

# 4.0 FUTURE LAND USE, GROWTH AND DEVELOPMENT





4.1 ANTICIPATED GROWTH AND DEVELOPMENT

In anticipation of the LCP and the update to the Kaua'i General Plan, analyses have been prepared to study and predict patterns of present and future land use and development within Kaua'i County, and at the Planning District Level. The data in this Chapter is drawn from these technical reports, which include a Līhu'e Housing Report prepared by SMS Research & Marketing Services, Inc. (SMS Research) in 2013; and a Draft Land Use Analysis prepared by PBR Hawai'i, Inc. in 2014.

- This Chapter is organized as follows:
- Section 4.1 presents projections of future growth and development within Līhu'e District;
  - Section 4.2 identifies lands that are zoned or master planned for development;
  - Section 4.3 presents strategies for accommodating anticipated growth; and
  - Section 4.4 recommends Areas of Change where the projected growth can be accommodated throughout the district.

4.1.1 Population Growth

Using data from the State Department of Business Economic Development and Tourism (DBEDT) Data Book and the U.S. Census, SMS Research developed population projections for the Island of Kaua'i and each of its six planning districts. According to the study, the Total population for the County of Kaua'i is projected to increase from 67,091 in 2010 to 88,013 in 2035. That represents a total growth of 31.2 percent between 2010 and 2035, or about 1.10 percent per year.

Planning district populations were derived by forecasting percentages of population residing in each planning area (see Table 4-1). Līhu'e District is expected to experience the largest growth, with an increase of nearly 9,000 people between 2010 and 2035. Its contribution to the island's overall population is expected to rise from 21.9 percent in 2010 to 26.6 percent in

2035. Higher growth within the Līhu'e District is consistent with the outlook and policies expressed in the Kaua'i General Plan, and has been affirmed through consultation with the community and County planners.

4.1.2 Residential Uses

A residential use equates to a housing unit. A housing unit is defined as "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters." (SMS Research 2014).

The table below shows the housing unit forecast for the County of Kaua'i through 2035 based on current population projections. Between 2010 and 2035, the County is anticipated to need an additional 10,000 new housing units to accommodate the resident population.

Between 2010 and 2035 population within the Līhu'e District is expected to grow 1.89 percent per year, and housing units need to grow 2.53 percent per year (an average of 184 units per year). In 2010, housing units in Līhu'e (5,296 units) represented 18 percent of the total on the island; by 2035 Līhu'e would represent 25 percent of the islands' total housing units (9,900 units). This is an increase of approximately 4,600 units (see Table below). While substantial, this percent is still less than the 27 percent increase projected for the population.

Lands already zoned for development could accommodate approximately 2,000 dwelling units within the LCP timeframe (Section 4.2). This would leave the need for approximately 2,600 dwelling units and associated supporting infrastructure (roads, schools, transportation, water, etc.) to be developed elsewhere within the Līhu'e District. The LCP presents strategies and recommended locations for accommodating the projected housing need.

Table 4-1 Population by Planning District, 1990-2035

PLANNING DISTRICT	1990	2000	2010	2020	2030	2035	2010-2035 Ave Annual Growth Rate
Līhu'e	11,169	12,507	14,683	18,017	21,595	23,456	2.39%
South Kaua'i	9,600	10,545	11,696	13,623	15,737	16,855	1.76%
Hanapēpē-'Ele'ele	3,873	4,362	6,157	6,463	6,860	7,094	0.61%
Waimea-Kekaha	4,698	5,660	5,561	5,901	6,323	6,566	0.72%
North Shore	5,913	6,605	8,002	8,286	8,686	8,933	0.47%
Kapa'a-Wailuā	16,192	18,784	20,992	22,403	24,128	25,110	0.78%
County of Kaua'i	51,676	58,463	67,091	74,693	83,328	88,013	1.10%

Source: Kaua'i County General Plan Technical Study: Socio-economic Analysis and Forecast SMS Research 2014

Table 4-2 Housing Units Forecast, for Kaua'i County and Līhu'e District, 1990-2035

	1990	2000	2010	2020	2030	2035
Kaua'i County	17,613	25,331	29,793	33,553	37,519	39,676
Līhu'e District	3,562	4,501	5,296	6,916	8,846	9,900

Source: Kaua'i County General Plan Technical Study: Socio-economic Analysis and Forecast, SMS Research 2014

4.1.3 Commercial Uses

According to the County Zoning Ordinance for the County of Kauaʻi, “Commercial Use” means the purchase, sale or other transaction involving the handling or disposition (other than that included in the term “industry” as defined in this Section) of any article, substance or commodity for profit or a livelihood, including in addition, public garages, office buildings, offices of doctors and other professionals, public stables, recreational and amusement enterprises conducted for profit, shops for the sale of personal services, places where commodities or services are

sold or are offered for sale, either by direct handling of merchandise or by agreements to furnish them but not including dumps and junk yards.” Commercial uses are permitted in the General and Neighborhood Commercial zoning districts (C-G, C-N).  
Līhuʻe has the most commercial floor area of Kauaʻi’s six planning districts, with 3.2 million square feet (49% of the island’s total commercial space). Kapaʻa-Wailuā District follows with 19% of the island’s total. In order to project future land area needed for commercial use, a ratio of commercial floor area to resident population is utilized (see Table 4-3). The assumption is that



Commercial uses along Kūhiō Highway in Līhuʻe Town

Table 4-3 Ratio of Commercial Floor Area to Resident Population in Līhuʻe District

2010 Baseline				2035 Projections		
2010 Popu- lation	Commercial Floor Area (sf)	% of County	Floor Area/ Population Ratio (sf/ppl)	Projected 2035 Population	2035 Floor Area	Square Footage needed (2035-2010)
14,683	3,203,654	49%	218	23,456	5,117,817	1,914,163

Source: Draft Land Use Analysis for the Kauaʻi General Plan Update, PBR Hawaiʻi 2014

Table 4-4 Ratio of Industrial Floor Area to Resident Population in Līhuʻe District

2010 Baseline				2035 Projections		
2010 Popu- lation	Industrial Floor Area (sf)	% of County	Floor Area/ Population Ratio (sf/ppl)	Projected 2035 Population	2035 Floor Area	Square Footage needed (2035-2010)
14,683	3,152,715	81%	215	23,456	5,036,442	1,883,727

Source: Draft Land Use Analysis for the Kauaʻi General Plan Update, PBR Hawaiʻi 2014

the existing floor area (equivalent to approximately 218 square feet of commercial space per capita) is a function of and adequate for the existing population, and that projected commercial land use patterns could be based on maintaining that ratio. Projecting this assumption forward, the Līhuʻe District requires approximately 1.9 million square feet of additional commercial floor area to meet the projected demand through 2035.  
The commercial component is diverse, changeable, and can be mixed with all types of other uses. Recognizing this dynamic characteristic, the current General Plan does not have a separate Commercial designation; rather, the General Plan assumes commercial uses would be mixed with other uses in the Urban Center, Residential Community, or Resort designations. Increasingly, commercial uses are sought to be mixed “horizontally” (single purpose

commercial building adjacent to non-commercial uses) or “vertically” (a single building with commercial and non-commercial uses).  
Grove Farm’s planned developments in its Līhuʻe-Hanamāʻulu Master Plan include approximately 76.3 acres (3,323,628 sf) of land zoned for possible commercial use. This exceeds the projected need by approximately 50%. Required setbacks and other factors will likely make the actual commercial floor area substantially less than this projection, but the fact remains that these planned developments will be a significant contributor to Commercial land use in Līhuʻe over the CP horizon. The LCP recommends additional areas for commercial and mixed use development in order to promote access to goods and services within walkable distances and serve existing and proposed town centers (see Section 4.4).



Table 4-5 Projected Visitor Arrivals to Kaua'i County & Līhu'e District 1998-2035

	Past Data			Projections		
Year	1998	2000	2010	2020	2030	2035
County	1,078,000	1,075,000	1,033,000	1,186,000	1,278,000	1,327,000
Līhu'e District	186,000	182,000	180,000	181,000	193,000	199,000

Source: Kaua'i County General Plan Technical Study: Socio-economic Analysis and Forecast, SMS Research 2014

4.1.4 Industrial Uses

According to the CZO, “Industrial’ means the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in a manner so as to change the form, character or appearance thereof, and storage other than that accessory to a non-manufacturing use on the same parcel including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprises.” Industrial uses are permitted in the General and Limited Industrial zoning districts (I-G, I-L).

Līhu'e has the great majority of the island's industrial

floor area, with 3.1 million square feet (81% of the island's total). Hanapēpē-‘Ele‘Ele District follows with 8% of the island's total. Table 4-4 shows the ratio of the industrial floor area to resident population in the Līhu'e District. The assumption is that the existing floor area is a function of and adequate for the existing population, and that projected industrial land use patterns could be based on maintaining that ratio.

Projecting this assumption forward, the Līhu'e District requires approximately 1.9 million square feet of additional industrial floor area to meet the projected demand through 2035. Grove Farm's in the Līhu'e-Hanamā'ulu Master Plan area include approximately 146 acres (6,359,760 sf) dedicated to industrial use (133.2 acres of General Industrial, 12.8 acres of Light Industrial). This will provide Industrial lands adequate to accommodate anticipated growth in the Līhu'e District and Kaua'i County.

While there may be adequate industrially-zoned lands in Līhu'e planned for in the next 20 years, feedback during the plan process has revealed that residents island-wide feel that both light and general industrial spaces are inaccessible or unaffordable for purchase



Industrial uses in Puhi

Table 4-6 Visitor Unit Supply vs. Demand in Līhu'e District to 2035

2035 Visitor Arrivals	2035 Visitor Units Needed	2012 VPI Units	Proposed Units	Existing + Proposed Units	Deficit (Excess)
199,000	1,720	1,437	772	2,209	(489)

Source: Kaua'i County General Plan Technical Study: Socio-economic Analysis and Forecast, SMS Research 2014

or lease by local entrepreneurs. Discussion regarding incentivizing and/or requiring access and affordability of industrial lands should be pursued during the General Plan Process, since this issue is not unique to Līhu'e.

4.1.5 Resort Uses

The County Zoning Ordinance states that a Resort use is a transient accommodation unit, defined as “an accommodation unit or a portion thereof in a hotel, timeshare facility, resort condominium, fractional ownership facility, vacation rental unit or other similarly-used dwelling that is rented or used by one or more persons for whom such accommodation unit is not the person's primary residence under the Internal Revenue Code.” According to the Hawai'i Tourism Authority's 2013 Visitor Plant Inventory (VPI), the Līhu'e District has 1,303 total visitor units. Based on expansion plans for the Kaua'i Beach Resort and Marriott's Kaua'i Lagoons, 772 additional units are anticipated to be added to the VPI within the LCP planning horizon.

Table 4-5 shows projected visitor arrivals in Kaua'i and the Līhu'e District to 2035. The forecast reflects overall growth of about one percent per year between 2010 and 2035, decreasing very slightly across that period.



Small hotel in Nāwiliwili

According to the forecast, the Līhu'e District will accommodate approximately 199,000 visitors per year in 2035 (15% of the island's total). The forecast takes into account the likelihood that every five to ten years, some form of disrupting event will occur that affects tourism.

In a study for the Kaua'i General Plan Update, PBR Hawai'i (2014) analyzed resort zoning capacity for the Līhu'e District to 2035. That study concludes that Līhu'e District has an excess capacity of 489 units based on projected visitor arrivals and the inventory of existing and planned resort units (see Table 4-6). Consequently, no additional resort-zoned lands are anticipated to be needed.



4.2 ZONED DEVELOPMENTS AND MASTER PLANS

This section presents information on Master Plans and developments that are expected to be executed during the 2035 planning horizon of the Līhu'e LCP. These include lands entitled by developers as well as lands affected by the Līhu'e Civic Center Site Improvements Master Plan (2007) and Līhu'e Town Core Urban Design Plan (2009).

4.2.1 Lands Zoned for Development

These are areas slated for residential (and commercial) development within the timeframe of the Līhu'e LCP and are owned by major landowners including Grove Farm and its development subsidiary Visionary LLC, the State Department of Hawaiian Homelands (DHHL), DR Horton, and the County of Kaua'i. Figure 4-1 shows the location of the zoned developments likely



SOURCE: Group 70 International

to be completed within the LCP planning horizon, each of which is described further in the following sections.

4.2.1.1. Līhu'e-Hanamā'ulu Master Plan

Several of the largest planned privately owned developments are covered in Grove Farm's Līhu'e-Hanamā'ulu Master Plan (1995), which includes development of residential, mixed use, and industrial uses on 550 acres within the Līhu'e District. The Master Plan was initially prepared for Amfac/JMB Hawai'i and the Līhu'e Plantation Company, Ltd. Grove Farm later purchased the subject lands. Four zoned developments are located in the Līhu'e-Hanamā'ulu Master Plan area: Wailani I, Wailani II, Ahukini Makai, and Kohea Loa (see Figure 4-2). Kohea Loa is now owned by DR Horton, and the remaining three are owned by Grove Farm. All are in various stages of development, as described in the following sections.

4.2.1.2. Wailani & Ahukini Makai

Under its subsidiary, Visionary LLC, Grove Farm has three planned development projects, all with initial approvals under the title of the Līhu'e-Hanamā'ulu Master Plan. Ahukini Makai is a light industrial park approximately 131 acres in size. It lies between the Līhu'e Airport and Kapule Highway. The State of Hawai'i has committed to buying nearly 80 acres of Ahukini Makai for airport-related uses. Visionary LLC will develop the remaining 30 acres into an industrial park for smaller industrial and commercial uses, similar in character and density to the Līhu'e Business Park.

Wailani is conceptualized as a walkable mixed use community, designed around smart growth principles. Phase I of the project is situated on approximately 118.5 acres between Ahukini Road and the Molokoa subdivision of Līhu'e, mauka of the Judiciary Complex. The development is designed to be compact, with densities approaching 20 units per acre. Wailani includes:

- Residential, retail, offices, and commercial uses in a mixed use, walkable community;
- A town center of its own, kitty corner to the

Figure 4-1 Areas Zoned for Development

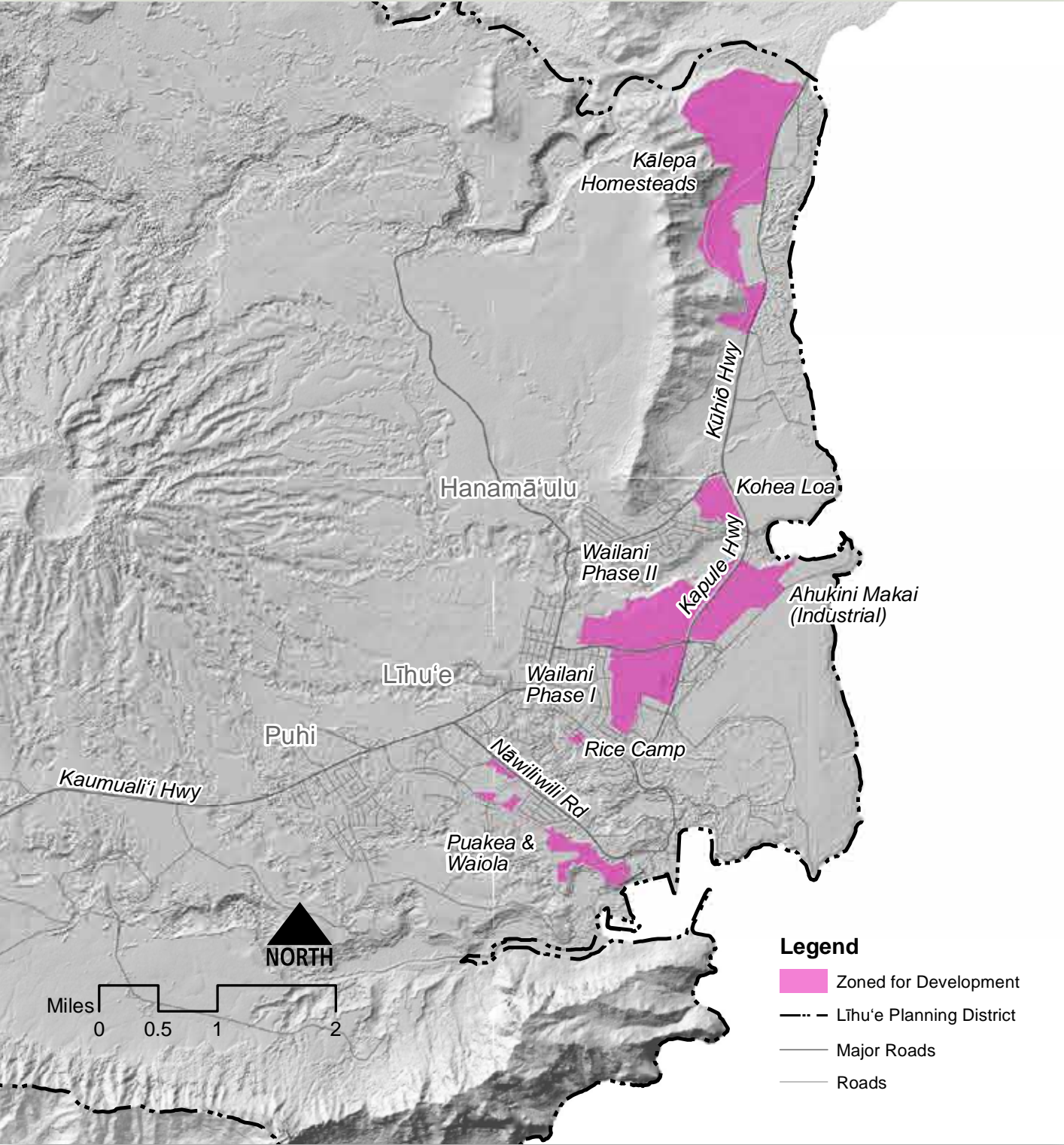
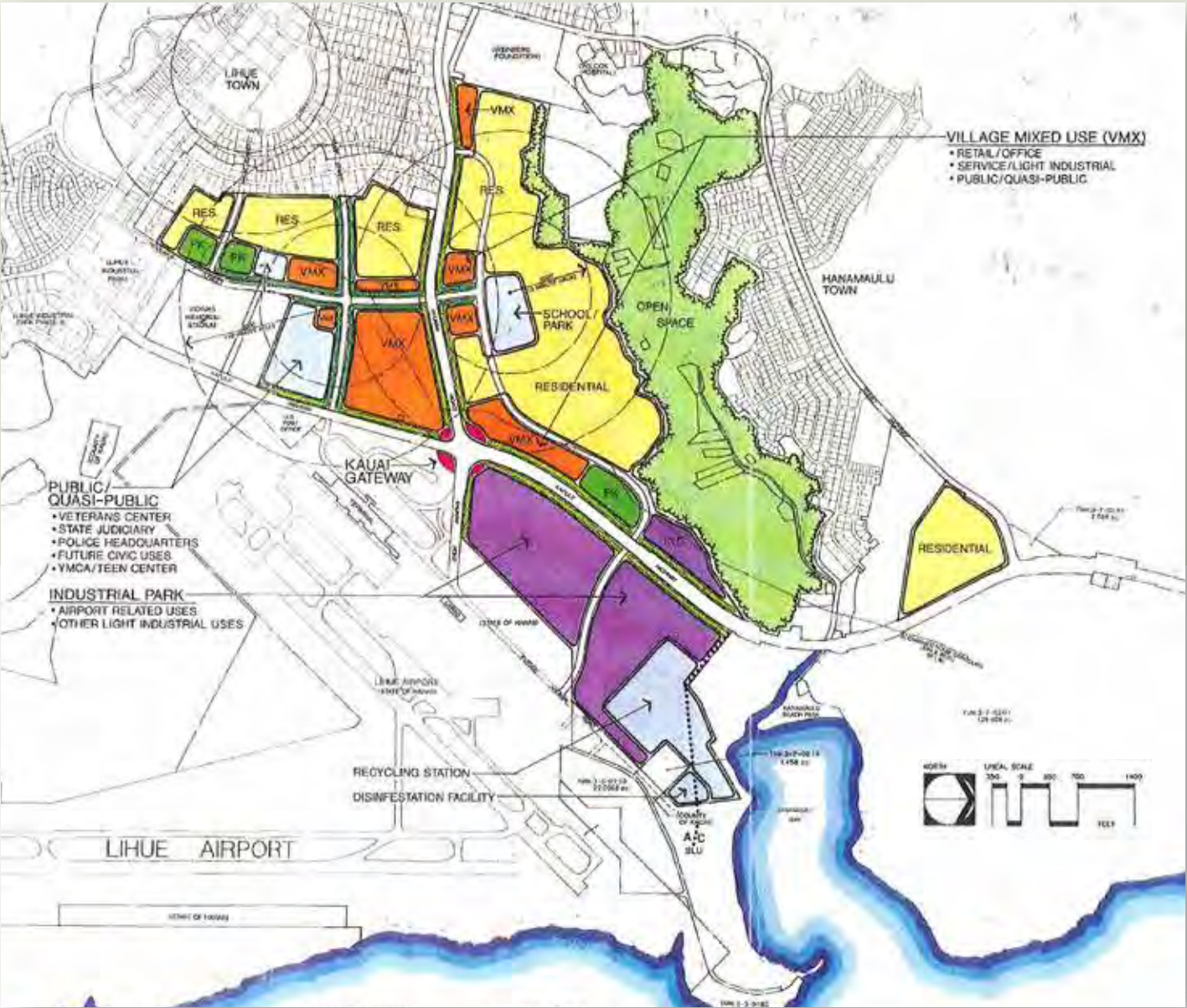




Figure 4-2 Līhu'e-Hanamā'ulu Master Plan Preliminary Land Use Map



LAND USE SUMMARY	APPROX. ACRES
RESIDENTIAL	
SINGLE FAMILY (1,000-1,250 UNITS)	180
MULTI-FAMILY (400-550 UNITS)	35
VILLAGE/MIXED USE	
RETAIL/OFFICE	70
SERVICE/LIGHT INDUSTRIAL	26
INDUSTRIAL	102
PUBLIC/QUASI-PUBLIC	70
PARKS/OPEN SPACE	48
MAJOR ROADWAYS	24
TOTAL	555

Airport entry. The town center will have mixed use characteristics including ground floor retail and restaurants and upper story residential. It will also include a supermarket, a child care center, a transit center, fitness and entertainment opportunities; and

- A hotel concept similar to a Hampton Inn or a Marriott Courtyard within its town center.

Wailani Phase II, sometimes called Ahukini Mauka, is located on approximately 209 acres between Ahukini Road, Kapule Highway, Hanamā'ulu Stream and Wal-Mart. The project is not yet designed. Preliminary plans are to duplicate the types of uses in Phase I, taking lessons learned from that development. Grove Farm is currently working with County and State agencies to provide the access and infrastructure required for development of Phase I. Grove Farm is currently working with various government agencies on the conditions required for development.

4.2.1.3. Kohea Loa

Kohea Loa is a 53.7-acre development owned by DR Horton. It is located on a triangular piece of property in Hanamā'ulu framed by Kūhiō Highway, Kapule Highway and King Kaumuali'i Elementary School and is part of a larger 59.7-acre parcel referred to as the Hanamā'ulu Triangle. Upon DR Horton's subdivision of the property, six acres will revert back to Grove Farm, three of which are designated for the Department of Education, and the remaining three acres are zoned for residential use. Kohea Loa is planned to include 440 homes, approximately 40% of which will be workforce housing. The developer is presently coordinating with various government agencies regarding fulfillment of the conditions for development.

4.2.1.4. Puakea and Wai'ola

These two entitled residential developments in the Nūhou area are owned by Grove Farm. Together they could add 265 single-family homes to the area.

4.2.1.5. Rice Camp

The County recently opened Phase I of Rice Camp as a rental project designed for elderly residents. It is located on 5.2 acres on Ho'ala Street and includes 60 one- and two-bedroom rental apartments. The units are arranged in one and two story buildings, with an emphasis on walking opportunities within the project and to the retail/commercial establishments on Rice Street. Phase II of the project is expected to provide 24-48 additional housing units to Rice Camp.

4.2.1.6. Kālepa Homesteads

At the far north edge of the Planning District, the Department of Hawaiian Homelands (DHHL) controls 526 acres of land previously used for sugar cultivation. Although the department has master planned the area for residential and retail/commercial development, they have no timetable for development. If built out as designed, they would develop 735 homestead residential units on the mauka side of Kūhiō Highway, along with a preschool, some parks, a community center and a new district office. On the makai side of the Highway, they have discussed income generating activity, such as a timeshare development and commercial activity. Currently, there is some ranching activity on the mauka lands, but most of the lands both mauka and makai of Kūhiō Highway lie fallow.



4.2.2 Estimated Housing Contribution from Zoned Developments

The study team interviewed landowners to determine the likely contribution of planned developments to the projected housing needs.

Table 4-7 provides the landowner and the expected number of dwelling units that each will contribute.

Table 4-7 Zoned Developments Anticipated for Completion by 2035

Landowner	Development	Dwelling Units
Visionary LLC	Wailani I & II	1,360
DR Horton	Kohea Loa	440
County	Rice Camp	60
Grove Farm	Puakea & Waiola	265
Total		2,125

DHHL’s Kālepa Homesteads project has no timetable for development, and therefore was not factored into the total housing count.

4.2.3 County Master Plans

The County of Kaua’i has two Plans in place addressing future development plans and guidelines. Both are directed toward development in the Līhu’e Town Core: 1) The Civic Center Site Improvements Master Plan (2008); and 2) the Līhu’e Town Core Urban Design Plan (2009). Each is described further below.

4.2.3.1 Civic Center Site Improvements Master Plan

The Civic Center Site Improvements Master Plan, completed in January 2008, lays out future site improvements and construction projects at the Līhu’e Civic Center. The Civic Center comprises sixteen acres within a two-block area, and is considered by many

Figure 4-3 Līhu’e Civic Center Site Improvements Master Plan



Source: Līhu’e Civic Center Master Plan (Figure 38 – Detailed Master Plan)

residents as the heart of Līhu’e. The site exhibits a mix of uses including the State and County Buildings, the Kaua’i Museum, Hawaiian Telcom, and a vacant commercial space that was formerly a grocery store (Big Save). Several facilities are listed on both the State and

National Registers of Historic Places.

The Master Plan represents a renewed commitment to revitalize the Līhu’e Civic Center, setting forth a guiding vision for a pedestrian friendly town center where workers, residents and visitors enjoy civic ac-

tivities and walk to nearby shops and businesses. The plan details physical design improvements, preliminary phasing plans and order-of-magnitude cost estimates. It assesses transportation alternatives and makes attempts to balance pedestrian, vehicle, bicycle, and



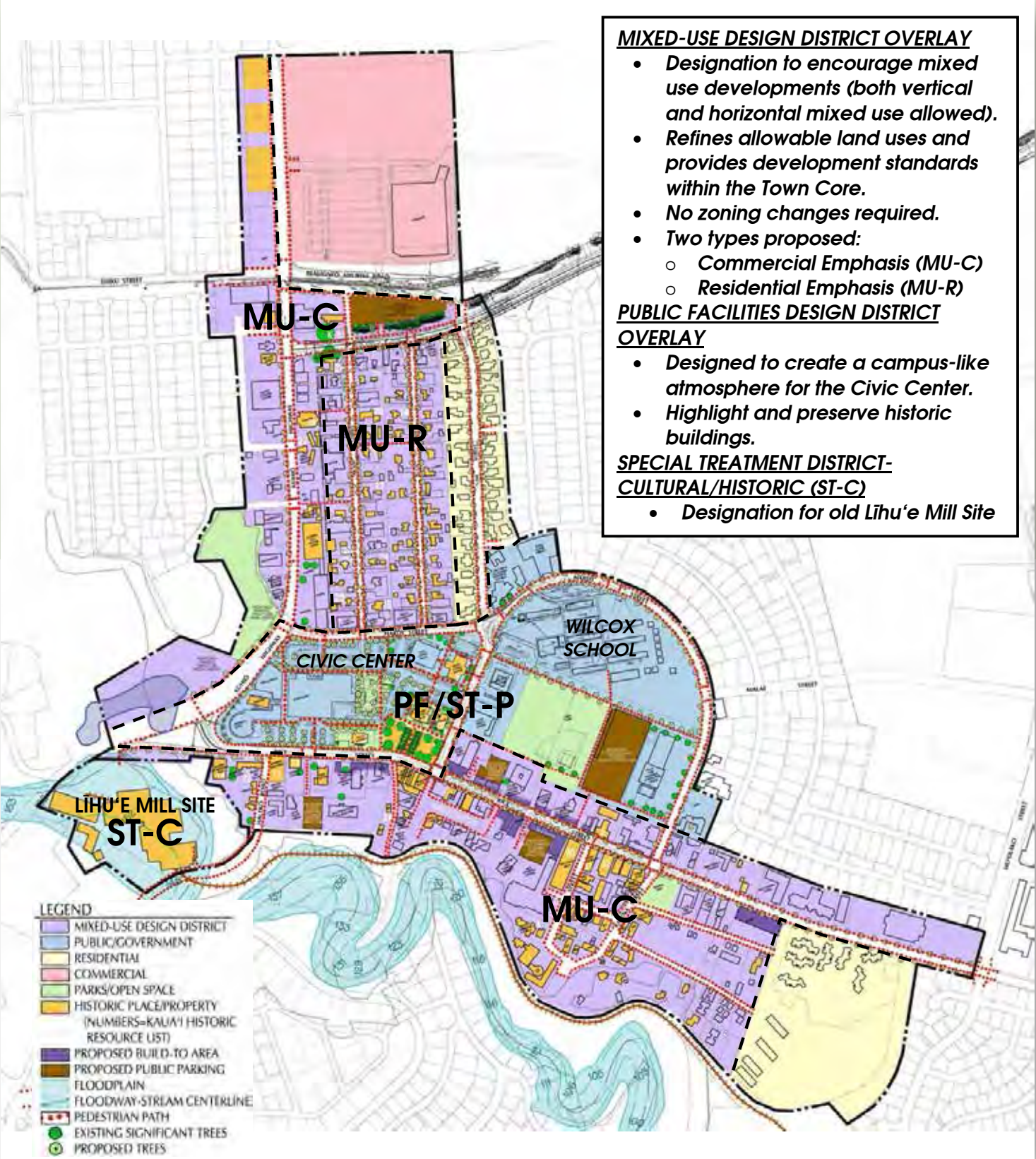
shuttle usage. The following goals were identified for the Civic Center project:

- Create a campus-like Civic Center by increasing public open spaces and landscaped areas. Restore and expand the County Lawn. Provide more shade by planting trees.
- 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, ADA-accessible walkways.
- Provide a balanced design solution that supports multimodal transportation systems and provides accommodations for pedestrians, bicyclists and transit service – not just cars.
- Preserve and accentuate historic buildings.
- Improve safety around the area. Eliminate cut-through traffic.
- Simplify and organize parking.
- Bring the community back to the Civic Center. Create a place where people can gather, hold special events, enjoy spending time.
- Develop implementation plan for the phased improvement of the master plan.

The improvements proposed in the Civic Center Master Plan, which are depicted in Figure 4-3, are currently being revised to reflect new priorities and funding opportunities. ‘Eiwa Street is now envisioned as a transit hub with pedestrian connections to increase safety. Surface parking will be reconfigured to accommodate parking on street.

4.2.3.2. Līhu‘e Town Core Urban Design Plan

The Līhu‘e Town Core Urban Design Plan (UDP), completed in June 2009, sets an overall vision specific to the Town Core, including urban design guidelines and standards.



The plan aims to protect and enrich Līhu‘e’s sense of place and civic pride by detailing development guidelines specific to each area within Līhu‘e Town. The purpose of the plan is to renew and revitalize Central Līhu‘e. The intent of the plan is to act as an adjunct guidance document for projects specific to the town core neighborhoods. It updates the requirements developed for the Līhu‘e Town Core Special District and interprets the County’s existing regulatory ordinances. It is incorporated into this Līhu‘e Community Plan by reference.

Līhu‘e Town Core Urban Design Plan Special Districts provide for mixed use zoning, historic preservation, building design, and streetscaping within the Līhu‘e Town Core. There are guidelines for improved vehicular, bicycle, and pedestrian circulation. These Special Districts are shown in Figure 4-4 at left.

Figure 4-4 Līhu‘e Town Core Design Districts and Land Use Map

Source: Līhu‘e Town Core Urban Design Plan 2009



4.3 STRATEGIES FOR GROWTH

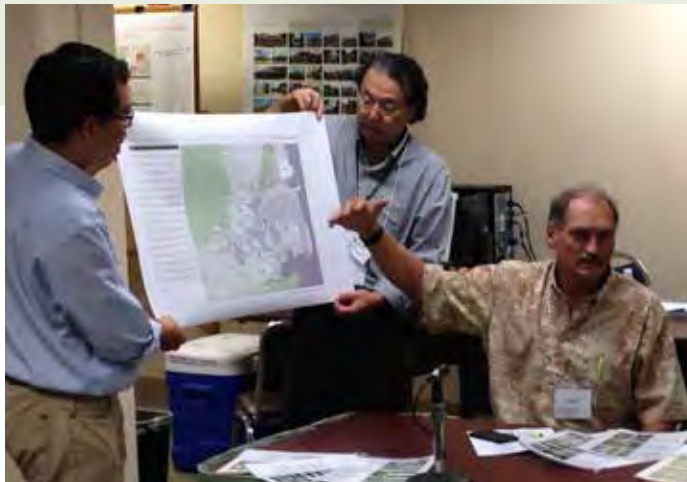
As part of the LCP planning process, the Project Team developed and discussed five potential strategies for directing future growth within the Līhu'e District:

- I. Town Core Redevelopment:** The objective of this strategy is to increase density, vibrancy, and carrying capacity of the Līhu'e Town Core.
- II. 5-Minute Walk:** The objective of this strategy is to concentrate development within a 5-minute walk from existing centers.
- III. 10-Minute Walk:** The objective of this strategy is to concentrate development within a 10-minute walk from existing centers.
- IV. New Walkable Centers:** The objective of this strategy is to create new walkable centers in presently undeveloped areas.
- V. Suburban:** The objective of this strategy is to accommodate growth in suburban residential communities, away from major centers of activity and employment.

These strategies were presented and discussed at Community Working Group (CWG) meetings 5, 6, and 7 in October through December 2013. Feedback from the Community Working Group and stakeholder groups on these strategies was consistent with the Guiding Principles of encouraging compact, walkable, connected development while retaining elements of Līhu'e's unique character.



John Miki of Opticos Design Inc. discusses growth strategies with the Community Working Group



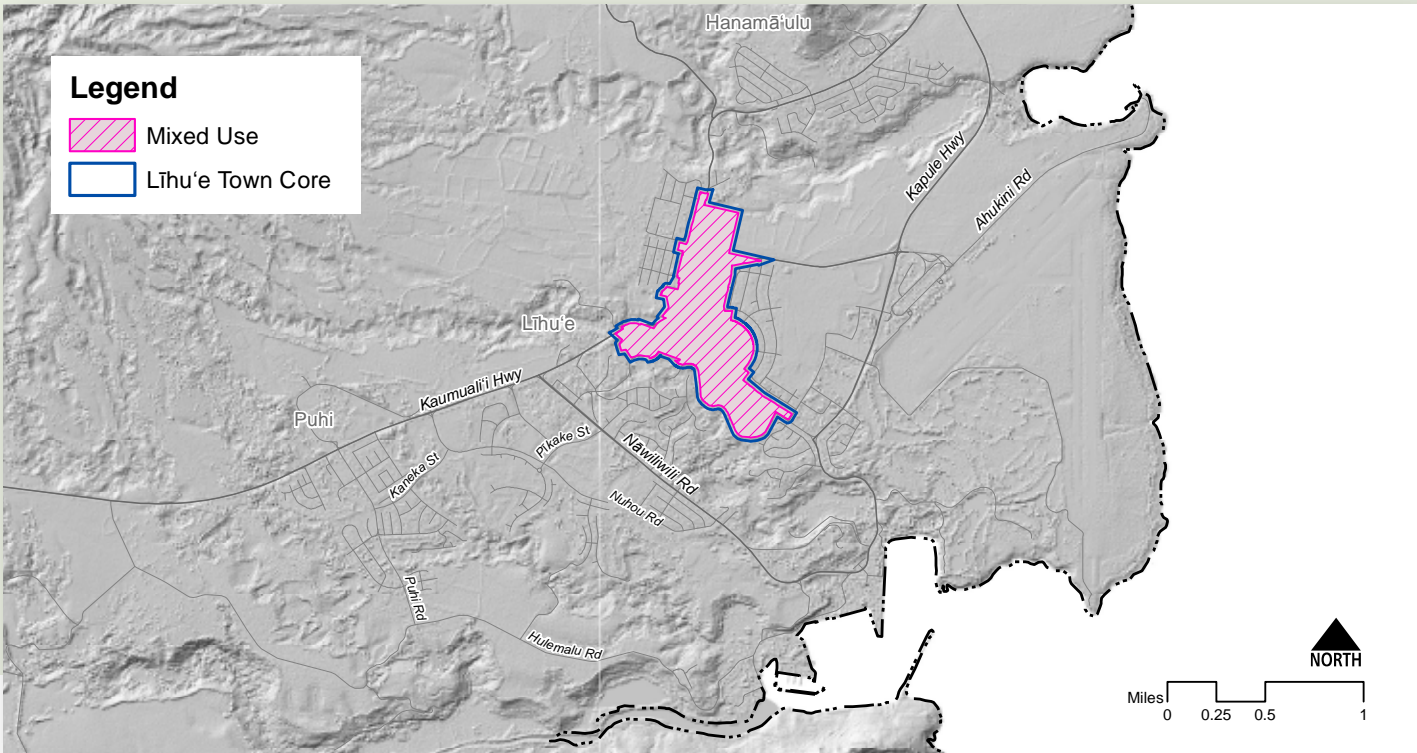
The CWG discusses strategies for growth at CWG Meeting #5 on October 17, 2013

The preferred strategies for Līhu'e were:

- **Town Core Redevelopment (Strategy I)**
- **10-Minute Walk (Strategy III)**
- **New Walkable Centers (Strategy IV)**

These preferred strategies were later presented and confirmed by community feedback at the Mid-Project Community Meetings in Līhu'e, Puhi, and Hanamā'ulu in January 2014. Each of the preferred strategies are described further.

Figure 4-5 Strategy I: Mixed Use Redevelopment of Līhu'e Town Core



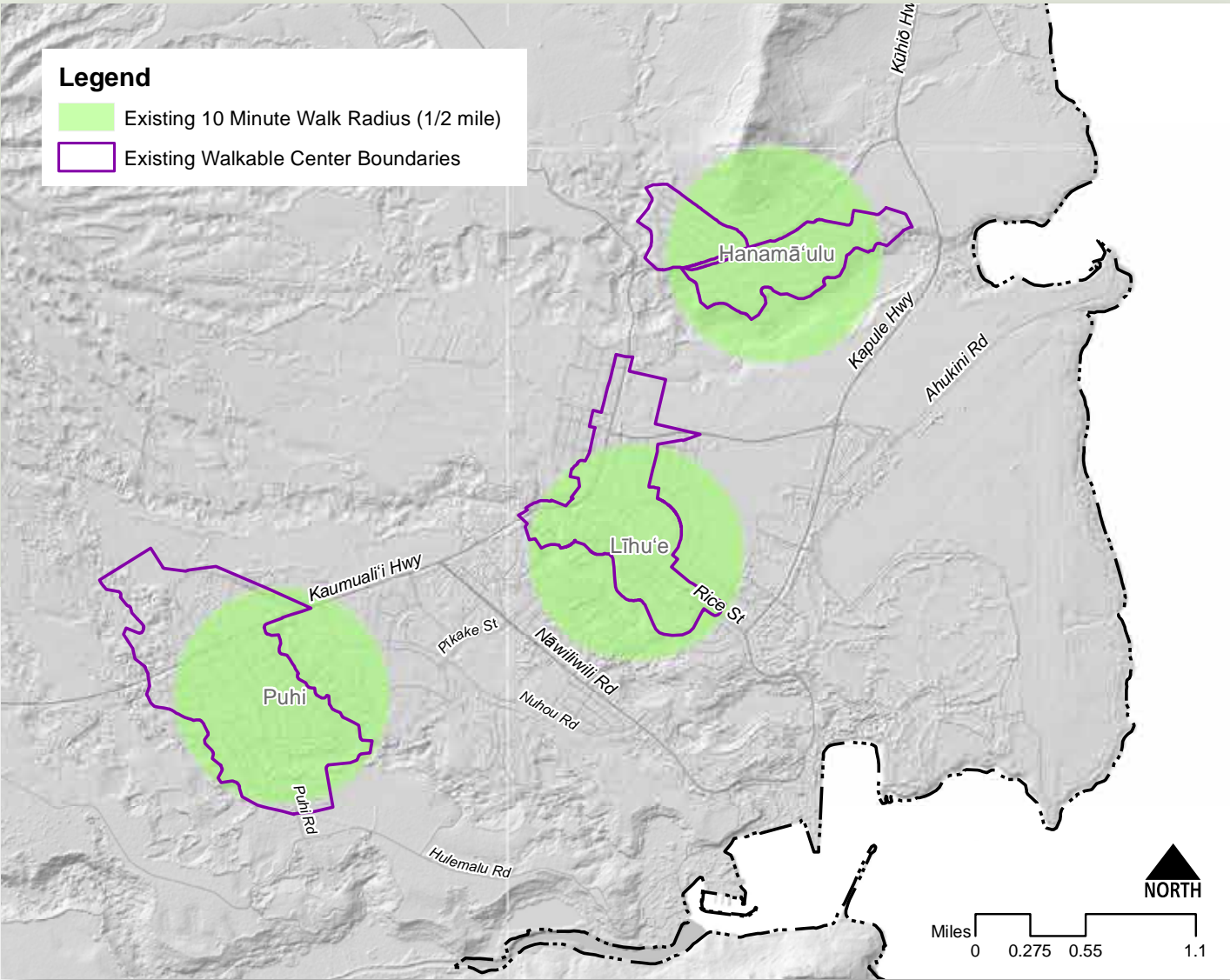
4.3.1 Town Core Redevelopment (Strategy I)

Focusing first on intensification within the Līhu'e Town Core is highly desired. The infrastructure is in place, and the Līhu'e Town Core Urban Design Plan (UDP), along with the Civic Center Master Plan, provides a framework for implementation. Increasing residential density in the Town Core will encourage 24-hour activity in the area for merchants, thus adding to the vibrancy of the area. The Town Core UDP envisions increased density along with preservation of the historic buildings and neighborhoods that help define the character of Līhu'e and can set the tone for the scale, location, and qualities of development, and the CWG expressed agreement with this. Increasing density within the Town Core will:

- Provide retail, office and residential at an intensity that realizes the Līhu'e Town Core Urban Design Plan's goal of a more vibrant Līhu'e Town Core.
- Increase access to affordable and multi-family housing.
- Continue to maintain the Civic Center as a major employment center and further support transit services.
- Serve the goals of walkability and compact development that allows for consolidated parking structures.
- Support the LCP's goal of creating a vibrant Līhu'e by concentrating activity and interest in the Līhu'e Civic Center area.
- Help retain the rural character of areas outside the Town Core.



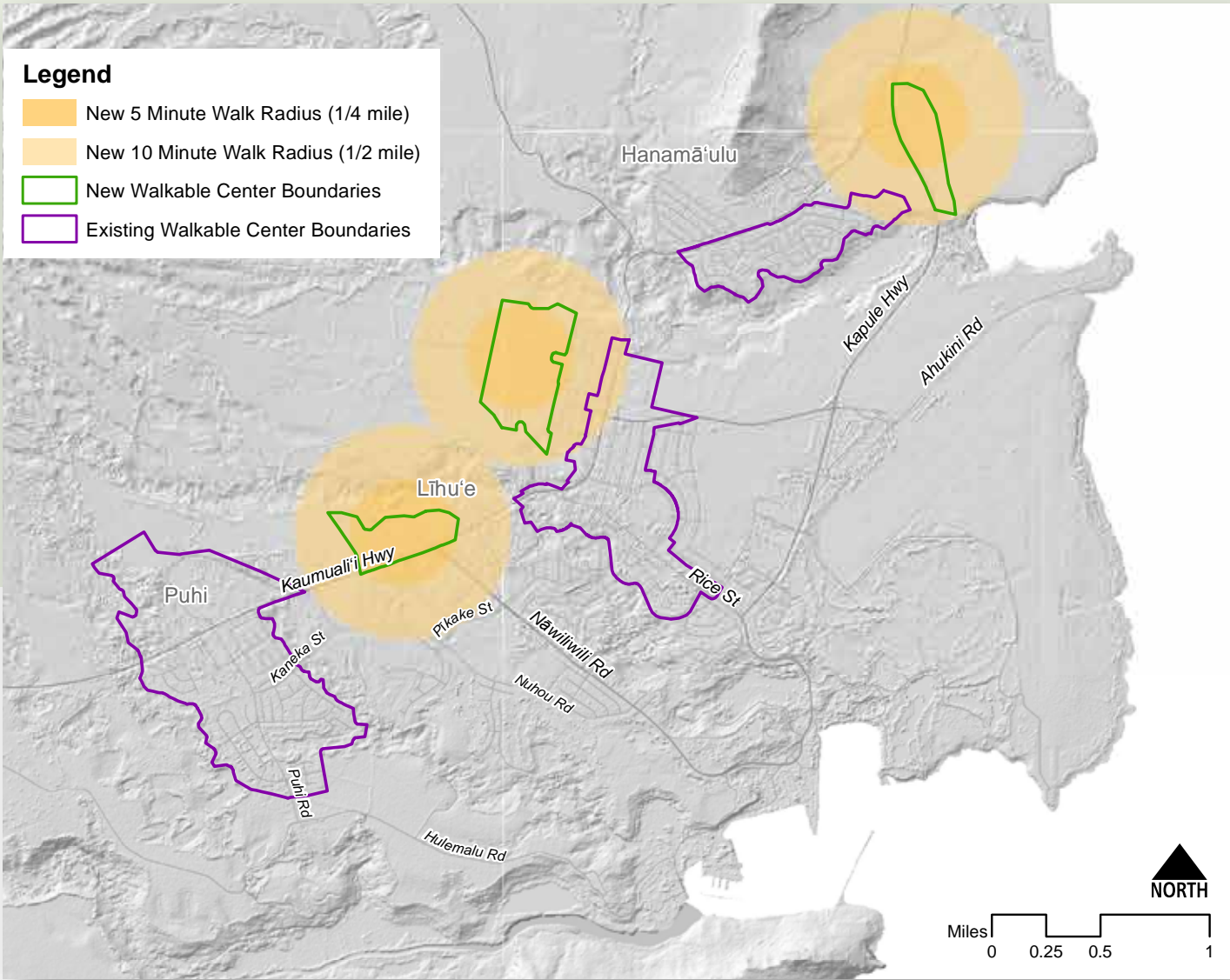
Figure 4-6 Strategy III: Ten-Minute Walk from Existing Centers



4.3.2 10-Minute Walk (Strategy III)

This strategy ensures that growth occurs near existing community centers to avoid sprawl. Two approaches were considered: areas within a five minute walk from the major centers of Lāhualāe, Hanamā'ulu, and/or Puhi; and areas within a ten minute walk from the same areas. There are ample undeveloped (“greenfield”) lands available for this approach in all areas, as well as lands that could potentially be in-filled or redeveloped. The conclusion among the CWG and Project Team was that the five minute walk does not yield sufficient new residential units without creating what was felt to be an unacceptable density. The ten minute walk strategy resulted in a better balance of objectives.

Figure 4-7 Strategy IV: New Walkable Centers

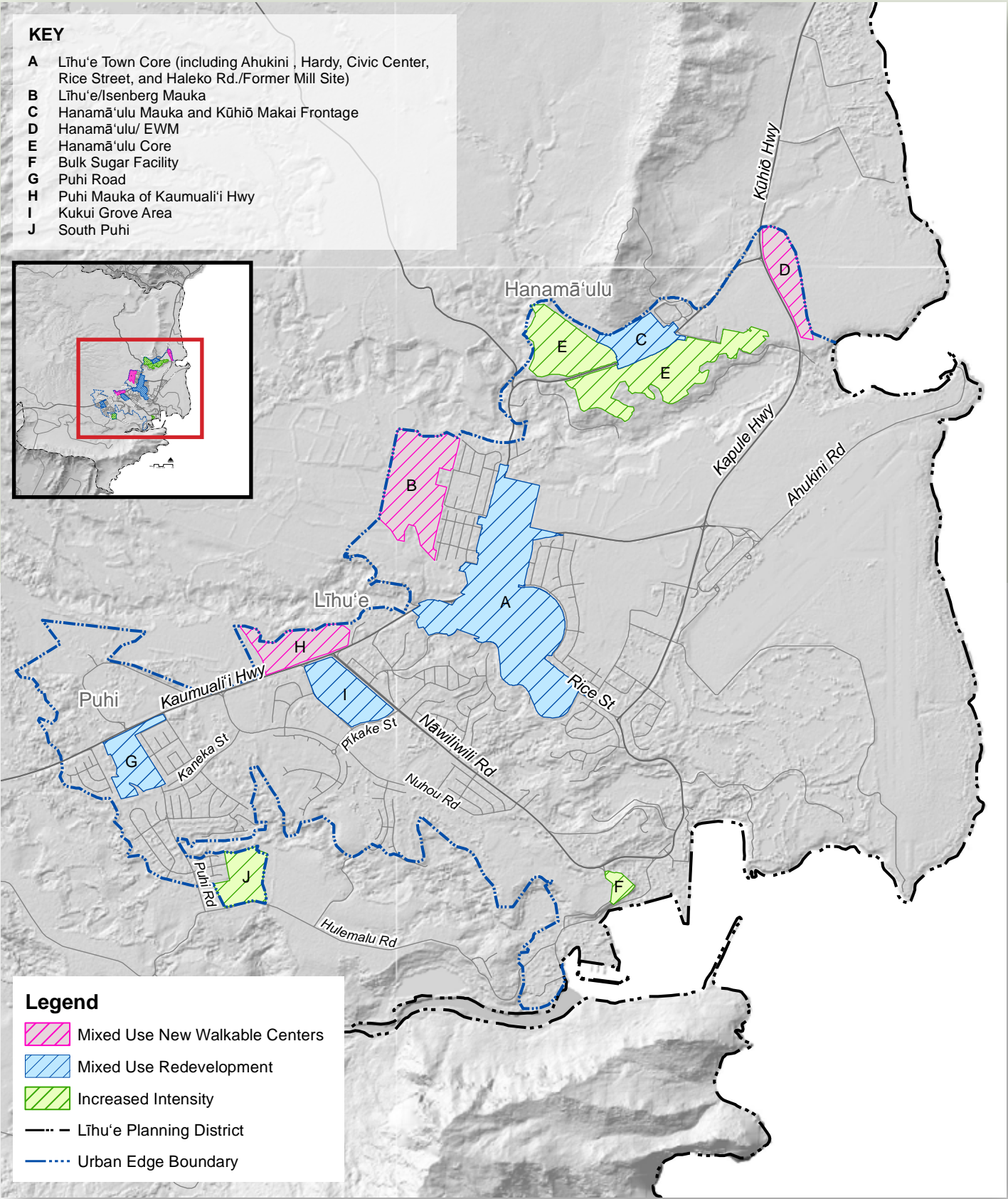


4.3.3 New Walkable Centers (Strategy IV)

The CWG helped to identify appropriate locations for accommodating growth in currently undeveloped areas. It was agreed that certain large tracts of undeveloped land in proximity to existing centers may be considered for development, providing that the development upholds the principles of compact, walkable form, and connectedness to existing centers. Several locations were identified: along Kūhiō Highway in Hanamā'ulu across from the planned Kohea Loa development, in the Isenberg Mauka section of Lāhualāe; and in Puhi mauka of Kūhiō Highway easterly of KCC and Wilcox Plantation Home.



Figure 4-8 Areas of Change



4.4 RECOMMENDED AREAS OF CHANGE

Areas of Change are defined as preferred locations for accommodating future growth. Doing so may require a change to the nature and/or intensity of use over existing conditions. Areas of Change do not include those lands already zoned or master planned for development. Regulatory change may be accomplished through a variety of mechanisms, including amendments to the County Zoning Ordinance and Zoning Maps, and amendments to State Land Use and County Zoning designations. Implementation will also require a partnership-based approach between County agencies, landowners, and developers that incorporates strategies and incentives to achieve the desired mix of uses, housing types, and compact walkable development. Implementation is discussed further in Chapter 6.

Figure 4-8 depicts and classifies recommended Areas of Change within the Līhu'e District. Those areas where density or development intensity is proposed to be increased are designated as Increased Intensity. In addition, the LCP proposes to designate new Special Planning Areas. These are referred to as Mixed Use Special Planning Areas, and are in addition to the existing Special Planning Areas within the Līhu'e Town Core that were established in the Līhu'e Town Core Urban

Design Plan. The new Mixed Use Special Planning Areas are further classified as Mixed Use Redevelopment (for areas that are currently developed) and Mixed Use New Walkable Centers (corresponding to the presently undeveloped areas identified in Strategy IV).

The proposed Areas of Change create four new walkable centers in accordance with Strategy IV described in the previous section: along Kūhiō Highway at the interface of the EWM Kaua'i LLC Property and the proposed Kohea Loa Development; in the Isenberg Mauka area; at the former Līhu'e Mill Site, and in Puhi mauka of Kaumuali'i Highway. Figure 4-9 shows existing and new centers with 10-minute walking radiuses.

As discussed in Section 3.13, infrastructure in the Līhu'e District is generally considered adequate to accommodate anticipated growth in already populated areas. In undeveloped areas where no utilities or infrastructure presently exist, the developer will be responsible for working with the County and utilities to extend service and provide for any needed upgrades.

The remainder of the section presents individual descriptions of Areas of Change. These are expanded upon in the Policies and Guidelines contained in Chapter 5.

AREAS OF CHANGE

Increased Intensity

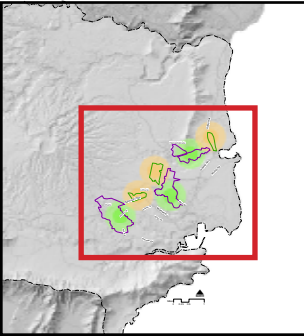
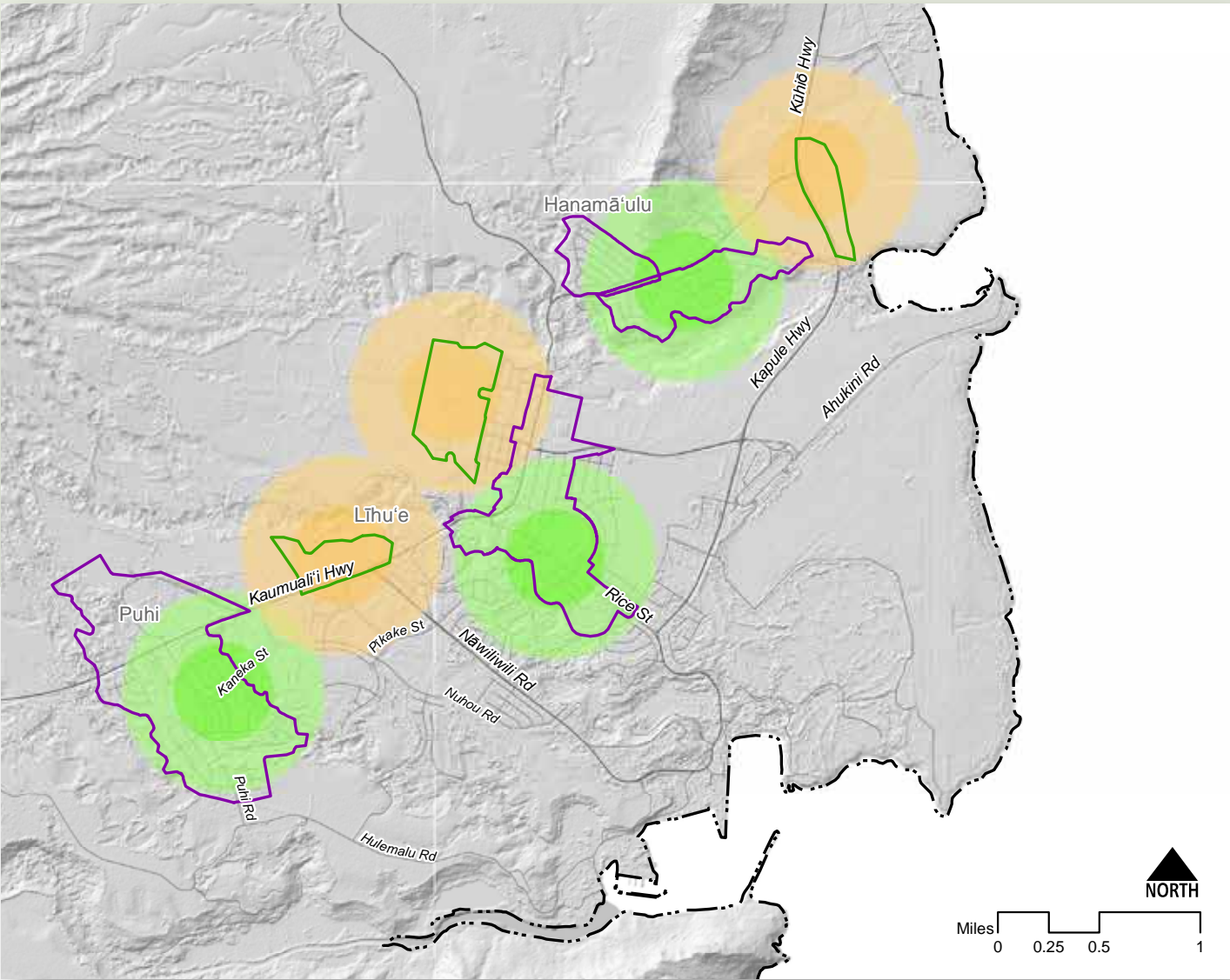
Areas where an increase in development intensity is proposed, either by increasing the permitted density or changing the zoning or land use designation to allow for infill or new development.

Mixed Use Special Planning Areas

This category indicates areas that are recommended to be developed or redeveloped as walkable, mixed use, compact areas in accordance with the LCP vision and guiding principles. The County intends to adopt changes to the Comprehensive Zoning Ordinance to define and implement development standards for these Special Planning areas.



Figure 4-9 Existing and New Walkable Centers with 10-Minute Walking Radius



- Legend**
- New 5 Minute Walk Radius (1/4 mile)
  - New 10 Minute Walk Radius (1/2 mile)
  - Existing 5 Minute Walk Radius (1/4 mile)
  - Existing 10 Minute Walk Radius (1/2 mile)
  - New Walkable Center Boundaries
  - Existing Walkable Center Boundaries
  - Lihue Planning District
  - Major Roads
  - Roads

4.4.1 Areas of Change in Lihue

A. Lihue Town Core (including Ahukini Rd., Hardy Street, Civic Center, Rice Street, and the Former Lihue Mill site)

In keeping with the Lihue Town Core Urban Design Plan (UDP) (2009), the Lihue Town Core will be the primary focus of increased intensity and redevelopment, with a focus on mixed use and smart growth principles of compact development, walkability, revitalization, and place-making. The goal is to restore focus on the Lihue Town Core and particularly Rice Street as an attractive, pedestrian friendly gathering place and destination for the Island. Development in the Town Core will be directed by the design standards set forth in the UDP, and the County will explore incentives to encourage mixed use development that is affordable to island residents. The former Mill site has potential for redevelopment as a destination and an extension of the Town Core with high density mixed residential and commercial uses.



- Designation:** Mixed Use Redevelopment
- Types of Uses:**
- Ground level commercial with upper level residential
  - Walkable retail & restaurants
  - Civic Center
  - Convention Hall
  - Museums & attractions
  - Historic monuments and buildings
  - Recreational parks and public gathering places
  - Arts incubator & performance space
  - Creative technology center & innovation hub
  - Pedestrian malls and paths
  - Urban bike paths
  - Regional transit hub
- Densities:** R-10 to R-20.
- Estimated Housing:** 780 units



**B. Isenberg Mauka**

Isenberg Mauka is recommended for future development as a Mixed Use area with walkable residential and some supportive small commercial uses that serve the neighborhood and complement the existing small commercial center.



**Designation:** Mixed Use New Walkable Center

**Types of Uses:**

- Residential
- Schools
- Churches
- Small retail/restaurant
- Small office space
- Convenience store
- Public service and non-profit uses

**Densities:** : R-8 to R-20

**Estimated Housing:** 740 units



4.4.2 Areas of Change in Hanamā‘ulu

**C. Hanamā‘ulu Mauka and Kūhiō Makai Frontage**

Hanamā‘ulu Mauka is identified as an area for possible future residential and commercial mixed use development. Intensified commercial is recommended particularly along the Kūhiō Highway frontage to serve the Hanamā‘ulu community.



**Designation:** Mixed Use Redevelopment

**Types of Uses:**

- Mix of Residential & Commercial
- Possible Large Commercial (intensify Kūhiō Highway frontage)

**Densities:** Up to R-8

**Estimated Housing:** 400 units





D. Hanamā‘ulu/EWM Kaua‘i LLC Property

An approximately 40-acre portion of the EWM Kaua‘i LLC property along Kūhiō Highway in Hanamā‘ulu is proposed for a Mixed Use Special Planning Area. This land use designation will provide for both residential and a mixed use area of residential and commercial to serve the Hanamā‘ulu Community and planned Kohea Loa development. A community center for Hanamā‘ulu may be constructed on a portion of the area.

A 50-acre portion of the parcel along the coast is currently within the Urban State Land Use District and is slated for future residential development of a maximum of 25 homes. This area’s zoning designation of “open” allows for residential development at the proposed density, with the issuance of a Special Management Area permit. A public easement along the coastline will be conveyed to the County as an extension of the coastal recreational multi-use path (Ke Ala Hele Makalae). Although not spatially defined, considerations should be given to minor commercial services at a point along the proposed coastal path.



**Designation:** Mixed Use New Walkable Center  
**Types of Uses:**

- Mixed use residential/commercial
- Commercial uses that are compatible with the agricultural uses in adjacent areas
- Open
- Agriculture

**Density:** up to R-15  
**Estimated Housing:** 500 units plus up to 25 along the coastal lots.

E. Hanamā‘ulu Core

There is an existing demand for increased density in Hanamā‘ulu Core. Amending the zoning to permit additional dwelling units will accommodate some of that demand and increase the density of Hanamā‘ulu, providing that the lots with the additional dwelling units meet parking requirements and other applicable codes.



**Designation:** Mixed Use Redevelopment  
**Types of Uses:**

- Residential

**Densities:** Up to R-8  
**Estimated Housing:** 400 unit

4.4.3 Areas of Change in Nāwiliwili

F. Līhu‘e Plantation Bulk Sugar Facility

The Līhu‘e Plantation Bulk Sugar Facility site has potential for residential redevelopment, with attractive views and convenient location relative to nearby developments and Nāwiliwili.

**Designation:** Increased Intensity  
**Types of Uses:**

- Residential

**Densities:** Up to R-20  
**Estimated Housing:** 100





4.4.4 Areas of Change in Puhi

G. Puhi Road

Puhi Road and the area surrounding the Grove Farm soccer fields in Puhi has potential for increased density to support walkable small retail and commercial, second floor residential uses, and gathering places that will contribute to a college town feel and create a destination for KCC students, faculty, and the local population. Strip mall developments should be discouraged in favor of small storefronts and restaurants that engage the street and encourage pedestrian traffic. There is potential for increased commercial use along Kaumuali'i Highway frontage as well.



**Designation:** Mixed Use Redevelopment

**Types of Uses:**

- Mixed use commercial and residential

**Densities:** R-10

**Estimated Housing:** 200



I. Kukui Grove Area

The area around Kukui Grove is a major employment center, with a shopping center, big box retail, and other commercial uses. This area can support high density residential integrated with commercial in a mixed use fashion. This approach has been utilized by communities such as Bel Mar, Colorado to create vibrant, walkable mixed use development.



H. Puhi Mauka of Kaumuali'i Hwy

Grove Farm is considering developing this area with mixed use residential and commercial to support future growth and expansion of KCC. Dormitories, faculty housing, and mixed residential and commercial uses that are pedestrian oriented and in keeping with Kaua'i's unique rural character would serve the needs of the growing university community.

**Designation:** Mixed Use New Walkable Center

**Types of Uses:**

- Mixed use commercial and residential

**Densities:** R-10 to R-20

**Estimated Housing:** 150



**Designation:** Mixed Use Redevelopment

**Types of Uses:**

- High-density Residential
- Mid to Large size Commercial

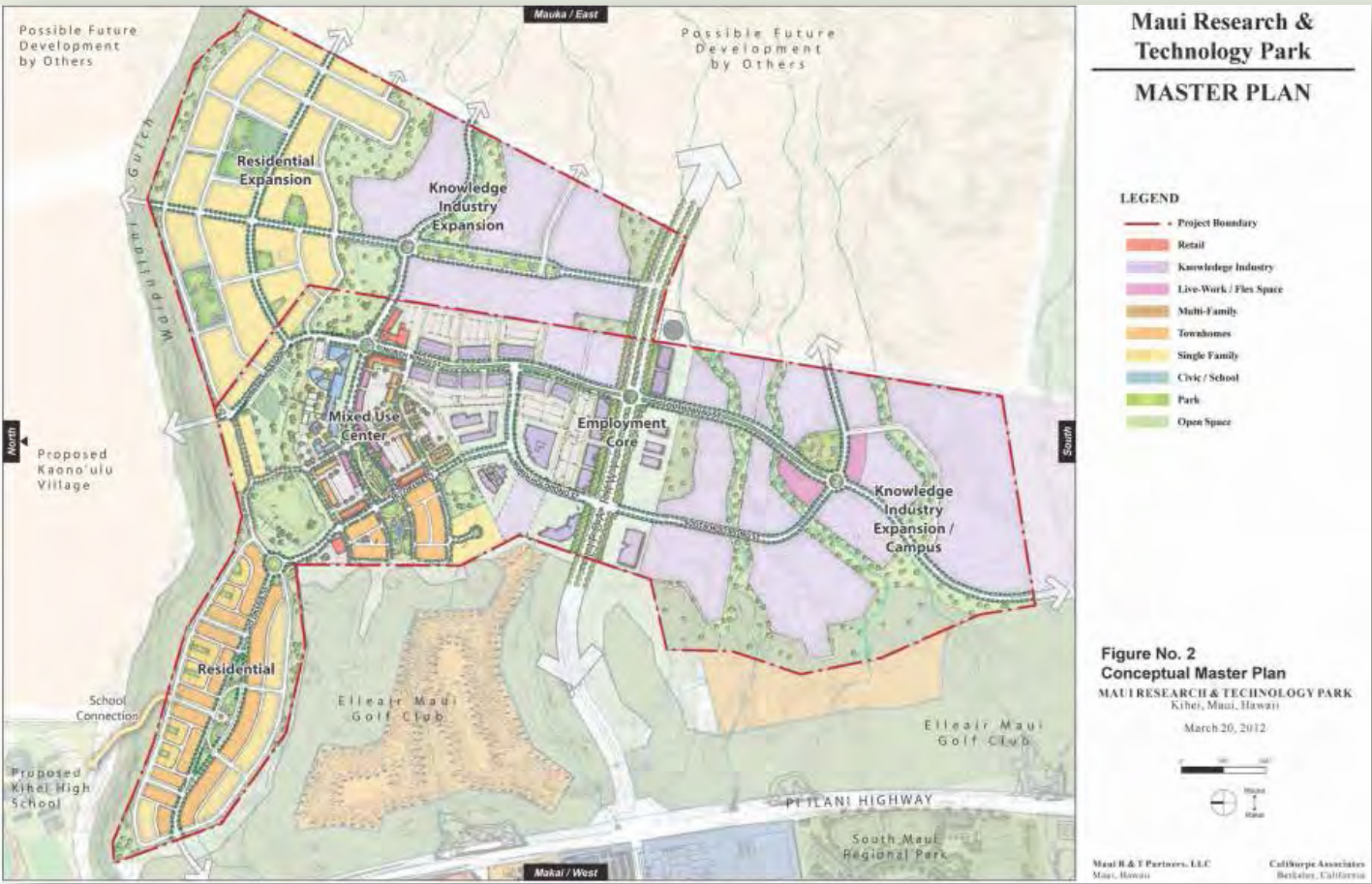
**Densities:** Up to R-20

**Estimated Housing:** 250



Bel Mar in Lakewood, Colorado is a mixed use community that was redeveloped on the site of the former Villa Italia Mall





This former single use Industrial Park in Maui is re-planning to position itself to be a walkable mixed use community, including residences. It has incorporated smart growth principles and form based code.

J. South Puhi

This area is designated for possible future residential development with densities of up to 6 dwelling units per acre.

**Designation:** Increased Intensity

**Types of Uses:**

- Residential
- Townhomes

**Densities:** Up to R-6

**Estimated Housing:** 200 units



4.4.5 Total Estimated Housing Contribution

The estimated housing generated by the recommended Area of Change is shown in Table 4-8. The housing contribution was calculated by a factor of available acreage, the type of development (infill or redevelopment versus green field or new development), the types of uses allowed, and the allowable residential density. Areas where re-development is proposed require less land to be set aside for new infrastructure and roads, while new development assumes that approximately 35% of the total land area will be dedicated to roads, infrastructure, and open space. Mixed Use areas also assume that a portion of the land will be dedicated to commercial and other uses.

If all areas of change are built out within the Plan horizon according to their anticipated densities and land uses, the total contribution to the Līhu'e District's housing stock would be approximately 3,845 units. This exceeds the projected demand of 2,600 units as outlined in Section 4.1.2. Planning for a surplus of units allows for the likelihood that not all of these areas will actually be developed, either at all or with the anticipated uses and densities.

Whether these units actually get developed and with what density and land uses are subject to a number of factors, including market forces that impact prices and demand for new housing, as well as developer priorities, available infrastructure, and return on investment.

Table 4-8 Recommended Density & Estimated Housing Contribution from Areas of Change

ID	Location	Available Acreage	Density (du/acre)	Total Housing (units)
A	Līhu'e Town Core	71	20	780
B	Isenberg Mauka	95	8	740
C	Hanamā'ulu Mauka & Kūhiō Makai Frontage	38	20	500
D	EWM Kaua'i LLC Property	90	15	525
E	Hanamā'ulu Core	163	8	400
F	Līhu'e Plantation Bulk Sugar Facility	8	20	100
G	Puhi Road	39	8	200
H	Puhi Mauka of Kaumuali'i Hwy	44	6	150
I	Kukui Grove Shopping Center	49	20	250
J	South Puhi	34	6	200
			TOTAL	3,845

Source: Kaua'i County General Plan Technical Study: Socio-economic Analysis and Forecast, SMS Research 2014