

A graphic featuring a white lighthouse on a yellow base, with two white birds flying above it. The background consists of a series of overlapping, chevron-shaped arrows pointing to the right, transitioning from yellow to dark blue.

Kilauea Town

EXPANSION

SHAPING TOMORROW'S KILAUEA

Honoring the Past, Building the Future.

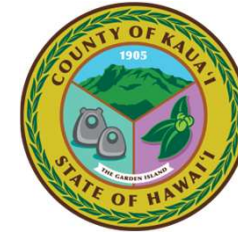
COMMUNITY MEETING

March 13, 2025

AGENDA

Kīlauea Town EXPANSION

1. **Introduction** (County of Kaua‘i)
2. **Past Community Meetings** (June & October 2024)
 - 2006 Kīlauea Town Plan
 - Progress Update
 - Kīlauea Town Expansion
 - Process Overview
 - Immediate Next Steps
 - Concept Site Layouts
 - Community Feedback (from October 2024)
3. **“Pre-Final” Concept Site Layout**
4. **Roadway & Structural Renderings**
5. **Next Steps & Contact Information**
6. **Pau**



1. INTRODUCTION

- ❖ **Purpose of Community Meetings**
- ❖ **Site Maintenance**
- ❖ **Walking Tours**
- ❖ **Other County Project Updates**
 - ❖ ***Sample County Covenants, Conditions, & Restrictions***

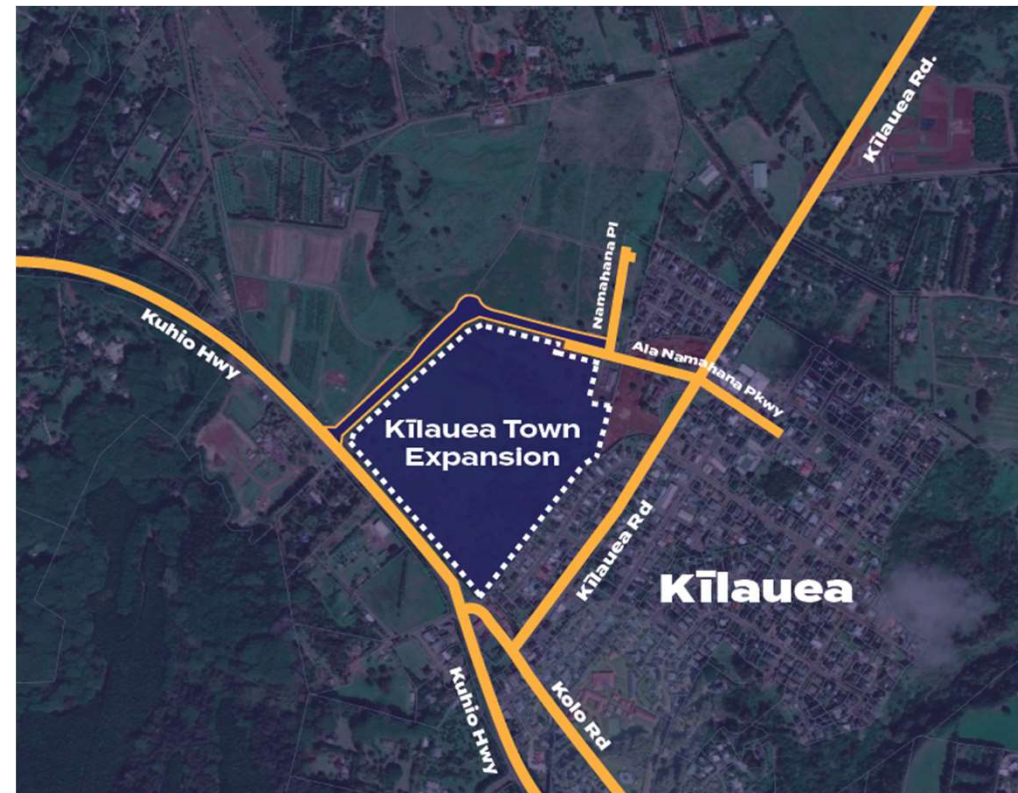
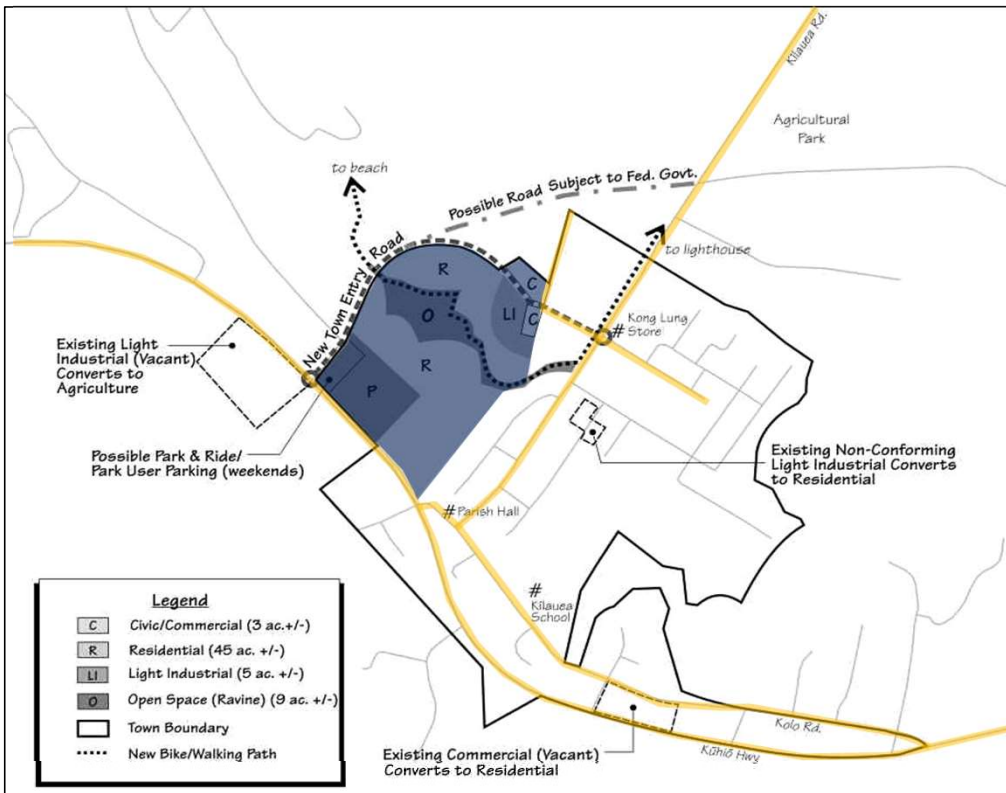
Adam Roversi, Director
Kaua'i County Housing Agency

2. COMMUNITY MEETING (JUNE 2024) 2006 Kīlauea Town Plan / Progress Update



2006 Kīlauea Town Plan

Progress Update



2. COMMUNITY MEETING (JUNE 2024) 2006 Kīlauea Town Plan / Progress Update



2006 Kīlauea Town Plan

- Expand to 40 acres of additional “residential community”
- Preserve the town character
- New housing (affordable and resident-oriented)
- Integrate natural features
- Street systems based on “connectivity”

Progress Update

- ✓ Acquisition of 50 acres
- ✓ Design of “by-pass” road from Kuhio Highway to town core
- ✓ Secondary Public School
- ✓ Commercial town center
- ✓ Permanent Farmer’s Market

2. COMMUNITY MEETING (JUNE 2024)

Kilauea Town Expansion



Process Overview

- Community involvement
- Technical studies
- Conceptual layouts
- Conceptual designs
- Environmental compliance
- Construction design
- Federal, State, County permitting

✓ Preliminary Engineering Report

- Traffic Studies
- Housing/Market Analysis
- Drinking Water
- Wastewater Analysis

✓ Environmental Assessments

- HRS Chapter 343
- NEPA
- Archaeological/Cultural Resources
- Biological Resources

✓ HRS Chapter 201H

✓ Zoning and Land Use

✓ Permits for Construction

2. COMMUNITY MEETING (JUNE 2024)

Kilauea Town Expansion



Process Overview

- Community involvement
- Technical studies
- Conceptual layouts
- Conceptual designs
- Environmental compliance
- Construction design
- Federal, State, County permitting

Immediate Next Steps

- ~~Land clearing for surveys and investigations~~
 - ~~Topographic~~
 - ~~Geotechnical~~
 - ~~Archaeological~~
 - ~~Biological~~
- Finalize Engineering & Architectural site layouts
- Design and construction of Namahana Parkway
- Design-specific studies

2. COMMUNITY MEETING (JUNE 2024)

Community Feedback



General Concerns About the Project

- Impact on utility infrastructure (including water and WWTP)
- Traffic and congestion
- Safety (including emergency facilities)
- Quality, town character, and over-development

Community Character and Lifestyle

- Standalone homes with yards
- Additional amenities (pool, gas station, workspace, parks)
- Additional services (laundromat, auto service, hardware stores, grocery)

Transportation, Mobility, and Housing

- Multigenerational, benefit local residents, ability to grow equity
- Not for temporary or part-time residents
- Support homeless and elderly
- Improved traffic (slower traffic, more bike paths, more sidewalks)

2. COMMUNITY MEETING
 Concept Site Layouts (October 2024)

Kilauea Namahana - Community Land Use Summary

Land Use	Conceptual Alternative I			Conceptual Alternative II			Conceptual Alternative III		
	Acres	No. Units	Units/Acre	Acres	No. Units	Units/Acre	Acres	No. Units	Units/Acre
Single Family (SF)	17.7	177	10	22.3	223	10	16.9	169	10
Multi Family (MF)	6.3	126	20	6.8	136	20	8	160	20
Live Work (LW)	3.7	55	15	0.9	15	17	0.9	15	17
Commercial (C)	2.6			0.7			2.2		
Greenway	6			6			6		
Park (PK)	0.4			0.4			0.4		
Wastewater Treatment Plant	1			1			1.3		
County/Public Use (COK)	2			1.6			1.5		
Light Industrial (LI)	2.2			1.6			0		

2. COMMUNITY FEEDBACK

Concept Site Layouts (October 2024)



Concept Site Alternative I (Positive Feedback)

- Balanced with good mix of residential, commercial, light industrial uses that cater to the needs of the community
- Single-family homes blend well with existing community
- Commercial and live-work consistent with existing core

Concept Site Alternative I (Suggestions)

- Relocate light industrial space along Kuhio Highway
- Decrease acreage of light industry; merge into live-work
- Concern to isolate school with live-work spaces

Other General Suggestions:

- Relocate WWTP along Kuhio Highway
- Roadways may be too wide; concern for safety
- Additional pocket parks within housing units
- Ensure water availability for expansion



2. COMMUNITY FEEDBACK

Concept Site Layouts (October 2024)

Concept Site Alternative II (Positive Feedback)

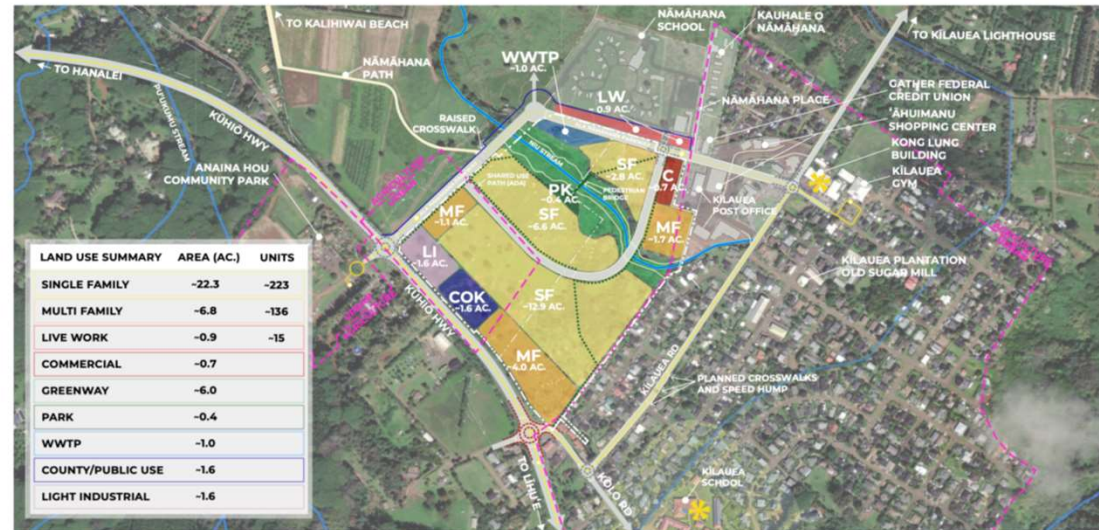
- Size and location of commercial areas; more single-family (SF) units
- Need for SF and multi-family (MF) addressed
- Reduced commercial area

Concept Site Alternative II (Suggestions)

- Relocate light industrial and MF near town core
- Inclusion of more planned park space
- Consider the view-plane across the plateau

Other General Suggestions:

- Inclusion of emergency services
- Inclusion of additional shared paths



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

2. COMMUNITY FEEDBACK

Concept Site Layouts (October 2024)



Concept Site Alternative III (Positive Feedback)

- Most MF units of all layouts; more housing options for residents
- Namahana Parkway aligns better with natural terrain
- Largest WWTP of all layouts

Concept Site Alternative III (Suggestions)

- Relocate commercial along Kuhio Highway
- Relocate MF across park space
- Need for some light industrial space

Other General Suggestions:

- Relocation of the WWTP away from school
- Inclusion of more roundabouts
- Inclusion of emergency services



LEGEND

- Site Boundary
- Drainage
- Streams
- Existing Bus Route & Bus Stops
- Proposed Bus Route & Stops
- State Land Use District Boundary
- Registered Historic Properties, National
- Proposed Wastewater Treatment Plant (WWTP)
- Proposed Roundabout
- Planned Roundabout
- Pedestrian/Shared Use Paths
- Sidewalks
- C, Commercial
- SF, Single Family Housing
- MF, Multifamily Housing
- LW, Mixed Use
- PK, Park
- COK, County of Kaua'i/Public Use
- Greenway

**Conceptual Alternative III
Kilauea Nāmāhāna
Community**

Kaua'i County Housing Agency
North
0 200 400 800
Linear Scale (Feet)

Island of Kaua'i
PERIWAY
ARCHITECTS

OCTOBER 2024

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3. REVISED "PRE-FINAL" SITE LAYOUT

Kīlauea Town Expansion

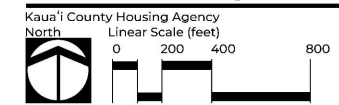


LEGEND

- Site Boundary
- Planned Roundabouts
- Drainageway
- Proposed Roundabouts
- Streams
- Existing Bus Route & Stops
- Registered Historic Properties, National
- Proposed Bus Route & Stops
- Sidewalks
- SF: Single Family Housing
- MF: Multifamily Housing
- CC: Cottage Court Duplex
- LW: Mixed Use
- C: Commercial
- COK: County of Kaua'i/Public Use
- PK: Park
- Greenway
- TBD

DRAFT SITE PLAN Kīlauea Nāmāhāna Community

MARCH 2025

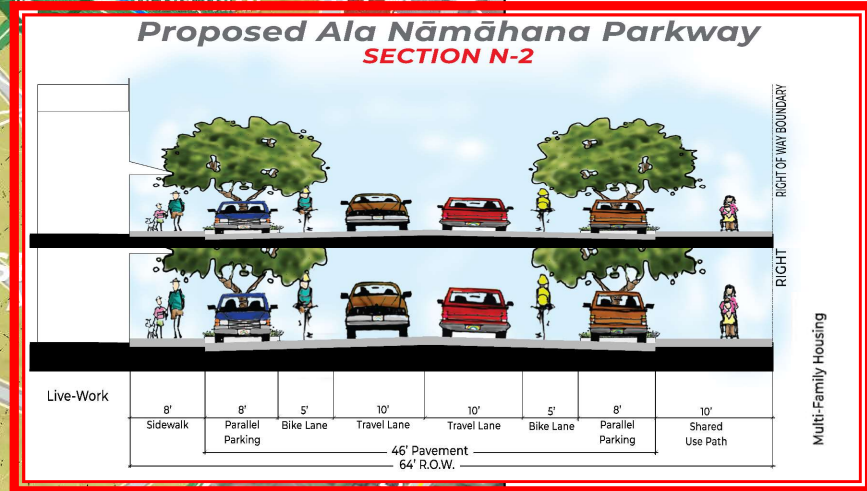
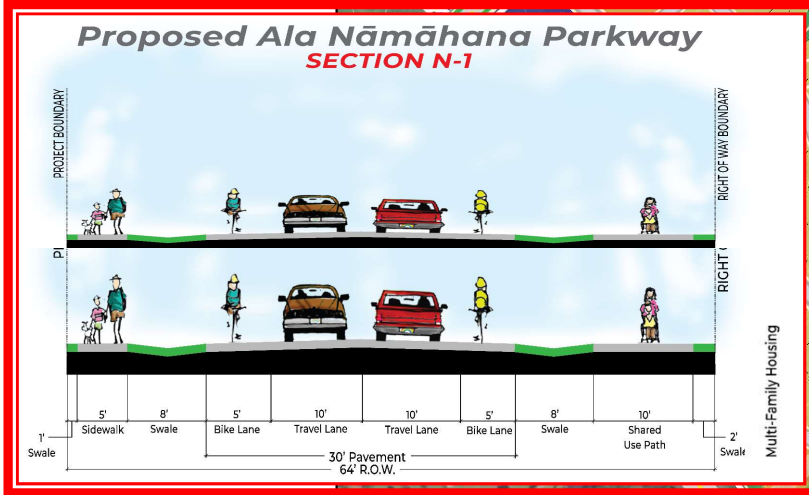
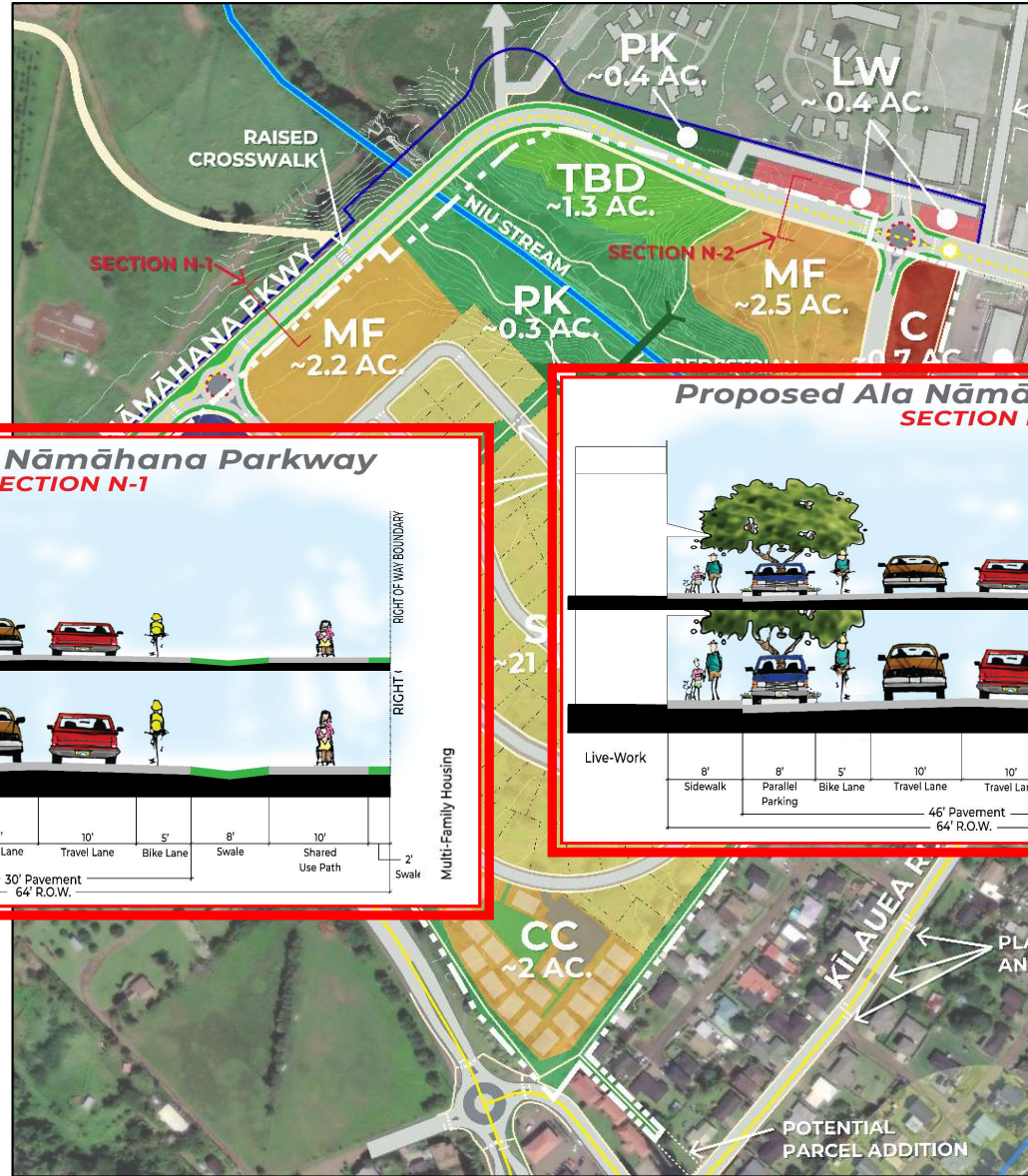


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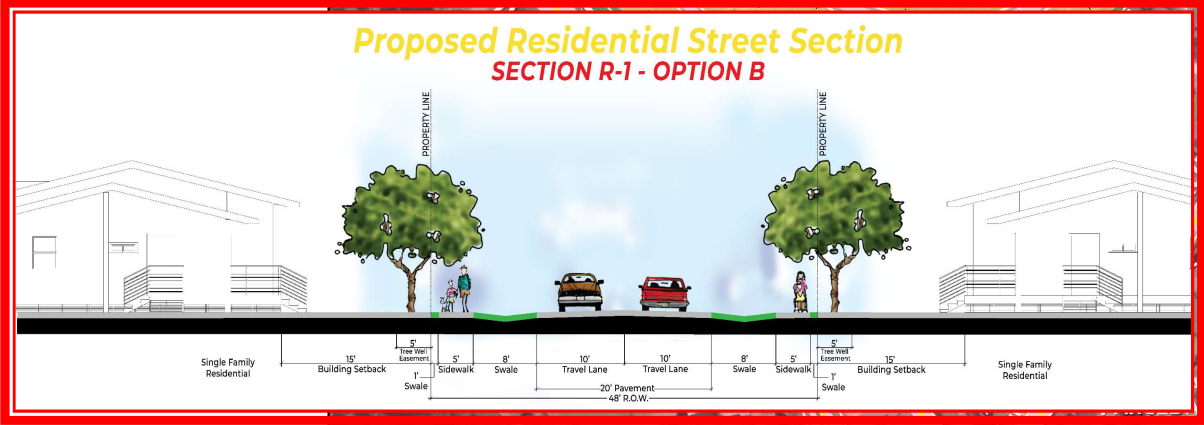
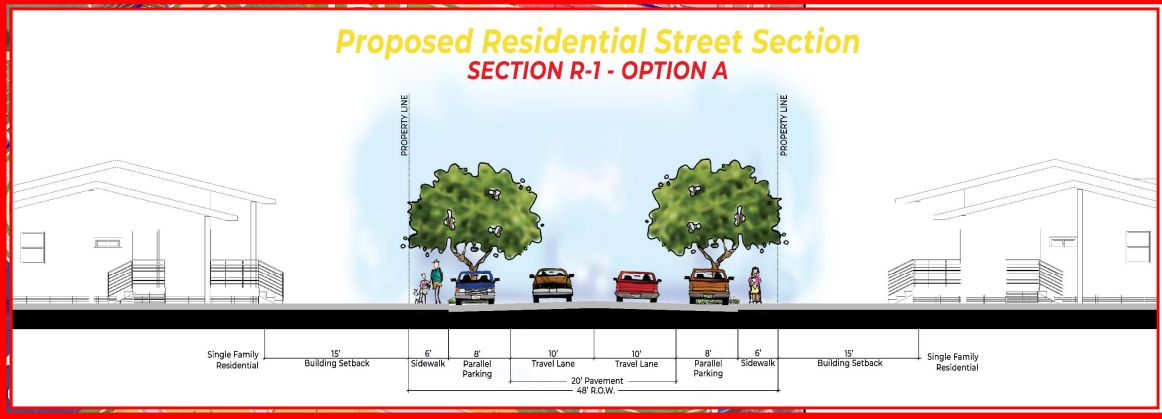
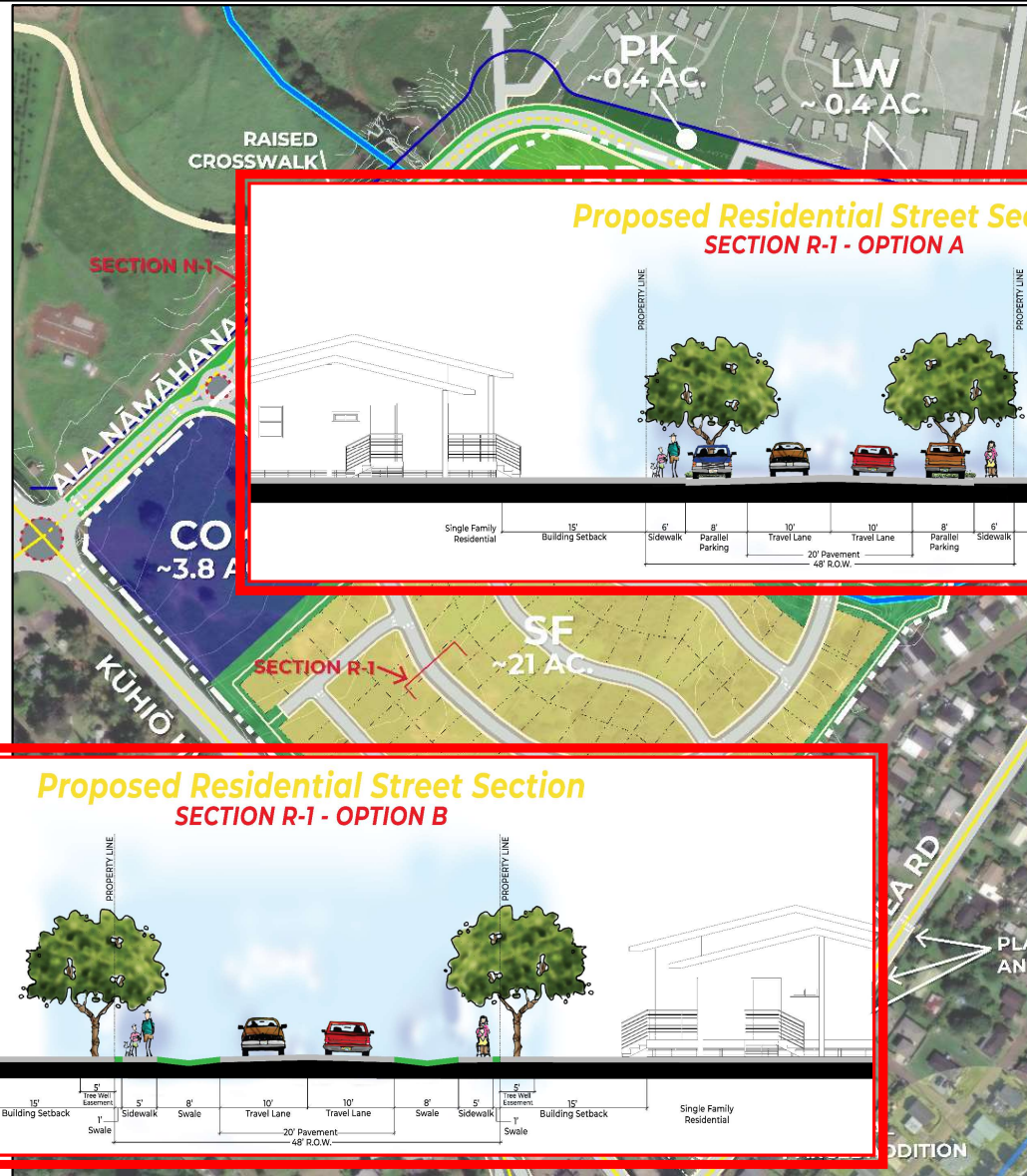
4. ROADWAY SECTIONS

Kīlauea Town Expansion



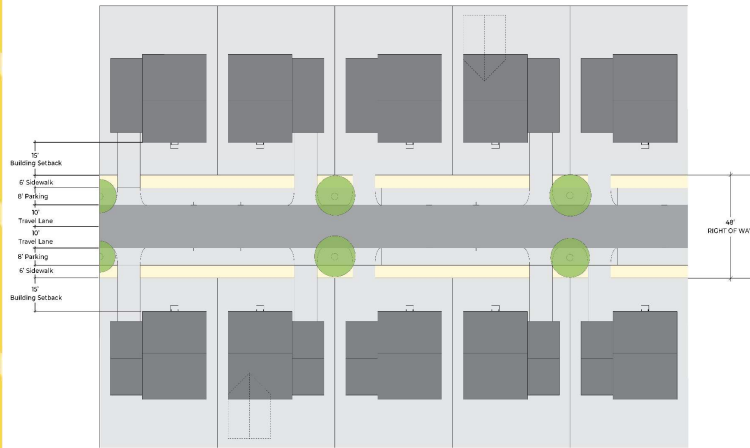
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Kīlauea Town Expansion

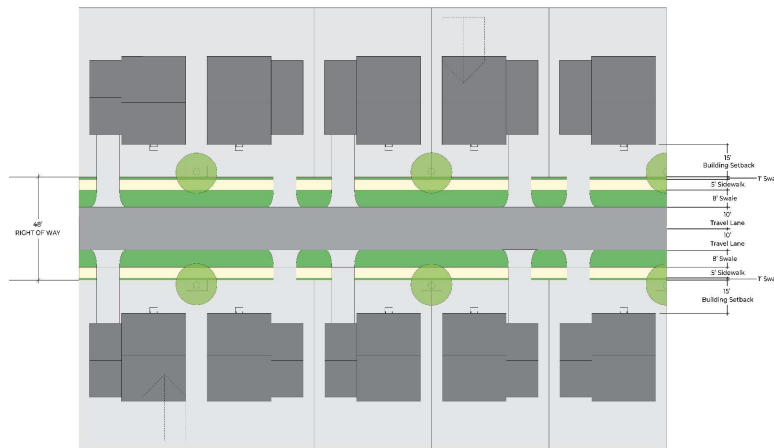


4. ROADWAY SECTIONS

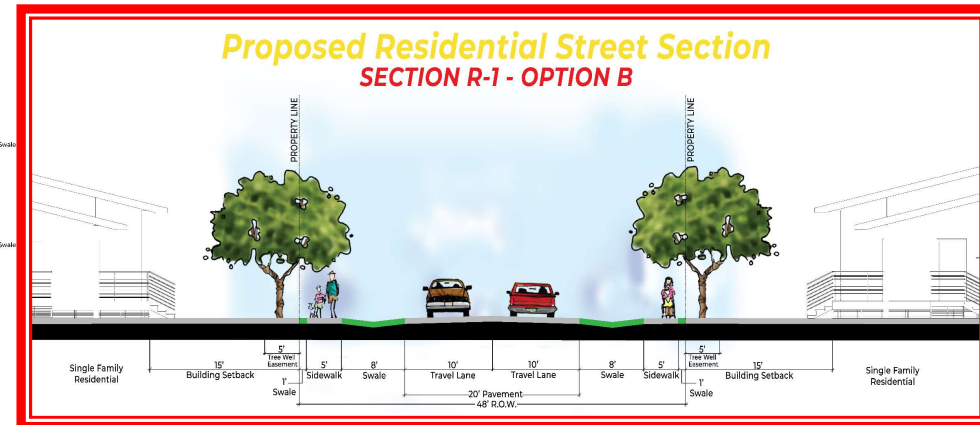
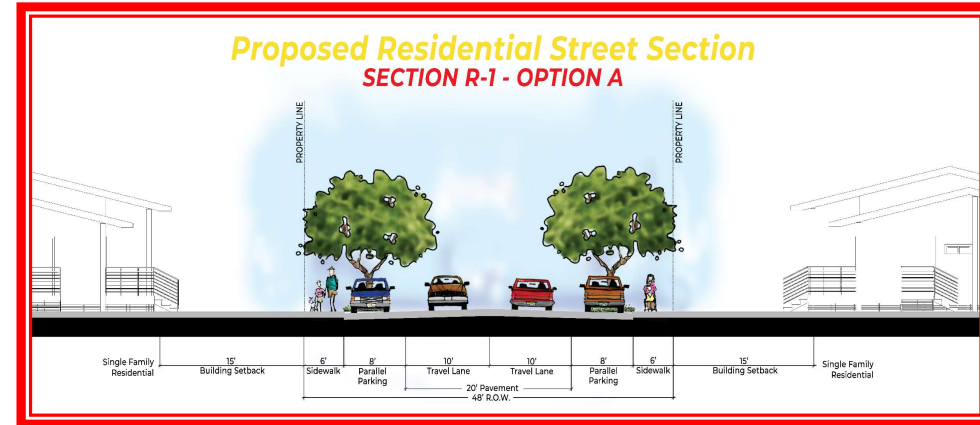
Kilauea Town Expansion



Proposed Residential Street Section
SECTION R-1 - OPTION A



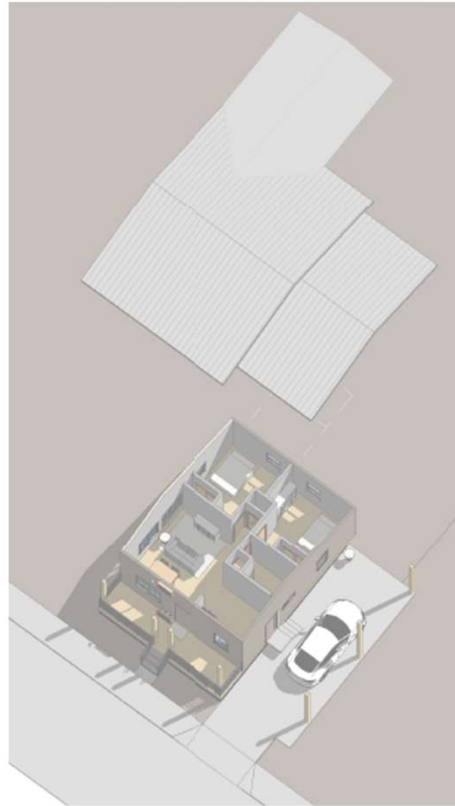
Proposed Residential Street Section
SECTION R-1 - OPTION B



4. ARCHITECTURAL RENDERINGS

Kilauea Town Expansion

2 BEDROOM + 1 BATH



BUILDING SF: 800 SF
LANAI: 160 SF
TOTAL: 960 SF

CARPORT: 300 SF

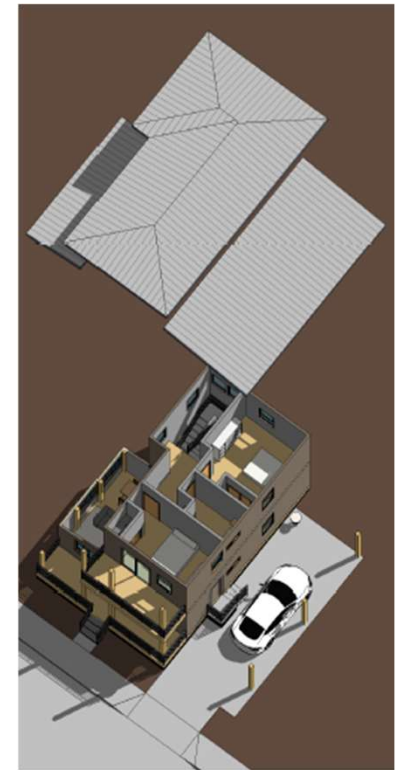
3 BEDROOM + 2 BATH



BUILDING SF: 880 SF
LANAI: 200 SF
TOTAL: 1,080 SF

CARPORT: 460 SF

2 STORY OPTION



BUILDING SF: 1,300 SF
LANAI: 280 SF
TOTAL: 1,580 SF

CARPORT: 380 SF

5. NEXT STEPS

- ❖ **Review and Comment on Site Layout**
- ❖ **Finalize Site Layout**
 - ❖ **Lot sizes**
 - ❖ **Roadway Design**
 - ❖ **Infrastructure**
- ❖ **Ongoing Studies:**
 - ❖ **Wastewater, traffic, archaeological, market analysis**

6. CONTACT INFORMATION



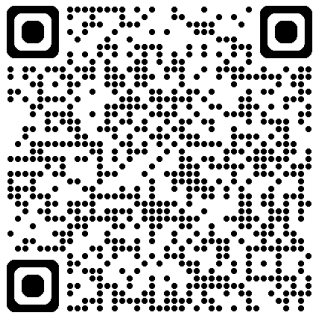
Project Website:

www.Kauai.gov/OurKilauea

Contact Email:

OurKilauea@kauai.gov

Meeting Sign-in:



- Announcements
- Subscribe
- Surveys and results
- Other Resources
- Documents
 - 2006 Kilauea Town Plan
 - 2018 Kaua'i County General Plan
- Presentations
- Concept designs



Kilauea Town EXPANSION

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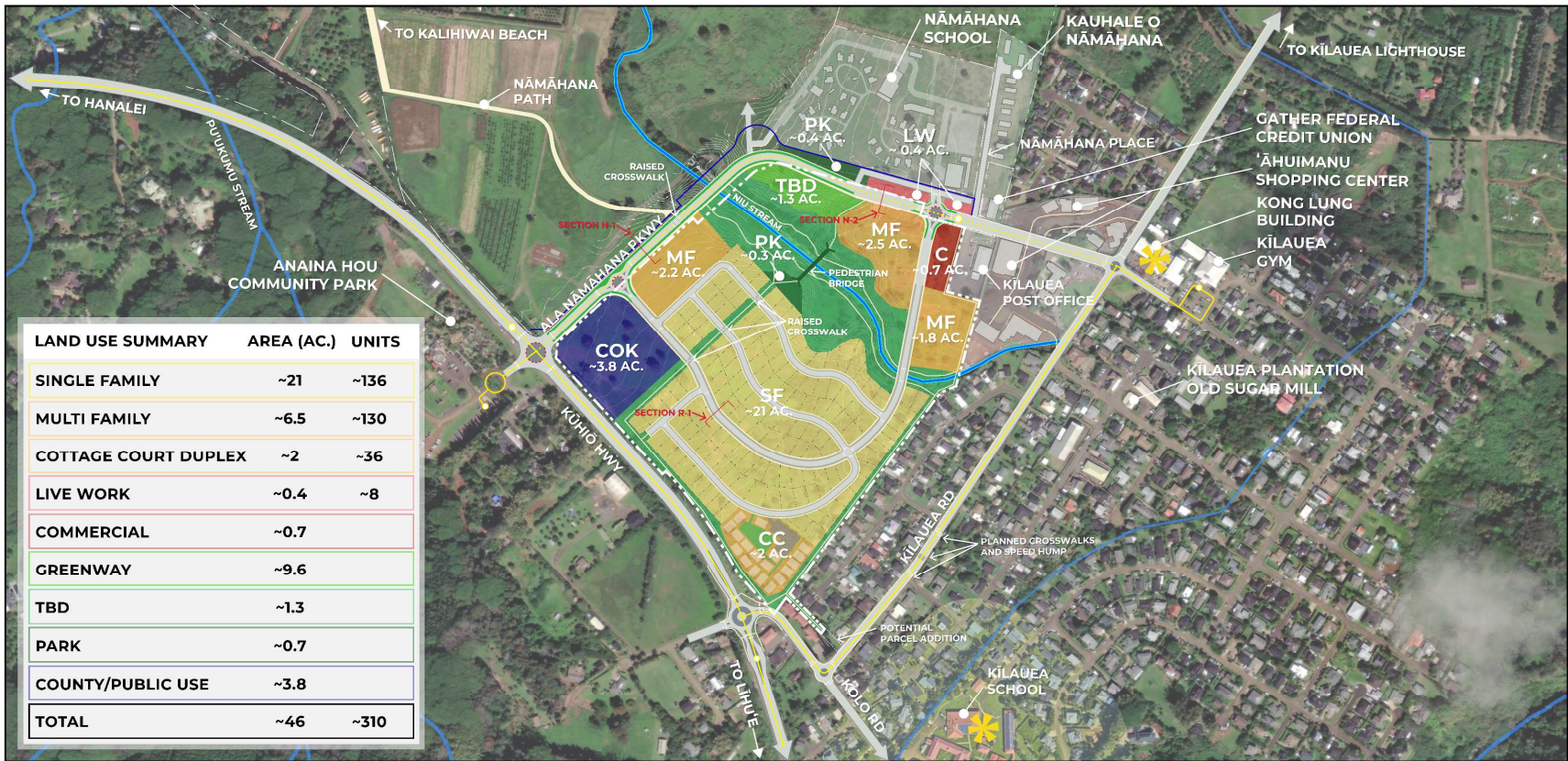
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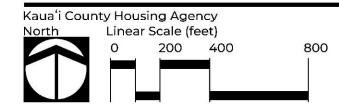
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- MF: Multifamily Housing
- Streams
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- LW: Mixed Use
- C: Commercial
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- COK: County of Kaua'i/Public Use
- Existing Bus Route & Stops
- Proposed Bus Route & Stops
- PK: Park
- Greenway
- TBD
- Sidewalks

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DRAFT SITE PLAN

Kīlauea Nāmāhāna Community

MARCH 2025



2. COMMUNITY MEETING

Concept Site Layouts (October 2024)



LAND USE SUMMARY	AREA (AC.)	UNITS
SINGLE FAMILY	-17.7	-177
MULTI FAMILY	-6.3	-126
LIVE WORK	-3.7	-55
COMMERCIAL	-2.6	
GREENWAY	-6.0	
PARK	-0.4	
WWTP	-1.0	
COUNTY/PUBLIC USE	-2.0	
LIGHT INDUSTRIAL	-2.2	

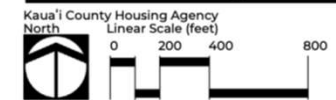
LEGEND

- Site Boundary
- Drainageway
- Streams
- Existing Bus Route & Bus Stops
- Proposed Bus Route & Stops
- State Land Use District Boundary
- Registered Historic Properties, National
- Proposed WWTP
- Proposed Roundabout
- Planned Roundabout
- Pedestrian/Shared Use Paths
- Sidewalks
- C: Commercial
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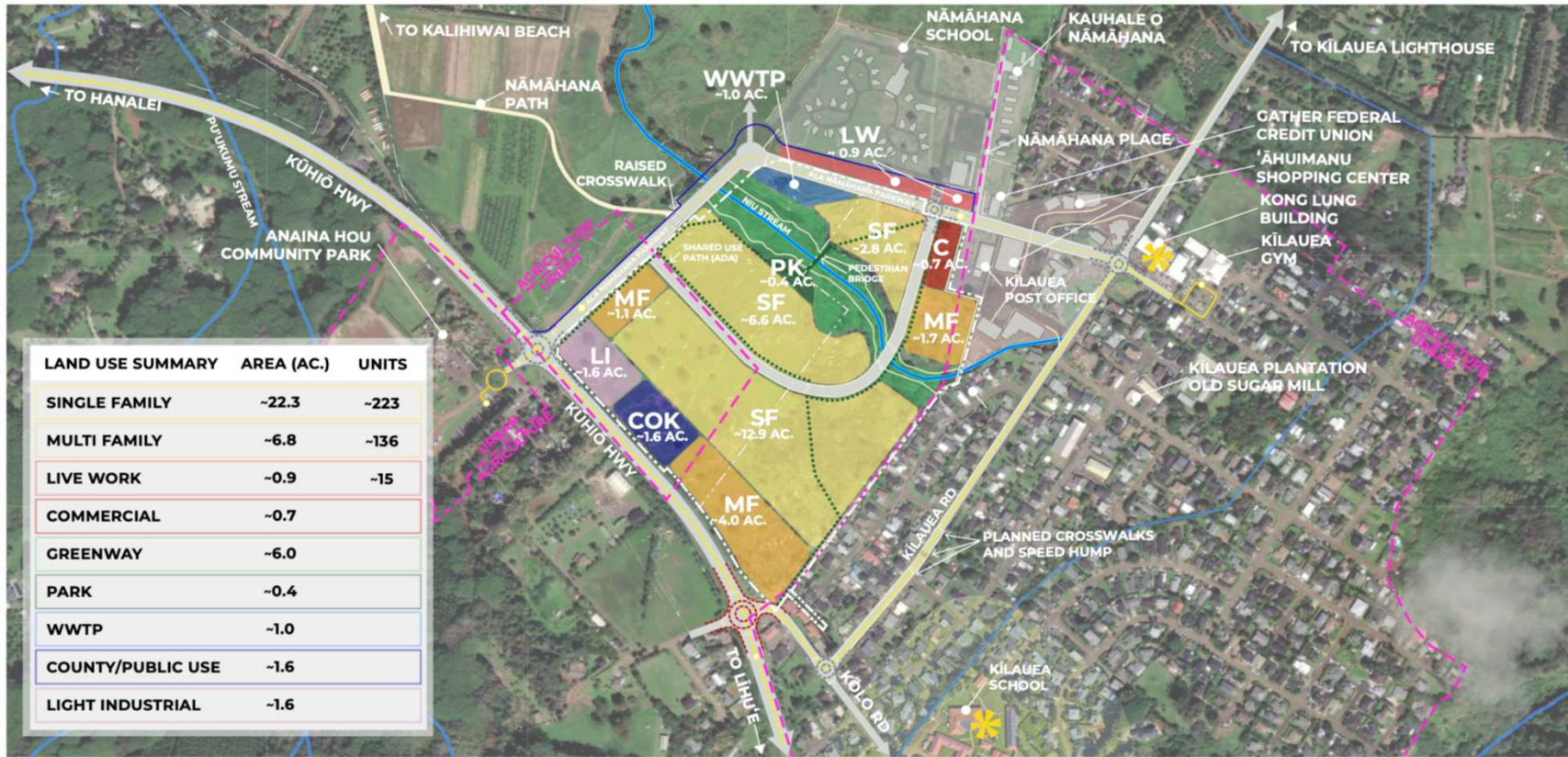
OCTOBER 2024

Conceptual Alternative I Kilauea Nāmāhāna Community



2. COMMUNITY MEETING

Concept Site Layouts (October 2024)



LAND USE SUMMARY	AREA (AC.)	UNITS
SINGLE FAMILY	-22.3	-223
MULTI FAMILY	-6.8	-136
LIVE WORK	-0.9	-15
COMMERCIAL	-0.7	
GREENWAY	-6.0	
PARK	-0.4	
WWTP	-1.0	
COUNTY/PUBLIC USE	-1.6	
LIGHT INDUSTRIAL	-1.6	

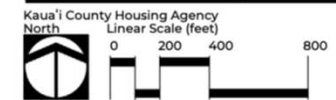
LEGEND

- Site Boundary
- Drainageway
- Streams
- Existing Bus Route & Bus Stops
- Proposed Bus Route & Stops
- State Land Use District Boundary
- Registered Historic Properties, National
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Conceptual Alternative II Kilauea Nāmāhāna Community



2. COMMUNITY MEETING

Concept Site Layouts (October 2024)



LAND USE SUMMARY	AREA (AC.)	UNITS
SINGLE FAMILY	-16.9	-169
MULTI FAMILY	-8.0	-160
LIVE WORK	-0.9	-15
COMMERCIAL	-2.2	
GREENWAY	-6.0	
PARK	-0.4	
WWTP	-1.3	
COUNTY/PUBLIC USE	-1.5	

LEGEND

- Site Boundary
- Drainageway
- Streams
- Existing Bus Route & Bus Stops
- Proposed Bus Route & Stops
- State Land Use District Boundary
- Registered Historic Properties, National
- Proposed Wastewater Treatment Plant (WWTP)
- Proposed Roundabout
- Planned Roundabout
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OCTOBER 2024

Conceptual Alternative III Kilauea Nāmāhāna Community

