
EXISTING LAND USE REGULATIONS

STATE LAND USE DISTRICTS

The State regulates land uses and development in Hawai'i by establishing land use districts. There are four major land use districts: Urban, Agricultural, Rural, and Conservation. These districts are defined and mapped by the State Land Use Commission in order to ensure compatibility with neighboring land uses and protection of public health.

The existing State Land Use District for the project site is Urban as is much of Līhu'e Town (see Figure 32).

KAUA'I COUNTY ZONING

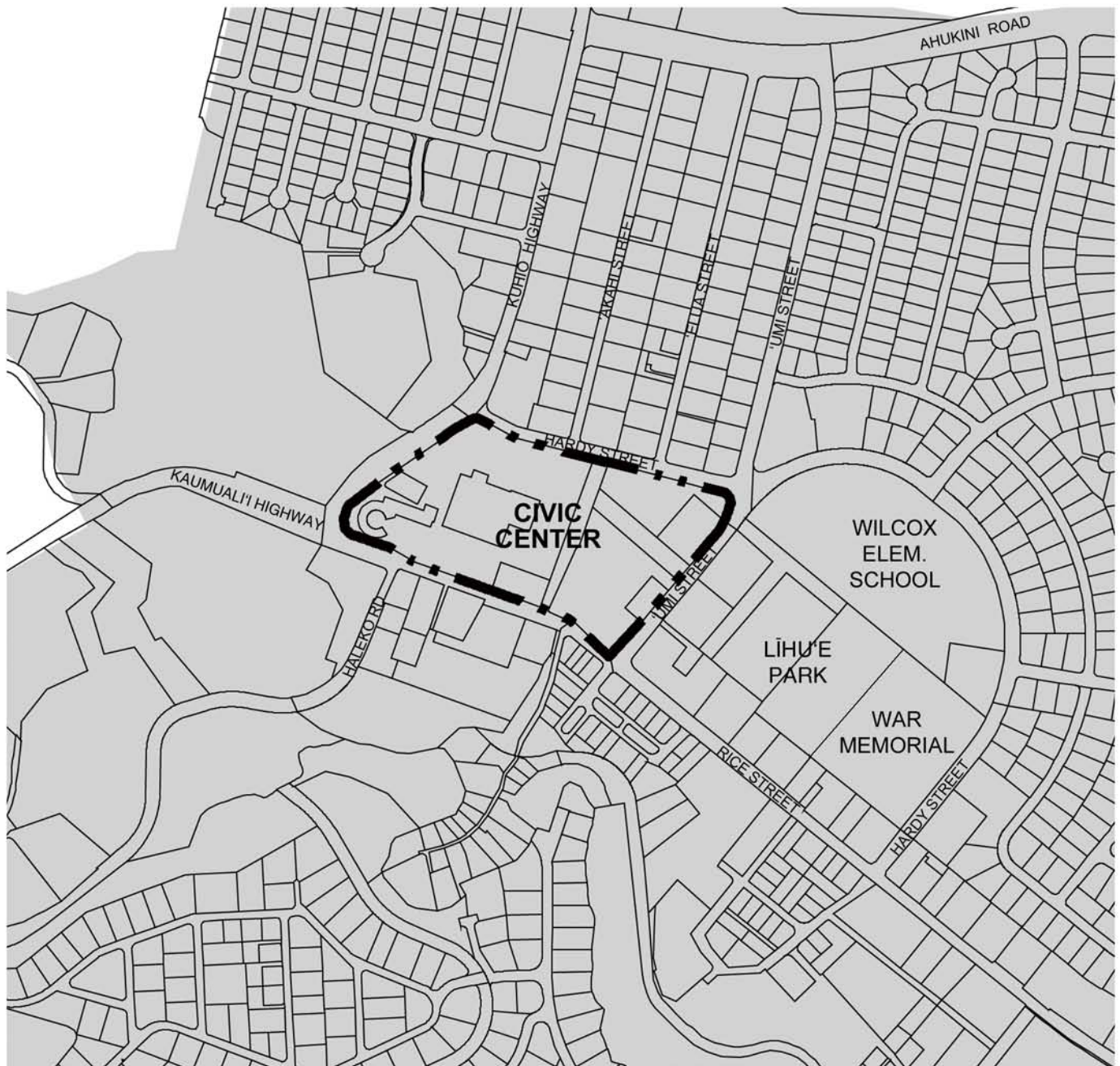
Similar to the State Land Use Districts, the County of Kaua'i Comprehensive Zoning Ordinance (CZO) regulates the type of land uses permitted on the island and their locations. However, the CZO is much more specific and detailed than the State Land Use Districts in its regulation of permitted uses, design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

The zoning for the project site is split between General Commercial (C-G) and Residential/Special Treatment District – Public (R-1/ST-P). The C-G portion of the site lies between Kūhiō Highway and 'Eiwa Street and the R-1/ST-P portion includes the Kaua'i Museum parcel and lands east of 'Eiwa Street and extends to 'Umi Street. (see Figure 33). Both zones are compatible with Civic Center uses and the Special Treatment – Public Use District overlay recognizes its civic core.

KAUA'I GENERAL PLAN

The General Plan (GP) of the County of Kaua'i is a policy document that is intended to help guide development for the enhancement and improvement of life on Kaua'i. The document provides the County's vision for Kaua'i and establishes the strategies to help achieve that vision including recommended land uses.

According to the GP, the Līhu'e Planning District is considered the "heart" of Kaua'i. On the GP Land Use Map (see Figure 34), large portions of Līhu'e are designated Urban Center, with the Civic Center located at the core.



LEGEND

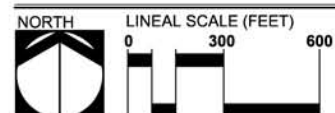
-  Agricultural District
-  Urban District
-  Project Boundary

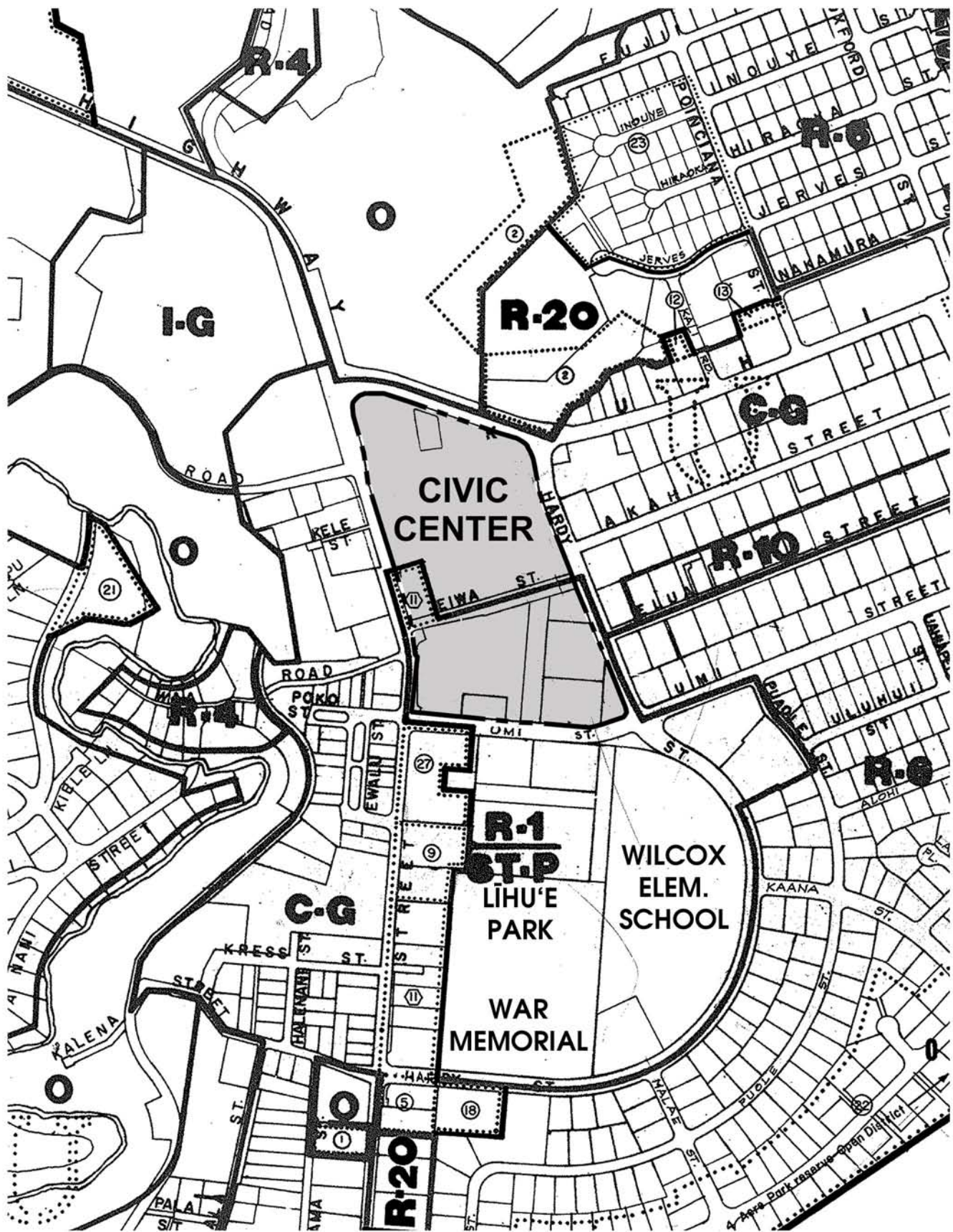
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Source:
State Land Use Commission (2000)

Figure 32
State Land Use

LĪHU'E CIVIC CENTER





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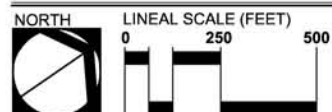
 Project Site

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Source:
County of Kauai Lihue-Kapaia Map (ZM-LI 400)

Figure 33
County Zoning

LIHUE CIVIC CENTER



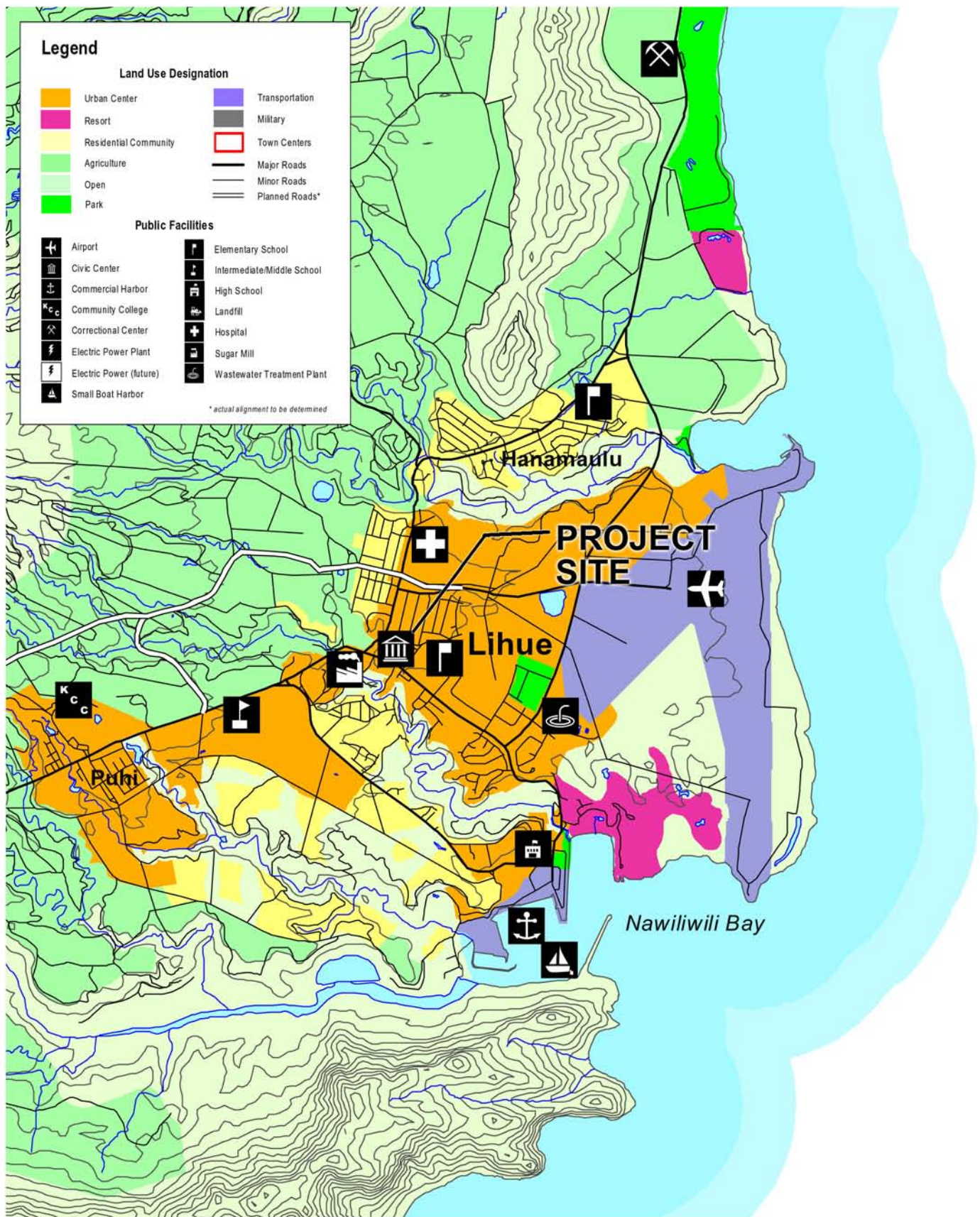
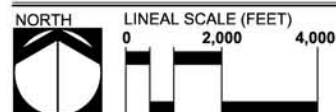
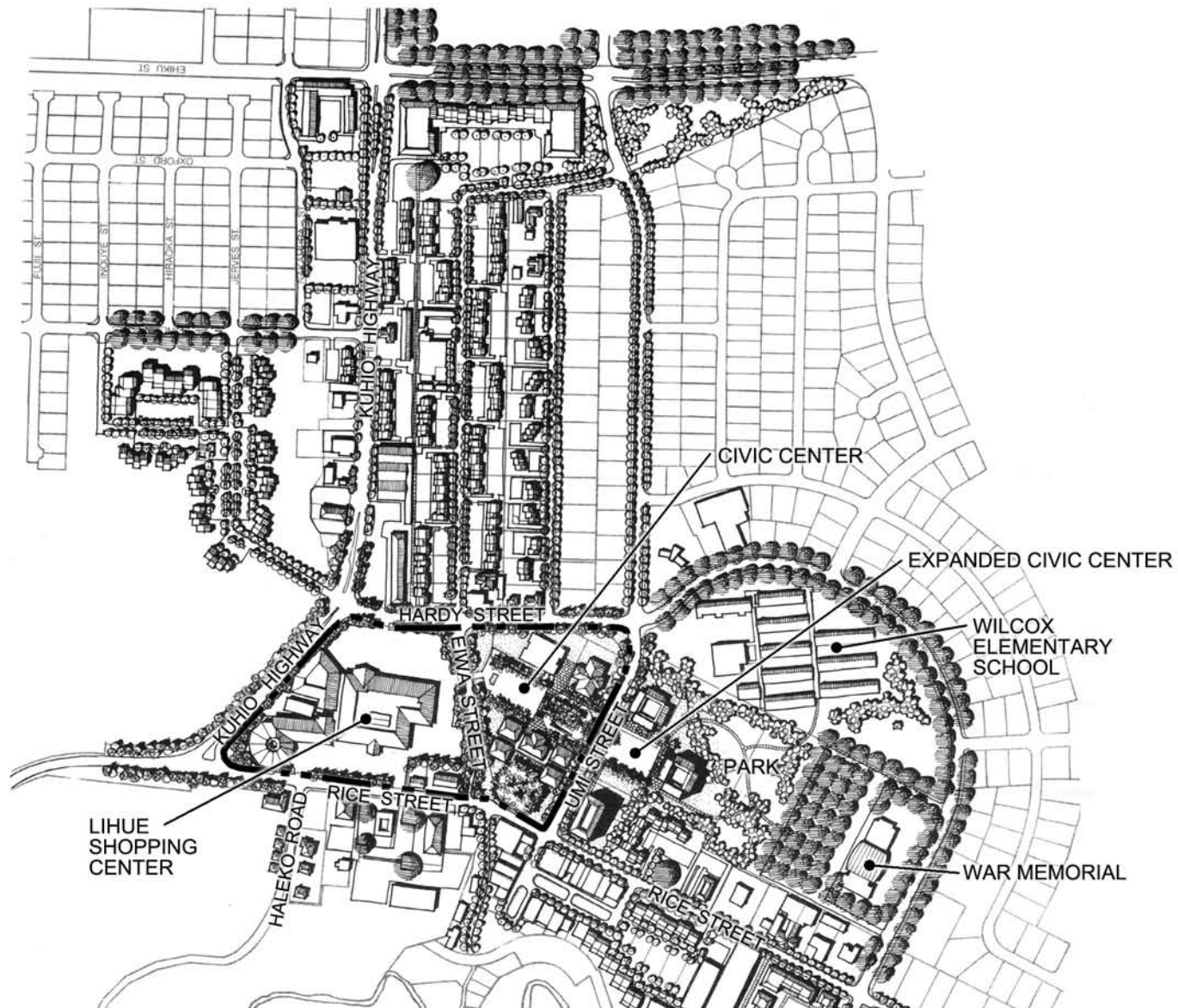


Figure 34
Kaua'i General Plan
LĪHU'E CIVIC CENTER

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general planning purposes only.

Source:
County of Kauai General Plan 2000





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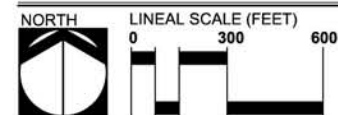
— · · — Project Boundary

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

Figure 35
Lihue Town Core Illustrative Development Plan

LĪHU'E CIVIC CENTER



The General Plan describes a vision for the Civic Center:

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. ... Located next to Vidinha Stadium, the State Judiciary Center and the Police Station are linked with the town center by interior roads and bicycle/pedestrian paths. Frequent shuttle bus service provides easy circulation around "Greater Līhu'e," reducing the need to use automobiles for short trips. (Kaua'i General Plan 2000, Sec. 6.3.2)

Furthermore, the General Plan identifies issues and opportunities for renewing Central Līhu'e:

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

Many of these visions and goals from the 2000 General Plan are incorporated in the design of the master plan.

LĪHU'E DEVELOPMENT PLAN

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

- A. Develop a Civic Center plan showing the placement of buildings, design, landscaping
- B. Provide area for Civic Center growth

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- C. Design of Civic Center should reflect the image of the Garden Island
 - D. Expand and maintain a cultural center

At the time the DP was written, the Civic Center occupied only the block bounded by 'Eiwa, Hardy, Rice and 'Umi Streets. It was assumed that the Līhu'e Shopping Center would remain in its location at the corner of Kūhiō Highway and Rice Street. It did not foresee the eventual conversion of the western block to civic use. Instead, the DP recommended that the County convert the land where Līhu'e Park is located (east of 'Umi Street near the War Memorial) to County and State office space with a Central Park developed between it and the War Memorial. Figure 35 shows a portion of the Līhu'e Town Core Illustrative Plan from the DP.

In summary, the DP states:

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

While the location of the expanded Civic Center has changed since the time of the DP, the general sentiment of a centralized, campus-like Civic Center still rings true with current constituencies and the GP and has been integrated in the proposed master plan.

BIKE PLAN HAWAI'I

In September 2003, the State of Hawai'i Department of Transportation's Highway Division completed *Bike Plan Hawai'i*, a comprehensive bike master plan for the state. It describes existing facilities as well as identifies implementation strategies and future projects to improve the bicycle network for each island. Figure 36 shows the proposed bicycle network for Līhu'e.

For the roadways surrounding the Civic Center, the plan recommends installing dedicated bike lanes in Hardy, Rice, and 'Umi Streets and posting signs along Kūhiō Highway indicating that it is a shared roadway. Halekō Road is also recommended to have a bike lane and a bike path separated from vehicular traffic identified as the Līhu'e Community Pathway is proposed along Nāwiliwili Gulch from Halekō Road to Nāwiliwili Harbor.

NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

The Lihū'e Civic Center Historic District was added to the State and National Registers of Historic Places in 1981 for its architectural and political significance (Site Number 30-11-9351). The Historic District encompasses the Historic County Building and the County Lawn fronting the structure. It also includes the County Annex and State Courthouse. Also listed on the State and National Registers within the project site is the Kaua'i Museum's Albert Spencer Wilcox Building (Site Number 30-11-9344), which was added in 1979. The Lihū'e Post Office, located across Rice Street from the Civic Center, was included on the National Register in 1989 and is listed as Site Number 30-11-9342. The historic properties are identified in yellow in the site analysis (Figure 10).