

LIMA OLA WORKFORCE HOUSING DEVELOPMENT

'ELE'ELE, KAUA'I, HAWAII

This important project for the County of Kaua'i is not only designed to provide much-needed affordable housing, but also to be environmentally responsible, encourage long-term intergenerational relationships, and promote healthy living. The 75-acre site on the west side of Kaua'i will comprise approximately 550 new housing units, green spaces including community gardens, bike and pedestrian paths, and a mini park. Community Planning and Engineering, Inc. served as the prime design consultant performing master planning and civil engineering design services.

PROJECT HIGHLIGHTS

- Reduced average development cost by \$71,375 (or 40%) per unit
- Improved Lima Ola's connectivity and reduced area of roadway by 43%
- Increased developable lands by 10.5 acres, resulting in increased density from 400 to 550 units
- Reduced infrastructure costs by nearly \$3 million

Lima Ola is the largest and most impactful 100% affordable housing project ever undertaken by the Kaua'i County Housing Agency, and the first 100% affordable housing project to successfully complete the County-led 201H process granting zoning exemptions, allowing Lima Ola to proceed with land use entitlements with the State Land Use Commission.

CLIENT:
KAUA'I COUNTY HOUSING AGENCY
KAUA'I, HAWAII

FIRM:
COMMUNITY PLANNING &
ENGINEERING, INC.
HONOLULU, HAWAII

