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

March 7, 2017
Kauaʻi TRD Agenda

1. **Complete Streets, Līhuʻe Town Core Urban Design Plan, Ordinance Change, Form-Based Code and General Plan Update** by Marie Williams
2. **Kauaʻi Transit** by Lee Steinmetz
3. **Affordable Housing** by Keith Perry
4. **Bus Tour of KCC and Walking Tour of Līhuʻe**
5. **Roundtable Discussion**
6. **Potential Opportunity Sites on State Lands identified**
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 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
T4 Neighborhood

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

- **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.

- **Allowed Building Types:**
  - Single-Family Cottage
  - Duplex
  - Townhouse
  - Mansion Apartment
  - Courtyard Building

- **Setback Placement (Distance from ROW/Property Line):**
  - **Front:** 10' min./50' max
  - **Side:** 25' max
  - **Rear:** 10' min

- **Lot Size:**
  - **Width:** 25' min./150' max
  - **Depth:** 60' min./250' max

- **Miscellaneous:**
  - Where existing adjacent buildings are in front of the regulated STL 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.

- **Building Height:**
  - **Main Building:** 2 stories max
  - **Ancillary Building:** 2 stories max

- **Ground Floor Finish Level:**
  - 18' min

- **Upper Floor(s) Ceiling:**
  - 8' min

- **Footprint:**
  - Lot Coverage: 60%

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

Source: County of Kauai
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
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
1. Transit on Kaua‘i
   • Ridership is highest between KCC to Kapa‘a
   • Trade-offs between creating ‘transit equity’ and social needs island-wide, and maximizing ridership in targeted areas
   • Overlapping routes considered for Kapa‘a to Līhu‘e
   • 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) Koae in Kōloa
3) Lima Ola in Eleʻele
‘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, Līhuʻe
* Haleko Road, Līhuʻe
* UH Kauai Community College (KCC), Puhi
* Mahelona State Hospital Site (ceded lands), Kapaʻa
* Hanapepe Road, remnant lots
Opportunity Sites:
- Mahelona State Hospital Site
- Old Police Station/DGH
- Haleko Road
- Hanapepe Rd

Source: County of Kauai
*Old Police Station/DOH, Līhuʻe
Old Police Station/DOH Office, Līhuʻe

Source: County of Kauai
*Haleko Road, Līhuʻe

Source: County of Kauai
Haleko Road, Līhuʻe

Source: County of Kauai Housing
Haleko Road/Pua Loke St, Lihuʻe
*Kauaʻi Community College, Puhi*

Source: County of Kauai
Kauai Community College, Puhi
*Mahelona State Hospital Site*
Mahelona State Hospital Site
*Hanapepe Road, Remnant Parcels

Source: County of Kauai
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