

**ORDINANCE NO. 989**

June 2015

# LĪHU‘E COMMUNITY PLAN

*Towards a vibrant Līhu‘e*

**Līhu‘e • Puhi • Hanamā‘ulu • Nāwiliwili**





A BILL FOR AN ORDINANCE ESTABLISHING PROCEDURES,  
DEVELOPMENT PLANS, AND FUTURE GROWTH AREAS  
FOR THE LIHU'E PLANNING DISTRICT

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KAUAI, STATE OF HAWAII:

SECTION 1. Findings and purpose: The Lihu'e Community Plan was completed by the Planning Department to update the Lihu'e Development Plan of 1976 and was developed through an extensive public participation program and with guidance from a community working group. A community plan adopted by Ordinance under Chapter 10, Kauai County Code 1987, as amended, is the equivalent of a "development plan" referenced in the Charter of the County of Kauai, Article XIV, "Planning Department." The purpose of this bill is to repeal Chapter 10, Article 5, Kauai County Code 1987, as amended (Lihu'e Development Plan of 1976) (Ordinance No. 335, November 29, 1977, 1978 Cumulative Supplement) and replace it with the Lihu'e Community Plan Implementing Ordinance.

SECTION 2. The content of Chapter 10, Article 5, Kauai County Code 1987, as amended (Lihu'e Development Plan) is hereby repealed.

SECTION 3. The content of Chapter 10, Article 5, Kauai County Code 1987, as amended is replaced by adding new sections as follows and by incorporating by reference the document entitled "Lihu'e Community Plan (2014)":

Article 5. Lihu'e Community Plan Implementing Ordinance

Section 10-5.1 Title and Purpose.

(a) This Article shall be known and may be cited as the "Lihu'e Community Plan Implementing Ordinance." It is adopted to implement the intent and purpose of the adopted General Plan and to amend or refine certain portions of the General Plan which are found to be necessary in order to recognize more detailed information and more precise community goals and objectives.

(b) Nature of the Lihu'e Community Plan Ordinance. This Article provides recommendations and policies to direct future development and capital improvements in the Lihu'e Planning District, whose boundary includes the Wailua River (North), including Kipu and Kipu Kai; and from Wai'ale'ale mauka to the ocean.

(c) The guidelines of this Article are based on the report entitled "Lihu'e Community Plan (2014)," a booklet whose major components include:

- (1) Lihu'e Community Plan Land Use Map
- (2) Urban Edge Boundary for the Lihu'e District
- (3) Special Planning Areas for the Lihu'e District
- (4) Future Roadways and Parking in the Lihu'e District
- (5) Policies for the Lihu'e District Communities
- (6) Implementation and Monitoring

Section 10-5.2 Vision and Goals

The vision and goals for the region as a whole referred to in this Article, which shall be known as the Lihu'e Planning District, and its communities, which include Lihu'e Town and Civic Center, greater Lihu'e and Kapaia, Hanamā'ulu, Puhi-Pū'ali-Nuhou, Nāwiliwili-Niumalu-Kalapaki, Kipu, and Kālepa, are described as: Vision for the Lihu'e Planning District. The Lihu'e District shall be a place with walkable, compact communities, each distinct yet connected, and each with its own unique identity and sense of place. Green, open spaces between communities serve as visual and physical buffers and evoke Kauai's rural essence. Lihu'e Town serves as a destination and gathering place for the island, with a vibrant Town Core and a desirable mix of uses and attractions for residents and visitors.

Section 10-5.3. Implementation of the Lihu'e Community Plan

The Lihu'e Community Plan shall serve as a guide for all development within the Lihu'e Planning District.

The Planning Department shall develop an outreach program to work with existing community organizations and interested individuals to implement the Lihu'e Community Plan and shall report on the progress made towards implementation, as well as the monitoring of community indicators, to the Planning Commission on an annual basis.

SECTION 4. Severability. If any provision of this Ordinance or application thereof to any person, persons, or circumstances is held invalid, the invalidity does not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 5. Material to be deleted is bracketed. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Kauai County Code 1987, as amended, the brackets, bracketed material, and underscoring need not be included.

SECTION 6. This Ordinance shall take effect upon its approval.

Introduced by: /s/ MASON K. CHOCK  
(By Request)

DATE OF INTRODUCTION:

January 14, 2015

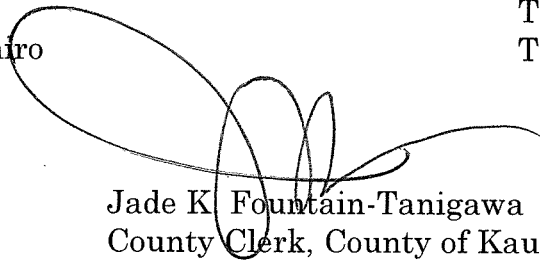
Lihu'e, Kauai, Hawaii  
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CERTIFICATE OF THE COUNTY CLERK

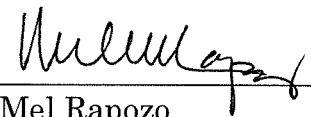
I hereby certify that heretofore attached is a true and correct copy of Bill No. 2571, Draft 2 which was adopted on second and final reading by the Council of the County of Kaua'i at its meeting held on June 3, 2015, by the following vote:

FOR ADOPTION:	Chock, Hooser, Kagawa, Kuali'i, Rapozo, Yukimura	TOTAL – 6,
AGAINST ADOPTION:	None	TOTAL – 0,
EXCUSED & NOT VOTING:	None	TOTAL – 0,
RECUSED & NOT VOTING:	Kaneshiro	TOTAL – 1.

Līhu'e, Hawai'i  
June 4, 2015

  
Jade K. Fountain-Tanigawa  
County Clerk, County of Kaua'i

ATTEST:


  
Mel Rapozo  
Chairman & Presiding Officer

DATE OF TRANSMITTAL TO MAYOR:

June 19, 2015

Approved this 22nd day of

June, 2015.

  
Bernard P. Carvalho, Jr.  
Mayor  
County of Kaua'i



Message from Mayor Bernard P. Carvalho, Jr.



Aloha! The County of Kaua'i is pleased to present the *Līhu'e Community Plan: Towards a Vibrant Līhu'e*. This plan recognizes the uniqueness and special qualities of each town in the Līhu'e district -- Hanamā'ulu, Puhi, Nāwiliwili and Līhu'e -- and offers an excellent guide for growth in the area as a whole.

Since the last development plan was prepared for Līhu'e in 1976, the county has moved in the direction of adopting best planning practices for smart growth principles, walkable communities, complete streets and sustainability. These elements are reflected in the vision, policy objectives and guiding principles of the Līhu'e Community Plan, resulting in the promotion of planning measures that support the long-term health of residents in the respective communities.

A big mahalo goes out to everyone who contributed to this actionable plan, which we have already begun to implement. By celebrating the character and history of each community and focusing new, compact growth around it, this plan sets a path for a future that perpetuates Līhu'e as the "Heart of the Island", while retaining the rural qualities of the lands between the towns.

Aloha nui loa,



Bernard P. Carvalho, Jr.  
Mayor, County of Kaua'i  
2015



#### COUNTY COUNCIL

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Ross Kagawa, Vice Chair  
Mason K. Chock  
Gary L. Hooser  
Arryl Kaneshiro  
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JoAnn A. Yukimura



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July 2015

*Aloha!*

On behalf of the Kauai County Council, I would like to express the Council's appreciation to all those who have made possible the Lihue Community Plan 2015 update. At the heart and core of this Plan are the dreams, visions, and desires shared by residents, stakeholders, and other members of the public who contributed their vision for the Lihue District over the next twenty years.

Special *mahalo* and congratulations goes to the dedicated members of the Community Workshop Group (CWG), who crafted the public's input into defined vision statements for various parts of the Lihue District. The invaluable work of the CWG and leadership by the County Planning Department and Plan Consultant SSFM International, Inc. were instrumental in producing this living document that will serve as a roadmap for the Lihue District in the years to come.

The Lihue Community Plan is groundbreaking, as it has moved Kauai in the direction of adopting planning best practices for smart growth principles, walkable communities, complete streets, and sustainability. These principles are comprehensively reflected in the vision, policy objectives, and guiding principles of the *Lihue Community Plan: Toward a Vibrant Lihue*. The planning process effectively brought together people with different perspectives and generated consensus and support for Lihue's future.

As we move forward, we extend our best wishes to Mayor Bernard P. Carvalho, Jr., his Administration, and the future leaders of Kauai for continuing to honor this vision for all of Kauai's people and future generations.

*Mahalo nui loa* for your participation and collaboration!



Sincerely,

MEL RAPOZO  
Council Chair, Kauai County Council

AN EQUAL OPPORTUNITY EMPLOYER

#### Message from Planning Director – Michael A. Dahilig



By celebrating the character and rich history of Lihue and focusing new, compact growth around the major communities of Lihue Town, Hanamā'ulu, Puhi, and Nāwiliwili, the *Lihue Community Plan* sets a path forward for a future that perpetuates Lihue as the Heart of Kauai.

The Lihue Community Plan process featured a robust community engagement program that included an active Community Working Group, a media campaign and website, and a series of community events in Lihue, Puhi, and Hanamā'ulu which drew hundreds of participants. The result is a plan that the community can truly see themselves in.

The Lihue Community Plan outlines policies for each community in the district– with an emphasis on creating walkable, compact resident and commercial spaces, each with a unique identity and sense of place; connected by bus, bicycle, and walking facilities. Between communities, open space, and agricultural uses will help maintain the rural character important to the residents of Kauai.

The Lihue Community Plan also incorporates specific actions and innovative tools for encouraging mixed use, compact, walkable communities. Among these are Mixed Use Special Planning Area designations, applied to six areas within the District. These areas will support the community's transition to place-based zoning. In addition, the Plan introduces an Urban Edge Boundary, a first for the island of Kauai. The Urban Edge Boundary delineates areas for future growth while protecting agricultural and open lands outside the boundary from sprawl.

On behalf of the County of Kauai, Staff Planner, Leanora Kai'aokamalie, and consultants, SSFM International, *mahalo nui loa*– thank you for your dedication in seeing the Lihue Community Plan through to adoption. With this plan in hand, partnerships that began through the plan process among government, community members and organizations, and businesses can carry forward, building upon the good works already in progress in the district to actualize a vibrant *Lihue* for all.

Me ke aloha pumehana,

Michael A. Dahilig  
Planning Director, County of Kauai



# VISION FOR LĪHU‘E



The Līhu‘e District shall be a place with walkable, compact communities, each distinct yet connected, and each with its own unique identity and sense of place. Green, open spaces between communities serve as visual and physical buffers and evoke Kaua‘i’s rural essence. Līhu‘e Town serves as a destination and gathering place for the island, with a vibrant Town Core and a desirable mix of uses and attractions for residents and visitors.



ACKNOWLEDGMENTS

Prepared for:

The County of Kaua'i

Prepared by:

The County of Kaua'i Planning Department



and SSFM International, Inc.



With the Assistance of:

Opticos Design, Inc.  
Solutions Pacific, LLC  
SMS Research  
Cultural Surveys Hawai'i  
Walkable & Livable Communities Institute

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Mason K. Chock, Planning Committee Chair  
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# DEDICATIONS



Peter Nakamura

This plan is dedicated in memory of Peter Nakamura, Director of the Long-Range Planning Division of the Kauaʻi Planning Department. Peter gave more than 30 years of service to the people and County of Kauaʻi. He passed away during the preparation of this plan and will be missed by many in the community.



Cheryl Lovell-Obatake



Mattie Yoshioka

Two Community Working Group members, Cheryl Lovell-Obatake and Mattie Yoshioka, will also be fondly remembered with gratitude for their contributions.





# EXECUTIVE SUMMARY

Adopted as an ordinance in 2000, the Kauaʻi General Plan is the policy document for the long range comprehensive development of the island of Kauaʻi, encompassing County-wide goals.

The County of Kauaʻi’s Līhuʻe Community Plan (LCP) translates community input into policies and plans that shape the future of the Līhuʻe District. It also forms broad General Plan statements into specific actions.

Līhuʻe District is the County seat of the island, home to a large number of institutions, businesses, and services. The district contains significant landscapes and historic features including ‘Alekoko fishpond, Kīpū Kai, and Kalapakī Beach. It is also the gateway to visitors arriving on the island at Līhuʻe Airport and the cruise ship terminal at Nāwiliwili Harbor.

Recognizing the uniqueness and special qualities of the different communities and places in the Līhuʻe District, the Līhuʻe Community Plan outlines area-specific proposals and policies for the communities of Līhuʻe, Hanamāʻulu, Puhi, and Nāwiliwili. The LCP also

contains policies and guidelines that address the entire district and are not specific to one particular community.

The policies and recommendations in the LCP seek to cultivate communities in the Līhuʻe District that are:

- Sustainable
- Compact
- Connected
- Place-Based
- Mixed Use
- Multi-Modal
- Vital & Attractive

By celebrating the character and history of each community and focusing new, compact growth around it, the Līhuʻe CP sets a path forward for a future that perpetuates Līhuʻe as the heart of the island while retaining the rural qualities of the lands between major settlements.

**The Līhuʻe Community Plan (LCP) is divided into seven chapters. The chapters do not have to be read sequentially.**

**Chapter 1**

introduces the Purpose of the Līhuʻe Community Plan, describes the Planning Process, and presents key parameters including the Planning Horizon and the District Boundary. It also includes a description of the community involvement process that was integral to developing the LCP;

**Chapter 2**

presents the Vision, Planning Objectives, and Guiding Principles for the Līhuʻe Community Plan and relates the LCP to the General Plan;

**Chapter 3**

provides an overview of existing conditions in the Līhuʻe District and profiles of each of the communities within it;

**Chapter 4**

outlines plans for Future Land Use and Development within the Līhuʻe District;

**Chapter 5**

presents the Policies that will guide the implementation of the Līhuʻe Community Plan;

**Chapter 6**

describes how the Līhuʻe Community Plan policies and vision will be Implemented, Monitored, and Evaluated; and

**Chapter 7**

lists References Cited throughout the document.

Each Chapter is summarized in the following pages.





**CHAPTER 1: INTRODUCTION  
AND PROCESS USED TO  
DEVELOP THIS PLAN**

**Purpose of the Līhu'e Community Plan**

The Līhu'e Development Plan was last prepared in 1976. Since then, the County of Kaua'i has moved in the direction of adopting planning best practices such as smart growth principles, walkable communities, Complete Streets, and sustainability. The Līhu'e Community Plan updates the vision for Līhu'e contained in the 1976 Līhu'e Development Plan and adds to the regional vision later presented in the Kauai General Plan (2000). Efforts for future planning of Līhu'e benefit from already completed planning efforts including the Līhu'e Civic Center Master Plan (2008) and the Līhu'e Town Core Urban Design Plan (2009). These plans validate the community's desire to realize an attractive, revitalized Līhu'e Town Core that is pedestrian friendly.

The Līhu'e Community Plan identifies priority locations and principles for housing, economic development, visitor industry activities, and resource

protection. Through the LCP effort, alternate scenarios were explored, debated, refined, and tested for feasibility. The resulting Plan reflects the results of a community-driven process that integrates current planning best practices with recent County planning efforts and core values of smart growth and sustainability.

**Planning Horizon, District Boundary,  
and Regulatory Framework**

The Līhu'e District stretches from the Wailua River in the north to and including Kīpū and Kīpū Kai in the west; Mount Wai'ale'ale mauka to the ocean. Like the General Plan, which is slated to undergo an update in 2015, the LCP sets forth direction and recommended policies for the next twenty years (2015-2035). Used in concert with regulatory mechanisms such as zoning codes and capital investment priorities, the LCP will help to guide public and private development activity in the Līhu'e District.

**Planning Process**

The County of Kaua'i Planning Department oversaw the preparation of the Līhu'e Community Plan with the assistance of a consultant team led by SSFM International, Inc. During the eighteen month planning process, the County and its consultant team prepared a series of nine technical papers, implemented an active community involvement program and facilitated and engaged a Community Working Group. The public and Community Working Group identified and discussed alternate growth strategies, and associated the plans, maps, and policies contained in this document.

**Community Involvement**

The community and partner participation process was a vital aspect of the update process. Broad participation helped to ensure that this LCP considered appropriate goals, objectives and plans relating to the Līhu'e area and had the support of these participants. The public engagement program included community open houses, community workshops, consultation with agencies, a media campaign, and Community

Working Group meetings. In addition, a project website ([www.lihuecp.com](http://www.lihuecp.com)) was established to share information and solicit participation and comment.

**CHAPTER 2: VISION, POLICY  
OBJECTIVES, AND GUIDING  
PRINCIPLES**

**Vision for Līhu'e**

The LCP seeks to implement a vision for the Līhu'e District as a place with connected, walkable, and vibrant communities that reflect a unique identity and sense of place. Key elements of this vision relate back to the vision for Līhu'e contained in the Kaua'i General Plan, including Līhu'e as the "heart of the island" and the hub for business, government, transportation, and urban activity. The LCP also seeks to position Līhu'e as a destination and gathering place for residents and visitors alike.

**Policy Objectives & Guiding Principles**

Related to the LCP vision are objectives and guiding principles that shape the policies outlined in the Līhu'e





Community Plan. The principles of smart growth served as a framework for developing policy objectives for the Līhu'e Community Plan. These were adapted into thirteen policy objectives specific to Līhu'e:

1. Concentrate development within a 10-minute walking radius of the existing communities of Līhu'e, Puhi, and Hanamā'ulu.
2. Renew and revitalize the Līhu'e Town Core as a walkable, well-landscaped, attractive hub with Rice Street as a central destination.
3. Forge an identity for the communities in the Līhu'e District that retains unique character while reinvigorating the individual communities.
4. Introduce and implement smart growth principles to foster walkable, compact, and connected communities within the Līhu'e District.
5. Define and uphold community character

through the application of Special Planning Areas and design standards.

6. Provide housing opportunities that will be accessible to Kaua'i's growing population in all market sectors.
7. Increase access to multiple modes of transportation, including bus transit, walking, and bicycling.
8. Set sustainable growth patterns that uphold the vision and take into account planned and permitted uses.
9. Maintain distinct community edges and green space buffers between communities.
10. Preserve agriculture, open space, and preservation uses throughout the majority of the District.
11. Retain historic buildings, significant trees, valued view planes, and cultural resources, and utilize them as anchors in revitalization

and reinvigoration efforts.

12. Ensure that public infrastructure and amenities are incorporated into development plans.
13. Apply ahupua'a and traditional Hawaiian land use concepts to current needs.

Using the policy objectives for the district as a guide, guiding principles were developed to articulate the desired qualities for communities in the Līhu'e District: Sustainable, Compact, Connected, Mixed Use, Place-Based, Multimodal, Vital & Attractive. The LCP policies seek to cultivate these qualities throughout the District.

#### Updates to the General Plan Vision

The Līhu'e Community Plan process confirmed that the 2000 General Plan vision and elements remain relevant to current community needs and desires. Certain innovations and proposed projects have changed some of the specific elements. These include an emphasis on mixed use compact development

in accordance with smart growth principles, a shift toward including design standards in regulatory code, a proposed Urban Edge Boundary, and new projects such as the Līhu'e-Hanamā'ulu Mauka Road and Safe Routes to School improvements.

### CHAPTER 3: LĪHU'E TODAY: NATURAL, BUILT, AND HUMAN ENVIRONMENT

Chapter 3 provides an overview of Līhu'e District as it exists today: its people, environment, and built characteristics. Sections 3.1 through 3.7 describe the incredible natural features and landmarks that shape the landscape and are to be preserved and celebrated. Sections 3.8 through 3.15 describe the built environment and distinct communities that interact with the natural environment to create the character and form of the Līhu'e District.





CREDIT: Denis Orme



Topics covered are listed below.

**Natural Environment**

The Līhu‘e District encompasses approximately 55,142 acres or 86 square miles, equaling 15% of Kaua‘i’s total land area. It includes a diversity of ecosystems, natural features, and landmarks. The LCP describes the following aspects of Līhu‘e’s natural environment:

- Traditional Land Divisions
- Climate
- Topography, Geology, and Soils
- Vegetation and Wildlife
- Watersheds and Surface Waters
- Coastal Areas
- Natural Hazards

**Built Environment**

As the County seat and hub for economic and civic activity, Līhu‘e District supports many significant institutions, employment centers, and major public

facilities and infrastructure. The Līhu‘e Town Core in particular contains treasured historic structures, and significant landmarks and view planes exist throughout the district. The LCP describes the following aspects of Līhu‘e’s built environment:

- Heritage Resources
- Historic and Archaeological Resources
- Buildings and Settlement Patterns
- Centers of Employment and Settlement
- Land Use & Ownership
- Transportation
- Public Infrastructure
- Parks and Recreation

**Human Environment**

As the island’s population and employment center, Līhu‘e District provides housing, employment, recreation, and commercial destinations for residents island-wide. The LCP describes demographic, housing, and economic trends in the Līhu‘e District, including:

- Population
- Age, Gender, Ethnicity
- Households and Housing Units
- Business Patterns
- Employment
- Income
- Tourism

**Community Descriptions:**

The Līhu‘e District is home to a diversity of communities, from small rural crossroads and agricultural areas to urban centers. Each community is unique in the challenges and opportunities it offers. The LCP describes the following communities:

*Līhu‘e*

The county seat of Kaua‘i and the island’s major commercial and civic center. Key commercial centers in Līhu‘e town include the Civic Center District, Kūhiō Highway commercial strip, and portions of Rice Street.

*Puhi, Pū‘ali, Nūhou*

A commercial destination and employment center for the island. Pū‘ali and areas mauka of Kaumuali‘i Highway are more open, with expanses of green space and agricultural uses.

*Hanamā‘ulu*

Hanamā‘ulu is a former plantation village and housing subdivision that lies between the Hanamā‘ulu Gulch and Kālepa Ridge. It is largely a residential community with few supporting uses.

*Nāwiliwili, Kalapakī, Niumalu*

Nāwiliwili, Kalapakī, and Niumalu are coastal villages that are oriented to Nāwiliwili Harbor. Kalapakī is a





major resort area. Nāwiliwili is a port facility with a small boat harbor and industrial area supporting the harbor. Niumalu is a quiet rural area at the entrance to Hulē‘ia Valley.

#### **Kapaia**

Kapaia is a crossroads with specialty commercial activity that serves primarily visitors local retail needs. It is located in the valley between Līhu‘e and Hanamā‘ulu.

#### **Kīpū**

Kīpū is characterized by agricultural uses and open space, including Kīpū Kai, a privately owned coastal reserve held in trust by the John T. Waterhouse Estate.

#### **Kālepa**

A large open area near the northern end of the district. A large portion of the area is owned by the State Department of Hawaiian Homelands and may eventually be developed.

## **CHAPTER 4: FUTURE LAND USE, GROWTH AND DEVELOPMENT**

### **Anticipated Growth and Development**

This section presents data and projections related to patterns of current and future population growth, land uses, and development within the Līhu‘e District. The data is drawn from technical studies prepared for LCP and as well as technical studies prepared in anticipation of an update to the Kaua‘i General Plan.

### **Population**

With regards to population, Līhu‘e District is expected to experience the largest growth of any planning district, with an increase of nearly 9,000 people between 2010 and 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.

### **Housing**

Between 2010 and 2035, the County as a whole is anticipated to need an additional 10,000 new housing units to accommodate its resident population. Līhu‘e district is expected to absorb nearly half of this increase, which would mean adding approximately 4,600 units to its current housing stock. Approximately 2,000 units can be accommodated by planned developments. The remaining 2,600 dwelling units and associated supporting infrastructure (roads, schools, transportation, water, etc.) will need to be developed elsewhere within the Līhu‘e District.

### **Commercial Uses**

Līhu‘e has the most commercial floor area of Kaua‘i’s six planning districts. In keeping with the LCP’s focus on mixed use communities, future 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). Currently planned developments are expected to provide all the

projected demand for commercial floor space in Līhu‘e District through 2035.

### **Industrial Uses**

Līhu‘e has the majority of the island’s industrial floor area, with 81% of the island’s total. Planned developments will provide adequate industrial floor area to accommodate the projected need through 2035.

### **Resort Uses**

By 2035, Līhu‘e is anticipated to accommodate nearly 200,000 visitors per year, or 15% of the island’s total. Līhu‘e presently has approximately 1,300 visitor units, and nearly 800 resort units are anticipated to be added to the Līhu‘e District within the LCP planning horizon. This will be more than adequate to accommodate the anticipated growth in visitor arrivals.





**Zoned Developments and Master Plans**

Several large developments are planned by major landowners and developers within the Līhu‘e District. These will add approximately 2,000 new housing units, 131 acres of industrial lands, and 76 acres zoned for commercial use. Grove Farm’s Wailani Development is a mixed use community designed around smart growth principles and will provide mixed use commercial and residential, a town center, and other complementary uses.

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).

**Strategies for Growth**

As part of the LCP planning process, five potential strategies were considered 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.

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 ele-

ments of Līhu‘e’s unique character. The preferred strategies for Līhu‘e were:

- **Strategy I** - Town Core Redevelopment: 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, along with the Civic Center Master Plan, provides a framework for implementation.
- **Strategy III** - 10-Minute Walk: This strategy ensures that growth occurs near existing community centers to avoid sprawl and accommodates anticipated housing needs at densities appropriate to the desired character of Līhu‘e.
- **Strategy IV** - New Walkable Centers: 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.

**Recommended Areas of Change**

Areas of Change are defined as desired locations for accommodating future growth within the Līhu‘e District. Implementation of these areas of change will require a partnership 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.

The LCP recommends ten Areas of Change within the Līhu‘e District. Seven of these call for intensification or redevelopment of already-developed areas, and three are areas that are presently undeveloped. The Areas of Change were selected with extensive community input and in keeping with the preferred strategies outlined in the preceding section.

Collectively, the proposed Areas of Change could add nearly 4,000 housing units to the Līhu‘e District by 2035. This exceeds the projected need for 2,600 units but allows for the likelihood that not all of these areas will actually be developed, either at all or with the anticipated uses and densities.





## CHAPTER 5: POLICIES AND GUIDELINES

This Chapter includes policies and guidelines to implement the vision for the Līhu'e District. These include policy recommendations from studies and plans conducted by various County and State departments that apply to the Līhu'e District and are recommended for implementation during the LCP planning horizon.

### Land Use

The LCP recommends patterns of future land use in the Līhu'e District based on the strategies and Areas of Change identified through the planning process. These recommendations are depicted on the LCP Land Use Map. The LCP introduces a proposed Urban Edge Boundary (UEB) for Līhu'e District to limit urban sprawl and define where higher density urban development should be contained. Areas outside the UEB are intended for lower density land uses such as open space, conservation, and agriculture.

### Parks, Open Space and Civic Spaces

The Līhu'e Community Plan maps existing and proposed Parks, Open Space, and Civic Spaces to guide implementation of policy. These areas serve as important connectors, recreational resources, and place-making features in the fabric of each of the communities in the Līhu'e District. Recommendations and policies are drawn from the County of Kaua'i's Parks Master Plan (2013) as well as community input.

### Heritage Resources

Heritage Resources include important landforms such as mountains, hills, stream valleys and gulches, high cliffs and bluffs that have ecological, recreational, cultural and scenic value. The LCP policies for Heritage Resources call for preservation of scenic resources and public views, which is consistent with the policy described in the General Plan.

### Transportation

The transportation policies and recommended projects in the LCP are focused on supporting the programs set forth in the County's Multimodal Land Transportation Plan, General Plan, and Complete Streets policy. These plans strive to create multimodal facilities and support multimodal access through compact and walkable development. Facilities that provide visitors with an alternative to driving are strongly encouraged. The LCP policies recommend improvements in transit service, pedestrian, and bicycle facilities throughout the District.

### Public Facilities and Infrastructure

The policy recommendations contained in the LCP are intended to drive priorities for infrastructure planning within the Līhu'e District. Expansion of infrastructure should be consistent with the areas of change and growth envisioned in the LCP. Concentrating growth within and adjacent to existing urban centers as the LCP recommends will help to minimize the amount of new

infrastructure needed over the LCP planning horizon.

### Housing

The LCP policies related to housing support the objective of providing a diversity of housing types suited to a wide range of incomes, as outlined in the County of Kaua'i's recently adopted Workforce Housing Ordinance.

### Economic Development

The LCP outlines policies for economic development that support the Kaua'i Comprehensive Economic Development Strategy's economic vision for the island. This includes a balanced and resilient economy that provides jobs to support households so that residents can live and work on Kaua'i. Diversification of revenue sources including tourism, military, technology, agriculture, industrial, retail, and creative industries sectors is essential to that goal.

### Hazard Mitigation

The LCP's policies support the implementation of actions recommended in the Kaua'i County Multi-Hazard



Mitigation Strategy. These policies contribute to hazard mitigation and overall disaster risk reduction in the Līhu'e District.

Climate Change

The LCP policy recommendations for climate change in the Līhu'e District are adapted from the Kaua'i Climate Change and Coastal Hazards Assessment. They are intended to address gaps in planning information and guidance and put in place measures for community resilience to coastal hazards.

Community-Specific Policies

The Plan sets forth policies and recommendations for each of the three major communities in the Līhu'e CP (Līhu'e, Puhi, and Hanamā'ulu), as well as the distinct villages and neighborhoods that characterize the district (Nāwiliwili, Kapaia, Nūhou, Kalapakī, Pū'ali, Kīpū, Niumalu, and Kālepa). Collectively, these communities create the place-making fabric of the Līhu'e District. Policies for each are summarized as follows:



LĪHU'E

- Revitalize the Town Core with a mix of residential and commercial uses centered around Rice Street. Retain and restore historic buildings to preserve character. Develop the Town Core as a destination, with places and reasons to gather and easy access by bicycles and pedestrians.
- Develop housing and commercial areas within a 10-minute walk of the Town Core, including Isenberg Mauka and the Līhu'e Mill site.



HANAMĀ'ULU

- Intensify commercial development along Kūhiō Highway o serve the needs of the Hanamā'ulu community and reduce driving distance to basic amenities.
- Create a new walkable mixed use center that interfaces with the planned Kohea Loa development and accommodates up to 500 additional housing units.



PUHI, PŪ'ALI, NŪHOU

- Increase density and encourage mixed uses around Puhi Park and Kukui Grove Shopping Center. Cultivate a college town feel with small commercial and a new walkable development on the mauka side of Kaumualī'i Highway.
- Retain the natural and open space character of Pū'ali.



NĀWILIWILI, KALAPAKĪ, NIUMALU

- Nāwiliwili should remain an attractive visitor gateway with increased pedestrian and bicycle access to nearby resort areas and the Līhu'e Town Core.
- Consider residential development of the Līhu'e Plantation Bulk Sugar Building site.



KAPAIA

- Retain the rural character of Kapaia. Maintain green buffers between it and neighboring communities and provide for safe pedestrian access.



KĪPŪ

- Support continued agricultural and open space uses.
- Retain Kīpū Kai in open space and conservation use. Consider possible public uses and access in the future once ownership of Kīpū Kai is transferred to the State.



KĀLEPA

- Coordinate with DHHL on eventual development of the area to ensure adequate infrastructure and services. In the interim, retain in open space use.





## CHAPTER 6: IMPLEMENTATION AND MONITORING

This Chapter describes the means by which the Līhu‘e Community Plan’s vision and recommendations for the future of Līhu‘e District will be implemented.

### Līhu‘e Community Plan Adoption

The County Charter requires that Community Plans be adopted as an Ordinance by the County Council. The Ordinance establishes definitions, how the document is to be applied, authority for making interpretations, the process for amending the plan, and other matters relating to the administration of the Community Plan.

### Amendments to Applicable Regulations

Implementation of the LCP’s vision, policies, and recommended Areas of Change will require amendments to land use designations at both the County and State levels. These include:

- Amendments to the Kaua‘i General Plan Land Use Map

- County Zoning Changes
- State Land Use Amendments

In addition, amendments to the County Zoning Ordinance will be required to implement the recommended Mixed Use Special Planning Areas and Urban Edge Boundary, and to implement requirements for development proposals within Mixed Use Special Planning Areas.

### Capital Improvement Projects

The Capital Improvement Program (CIP) of the County of Kaua‘i is part of the annual budget ordinance. The Six-Year CIP contains public improvements and includes related costs for land acquisition, furnishing, fixtures, and appurtenances. The LCP contains a list of recommended CIP projects that is expected to evolve over the LCP planning horizon and that individually and collectively help realize the vision for Līhu‘e.

### Revitalization Initiatives

Revitalization was a major topic of discussion and theme of community feedback throughout the LCP

process. The public and community working group provided input and ideas for restoring Līhu‘e’s Town Core as a vital, vibrant destination for the surrounding communities and the island as a whole. In addition, the County Office of Economic Development has initiatives that span agriculture, energy, education, and tourism, and align with the Mayor’s Holo Holo 2020 Initiative. These initiatives are summarized in the LCP.

### Monitoring and Evaluation

The LCP outlines the monitoring process, measures of success and the types of indicators that can be used to monitor the effectiveness of the policies and programs of the LCP.