



SOUTH KAUAI COMMUNITY PLAN

KŌLOA • PO'IPŪ • KALĀHEO • 'ŌMA'O • LĀWA'I



JULY 2015



Message from Mayor Bernard P. Carvalho, Jr.



Aloha! The County of Kaua'i is pleased to present the South Kaua'i Community Plan. This document is the result of community members coming together at various venues to share their vision for the future of this special area on our island with guidance from the Citizens Advisory Committee.

I encourage you to read the entire plan as it provides a vision and strategy for controlling growth in the towns of Kōloa, Po‘ipū, Kalāheo, ‘Ōma‘o, and Lāwa‘i over the next 20 years. Community plans are so important because they represent the people’s voice in determining how future growth and its impacts should be managed. This particular plan also contains elements such as zoning overlays that will assist with the implementation of the community’s desire for development that respects the historic character of their small towns, and supports pedestrian friendly and bike friendly streets as well as diverse housing types, particularly affordable housing.

I would like to extend a big mahalo to everyone involved in the creation of the South Kaua'i Community Plan. I believe that your mana'o will truly help to facilitate the community's vision for the future of South Kaua'i.

Aloha nui loa,

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

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July 2015

Aloha!

On behalf of the Kaua'i County Council, I would like to express the Council's appreciation to all those who have made possible the South Kaua'i 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 South Kaua'i over the next twenty years.

Special *mahalo* and congratulations goes to the dedicated members of the Citizens Advisory Committee (CAC), who crafted the public's input into defined vision statements for various parts of South Kaua'i. The invaluable work of the CAC and leadership by the County Planning Department and Plan Consultant PBR Hawai'i & Associates, Inc. were instrumental in producing this living document that will serve as a roadmap for South Kaua'i in the years to come.

In our commitment to honoring the desires and wishes of the South Kaua'i Community, the County Council strived to approve the South Kaua'i Community Plan with minimal and non-substantive changes. The South Kaua'i Community Plan is groundbreaking in its inclusion of Form-Based Code (Chapter 5 and Appendix C), an innovative way of directing and tailoring future growth within any designated Special Planning Area, to allow for attractive and enjoyable higher density mixed uses within town cores. As the Plan explains, this will "preserve Kaua'i's natural resources and rural character, improve the quality of life of its residents and visitors, protect sensitive environmental habitats, and encourage economic growth."

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

Mahalo nui loa for your participation and collaboration!

Sincerely,

MEL RAPOZO
Council Chair, Kaua'i County Council



AN EQUAL OPPORTUNITY EMPLOYER



SOUTH KAUAI COMMUNITY PLAN

KŌLOA • PO'IPŪ • KALĀHEO • 'ŌMA'Ο • LĀWA'I

Prepared by:



With:



July 2015

ACKNOWLEDGEMENTS

Mahalo nui loa to the dedicated staff of the County of Kauai Planning Department and their associates from sister agencies who participated in the development and fine tuning of this document. We also want to thank the countless hours spent by our Citizens Advisory Committee and members of the public who helped craft the vision, policies, and direction for the future of South Kauai. This project would not be possible without you.

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DEDICATION

Peter Nakamura (July 17, 1953–November 25, 2013)

Dedicated to the memory of Peter Nakamura, Manager for the Long Range Division of the County of Kauai Planning Department, an exemplar of public service, whose intelligence, diligence, and kindness blessed all those he worked with.

Stella Burgess (January 11, 1953–February 18, 2014)

For Aunty Stella Burgess, whose never-fading aloha will be remembered by the people she blessed and in the places she kept. A source, a pillar, a steward of Hawaiian culture for the South Shore community and island.

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1 INTRODUCTION



The South Kaua'i Community Plan (SKCP), approved by the Planning Commission in 2014, and approved by the County Council in 2015, and as may be subsequently amended, is an update to the 1978 Kōloa-Po‘ipū-Kalāheo Development Plan (Ordinance No. 447). It is a long-range plan with a 20-year time horizon, from 2015 to 2035. This plan is driven by a community vision that calls for balanced, responsible development that enhances existing communities and preserves the local rural lifestyle. It contains detailed guidance for the future growth and physical development of the South Kaua'i region. The plan will direct public policy and land use decision making to address growth management and embrace themes of sustainability, urban form, and resource protection.

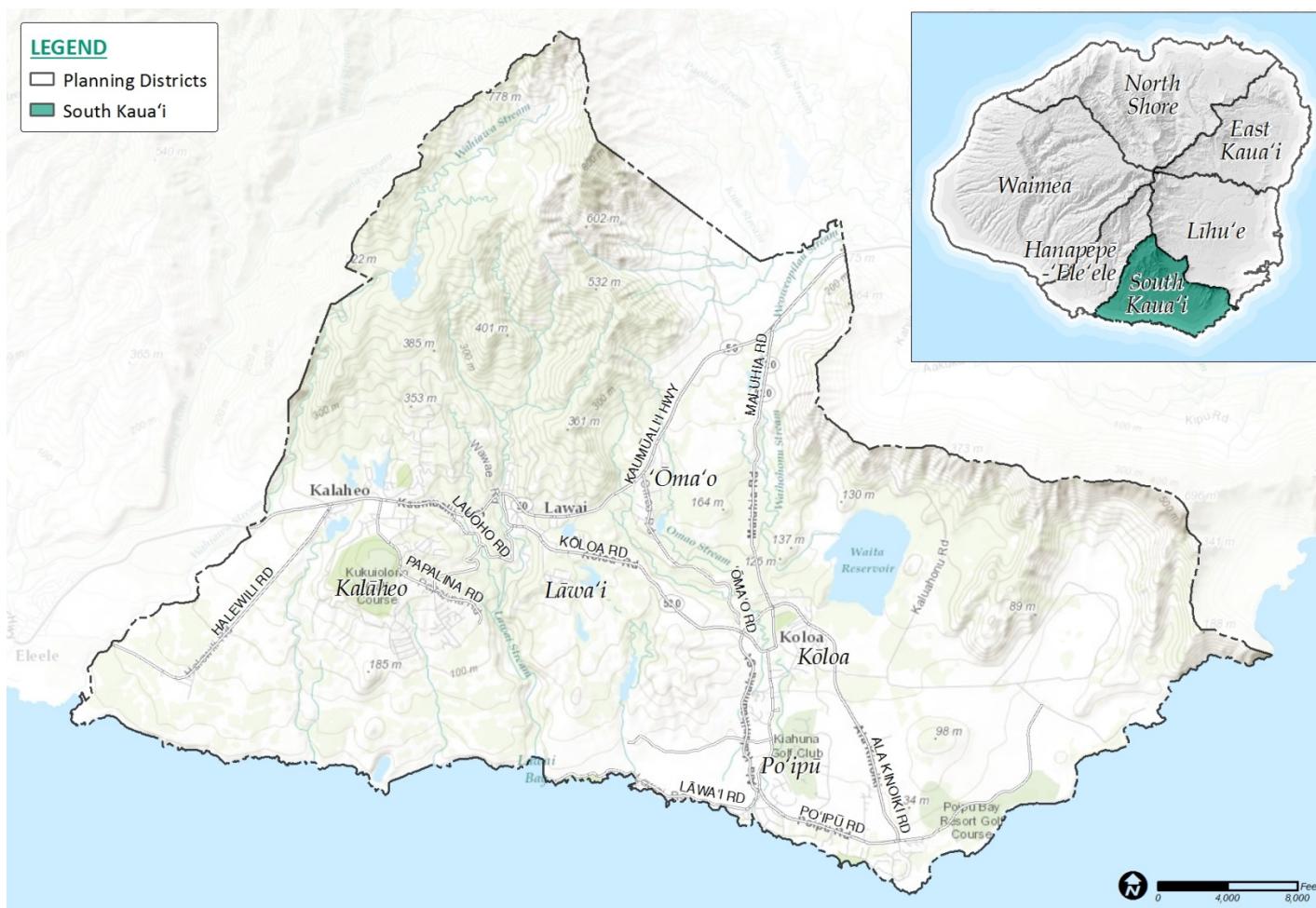
The SKCP is one of six regional long-range planning documents for the Island of Kaua'i. The Kaua'i General Plan, adopted in 2000, provides an over-arching policy framework for these documents, which are referred to as Development Plans in the County of Kaua'i Charter, Article XIV. The Planning Director and Planning Department is responsible for preparing the General Plan and Development Plans for the improvement and development of the county, and the Charter defines “Development Plan” as a relatively detailed scheme for the replacement or use of specific facilities within the framework of and implements the General Plan. The Planning Commission shall review the plans and transmit their recommendations through the mayor to the County Council for its consideration and action. The Council shall adopt them by ordinance and they shall be kept on file in the office of the Planning Department (Kaua'i Charter Sections 14.03.B, 14.05.A, 14.06-14.08).

Updates of the Development Plans, which will be called “Community Plans” going forward, are either planned or underway for each planning district. The name “Community Plan” was selected to more accurately reflect the scope and community-driven nature of the plans, in accordance with current best practices in long-range planning.

1.1 PLANNING AREA

The boundary of the South Kauai Community Plan planning district (Planning District) generally follows the Koloa judicial district boundary except along the western boundary which is defined by Wahiawa Gulch. The eastern boundary follows Ha'upu mountain ridge, Knudsen Gap, and Mount Kahili (see Figure 1-1). The Planning District includes the towns of Po'ipu, Kukuiula, Koloa, 'Oma'o, Lawa'i, and Kalāheo, and encompasses an area of approximately 31,300 acres (49 square miles). It is home to the second largest population on the island with 11,000 residents.

Figure 1-1: South Kauai Planning District



1.2 PLANNING PROCESS

There are four major steps in the development of this community plan (see Figure 1-2). The first involves background research and developing an understanding of the community's core values and existing conditions. This information was compiled into a Community Profile that is available as a separate document. The second step includes the development of vision statements for each of the major communities and the Planning District as a whole. Alternative scenarios were also investigated. Step three narrows down the alternatives into a preferred development scenario with accompanying policies, guidelines, priorities, and action plans summarized into a draft community plan. The final step involves the adoption process which includes Planning Commission and County Council review and approvals.

Figure 1-2: Four Step Planning Process

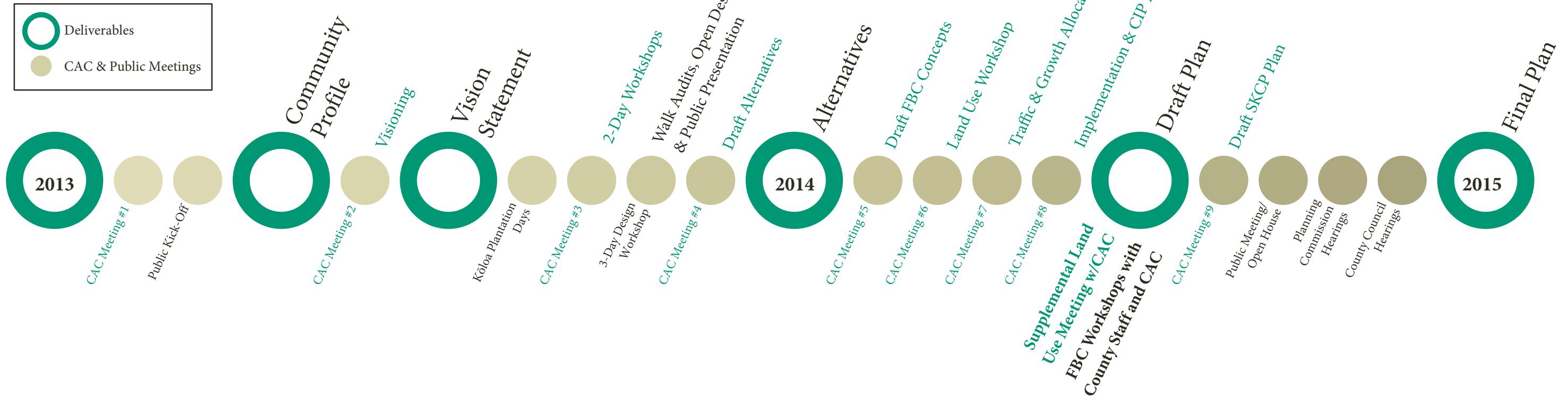


1.3 COMMUNITY OUTREACH

Community involvement is critical to helping the planning process create an informed vision for the future of South Kauai. Initiated in April 2013, this plan is the result of an extensive public outreach process that allowed for community input at various stages of plan development. A summary of the community outreach process is provided in Appendix A.

1.3.1 Citizens Advisory Committee

As part of the planning process a Citizens Advisory Committee (CAC) was formed to provide balanced representation from different community and business interests as well as representatives from the different towns within the planning area. The 15-member Citizens Advisory Committee was appointed by the Mayor and tasked to advise the project team in the development of the community plan. They have been instrumental in developing the land use and multimodal transportation maps and various concepts presented in this report. Eleven CAC meetings were held throughout the planning process and the CAC has reviewed and commented on drafts of this report. The community plan is a compilation of their vision as representatives of their beloved South Kauai communities and the desire for a better tomorrow for generations to come.

Figure 1-3: Community Outreach Timeline

CAC Meeting #2: CAC members work on drafting vision statements for South Kauai as well as for each individual town.



Community members gathered at the Kalaeo Kick-off meeting to get informed about the planning process.

1.3.2 Public Meetings

Community input and comments were sought at various times and locations from South Kauai residents and stakeholders. First, a series of public kick-off meetings were held. 6,326 “wish cards” were mailed as invitations to the events in Koloa, Kalāheo, and Poipū.

Then, a series of small group meetings and interviews were conducted. The Koloa Plantation Days provided another opportunity for input. Next, community members participated in a 3-day intensive design workshop to help develop alternative plan scenarios. Lastly, the planning process concluded with a public open house meeting to share the draft plan prior to Planning Commission and County Council meetings required for adoption. Figure 1-3 shows the schedule of public events woven between the CAC meetings and deliverables.



Mapping stations at the kick-off meetings provided an opportunity for the public to identify issues and opportunities through the region.
(Photo Credit: Dennis Fujimoto/The Garden Island)



From left to right: 1) Residents expressed their opinions by writing notes below specific photographs of places in Kalāheo to Poipū (Photo Credit: Dennis Fujimoto/The Garden Island; 2) Parents filled out surveys while keiki drew their wishes for South Kauai; 3) Community members commented on vision boards at the Koloa Plantation Days booth; 4) The Kauai Planning Department attended various public events to engage members of the community in the planning process.

Kick-off Meetings – Three separate community kick-off meetings in June 2013—in Kalāheo, Kōloa, and Poipū—served as the basis for early input and community dialogue. The objectives of these meetings were to meet with members of the community, present preliminary findings and pertinent data, discuss the planning progress, and solicit input. Meetings were publicized via mail outs, the radio, flyers, and the newspaper. At these community meetings, comments were collected through various collection methods including wish cards (309), surveys (107), map comments, image comments, index cards, social media, and clicker polling (63). In total, about 700 comments were received.

Small Group Meetings and Consultations – In addition to public meetings, representatives of community groups, public agencies, and the development community were interviewed to help form an understanding of the area’s issues and opportunities. They included the County Transportation Agency, Office of the County Attorney, Departments of Public Works, Parks and Recreation, Finance, Fire and Police, the State Department of Transportation and DLNR Divisions of Forestry and Wildlife and Aquatic Resources, University of Hawai’i (UH) Sea Grant and School of Ocean and Earth Science and Technology, Poipū Rotary Club, Kōloa Neighborhood Association, and the principals of Kōloa and Kalāheo Elementary Schools.

Kōloa Plantation Days – Vision statements developed by the CAC were shared with the community at the annual Kōloa Plantation Days festival on June 27, 2013. There was opportunity for the community to comment on the vision statements as well as vote on whether they generally agree or disagree with the draft vision. Over 100 people visited the SKCP booth that day to share their thoughts about the area and to get informed about the planning process.

Design Workshops – A 3-day intensive design workshop was held in September 2013. Day 1 included a walk audit of Kōloa and Kalāheo followed by workshop sessions to identify and prioritize ideas from the walk audit. Interactive design studios were held on Day 2 and Day 3 where community members were given the chance to influence conceptual designs for areas in Kalāheo, Kōloa, and Poipū. During these interactive design studios the planning team drafted up schemes based on what the community said works in each town and what could be improved. The design proposals that resulted from the 3-Day design workshop were summarized for the community at a final presentation at the Grand Hyatt.



The Kalāheo group split into small groups to discuss the issues and opportunities they observed on the walk audit. This group was concerned with the intersection at Kaumuali'i Highway and Papalina Road.



The Kōloa walk audit group walked along Kōloa Road where car speeds were low near town which allowed the group to walk on the road when sidewalks and pedestrian paths were missing.



The Kalāheo walk audit group analyzed the sidewalks near Kalāheo Neighborhood Center. There were some obstructions such as sign posts and telephone posts within the sidewalk that would hinder pedestrian movement and access.



The Kōloa group returned to the Kōloa Neighborhood Center to discuss what they saw on the walk audit and share ideas with the larger group.

SOUTH KAUAI COMMUNITY PLAN

1.3.3 Online and Print Outreach

Website – A website was created as a way to easily disseminate information and updates about the plan to the community. The website provides an overview of the plan, links to resources, document downloads, a mailing list sign-up, calendar of events, and an image gallery.

Surveys – Public surveys were administered to understand the most important elements of the plan as identified by the community. The online versions posted were identical to the printed surveys distributed at workshops and events, and the results were tabulated together. Two online surveys were distributed through the South Kauai community plan website and hosted by SurveyMonkey.com.

Photo Campaign – An Instagram photo campaign was launched at the Koloa Plantation Days festival to provide another way for the younger community to get involved in the planning process. The online photo campaign was initiated to attract a larger audience and expand community outreach. Entrants were asked to submit photos via Instagram showing their most cherished places in South Kauai or themed places as determined by the project team. Winning photo submissions were selected and are featured here in the South Kauai Community Plan.

Wish Cards – As noted, 6,326 wish cards were mailed to all South Kauai residents as invitations to the three public kick-off events. The cards asked residents to express their “wish for South Kauai.” Some participants wrote text descriptions, others drew pictures. Index cards, distributed at the community meetings, served the same purpose.

Social Media – The County of Kauai Planning Department’s Facebook page was used as a platform to keep the community informed and updated of the planning process and to gain feedback.

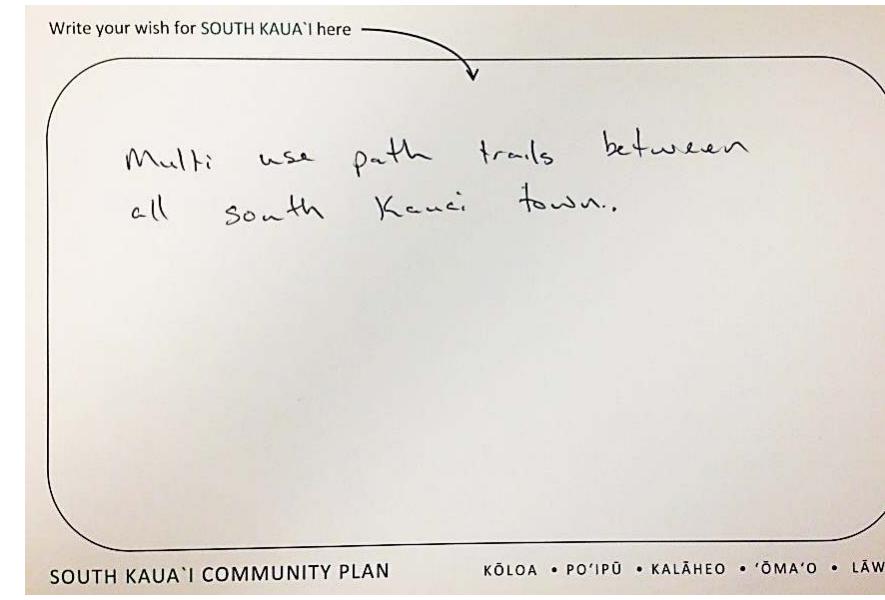
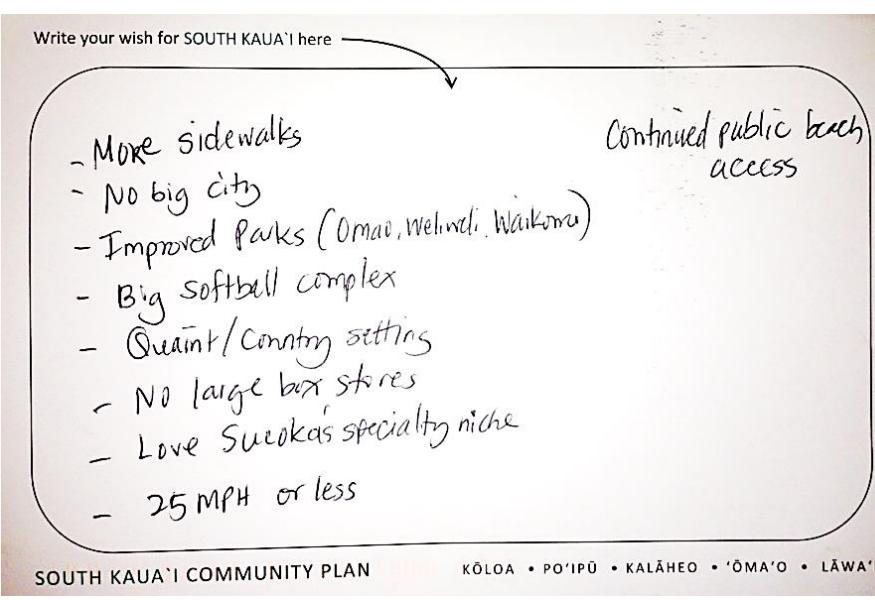
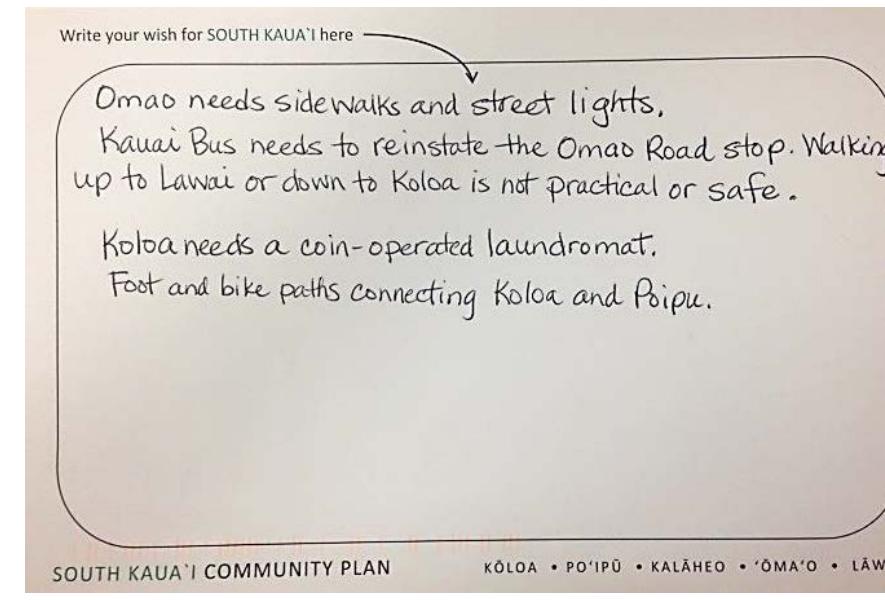
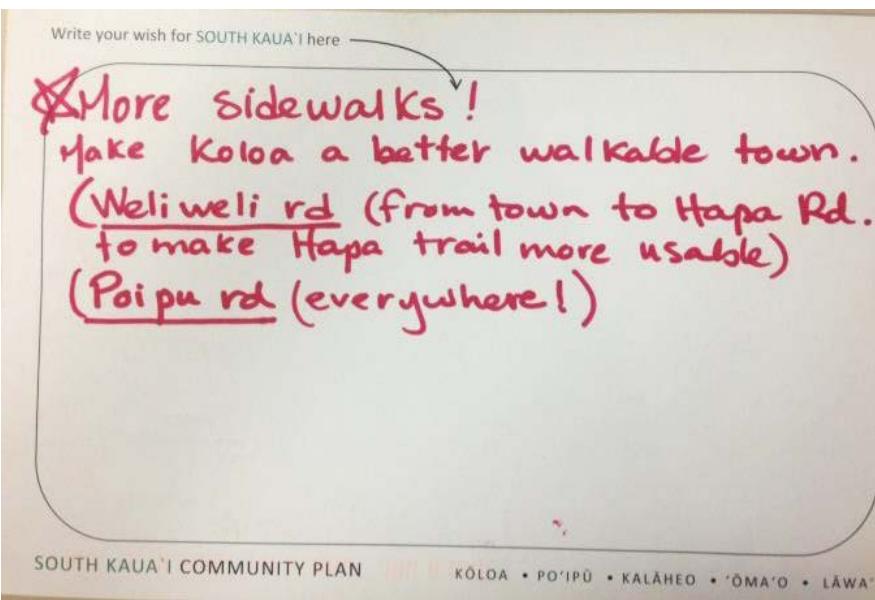
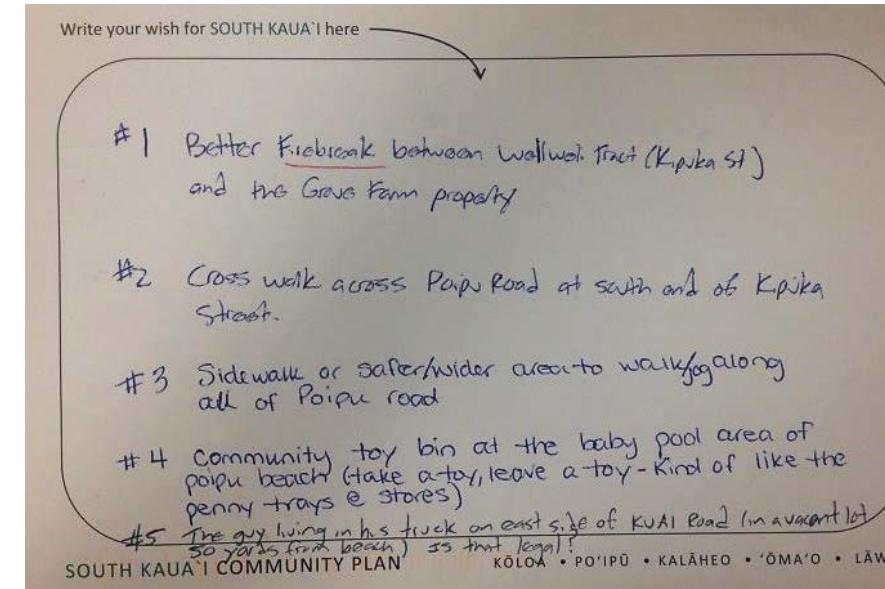
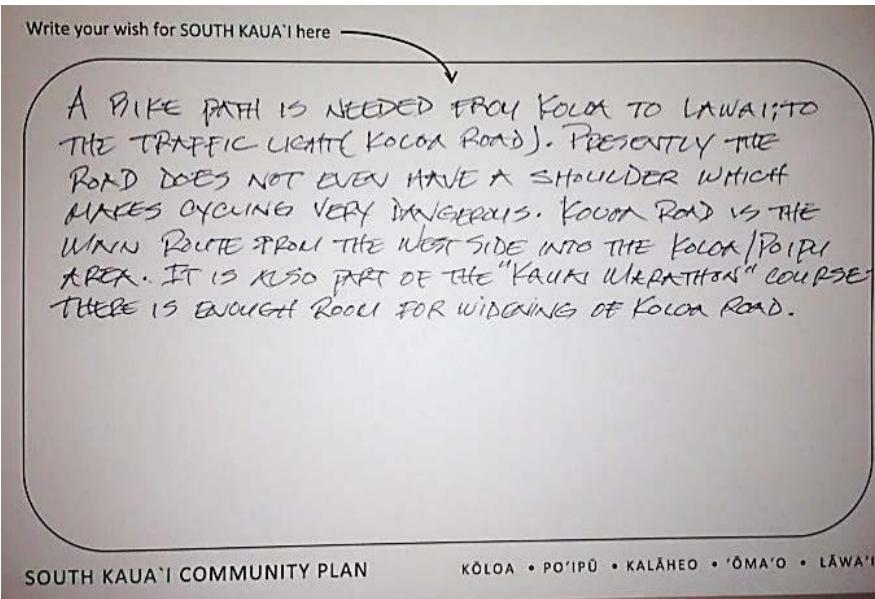
Project website homepage



An Instagram post from the account 'jbaldwin31'. The post features a photo of a group of people, including children, walking along a paved path lined with trees. The caption reads: 'Great-great aunty Betsy Grand Marshall with her nieces and nephews! ❤️ Her!!! We are so lucky to have her in our life. #koloaplantationdays #southkauaicp @southkauaicp'. The post has 12 months ago and 1,000 likes. There are 'Leave a comment...' and '... more' buttons below the photo.



An Instagram post from the account 'willmottz'. The post features a photo of a group of people walking along a paved path. The caption reads: '5 months ago #southkauaicp #srts'. The post has 1,000 likes. There are 'Leave a comment...' and '... more' buttons below the photo. Another post from 'willmottz' is visible below it, with the caption 'Thanks Sensei Duke, Master of Instagram!' and the hashtag '#dukester808'.



Example wish cards.

1.4 ACRONYMS AND ABBREVIATIONS

Throughout this document, there are several acronyms and abbreviations that are commonly used. The following list provides their definitions in alphabetical order.

ACHP	Advisory Council on Historic Preservation	IVU	Individual Vacation Units
ADA	Americans with Disabilities Act of 1990, as amended	IWS	Individual Wastewater System
ADVC	Average Daily Visitor Count	KCC	Kauai County Code 1987, as amended
ALISH	Agricultural Lands of Importance to the State of Hawai'i	KIUC	Kauai Island Utility Cooperative
amsl	Above Mean Sea Level	KHPRC	Kauai Historic Preservation Review Commission (County)
BID	Business Improvement District	KOHA	Kauai Online Hazard Assessment
BMP	Best Management Practices	KPK	Koloa-Poipu-Kalaeo
cal	Calorie (energy)	LCA	Land Commission Award
CCD	Census County Division	LSB	Land Study Bureau
CDP	Census Designated Place	LUC	Land Use Commission
CFD	Community Facilities District	MAP-21	Moving Ahead for Progress in the 21st Century Act
CIP	Capital Improvement Project	MGD	Million gallons per day
CP	Community Plan	NCDC	National Climatic Data Center
CSH	Cultural Surveys Hawai'i	NFIP	National Flood Insurance Program
CWA	Federal Clean Water Act	NPDES	National Pollutant Discharge Elimination System
CWRM	State Department of Land and Natural Resources (DLNR) Commission on Water Resource Management	NOAA	National Oceanic and Atmospheric Administration
CZO	County of Kauai Comprehensive Zoning Ordinance	NPS	National Park Service
DLNR	State Department of Land and Natural Resources	NTBG	National Tropical Botanical Garden
DOH	State Department of Health	NWI	National Wetland Inventory
DOT	State Department of Transportation	ROW	Right-of-Way (for streets and roadways)
DOW	County of Kauai Department of Water	s.f.	Square feet
DP	Development Plan	SHPD	State DLNR, Historic Preservation Division
ESA	Endangered Species Act	SMA	Special Management Area
EPA	Federal Environmental Protection Agency	SOEST	University of Hawai'i School of Ocean and Earth Science and Technology
FBC	Form-Based Code	SPA	Special Planning Area
FEMA	Federal Emergency Management Agency	SRF	State Revolving Fund
FHWA	Federal Highway Administration	SRTS	Safe Routes to Schools
FIRM	Flood Insurance Rate Map	STIP	Statewide Transportation Improvement Program
FSC	Fair Share Contribution	TAP	Transportation Alternatives Program
GIS	Geographic Information System	TE	Transportation Enhancement
GO	General Obligation	TMDL	Total Maximum Daily Load
GP	County of Kauai General Plan	TMK	Tax Map Key
gpd	Gallons per day	UH	University of Hawai'i
gpm	Gallons per minute	USFWS	United States Fish and Wildlife Service
HAR	Hawai'i Administrative Rules	USGS	United States Geological Survey
HRS	Hawai'i Revised Statutes	V/C	Volume-to-Capacity ratio (traffic)
HTA	Hawai'i Tourism Authority	VDA	Visitor Destination Area
ID	Improvement District	VPI	Visitor Plant Inventory