



Squeezed Out: Understanding Kaua'i's Housing Shortage



KAUA'I PLANNING & ACTION ALLIANCE

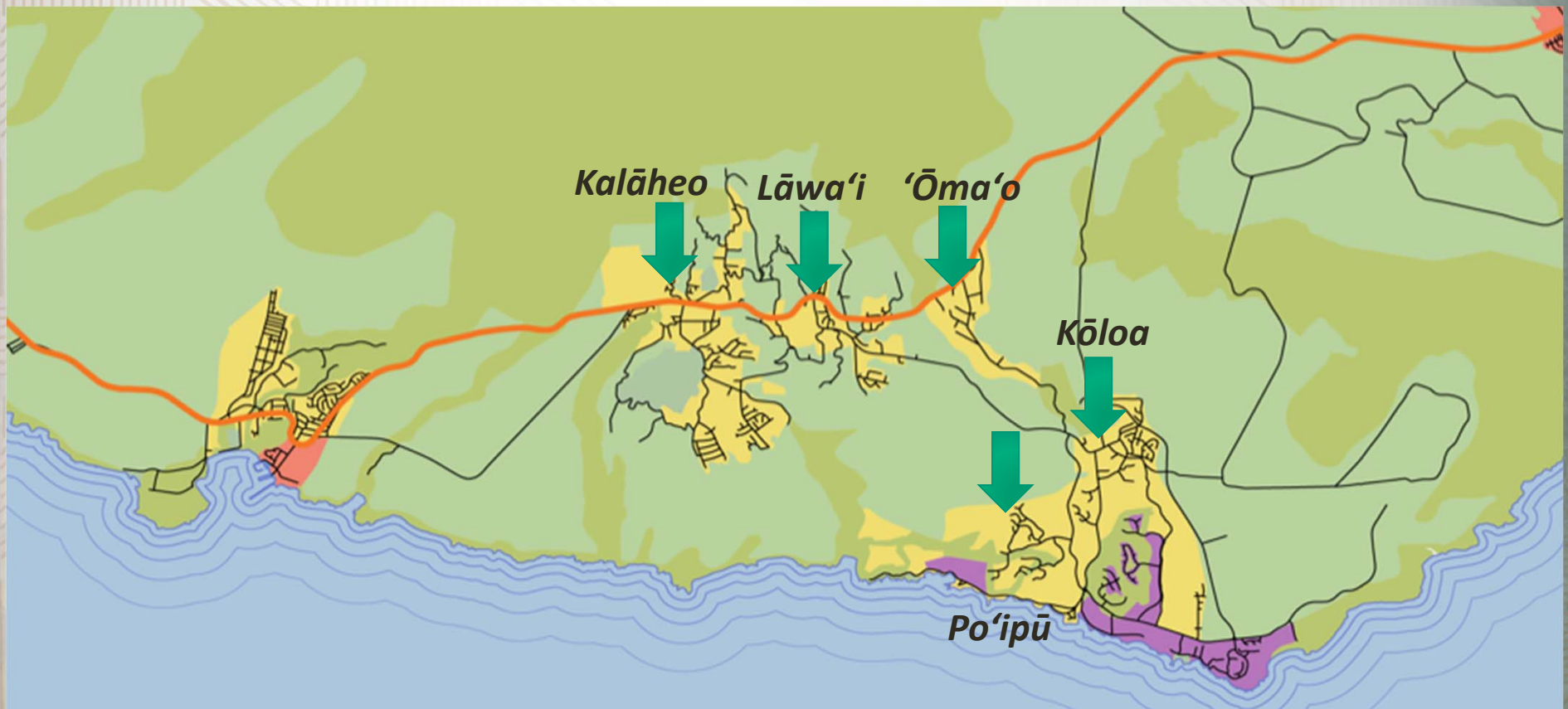
JUNE 25, 2015 ANNUAL MEETING

PANELIST:

**MARIE WILLIAMS, SENIOR LONG-RANGE
PLANNER, COUNTY OF KAUA'I PLANNING DEPT.**

General Plan Land Uses

“Residential Community” – A greater diversity of places exist within this category



Kaua'i's Walkable Place Types



Rural Crossroad



Rural Crossroad

- Located at the intersection of two or more rural roads, a Rural Crossroad provides a small amount of locally serving retail and other services in a rural context. Rural Crossroads transition quickly into rural intensities and activities, and/or into the natural environment.



Town



Town

- Located in urbanized areas, Towns are made up of clusters of neighborhoods or villages that support a larger, more complex mixed-use environment. Buildings within the Town are often attached and may be up to four stories tall. Towns are important centers of the county.



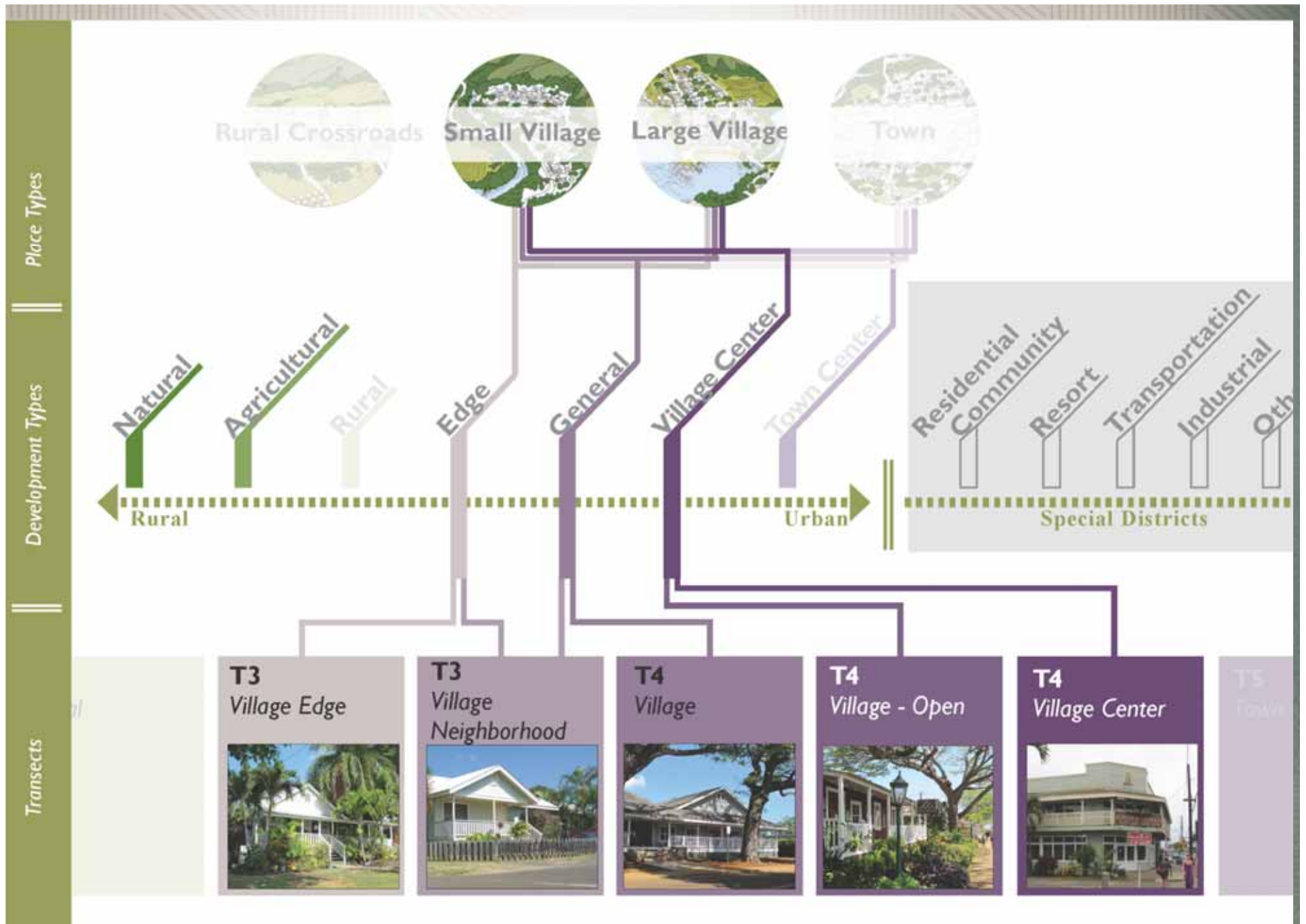


Kōloa Walk Audit

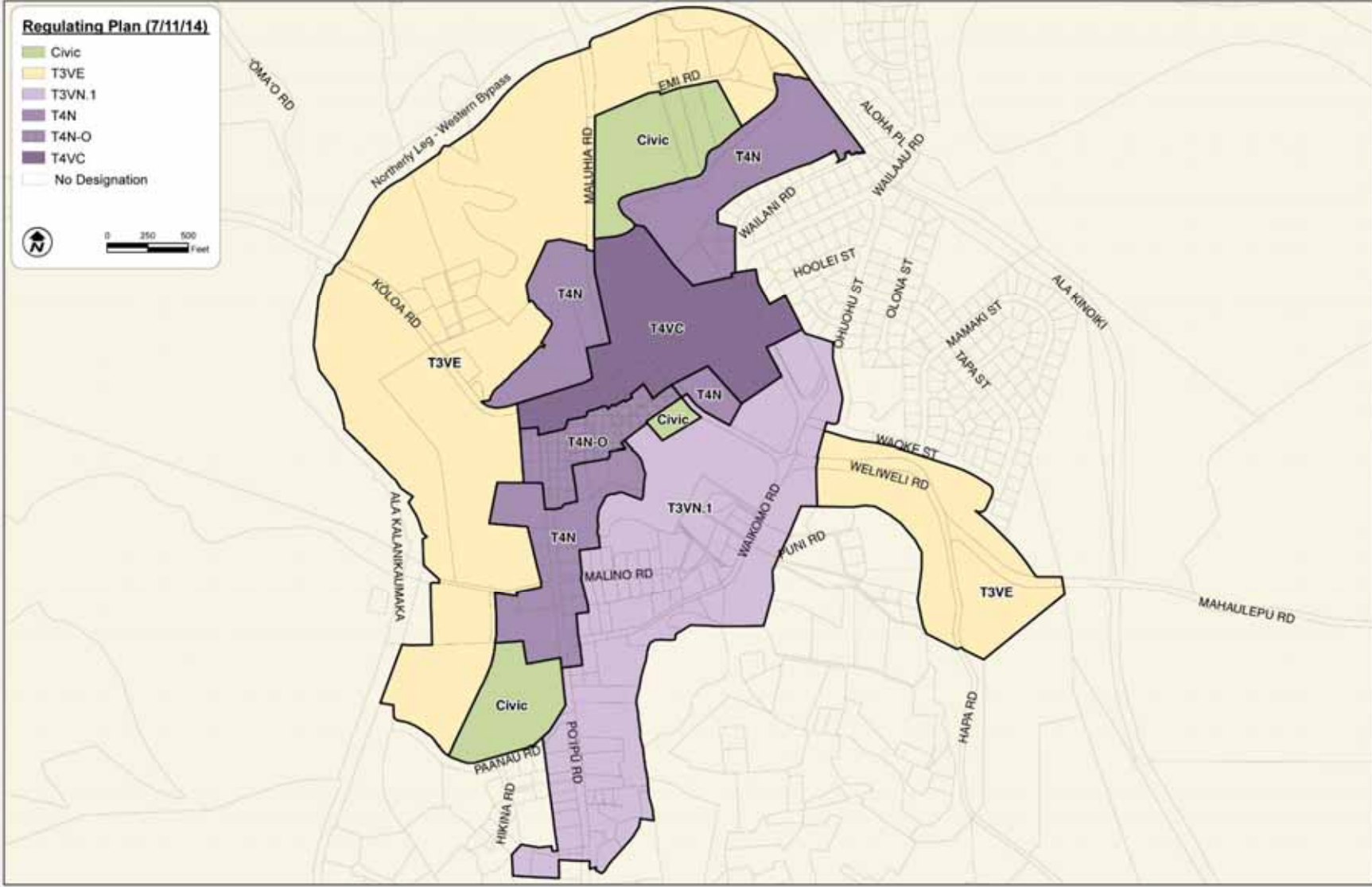
September 9, 2013







Kōloa Regulating Plan



FBC Foundation - South Kaua'i Transect

T3		T4		
T3 VE	T3 VN-1	T4 N	T4 N-O	T4 VC
				
T3 Village Edge	T3 Village Neighborhood 1	T4 Neighborhood	T4 Neighborhood - Open	T4 Village Center
Intent	Intent	Intent	Intent	Intent
To reinforce established neighborhoods, to maintain neighborhood stability and provide a transition between higher intensity walkable neighborhoods and rural and agricultural areas.	To provide a walkable neighborhood that integrates compatible multifamily housing types such as duplexes and bungalow courts within walking distance to transit and village center areas.	To integrate appropriate, medium-density residential building types such as duplexes, bungalow courts, small courtyard housing, and medium apartments with limited retail and service uses in an environment conducive to walking and bicycling.	To integrate appropriate, medium-density residential building types with live/work, retail and service uses in an environment conducive to walking and bicycling.	To integrate main street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.
Desired Form	Desired Form	Desired Form	Desired Form	Desired Form
Detached, low rise form, setback from the street. Primarily single-family form with carriage houses and ancillary structures.	Clearly spaced, detached, low rise form, setback from the street. Single family form that accommodates a range of single and multi-family building types.	Predominantly detached, closely spaced low rise form, closely set back from the street. Multi-family building types and form.	Predominantly detached, closely spaced low rise form, closely set back from the street. Multi-family and live/work/shopfront building types and form.	Attached or detached low rise form, located close to or at the street edge. Live/work, shopfront, mixed use building types and form.
Building Height	Building Height	Building Height	Building Height	Building Height
2 stories max.	2 stories max.	2 1/2 stories max.	2 1/2 stories max.	3 stories max. (2 stories max. Koloa)
General Use	General Use	General Use	General Use	General Use
Residential with some Civic/Open Space and Service Uses.	Residential, with some Civic/Open Space, and Service Uses	Residential, with limited Retail, and some Civic/Open Space and Service Uses	Residential, with Retail, and some Civic/Open Space and Service Uses	Retail and Service, with some Residential, Civic/Open Space Uses
Parking	Parking	Parking	Parking	Parking
Moderate Parking Requirements Individual Parking Lots, Limited On-Street Parking	Low to moderate Parking Requirements to promote walkability and minimize visual impact. Individual Parking Lots, Some On-Street Parking	Low to moderate Parking Requirements to promote walkability and minimize visual impact. Shared or Individual Parking Lots, On-Street Parking	Low to moderate Parking Requirements to promote walkability and minimize visual impact. Shared or Individual Parking Lots, On-Street Parking	Low Parking Requirements to promote walkability, Commercial Parking Districts with off street residential parking. Shared or Individual Parking Lots, On-Street Parking

T4 VC



T4 Village Center

Intent

To integrate main-street commercial and retail environments into neighborhoods, providing access to day-to-day amenities within walking distance, creating potential for a transit stop, and serving as a focal point for the neighborhood.

Desired Form

Attached or detached low rise form, located close to or at the street edge.

Building Height

3 stories max.

General Use

Residential, with limited Retail, and some Civic/Open Space and Service Uses

Parking

Low Parking Requirements to promote walkability, Commercial Parking Districts with off-street residential parking.

Shared or Individual Parking Lots, On-Street Parking

Roadway Characteristics

Narrow to moderate travel lanes, with structured drainage and narrow planting strips or tree wells

Bicycle facilities typically on-street in Class II or III lane.

Wide Sidewalks



FBC-Transect Zones (T4 N Example)

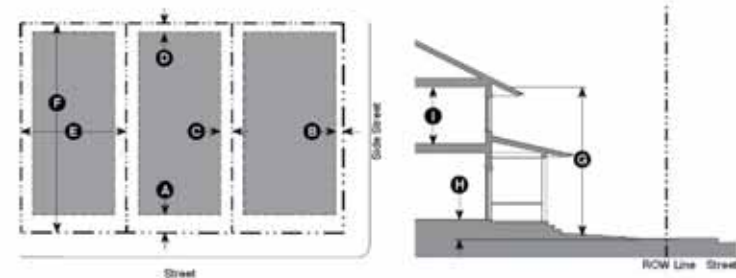
2.2.60 T4 Neighborhood



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

A. Zone Intent and Description	B. Allowed Building Types	
<p>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.</p> <p>The open sub-zone provides the same building forms but allows for a more diverse mix of uses.</p>	Carrage House	Single-Family Cottage
	Cottage Court	Duplex
	Townhouse	Mansion Apartment
	Apartment House	Courtyard Building

T4 Neighborhood



Key

- ROW / Property Line
- Setback Line
- Building Area

C. Building Placement		
Setback (Distance from ROW / Property Line)		
Front	15' min./30' max.	A
Side Street	8' max.	B
Side		
Main Building	15' max.	C
Ancillary Building	10' min.	
Rear	10' min.	D
Lot Size		
Width	25' min./150' max.	E
Depth	80' min./250' max.	F

Miscellaneous

Where existing adjacent buildings are in front of the regulated BTL 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.

D. Building Form		
Building Height ^{1,2}		
Main Building	2 stories max.	G
Ancillary Building	2 stories max.	
Ground Floor Finish Level	18" min.	H
Upper Floor(s) Ceiling	8' min.	I
Additional Building Height Standards found in Section 3.1.020 Additional Height Regulations.		
Footprint		
Lot Coverage	60%	
Miscellaneous		

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

FBC- Building Types

3.2.050 Single-Unit House, Village



Single-story village house with engaged front lanai



Single-story village house



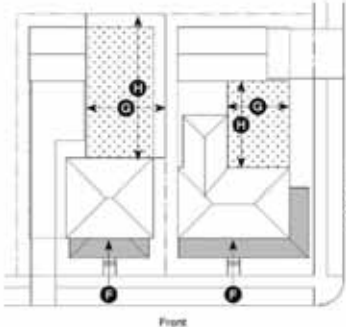
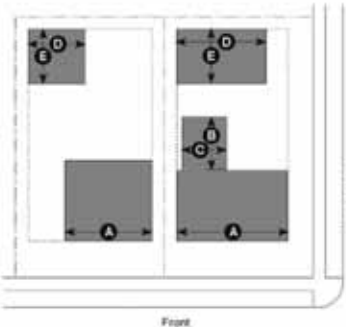
Village house form with commercial use

A. Description

Single-Unit House, Village: This Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, potentially near a neighborhood main street.

- T3E
- T3VN1
- T3VN2
- T4N
- T4VC
- T5TC

General Note: Photos on this page are illustrative, not regulatory.



Key
 --- ROW / Property Line
 --- Setback Line
 ■ Building

B. Number of Units	Units	1 max
C. Building Size and Massing	Height	Per Building Form Standards based on transect zone
Main Body	Width	48' max. A
Secondary Wing(s)	Width	30' max. B
	Depth	30' max. C
Accessory Structure(s)	Width	24' max. D
	Depth	30' max. E

Key
 --- ROW / Property Line
 --- Setback Line
 ■ Frontage
 □ Private Open Space

D. Allowed Frontages	Lanai, Engaged
	Lanai, Projecting
E. Pedestrian Access	Main Entrance Location Front F
F. Vehicle Access and Parking	Parking may be accessed from the alley, side street or front.
	Parking may be accessed from the front only when there is no adjacent alley or side street.
	Parking spaces may be enclosed, covered or open.
G. Private Open Space	Width 20' min. G
	Depth 20' min. H
	Area 500 sf min.
	Required private open space must be located behind the main body of the house.

FBC-Civic Spaces

Table 5.2.030.A Civic Space Type Standards			
Transect Zone	T3 T4 T5	T3 T4 T5	T3 T4 T5
Civic Space Type	Special Use Park	Overlook Park	Beach Park
Illustration			
Description	A space that is civic in nature but that does not fit into any pre-established civic space type category. Ex: golf course	An open space that provides space for viewing scenic or historically significant vistas, usually from a height.	An open space that provides public access to the shoreline and which includes waterfront space for unstructured recreation.
Location and Size			
Location			
Service Area	Regional	Regional	Regional
Size			
Minimum	No Minimum	No Minimum	No Minimum
Maximum	No Maximum	No Maximum	No Maximum
Character			
Frontage	Building or Independent	Independent	Independent
Disposition of Elements	Natural, Formal or Informal	Natural or Informal	Natural or Informal
Typical Facilities			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive Recreation, Accessory Structure, Drinking Fountains, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

Key **T#** Allowed **T#** By Director **T#** Not Allowed

Table 5.3.030.A Civic Space Type Standards			
Transect Zone	T3 T4 T5	T3 T4 T5	T3 T4 T5
Civic Space Type	Regional Park	Community/District Park	Greenway
Illustration			
Description	A natural preserve available for unstructured recreation.	An open space available for unstructured recreation and a limited amount of structured recreation.	A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation.
Location and Size			
Location			
Service Area	Regional	Multiple Neighborhoods	Multiple Neighborhoods
Size			
Minimum	200 acres	12 acres	8 acres
Maximum	-	-	-
Character			
Frontage	Independent	Independent	Independent or Building
Disposition of Elements	Natural, Formal or Informal	Informal	Natural or Informal
Typical Facilities			
	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 7,500 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails	Passive and Active Recreation, Accessory Structure, Drinking Fountains, Community Facility < 5,000 gsf, Paths and Trails

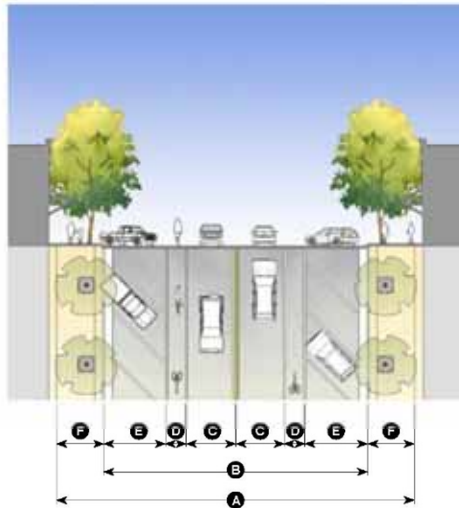
Key **T#** Allowed **T#** By Director **T#** Not Allowed

FBC-Streets and Thoroughfares

5.3.090

Thoroughfare Standards

Table 5.3.090.A Thoroughfare Assembly CS-56-62-BL

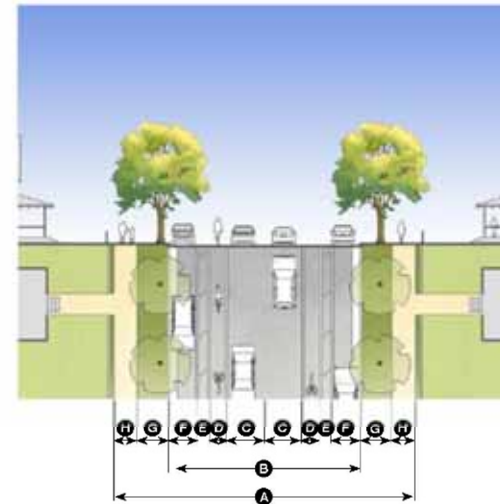


Application		Public Frontage Assembly	
Transect Zones	T3E T3VN T4V T4VC T5TC	Frontage Type	Commercial Street
Movement Type	Slow	Drainage Collection Type	Curb and Gutter
Design Speed	20 mph	Planter Type	4x4' Tree Well, setback 2' from curb
Overall Widths		Landscape Type	Trees at 40' o.c. avg.
Right-of-Way (ROW) Width	98' (A)	Lighting Type	Post or Column
Pavement Width	62' (B)	Walkway Type	14' sidewalk (F)
Lane Assembly		Curb Type	Square
Traffic Lanes	2 @ 10' (C)		
Bicycle Lanes	2 @ 5' (D)		
Parking Lanes	2 @ 16', marked. Back in at 45 degrees (E)		
Medians	None		
Key	T# By Right	T# By Director	T# Not Allowed

5.3.090

Thoroughfare Standards

Table 5.3.090.A Thoroughfare Assembly ST-72-46-BL



Application		Public Frontage Assembly	
Transect Zones	T3E T3VN T4V T4VC T5TC	Frontage Type	Street
Movement Type	Low	Drainage Collection Type	Curb and gutter
Design Speed	30 mph	Planter Type	6' continuous planter (G)
Overall Widths		Landscape Type	Trees at 40' o.c. avg.
Right-of-Way (ROW) Width	72' (A)	Lighting Type	Pipe, Post or Column
Pavement Width	48' (B)	Walkway Type	6' sidewalk (H)
Lane Assembly		Curb Type	Square
Traffic Lanes	2 @ 10' (C)		
Bicycle Lanes	2 @ 4' (D)		
Buffer	2 @ 3' (E)		
Parking Lanes	2 @ 7', marked (F)		
Medians	None		
Key	T# By Right	T# By Director	T# Not Allowed