

3.0 LAND USE CONFORMANCE

The processing of various permits and approvals are prerequisites to the implementation of the Lihu'e Civic Center Site Improvements. Relevant State of Hawai'i and County of Kaua'i land use plans, policies, and ordinances are described below.

3.1 STATE OF HAWAII

3.1.1 State Environmental Review Law (Chapter 343, Hawai'i Revised Statutes)

The State Environmental Review Law (Chapter 343, Hawai'i Revised Statutes (HRS)) requires an environmental assessment for any action that proposed the use of State or County lands and funds. It also requires one for any improvements in a historic district. This environmental assessment has been prepared in compliance with Chapter 343, HRS as the proposed Lihu'e Civic Center site improvements requires both the use of County land and funds and a historic district.

3.1.2 State Land Use Law (Chapter 205, Hawai'i Revised Statutes)

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, or Conservation.

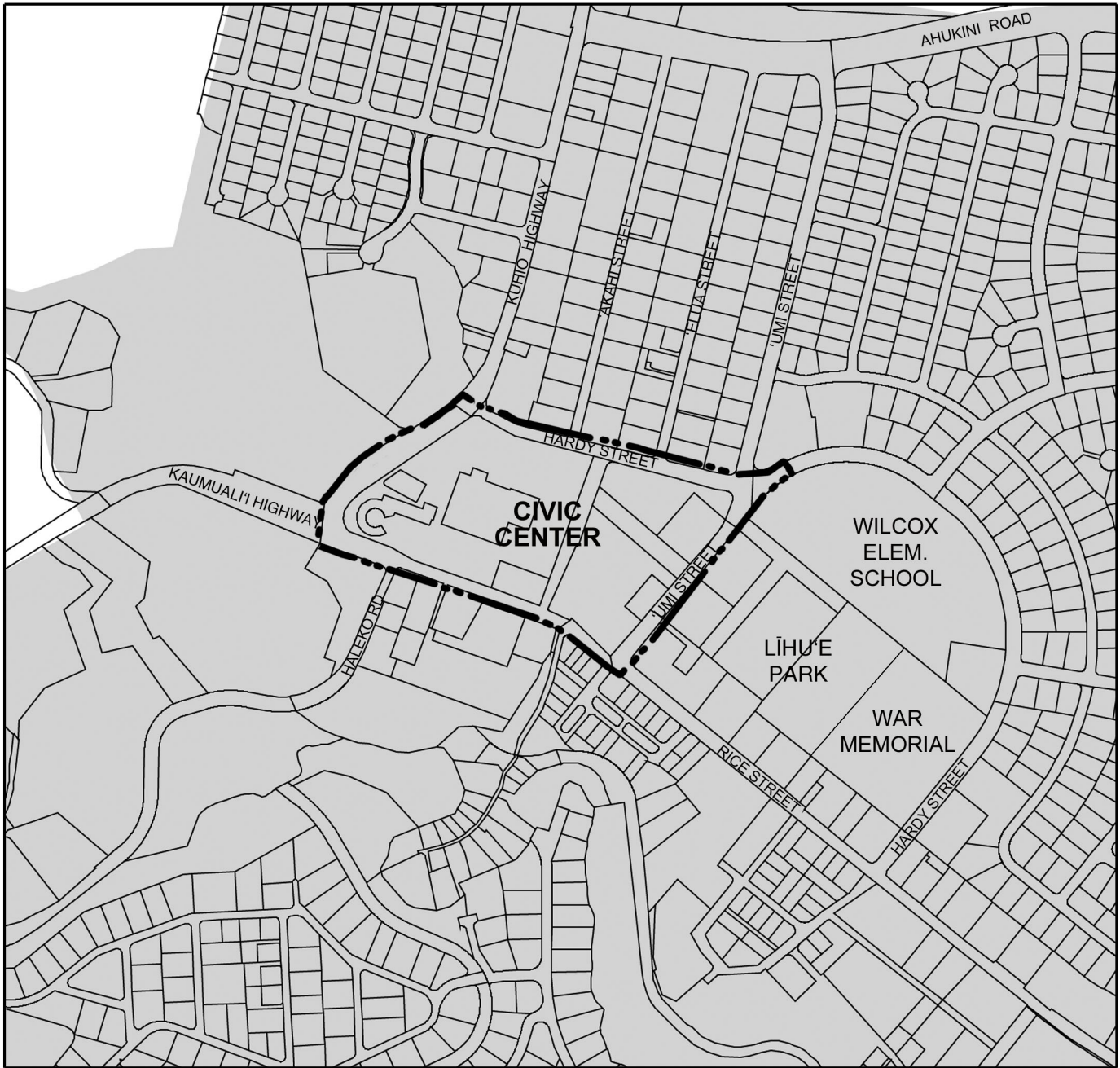
The proposed Civic Center site improvements are located within the State Urban District (Figure 7). The proposed improvements will be consistent with uses allowed within the Urban District.

3.2 COUNTY OF KAUA'I

3.2.1 The Kaua'i General Plan

The General Plan (GP) of the County of Kaua'i is a long-range policy document that fulfills legal mandates of State Law and the Charter of the County of Kaua'i. It is intended to help guide long-range development for the enhancement and improvement of life on Kaua'i, advance the County's vision for Kaua'i and establish the strategies to help achieve that vision including recommended land uses. The GP was last updated in 2000.

According to the GP, the Lihu'e Planning District is considered the "heart" of Kaua'i. On the GP Land Use Map (Figure 8), large portions of Lihu'e are designated as Urban Center, with the Civic Center located at the core.



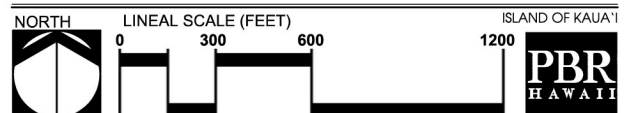
LEGEND

- Agricultural District
- Urban District
- Project Bounds

Source:
State Land Use Commission (2000)

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Figure 7
State Land Use Districts
LĪHU'E CIVIC CENTER
SITE IMPROVEMENTS



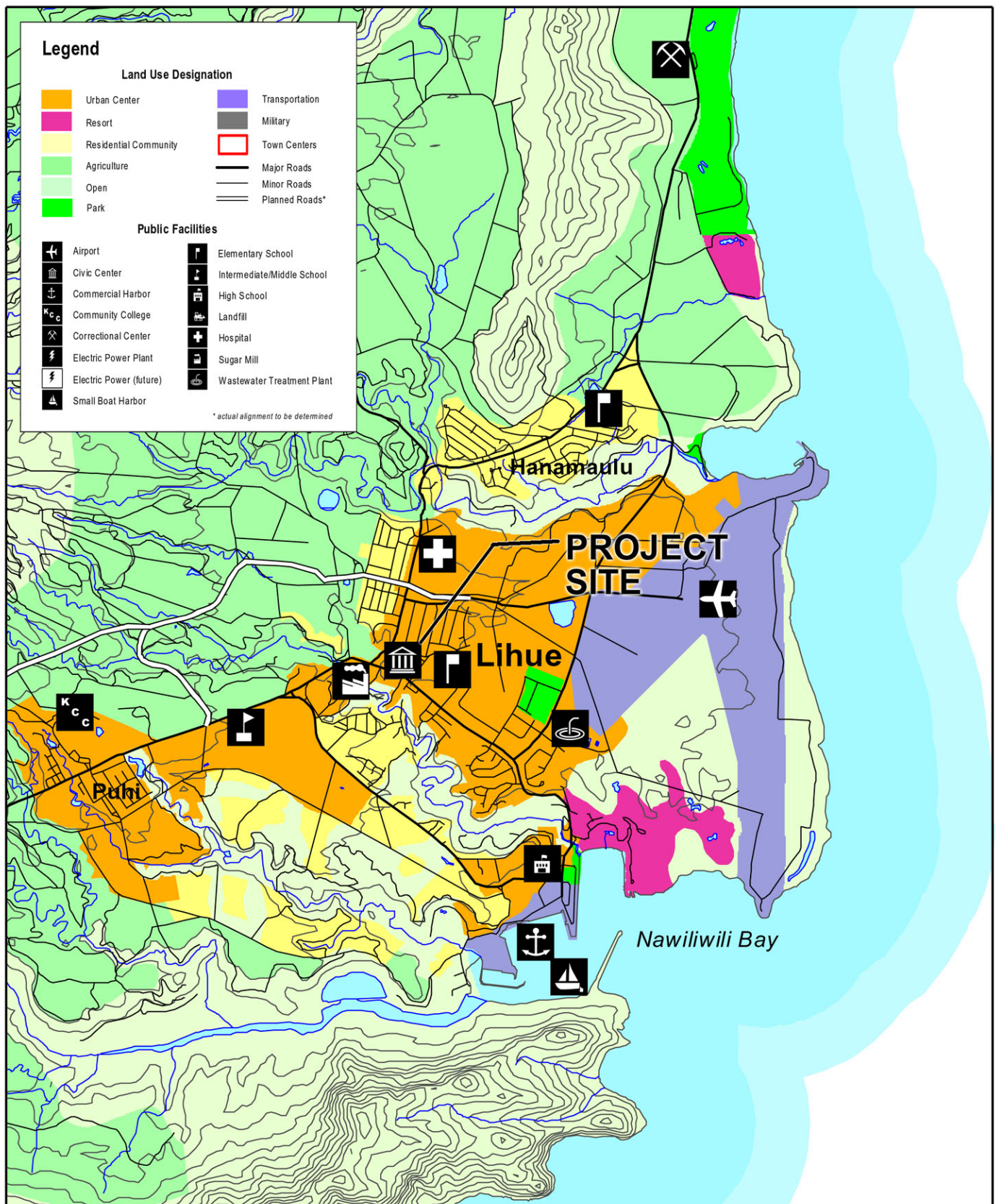
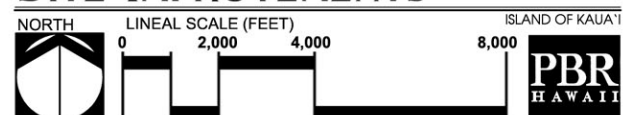


Figure 8
Lihue Planning District - Land Use Map
Kauai General Plan

LIHUE CIVIC CENTER SITE IMPROVEMENTS

Source:
County of Kauai General Plan 2000

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The General Plan also describes the 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. (Kaua'i General Plan 2000, Sec. 6.3.2)

The General Plan also 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. (Kaua'i General Plan 2000, Sec. 6.3.3)

The Heritage Resources map for the Līhu'e Planning District is shown in Figure 9. It highlights the area and notes the four historic buildings located within the project site. These are the Historic County Building, the County Annex, the Līhu'e Courthouse, and the Kaua'i Museum's Wilcox Building. It also shows the Līhu'e Post Office across Rice Street and Līhu'e Park to the east.

Discussion: Many of the visions and goals from the 2000 General Plan are incorporated in the design of the Līhu'e Civic Center Site Improvements Master Plan as is the one of the bases for the proposed project. The proposed plan also respects the historic buildings in and around the area, providing better pedestrian access, landscaping, and signage. The proposed master plan is consistent with the County General Plan.

3.2.2 Līhu'e Development Plan

The 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

- 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 smaller, passive Central Park developed between it and the War Memorial. See Figure 10.

In summary, the DP states:

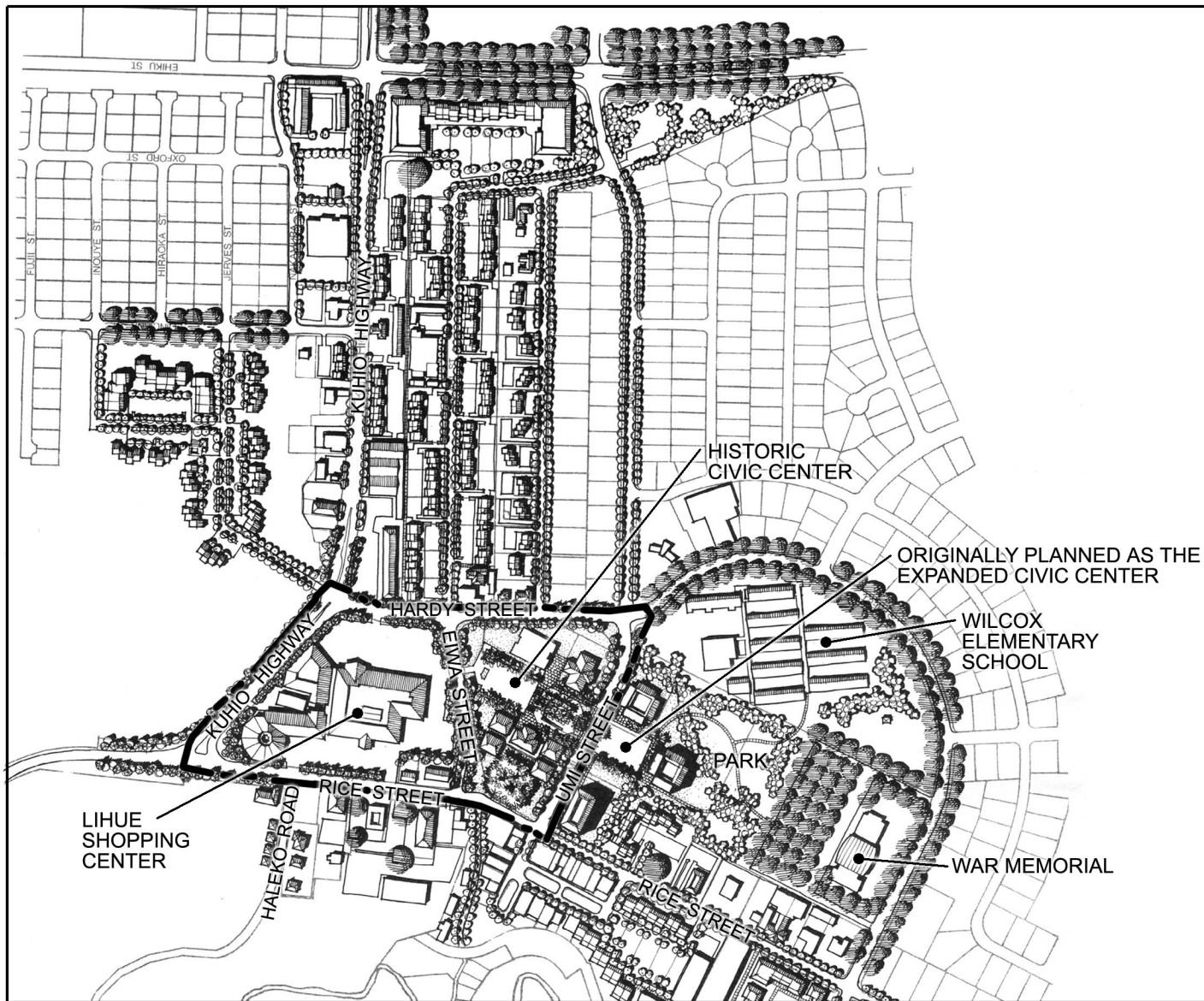
This program to develop a larger and better civic center for Līhu'e is consistent with expressed community goals. It is important to note that the present location of the Civic Center is of tremendous significance to the identity of Līhu'e, the proper functioning of the various State and County agencies,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

Discussion: While the current location of the expanded Civic Center has shifted to the west rather than the east as proposed the 1976 DP, the general sentiment of a centralized, campus-like Civic Center is still consistent the GP and the proposed site improvements. The Civic Center is still centered around the Historic County Building and the existing configuration actually provides much more space for expansion without encroaching upon Līhu'e Park, which is an important community amenity with its large playfields.

3.2.3 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 (the former shopping center site) and the R-1/ST-P portion lies east of 'Eiwa Street and extends to 'Umi Street (Figure 11). Both zones are compatible with Civic Center uses and the Special Treatment – Public Use District overlay recognizes its civic core. No change in zoning is recommended or required for the proposed site improvements master plan.



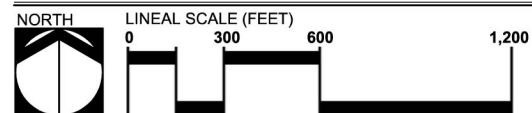
LEGEND

— · · · — Project Bounds

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

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Figure 10
Lihue Development Plan
**LIHUE CIVIC CENTER
SITE IMPROVEMENTS**



LEGEND



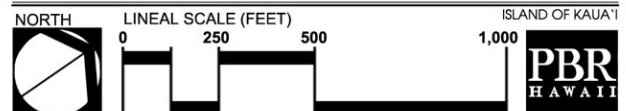
Project Site

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

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Figure 11
County Zoning

LIHUE CIVIC CENTER SITE IMPROVEMENTS



3.2.4 Special Management Area

The Special Management Area (SMA) was established to protect coastal resources in areas extending inland of the shoreline. The subject property is not in the SMA (Figure 12) and therefore does not require any SMA permits.

3.3 FEDERAL

3.3.1 Americans with Disabilities Act (ADA)

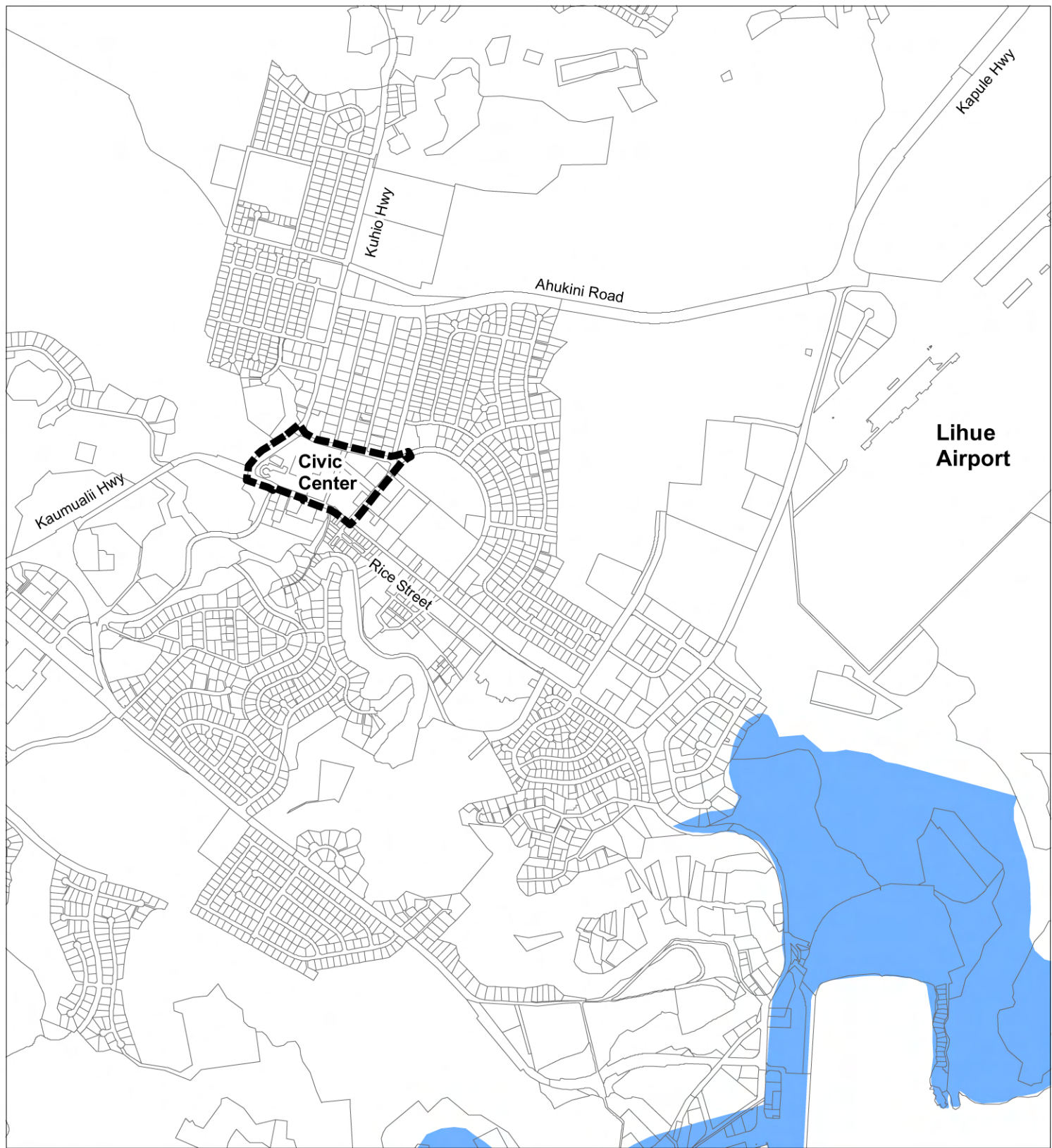
The Americans with Disabilities Act (ADA) of 1990 sets forth guidelines for accessibility to buildings and facilities by individuals with physical disabilities. The proposed site improvements will comply with the guidelines, regulations and recommendations issued by state and federal agencies. Due to the relatively flat topography of the Civic Center, all proposed improvements will be designed to be fully accessible.

3.4 NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

The Lihu'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 both the State and National Registers but is not located within the project site is the Kaua'i Museum's Albert Spencer Wilcox Building (Site Number 30-11-9344), added in 1979. The Lihu'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 Figure 1 and Figure 5.

The proposed changes within the Lihu'e Civic Center Historic District are minor and include mainly landscaping, parking and pathway improvements. No changes are proposed to any of the historic buildings.



Legend

--- Project Bounds

■ Special Management Area

Figure 12
Special Management Area
LIHUE CIVIC CENTER
SITE IMPROVEMENTS

ISLAND OF KAUAI

NORTH

LINEAR SCALE (FEET)

0 750 1,500 3,000

PBR HAWAII & ASSOCIATES, INC.

3.5 APPROVALS AND PERMITS

The permits and/or approvals required to implement the proposed site improvements are listed in Table 4.

Table 4: List of Anticipated Permits and Approvals

PERMIT/APPROVAL	AUTHORITY
Compliance with Chapter 343 HRS	Office of Environmental Quality Control
Permission to perform work within a State Right-of-Way	State Department of Transportation, Highways Division, Right-of-Way Branch
Historic Site Review	State Historic Preservation Review Division
National Pollutant Discharge Elimination System (NPDES) - General Permit	State Department of Health, Clean Water Branch
Street Closure Resolution	Kaua'i County Council
County Zoning Permits	Kaua'i Planning Department

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