



LĪHUʻE CIVIC CENTER SITE IMPROVEMENTS DRAFT MASTER PLAN

**Kauaʻi County Council Workshop
December 14, 2005**



MEETING OVERVIEW

- **Civic Center Project Description**
 - Context and Scope
 - Progress to date
- **Overview of the Issues, Constraints and Opportunities**
- **Draft Master Plan**
 - Design Concepts and Components of the Plan
 - Traffic Study Recommendations
- **Public Survey Results**
- **Proposed Phasing Plan**
- **Cost Estimates**
- **Council Workshop**
- **Next Steps**

PROJECT SITE





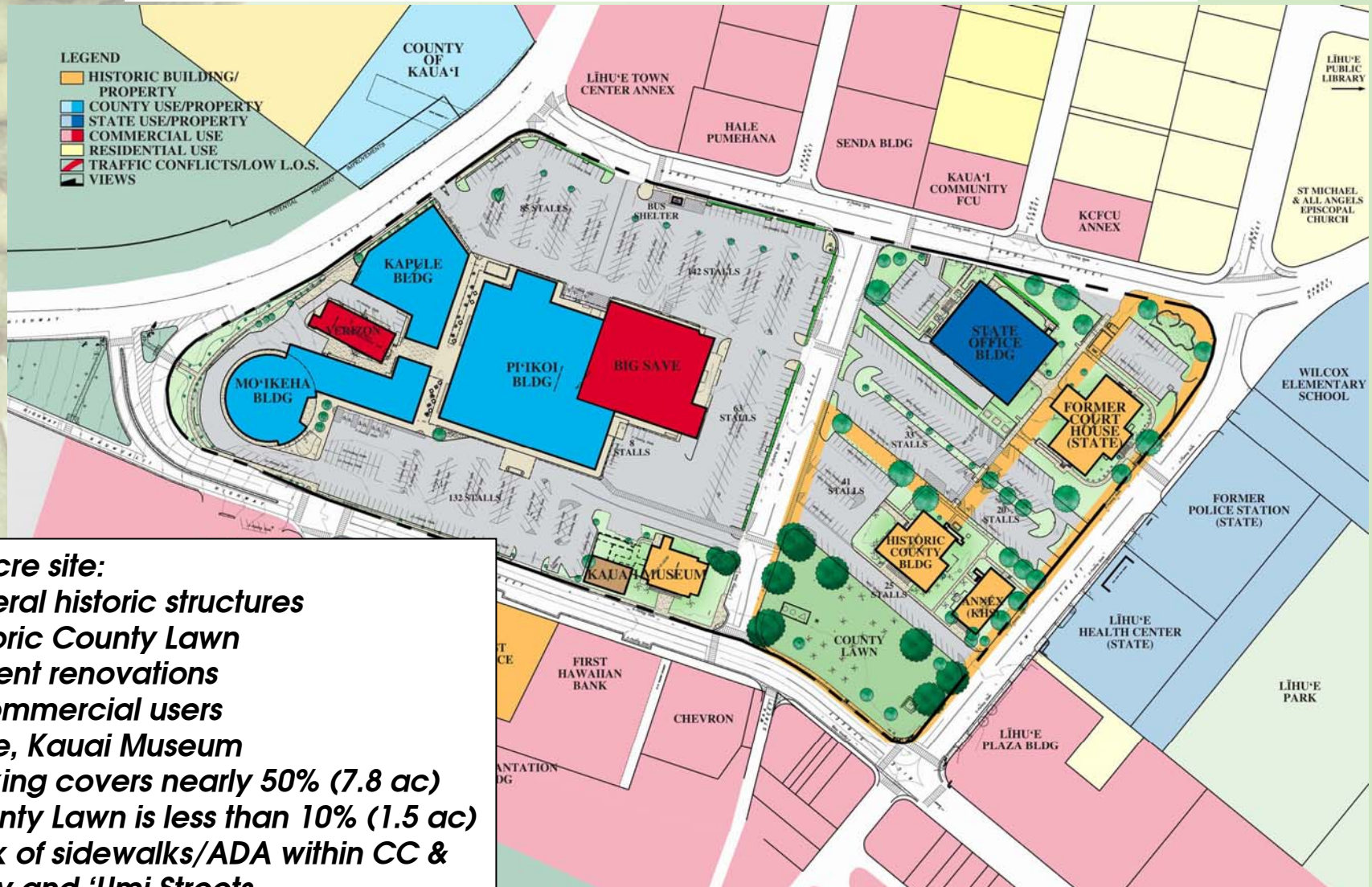
PROJECT SCOPE

- **Civic Center Site Improvements**
 - Specific to the 2-block area of the Līhu‘e Civic Center
 - Develop a master plan to guide County capital improvement projects within the Civic Center
- **Environmental Assessment**
- **Design and Construction**

PROGRESS TO DATE

- Project kickoff at Līhu'e Business Association (LBA) morning meeting
- Initial survey distributed to County staff and LBA (Appendix B – 46 responses)
- Site visits, topographic survey, background research, meetings with key community members and local businesses
- Two rounds of conceptual alternatives developed:
 - 4 initial concepts reviewed and refined by project team – 10/03
 - 2 refined concepts widely distributed – 12/03
- Public feedback on two refined conceptual alternatives included small focus group meetings with neighboring businesses, landowners, organizations, Council Members, County & State
- Emailed alternatives to LBA, Chamber of Commerce, County and State staffs for further input
- Based on feedback, developed preferred Draft Master Plan
- Joint public meeting held with Līhu'e Town Core Urban Design Plan (Planning Department) – 1/05
- Public Survey posted on County website to gather feedback on Draft Master Plan – Feb-Mar/05 (Appendix C – 53 responses)
- Refined Draft Master Plan and prepared draft report – 7/05
- Traffic analysis done for each set of alternatives (included in TIAR 10/05)

EXISTING CIVIC CENTER



THE ISSUES

AS IDENTIFIED BY THE COMMUNITY...



- **Civic Pride and Aesthetics**
 - “Uninviting”
 - “Strip Mall Feel”
 - Lacks a Sense of Place
 - More Trees & Green Spaces
 - Underground Overhead Utilities
 - Cleanliness and Maintenance
- **Historic Buildings**
 - Source of Pride
 - Need for Enhancement

THE ISSUES

- Transportation Networks

- Pedestrian Safety & Convenience
- ADA Accessibility
- Dangerous Roadways
- Traffic
- Parking
- Bicycle Facilities
- Transit



THE ISSUES

- Business & Community Revitalization

- Consider opportunities with Lihū'e workforce, residents, visitors

- Natural Environment

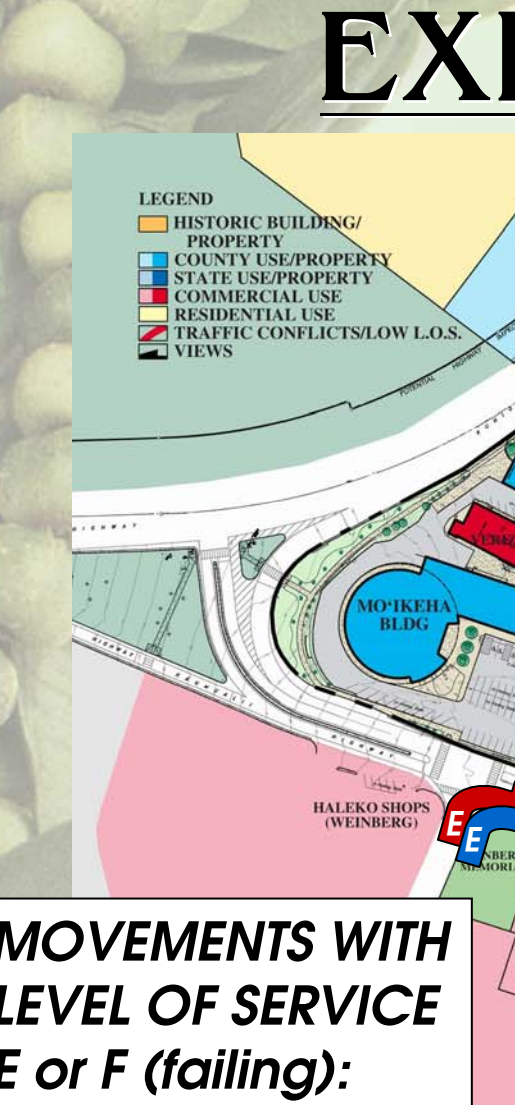
- Connection to Nāwiliwili Stream
- Sustainable Design

- Community Facilities and Celebrations

- Civic Life
- Place for everyone



EXISTING



LEGEND

- HISTORIC BUILDING/PROPERTY
- COUNTY USE/PROPERTY
- STATE USE/PROPERTY
- COMMERCIAL USE
- RESIDENTIAL USE
- TRAFFIC CONFLICTS/LOW L.O.S. VIEWS

MOVEMENTS WITH LEVEL OF SERVICE E or F (failing):

- AM PEAK
- PM PEAK





VISION FOR CIVIC CENTER

From County of Kaua'i General Plan (2000):

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.



DESIGN GOALS

- Develop a sense of place, have pride in the area. Embody and exude the spirit of a Civic Center.
- Create a safe, convenient, and pleasant pedestrian environment with continuous walkways.
- Increase public open spaces and landscaped areas. Beautify and expand the County Lawn. Provide more shade by planting more trees.
- Preserve and accentuate historic buildings.
- Bring the community back to the Civic Center. Create a place where people can gather, hold special events, enjoy spending time.
- Improve safety and circulation around the area.
- Support multi-modal transportation systems with bike paths and shuttle service.
- Simplify and organize parking.
- Develop implementation plan for the phased improvement of the master plan.

DRAFT MASTER PLAN





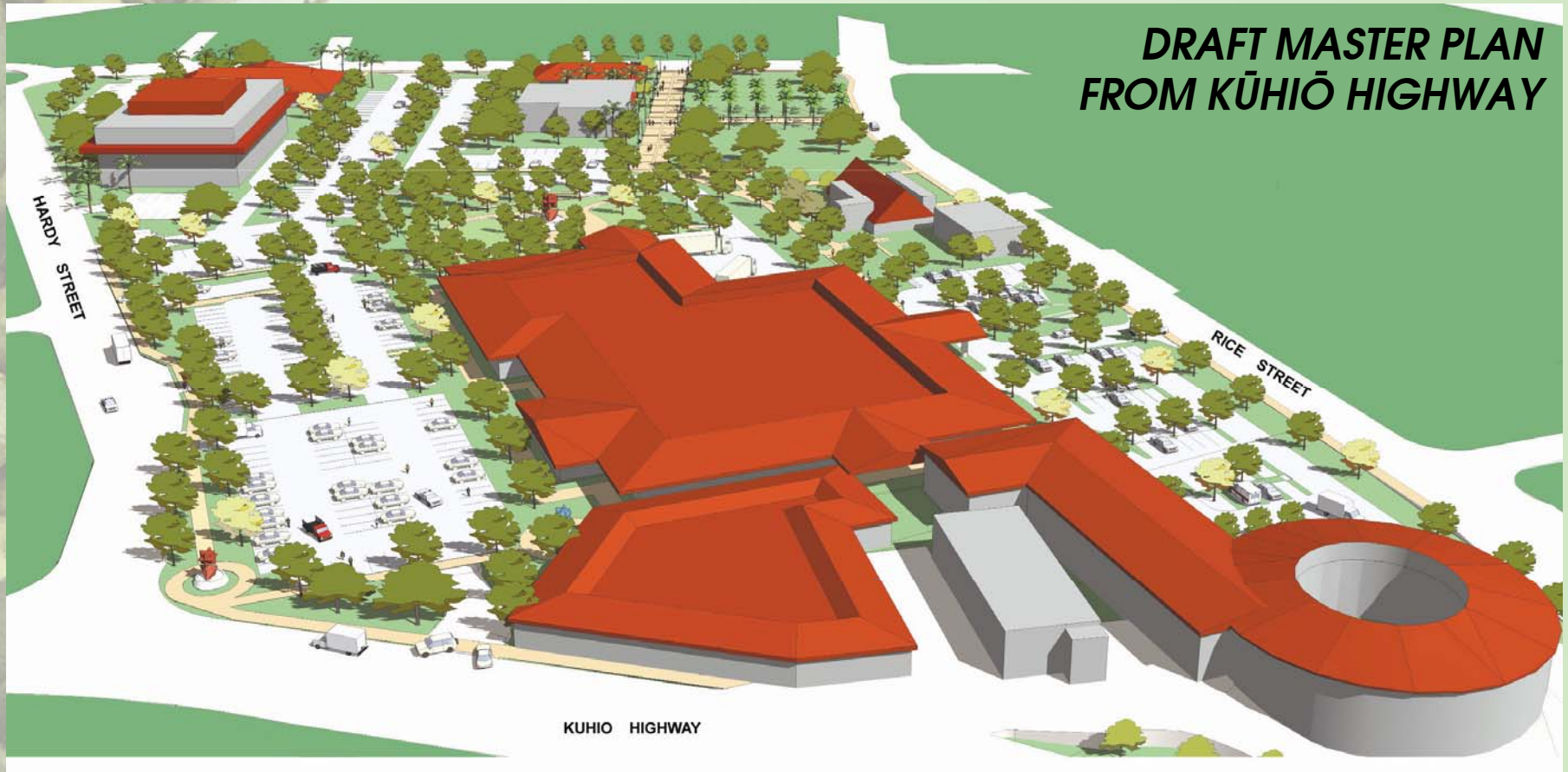
DRAFT MASTER PLAN

- **Create a campus-like environment... opportunities for people to interact with one another outside of their cars, places for employees, visitors, residents to sit outdoors, each lunch, hold civic events, farmers market**
- **Extend the Historic County Lawn to the Museum... create a grand park along Rice Street (add 2.4 acres (15%) more green space)**
- **Improved pedestrian connections: pedestrian promenade between Council/Historic County Bldg and other County Buildings and path recalling historic road that once lead up to the Historic County Bldg.**
- **Central park above parking**
- **Improved bicycle facilities and creation of local shuttle route**
- **Specific locations for public art, monuments, gateway features**
- **Traffic recommendations: signalize Kūhiō/Hardy, add roundabout at Kūhiō/'Umi, signalize new 4-way intersection at Rice/Kele/County driveway**
 - **Improve safety for pedestrians while making left turns for vehicles easier and eliminate drivers' need to cut-through civic center**
- **When warranted, consider mitigation at Akahi/Hardy and Halekō/Rice intersections**

EXISTING CIVIC CENTER



DRAFT MASTER PLAN



EXISTING CIVIC CENTER

***EXISTING COUNTY BUILDINGS AND PARKING LOT
FROM RICE STREET***



DRAFT MASTER PLAN

DRAFT MASTER PLAN OF COUNTY BUILDINGS AND PARKING LOT ALONG RICE STREET



PEDESTRIAN IMPROVEMENTS



PEDESTRIAN IMPROVEMENTS



- **PEDESTRIAN PROMENADE
CONNECTING COUNTY BUILDINGS**
- **EXPANDED COUNTY LAWN
ALONG RICE STREET**

PEDESTRIAN IMPROVEMENTS



***PEDESTRIAN PROMENADE IN FRONT OF
HISTORIC COUNTY BUILDING***

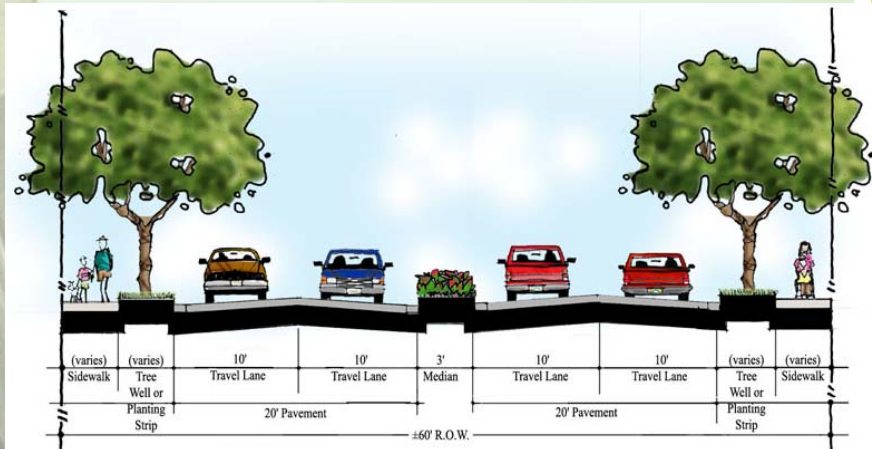
PEDESTRIAN IMPROVEMENTS

ENHANCED CROSSWALK AT SIGNALIZED INTERSECTION NEAR POST OFFICE, LANDSCAPED MEDIAN

EXISTING



PROPOSED



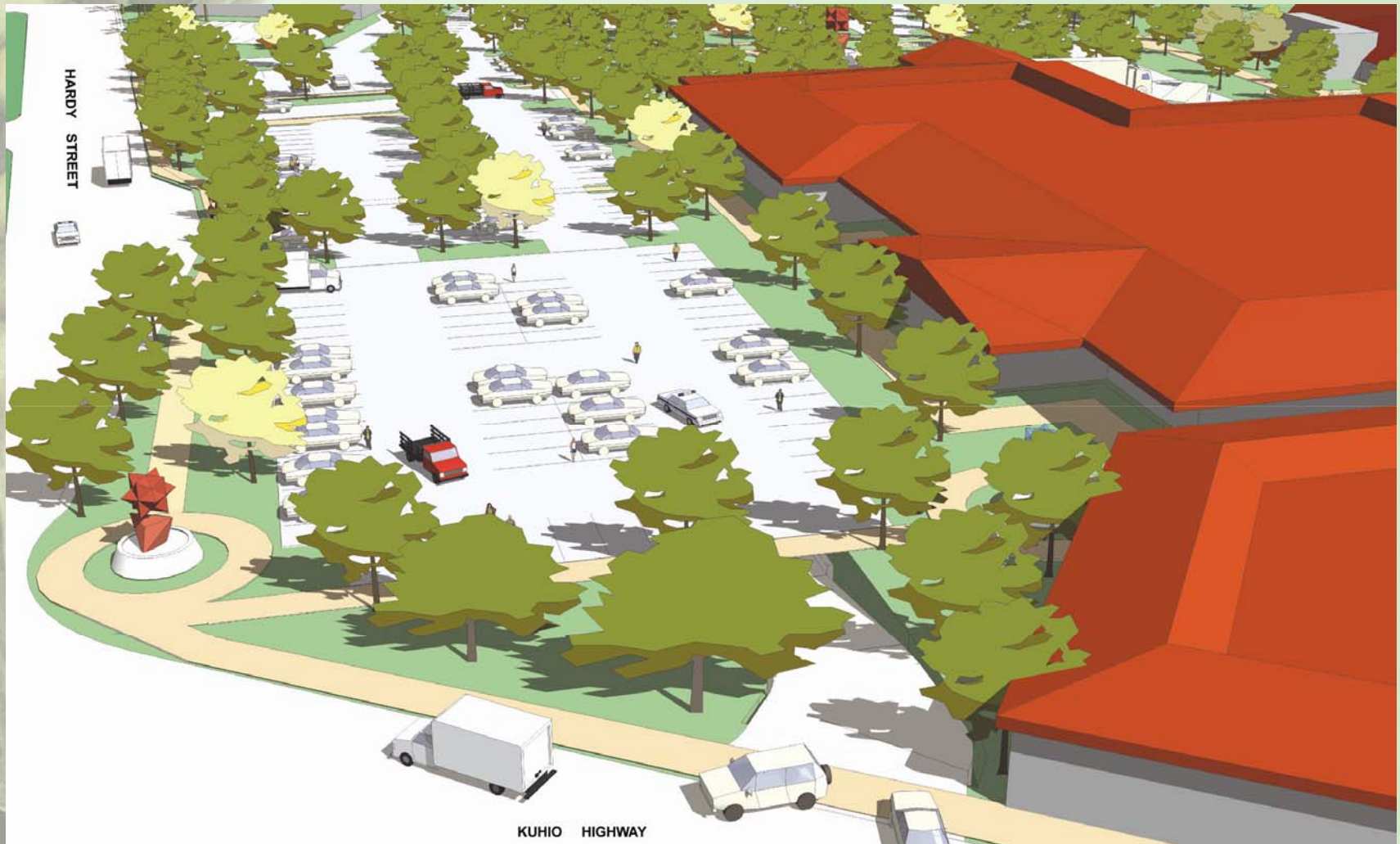
PROPOSED RICE STREET SECTION

UNDERGROUND PARKING



EXISTING PARKING LOT AT INTERSECTION OF KŪHIŌ HIGHWAY AND HARDY STREET

UNDERGROUND PARKING



PROPOSED PARKING LOT AT INTERSECTION OF KŪHIŌ HIGHWAY AND HARDY STREET

UNDERGROUND PARKING



EXISTING VIEW FROM HARDY STREET

UNDERGROUND PARKING



PROPOSED PLAN FROM HARDY STREET-CENTRAL PARKING AREA

PARKS ABOVE PARKING

SMITH BERETANIA PARK



HONOLULU MUNICIPAL PARKING



PARKING COUNTS



PARKING	EXIST	MP	NET △
County Lots	556	535	-21
'Eiwa Street	20	0	-20
State Lots	145	144	-1
Totals	721	679	-42

Additional detail available in Table 7

Trade-offs:

- Loss of 42 stalls
- Cost of structures
- +Gain 2.4 acres of park/
green space/civic space
- +Reduction of impervious surfaces
- +Improved ADA/pedestrian safety



UPDATED PEAK PARKING DEMAND (ONSITE)

USER	DP REQM'T	PARKING SURVEY	EXISTING	MASTER PLAN	DP-MP	PS-MP
County (Includes full build-out of Pi'ikoi Bldg.)	447	531*	556	535	+88	+4
State	249†	249†	145	144	-105	-105
Big Save	71	85♦	0	0	-71	-85
Kaua'i Museum	26	22♦	0	0	-26	-22
Kaua'i Historical Society	5#	5#	0	0	-5	-5
TOTALS	798	892	701	679	-119	-213

*Survey responses + DP calculations to estimate additional parking needs for unoccupied areas of Pi'ikoi (21,000 SF and 50 additional employees) and the Annex (20 employees).

†Did not survey. Used calculations for DP requirements. Does not include parking requirements for the former police station as the State's plans are not determined to date.

♦Based on DPW parking plans.

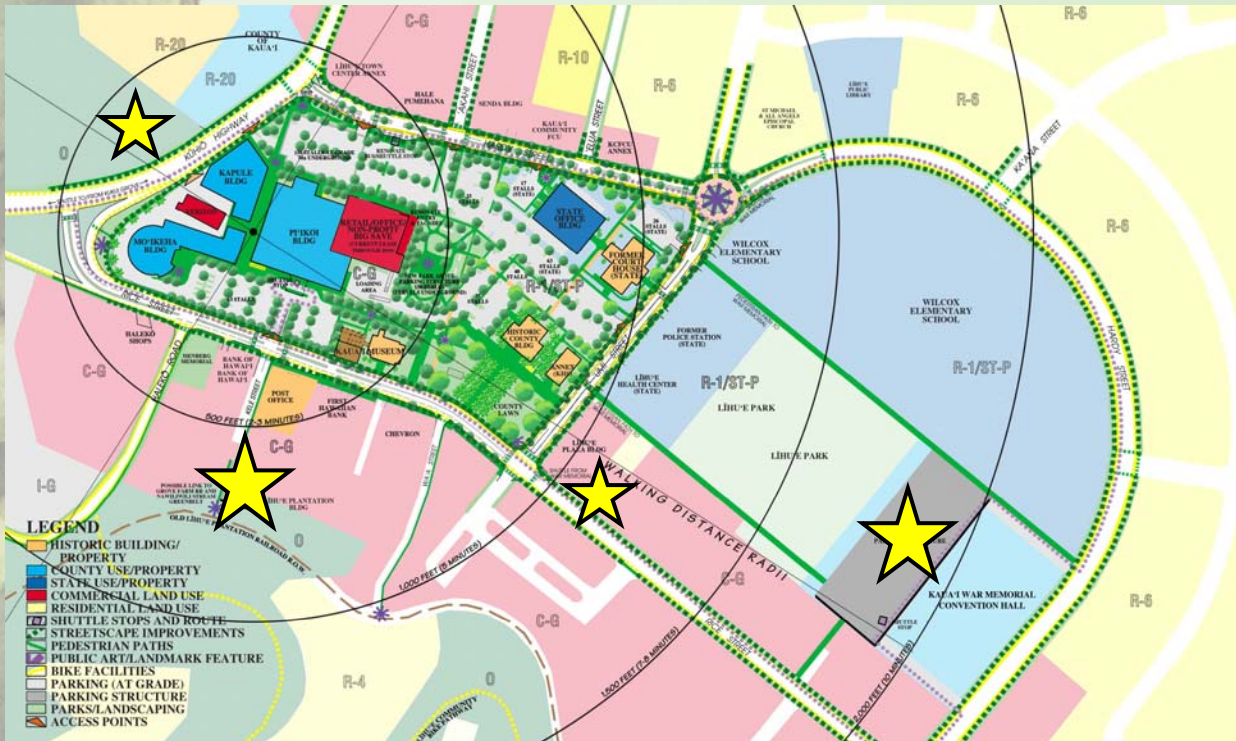
#Based on current lease agreement.



OTHER PARKING CONSIDERATIONS

- County survey included 69 County vehicles. Consider moving them offsite. War Memorial has 224 stalls that are often empty during regular work hours.
- Survey responses estimated 17 additional vehicles could be parked offsite. This number will change over time but good to know that there are other cars that could be parked offsite.
- There are also 28 on-street parking stalls. These stalls should be included in parking count.
- State is short ~105 onsite spaces. They currently use the former Police Station site to supplement their parking requirements. (141 stalls available for State Office Bldg. and Health Dept.)
 - It is their policy to charge for all parking (employee and visitor).
 - State employees/visitors believed to be parking in County parking lots to avoid fee.

PARKING ALTERNATIVES



★ Potential locations for offsite public parking

- Incentive Programs
 - Free Parking at War Memorial
 - Charge for onsite
 - Example:
\$30/mo. X 250 stalls = \$7500/mo.
 - Use to supplement site/landscaping maintenance
- Alternative public parking lots
 - War Memorial
 - Partner with owner of Lihue Plantation Bldg.
- Reduce the need for parking
 - Encourage walking within Civic Center
 - Lihue Shuttle
 - Bicycle Facilities

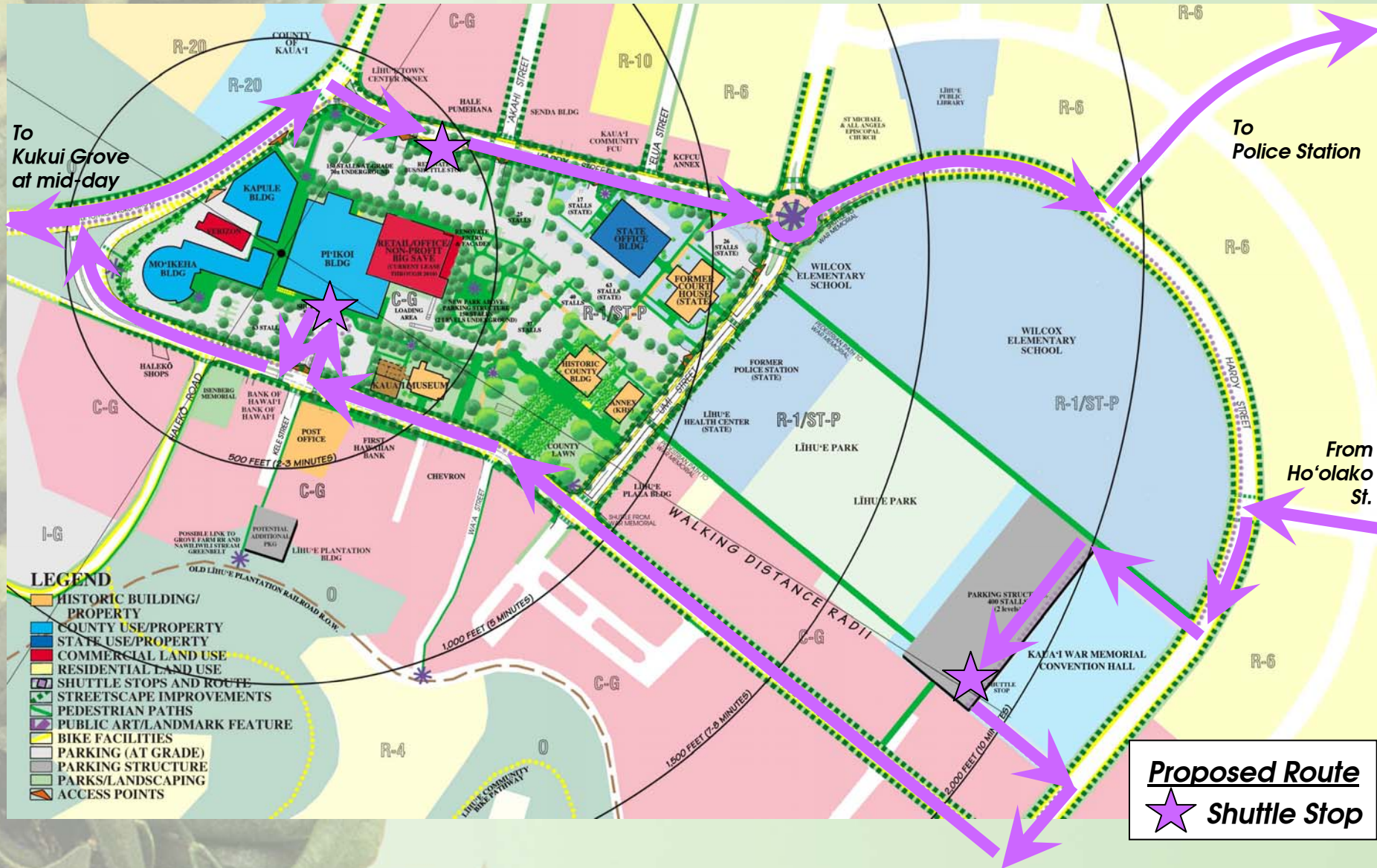
LĪHU'E SHUTTLE

The map illustrates the proposed shuttle route through Līhu'e, starting from Kukui Grove at mid-day and ending at the Police Station. The route is marked by a thick purple line with arrows indicating the direction of travel. Shuttle stops are indicated by purple stars. The map includes various landmarks, buildings, and streets, as well as a legend for different types of land use and infrastructure.

Legend:

- HISTORIC BUILDING/PROPERTY
- COUNTY USE/PROPERTY
- STATE USE/PROPERTY
- COMMERCIAL LAND USE
- RESIDENTIAL LAND USE
- SHUTTLE STOPS AND ROUTE
- STREETSCAPE IMPROVEMENTS
- PEDESTRIAN PATHS
- PUBLIC ART/LANDMARK FEATURE
- BIKE FACILITIES
- PARKING (AT GRADE)
- PARKING STRUCTURE
- PARKS/LANDSCAPING
- ACCESS POINTS

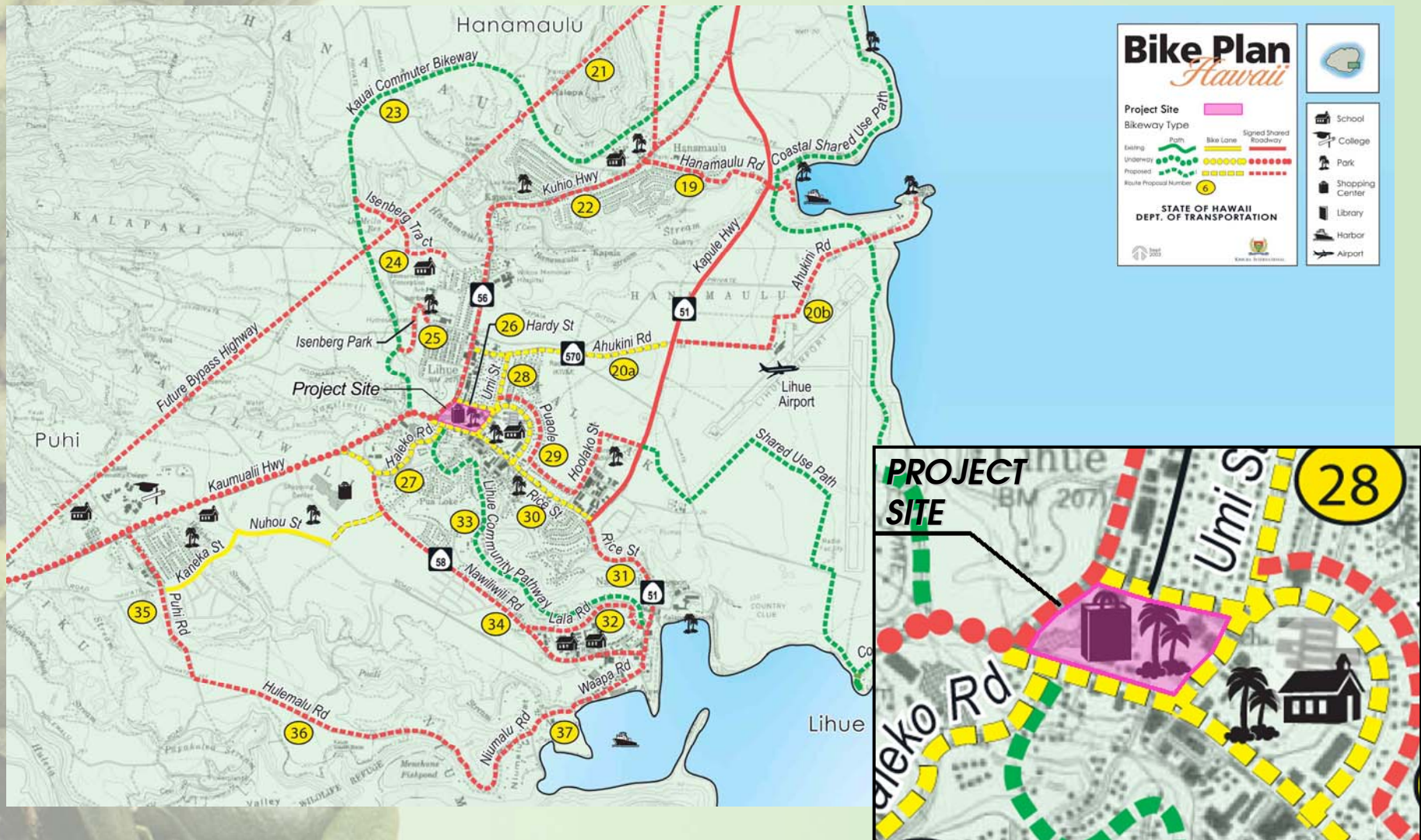
Proposed Route
★ Shuttle Stop



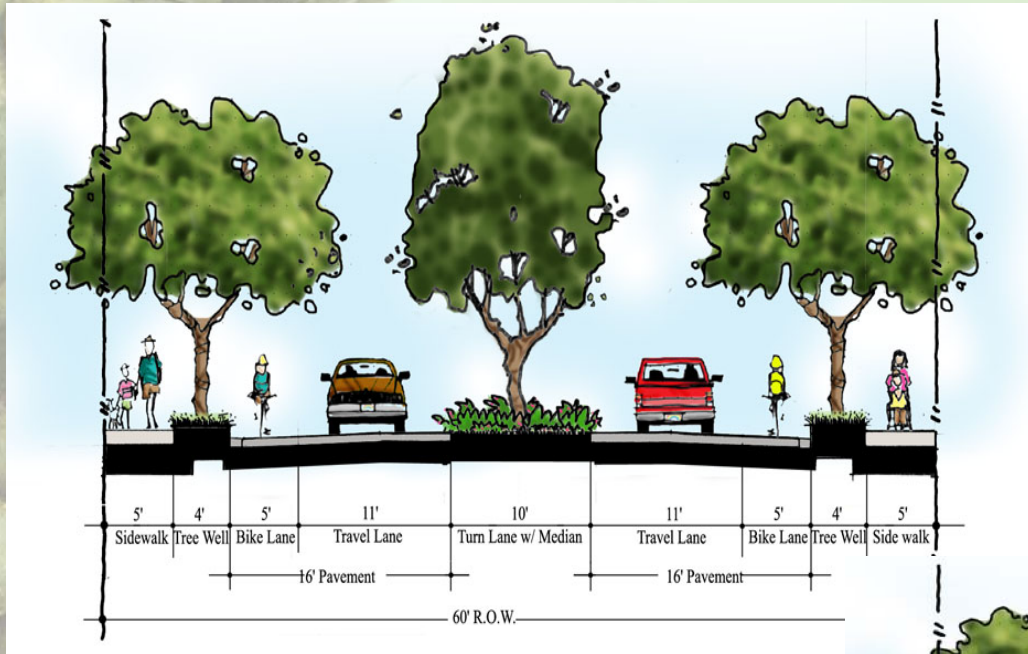
PROPOSED BIKE FACILITIES



BIKE PLAN HAWAII (DOT 2003)

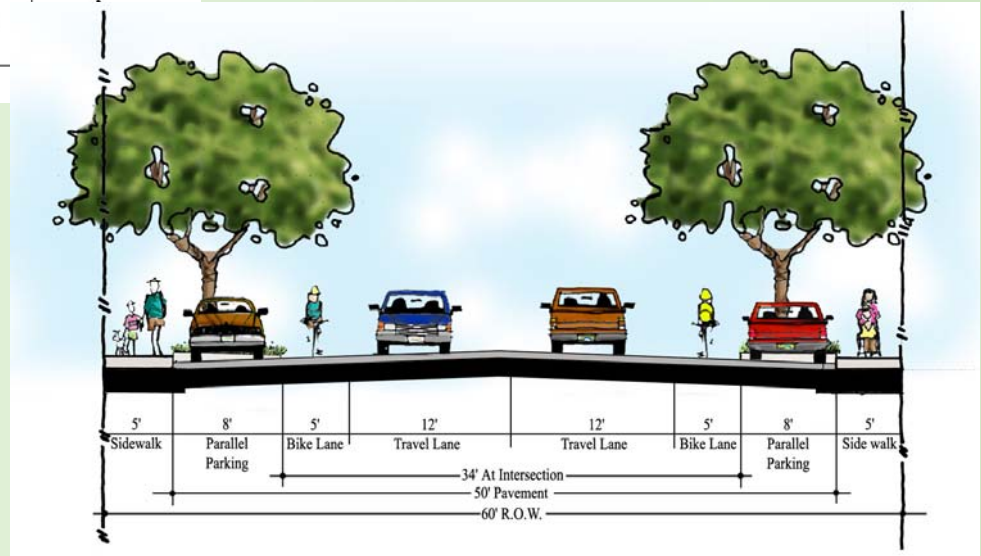


PROPOSED BIKE LANES



HARDY STREET SECTION

'UMI STREET SECTION



HARDY/UMI ROUNDABOUT



- 4-way stop not sufficient
- Difficult intersection to signalize (multiple phases)
- Roundabout has high capacity (~2,500 vph)
- Splitter islands, crosswalks for pedestrian safety
- Easier crossing for Wilcox Elementary students
- Opportunity for community gateway feature
- Feedback from Steve Kyono/DOT on Kapa'a Roundabout
 - Not a single negative comment about it
 - Handles traffic efficiently
 - Kaua'i taking to it well



Landscaping
& Clock Feature



Montpelier, VT...near elementary school



SUSTAINABILITY CONCEPTS

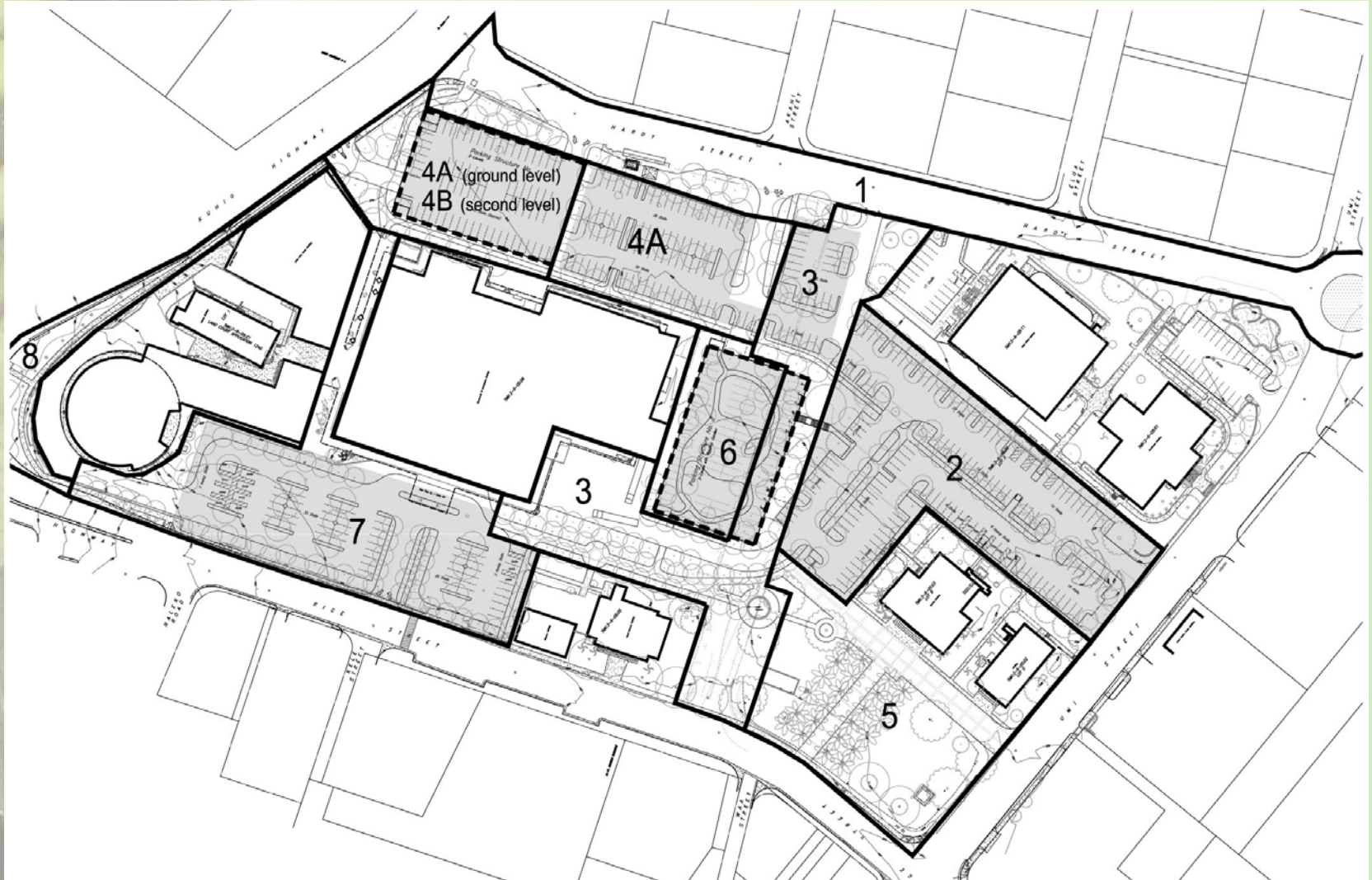
- Native plants for landscaping
- Catchment system for irrigation
- Biofiltration and bioswales designed into landscaped areas
- Permeable parking & paving surfaces
- Electric Līhu'e Shuttle, County vehicles
- Photovoltaic charging stations-overhead panels used as shade structures
- Underground utilities within the Civic Center/Town Core
- Signage Plan/Wayfinding



PUBLIC SURVEY RESULTS

- Presented draft master plan and requested feedback at the joint public meeting
- Also posted online at County website from Feb – Mar 2005
- **Of the 53 responses received (Appendix C):**
 - 17 (23%) positive or very positive comments
 - 10 (19%) negative comments (concerns mostly about too much landscaping, maintenance costs and homeless)
 - 10 (19%) neutral/other comments
 - 16 (30%) blank
 - 3 specifically supported the closure of ‘Eiwa Street
 - No one commented negatively about the closure of ‘Eiwa
- **In initial survey of County Staff and LBA (Appendix B):**
 - 22 of 46 (48%) supported closing ‘Eiwa
 - 2 (4%) supported partial closure
 - 9 (20%) did not support closure
 - 1 (2%) recommended realignment with ‘Akahi Street
 - 10 (22%) didn’t know/needed more information

PRELIMINARY PHASING



COST ESTIMATES

Order-of-magnitude cost estimates by Phase (May 2005):

<i>PHASE AND BRIEF DESCRIPTION</i>	<i>CONSTRUCTION COST*</i>
Phase 1: Hardy Street	\$5,852,000
Phase 2: County and State Parking Area	\$832,000
Phase 3: County Lawn Expansion and 'Eiwa Street Closure	\$1,388,000
Phase 4: Hardy Street Parking Lot	\$5,280,000
Phase 5: County Lawn and Promenade	\$698,000
Phase 6: Central Park and Parking Structure (2 levels below grade)	\$7,902,000
Phase 7: Rice Street Parking Lot	\$980,000
Phase 8: Kūhiō Hwy/Rice St Landscaping	\$220,000
TOTAL	\$23,152,000*

**Note: Prepared by Rider Hunt. 35 percent contingency included in construction cost.*

OTHER POTENTIAL COSTS

<i>DESCRIPTION</i>	<i>COST (2005)</i>
Parking structure above grade at War Memorial	\$35,000 per stall
Parking structure above grade at Līhu'e Plantation Bldg.	\$40,000 per stall
Traffic signal at 'Akahi and Hardy Streets	\$250,000
Traffic signal at Kele and Rice Streets	\$250,000
Parking control device per single entrance/exit to parking area (ticket spitter and cashier booth)	\$30,000
Relocation of overhead utility lines underground	\$350/linear foot
Shuttle bus costs (estimate per service hour)*	\$550/hour

**Includes all costs associated with operation (labor costs, fuel, maintenance, etc). Per Janine Rapozo, County Executive on Transportation, 4/28/2005 email. All other cost estimates prepared by Rider Hunt.*



THE NEXT STEPS

- **Līhu'e Civic Center Project**
 - Council Workshop & Resolution
 - Environmental Assessment
 - Finalize EA and Master Plan
 - Design & Construction
- **Any Questions or Comments...?**

MAHALO!

