

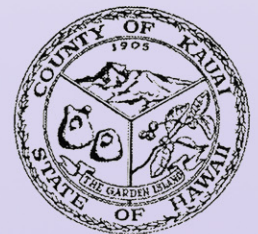


# LĪHU`E CIVIC CENTER SITE IMPROVEMENTS MASTER PLAN

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DRAFT ENVIRONMENTAL ASSESSMENT

Prepared for:  
The County of Kaua'i  
Department of Public Works - Building Division  
Contract #6897



Prepared by:



June 2007

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County of Kauaʻi  
Department of Public Works



Prepared by:  
PBR Hawaii and Associates, Inc.

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## PROJECT OVERVIEW

The Līhu'e Civic Center is an approximately 16-acre site in the heart of Līhu'e Town, Kaua'i. It is the government seat of the island, with both County and State offices, and is surrounded by a mix of public uses, commercial, retail and office buildings. It also is the site of civic gatherings, celebrations and parades. Several civic buildings and much of the eastern block of the Civic Center have been listed on both the State and National Registers of Historic Places. This includes the Historic County Building, the Annex and the old State Judiciary building.

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 comprises the western half of the project site. The vision for the expanded Civic Center is best described in the County's 2000 General Plan Update:

*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. (Kaua'i General Plan Update 2000, p. 6-17)*

While the County has renovated many of the old shopping center buildings into offices and moved several agencies into the renovated buildings, there are remnants of its commercial past still remaining within the Civic Center. This includes the Hawaiian TelCom building, which sits on an outparcel that is not affected by the proposed improvements, a grocery store, and large parking lots surrounding the buildings on all sides. With nearly 50 percent of the site covered by parking (7.8 acres), the property at large still requires site improvements in order to fulfill its vision of a pedestrian-friendly and campus-like setting and to connect the various civic buildings to each other and surrounding uses such as the Kaua'i Museum.

In 2003, the County of Kaua'i Department of Public Works contracted PBR Hawaii to develop a master plan for these site improvements. The plan focuses mainly on improving the pedestrian walkways and the parking areas between and around the County buildings; it does not include architectural programming or significant renovations to the buildings themselves. The plan recommends the closure of 'Eiwa Street to connect the two halves of the Civic Center and unites them with expanded park areas and a pedestrian mall to encourage Civic Center users to walk rather than drive between the Historic County Building on the eastern block and the rest of the County offices on the western block. This is recommended as one of the last phases of the plan to allow improvements to the surrounding streets to precede it and improve existing traffic conditions.

After several community and agency meetings, workshops were held and public input received from 2003 to 2006, the preferred plan has been revised and is submitted as part of this Draft Environmental Assessment (EA) (Figure 1). Before finalizing the plan, the County decided to initiate the Chapter 343 process in order to obtain additional public input. The master plan described in this Draft EA may be refined and updated in the Final EA.







# 1.0 INTRODUCTION

This Environmental Assessment (EA) has been prepared in compliance with Chapter 343, Hawaiʻi Revised Statutes (HRS) for the proposed Līhuʻe Civic Center Site Improvements Master Plan.

## 1.1 PROJECT SUMMARY

<b>Project Name:</b>	Līhuʻe Civic Center Site Improvements Master Plan
<b>Location:</b>	Līhuʻe, Kalapakī Ahupuaʻa, Kauaʻi, Hawaiʻi
<b>Judicial District:</b>	Līhuʻe
<b>Applicant:</b>	County of Kauaʻi, Department of Public Works, Building Division
<b>Landowner and Tax Map Keys:</b>	County of Kauaʻi (TMKs: 3-6-05:02, 03, 06, 27 and 28 and portions of Rice, Hardy, and ʻUmi Streets and ʻEiwa Street) State of Hawaiʻi (TMKs: 3-6-05:1, 11, and 30 and portions of Kūhiō and Kaumualiʻi Highways)
<b>Project Area:</b>	16 acres more or less
<b>Existing Uses:</b>	Līhuʻe Civic Center, parking lots, park, roadways
<b>Proposed Uses:</b>	Site improvements to the Līhuʻe Civic Center including new pedestrian paths, expanded park areas, and new parking, bicycle and bus facilities. Potential sites for public art, gateway features and landmarks are also identified in the master plan.
<b>Land Use Designations:</b>	State Land Use: Urban Kauaʻi General Plan: Urban Center County Zoning: General Commercial (C-G) and Residential/Special Treatment District-Public Facilities (R-1/ST-P)
<b>Special Management Area (SMA):</b>	Not within the SMA

**Need for Assessment:** Compliance with Chapter 343, Hawai'i Revised Statutes  
Use of County lands and funds, Use of State lands, and  
Use within a Historic District as designated in the Hawai'i and  
National Registers of Historic Places

**Permits/Approvals Required:** Compliance with Chapter 343, Hawai'i Revised Statutes  
Permission to perform work within State Highway Right-of-Way  
Historic Site Review  
National Pollutant Discharge Elimination System (NPDES)  
Street Closure Resolution  
County Zoning Permits

**Accepting Agency:** County of Kaua'i, Department of Public Works

**Anticipated Determination:** Finding of No Significant Impact (FONSI)

## 1.2 LOCATION

The Līhu'e Civic Center is located within Līhu'e Town, Kalapakī Ahupua'a on the island of Kaua'i and is bounded to the north by Hardy Street, to the south by Rice Street, to the west by Kūhiō Highway, and to the east by 'Umi Street. Figure 2 shows a regional location map of the project site and Figure 3 is an aerial photograph of the area.

## 1.3 LAND OWNERSHIP

The County of Kaua'i is the fee owner of the parcels identified as tax map keys: 3-6-05: 02, 03, and 06. It is also the owner of 'Eiwa Street and the portions of Rice, Hardy and 'Umi Streets included in the master plan. The State of Hawai'i is the fee owner of the parcels identified as tax map keys: 3-6-05:1, 11, and 30 and the portions of Kūhiō and Kaumuali'i Highways included in the master plan. A tax map highlighting the project areas is provided in Figure 4.

## 1.4 IDENTIFICATION OF APPLICANT

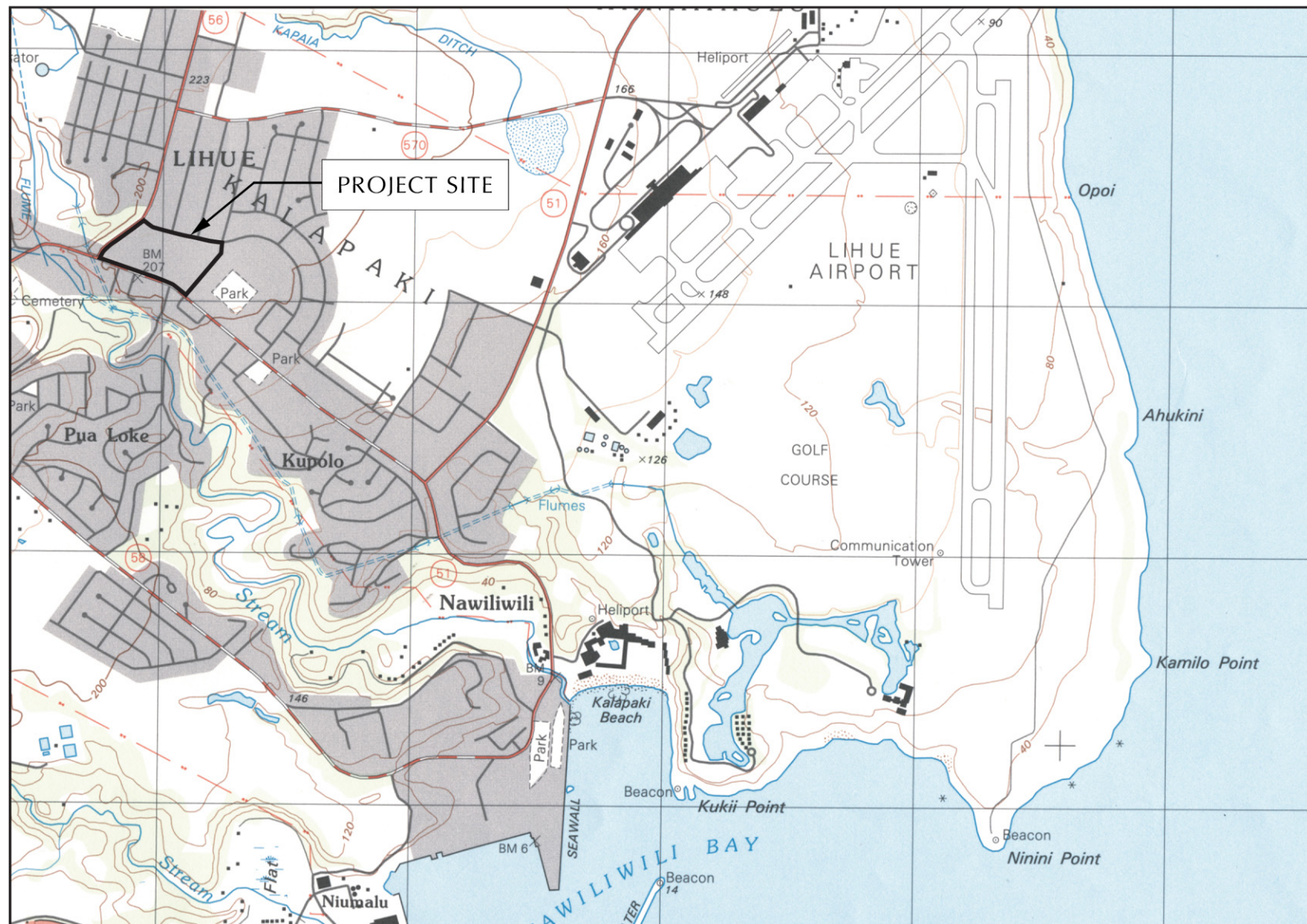
The applicant is the County of Kaua'i Department of Public Works (DPW).

Contact: Douglas Haigh, Building Division Chief  
County of Kaua'i Department of Public Works  
4444 Rice Street, Suite 175  
Līhu'e, Hawai'i 96766  
Telephone: (808) 241-6655  
Fax: (808) 241-6806

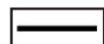
## 1.5 IDENTIFICATION OF ENVIRONMENTAL CONSULTANT

The County of Kaua'i Department of Public Works' consultant for the project is PBR HAWAII.

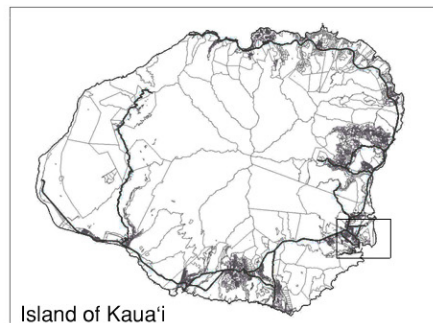
Contact: Kimi Yuen, Associate  
PBR HAWAII  
1001 Bishop Street  
ASB Tower, Suite 650  
Honolulu, Hawai'i 96813  
Telephone: (808) 521-5631  
Fax: (808) 523-1402



LEGEND



## Project Boundary



Island of Kaua'i

Figure 2  
Regional Location Map  
**LĪHUʻE CIVIC CENTER  
SITE IMPROVEMENTS**

NORTH



LINEAL SCALE (FEET)

0                      1,000                      2,000                      4,000

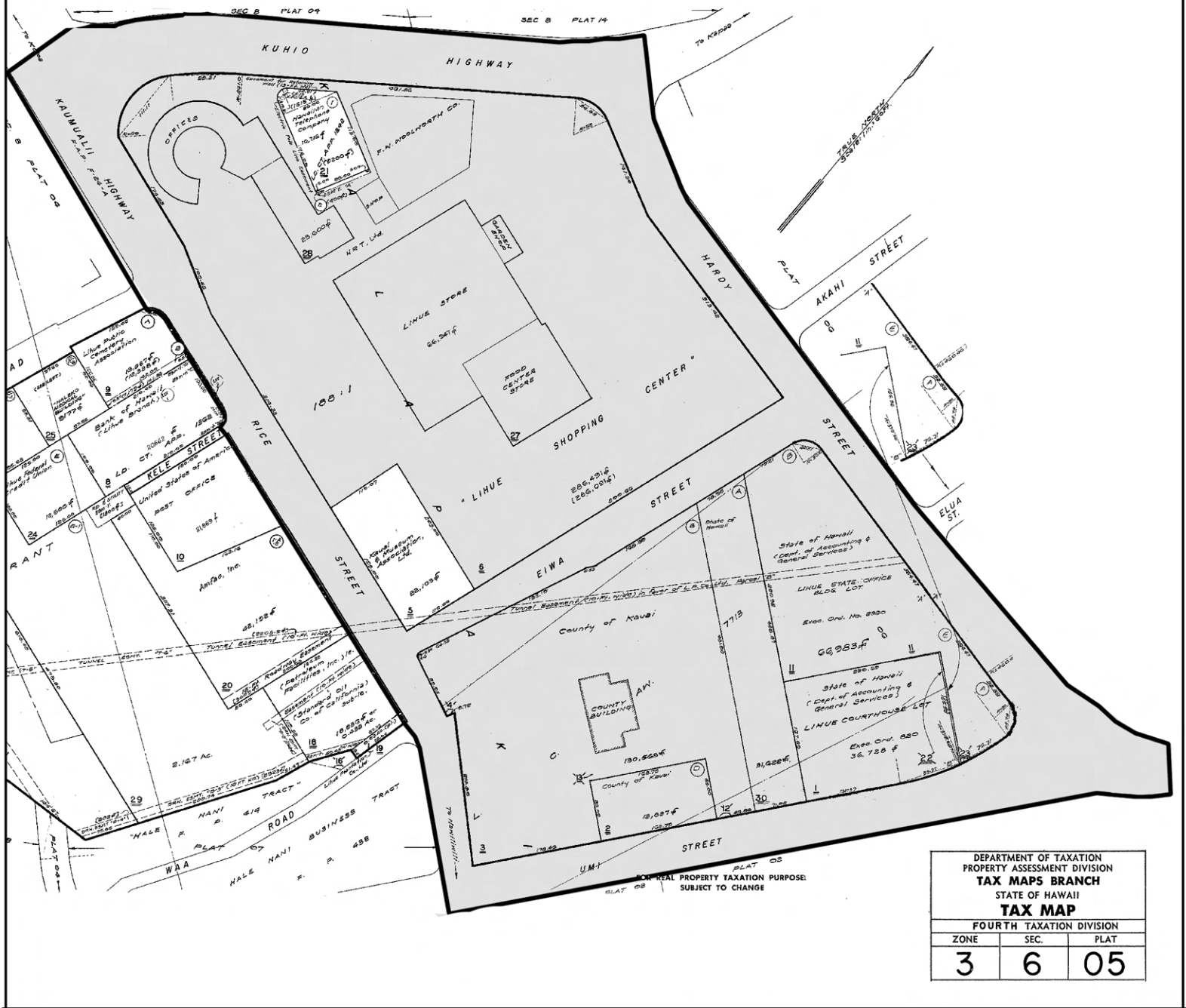
ISLAND OF KAUA'I







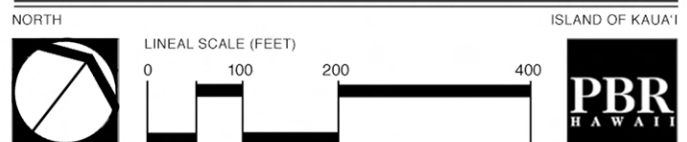
Figure 3  
Aerial Photograph of Existing Project Site  
**LĪHU'E CIVIC CENTER**  
**SITE IMPROVEMENTS**



#### LEGEND

 Project Site

Figure 4  
Tax Map  
**LĪHU'E CIVIC CENTER**  
**SITE IMPROVEMENTS**



Source: Tax Map (Zone 3, Sec.6, Plat 6)

Disclaimer: This graphic has been prepared for general planning purposes only.

## **1.6 IDENTIFICATION OF ACCEPTING AGENCY**

Because this is an agency action, the accepting agency is the County of Kaua'i Department of Public Works, the same as the applicant.

Contact: Donald Fujimoto, County Engineer  
County of Kaua'i Department of Public Works  
4444 Rice Street, Suite 275  
Līhu'e, Hawai'i 96766  
Telephone: (808) 241-6600  
Fax: (808) 241-6604

## **1.7 COMPLIANCE WITH STATE OF HAWAII AND COUNTY OF KAUA'I ENVIRONMENTAL LAWS**

This document has been prepared in accordance with the provisions of the State of Hawai'i's Environmental Impact Statement Law, Chapter 343, HRS and Hawai'i Administrative Rules (HAR) Title 11, Department of Health, Chapter 200, Environmental Impact Rules. Section 343-5 HRS establishes nine (9) "triggers," which require the environmental review process. Implementation of the Līhu'e Civic Center Site Improvements Master Plan will involve: 1) the use of County land and funds, 2) the use of State lands, and 3) use within a Historic District as designated in the Hawai'i and National Registers of Historic Places.

## **1.8 IDENTIFICATION OF AGENCIES AND COMMUNITY GROUPS CONSULTED**

Throughout the planning process for this project, the County of Kaua'i and State of Hawai'i government agencies as well as community groups, organizations and individuals were consulted during small and large group meetings, public surveys, workshops, public hearings and community meetings. In addition, other agencies are being consulted for this EA process. The following is a list of the agencies and participants consulted for the project.

### COUNTY OF KAUA'I

- Mayor Bryan Baptiste
- County Council
- Council Services
- Department of Public Works
- Planning Department
- Offices of Community Assistance
- Transportation Agency



- Office of Economic Development
- Civil Defense Agency
- Department of Finance
- Fire Department
- Liquor Control
- County Attorney
- Police Department
- Department of Water
- Prosecuting Attorney
- Personnel Services
- Kaua'i Historic Preservation Review Commission

#### STATE AGENCIES

- Department of Accounting & General Services (DAGS)
- Department of Education (DOE)
- Department of Transportation (DOT)
- Office of Environmental Quality Control (OEQC)
- Department of Health Environmental Planning Office
- Department of Land and Natural Resources (DLNR)
- DLNR State Historic Preservation Division
- Office of Planning, DBEDT
- Office of Hawaiian Affairs
- Disability and Communication Access Board

#### FEDERAL AGENCIES

- US Post Office, Līhu'e Post Office Postmaster

#### COMMUNITY ORGANIZATIONS, BUSINESSES, AND INDIVIDUALS

- Līhu'e Business Association
- Kaua'i Chamber of Commerce
- Kaua'i Historical Society
- County Building Restoration Committee (CBRC)
- Grove Farm Homestead Museum
- Kaua'i Community Federal Credit Union
- First Hawaiian Bank
- Bank of Hawai'i
- Līhu'e Credit Union
- Big Save, Inc.
- Hawaiian Telcom (formerly Verizon Hawai'i)
- Hale Pūmehana, Inc.
- Līhu'e Plantation Building
- Līhu'e Hui

- Marc Ventura (architect for the Kaua'i Museum expansion plans)

## **1.9 STUDIES CONTRIBUTING TO THIS ENVIRONMENTAL ASSESSMENT**

The information contained in this report has been gathered from agency and community consultations, document and historical research, surveys and questionnaires, site visits, and generally available information regarding the characteristics of the site and surrounding area, and a technical study, a Traffic Impact Assessment Report (TIAR). The TIAR is provided in its entirety as an appendix to this EA.

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