

Office of Planning & Sustainable Development
TOD Council Meeting
CIP Planning Grant Program Presentation
February 20, 2026



Kilauea Town
EXPANSION
SHAPING TOMORROW'S KILAUEA
Honoring the Past, Building the Future.

Project Team

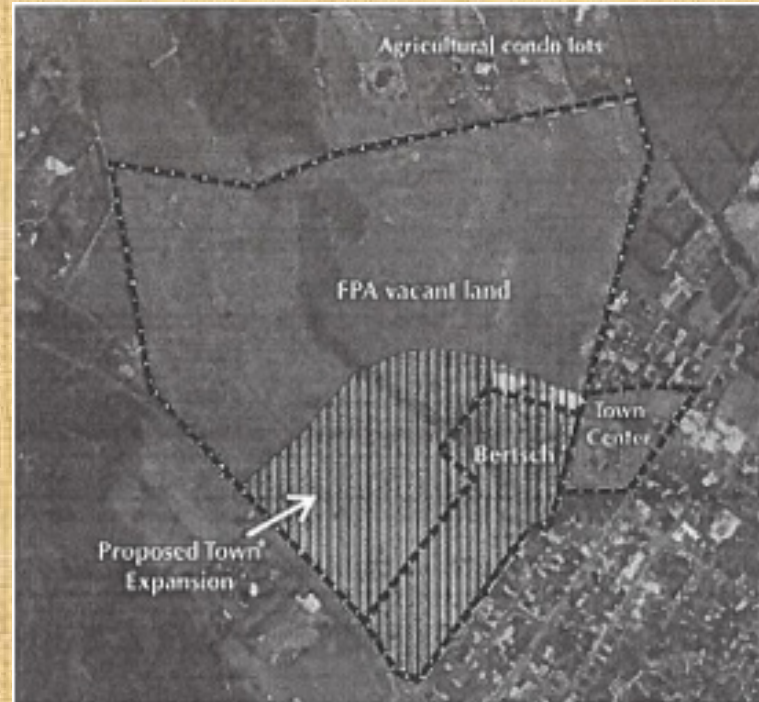
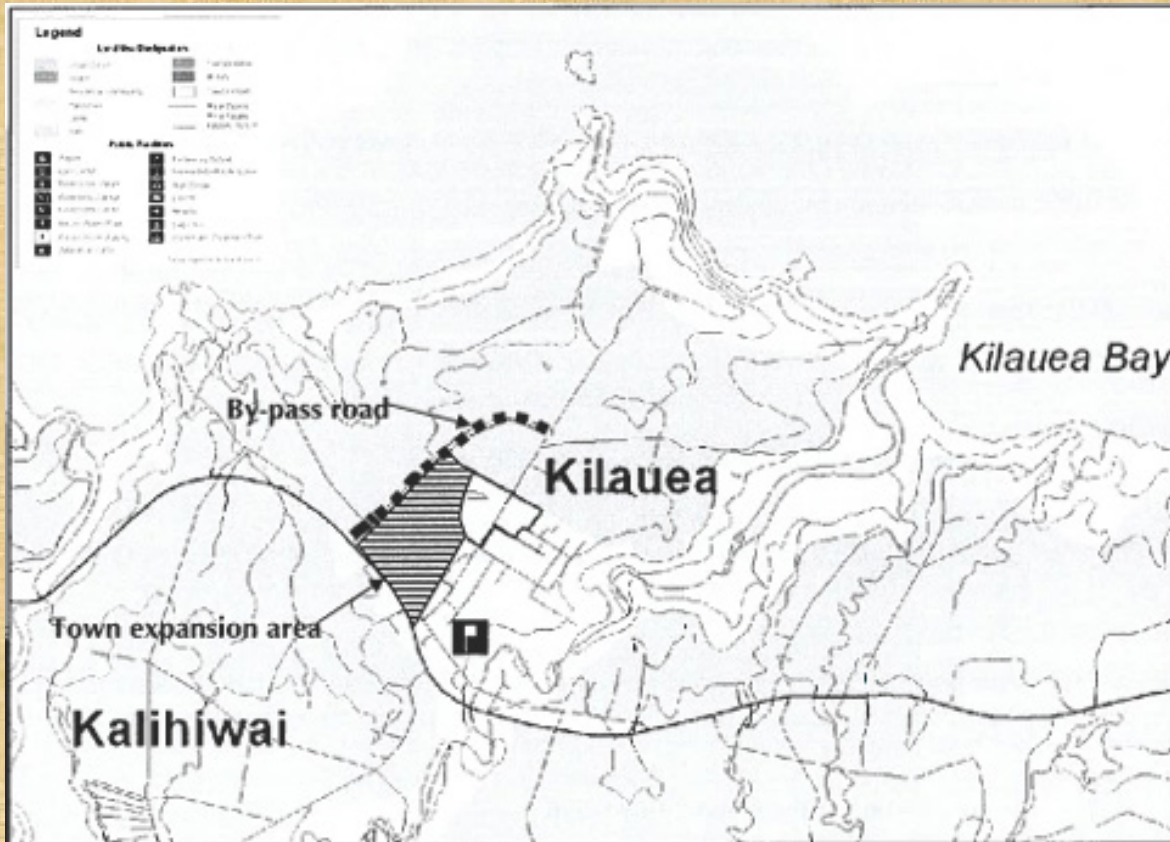
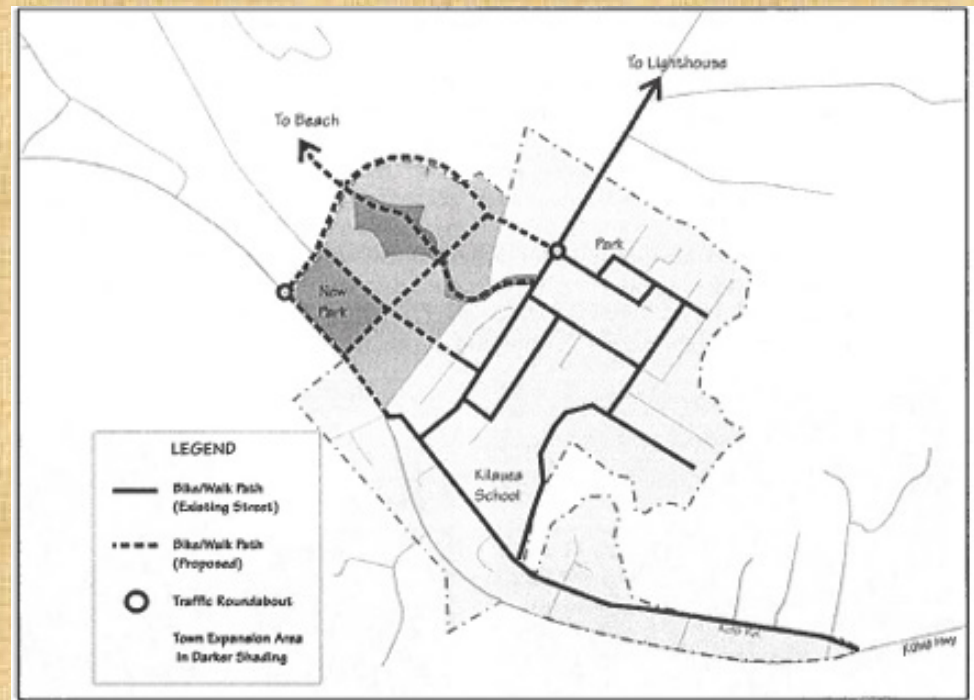


Kaua'i County Housing Agency
Bow Engineering & Development, Inc.
PBR Hawai'i
Kahewai Environmental

Project Background



September 2006 Kilauea Town Plan identifies 50-acre project site and adjacent commercial center for future town expansion, affordable housing development, and improvement circulation.



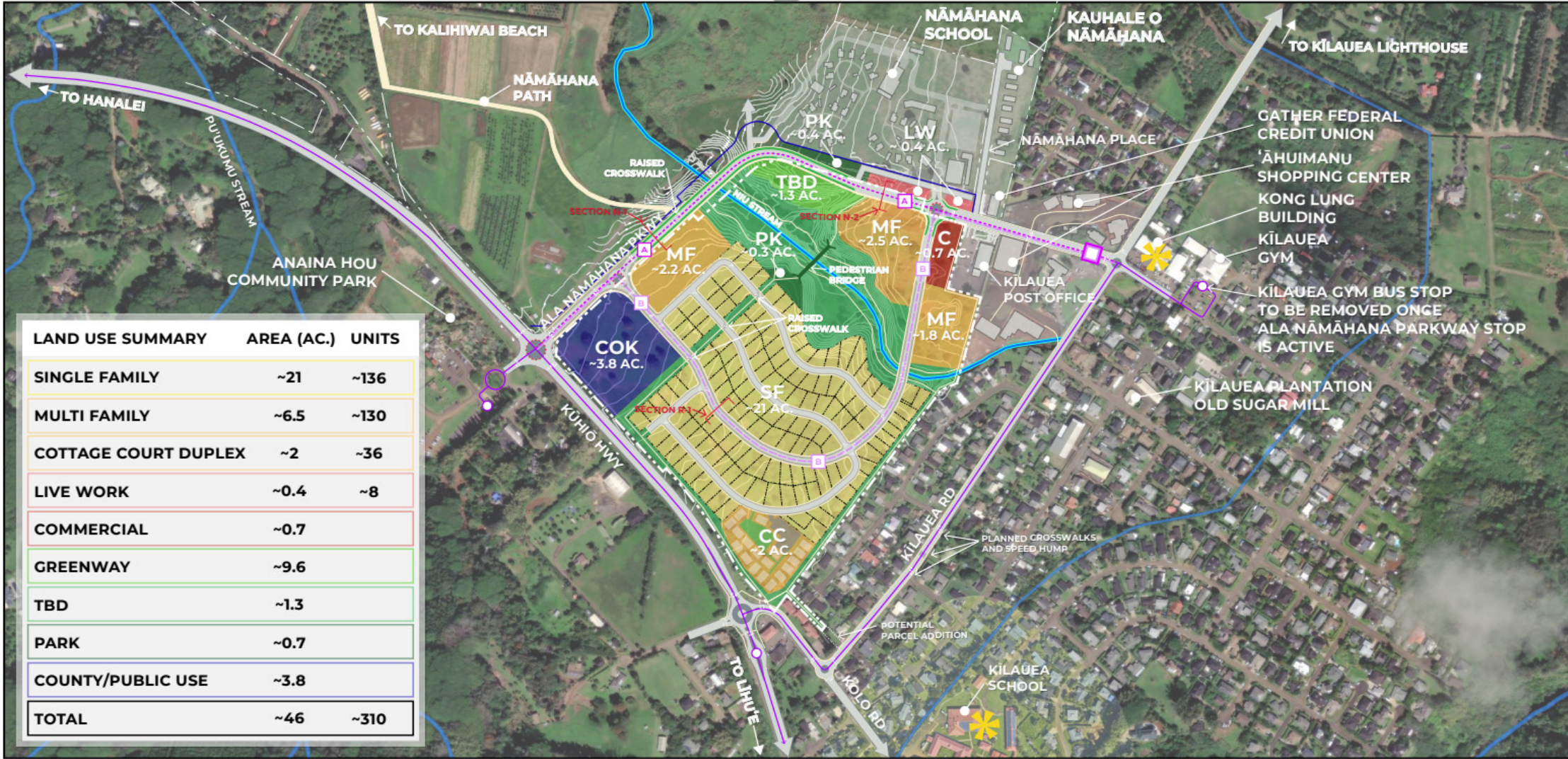
The photo at left, shows the relationship between the existing town, the proposed town expansion area, and landownership. The "agricultural condo lots" are part of the same subdivision lot on which FPA holds its currently vacant agriculturally-zoned tract. Note that the Bertsch tract is situated between the existing town and FPA's portion of the proposed town expansion area. Note also the adjacency of the Town Center property, which is proposed for additional commercial development, as permitted by present zoning.

- The Kaua‘i County General Plan (2018) land use designation for the project site includes Neighborhood General and Neighborhood Center. These designations encourage mixed-use, walkable neighborhoods with a mix of medium density, compact housing types and proximity to services and multi-modal transport corridors.
- 2018 Presidentially declared flooding event occurred in Hanalei and Wainiha
- 2019 ‘Ahuimanu Shopping Center Opens – 42,000 sq ft of Commercial/Retail
- 2020 Housing and Urban Development CDBG-DR Award supporting affordable housing development
- 2023 State of Hawai‘i CIP TOD Award supporting the Master Plan of Kilauea Town Expansion Project
- 2024 Kaua‘i County Housing Agency acquires 50 acres comprising project site
- 2024 Project Advisory Group formed for Master Planning and Community Engagement process
- 2024-2025 A series of 4 design charrette-style community meetings were held with interactive follow-up surveys to compile input as concepts and alternatives were designed and presented

Project Funding Sources

- HUD CDBG-DR Funding \$9,176,000 planning and multifamily development
- HUD CDBG-MIT Funding \$585,000 planning and multifamily development
- TOD CIP FY23 Funding \$375,000 master planning
- HUD CDS Funding \$3,400,000 site & wastewater system engineering & design
- Kaua'i County General Funds \$9,000,000 land acquisition and professional services
- Federal/State/County \$30,000,000 Ala Namahana Parkway road improvements





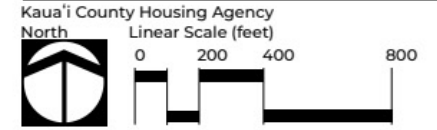
LAND USE SUMMARY	AREA (AC.)	UNITS
SINGLE FAMILY	~21	~136
MULTI FAMILY	~6.5	~130
COTTAGE COURT DUPLEX	~2	~36
LIVE WORK	~0.4	~8
COMMERCIAL	~0.7	
GREENWAY	~9.6	
TBD	~1.3	
PARK	~0.7	
COUNTY/PUBLIC USE	~3.8	
TOTAL	~46	~310

LEGEND

- Site Boundary
- Drainageway
- Streams
- Registered Historic Properties, National
- Sidewalks
- Planned Roundabouts
- Proposed Roundabouts
- TRANSIT**
- Existing Bus Route & Stops
- Proposed Bus Route & Stops:
- OPTION A
- OPTION B
- STOP FOR BOTH OPTIONS
- SF: Single Family Housing
- MF: Multifamily Housing
- CC: Cottage Court Duplex
- LW: Mixed Use
- C: Commercial
- COK: County of Kaua'i/Public Use
- PK: Park
- Greenway
- TBD

Final Master Plan Kilauea Nāmāhana Community

JULY 2025



Island of Kaua'i



Disclaimer: This Graphic has been prepared for general planning purposes only.

TOD Objectives Met

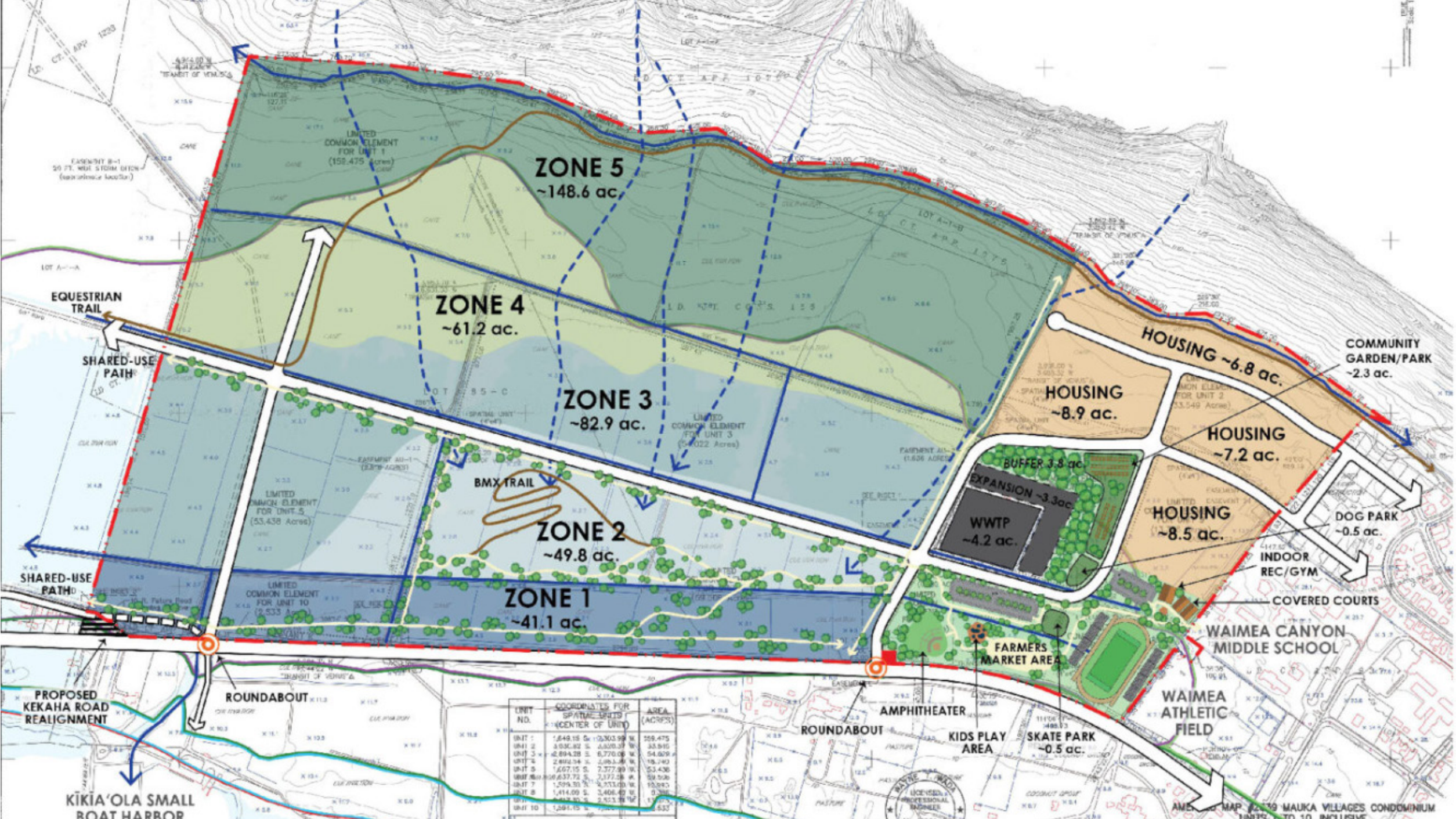
- Addressing demand reflected in 2024 Hawai‘i Housing Planning Study – 4,914 housing units needed on Kaua‘i by 2027
- Design of planned bypass road improving pedestrian access and traffic circulation in the town core
- Planning and design of shared use path leading through project to Kalihiwai Beach
- Planned access to Anaina Hou – location of weekly Farmer’s Market
- Additional Transit Bus Stop planned
- Design for two roundabouts
- Enhanced connectivity plans for future school and planned roadway improvements along Kuhio Highway and Kilauea Road
- Coordination with Safe Routes to School program

Looking Ahead...

- Completion of Environmental Assessment September 2026
- 201H Application to County Council December 2026
- District Boundary Amendment June 2027
- Issue Developer RFQ July 2027
- Construction December 2028
- Lease-Up August 2029

Waimea 400 – Housing Master Plan

- 2019 County of Kaua‘i purchased 417-acre parcel between Kekaha and Waimea, mauka of Kaumuali‘i Highway, referred to as Waimea 400
- 2022 PBR Hawai‘i and County of Kaua‘i engage Waimea and Kekaha communities in a master planning process for the 400-acre site
- 2023 TOD CIP awarded to project for Housing Master Plan
- 2024-2025 A series of 4 design charrette-style community meetings were held with interactive follow-up surveys to compile input as concepts and alternatives were designed and presented
- 2025 Final Waimea 400 Housing Master Plan completed



ZONE 5
~148.6 ac.

ZONE 4
~61.2 ac.

ZONE 3
~82.9 ac.

ZONE 2
~49.8 ac.

ZONE 1
~41.1 ac.

HOUSING
~8.9 ac.

HOUSING ~6.8 ac.

HOUSING ~7.2 ac.

HOUSING ~8.5 ac.

UNIT NO.	COORDINATES FOR SPATIAL UNITS (CENTER OF UNIT)		AREA (ACRES)
UNIT 1	1,649.15 S	1,930.99 W	159.475
UNIT 2	1,931.82 S	1,620.37 W	35.910
UNIT 3	2,894.28 S	5,770.08 W	54.839
UNIT 4	2,894.34 S	4,984.49 W	19.740
UNIT 5	1,667.15 S	7,377.89 W	53.436
UNIT 6	1,598.77 S	7,177.28 W	59.536
UNIT 7	1,599.30 S	6,753.00 W	10.880
UNIT 8	1,414.09 S	3,406.40 W	0.300
UNIT 9	1,414.09 S	2,953.78 W	1.630
UNIT 10	1,291.15 S	2,953.78 W	0.630

PROPOSED KEKAHA ROAD REALIGNMENT
KIKIA'OLA SMALL BOAT HARBOR

ROUNDABOUT

ROUNDABOUT
AMPHITHEATER

KIDS PLAY AREA
SKATE PARK ~0.5 ac.

WAIMEA ATHLETIC FIELD

WAIMEA CANYON MIDDLE SCHOOL

FARMERS MARKET AREA

WWTP ~4.2 ac.

BUFFER 3.8 ac.

EXPANSION ~3.3 ac.

DOG PARK ~0.5 ac.

INDOOR REC/GYM

COVERED COURTS

COMMUNITY GARDEN/PARK ~2.3 ac.

HOUSING ~6.8 ac.

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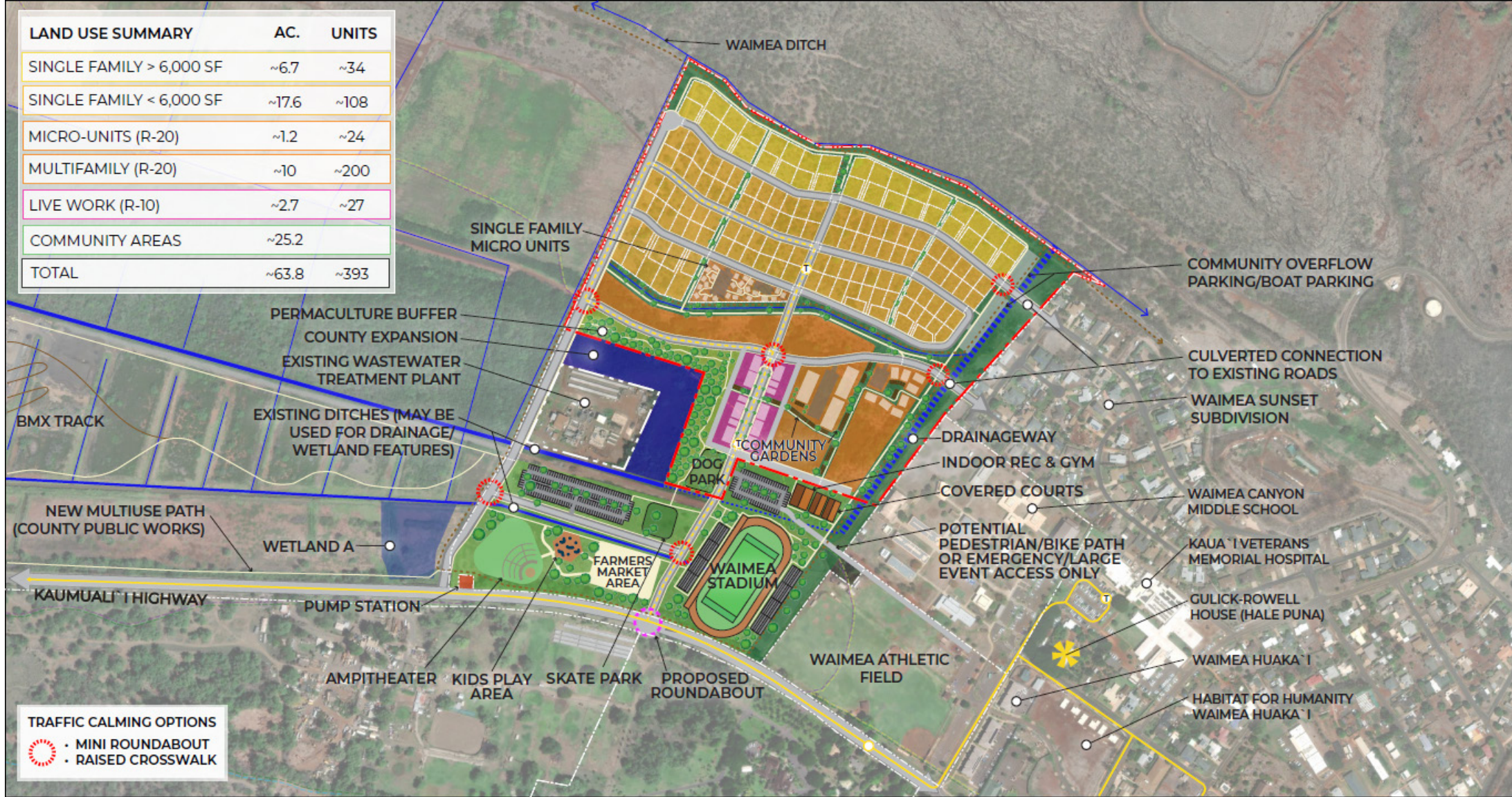
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LAND USE SUMMARY	AC.	UNITS
SINGLE FAMILY > 6,000 SF	~6.7	~34
SINGLE FAMILY < 6,000 SF	~17.6	~108
MICRO-UNITS (R-20)	~1.2	~24
MULTIFAMILY (R-20)	~10	~200
LIVE WORK (R-10)	~2.7	~27
COMMUNITY AREAS	~25.2	
TOTAL	~63.8	~393



TRAFFIC CALMING OPTIONS

- MINI ROUNDABOUT
- RAISED CROSSWALK

LEGEND

- Affordable Housing Project Boundary
- Existing Ditches
- Pedestrian Paths
- Equestrian Trail
- Ⓣ Existing Bus Routes & Stops
- Ⓣ Proposed Bus Routes & Stops
- * Historical Places, State & National

- Single Family > 6,000 SF LOTS
- Single Family < 6,000 SF LOTS
- Single Family Micro-Units
- Multi Family
- Live Work
- Buffer/Permaculture
- Community Facilities

- FEMA FLOOD INSURANCE RATE MAP ZONES**
- A: 1% ANNUAL CHANCE FLOOD, NO BFE
 - AH: 1% ANNUAL CHANCE FLOOD, FLOOD DEPTHS OF 1-3 FT, WITH 8' BFE
 - XS: 0.2% ANNUAL CHANCE FLOOD
 - X: OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN

Waimea 400 Affordable Housing Master Plan MAY 2025

County of Kaua'i Island of Kaua'i

Linear Scale (Feet)
0 100 200 400 800

PBR HAWAII & ASSOCIATES, INC.

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