

Kaua‘i Transit-Ready Development (TRD) Workshop Summary

March 7, 2017



Kaua'i TRD Agenda

- 1. Complete Streets, Līhu'e Town Core Urban Design Plan, Ordinance Change, Form-Based Code and General Plan Update by Marie Williams**
- 2. Kaua'i Transit by Lee Steinmetz**
- 3. Affordable Housing by Keith Perry**
- 4. Bus Tour of KCC and Walking Tour of Līhu'e**
- 5. Roundtable Discussion**
- 6. Potential Opportunity Sites on State Lands identified**



Transect

Title: A Natural Transect Illustration
Source: James Kasser

T1 NATURAL ZONE T2 RURAL ZONE T3 SUBURBAN ZONE T4 GENERAL URBAN ZONE T5 URBAN CENTER ZONE T6 URBAN CORE ZONE

South Kaua'i Community Plan
Implementation Options

Kaua'i Transit-Ready Development

A woman in a black jacket and patterned dress stands in front of the map, looking up and to the left.

A conference room with a large U-shaped table covered in a green cloth. On the table are several water bottles, Starbucks cups, notebooks, and papers. A person's arm is visible on the left side of the frame.

Key Takeaways: Marie Williams

1. Updating ‘Vehicle-Based Standards’

- Sidewalks required for new subdivisions (Bill 2465)
- Sidewalks required within ½ mile schools, when in State Land Use Urban District
- Waiver option for curbs/gutters in rural areas if swale present

2. Planning Areas (SPAs) for Community Plans

- Infill, mixed-use, height limit raised from 20 ft to 50ft
- Form-based code overlay zones are more ‘user-friendly’
- “Missing Middle” new housing types introduced



“Missing Middle” Housing



“Missing Middle” housing types provide diverse housing options along a spectrum of **affordability**, including duplexes, fourplexes, and bungalow courts, to support **walkable communities**, locally-serving **retail**, and **public transportation** options.



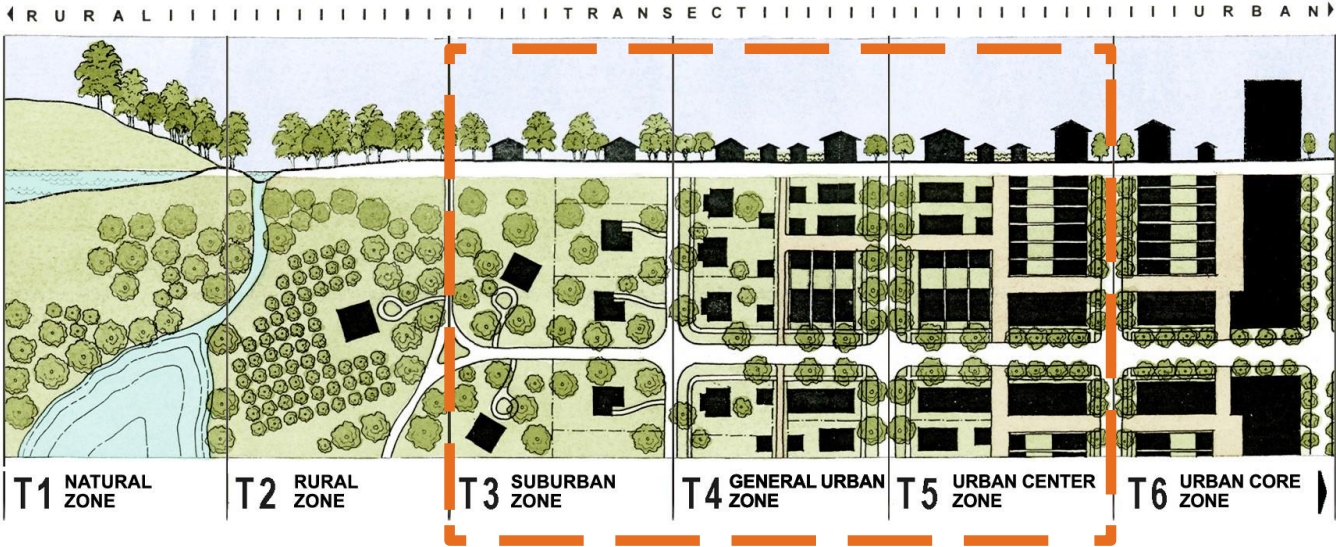
Source: Opticos, Inc

SPAs and Form-Based Codes



Applicable to Kōloa

Applicable to Kālaheo



Source: County of Kauai



2.2.60 T4 Neighborhood



General note: the illustrations above is intended to provide a brief overview of the transect zone and is descriptive in nature.

A. Zone Intent and Description

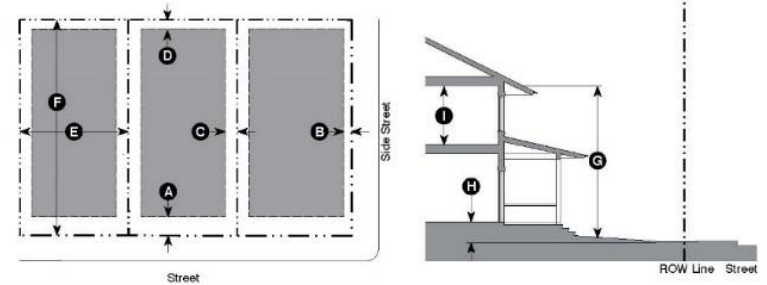
T4 Neighborhood Zone integrates appropriate, medium-density residential building types such as duplexes, cottage courts, small courtyard housing, and mansion apartments with limited retail and service uses in an environment conducive to walking and bicycling.

The open sub-zone provides the same building forms but allows for a more diverse mix of uses.

B. Allowed Building Types

| | |
|-----------------|-----------------------|
| Carriage House | Single-Family Cottage |
| Cottage Court | Duplex |
| Townhouse | Mansion Apartment |
| Apartment House | Courtyard Building |

T4 Neighborhood



Key

- ROW / Property Line
- Setback Line
- Building Area

C. Building Placement

| Setback (Distance from ROW / Property Line) | |
|---|------------------|
| Front | 15' min./30' max |
| Side Street | 6' max |
| Side | |
| Main Building | 15' max |
| Ancillary Building | 10' min |
| Rear | 10' min |

Lot Size

| | |
|-------|--------------------|
| Width | 25' min./150' max. |
| Depth | 80' min./250' max. |

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL or front setback, the building may be set to align with the facade of the front most immediately adjacent property.

Minimum lot width and depth may be reduced up to 20% if access via alley is provided.

D. Building Form

| Building Height ^{2,4} | |
|-----------------------------------|---------------|
| Main Building | 2 stories max |
| Ancillary Building | 2 stories max |
| Ground Floor Finish Level 18" min | |
| Upper Floor(s) Ceiling | 8' min |

Additional Building Height Standards found in Section 3.1.020 Additional Height Regulations.

Footprint

| | |
|--------------|-----|
| Lot Coverage | 60% |
|--------------|-----|

Miscellaneous

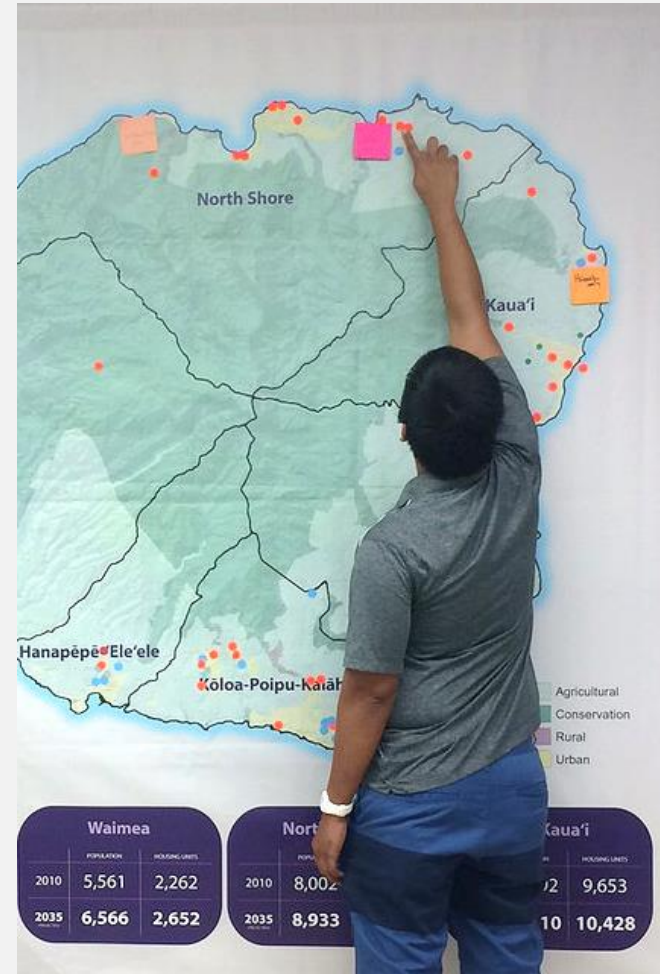
Loading docks, overhead doors, and other service entries may not be located on street-facing facades.



Key Takeaways

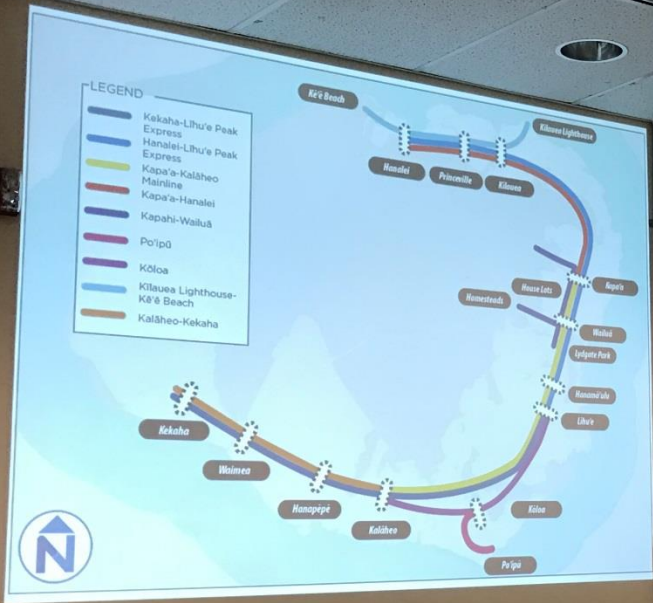
3. General Plan Update

- What is important to the community?
 - Implementation and monitoring
 - “Place typing” exercises
 - Language and semantics: “*change*” rather than growth
 - Moving away from triggering buzzwords

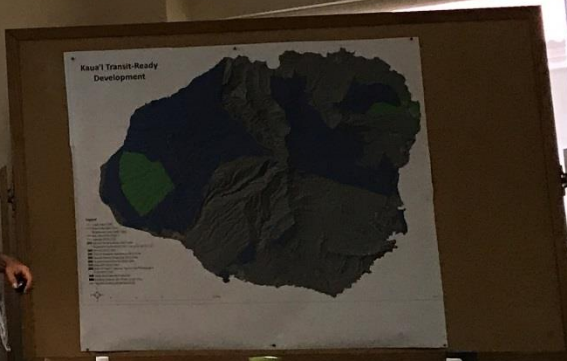


Source: County of Kauai





A man in a patterned short-sleeved shirt stands in the center of the room, facing the projection screen. He appears to be presenting or explaining the information on the screen.



Key Takeaways : Lee Steinmetz

1. Multimodal Land Transportation Plan

- Consideration of all modes at community plan level
- Pedestrian and bicycle plans are next on the 'to-do' list after community plan updates

2. Street Design Manual

- Standards take into consideration all modes & adjacent land uses
- “Context-sensitive” street design



Context-sensitive roundabout design: Hardy Street at Umi Street



Source: State OP



Source: State OP

Key Takeaways : Lee Steinmetz

1. Transit on Kauaʻi

- Ridership is highest between KCC to Kapaʻa
- Trade-offs between creating ‘transit equity’ and social needs island-wide, and maximizing ridership in targeted areas
- Overlapping routes considered for Kapaʻa to Līhuʻe
- Main transit line is on State Hwy—collaboration with State DOT is critical
- Technical assistance needed for bus shelter and highway crossing



Key Takeaways : Lee Steinmetz

2. Performance Measures: What is Kaua'i County tracking?

- Mode shift (American Community Survey)
- Transit ridership
- Service time
- Miles of sidewalk
- Miles of bicycle facilities
- Annual bike/pedestrian counts in TIGER areas
- Crash data
- Speeds and traffic volumes





Affordable Housing Projects:

- 1) Kohea Loa in Hanamalu
- 2) Koa'e in Kōloa
- 3) Lima Ola in Ele'ele

‘Lessons Learned’: Kauai County

Breaking down silos

Leadership, vision, and teamwork are important

“How can” vs. “No can” attitude

Integrated planning documents

Local-style messaging and language

Application of best practices to local places

Build around existing villages and centers and revitalize

Multimodal approach to TIAR needed



‘Lessons Learned’: State Council

Create a “playbook” of what works

Water availability and wastewater infrastructure needs

DOE & 21st Century Schools

Value of SPAs in regional planning schema

Use of the “Missing middle” housing typology

Context-sensitive planning and design

Messaging is important to community and leaders: “every street has its own solution”

Tri-County SGA Technical Assistance?

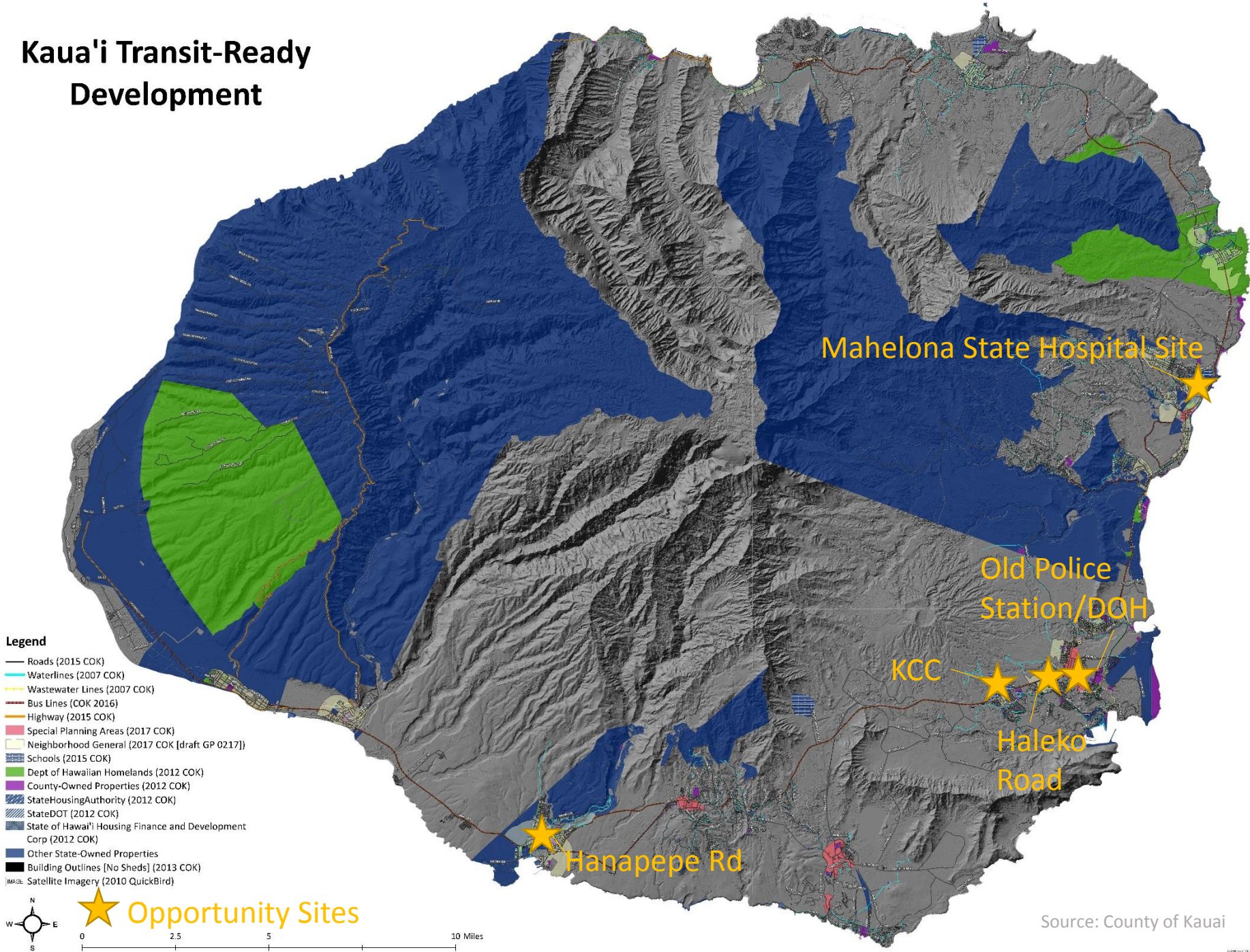


Potential Projects on State Lands

- *Old Police Station and DOH Office, Līhu‘e**
- *Haleko Road, Līhu‘e**
- *UH Kauai Community College (KCC), Puhi**
- *Mahelona State Hospital Site (ceded lands), Kapa‘a**
- *Hanapepe Road, remnant lots**



Kaua'i Transit-Ready Development



- Legend**
- Roads (2015 COK)
 - Waterlines (2007 COK)
 - Wastewater Lines (2007 COK)
 - Bus Lines (COK 2016)
 - Highway (2015 COK)
 - Special Planning Areas (2017 COK)
 - Neighborhood General (2017 COK [draft GP 0217])
 - Schools (2015 COK)
 - Dept of Hawaiian Homelands (2012 COK)
 - County-Owned Properties (2012 COK)
 - StateHousingAuthority (2012 COK)
 - StateDOT (2012 COK)
 - State of Hawai'i Housing Finance and Development Corp (2012 COK)
 - Other State-Owned Properties
 - Building Outlines [No Sheds] (2013 COK)
 - MAPS: Satellite Imagery (2010 QuickBird)



Mahelona State Hospital Site

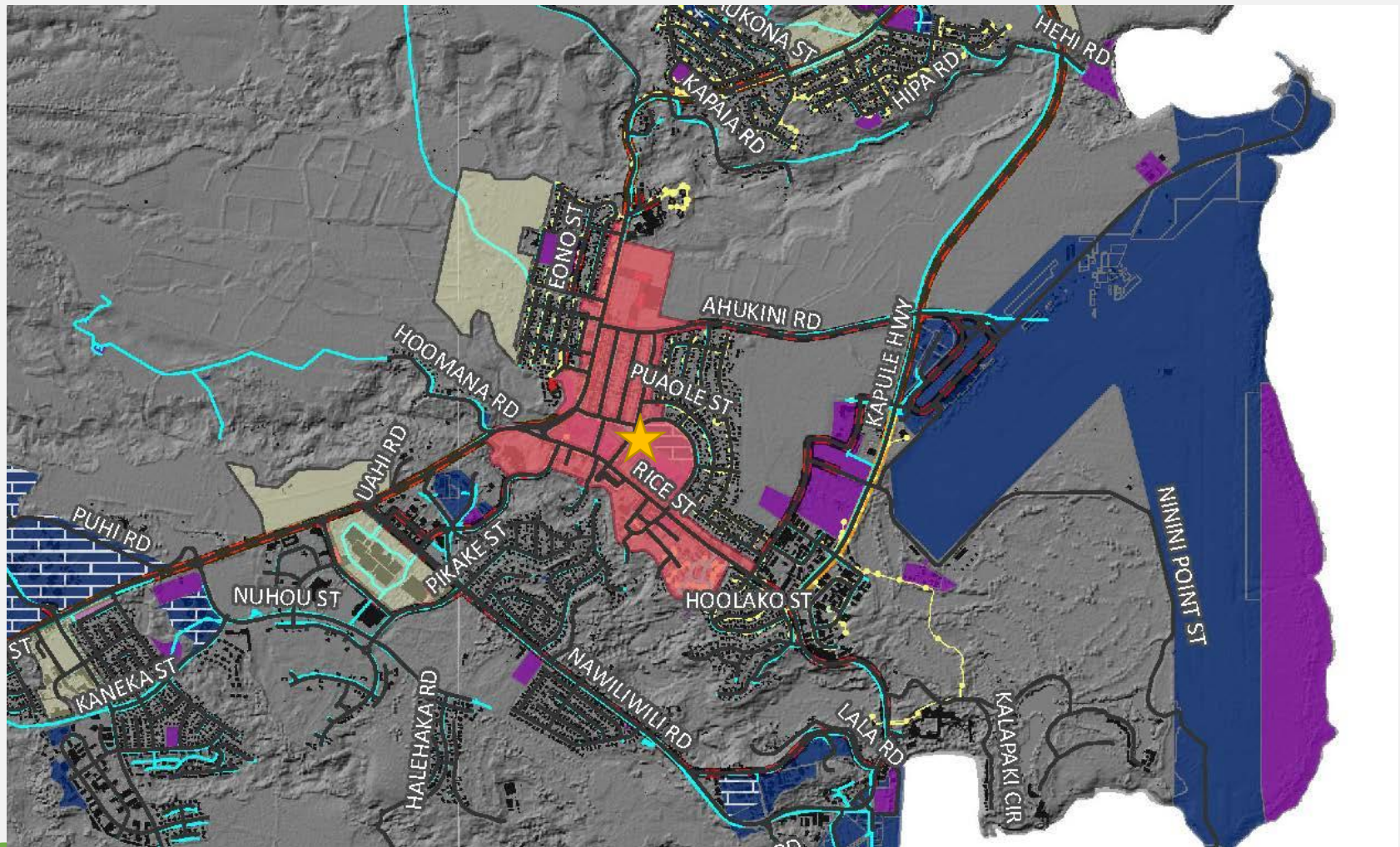
Old Police Station/DOH

KCC

Haleko Road

Hanapepe Rd

*Old Police Station/DOH, Līhu'e





Taxation Department

Food Stamps Office

Fifth District Court

Lihue Civic Center
Historic District

Historical Monument
and Garden

Department of Health
Public Health Nursing

East Kauai
Methodist Church

Wilcox
Elementary School

Legal Aid Society

Central Pacific Bank

Wrap It Up Alterations

Lihue County Park

Source: Google Maps

Google My Maps

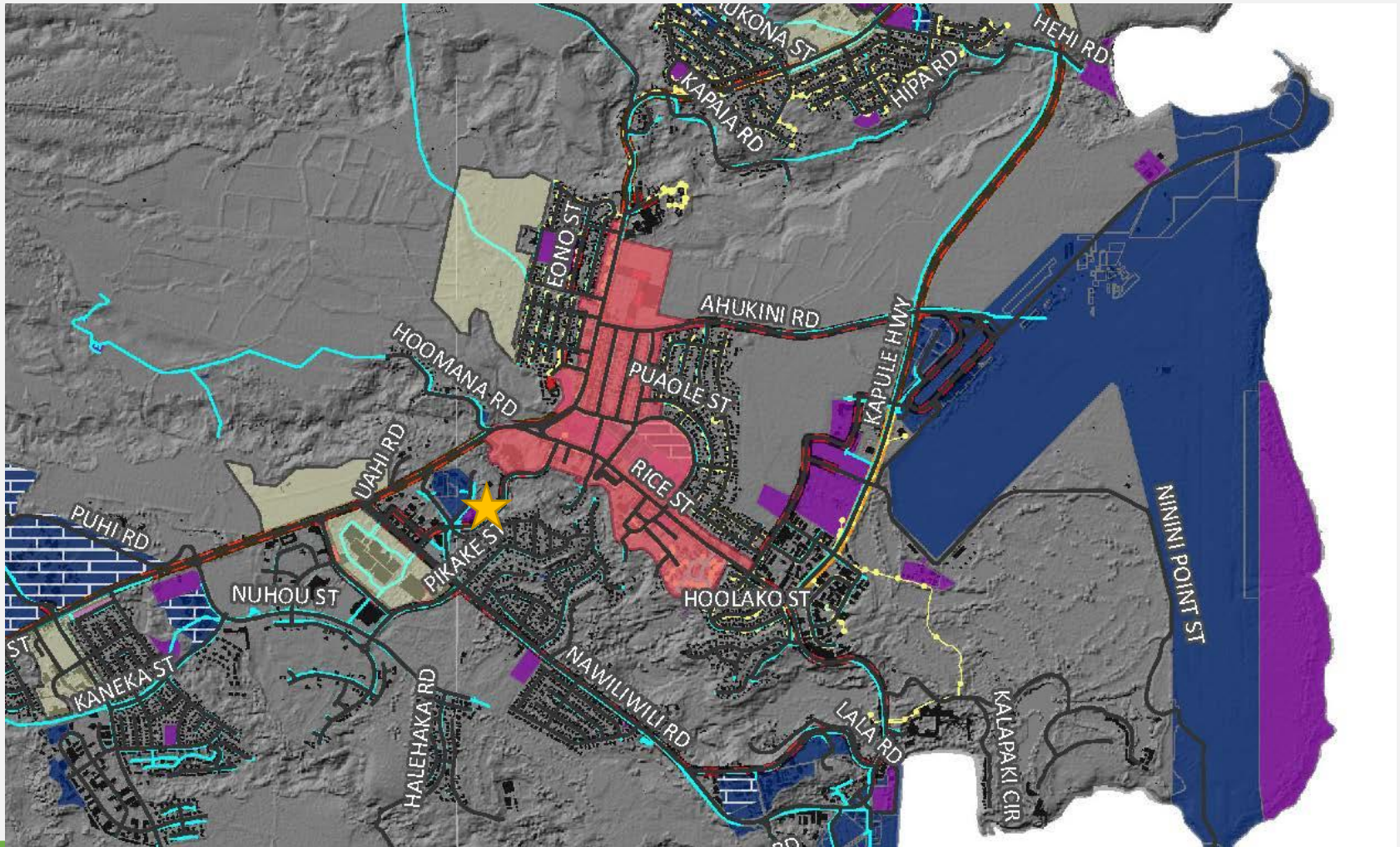
Old Police Station/DOH Office, Līhu'e







*Haleko Road, Līhu'e





50

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Forestry & Wildlife Division

Kauai County Water Department

Pacific Eye Center

Title Guaranty

Kauai Exclusive

Oceanit Laboratories

Financial US Commerce Department

Kauai Economic Opportunity

M Kawamura Farm Enterprises

Kukui Grove 4 Cinemas

76 Gas Station

Pua Loke St

Pua Loke St

Wehe Rd

Wehe Rd

Haleko Rd

Haleko Rd

Haleko Rd

Pua Loke St

Haleko Rd

Source: Google Maps

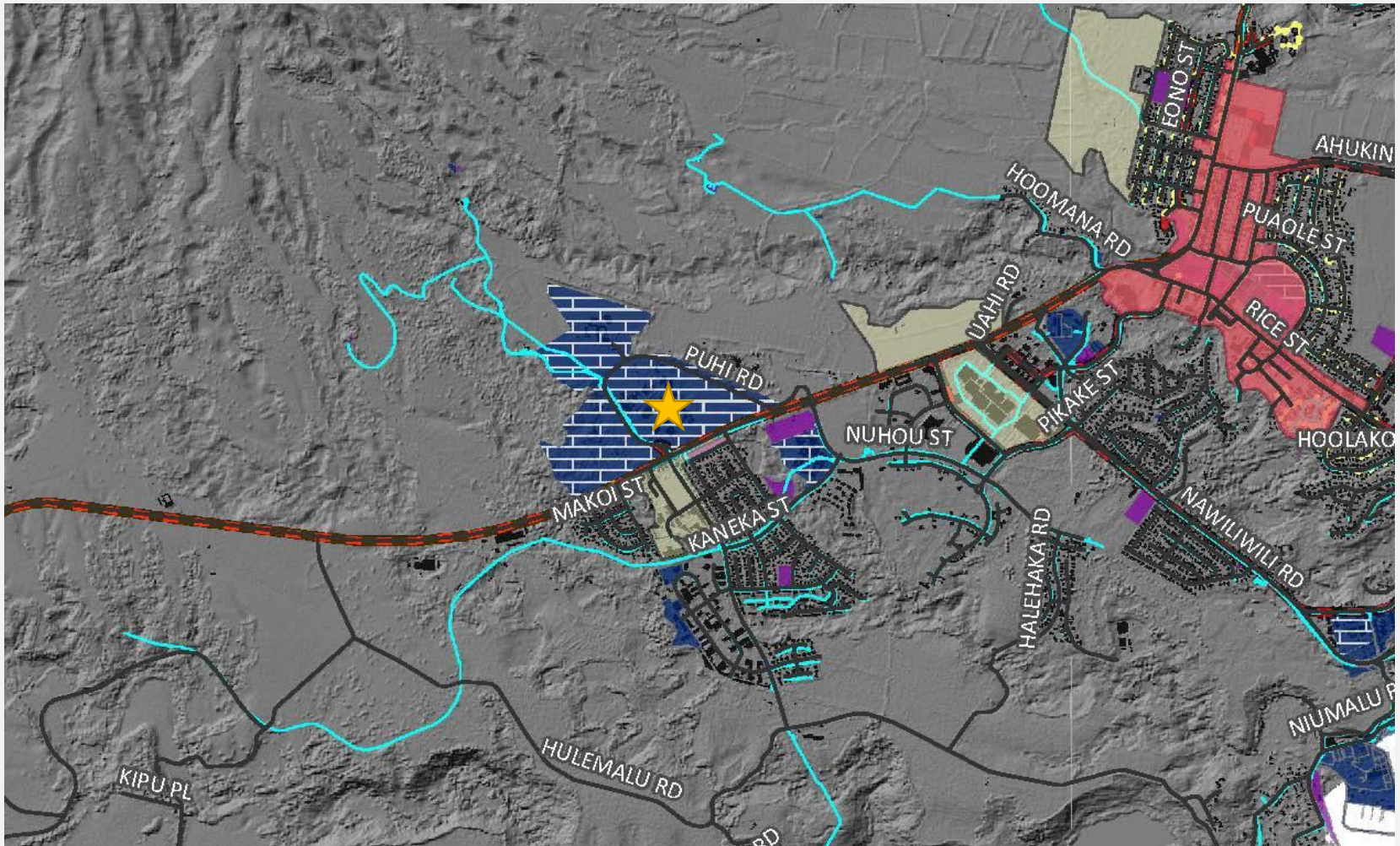
Haleko Road, Līhu'e



Haleko Road/Pua Loke St, Lihu'e



*Kaua'i Community College, Puhi





Island School Voyagers

Kauai Plantation
Railway at Kilohana

Gaylord's at Kilo

Kauai Community
College

Shell

Kaunuaali Hwy

Kaunuaali Hwy
Puhia Rd
Kikowaeana

Welau St

Nani St

Inouye St

Mawaena St

Lelelona St

Nani St

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KAUAI COMMUNITY COLLEGE
BOOKSTORE CONTINUING EDUCATION AND TRAINING

KAUAI COMMUNITY
ONE STOP CENTER

KAUAI
Kauiyuki Kōkō

Source: Kauai Community College

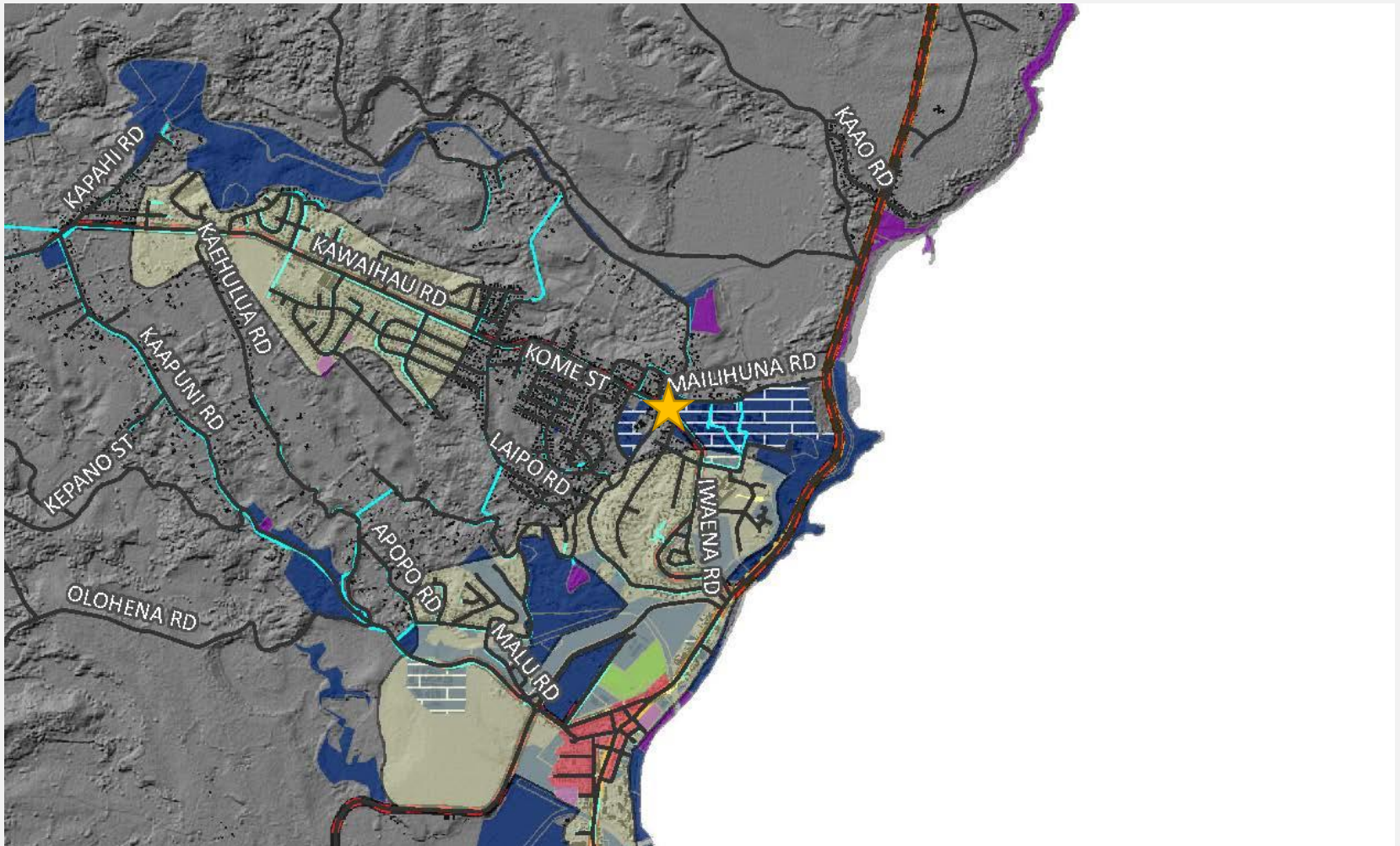


Source: Kauai Community College

Kauai Community College, Puhi



*Mahelelona State Hospital Site

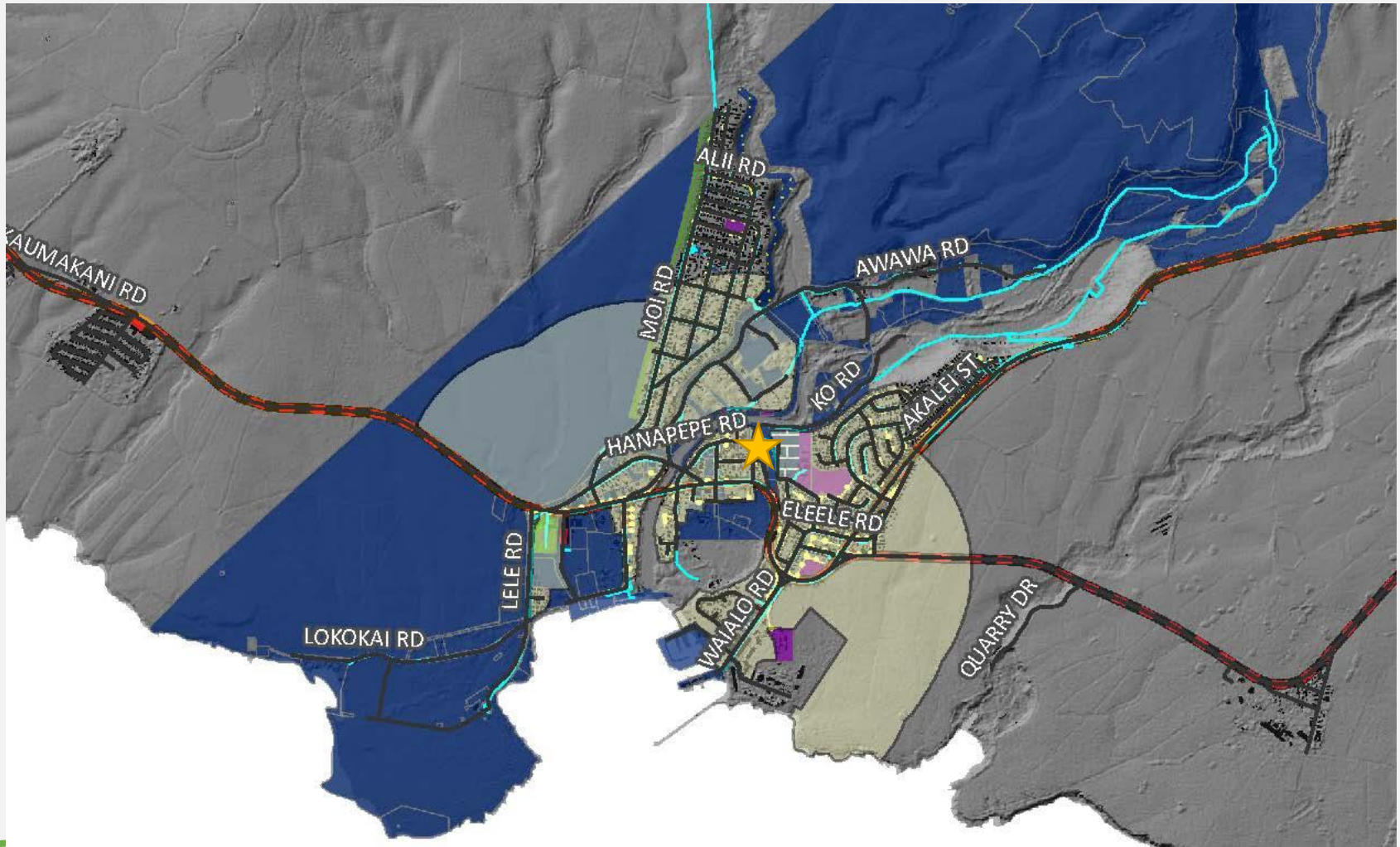




Mahelelona State Hospital Site



*Hanapepe Road, Remnant Parcels





Hanapepe Valley

Awawala Rd

Hanapepe Swinging Bridge

Aloha Spice Company

Talk Story Bookstore

Japanese Grandma's Cafe

Little Fish Coffee

Hanapepe Art Night

Bank of Hawaii Hanapepe Branch

Westside Pharmacy

Elele School

Kiana Reservoir

Sacred Heart Church

Elele Baptist Church

Episcopal Church On West Kaun

Working Group Participants



Workshop Participants

- **Work Group Members:** Bennett Mark (Hawai'i County), Ken Masden (DOE), Harrison Rue (HNL DPP), Norren Kato (DOT STP), Chris Kinimaka (DAGS-PWD), Betty Lou Larson (Catholic Charities), Heidi Hansen Smith (DOH-CDPHPD), Rowena Dagdag-Andaya (Maui County), Rodney Funakoshi (State OP), Ruby Edwards (State OP), Nicola Szibbo (State OP)
- **Participants:** Keith Perry (County of Kaua'i Housing Agency), Brandon Shimokawa (KCC), Celia Mahikoa (Kauai County), Beverly Brody (Get Fit Kaua'i), Marie Williams (Kaua'i Planning), Michael Moule (Kaua'i County), Lee Steinhmetz (Kaua'i Planning), Ed Tschupp (Kaua'i PW-Wastewater), Larry Dill (HDOT)



Mahalo!

For more information, please visit OP's
State Transit-Oriented Development website at:
<http://planning.hawaii.gov/lud/state-tod/>



Sources

<http://missingmiddlehousing.com/>

<http://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/South-Kauai-Community-Plan>

<http://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan>

<http://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Multimodal-Transportation-Planning>

<http://planning.hawaii.gov/lud/state-tod/>

<http://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/The-Kauai-General-Plan>

