



Presented by Michael Tresler, Senior Vice President

**Kaua`i Planning & Action Alliance
Membership Meeting**

DECEMBER 17, 2009



REALITIES OF DEVELOPMENT





BEFORE A SHOVEL HITS THE GROUND

- **MASTER PLANNING**
- **ENGINEERING**
- **INFRASTRUCTURE, INFRASTRUCTURE, INFRASTRUCTURE**
- **HOW SUSTAINABLE PRACTICES PLAY A ROLE IN LAND DEVELOPMENT**
 - **Urban Density/Mixed Use Communities**



MASTER PLANNING

- **Zoning & Land Use**
 - Determine number of allowable units
 - Type of units
 - How to maximize space with all required considerations
- **Environmental Impact Studies-Compliance with Hawaii Revised Statute Chapter 343**



ENGINEERING

- Subdivision layout
- Subdivision map
- Preliminary and final
- Tentative subdivision approval
- Survey and topography map
- Master plans approval process
- Water, wastewater, park, drainage
- Construction documents & review process
 - preliminary, receive comments, revise, comments, revise & final
- Final Subdivision



INFRASTRUCTURE & COST

- **Permitting Costs**
- **Offsite and onsite improvements**
 - Water, wastewater, transportation, parks, drainage and affordable housing requirements,
 - Design and construction of infrastructure
 - Impact to price of housing units



SUSTAINABLE LAND DEVELOPMENT

- **“Use of resources to meet human needs while preserving the environment to ensure not just current needs, but ensuring future needs.”**
 - List GF projects, i.e. Maha’ulepu Agricultural Park, HBE cycle??
- **Urban density (maximizing density in properly zoned areas with mixed use and smart growth concepts to limit sprawl)**



MIXED USE COMMUNITIES

- **Integration of residential, commercial, public parks, and other uses, i.e. Wailani**
- **Network of transportation**
- **Urban density (maximizing density in properly zoned areas with mixed use and smart growth concepts)**
- **Road blocks to sustainable land development**
 - **Governmental restrictions**
 - **Current policies established in CZO, i.e. height restrictions**
 - **Department of Transportation design standards, i.e. distance between intersections**



ROAD BLOCKS TO SUSTAINABLE LAND DEVELOPMENT

- **Government restrictions**
 - **Current policies established in CZO, i.e. height restrictions**
 - **Department of Transportation design standards, i.e. distance between intersections**
 - **Stringent affordable housing requirements force developers to subsidize affordable housing by increasing prices for gap and market housing directed toward local residents.**



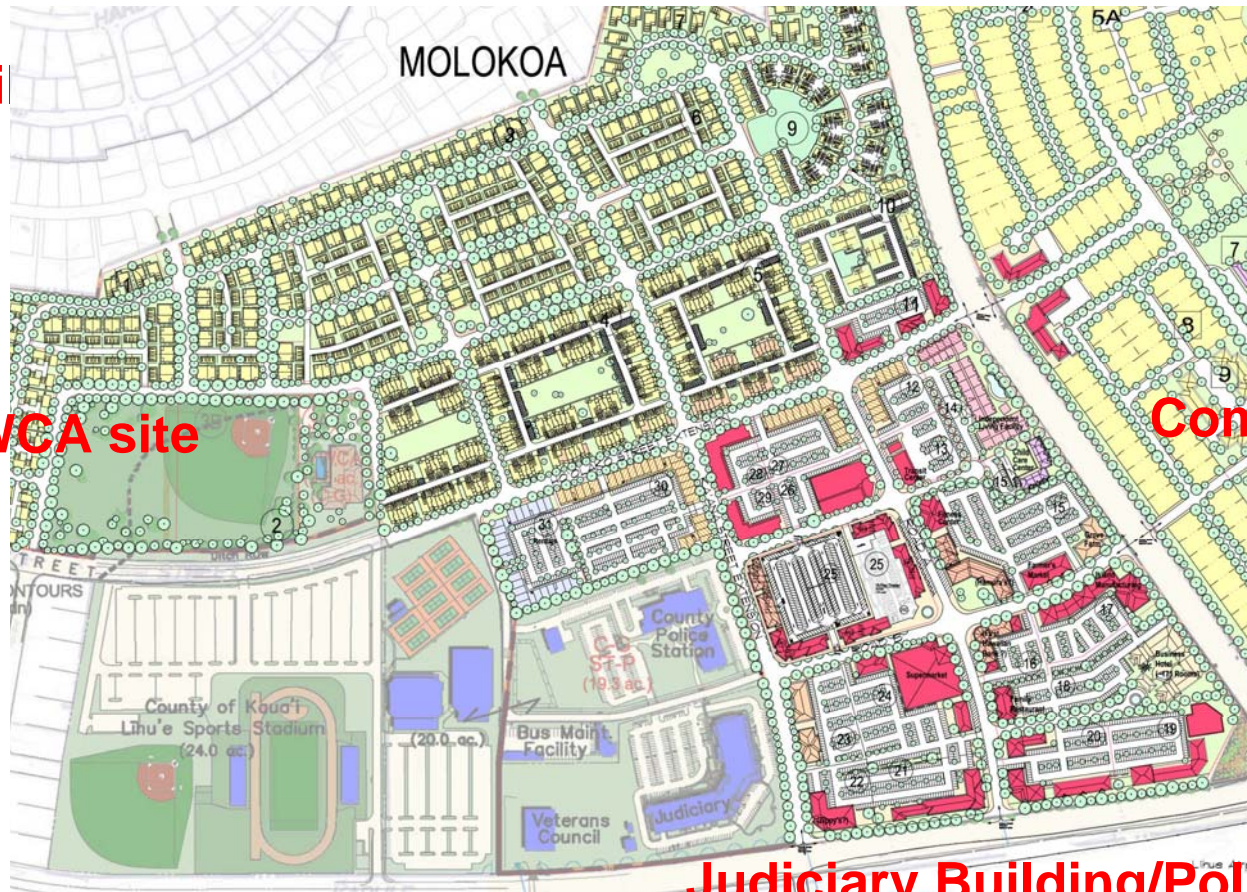
WAILANI

Multi fami

New YWCA site

Commercial

Vidinha
Stadium



Judiciary Building/Police Station

Mahalo!

