

AGENCY TOD
Project Fact Sheet

Proj ID

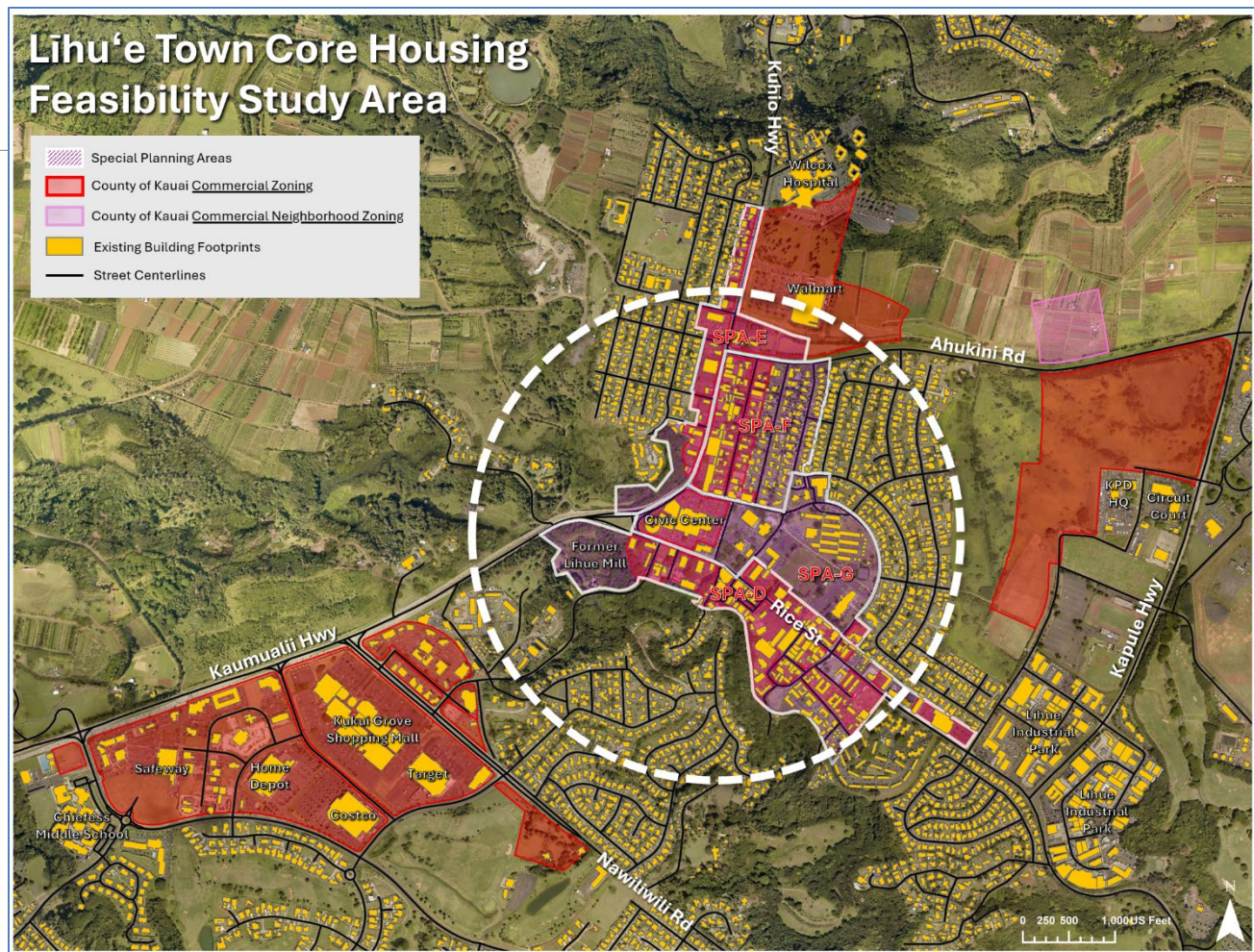
20-Sep-2024

1	Agency	County of Kaua‘i, Planning Department		
2	Transit Station/Bus Stop	Kukui Grove, Eiwa Street, Kūhiō Highway (across Fish Express)		
3	Project Name	Līhu‘e Town Transit-Oriented Development (TOD) Infill Development		
4	Street Address	Rice Street, Kūhiō Highway, portions of Ahukini Road, Portions of Kaumuali‘i Highway (see attached map)		
5	Tax Map Key/s	#-#-###: ### (various TMKs – please see attached map)		
6	Land Area (acres)	195.39 acres of Special Treatment Public (STP) areas; 366.12 acres of County commercial zone; 82.44 acres overlap as STP and commercial		
7	Zoning	SLUD Urban, County STP or Commercial General		
8	Fee Owner	Various owners		
9	Lessee/s	Various lessees		
10	Current Uses	Government/civic uses, retail stores, restaurants/cafes, banks, medical facilities, real estate/professional services, cultural and historic sites, public services.		
11	Encumbrances (if any)			
12	Summary Project Description	This Project will develop strategies to facilitate infill development in Līhu‘e Town. The aim is the creation of denser, walkable, mixed-use neighborhoods served by transit within Līhu‘e Town.		
13	Site Constraints (infrastructure, arch/hist sites, etc.)	Wastewater and Water infrastructure and capacity. Certain buildings on the site are over fifty (50) years old or designated as historic along Rice Street and Kūhiō Highway. Any exterior alterations to the elevation or composition of these structures will require the review and approval of the Kauai Historic Preservation Commission.		
14	Development Schedule Ctrl + Tab to enter under headings >	Planning	Design	Construction
		2024-25 Multifamily Housing Study		
15	Project Status	Seeking to issue NTP by 11/2024		
16	Consultant/ Contractor/Developer	Opticos LLC.		
17	Project Cost Estimate/s Ctrl + Tab to enter under headings >\$	Planning	Design	Construction
		300,000		
18	Funding Source/s Ctrl + Tab to enter under headings >	Planning	Design	Construction
		TOD CIP Planning Funds		
19	Contact Person (Name, Email Address)	Jodi Higuchi Sayegusa, jhiguchi@kauai.gov		
20	Attachments / Weblinks OPTIONAL: Please attach images/pictures (current & planned), maps, studies/reports	See Project Area map Links to Līhu‘e Civic Center Mobilty Plan and Līhu‘e Civic Center Redevelopment Feasibility Study: https://www.kauai.gov/Government/Departments-Agencies/Planning/Long-Range-Division/Active-Projects Līhu‘e Town Core Urban Design Plan: https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Town-Core-Urban-Design-Plan		

LĪHU‘E TOWN TOD INFILL DEVELOPMENT

Līhu‘e is Kaua‘i’s primary hub for its population, jobs, and transportation. Līhu‘e is projected to accommodate most of the island’s projected population growth and must work to meet the demand of over 4,000 housing units by 2035. Kaua‘i County faces a housing shortage and particularly lacks workforce housing. Encouraging infill development—and infill housing in particular—in the Līhu‘e Town Area will help to fulfill the 2018 General Plan’s policy and State TOD objectives to implement smart growth principles on Kaua‘i as well as limit development on agricultural lands to preserve Kaua‘i’s rural character. The Kauai County administration has identified the Līhu‘e Civic Center as a potential housing site and has also encouraged infill development in Līhu‘e where many people must commute to work each day.

To fulfill these needs, the Project will advance measures to encourage infill development. The Project will include the Līhu‘e Town Multifamily Housing Study, which will analyze the financial feasibility and capacity for affordable and workforce housing development within the Project Area based on a recommendation of the Līhu‘e Civic Center Redevelopment Feasibility Plan (LCCRFP). Preliminary pro forma analyses from the LCCRFP demonstrated that the financial feasibility of certain building prototypes improved for other sites in the Town Core and nearby commercial areas in Līhu‘e.



Additional Resources:

Līhu‘e Community Plan, <https://www.kauai.gov/Government/Departments-Agencies/Planning-Department/Long-Range-Division/Lihue-Community-Plan-LCP>

General Plan, <http://plankauai.com/1682-2/>

Special Planning Area – G, <http://qcode.us/codes/kauaicity/>

Līhu‘e Civic Center Site Improvements Final Master Plan,

<https://www.kauai.gov/Government/Departments-Agencies/Public-Works/Building-Division/Projects>

Līhu‘e Town Core Mobility and Revitalization Project, <https://www.kauai.gov/Government/Office-of-the-Mayor/TIGER-Grant>