



**Summary of East Kaua‘i Workshop  
Kaua‘i General Plan  
May 2016**

A Place Typing workshop was held for East Kaua‘i communities on April 28<sup>th</sup>, 2016 at the All Saints Church gym in Kapa‘a. The workshop included an opening presentation, a bus/walking tour that visited portions of East Kaua‘i, a mapping workshop and breakout session held over lunch, and an evening closing presentation. Following is a summary of Place Type strategies for individual communities in East Kaua‘i.

Anahola

*Place Types:* Rural Crossroads around Anahola Post Office at Kuhio Highway and Aliomanu Road; Village at Anahola Marketplace

*Degree of Change:* Incremental at Anahola Post Office; Transformational at Anahola Marketplace

The community was largely supportive of the preservation of the existing rural crossroads at the Anahola Post Office as well as the new Town Center to the south. The orientation of the existing Solar Farm in the new Town Center does not necessarily impede the development of a 2-sided town center “main street” along the Kuhio Highway. The Anahola Town Center Plan provides a good basis for the Town Center as a Village with regards to General Plan land use.

Kapa‘a Town

*Place Type:* Small Town or Large Town

*Degree of Change:* Incremental/Transformational

Kapa‘a Town’s future growth pattern and degree of change will relate to the development of the Hokua Place property. During the workshop the community was mixed with regards to development of Hokua Place. Many participants supported it citing the great need for affordable and workforce housing. Other participants equally emphasized the need to focus investment and new housing in the existing Kapa‘a Town instead. Most agreed that development of Hokua Place and the revitalization of Kapa‘a Town should go hand in hand.

Two alternatives were developed for Kapa‘a Town that reflected this input. In the first alternative, Kapa‘a transforms from a Small Town to a Large Town. The existing Town Center boundary is extended mauka along Olohena road with the idea that the Main Street environment at Olohena and Kuhio could extend mauka to the roundabout and the northeast corner of the Hokua property. Hokua Place would organize medium-intensity residential neighborhoods on the Makai side of the property and lower-intensity neighborhoods to the west. In this alternative, residential growth would be absorbed on the Hokua site as well as on opportunity sites in and around central Kapa‘a, in particular around the Baptiste sports

complex, where many properties may need infrastructure investment (such as flood control) to make medium-intensity development feasible.

In the second alternative, Kapa‘a would maintain as a Small Town, concentrating growth in and around 3 nodes of existing development along the Kuhio Highway rather than at Hokuia Place. In this alternative residential growth would be absorbed on opportunity sites in and around central Kapa‘a. This alternative would require more intense development patterns (ie a greater proportion of T5/T4 vs T4/T3 zones) in order to accommodate a similar amount of growth as the first alternative.

### Kapahi

*Place Type:* Village

*Degree of Change:* Incremental

Kapahi was not extensively discussed during the workshop, but the concept of establishing a village center along Kawaihau Road, roughly between Kuahale Street and Puukaa Street was well received. This area in the future can accommodate a mix of medium-intensity residential uses, along with additional commercial and service uses, in a configuration that is supportive of transit.

### Wailua

*Place Type:* Village

*Degree of Change:* Incremental

The existing area along the Kuhio Highway bounded roughly by Haleillo Road, Lanikai Street, and Papaloa Road provides a good opportunity for a compact village center in close proximity to residential neighborhoods in Wailua and resort areas along the coast. Portions of Wailua within ½ mile of this center can accommodate additional residential uses on underutilized and vacant parcels.