - Disability and Communication Access Board
 - Wilcox Elementary School

Federal Agencies

- US Post Office, Līhu'e Post Office

Community Members and Organizations (listed alphabetically)

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- County Building Restoration Committee (CBRC)
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- Sherry Scott, Vice Principal, Wilcox Elementary School

INTRODUCTION

PURPOSE

The Līhu'e Civic Center is a roughly sixteen-acre, two-block area in the heart of Līhu'e Town, Kaua'i. It includes a mix of uses including public buildings for the County of Kaua'i and the State of Hawai'i as well as the Kaua'i Museum, Hawaiian Telcom, and a grocery store. Several buildings and much of the eastern portion have been designated as historic on both the State and National Registers of Historic Places.

In 1989, the County of Kaua'i purchased the old Līhu'e Shopping Center on Rice Street with the vision to expand the existing Civic Center. The 8.7-acre property they acquired is adjacent to the original Civic Center which includes the Historic County Building. Subsequently, many of the County agencies have moved into the renovated buildings of the old shopping center.

Previous County planning documents that describe the Civic Center include the Līhu'e Development Plan (DP) (1976) and the Kaua'i General Plan (GP) (2000). The Līhu'e DP included a detailed illustrative plan for an expanded Civic Center. However, the DP envisioned the Civic Center expanding makai towards Līhu'e Park rather than mauka towards Kūhiō Highway as it had done with the purchase of the shopping center.

The 2000 Kaua'i General Plan provides guidance on the vision for the Civic Center as it currently stands and includes a few design concepts but not an overall master plan for the Civic Center. An excerpt from the Preliminary Planning District Vision for Līhu'e (Section 6.3.2) reads:

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

In 2002, renewed interest from the community to improve and revitalize Līhu'e Town resulted in a three-day design charrette for Līhu'e Town,

sponsored by the American Institute of Architects (AIA) Honolulu. A summary of the AIA charrette is provided in Appendix A.

Building upon the effort initiated by the GP update and the AIA charrette and recognizing the need for an updated master plan, the County of Kaua'i Department of Public Works contracted PBR Hawaii to develop a master plan of site improvements for the Līhu'e Civic Center. With support from the community, the County Council, and the Department of Public Works Building Division, this master plan represents a renewed commitment to revitalize the Līhu'e Civic Center, creating a pedestrian-friendly town center where workers, residents and visitors could enjoy civic activities and walk to nearby shops and businesses, an example for all of Kaua'i. This report describes the physical design improvements as well as preliminary phasing plans and order-of-magnitude cost estimates. It also considers different transportation alternatives and makes recommendations that balance pedestrian, vehicle, bicycle, and shuttle usage. An environmental assessment was also prepared and completed with a finding of no significant impact published in October 2007 for the master plan.

HISTORY OF LĪHU'E

Līhu'e is located on the southeastern side of Kaua'i in the ahupua'a of Kalapakī. (See Figure 1.) It was established in 1825 by Governor Kaikio'ewa, who was the first governor of Kaua'i under Kamehameha. He named this area, Līhu'e, in memory of his earlier home on O'ahu. The name, Līhu'e, was unknown on Kaua'i before then; the ancient name for this area was Kala'iaimea, "calm reddish brown place."

The governor found the area's soils and rainfall suitable for growing sugarcane, and eventually much of Līhu'e was planted with sugarcane fields. By the early 1900s, Līhu'e Plantation and Grove Farm Plantation had established Līhu'e as a profitable sugarcane production area. The Līhu'e Mill was one of the longest sugar mills in service in the state. It started operations in 1849 and finally shut its doors in 2000. Nāwiliwili Harbor became the main port for shipping on the island and the Historic County Building was built in 1912, literally cementing Līhu'e as the civic seat of the island.

PLANNING PROCESS

The planning process for this project involved a variety of activities, including information gathering and research, community and staff

meetings, public surveys and public input, a topographic survey, traffic study, cost estimation, and design development and evaluation. The process began with a review of the Līhu'e Civic Center history as well as previous plans, studies, reports, and documents. An initial public survey was distributed to the County staff and through the Līhu'e Business Association at the beginning of the project in order to determine what some of the general concerns were regarding the Civic Center. The survey and a tabulation of the responses are provided in Appendix B. In addition, several site visits were performed to examine the existing conditions of the project area and issues relating to land use, traffic, parking, and landscaping were discussed and evaluated with key community members.

Following the preliminary research, a series of small focus group meetings and community meetings was held to gather input from various organizations and community members, interested neighboring landowners and businesses, and the County Council throughout each stage of development of the master plan. Announcements for the meetings were sent to community members and representatives of key organizations who have ongoing relationships with Līhu'e Civic Center such as the Līhu'e Business Association (LBA), the Kaua'i Chamber of Commerce (KCC), and various representatives from the State of Hawai'i, among others. Invitations were typically made via telephone or email for the focus groups, and public meetings were posted at the County's bulletin boards and later at their website (www.kauai.hawaii.gov), and announced with the help of the Līhu'e Business Association, the Kaua'i Chamber of Commerce and the Garden Island Newspaper.

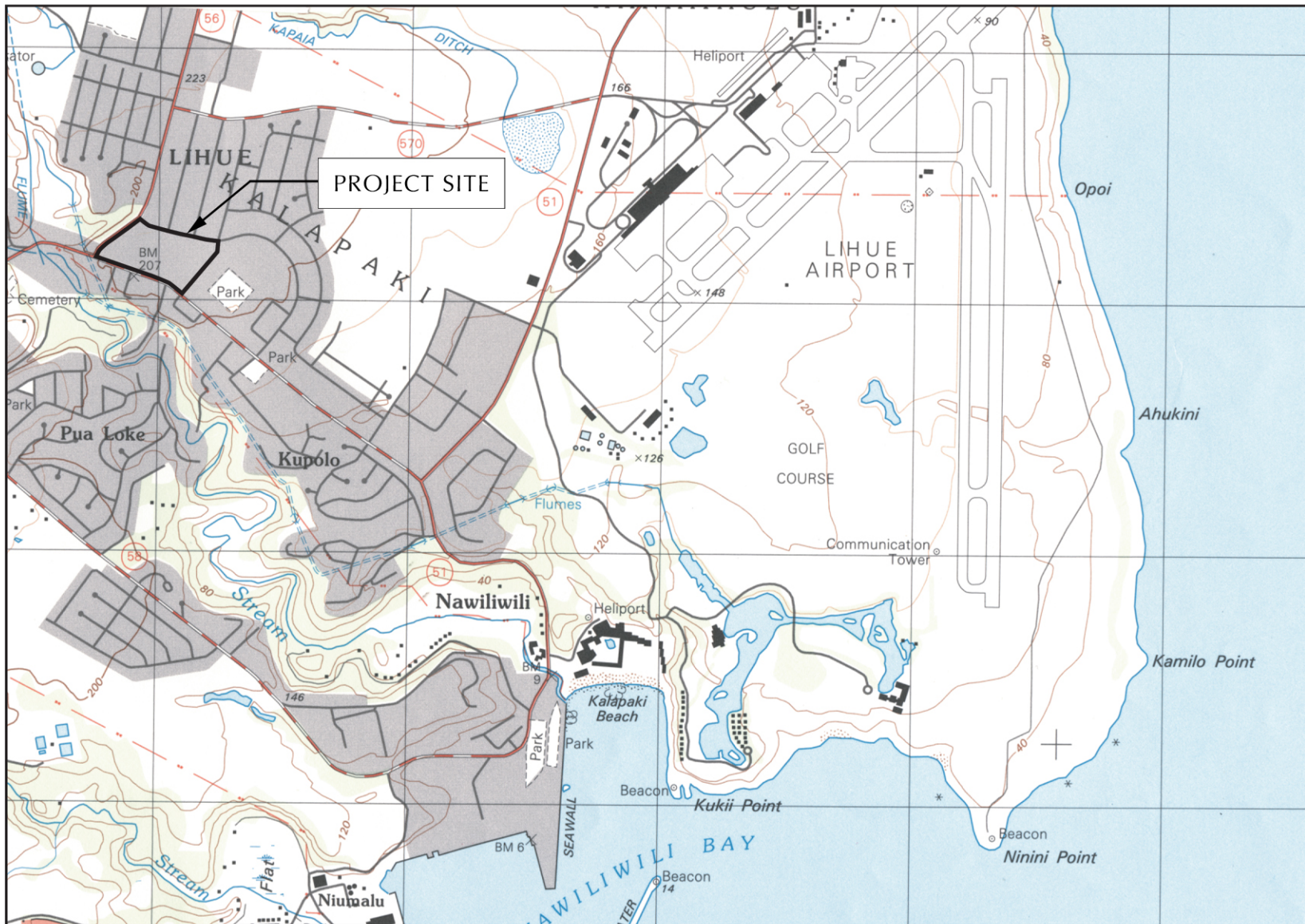
Also important to note, the County of Kaua'i Planning Department initiated another Līhu'e project called the Līhu'e Town Core Urban Design Plan in June 2004, which overlapped with this project. Its scope and effort involved a wider area of Līhu'e Town but included the Civic Center. As a result, many planning efforts were coordinated to ensure consistency including a joint public meeting held on January 26, 2005. At that meeting the public was briefed on the two projects and a survey was prepared and distributed at the meeting to gather input from the community. It included a section to provide feedback on the Draft Master Plan for the Civic Center. The survey was also posted on the County's website from February 2, 2005 to March 7, 2005 to gather additional public input. A complete record of the feedback from the survey is provided in Appendix C.

Following a series of Council workshops and meetings held between 2005 and 2006, the environmental review process was initiated in early 2007

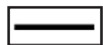
based on the draft master plan. The Draft Environmental Assessment (EA) was published on July 23, 2007 with the public comment period ending on August 22, 2007. The plans were revised based on the comments received and the environmental review process culminated in the Final EA and the issuing of a finding of no significant impact which was published in the State Office of Environmental Quality Control's *The Environmental Notice* on October 8, 2007.

Throughout the process, an open line of communication with various County and State staff and administrators played an integral part in ensuring the development of a feasible and practical master plan from the perspective of those who will be operating and maintaining the Civic Center. These included all County Department Heads, and in particular, the County of Kaua'i Department of Public Works, the County Planning Department, the County Transportation Agency, State Department of Accounting and General Services, State Department of Transportation, and State Department of Education.

This report summarizes the final master plan and incorporates the changes made to the plan based on the public feedback received during the environmental review process.



LEGEND



Project Boundary

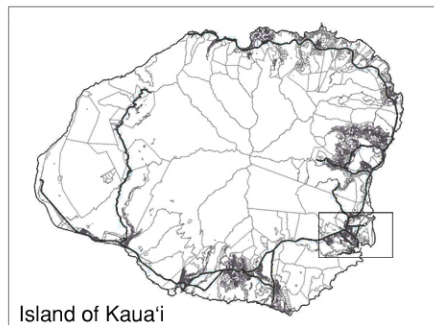


Figure 1
Location Map
**LĪHU'E CIVIC CENTER
SITE IMPROVEMENTS**

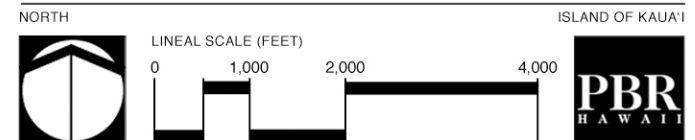




Figure 2
Project Site
LĪHU'E CIVIC CENTER
SITE IMPROVEMENTS

Not to Scale