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COMMENTS AND RESPONSES TO DRAFT EIS

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Letters of Support
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Richard Sheldon

Email
sheldonr001@hawaii.rr.com

Comment
I am a long time resident of Kapaa. I was born, raised in this small plantation community that experienced its growth through plantations in agriculture, beginning with Rice farmers followed by Sugar and Pineapple plantations. Plantation camps were the first developed areas for housing of its workers and families. Lots for residential housing in Kapaa became available about 1915. Kapaa has not seen a housing development of this magnitude in the HoKua Place project. I am writing IN SUPPORT of this project. This projects attention to address Kauai’s need for affordable housing can only have good results of providing and integrating needed housing without the stigma of public housing. HoKua Place can only improve the quality of life for all throughout the Kawaihau community. I do not see this project as adding to our traffic congestion as most of those purchasing or living in Hoku Place will be those already living in the area. I believe State Highway Officials should be the ones to address the traffic concerns. The plans for this development seems to meet the needs for those who want to remain home on Kauai. Recent developments on Kauai have not addressed the housing crisis adequately except for the upper middle socio economic families, and driving up housing and property costs and value. I am sincerely asking all in approval process to give this project, HoKua Place your support.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Linda Sprengeler

Email
lindasprengeler@yahoo.com

Comment
Kauai desperately needs affordable housing and the HoKua Place development addresses this critical need. The relatively flat land parcel is above the flood zone, making it ideal for housing. The subdivision will be away from the ocean beaches and will not spoil the Oceanside beauty and will not negatively impact tourist attractions. The pedestrian/bike paths will encourage some folks to transport themselves to Kapa'a Town via walking or biking (thus reducing auto traffic on Kapa'a roads). The nearby community pool will keep local people safe from ocean drownings and reduce auto/pedestrian traffic near tourist beach areas.
The 17 acres of parks and open spaces will add to quality of life of the local residents and reduce traffic of local folks traveling to highly touristed sites to hike, bike, play, relax, etc. If a community food mart is opened on the parcel, auto traffic into Kapa'a will be reduced.
To Whom it May Concern,

My name is Scott Dandos. I have been a business owner in Arizona for over 20 years. My family has been visiting Kauai for many years and we love the Island and its citizens. Lately I have read about the proposed development, HoKua Place, and I really like what HoKua Place adds to the Island. The developers have thoroughly thought of all aspects of development; environmental, community, traffic and even affordable housing. I am writing you, showing my strong support for this much needed community. I feel it will be an asset to Kauai and its people.

Sincerely,
Scott Dandos
Prescott Glass & Mirror, Inc.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Pete Gallardo

Email
Dakauai@gmail.com

Comment
This is very important that the housing is going to affordable and they keep east side so it don't get too crowded I looked and read all that is available it looks good for everyone not just real estate agents but for first time buyers as well and possible rentera thanks for giving east side residents a chance to have something of their own. Mahalo Pete gallardo
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Pete Gallardo

Email
Dakauai@gmail.com

Comment
This a good thing, with no rentals available on KAUAI, locals and kamaainas can secure their future with a purchase of affordable houses and condominiums, some of us will be able to live like middle class citizens without working three jobs, that would be great to offer something to the regular families on KAUAI where the county has failed time and time again to do as they promised so many times they need help expedite the process instead of hendering it that is not good for KAUAI people that the planning commission makes decisions for us the people if they want to stop the progress of Kauai maybe they have stopped Costco or Home Depot the big box stores before they close all the mom and pop stores now abc stores are making too new stores south side there goes seokas and Kukiula store already approved buy commission pushed threw the system instead of hendering it funny how that works they don't want it to be like other islands but they do everything in there power to do so thanks for your consideration on this matter help these developers and coco palms I am tired of seeing such beautiful property go to the waste side mahalo concerned citizen
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
sherri gifford

Email
sgifford808@gmail.com

Comment
I support this project and think it will be a great addition to our island and communities.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
James Hall

Email
info@empowermaui.com

Comment
To whom it may concern,
Although I grew up on Maui and have only visited Kauai, I support this project named HoKua Place.
Having watched Maui's growth since 1969, I have seen many developments passed through with little realistic planning and the negative results over the years afterwards.
I have known Greg Allen and his family for years and believe that they operate from the best of intentions when planning a development such as this. I believe that the people, especially the families of Kauai are foremost in their thoughts for this project.
I won't comment on the specifics of the project, I just want to support the project overall and support Greg Allen and his family in going forth on this project.
After 44 years of living on Maui, I was put on cisability and subsequently went through bankruptcy and foreclosure of the home I owned for 13 years.
Many of my friends and family have lost their homes over the years and like myself, forced to leave Hawaii due to the high cost or lack of housing on Maui.
I support allowing people and families to at least have a choice to remain on an island they call home.
Please consider this project carefully and allow it to move foreward.
Mahalo
Jim Hall
808-281-6633
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Steve Hammond

Email
scham6316@yahoo.com

Comment
I think the project is great. I want to live there. I think that the community and outlining areas will benefit greatly from this project.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Robert Hastings

Email
rch9876@aol.com

Comment
I have been familiar with the HOKUA PLACE project for a number of years and have driven across and around the site. In my opinion the location, terrain, surrounding infrastructure, school and development plan combine to make HOKUA PLACE deserving of approval. The benefits to the community are enormous and the costs are few. In terms of market demand, now is the time.

In addition, Greg Allen and his family and partners appear to be caring and very deserving of an approval of HOKUA PLACE at this time.

Robert C. Hastings, Jr. CRE
rch9876@aol.com
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
thomas Horn

Email
tkhornman@gmail.com

Comment
we need more housing on Kauai..this is a excellent plan ..affordable housing with these amenities will be a positive addition to our island..its well planned with its own solar farm and its own well..these are the kind of projects that we need more of to alleviate the shortage of housing ..
i have been a resident since 76 and seen many projects..this is one of the best

Thomas Horn
Subject: FW: New Form Entry: HoKua Place

Comment
To Whom It May Concern:

This might sound odd to kick off a letter of support, but I am not big on development and generally favor beautiful vast fields of wild growth, especially when developments have already overwhelmed an area. AND YET, after reviewing the plans for HoKua Place and evaluating some of the issues that this project hopes to alleviate and lives it anticipates improving, I add my voice of SUPPORT to this endeavor.

First of all, I really appreciate the effort Hokua Place makes to strengthen the community through diversity, both socioeconomically and developmentally in terms of the types of housing and the uses of extra space. The solar farm and large open spaces built into the design are progressive and will enhance the area.

Another element of this project I appreciate is the acknowledgment and RESPONSE by the planners to concerns about traffic. Rather than ignoring this issue and trying to eclipse it with an agenda or push beyond it with platitudes, the developers have addressed it with detailed plans that will prevent those problems from ever arising. I especially like the proposed bike and pedestrian overpass!

While we like to imagine living in a blissfully underpopulated, pristine place, it is important to face the reality that growth is inevitable. To accommodate this growth, the HoKua Place project has created a solid, thorough, thoughtful, informed, forward-looking vision of how to address this issue and is ready to make it happen for the island.

I hope that you will APPROVE this project!

Thank you,
Kelli Isakson
kelliisakson@yahoo.com
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
David James

Email
dwjames@investlpq.com

Comment
It's about time. The residents of Kauai and others who love the island have been waiting too long for an affordable option for owning their own place in paradise.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Garry Jeppesen

Email
gjjepps@gmail.com

Comment
I believe that unplanned sprawl, especially in the more rural areas of Kauai is much worse than a well planned development close to a major town. There is going to be growth on the island and something that is well planned is going to have less impact than random single homes going up all over. I believe that concentrating the development close to Kapaa will mean less traffic and less miles driven than the same number of homes spread all over. The other amenities like the new swimming pool and roads will benefit all and this is something that doesn't come with single homes being built. It's time for almost all growth to be done in a similar manner to HoKua Place. Planned growth is necessary to provide the best future for all of Kauai. Garry Jeppesen
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
LeGrand Lee

Email
copydoc@hotmail.com

Comment
I don't understand the dilemma Hokua place is answering many of the problems that have plagued Kapa'a and Kaua'i for years. they will be putting in roads and helping Kapa'as traffic problems. they will be making Kapa'a middle school safer to get to and from. Supplying parks, pool, and most important housing for the working class. It is in an area planned for housing, all with no significant negative impacts. obviously anyone complaining about this has not looked at all of the facts and are merely reacting with no investigation. the more I look at the facts the more excited to see Hokua place move forward.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Christy Kaui Lindstrom

Email
christy_kaui@hotmail.com

Comment
I will be amazing to have homes we can afford.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Micah Mokuahi

Email

Comment
I hope that Hokua place will be truely affordable and attainable for the people who live and contribute to our community. We don't need another vacation home community, that our working people can't afford. Which is another multifaceted issue, but I think this is a step in the right direction.

They seem to have done their due diligence in fitting in with the area they want to build. Addressing traffic concerns, giving the whole community usable spaces like the pool and bike paths. Also using an area that was already in the plans for residential usage. All in all, this is a food good thing for Kapaa.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Phil Mulligan

Email
phil@pachawaii.com

Comment
I feel that this would be a good fit for Kauai and wish we had something like this on Maui. It is being done the right way at the right time. Affordable housing is truly needed and should be fast tracked to help the working people.
Please approve this project to help the community to provide jobs, housing and a new community.

Phil Mulligan
Peter T Young

From: NewBuild75@aol.com
Sent: Tuesday, May 12, 2015 6:16 AM
To: Info@Hookuleana.com
Subject: HoKua Place

To whom it may concern,

I wish to send my letter of support for HoKua Place development and housing.
The housing and development is well thought out, friendly to the area and environment in addition to the fact that housing is very much needed in this area.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Rick Newton

Email
newbuild75@aol.com

Comment
What an amazing project! A development like HoKua is just what Kauai needs! Let's push this through!
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Ian Nitta

Email
nitta@kapaahs.k12.hi.us

Comment
Aloha Land Use Commission,

I am the father of a young family, with long roots that stem from Kekaha. We rent in Wailua. Our dreams for our family is to be able to own a home here on the island as our parents before us. Small communities like this can make those dreams possible.

I understand that changes to our local neighborhood can be scary. In the past decade we have seen many. However, there is great potential for positive change in the local community, especially with a future of new young residents who know the communities intimately and are vested in it’s positive growth.

I foresee young local families being able to set roots and raise a generation aware of the local needs of the community. Our local schools will benefit from the young families. Local families currently residing in multi-generational houses may find opportunity to develop their own strong roots in Kapaa, building upon the already long rich history.

Young families will also benefit the businesses of the city. We have 3 large schools that will benefit from growing enrollment, providing jobs. Local commerce in Kapaa will also benefit. With more regular residents, small Kapaa businesses can lessen their volatile dependence on the tourism market.
I think there is a lot of potential in this neighborhood and it looks like Hokua Place is really doing their part to make it beneficial to the local population. Besides, if we don't make place for our young generation here on Kauai, we'll lose them to Maui.

Sincerely,
Ian Nitta
Teacher, Kapaa High School
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Doug Richards

Email
dpr2000@msn.com

Comment
I think this would be a positive planned community for Kauai
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Kit Robinson

Email
kitrobinson@digis.net

Comment
I am in total support of the development of HoKua Place. Kauai needs all kinds of single and family affordable housing and HoKua Place will greatly assist in fulfilling that requirement. Smart growth for Kauai is mandatory and the developers have the only well constructed plan that will provide for the immediate needs of our community and sustainability for our future.

Please feel free to contact me should you have any questions.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Cherie Sarme

Email
cherievas@gmail.com

Comment
My family of seven children are now young adults and we are excited at this opportunity for them to become homeowners in our community.
We hope to see your project move forward.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Kathleen Schmidt

Email
surf@aloha.net

Comment
Aloha OEQC

It is very important that we all give our support to the development of HoKua Place. The future for our children and their ability to stay on Kauai when they grow into adults depends on the development of more housing like HoKua Place. Our adult children have been forced to move off the island in order to afford a home due to the shortage of affordable homes on Kauai. HoKua Place offers more than affordable housing and will benefit the entire community and schools.

We ask that OEQC please take the time to consider all of the benefits that this development has to offer the people of Kauai. It is badly needed.

Mahalo,
Kathleen A Schmidt
Kenneth J Terheggen
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Andy Stennett

Email
kauairoostercards@gmail.com

Comment

This is definitely the way to grow our infrastructure, and increase the supply of much needed housing in Kauai. I know of so many people who can't even find a reasonably priced place to rent, let alone buy because of the housing shortage. Kauai, especially the east shore, is going to need to grow no matter what--and this is the way to make sure that it happens professionally, orderly, and beneficially for all.

As far as I can see, what, if any serious concerns, have the developers failed to address?

And in return for the proper clearances and approval they are going to give us sooo much.

How is this not a good idea?!?

Andy Stennett
Lihue
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Elias Story

Email
Story@coffman.com

Comment
Hokua Place is a smart investment for our community on Kauai. I will be very happy to see the improvements that it will bring. It appears to be a good use of the land that follows the plans that Kauai has made.

I give my support for Hokua Place.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Vivian Walker

Email
surfer1949@yahoo.com

Comment
I like the idea of the parks, bike path, single family homes and most of all to alleviate traffic in Kapaa. A road from the south end of the bypass going to Olohena would help. This is such a great plan for the island of Kauai, we should all be on board.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Vivian Walker

Email
surfer1949@yahoo.com

Comment
Reading about HoKua Place makes one think this is what is needed here on Kauai and the other islands, to have affordable housing, in an environment where we can feel safe. In a community with everything within ones reach, parks, swimming pool, and traffic to flow better. We need this type of life style now. We need traffic to improve especially when we have an accident and get backed up for hours. This seem like a simple solution to many problems we face now. Where the future for the children can offer them to live here and work here instead of moving to the mainland to buy homes. This is the future for Kauai.
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
William Withers

Email
cgwithers8@gmail.com

Comment
Knowing Greg Allen and all involved, this will be a subdivision of highest quality and integrity. This is a vision to do the right thing for Kauai. There will always be growth but this subdivision is focused on enjoyment and conveniences for the family community. Please support HoKua Place.
Group 2 - Responses to Primarily Traffic Concerns

Stuart Zimmerman | zimmermanstuart2013@icloud.com
Gabriela Taylor
Marilyn Ann Townsend
Carey Tinsley | lamcarey.it@gmail.com
Anne Thurston
Ted Steinberg | tcsteinberg@yahoo.com
Heather Riggins | rigginsha@yahoo.com
Rocky Riedel | rockyriedel@gmail.com
Jean Rhude | therhudes@hawaii.rr.com
Paul Reynolds | paulunlimited@mac.com
Allen Rachap | allanjudy@gmail.com
Laurel Quarton | laurelq@hawaiiantel.net
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Mary Mulhall | mmulhall@hawaii.rr.com
Bonnie Morris | anaholabon@gmail.com
Jess Montgomery | burnitbro@yahoo.com
Richard *Diamond Moll | kauaimuse@gmail.com
Glenn Mickens | glennruth2030@gmail.com
Joni Benton | halawaihale42@hawaii.rr.com
Karen Kenny | k2yogafitness@gmail.com
Abigail Jones | abi@aloha.net
Penny Heiple | pennylynnwendel@msn.com
Estí Grinpas | esti@bobstropicaIs.com
Rebecca Gorline | shinyhappyislandgrl@yahoo.com
Sharon Goodwin | sharonmokihana@gmail.com
Noreen Dougherty | montessorihale@gmail.com
Peter T Young

From: Stuart Zimmerman [zimmermanstuart2013@icloud.com]
Sent: Monday, June 08, 2015 1:34 PM
To: info@hoopikualeana.com, lcc@hawaii.gov
Cc: Zimmerman Mokihana
Subject: Hoku Place DEIS

Peter Young
State Land Use Commission

6/8/2015
RE: Hoku Place DEIS

Aloha,

We do not support this project under the pretext that it’s 769 residences will not impact our horrendous traffic situation or that our schools will only be impacted by an additional 156 students as opposed to approximately 1500. We also cannot support any development of this size in that crowded location and without any required financial contribution toward extra traffic lanes on Kuhio Highway and the Bypass other than a left turn lane to read A. The financial impacts of extra police, fire, and educational personnel also will be borne by the public and not the developers which is a large problem.

This 97 acre parcel should be kept in its current agricultural designation until proper infrastructure is in place prior to development.

Stuart Zimmerman

Evelyn Mokihana Zimmerman

Kilauea

Stuart Zimmerman
office: (808) 828-0658
mobile: (808) 635-3440
zimmermanstuart2013@icloud.com

Response, 7/10/2017:

Mr. Zimmerman,

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

Also, please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
PUBLIC COMMENTS: DEIS re. HOKUA PLACE, KAUA'I
From: Gabriela Taylor, Kapaa, Hi.       June 11, 2015
TO: luc@dbedt.hawaii.gov & info@hookuleana.com

I’ve waded through the dense almost 400 page DEIS, Volume1 and Volume 2 for Hokua Place. I saw that the developer only responded to those 85 people in the public sector (who made the effort to comment against this zoning change/ development), with stock comments, nothing specific, and no answers. However, they did respond directly to some of those commenting from the various offices of the County and State governments. Although water, sewage and storm runoff are important infrastructure considerations to consider, the majority of public comments addressed traffic congestion and how this project will make it unbearable to navigate through, in, and around Kapa'a with another 1600 (or more) cars entering the Bypass Rd, Olohena Rd and downtown Kapa’a. Don’t forget that there will also be mega -traffic created from two, already approved Waipouli hotels, as well as Coco Palms—all on Kuhio Highway.

I didn’t receive adequate responses to my questions posted in Volume 2, of the DEIS, nor were they answered in the body of Volume1 of the DEIS. I gave specific examples with time and place of traffic congestion that I have experienced and continue to experience in areas that will be exacerbated by 1600 cars added from Hokua Place. I still want answers.

a. Kukui St going east onto Kuhio Highway at the traffic light.

b. Kapaa roundabout on the all of the 4 entries, No, South, East, West which is heavily impacted by the Middle School traffic as well as commute traffic, morning and afternoon and Wed. during the Sunshine market time when it turns into gridlock. What is the solution?

c. Traffic is frequently backed up on Kuhio Highway between downtown Kapaa and Kuamoo Rd., in both directions, turning the normal 10 minute trip into 3/4 hr., as I have experienced . And at the same time, Bypass Rd.traffic is stopped, or creeping along. What will be done?

d. It is stated in the EISPN that if the Bypass is closed, that Kuhio Highway won’t be able to handle the additional load. Then what?

Note: Another fantasy the developers are promoting is the notion that Rd A will decrease all the traffic problems, not only those generated by Hokua Place. I’m not a road engineer, but I’m astute enough to realize that adding one cut-through road in a development, which is generating 1600 plus more cars to the already heavy traffic is unlikely to decrease traffic congestion in that area.

A Glimmer of Hope from the County Public Works Dept.
Note: The county Dept of Public Works did ask the developer for a new TIAR, to include traffic counts at 2 more intersections . The ratings on all of the intersections impacted by this development were in the range of A to F (flunk) in the EISPN. Now referring to p133 in the DEIS Volume 1. p133, #2. Dept of Public Works is asking for more detailed comments in the final EIS & 2.b they ask that the TIAR be revised to update traffic studies at Lehua/Kuhio Highway intersection. 2.c They ask the TIAR be revised with traffic studies for the Lehua St.& Olohena Rd. intersection, as well.

The response from developers in the DEIS is Shocking! They essentially say they did revise it in 2012 and furthermore it doesn’t seem appropriate to ask for additional intersections to be analyzed after the TIAR was already reviewed and finalized in 2012.

What I’m asking the Dept. of Public Works to require from developers
In the 3 years since the TIAR was finalized, the traffic in Kapaa has grown exponentially. Not only should current traffic studies be executed for those 2 new intersections cited by the Dept. of Public Works, but also for the intersection of Ulu Rd & Kuhio Highway, another hot spot . And traffic studies need to be updated for all the other intersections onto Olohena Rd, the Bypass, all entrances/exits on the roundabout as well as the south end of the Bypass onto Kuhio Highway. Three year-old traffic numbers are obsolete and must be updated now with a new TIAR required..
Reality Check regarding new state HDOT Transportation Plan 2035
The new HDOT Transportation Plan 2035, Exhibit 4-4, has revealed plans to build roads in other areas of Kauai, but doesn’t include plans to add any roads/lanes to central Kapaa, add lanes to the northern Bypass, or to build another lane on Kuhio Highway in front of Coco Palms up to the south end of the Bypass. These improvements in the road system are stated as fact by the developer; however, they’re not in writing. Gov. Ige came to Kauai June 8, and admitted that the state DOT is under funded, because essentially there is a lack of money. Would approval be given to Kokua Place prior to guaranteed road expansion? I hope not.

More Evidence—No Plans for Kapaa  HDOT Roads even in the STIP/
Please see See p 45 of Hawaii Statewide Transportation Improvement Program (STIP) CURRENT UPDATE, FISCAL YEAR 2011 TO 2014. After reading this outdated “Current Update”, I have totally given up hope for HDOT road building projects to materialize on Kauai. It states: “Currently, HDOT is in the process of updating the STIP for the next 4-year cycle. Priorities and needs, project readiness and eligibility and public opinion of highway and transit projects statewide have been reviewed for inclusion in the next Federal Fiscal Year 2011-2014 (+2) STIP”. When will that be published?

Summary:
1. The state and county departments must require updated (current) traffic data-collected now, for all of the intersections that will be affected by the built-out of nearly 800 dwellings in the Hokua Place Development.

2. HDOT as well as Public Works and the County Planning Dept. need to factor in the 3 already approved hotels in the Wailua Corridor as well as the projected population growth for residents and visitors in the next 20 years and consider that in relation to (non) reality of proposed road/ lane building projects before any approval is given.

3. There’s no documentation with a specific road plan, nothing in writing in the HDOT Transportation 2035 Plan, the HDOT STIP, or by the county Public Works Dept. to expand the road system in the area affected by this project... Promises don’t cut it. Even if it does materialize, another lane in front of Coco Palms to the So. Bypass exit/ won’t be enough. Future road plans for Kapaa need to be guaranteed by the county and HDOT so they will be held accountable if it fails to materialize. Sidewalks and bike paths are desirable but won’t decrease the traffic significantly.

Conclusion:
The proposed Hokua Place subdivision traffic will disrupt our rural life style as well as discourage visitors who choose Kauai because of its relaxed pace & natural environment. It will impact travel from the north shore to the airport and add to the impacts of traffic headed north.

See TGI June 12, ’15 column by Walter Lewis “Future development threatens life as we know it in Kauai” where he states: “Hokua Place and Coco Palms would add 3000 cars to the “notorious Kapaa to Lihue traffic congestion.” And he adds that there should be no approval of multi-unit residential development without infrastructure first.

The EIS needs to include social, emotional and community impacts of this development on our lifestyle. Please read all the public comments.
If you do, you will be convinced that this is not the right place or time for the Hokua Place Development.

Please: No Up-zoning for Hokua Place. Roads first, development later!
Response, 7/10/2017:

Ms. Taylor,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Hokua Place Development is very damaging to the Eastside of Kauai. Kauai roads cannot handle any more cars from the proposed houses in the Kapaa Area with the Hokua Place Development. Daily Traffic along the main Highway Wailua through Kapaa is horrendous as everyone knows. You are also aware of the major problems getting from the North Shore through this Kapaa Corridor.

New housing cannot be allowed until a better road and bypass is built through the East side of Kauai.

As a resident of Wailua I urge you to do all you can to prevent these houses from being approved.

Marilyn Anne Townsend
7173 Aina Pono Street
Kapaa HI 9674
808-822-0198

Response, 7/10/2017:

Ms. Townsend,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
I am writing to express that the 'Hokua place' development in Kapaa is not a good idea right now considering the major traffic struggles we already face. Unless a feasible solution to the traffic problem is presented, the development should not take place.

Thank You,
Sincerely, Carey Tinsley
Kapaa, Kauai

Response, 7/10/2017:

Ms. Tinsley,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Comments on the proposed Hokua Place development in Kapa’a, submitted to:

Peter Young (developers): info@hookegana.com
State Land Use Commission: luc@dbedt.hawaii.gov

Anne Thurston, June 18, 2015

I was one of the nearly a hundred people who objected to the zoning change from Agriculture to Urban Land Use, which is necessary for the Hokua Place project to go forward. Along with large numbers of others in the Kaua’i community, I do not believe that the concerns we expressed have been addressed. The Draft Environmental Impact Statement (DEIS), published online on May 8, makes only a few helpful changes regarding potential infrastructure problems, such as water and storm runoff. Most significantly, it does not realistically address our most serious and very significant concern: severe traffic congestion.

We have studied the section in the DEIS on traffic related measures, particularly those outlined on pages 130-137, and we find them to be wholly inadequate. We are aware that the Kaua’i County Public Works Department has asked the developers to make several changes to its Traffic Impact Assessment Report, and also that the Hawaii State Department of Transportation has plans in place to address some of these issues. However, even if these plans are implemented in a timely manner (which is not assured), we do not believe that they will be adequate to address the major problems that this development would cause for the local community. The suggested changes, including repaving roads, adjusting the timing of various traffic lights, and adding another south bound lane from the Wailua Bypass exit on Kuhio Highway, do not address the major issue of severe traffic congestion. Nor does the ‘2035 Transportation Plan for Kaua’i District’ suggest significant and adequate road improvements to alleviate traffic.

The Hokua Project proposes 86 single-family lots and 683 multi-family units in townhouse units, or 769 family homes. Assuming the current Kauai average of 2.99 persons per household from the last census, we are talking about adding approximately 2,300 people to the Kapa’a area population. The data contained in the ‘2012 Kauai Transportation Data Book’ demonstrates that Kauai has the highest ratio of registered vehicles to population in the state and is the only county where there is more than one vehicle registered per person. Even taking a conservative estimate of two vehicles per household, the proposed project would add over 1500 vehicles to our roads in the Kapa’a area and would result in severe congestion, making it increasingly difficult to navigate in and around Kapa’a or to enter the the bypass road.

We understand that developer has denied the need for significant changes, saying that traffic studies done in 2012 are adequate and that ‘traffic impacts due to the project are not considered significant.’ Page 18 of the DEIS report notes that ‘The Kapa’a By-Pass Road furnishes an alternative route for those traveling between the North Shore and Lihue. Contractor roads link the By-Pass to Kuhio Highway providing alternatives to reach commercial areas along the coast and improving circulation within the valley. Traffic is minimized and dispersed through the road network.’ This statement alone indicates the inadequate nature of the DEIS and how badly out of touch the developer is with the realities of traffic congestion in the Kapa’a area.

We feel that the statements in the DEIS are unrealistic and that they gloss over substantial potential problems. The developer’s own Traffic Impact Assessment Report, written in 2012, as part of the Draft
Environmental Impact Statement for the HoKua Place development recognised that the traffic flow through the Kapaa roundabout and the intersection of the Kapaa bypass and Kuhio Highway were already at failing grades for level-of-service or traffic flow. Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years. Moreover, the developer’s Traffic Impact Assessment Report did not take into account the recently approved projects in Kapaa at Coco Palms, the Coconut Beach Resort, and the Coconut Plantation Village.

This Hokua development should not go forward unless and until there are sustainable solutions in place to address traffic issues and infrastructure issues. To build an additional 769 housing units before there is evidence that the traffic impact can be realistically and concretely addressed is a highly dangerous and unacceptable proposition that is of grave concern to our community. We feel that the needs of the people of Kaua’i, rather than profit for developers, should be the determining factor in determining the adequacy of the DEIS.

We strongly urge the State Land Commission to reject the DEIS.

Response, 7/10/2017:

Ms. Thurston,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Aloha:
Please fix the existing roads and the traffic jams before allowing new development.
Mahalo,
teds

Response, 7/10/2017:

Mr. Steinberg,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
From: Heather Riggins [rigginsha@yahoo.com]
Sent: Wednesday, June 17, 2015 12:56 PM
To: PeterYoung@Hookuleana.com
Subject: HoKua

I'm writing to express my total opposition to the proposed Hokua Place. I do not know what they mean by "multi-family units" but assuming at least 2 families in each plus single family homes, you are talking about at minimum 1,452 families. If each use a minimum of 2 cars each (and for some it will be more than that) you are adding at least 2,904 cars to the overburdened Kapa'a area. Then you need to account for all the additional school children. Where are all these people going to work? I still know people struggling to finding jobs. Sure a lot of people want to move here, but I don't see why we need to accommodate them. Look what has happened to Oahu (the state known for high rises and the worst highway in the US). People live here because we are not like Oahu. Tourists love it for the same reason. The major complaint I hear from tourists is about the congestion in Kapa'a.

Please turn down this proposal and keep the ag land or we will no longer be called the Garden Isle.

Mahalo,

Heather Riggins
Northshore

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Response, 7/10/2017:

Ms. Riggins,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Also, please refer to the EIS for the need for local affordable housing. The masterplan has included plenty of green space and opportunity for outdoor spaces. Kauai is protected from becoming like Oahu through zoning regulations.

Thank you for voicing your concerns,

Ron Agor
Kapaa traffic is already horrendous. Please DO NOT build the Hokua Place Development until the traffic situation is rectified.

Thank you,
Patricia Riedel
4344 Hokualele Road
Anahola, HI 96703
808-635-7625

Response, 7/10/2017:

Mr. Riedel,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear Committee;

As you consider HoKua Place development in Kapa’a I am sensitive that you will have to balance housing needs against the impact on the community. I know you are well aware of the traffic issues in Kapa’a. Plus there are three new resorts soon to be built.

It is already a nightmare to get through Kapa’a enroute North or South. The round about is the most obvious back up. The High Way and the By Pass are also at issue. Just getting out of the Safeway parking lot can be a challenge. These new residents will have to get to work, to school, to appointments and to the beach as do the rest of us. Tourist will resent being stuck in traffic and will choose a neighbor island for their next vacation. Traffic is already a problem and a problem that is about to get much larger. Admittedly I’m not fond of so many new residents in my neighborhood but this is largely because the issues, like traffic, are not being addressed.

Moving forward I do not think it unreasonable to require the developers to help pay for the infrastructure to support this project. We should have a traffic solution budgeted before approval and under construction before the project can begin.

Thank you for considering these issues in making your decision.

Respectfully,

Jean Rhude
Kapa’a resident

Response, 7/10/2017:

Ms. Rhude,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
The traffic situation here on the island is already of major concern adding more to our environment is setting up a scenario for safety issues that will affect residents and visitors alike. The area in question already has major traffic issues. A more intricate study is needed before the go ahead is given -

Let’s stop looking myopically and looking at the bigger picture here. The Traffic situation changes drastically every year here - we can’t rely on reports from 2012 to adequately give a clear picture of what is going on in the proposed area. Proper infrastructure must be in place - there has been no assurance of this to this point...

Take a step back, e-look at the situation before compromising a good portion of our islands residents.

Regards

Response, 7/10/2017:

Ms. Riedel,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

Thank you for voicing your concerns,

Ron Agor
As a resident of Kauai, I already suffer with the heavy traffic and frequent long delays in the Kapaa area. Allowing the HoKua Place development would only serve to exacerbate that situation. It should NOT be allowed to proceed.

Allan Rachap
1714 Keonilou Pl.
Koloa HI 96756

Response, 7/10/2017:

Mr. Rachap,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
To Peter Young, developer, and State Land Use Commission:

In the face of intensive public objection, the critically unaddressed traffic and infrastructure issues, the paucity of proposed solutions to the above, and inadequate response to DEIS questions, we respectfully plead with you to stop the proposed development known as Hokua Place in Kapaa. Suspension of this project is essential to prevent total dysfunction of traffic in the Kapaa area and to retain the trust of residents in our County government. Thank you.

Laurie Quarton
Kapaa

Response, 7/10/2017:

Ms. Quarton,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Anyone who has lived on Kaua‘i for a number of years can tell you that the Kapa‘a corridor is the worst traffic bottleneck on the island. Recently, it took me 2 1/2 hours to drive from Kilauea to Koloa, most of the time spent not moving at all, then occasionally moving by inches til the next time traffic stopped. This area is already the most heavily developed on Kaua‘i. Additional thousands of residents, all with cars, would bring traffic to a standstill, use up more agricultural land and the ability to provide for food locally. Only 24% of the proposed residences could conceivably be afforded by local families on an island with bloated home prices. We who live here would bear the many ongoing costs of the proposed development, while developers walk away with millions and most of the residences are purchased by the wealthy.

Please do not, do not approve this project.

Sincerely,
Eve Powers
5200 Pa'ana Rd.
Koloa

Response, 7/10/2017:

Ms. Powers,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Sent from my iPad. We don’t need more house until we improve the roads and all the infrastructure involved. We’re just shooting ourselves in the foot and you developers know what you are doing and just want to get your money and get out. You make me sad! Scott Pomeroy

Response, 7/10/2017:

Mr. Pomeroy,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Aloha,

I don't approve on the proposal for the new development at HoKua place. As a kapa'a residence for 28 years, traffic has not improved. Adding this new subdivision would increase the traffic.

Ashly
Kapaa

Response, 7/10/2017:

Ms. Poblacion,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
----- Forwarded Message -----  
From: Celia Carlin <elphaba43@yahoo.com>  
To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>; "info@hookuleana.org" <info@hookuleana.org>  
Sent: Sunday, June 14, 2015 11:36 AM  
Subject: No HoKua!

The HoKua and the Coco Palms projects are ridiculous. The infrastructure does not exist to warrant them.

The east side traffic is already beyond capacity, and those in "power" are authorizing adding to the problem? Why aren't existing cane roads upgraded and used? This could be worked out if we had decision makers with vision instead of short-term greed goals.

Please. No HoKua. Please listen to the aina. It is yelling.

Sue Pickard  
elphaba43@yahoo.com  
808 431-4258

Response, 7/10/2017:

Ms. Pickard,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear State of Hawai'i Land Use Commission,

As long term residents of Kapa'a, we wish to renew our opposition to the HoKua Place development, Phase 2, as currently proposed.

In response to several Letters to the Editor in “The Garden Island” newspaper and statements in the HoKua Place project DEIS claiming that the traffic impact from the proposed 769 home development in Kapa’a would be “minimal”, my wife and I spent two recent mornings near the Kapa’a Middle School, while school was still in session, watching the existing traffic flow. I also spoke to a school administrator and one of the safety patrol officers about their thoughts. Both were concerned about the potential increase in traffic.

We observed that the existing traffic can be quite dense already, even without the likely addition of 1,500 plus vehicles to the morning and afternoon rush hours through the Kapa’a corridor. We also noted that most of the student “drop-off” traffic to the Middle School is actually coming up hill from the roundabout and turning left across the downhill traffic to enter the school parking lot. Coming back out of the parking lot, most vehicles turn right, downhill, back towards the roundabout.

The flow of traffic through the school parking lot itself appeared to go smoothly.

We also noted several parents dropping off their children along the side of the road, near to where the entrance to the proposed HoKua Place “Road A” is supposed to be located. Both the school administrator and the safety officer told me independently that there have been several close calls along that section of the road. The school is currently building a fence, partially intended to stop this practice and force the parents to drive onto school grounds to drop off their children where it is relatively safe.

If the HoKua Place Project is built as proposed, without additional road improvements being made first, parents dropping students off at the Middle School on their way to work will have to enter the school parking, then exit and turn right, downhill, to the roundabout. If they try to turn left when exiting the school grounds, they will have to turn against both the downhill traffic and parents turning left into the parking lot, then again cross the downhill traffic to enter “Road A”. Since that entrance to “Road A” is at a curve in the road, the potential for accidents is significant. I believe most parents will instead choose to turn right coming out of the school grounds and end up in the heavy traffic at the roundabout.

It is difficult to see how the impact of adding another 1,500 plus vehicles entering the Kapa’a corridor during rush hour at what is already one of its most congested locations can be considered “minimal”. The proposed HoKua Place Development has a lot to recommend it, but until the County and the State can improve the existing traffic flow through Kapa’a corridor, changing the existing designation for the property involved from “Agricultural” to “Residential” would be premature.

And, of course, the developer’s TIAR, written in 2012, did not take into account the recently approved projects in Kapa’a at Coco Pains, the Coconut Beach Resort and the Coconut Plantation Village. In fact, the TIAR specifically states “we are not aware of any approved projects in the vicinity that will impact traffic conditions along Kapa’a Bypass or Ololema Road before the design year of this project.” (paragraph 3, page 124, DEIS)

At a minimum, the developer should be required to revise the TIAR section of the DEIS to take these approved projects into consideration.

To illustrate our point, we have posted videos on YouTube that can be seen at:

https://youtu.be/IBCmjzGbW18

http://youtu.be/R2P2vVIxvI

Respectfully Submitted, Please confirm receipt.

Bill and Sea Peterson
Kapa’a

References:

Response, 7/10/2017:

Bill and Susan Peterson,

Your concerns for the safety of the school children have been noted. We will be considering appropriate design solutions for that area.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear State of Hawaii Land Use Commission,

As long term residents of Kapa’a, we wish to register our opposition to the Hokua Place development, Phase 2, as currently proposed. Although there is much to like about the project, we believe the development will have a significant negative impact on the flow of vehicular traffic through the Kapa’a Traffic Corridor.

The existing Phase 2 plans call for 86 single-family lots and 683 multi-family units in 57 townhouses. That is a total of 769 family homes. Assuming the current Kauai average of 2.99 persons per household from the last census, that would be approximately 2,300 people added to the local Kapa’a population.

According to the final version of the “2012 Kauai Transportation Data Book”, the County’s own “Multimodal Transportation Plan”: “Kauai has the highest ratio of registered vehicles to population in the state, and is the only county where there is more than one vehicle registered per person.“

That would indicate those 2,300 people could have as many as 2,500 vehicles. That number seems exceptionally high. A more realistic estimate would seem to be two vehicles per household, or 1,539 vehicles added to the flow of traffic through the Kapa’a corridor. The developer’s own Traffic Impact Assessment Report (TIAR), written in 2012, as part of the Draft Environmental Impact Statement (DEIS) for the HoKua Place, Phase 2 Development, suggested a much more modest estimate of an additional 394 vehicles will be added to the peak morning rush hour and 487 to the afternoon peak rush hour. The TIAR also noted that the traffic flow through the Kapa’a Roundabout and the intersection of the Kapa’a Bypass and Kuhio Highway were already rated “E” and “F” (failing grades for Level-of-Service or traffic flow). Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years.

Considering the Kapa’a Roundabout already resembles a parking lot during these peak periods it is difficult to see how even these optimistic numbers could be sustained. And, of course, the TIAR, written in 2012, did not take into account the recently approved projects in Kapa’a at Coco Palms, the Coconut Beach Resort and the Coconut Plantation Village. In fact, the TIAR specifically states “...we are not aware of any approved projects in the vicinity that will impact traffic conditions along Kapa’a Bypass or Oloheha Road before the design year of this project.” (paragraph 3, page 124, DEIS)

At a minimum, the developer should be required to revise the TIAR section of the DEIS to take these approved projects into consideration.

The TIAR also projects minimal traffic impact on the intersection of Kuhio Highway and the Kapa’a Bypass — an intersection already rated “F” within their own report. Since most of the employment on the island for those 2,300 new Kapa’a residents is in the Lihue area, it is difficult to understand how the most direct route between HoKua Place and Lihue could not be significantly impacted.

This is not just a traffic issue. Since Kapa’a houses the greater portion of the island’s population, much of it within the low lying designated Tsunami Flood Zone, this corridor is an integral part of the Tsunami Evacuation Plan. Having
inadequate and congested roads on a daily basis is one thing. Having them during a major disaster is another. The potential for loss of life is staggering.

This issue is barely addressed in the current Draft Environmental Impact Statement. The attitude of the developers, as reflected in the TIAR, appears to be “The traffic situation in Kapa’a is so bad now, we can hardly make it much worse.” They have proposed no real solution to the existing traffic congestion, yet wish to build an additional 769 housing units that would feed directly into the most congested section of the corridor. They appear to be depending upon the State and the County to take care of the traffic problems along the Kapa’a corridor.

Even the County of Kauai has evidenced some misgivings about the traffic impact from the project, as noted in the “Comments from County of Kauai Department of Public Works and Responses...Dated June 6, 2014...” quoted on Page 133 of the Hokua Place DEIS.

Approval of this project under the current DEIS, with no additional significant improvements to the flow of traffic is unacceptable.

As a reminder to the members of the Land Use Commission, We have attached two still photos and included a Youtube link to a recent video of the traffic congestion on a relatively normal Wednesday in Kapa’a at the traffic roundabout -- the very place that would see the most impact from the new development. We believe the video speaks eloquently as to the traffic flow problem we already have.

http://youtu.be/RZzP2vVTSVI

Respectfully,

Bill and Susan Peterson
(808) 822-0163
4885 Laipo Road
Kapa’a, HI 96746

References:
“HoKua Place Section 343-5e HRS Draft Environmental Impact Statement”

Response, 7/10/2017:

Bill and Susan Peterson,

Again please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. We appreciate your concern for emergency situations and believe the updated TIAR provides those considerations.

Thank you for voicing your concerns,

Ron Agor
Dear Mr. Young,

As long term residents of Kapa'a, we wish to register our opposition to the proposed Hokua Place development. As proposed, the development will have a significant negative impact on the flow of vehicular traffic through the Kapa'a Traffic Corridor. This section of State and County roads already has a serious problem with traffic flow. Several of the existing intersections were already rated "F" during the Traffic Impact Assessment Report done in 2012. They have not improved since then. This is not just a traffic issue. Since Kapaa houses the greater part of the island's population, much of this corridor is also part of the Tsunami Evacuation Plan. Having inadequate and congested roads on a daily basis is one thing. Having them during a major disaster is another. The potential for loss of life is staggering.

This issue is barely addressed in the current Draft Environmental Impact Statement. The developers, HG Kaua'i Joint Venture LLC, have proposed no real solution to the existing traffic congestion, yet wish to build an additional 760 housing units that would feed directly into the most congested section of the corridor. Approval of this project under the current DEIS, with no additional significant improvements to the flow of traffic is unacceptable.

We have included a Youtube link to a recent video of the traffic congestion on a relatively normal Wednesday in Kapa'a at the traffic roundabout -- the very place that would see the most impact from the new development. We believe the video speaks eloquently as to the traffic flow problem we already have.

http://youtu.be/RZ2P2vVtSvI

Respectfully,

Bill and Susan Peterson
(808) 822-0163
4885 Laipo Road
Kapa'a, HI 96746

Response, 7/10/2017:

Bill and Susan Peterson,

Again please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Attention: State Land Use Commission Peter Young (developers),

The majority of DEIS public comments have not been answered regarding traffic congestion and infrastructure needed before development approval. Even the County Department of Public Works agrees. Comments from County of Kauai Department of Public Works and Responses, dated June 6, 2014, quoted on Page 133 of the Hokua Place DEIS:

"Unfortunately, until the issue of traffic congestion can be adequately addressed, it is a development that the Eastside of Kauai cannot afford. If it is allowed to go forward, then it will be clear that money — not the needs of the people of Kauai — speaks loudest to our elected officials." Ref: Hokua Place Section 343-5e HRS Draft Environmental Impact Statement.

769 housing units are planned, and with most families owning more than one vehicle, that means approximately 1500 more cars in the area. The existing plan to pave roads adds significant traffic delays, and does not help throughput. Traffic congestion is already extremely burdensome for current paving and road improvements, costing lots more for night work. The new hotels planned in the Wailua corridor would also make delays intolerable. Together, these projects will downgrade Kauai for residents and tourists. The county will pay the cost for infrastructure if they do not demand it of the developer in advance. This means roads, expanded septic systems, expanded school programs, fire and police protection and other public services. How can the county consider accepting this proposal when it hasn't even answered the most basic road infrastructure needed?

Thank you for your reconsideration.
Lorraine Osterer, Koloa resident, who already finds traffic too much to get past Kapaa.

Response, 7/10/2017:

Ms. Osterer,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Peter Young, and others making decisions about new proposed development,

Have you sat in the line of cars on the road (Kuhio Hwy.) north of the Wailua Bridge heading south? Also, going north is not any easier. We do not need additional cars (800+) which will come with the development.

Please do not grant "OK" for development until the present traffic problems are solved.

Mahalo nui loa,
Caroline Okasako

Response, 7/10/2017:

Ms. Okasako,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear Members of the Commission:
Please halt the development of HoKua Place in Kapaa, Kauai.

It is an insane idea to add homes in that area of Kapaa, and if you had to drive through it daily as many of us do, you would understand what I mean.

1. Kapaa’s traffic is legend......in a horrifying way.
   Personally, I often drive from the Wailua Homesteads down Kuamoo to the highway and then to Lihue to shop during the daylight hours rather than sit in traffic in Kapaa, wasting time and getting more and more irritated.
   Five years ago, some visitors commented to me that they would never again stay in Kapaa or North of Kapaa because, they said, the “traffic is murder!” (their words.)
   My point: traffic is not only affecting us, the residents of Kauai.
   Kapaa traffic has a negative effect on tourism as well.

2. We do not even have sidewalks most places on Kauai.
   The kids have to walk or ride bikes along the roads to school.
   Oloheina Road, where HoKua place would be built, is so hazardous that bike riders have been sent head-over-heels into roadside ditches as people come down the hill and are unable to see people on bikes in time to stop or slow down.
   Oloheina is a county road, poorly engineered for today’s needs. It is winding, with poor visibility along its many curves.
   The increased traffic plus the increased number of children on the road is a setup for disaster.

The cost burden to the County for improvements to the roads, sewers, water supply, utilities, added to the loss of tourism due to the terrible traffic adds up to an economic disaster for Kauai.

Please, please, please......either halt or re-locate the HoKua development.

Mahalo,
Mary Mulhall, Kapaa resident
1210 Crossley Rd.
Kapaa, Hi 96746
Response, 7/10/2017:

Ms. Mulhall,

Your concern about adequate sidewalks has been noted and we will review the issue for the master plan.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
If you are really considering this project without having first resolving our current traffic problem, you are showing the residents & every visitor your lack of intelligent planning. There are some very knowledgeable people visiting who are speaking out about Kaua’i’s seemingly ridiculous way of planning infrastructure. One man, a former Utah mayor, had some strong opinions & very creative ideas; our mayor declined to talk with him, he was incredulous as he had revitalized Ogden with transportation & planning expertise. Don't embarrass yourself, but more importantly, don't sell out our very unique island and its people.

Aloha...

Bonnie Morris  
Anahola homeowner & 36+ year resident watching the aina being sold off.  
Aloha...

Response, 7/10/2017:

Ms. Morris,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
To Whom It May Concern:

Regarding the upcoming decisions as apply to HoKua Place Housing Development, Coco Palms Resort, and the 2 other pending resort projects in the Wailua corridor.

It is unconscionable for the Land Use Commission, Planning and/or Building Departments to even consider allowing any of these projects without a coincidental, actionable plan for expanding Kuhio Highway to 4 lanes between the south end of the Kapaa bypass and the Wailua River Bridge. Indeed, I’m sure an audit would show that more has been spent thus far coning the contraflow lanes every day than it would have cost to widen and pave the highway in the first place.

In addition, if helping the local economy is the true goal of any of the projects, then the work should ALL be performed by Kaua‘i-based contractors/workers. Tho this might lengthen the time line for completion, the local economy would be more sustainably served, and local people might in fact be able to afford some of the homes or visit the resorts they are building.

Respectfully,

Jess Montgomery

Response, 7/10/2017:

Ms. Montgomery,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Considering the increasingly burdensome traffic in the Kapaa area, the Hokua Place project will severely exacerbate our dire problems. The massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

The Hokua Project proposes 86 single-family lots and 683 multi-family units in townhouse units, or 769 family homes. It has been estimated that as much as 1,500 vehicles or more could be added to our roads in the Kapaa area, resulting in overwhelming congestion on our already taxed road system.

It is outrageous that the developer has denied the need for significant changes in road construction, saying that traffic studies done in 2012 are adequate and that ‘traffic impacts due to the project are not considered important. It is obvious that the traffic impacts of 1,500 vehicles added to our roads would actually be quite significant!

Further, the developer’s own Traffic Impact Assessment Report, written in 2012, as part of the Draft Environmental Impact Statement for the HoKua Place development recognized that the traffic flow through the Kapaa roundabout and the intersection of the Kapaa bypass and Kuhio Highway were already at failing grades for level-of-service or traffic flow. Little or no traffic mitigation has been done since that report was written and the traffic has grown noticeably worse over the last three years.

It is clear that the substantial potential problems of this massive development will contribute, inevitably, to the lowered quality of life on our tiny garden island.

We implore you to urge the State Land Commission to reject the DEIS.

Thank you for your attention to this, and to the numerous other letters you have received in opposition to this proposed development.

Aloha,

Richard (Diamond) Moll

P.O. Box 113

Kapaa, HI 96746

Response, 7/10/2017:

Mr. Moll,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Until new routes and wider roads are put in, NO NEW DEVELOPMENT SHOULD BE PERMITTED.

TRAFFIC IS AT A CRISIS NOW AND BY ALLOWING MORE UNITS TO BE BUILT UNDER THE PRETENSE THAT IT IS GOING TO GIVE US MORE AFFORDABLE HOUSING IS COMPLETELY WRONG!! Any unbiased, neutral EIS that is done would HAVE TO SHOW THAT INFRASTRUCTURE MUST BE PUT IN PLACE BEFORE BUILDOUT BEGINS.

PLEASE DO NOT LET THIS PROJECT OR ANY OTHER PLANNED PROJECT BEGINNING UNTIL INFRASTRUCTURE IS FIRST PUT IN PLACE.

GLYNN MICKENS
5920 KINI PLACE
KAPAA, HI 96746
822 0998

Response, 7/10/2017:

Mr. Mickens,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
There is no way that this new development of 800 units should be approved UNTIL INFRASTRUCTURE IS SOLIDLY IN PLACE TO TAKE CARE OF THE ADDED CARS AND PEOPLE.

I have been on that bypass road (I use it at least twice a week or more) when traffic is backed up from the round a bout to Kuhio highway and obviously a potential 1600 more cars exiting on Kuhio Highway will only exacerbate the problem

Not just this project but ALL AND ANY NEW PROJECTS’ should be mandated to improve our infrastructure before construction begins or put a moratorium on building until new roads are built to carry the traffic.

Sincerely,
Glenn Mickens
5920 Kini Pl
Kapaa, 96746
822 0998

Response, 7/10/2017:

Mr. Mickens,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
To Whom It May Concern:

I am a psychotherapist in private practice. I reside on the East side of Kauai island in the Wailua Houselots. This used to be the perfect commute until traffic increased and the waste management site on the corner of the highway and Hale Ilio Road began to regularly malfunction; causing quite an unpleasant smell to overwhelm the lengthy wait at this light.

My clientele include adults who are unable to leave their homes due to medical and or mental health issues.

To that end, I have chosen to bring my services to them. That means that I drive a great deal throughout the weekdays. As recently as two years ago, I was able to drive from the Wailua House lots into downtown Lihue within 15 to 20 minutes; these days I have to budget my time to at least a half hour or more for the same distance. In the afternoons, I am often in the Waipoli area and find that the current traffic is at a virtual standstill in both directions, often backed up all of the way into Kapaa proper in one direction and the stop light at Coco Palms (the entrance to Wailua Homesteads. In the past two years, this snarl of traffic has included the bypass road.

The idea of adding more long and short term accommodations in the Kapaa area without having first completed extensive expansions to the infrastructure, both in terms of actual roads and upgrading the waste management systems currently in place is frankly ludicrous.

Yes, housing is at a premium but a rush to put housing that is not affordable to most current residents on this island without a well thought out long term plan to address the current burdens placed on the existing systems demonstrates a short sited, greedy and rather cynical perspective.

This year, Kauai beat out the other islands in this state for increases in visitor presence and spending. That is due in great part to the rural nature of our island. Becoming Maui or Oahu by thoughtlessly over building to simply make developers wealthy shoots the goose who is beginning to lay golden eggs for our lit island.

Take your time and complete studies that provide you with answers based in reality.

Thank you,
Joni Lesser-Benton M.S.W., L.C.S.W.
Joni Benton [mailto:halawaihale42@hawaii.rr.com]
Response, 7/10/2017:

Ms. Lesser-Benton,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Peter T Young

From: Karen Kenny <k2yogafitness@gmail.com>
Sent: Sunday, June 07, 2015 11:20 AM
To: info@hookuleana.com
Subject: Hoku Place

This is a terrible and inappropriate idea. I’m a former real estate developer and I doubt that you see yourself as a creator of misery, which is what will happen if this project is built. Just try to drive in Kapa‘a any afternoon and you will see.

Be kind whenever possible. It is always possible. -The Dalai Lama

Response, 7/10/2017:

Ms. Kenny,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. It would be kind of us to provide adequate housing to the people of Kauai.

Thank you for voicing your concerns,

Ron Agor
Hi Peter, State Land Use Commission, and Planning Department,

I am writing this letter in response to the proposed HoKua Development in Kapaa. I have lived in Kapaa for 20 years and watched the traffic increase to the point of currently being horrific. I have had to change my lifestyle around the traffic. Please do not change the zoning on the proposed parcel from "agriculture" to "urban zoning". We need more agriculture on this island, which is why it was zoned for farming, as we are overly dependent on food shipments, which is not a good position to be in when there is a crisis, such as a dock strike in California. We already have an overloaded infrastructure, ie our schools, water, etc. why make it worse? Don't sell out to Greg Alllen and his Mainland investors, and add1600 cars and at an average of 4 people per household 3000 people to the already overloaded Kapaa corridor. You are all in excellent positions to help this island, please don't add to its destruction. Infrastructure first, moritorium on buliding in the most conjected areas, until the infrastructure has been upgraded to the point where it can handle it. Think less cars, less crowding in schools, clean air, clean water, organic farms, industrial hemp fields! Have respect for this aina a and it's people!

Much Aloha,
Abigail Jones

Response, 7/10/2017:

Ms. Jones,

Your concerns have been noted. Please refer to updated Traffic Impact Analysis Report released in May 2017 for solutions to Kapaa circulation problems.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai's plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient.

As shown in the EIS, Kauai is in need of affordable housing done correctly.

Thank you for voicing your concerns,

Ron Agor
Aloha,

I am writing to share my concern about this project. While I recognize and appreciate the need for housing on Kauai, I do not believe the proper infrastructure is in place (nor will it be in place by the time development is completed) to support the project at this time. The traffic in Kapaa -- with the approval of the Waipouli Hotels, the Coco Palms Hotel, and then the traffic from this development -- would be severely impacted, to put it mildly. This affects people's lives in major ways -- not only residents, but also tourists. Please keep this land in it's current agricultural designation until the proper infrastructure is in place prior to development.

Sincerely,

Penny Heiple
Kalaheo, HI

Response, 7/10/2017:

Ms. Heiple,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear Peter Young
I do not approve of Hokua Place subdivision being built in Kapaa. I live in Kapaa and the traffic is very difficult as it is, and during tourist season, Kapaa comes to a total stand-still. Until the traffic problem is improved, we cannot with good conscious approve any more large subdivisions to be built in Kapaa. This subdivision is not being built for the reason to make Kapaa a better place! Please use your power to make Kauai a better place, not worse!
Thank you,
Esti Grinpas
Kapaa resident since 35 years

Esti

Esti Grinpas
NORDIC WALK Hawaii
Bob's Tropicals
808.872.1500
esti@bobstropicals.com
www.bobstropicals.com

Response, 7/10/2017:

Ms. Kenny,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear Land Use Commission,

I do not approve of Hoku Place subdivision being built in Kapaa. I live in Kapaa and the traffic is very difficult as it is, and during tourist season, Kapaa comes to a total stand-still. Until the traffic problem is improved, we cannot, with good consciousness, approve any more large subdivisions to be built in Kapaa. This subdivision is not being built for the reason to make Kapaa a better place!

Please use your power to make Kauai a better place, not worse!

Thank you,
Futi Grinpas
Kapaa resident since 35 years

Response, 7/10/2017:

Ms. Grinpas,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Aloha,

I live right down the road from the proposed location of the Hokua Place Development. This is not a good idea. Traffic is already a crazy nightmare. Right now this is a country area. Building this there would start to change all that. Please consider all of us who live and work in this area and ditch this plan. Thank you.

Rebecca Gorsline
Kapaa, Hi

Response, 7/10/2017:

Ms. Gorsline,

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
Dear Members, Land Use Commission
   Members, Hookuleana EIS Co and Mr Peter Young
   Ms Marie Williams, Kaua‘i County Planning Dept
   Kaua‘i County Council Members

Mr. Young, thank you for your email response to my 1-22-15 EISPN email regarding HoKua Place. You touched on many of my concerns of how this development would impact Kaua‘i Island, its land and its citizens - Traffic, Affordable Housing, Problems with Access Into and From HoKua Pl, Construction Waste, Ample (not just adequate) Sewage Treatment, Abundant Clean Water Supply, Pedestrian (especially school children) Safety, School Capacity. I also want to reiterate the impact of "enormous density" (my last paragraph) which would result in major infrastructure stresses, and I hereby add, environmental stresses.

On 12-27-14 Mr. Greg Allen (Developer) presented HoKua Concept Plan at Wailua-Kapa‘a Business Assoc meeting. He calls Kapa‘a a "City" and an "Urban" area, and desires a zoning change from Agriculture to Urban Land Use. His plan shows an 800+ dwelling subdivision.

On Wednesday, May 27, 2015 between 2:30 to 3:15pm (a 45 minute interval) a citizens’ vehicle count was taken to grasp awareness of road usage in vicinity of Kapa‘a Middle School (KMS) / Kapa‘a Bypass Rd / Kapa‘a Roundabout / Kapa‘a Farmers’ Market (KFM).
To begin, Wednesdays, KMS dismisses 2:55pm. KFM begins 3:00pm.

Two counters, one situated across KMS entrance on Olohena Rd. 60 vehicles parked on grounds (i.e. personnel, visitors). From Mauka (mountain) 23 vehicles entered School. 48 vehicles exited and drove Mauka. 236 non-school vehicles drove directly Mauka.

From Makai (oceanside) 35 vehicles entered School. 44 vehicles exited School driving Makai. 192 non-school vehicles drove directly Makai.

Counter #2 situated adjacent to Kapa‘a Skate Rink. 251 vehicles (including at least 6 School buses) drove from Mauka (Olohena) into Roundabout. 248 vehicles entered Roundabout from South Entrance Bypass Rd. From the Roundabout 84 vehicles drove onto Kahau Rd where KFM, Police Station, Park, etc are located, going against traffic from Kukui and Lehua Sts. This number does NOT include any vehicles entering Kahau Rd from Kukui and Lehua Sts.

We needed 1-2 more persons to tally to gain fuller understanding of magnitude of traffic numbers. There was almost steady stream of vehicles from North Entrance Bypass Rd (including Malu St) entering Roundabout. These were not tallied, as vehicles from Kukui/Lehua Sts were not. neither vehicles traveling South on Bypass Rd, an important # to have since HoKua Pl project plans an Entrance/Exit on that Road.

Tallying, as it was, is inexact. Traffic at times extremely intense. At moments the jam was so full, only 1 vehicle could go. Worse yet, sometimes NO vehicle moved. This happened when vehicle from Roundabout wanted to turn Left on to Kahau Rd (KFM) and vehicle leaving Kahau wanted to turn Left on to Kukui.
The State Dept of Transportation (DOT) identified at least 2 Kapa`a intersections they score a Level of Service F. (LOS) F = severe congestion with stop and go conditions, what I just described above!

Another potential serious traffic hazard is the Main Rd through HoKua Pl designed to exit West on to Oloheha adjacent to KMS's parking lot. Equally compelling to resolve is the 3-way intersection where drivers on Ka`apuni have a blind roadway to their Right and drivers on Oloheha must negotiate a steep upward incline.

Kaua`i County Public Works Dept, in their "2035 Transportation Plan for Kaua`i District" plans only to repave existing roads and add a Southbound lane from Wailua Bypass exit, fronting Coco Palms to Kuamo`o Rd. Think about it! 800 - 1600+ vehicles owned by HoKua Pl occupants, combined with cars from 2 recently approved hotels in Waipouli, plus our existing traffic problems, would certainly put Kaua`i traffic right up there with Oahu's traffic woes.

In the face of HoKua Place's "enormous density", Kaua`i Island's infrastructure, in my opinion, is seriously lacking. To avoid further sewage problems, shouldn't HoKua Pl have a plan for their own septic systems? For this many dwellings, septic systems must be a minimum requirement! Mr. Allen informed us raw sewage/effluent would travel all those miles to Lydgate Sewage Plant. It seems foolhardy, to me, for the County Wastewater Dept to go along with this plan. Kaua`i County wants to require residences with out-dated cesspools to install septic systems upon their sale. To not do so would result in environmental degradation. I think HoKua Place needs to take care of its own waste. The services of the Waste-water station at Kuhio Hwy/Hale`ili`o St and the Wailua Waste Water Treatment Plant will already be in high demand once the 2 new Waipouli hotels are hooked up.

At present this 97 acre property is designated "agricultural". Until traffic impacts and environmental impacts are responsibly addressed. I think a change in zoning should not take place.

Sharon Goodwin, Wailua Homestead
PO Box 446
Kapa`a, HI 96746
808-822-7646
Norcon Dougherty  
P.O. Box 685  
Kapa'a, HI 96746  

June 2, 2015  

State Land Use Developers,  

It seems that the State of Hawai'i Land Use Dept should be able to come up with positive developments that can improve the life of the residents and encourage visitors to come and enjoy Kaua'i. The visitors do not want to spend their time in a traffic jam. The present traffic situation on Kaua'i indicates, without a doubt, that the roads and infrastructure are not ready for the proposed Hokua Place Subdivision.

The roads are maxed out right now with the number of vehicles in the Kapa'a area. As a resident of the Wailua Kapahulu area for almost 40 years, I have seen a lot. Never has the situation been this serious.

The condition of the roads that our people are using daily to get their family members to school and work are not being properly maintained. Actually some of the roads are extremely unsafe since the yellow lines are worn down and in many of the most crucial places they are totally worn away. Reflectors that were once in place are long gone. There are areas where there are no signs indicating a rock/earth embankment dead ahead on unlit heavily traveled roads. There are signs that are not visible due to vegetation or fading.

I actually live near the proposed subdivision and I have been experiencing the traffic congestion, the slow "crawling" through Kapa'a, the dead stop when there is an accident, and the "bowling pins" along Kuhio Highway.

It is only lately, in the last year or so, that I have seen many drivers stuck in a line of cars, knowing they will not get to Lihue in time to do their very important business. I’ve seen them give up and do a U turn in despair. Twice last month I did exactly that. (Once on Kuhio Highway, and once on the By-Pass). As I turned around heading back to the round about, from a dead stop on the bypass, I thought, “Well, at least I can go to the bank here in Kapa’a.” When I got back to the round about and got onto Kuhio Hwy I realized the traffic was not moving well enough to even accomplish that. This is not OK.

We must stop developing until all necessary related concerns have been addressed. Stop putting the cart before the horse. Kaua‘i needs to formulate reasonable, attainable, comprehensive, consciously designed plans taking into consideration all aspects including our community and the safety of our people.

Now is NOT the time for more subdivisions.

Sincerely,
Norcon Dougherty  
(808)23-0619
Group 3 - Responses to Comments on Community Related Concerns

Judy Xenofos | jxenofos@yahoo.com
Cynthia Welti | cwelti@gmail.com
Valerie Weiss | valerieweiss31@gmail.com
Elli Ward | elahoa@gmail.com
Bart Walton | bartwalton@hotmail.com
Maile Walters | mailemichiko@gmail.com
Robb Wall | robbwall@aol.com
Jill W | jwkatz@yahoo.com
Ken Taylor | taylork021@hawaii.rr.com
Isobel Stroch | isobel148@gmail.com
Robert Rowny | oz77@hawaiiantel.net
Dave Rosenberg | sdaver1@mac.com
Karen Mavec | karen@landofmist.com
Lynn | wailuat@hawaiiantel.net
Joan Levy | joanlevy47@icloud.com
Makoto Lane | makotolane@yahoo.com
Ken Jopling | kenxxden@gmail.com
Sandra Herndon | 2da1wahine@gmail.com
Marj Dente | mdente@hawaii.rr.com
Lila Devi | liladevi@yahoo.com
Michael Goodwin | goodwinkip@gmail.com
Aloha,
I am adding my protest to the other voices of Kauai who do not want more housing
development in the Kapaa area until the necessary infra-structure is in place. There have
been times when it took me nearly one hour to get from Safeway to Kualoa Rd. The
bypass road feeding into the highway makes traffic crawl. Imagine how awful it will be if
even more cars come down that road.
Also, agricultural land must be protected and used only for that purpose and not for
development.
When housing is planned for development it should reflect prices more in line with the
incomes of those who are middle to low income - and not the rich.
Thank you.
Judy Xenofos,

Response, 7/10/2017:
Ms. Xenofos,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May
2017 for you traffic concerns and the solutions proposed.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth
information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed
development is on land that is not considered Important Agriculture Lands, and does not play a part in
Kauai’s goals of becoming self-sufficient.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing
affordable housing.

Thank you for voicing your concerns,
Ron Agor
Dear Mr Young,

We have read the extensive Draft Environmental Impact Statement for Hokua Place and remain opposed to this development for 2 reasons.

1. Traffic. Though the DEIS addresses traffic along with many subjects, the fact remains Kapaa is already overloaded with vehicular traffic and the new improvements will not do enough to alleviate what we already have. The DEIS study dates from almost 2 years ago for its Existing Conditions, and traffic has grown significantly worse since then. Indeed between the hours of 8-6 traffic comes practically to a halt in at least one direction of the highway if not both, and beyond these hours as well.

2. Upzone. We are opposed to upzone without significant mitigation. While there is clearly some good mitigation in the proposal, we are unable to determine if it compensated for the enormous financial benefit of changing the zoning to urban.

Despite the impressive amount of content in the document about the site and beyond, we have severe misgivings about it for multiple reasons and wish to voice our strong opposition to the development.

Sincerely,

Bruce and Cynthia Welti
Kapaa

Response, 7/10/2017:

Bruce and Cynthia Welti,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

Thank you for voicing your concerns,

Ron Agor
From: Valerie Weiss <valerieweiss31@gmail.com>
Sent: Friday, May 22, 2015 11:28 AM
To: luc@dbedt.hawaii.gov, Peter Young
Subject: DEIS HOKUA PLACE

5/22/2015
RE: Hoku Place DEIS

Aloha,

I do not support this project under the pretext that it's 769 residences will not impact our horrendous traffic situation or that our schools will only be impacted by an additional 156 students as opposed to approximately 1500. I also cannot support any development of this size in that crowded location and without any required financial contribution toward extra traffic lanes on Kuhio Highway and the Bypass other than a left turn lane to road A. The financial impacts of extra police, fire, and educational personnel also will borne by the public and not the developers which is a large problem.

This 97 acre parcel should be kept in it's current agricultural designation until proper infrastructure is in place prior to development.

Valerie Weiss
Kapaa

Response, 7/10/2017:

Ms. Weiss,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai's plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The need for extra, if any, City and County personnel is a topic best discussed with the County of Kauai.

Thank you for voicing your concerns,

Ron Agor
Aloha Land Use Commission Members and Friends of Kauai. We are writing you to request that you DENY the developer’s request for a Zone Change of their 97 acre Agricultural parcel. You have heard from several residents of Kauai about this matter, some in support, others in opposition like us. We oppose the development for these reasons: (1) health and safety concerns. We have experienced the serious traffic congestion and pedestrian safety issues, particularly during the Kapaa Farmers Market days. School children dodging cars to get to their rides, the absence of crosswalks and cross guards, and the popularity of the Market itself all contribute to a serious safety issue. (2) Any large scale development at this point, on top of the three hotels that are scheduled for the TOWN of Kapaa, will only be one more nail in the coffin to bury this special town with its small town charm that appeals to residents and tourists alike. The existing infrastructure cannot support any additional demands on it, such as the waste water treatment, pollution and environmental stress from additional population and vehicles, and the overall quality of life for the year round population. (3) The Agricultural zoning for this parcel should not be changed for any developer. Zoning laws are meant to protect our island and her people, not to be changed, chopped up, trimmed down here and there. There have been too many exceptions, special use permits, conditional uses with no safeguards in place to assure that the conditions are met, granted to too many developers over the years.

We respectfully request that you DENY a zone change so we can preserve our Agricultural lands and retain our semi-rural character that makes our island special to us, the residents of Kauai. Thank you for your consideration and careful study of what is before you.

Sincerely,

David and Elli Ward
Kilauea (808-651-5618)

Response, 7/10/2017:

David and Elli Ward,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

Your concern for the safety of Pedestrians has need noted and will be reviewed.

Thank you for voicing your concerns,

Ron Agor
Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I currently live in Wailua Homesteads and already the traffic congestion in Kapaa is near gridlock for much of the work day. At the present time, my wife and I have to plan our day in order to avoid going through Kapaa between 10:00 A.M. and 6:30 P.M. During these times, the traffic congestion is so bad that it takes 25 minutes to drive from the Kuamoo Rd. intersection, to the Public Library in Old Kapaa, a distance of less than 3 miles.

If you add to the Hokua Place proposal, the proposed new development at Coco Palms, Coconut Bench resort and Coconut Plantation, it’s expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

As a resident of Wailua Homesteads, we are particularly affected by any increase in traffic volume on the East side. As you know, we have only two routes down to the main highway, 1) Oloheha Rd., or 2) Kuamoo Rd. Let me address each of these.

1) Oloheha Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hokua Place will turn this road into a congested main feeder into old Kapaa town. Neither the road, nor the traffic circle at the bottom of the hill were designed to handle the volume of traffic being proposed. Also, have you considered the effect this development will have on Kapaa Elementary School? When school lets out in the afternoon, traffic on Oloheha Rd. essentially comes to a halt until all the buses can leave. During this time, the whole Hokua development will be essentially unable to get in or out.

The Kapaa Bypass road is not going to be sufficient to serve as any solution to this problem. As with Oloheha, it’s a winding road and can be dangerous at the speeds people often drive there. With this new development, you can predict terrible congestion and a lot more traffic fatalities.

2) Kuamoo Rd. is somewhat wider and straighter than Oloheha Rd., but still, it’s already congested at certain times of the day. For example, if you try to go down the hill at 7:30 A.M., the traffic is sometimes backed up 1.5 miles, all the way to Opaekaa Falls.

It’s my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown substantially. New long-term plans have to be developed before any new development is approved.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure have to be updated in order to handle the substantially increased volume of cars and people.

Other problems that concern me are:

a. Environmental Impacts on storm drainage, land fill and recycling centers, as well as the impact on the land from sewage and septic systems.

b. Impact on Retail Business - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on-line, or on other parts of the island.

c. Impact on Quality of Life and Tourism - The main reason people want to visit our Island is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have started this benefit. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries? Are we going to continue down this path until Kapaa is simply no longer a pleasant place to live and visit?

In my opinion, Hokua Place should not be approved until ALL the impacts on our community can be thoroughly addressed.

Thank you for considering our comments.

Bart and Anne Walton

Response, 7/10/2017:

Bart and Anne Walton,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The utmost care will be taken to protect the surrounding areas from storm runoff with an adequate stormwater system. This development is designed for people who already live on island. If any impact to businesses should happen, it should be an increase of customers. Online retailing is fact of life in our modern world, one must choose to buy locally.

Thank you for voicing your concerns,

Ron Agor
Hokua Place Development
Maile Walters

to:
luc
06/15/2015 03:47 PM
Hide Details
From: Maile Walters <mailemichiko@gmail.com>
To: luc@dbedt.hawaii.gov

Aloha,

My email is to express my concern that the development behind the Kapaa Middle School will have a big impact on the already terrible traffic congestion in Kapaa. Also, there should be more than 25% affordable housing included in the development.

Thank you. Maile

Response, 7/10/2017:

Ms. Walters,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Your concern for the safety of Pedestrians has need noted and will be reviewed.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor
Dear Kauai Leaders,

Please consider the attached testimony of my concerns about allowing "up-zoning" of valuable AG lands surrounding the Kapaa Middle School. If Developers wish to build new neighborhoods, there are plenty of residential zoned lots for sale. The Wailua uplands scheduled for the Hawaiians should be a priority - not rezoning. Up-zoning hurts property values and our burdened roadways can NOT handle another car. Please see the attached.

Sincerely,

Robb Wall, Realtor Broker
Wailua House lots
Cell: 808-635-4606

Cut here

JUST SAY "NO" TO UP-ZONING OUR PRECIOUS AG LANDS

THERE ARE CURRENTLY 76 LOTS FOR SALE ON THE EAST SIDE OF KAUAI - as of 6/17/15

THERE ARE CURRENTLY 87 UNSOLD HOMES FOR SALE ON THE EAST SIDE OF KAUAI

THERE ARE CURRENTLY 47 UNSOLD CONDOS FOR SALE ON THE EAST SIDE OF KAUAI

50% OF KEALIA KAI HAS NEVER SOLD - ANOTHER AG "UP-ZONED PROJECT."

THE 50 PLUS UP-ZONED AG UNITS AT KEALANANI HAVE GONE UNSOLD.

THERE IS CLEAR EVIDENCE THAT UP-ZONING AG LANDS ON THE EAST SIDE IS NOT PROFITABLE.

THE OWNER OF THE KAPAA MIDDLE SCHOOL AG LANDS CAN LEGALLY CPR AND SELL AG FARMS RIGHT NOW WITHOUT UP-ZONING.

THE EMERGENCY BY-PASS SHOULD *NEVER* BE CONSIDERED FOR ANY FURTHER BURDEN OF USE - WE ALREADY HAVE A CHURCH ON THE BY-PASS.

EMERGING PROJECTS ALREADY APPROVED:

350 TIMESHARE UNITS IN FRONT OF PLANTATION HALE
250 CONDOS IN COCONUT GROVE BY COURTYARD MARRIOTT

TRAFFIC IS ALREADY AT GRIDLOCK - DEVELOP THE WAILUA UPLANDS FOR THE HAWAIANS.

AN EIS *MUST* BE DONE ASAP TO REDIRECT THIS PROJECT INTO AG PURSUITS.

THERE ARE TWO PLANNED HOUSING DEVELOPMENTS COMING FROM GROVE FARM IN AREAS THAT CAN HANDLE THE BURDEN OF DEVELOPMENT IN PUHI AND HANAMAULU.

THANK YOU FOR CONSIDERING THESE PERTINENT FACTS.

Sincerely,

Robb Wall, Realtor Broker
Wailua House lots
Response, 7/10/2017:

Mr. Wall,

Many of those lots for sale are not affordable,
Many of those homes are not affordable to purchase or repair,
Only a handful of those condos are designed for families, most are transient accommodations or 1-2 bedroom vacation homes,
Kealia Kai is a luxury development, many luxury developments on Kauai and the outer islands have this issue,
Kealanani was canceled, not very many affordable options either, and living on ag land comes with additional cost responsibilities as stipulated by The County,
Again, the goal is provide single family and multiple family dwellings, without the agriculture stipulations implemented by The County,
The new timeshare and hotel units are not designed affordable housing for residents,
Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,
There is an EIS available on the development’s website,

Thank you for voicing your concerns,

Ron Agor
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Jill W

Email
jwskatz@yahoo.com

Comment
I understand and agree with the need for increased affordable housing development. There is much talk of traffic and road infrastructure and that is just a fragment of the impact of a large scale housing development. I understand that most of what is printed on your website speaks to the mass cry but there are other items that are missing on your list of improvements that might help sell your project as well. There is only one mention of building a new school and that is hidden in with other items. As a parent and educator I know of the overcrowded schools. That should be a priority in pushing your plan as well as a shopping center.

The density of families that will be living in the new community will not only impact roads. It is the assumption of the public that all residents will get in their cars, bypass Kapaa and head to work in Lihue. That's just not real life. They will have children who need to go to school and EAT. I would not choose a neighborhood where my child will be one of 40+ students in a classroom. There are already 30+ per class in many of the Kapaa schools as Hawaii has no class size limits, only what is dictated by the fire department. I would not choose to purchase in a community where I would need to drive down a hill to a grocery store where I would still get caught in Kapaa traffic because the roads near the groceries were not being improved and then waiting on even longer check out lines.....I'd choose to move elsewhere. This is not a simple "If I build it they will come".

I would happily move into a planned community with a grocery and school in my neighborhood. Bike paths and a pool are just to placate. You need to stop reacting to the superficial cries, but that is
cheaper, isn’t it. As developers you are aware that communities like the one I described are successfully built and sold all over the world. It’s what people want. It does cost more and take more time to build, as you know. However, if you presented the public with a livable plan, a plan for the future with shopping, schools, a bike path and a pool, the public would accept it with open arms and you would appear to have been listening all along.

Response, 7/10/2017:

Jill,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

The Department of Education has reviewed the DEIS and has no comment or concern.

The design of the development will be walkable/bikable with suitable amenities that don’t detract from established companies/services within a 3 mile radius.

Thank you for voicing your concerns,

Ron Agor
Daniel E. Orodenker
Land Use Commission
235 S. Beretania St. Suite 406
Honolulu, Hawaii  96813

Daniel Orodenker and Land Use Commissioners

Re: Comments on Hokua Place
Draft Environment Impact Statement Volumes 1 & 2

NO ZONE CHANGE SHOULD BE GIVEN, UNTIL THERE IS ADEQUATE INFRASTRUCTURE IN PLACE.

Because the applicant has failed to answer most of the questions raised back in Jan.2015, this document should not be accepted. It should be returned for clearer and more precise answers to all questions.

LET’S BE CLEAR, THIS PROJECT IS NOT SUSTAINABLE.

What’s the first law of sustainability? You’ve heard thousands of people talking endlessly about sustainability; did they ever tell you the first law? Here it is: population growth and/or growth in the rates of consumption of resources cannot be sustained.

Traffic

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route between Kapule Highway and Kapaa Stream all the way back to 1973. 42 years of growth without the relief route, it’s time has come.

1) Kapaa, Wailua Development Plan  1973 Bill# 304 (As Amended) Ordinance # 304
2) Kauai Long Range Land Transportation Plan 1997
3) Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council on Nov. 29, 2000
4) Federal-Aid Highway 2035 Transportation Plan
We have received all the development from these documents, but very, very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams and bump to bump traffic is not only a social impact on the community and tourism, it has a very heavy economic impact on the whole Island wide business community. Also one must consider the movement of emergence equipment during these times.

We have “DOUG OURSELF's INTO A HOLE”. Please, “NO” more zone changes till we get the Kapaa relief route between Kapule Highway and Kapaa Stream in place.

The traffic studies for this project were done in 2012-2013 maybe even earlier, as we were still feeling the effects of the 2008-09 economic down turn. The economic activity since late 2014 has been picking up to a point where we may have a 12-20 % increase or more in visitors. If you have 18,000 visitor per day on Island, and you have 2.75 people per car that equals a potential of 6,500 cars on the road, at 22,000 visitors the number jumps to 8,000 cars per day.

The traffic studies also neglected to look at the traffic increases from Coco Palms Hotel, two condo projects with about 500 units total, just north of Coconut Market Place, the potential increase in traffic from the remodel of Coconut Market Please. Then west of the proposed project you have a 130 unit Ag. Subdivision, further west between Kuamoo Rd. (580) all the way over to Kawaihau, there is about 4000 buildable lots that do not need zone changes. Property owners could go in for building permits at any time.

Just to the south of Coco Palms Hotel along Kuhio Hwy. and across the Wailua River there is a 700 unit Hawaiian Homelands Proposed project.

And looking north we have a 3000 unit project. Because Lihue, is the center of commerce of Kauai, all the residents from this project will be traveling from time to time to Lihue.

Traffic from all projects will have substantial adverse effects on human beings now living on Kauai.

These impacts, which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects must be considered. The project’s contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.
The major traffic congestion comes when these projects come together at the intersections of Kukui street and Kuhio Highway and then at Kapaa Bypass and Kuhio Highway.

**Project Alternatives:**

The (DEIS) Must discuss both mitigation and alternatives to the proposed project. Each alt. must be described in sufficient detail to permit a clear and precise comparison with the proposed project. The EIS should focus on alternatives, capable of “substantially lessening” adverse environmental effects. This has not been done.

**Storm water/ Drainage**

Because of the slopes on this site, a plan must show how the wet-lands will be protected from polluted storm water runoff. The developments hard surfaces could cover (12-15 acres) which will concentrate runoff and create a situation difficult to absorb. Before granting a zone change, require a full storm water/drain plan.

**Waste Water**

Today there is a question as to the capacity and plant’s ability to treat the current flow let-a- loan any additional flow. There also is a law suit in place and “NO REZONE” should take place till we see the outcome of the suit. If the County looses they could be required to build a new treatment plant, which may take 3-5 years or more.

**Water**

The project is within Kauai County Department of Water service area and must be required to deal with the water district. They must not be able to build their own water system.

**ADA**

Show how all walks, paths, and streets meet ADA requirement? A map is needed showing the grades of all walks, paths and streets, as well as the
connectivity to old town. It should also show how one may get to the church across the street, swimming pool and commercial areas of the project.

Show a complete North/South circulation plan.

How does the transportation plan and its mitigation promote resiliency for the community?

Please, “NO ZONE CHANGE” till the Kapaa relief route, is in place.

luc@dbedt.hawaii.gov
info@hookuleana.com

4 pages

Thank You
Ken Taylor
taylork021@hawaii.rr.com
Response, 7/10/2017:

Mr. Taylor,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal water system. The site will also have its own water source.

ADA is not applicable to site wide improvements which are privately owned and funded. Instead, ADA guidelines will be applied to a code specified amount of individual multifamily residences, parking facilities, access to residences, community amenities, and more where applicable. Please refer to the 2010 ADA Guidelines and Chapter 11 of the IBC for more information.

Thank you for voicing your concerns,

Ron Agor
I am a permanent resident of Kauai and live at 5837 Oloheana Road. As such I will be directly impacted by the proposal to open an entrance onto Oloheana Road from the proposed housing project. My house is only a few feet from the road and I already observe a great deal of traffic on a regular basis coming in both directions day and night. In addition, despite the extremely curvy nature of the road, many vehicles drive at an excessive speed. Creating an opportunity for more traffic to use this road will only increase the noise and potential for accidents, especially since I read nothing in the EIS that would reduce the speed limit allowed on this road.

I am opposed to the proposal to open an entrance to Oloheana Road from Hokuia Place due to the negative impact it will create on the community already living here. If, however, such an opening were to be built, then I would recommend a change in the speed limit to 15 mph.

Lastly, I oppose the proposed zoning change from agriculture to urban. My family and I are farmers; we live on Kaua‘i precisely because of its agricultural history. We strongly believe the economic future of this little island lies in sustainable agriculture and not in housing development. There could be sufficient affordable housing here if the county would step up and create regulations for rent control as well as other appropriate means to allow our families to live affordably. Furthermore, the prices listed in your proposal are hardly affordable!

Thank you for the opportunity to make my comments.

Isobel Storch
5837 Oloheana Rd.
Kapaa, HI 96746
808-635-6053

Response, 7/10/2017:

Ms. Storch,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kaua‘i’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kaua‘i’s goals of becoming self-sufficient.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

I can assure you the Hokuia Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor

Robert Rowny opposes the pending Hokua Place development because of the negative impact on the infrastructure & quality of life... for all residents & tourists on Kauai. Sincerely, Robert Rowny

Response, 7/10/2017:

Mr. Rowny,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer.

Thank you for voicing your concerns,

Ron Agor
Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I am trying to understand why this is even on the table and can come up with only three possibilities:

- The members of the Land Use Commission are ignorant of the reality of life in Kapaa.
- The members of the Land Use Commission don’t care about the reality of life in Kapaa.
- The members of the land use commission have contempt for the citizens of Kapaa and Kauai.

I know that these sentiments are harsh, but given that the traffic congestion in Kapaa is near gridlock for much of the work day, it is hard to think otherwise. I regularly avoid going through Kapaa during the day between 10:00 A.M. and 6:30 P.M. The congestion during these times means that a trip from Kapahi (Helena Lane where I live) to Safeway and back takes no less than an hour. I know I’m not the only one who avoids Kapaa during these times and that’s got to have an adverse impact on Kapaa businesses.

If you add to the Hokua Place proposal, the proposed new development at Coco Palms, Coconut Beach resort and Coconut Plantation, it’s expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa/Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

As you know people in Wailua, have only two routes down to the main highway; 1) Olohena Rd., or 2) Kuamoo Rd.

1) Olohena Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hokua Place will turn this road into a congested main feeder into old Kapaa town. Neither the road, nor the traffic circle at the bottom of the hill were designed to handle the volume of traffic being proposed. Also, have you considered the effect this development will have on Kapaa Middle School? When school lets out in the afternoon, traffic on Olohena Rd. essentially comes to a halt until all the busses can leave. During this time, the whole Hokua development will be essentially unable to get in or out.

The Kapaa Bypass road is not going to be sufficient to serve as any solution to this problem. As with Olohena, it’s a winding road and can be dangerous at the speeds people often drive there. With this new development, you can predict terrible congestion and a lot more traffic fatalities.
2) Kuamoo Rd. is somewhat wider and straighter than Olohena Rd., but still, it's already congested at certain times of the day. For example, if you try to go down the hill at 7:30 A.M., the traffic is sometimes backed up 1.5 miles, all the way to Opaekaa Falls.

It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown substantially. New long-term plans have to be developed before any new development is approved.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure have to be updated in order to handle the substantially increased volume of cars and people.

Other problems that concern me are:

a. **Environmental impacts** on storm drainage, land fill and recycling centers, as well as the impact on the land from sewage and septic systems.

b. **Impact on Retail Business** - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on-line, or on other parts of the Island.

c. **Impact on Quality of Life and Tourism** - The main reasons people want to visit our Island is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have ruined this benefit. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries?? Are we going to continue down this path until Kauai is simply no longer a pleasant place to live and visit?

In my opinion, Hokua Place should not be approved until ALL the impacts on our community can be thoroughly addressed.

Thank you for considering my comments.

Dave Rosenberg

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**Response, 7/10/2017:**

Mr. Rosenberg,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed. At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. The utmost care will be taken to protect the surrounding areas from storm runoff with an adequate stormwater system. This development is designed for people who already live on island. If any impact to businesses should happen, it should be an increase of customers. Online retailing is fact of life in our modern world, one must choose to buy locally.

Thank you for voicing your concerns,

Ron Agor
Dear Peter,

I would appreciate your taking another look at the Hokua Place project proposal. I am a 20 year resident of Wailua and have great concern for what I hear about the development.

The DEIS is supposed to be the official response to previous comments and concerns raised by the community. It appears that the document not only fails to address most of the concerns raised by the community it also fails to resolve potential infrastructure problems.

1) The developers have denied the need for changes, saying that traffic studies done in 2012 are adequate. How valid is that?

I travel from my home down Oloheka Rd to the roundabout on work days between 7:30-7:45 am every morning and I can tell you the traffic regularly gets backed up to the Middle School. There is not one morning where there is less traffic than that unless school is not in session or it is a Holiday.

Adding more density to the environment before we resolve traffic issues is a great mistake. It may look great to everyone who is looking at the proposal on paper but I can tell you from personal experience that if the development is allowed to go ahead it will have a very negative impact on the entire Kapaa corridor as there will be gridlock at the Roundabout, in Kapaa town, at the Wailua Bridge multiple times a day which will affect

- being able to get from point A to point B on a timely basis
- local businesses
- the tourist industry in a negative way. Who will want to come visit if they can’t travel with ease from one area of the island to another. No one wants to sit in traffic as if it were LA.

2) The DEIS also fails to address the very real problem of lack of adequate water pressure and storm runoff issues that will increase due to re-contouring the land.

For 10’s of years the big concern about building in the Wailua corridor has been the lack of adequate water pressure. Moreover when there is heavy rainfall the water run-off is a serious
problem. There is always flooding and road closure that goes on due to water running off from
NouNou Mt.

3) The development fails to address the issue of affordable housing

Moreover, the most egregious error is the lack of provision for affordable housing. According to
the DEIS only 24% or 183 dwellings in the multi-family apartments are to fall in the
affordable housing category which is mandated by the County. Single-family dwellings on lots
will be in the “$650,000 to $950,000 range with projected prices as noted in 2015 dollars”.

Who can afford that?? Your average Kauaian already holds two jobs to try to make ends meet.
There is not enough time in the week to work even more hours.

Please re-consider what is at stake here!!

Aloha, Karen Mavec

Wainua resident

Response, 7/10/2017:

Ms. Mavec,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns
and the solutions proposed,

Proper storm water systems are of the utmost concern for any development. Adequate attention will
be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between
the county and the developer. It is also projected at this time that the development will not be
connected to the municipal waster water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing
affordable housing

Thank you for voicing your concerns,

Ron Agor
Aloha Peter:

Forwarded on response to DEIS. Aloha, Scott

State of Hawaii, Land Use Commission
Phone: (808) 587-3822
Fax: (808) 587-3827
Website: http://luc.state.hi.us
----- Forwarded by Scott Derrickson\DBEDT on 05/22/2015 08:34 AM -----

From: walund@hawaiiantel.net
To: luc@dbedt.hawaii.gov
Date: 05/20/2015 03:16 PM
Subject: hokua place subdivision

I am in total opposition to this subdivision. As a life long resident of this island I have seen the changes that have impacted our highways and lives some good, but for the most part not. To me this is not smart growth.

Before homes, we need our highways and roadways updated and improved. Let us not put the cart before the horse.

Seen way to many of those happen on our island. Do it rite and correct. Not after the fact.

Affordable housing has become such a trite word. For whom is it affordable to? I know that anything above

500,00 dollars is not affordable for the local people, my question then is to whom are these homes targeted to.

I say No Adequate Highways, No Homes. Am just saying Not here and not now

aloha

Lynn
Response, 7/10/2017:

Lynn,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor
Subject: FW: serious concerns about the proposed Hokua Place development

From: Joan Levy [mailto:joanlevy47@icloud.com]
Sent: Saturday, June 20, 2015 1:53 AM
To: bbailey@thegardenisland.com; Mayor@kauai.gov; KauaiCountyCouncil; mwilliams@kauai.gov; hic@dbedt.hawaii.gov; info@hookuleana.com
Subject: serious concerns about the proposed Hokua Place development

Aloha,

I live in the Wailua house lots in Kapaa. It is unimaginable and I think completely irresponsible to consider allowing agreement for this development (by re-zoning ag to urban land use) before we have the infrastructure in place to accommodate the increased traffic, waste treatment, and classroom overcrowding.

Not to mention whatever other unforeseen negative impacts on our rural kauai lifestyle the proposed increase in island resident and tourist population will bring.

We must be righteously committed to only sustainable growth here on Kauai. Developers promises of environmental sensitivity and sustainability have no basis in what actually happens. Their concerns are on the profits they will make. Not on any ill effects that the community will suffer because of what they have built here.

This particular developer has pointed to written safeguards and allowances that are ambiguous at best with no tangible dates, financing, or definitive plans. Pie in the sky hopes that will only turn into mud on our faces.

Just today the bypass was considerably backed up, going south. Market day on Wednesday in Kapaa is already a horrendous traffic mess. Adding 1600 cars from the Hokua Place development right smack into the congestion that already exists there can only lead to a total nightmare for us.

The waste treatment substation at haleiilo road already smells like you know what. The traffic light can last 6 minutes with a bunch of cars having to sit right next to that stench. If we can’t manage our waste now, what will happen as the proposed Coco Palms opens it’s doors - especially with the existing plan to route their guests right onto Haleiilo. Then there are the Waipouli Hotels planned. Do we really need 3 new hotels in Kapaa???? With no beautiful beach to offer their customers, none will be hanging out at the hotel. They will be on the roads from dawn till …

Numerous times I have ventured out along Haleiilo planning to go south or north only to turn back not wanting to deal with the traffic congestion and delays. The post office can wait. I’ll get that food I need later. I hope my bank balance can wait to deposit this check another day…

Do you really think tourists (who remain Kauai’s bread and butter) will continue to flock here to sit locked in traffic congestion while they have to smell noxious waste treatment failures?

This is such a no brainer. Our future is in YOUR hands. We have entrusted you to watch over our a’ina and island community needs.

Please deny the application for a zone change form ag to urban for the proposed Hokua Place Development.

Thank You!

Joan Levy
POB 160, Kapaa, HI 96746

Joan Levy
joanlevy47@icloud.com
Response, 7/10/2017:

Ms. Levy,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waster water system. The site will also have its own water source.

The Department of Education has reviewed the DEIS and has no comment or concern.

Thank you for voicing your concerns,

Ron Agor
Aloha,

The traffic congestion on Kaua‘i is at a point where county planners can be found negligent in approving and contributing to the density of our roadways. It is an emergency and safety issue for which no response cannot get to their offices. There needs to be a viable traffic remedy, not stop gap fixes like those proposed and before any new development let alone rezoning of agricultural land is approved.

The coconut palms hotel will already create major traffic congestion at one end of Kaua‘i, we don’t need another source of traffic at the other end. There are major choke points along the main highway of Kaua‘i. Any development will add to the congestion of these known choke points.

Kaua‘i’s food is unsustainable importing 90% of our food. The state, county, UH system and private entities are working towards food sustainability initiatives and we cannot afford to lose any agriculturally zoned land to residential development until we fully address and solve our food sustainability issue.

We have many other problems that need to be taken care of before we start exacerbating these problems with more people and traffic. Sewage, MRF (recycling), run off water leading to polluted streams, traffic, water rights. All of which have to be addressed before we add any more people to the mix.

We need affordable housing but building 630 high-end over-priced houses in the name of affordable housing is a problem. This is where we run into traffic problems that will not be solved by the proposed new routes. How much affordable housing has gone to those born and raised in past developments?

Since when did building more houses ever lower housing prices? Look at Honolulu or Los Angeles. Building more houses has never lowered the median cost of housing, ever.

Construction jobs are unsustainable.

Please do not let us and up being the new Orange County.

Makoto Lane
Vice-President Kauai Young Democrats
(808) 631-1866

Response, 7/10/2017:

Mr. Lane

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor
From: Ken Jopling <kenxxden@gmail.com>
Sent: Sunday, June 21, 2015 7:23 PM
To: info@hookuleana.com
Subject: Kapaa Highlands development

As a citizen resident of upper Kapahi I cannot support the proposed Hokua Place development. The highway infrastructure cannot support such development with 800 new homes and the cars that each home will have entering Kapaa at the current roundabout. As far as your proposed feeder road from the current Bypass to Oloheana Road goes against the initial purpose of the Bypass to not have intersections along its route.

Also I feel strongly that Agricultural Land should remain for the production of local food sources and not be rezoned for residential purposes.

Ken Jopling, RN, BSN
Support Your Health

Response, 7/10/2017:

Mr. Jopling,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

Thank you for voicing your concerns,

Ron Agor
Subject: FW: Proposed HoKua Place development

From: Sandra Herndon [mailto:2da1wahine@gmail.com]
Sent: Saturday, June 20, 2015 12:42 AM
To: Info@hookuleana.com
Cc: Marie Williams; Mayor Bernard Carvalho; counciltestimony@kauai.gov; raymond.j.mccormick@hawaii.gov; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.l.smith@hawaii.gov; mmoule@kauai.gov
Subject: Proposed HoKua Place development

Aloha Mr Young and other interested parties,

I am writing in opposition to the proposed Hokua Place development. While I certainly agree that Kaua‘i needs more affordable housing, I don't believe that this is the appropriate time nor place for this project to go forward.

Until such time as the infrastructure has been established, it does a huge disservice to the rest of the community, to accommodate the new construction.

I live in the Wailua House Lots division, having moved recently from Kapahi. I used to have to schedule trips past the middle school, so as not to encounter the backed up traffic from parents dropping off / picking up their children. With the additional homes planned for this area, the congestion will only be worse, but likely not as bad as it is now, on Kuhio Hwy through Kapaa town. The roads need to be in place before the construction commences.

I'm also concerned that these homes will not be affordable for the average citizen of Kaua‘i, but instead will be priced out of the market. Pricing these homes out of financial reach of the majority of the community only increases the homeless situation, which we’re dealing with particularly on the Eastside area.

Another concern is the sewage system. For years, traversing the area around Coco Palms/ Haleilio intersection is a strong reminder that the waste water treatment plant is insufficient to handle the current load. The odor is so strong at times you have to hold your breath, even with the windows up. It's inconceivable that 800 new residences could be added to this already overloaded system, without major pollution problems. Again, we need to have infrastructure in place prior to construction.

Although this testimony may be regarded as merely “anecdotal”, it is what we live with on a daily basis; If the intention is to increase the quality of life here on Kauai, consider locating the development in Lihue, where residents can walk to the shopping centers, etc. The roads have already been widened to accommodate more traffic, there is plenty of vacant land across from the centers and it would serve to centralize the community.

Mahalo for the opportunity to speak to this issue.

Sandra Herndon

Kapaa, HI

"Thought is Creative, and YOU are the Thinker"
Response, 7/10/2017:

Ms. Herndon,

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Proper storm water systems are of the utmost concern for any development. Adequate attention will be paid to this area of concern in order to protect the surrounding areas.

At this time we project that any off-site utility and roadway upgrades will be a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal water system. The site will also have its own water source.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing

Thank you for voicing your concerns,

Ron Agor
RE: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) MAY 2015 FOR APPLICATION OF ZONING CHANGE FROM AGRICULTURAL TO URBAN LAND USE as prepared by Ho'okuleana LLC, known as HOKUA PLACE in Kapa'a, HI.

Aloha to all personnel, State and Kauai County, who will be reviewing the above application DEIS.

I have spent a considerable amount of time reading the (DEIS) for the above application. Among many important items outlined in this document, I have time to write the issues only I am most concerned about, after having researched information that has prompted me to comment on issues and ask the following questions.

1) Page 130: TRAFFIC RELATED ISSUES: The applicant suggests that to mitigate a potential problem for pedestrians and bicycles to safely cross the Kapa'a By-Pass Road, that a multi-use overpass be constructed. According to Don Smith of the Hawaii Department of transportation (HDOT), overpasses are seldomly used and are not a good investment in State funds. The DEIS does not indicate who would be responsible for building the overpass if approved. I find this suggestion unacceptable.

2) Page 131: TRAFFIC RELATED ISSUES: The applicant admits that the intersection of Oloheana, Ka'apuni and Keahulua Roads is presently poor. They are proposing a round-a-bout be constructed near this intersection, leading into their project at their main drive-through road which is immediately at the property corner of their project and the Kapa'a Middle School. Not only is this probably the worst possible sighting for a round-a-bout being so close to a steep grade from and to Oloheana Road (causing all traffic including school buses to consistently stop and start on this hill, but there is a huge drop off on both sides of this area. Should navigation by school buses be impaired for any reason, buses could easily fall over the edge of the embankments. Also, the cost of round-a-bouts has been quoted to me by the HDOT as costing between 5 and 7 million dollars. Since this intersection is NOT a state highway, the County of Kauai would have to pay for this suggested mitigation as the applicant is not offering to do so in the DEIS. This is an unacceptable solution.

3) Page 136: TRAFFIC RELATED ISSUES: In a letter dated February 11, 2015 from Raymond Mc Cormick, then District Engineer of the HDOT, he states that one of the solutions being proposed to hasten traffic around Kapa'a, is to add an additional lane to the North end of the Kapa'a Bypass. Not only is there no time line for funds to be available for this addition, but according to the HDOT, a traffic signal would have to be installed at the intersection with Kuhio Highway, causing more of a traffic tie up than what already exists. Since no funds have been allocated by the KDOT, it could be many years after any development is approved and constructed on the applicant's property. This is not an acceptable solution.

4) Page 79: WATER RESOURCES: The applicant admits that there may be a contamination problem with the well that they are proposing would either be connected to the Department of Water (DOW) storage tank on Ka'apuni Road, or used directly within their project development. Regardless, I find these two proposals are assuming that their well water will be potable water for human consumption since this exploratory well is not indicated as having been already tested by the Hawaii Department of Health (HDOH), and not now meeting the requirements of the DOW. The well is indicated as being on two separate maps in two separate places in the DEIS as being within a few feet from an existing stream and about 300 feet from the stream. QUESTION: Which map is correct?

Regardless, the stream that flows through or near the applicant's property originates west and northwest of Oloheana Road, flowing through major cattle, goat and pig country for years and years. Plus, is there any research to be done regarding overflowing or leaching cesspools within the uplands of this stream?

5) Page 80: WASTEWATER: The applicant is proposing that all wastewater from any potential development will be routed to the sewer lines that traverse through Kapa'a and Wailua into the Wailua Water Treatment Plant (WWTP). This plant, originally
constructed in 1964 meets only the minimum requirements for wastewater treatment per Hawai‘i Administrative Rules. Although the WWTP has been expanded to deal with a higher peak flow, it still is pumping a minimally treated outflow into the ocean at Lydgate Park as well as being used as irrigation for the Wailua Golf Course.

QUESTION: What kind of testing and how often is the outflow pipe into the ocean researched? Also, are there signs at both the Lydgate beach location and the golf course advising swimmers, surfers and golfers that they may be subject to pollution and bodily harm, particularly if studies and research are not done consistently and independently of the management of the WWTP?

I would appreciate your consideration of my concerns as you review the DEIS for this project and will expect detailed responses via e-mail and/or at a future public hearing to be held on Kauai.

Mahalo and with Aloha,

Marj Dente, resident and property owner for over 25 years
6335-B Waipouli Road, Kapa‘a, HI 96746  808-823-8162
Peter T Young

From: lila devi <liladevi@yahoo.com>
Sent: Friday, June 12, 2015 7:00 AM
To: info@hookuleana.com
Cc: luc@dbedt.hawaii.gov
Subject: 800 house development Kapaa

Please don’t ask for approval for this development until the infrastructure in Kapaa can be improved by the DOT. The sanitation needs improving and the flow of traffic through the Kuhio Highway shopping area. The tourists are not going to continue to visit here once they experience the traffic gridlock.

the locals will have to do our shopping in the evening or early morning hours to stay out of the gridlock. It is already slow most weekday afternoons and we don’t even have the traffic from the approved 3 hotels yet to experience.

Is the developer going to live and commute from his development. I doubt it!

Hold off till DOT and local politicians can improve the traffic and sanitation.

Thank you, Lila Devi  (Wailua Homesteads homeowner)

Response, 7/10/2017:

Mr. Lane

All of your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed,

At this time we project that any off-site utility and roadway upgrades will a shared expense between the county and the developer. It is also projected at this time that the development will not be connected to the municipal waste water system. The site will also have its own water source.

Thank you for voicing your concerns,

Ron Agor
Aloha to those reviewing this application,

After reviewing the Draft Environmental Impact Statement of May 15 for application of zoning change from agriculture to urban use as proposed by Ho’okuleana LLC, aka Hokua Place in Kapa’a on Kaua’i, I do not think the developer has made a convincing case for this development in this location being a better use than its current designation for agriculture.

Attending a meeting with Dept. of Transportation personnel Ray McCormick and Don Smith, I learned that funding for road upgrades that would mitigate the increased traffic on the already overburdened Kapa’a-Wailua corridor, arising from this development, will not be forthcoming for a long time, if ever. Traffic congestion is already a real safety issue for buses transporting children to the adjacent Kapa’a Middle School, for children crossing Olohena Road in front of the school, and for emergency vehicles being delayed in dense traffic on Kuhio Highway.

The developer is claiming an on-site water source sufficient to serve all 800 homes. There is no independent corroboration of this claim. An independent study, paid for by developer, needs to verify the quantity and potability of water from a well on the property.

Wastewater is proposed to go to Lydgate where it would be partially treated and much of it then pumped into the ocean. Please consider there are three already permitted, yet to be built resorts in Waipoli/Wailua, all to be served by the 1960’s era Lydgate waste treatment plant. Developers, not taxpayers, should pay for waste treatment upgrades. But first and foremost it should be determined that the already stressed eastside ecosystem can absorb all this added waste at all.

On a personal note, I used to drive from my home on Olohena Road to Wailua Beach frequently, but I have stopped because of the stress and personal risk of confronting the traffic tie-up at the Kuhio Highway, Kuamo’o Road intersection. It’s a small example of a loss of quality of life, difficult to measure and quantify, endured by residents of the east side of Kaua’i.

Kaua’i needs housing for its people in areas that have the capacity to receive them. Kapa’a-Wailua is not one of those places.

Thank you for your consideration,

Michael Goodwin
Member of the executive committee, Kaua’i Chapter, Sierra Club
Group 4 - Responses to Other Individual Comments

Karen Wood  | createaloha@hawaiiantel.net
Juan Wilson  | juan@islandbreath.org
Anne Walton  | annehugginswalton@gmail.net
Randall Roe  | roebro@aol.com
Michael Ritz | michael_ritz@ymail.com
Wendy Raebeck | wendywailua@gmail.com
Terry O'Shaughnessy | terryoshaun@gmail.com
Katherine Muzik | kmuzik@gmail.com
Santos Alvarez | aumakua639639@gmail.com
Aaron Higa
Response, 7/10/2017:

Ms. Wood,

We cannot address your concerns at this time without specific examples.

Thank you.
Testimony regards DEIS Hokua Place
published 5-8-15 by OEQC

Aloha Land Use Commissioners,

Land Use Commission planning and decision making for Hawaii must take into consideration the long term interests of the people and environment of our islands. In recent decades our needs have become predominately dependent on imported goods, services, energy and food.

We now rely on the mainland for approximately 90% of our food. This over dependance from far off places extends to our sources of energy, and our sources of consumer and industrial products.

On top of that the economy of Hawaii has need for tourism for income that is fragile and fickle. Obviously our isolation from all other land masses in the world will be a factor of planning for the future if those importations are threatened.

So, if ever there was a time that self sustainability was a top priority for planning the future of Kauai - NOW is that time.

SUSTAINABILITY
The proposed Kohua Place advertises its plan as “Sustainable”. But they use the word only as a talisman. This project is quite the opposite of “Sustainable” planning. It’s more of the kind of development that makes us vulnerable to food riots within weeks of any serious disruption of Matson Line containerships from California.

The plan is car-centric. It will require getting in your car to do most anything. This will be place where people have to commute to work and commute to find food. The plan requires new roads, parking and accommodation for high-density multi-story living. Three quarters of the land is used for multi-unit housing requiring extensive parking lots, the rest is suburban single family sprawl on cul-de-sacs.

There will be little opportunity to grow food, pick fruit, raise chickens, keep goats, or house hunting dogs in this development.

The proposed density of the project is needed only to cover the debts and maximize profits to the speculators and investors promoting it - and from that springs the necessity to change it to an Urban District. In tomorrows rearview mirror that will be seen as shortsighted and impoverishing to Kauai.

Unfortunately, the wasteful use of fossil fuels, and the resources needed for the extravagant consumer lifestyle the modern world has become accustomed to has brought us to situation in which we are facing real declines in sources of cheap energy and resources.
Since 2008 we have been living in a collapsed world consumer-based industrial economy that faces negative growth forecasts. Although characterized as a financial collapse, the crash in 2008 was largely driven by having reached world Peak Oil production at that time.

Cheap, plentiful, fossil fuels to “grow the world economy indefinitely” will not recur again. As a result there is little reason to believe that the technology and industry supported by cheap oil will persevere. This would include affordable world-wide shipping across oceans of containers filled with consumer products or packaged and refrigerated food.

In Hawaii we already face some of the highest consumer costs in the world. It is certain that we in Hawaii will face ever increasing costs to import food and all other industrial products to our islands.

**CLIMATE CHANGE**

But even more tragic is that the by product of modern industrialism and food production has been the ever increasing CO2 content of our atmosphere. This “greenhouse” gas is wreaking havoc with the climate of the Earth and driving worldwide temperatures higher.

In Hawaii we are already seeing impacts on the environment. The jetstream has become more erratic. Here on Kauai our regular north-east tradewind has become irregular and supplanted by drier polluted Kona winds.

Climate scientists at the University of Hawai’i have found associations with rising ocean temperatures and the elevations of the clouds over Hawai’i. On Kauai rainfall on Mount Waialeale has been falling for decades. Much of Kauai is now in a moderate drought.

Climate Change and Global Warming are identified with the state-wide extreme drought in California that is quickly returning the Central Valley to desert conditions. Less snowfall in the mountains of California will continue due to Global Warming and has doomed agriculture there. And desert is what much California was before the last unusually wet century and the diversion of Colorado River.

Up until 2014 more than half of America’s vegetables, fruits and nuts were grown in California. That will no longer be the case.

As California returns to the old-normal we will see end of the recent cornucopia of fruits and vegetables in the supermarkets of America and Hawai’i.

Why is this relevant to the LUC decision on Kohua Place to convert the land its to sit on from an Agricultural District to an Urban District?

In one simple word it is patently “UNSUSTAINABLE!” And we need to be self sustaining in Hawai’i. Not only will Kauai have to provide the food for its residents, but all the outer islands will have to contribute food to Oahu with its overburden of hundreds of thousands of people.

**FOOD SECURITY**

All agriculture land in Hawai’i should now be viewed as a lifeboat to the future. We now know that industrial mono-crop farming requiring high energy inputs, synthetic fertilizers and massive pesticide use and will not work in Hawai’i.

Sustainable food growing practices such as Organic Farming, Permaculture and Food Forests as well as some traditional farming, pasturing and orcharding should be practiced. We need to find what works as quickly as possible.
In general, I would suggest that the LUC evaluate proposals in Agricultural Districts with a strict set of criteria regarding an increase in local food production, and avoiding increased automobile dependance, population growth, and suburban sprawl.

If any changes in designation of mauka Agricultural Districts is contemplated it should be to either Conservation or Rural Districts. To sustain water resources we will need more forestation and to meet our food security requirements we will need more residents on small farms.

And projects on designated Rural Districts should be required to be at least self sustaining in the production of such things as fruits, vegetables, chickens, or eggs.

How else shall we live on Kauai in the future?

Mahalo for your considerations of this matter.

Juan Wilson
Architect/Planner
Executive Committee member
of the Kauai Group
of the Hawaii Chapter
of the Sierra Club

See also:
Ea O Ka Aina: HoKua Place Comment Deadline 6/18/15
Response, 7/10/2017:

Mr. Wilson,

Your concerns have been noted. We also agree that sustainability and climate change are two of the biggest challenges facing the building industry. We can assure you that the proposed development will be designed with sustainability practices in mind.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient. However, we can consider adding community gardens to the project.

As shown in the EIS, Kauai is in need of affordable housing done correctly.

Thank you for voicing your concerns,

Ron Agor
Dear Land Use Commission,

If you add to the Hokua Place proposal, the proposed new development at Coco Palms, Coconut Beach resort and Coconut Plantation, it’s expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa/Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day? On top of that, DoT does not have a sufficient plan in place to address the current gridlock, much less adding 1800 vehicles to the mix in Kapaa alone.

This approach to land use planning is ad hoc at best, without consideration of the appropriate infrastructure to support new development - and in the end only responsive to the interests of developers. What is at risk is the loss of quality of life, the loss of tourism revenue - a major source of income for this island, and most of all, the loss of agriculture land to housing developments turning the garden isle into the suburban isle.

The project has been presented under the guise of being a low income housing project, however with full disclosure it is clear that 76% of the project does not fall within this category. As of today, 784 houses are on the market on Kauai, do we really need more mid to high value housing? Given the number of available mid to high value homes, do we really want to lose land, lose our quality of life, and lose our major income generator to the interest of a single developer?

I am a full time resident and property owner in the Homesteads, I do have an interest in the outcome of your decision. Please do not change the land use designation from agricultural to residential in order to accommodate the building of Hokua Place.

Mahalo.
Anne Walton
Wailua Homesteads

Response, 7/10/2017:

Ms. Walton,

Your concerns have been noted. Please refer to the updated Traffic Impact Analysis Report from May 2017 for you traffic concerns and the solutions proposed.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor
To Peter Young:

For the record, I am against the Hokua Place development. This land is agricultural land. It should remain agricultural land and be put to that use. Otherwise, this is another example of someone from out of state buying AG land on Kauai without the least intention of using it as agricultural and instead trying to make as much money as they can from it. This is not for the Community. How naive can they expect us to be?

I understand that Greg Allen is trying to get this pushed through for his own profit. This is the same person that built that monstrosity on Anini Beach and also is just finishing up another inappropriate structure on State Conservation land along the Wailua River.

Sincerely,

Randall Roe
Wailua

Response, 7/10/2017:

Mr. Roe

Your concerns have been noted.

Please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient.

Thank you for voicing your concerns,

Ron Agor
We are opposed to the proposed development in Kapaa mauka of the alternate round-about. Any further developments should be south of the river until the East Side traffic can be resolved. Mike and Donna Ritz Princeville

Response, 7/10/2017:

Mr. Ritz

Your concerns have been noted.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed.

Thank you for voicing your concerns,

Ron Agor
June 19, 2015

re: DEIS Hokua Place, published 5-8-15 by OEQC

Aloha Land Use Commission,

Planning for the small island of Kaua‘i is about proper long-term management of limited resources. Piling more layers of population and traffic upon our already-congested East Side makes no sense. Aside from our clean air and relatively clean oceans, the Garden Island’s phenomenal natural beauty, rural character, and relaxed ambiance are its primary attractions. There’s nothing relaxing about traffic jams; they’re what we and our visitors are here to escape. Why is our County even considering a development on the scale of the Hokua housing project proposed for Kapa‘a?

Kapa‘a and Wai‘ula residents are already tearing their hair out trying to get to and from work or errands. It now takes hours to perform the simplest tasks of shopping, banking, and getting gas. (I work mostly on the North Shore, and have actually moved from the House Lots to the north end of Kapa‘a to save numerous hours per week not negotiating traffic.) Meanwhile our County has approved three more HUGE resorts smack in the middle of the congestion. And now a whole new city—86 new houses, 683 new apartments, and at least 1500 more commuting vehicles daily? And re-zoning the land from Agricultural to Urban so this development may proceed?

Who are the winners, and why?

The single protection that land has is to be zoned as Ag, wilderness, preserve, park, or the like. Zoning with a long view as to how things will play out later is key. Zoning laws are LAWS. And we are to follow them. To make exception for ANY developer sets a precedent that mocks our county’s guidelines and protections. It makes a sham of government itself—when government breaks its own laws, we’re all in trouble.

The land in question is zoned Agricultural to protect Kapa‘a Town and vicinity against over-development, and was thusly zoned by those who respected the ‘aina, wanted our island to remain special through the decades and centuries ahead, and recognized that food would one day be critical and having enough land to grow it would mean the very survival of our tiny remote island.

Now there’s talk of trading away this food land for fancy houses, token rentals for low-income locals (a broad demographic that can easily include newcomers from the Mainland), and a vast sweep of concrete, access roads, lights, utility grids, sewer infrastructure, roads, telephone poles and lines, signage, sidewalks, driveways, not to mention the tremendous disruption, noise, and traffic impediments that come with two years of construction. Plus the thousands of humans to be installed and the burden they’ll place on the small town of Kapa‘a.

And we lose forever the land, the opportunity to grow food on it, the lush foothills of Sleeping Giant, the lovely vistas that restore our souls, and the irreplaceable habitat for all the flora, fauna, birds, bees, and crawly things we know, love, and depend on for the overall ecosystem. Not to mention whatever befalls our watershed.

The consideration of something such as Hokua Place sincerely questions why we’ve even conversed about honoring Hawaiian culture, and protecting our environment and our Ahupua‘a. It questions whether we care about our island at all, and questions the vows our public officials took upon entering office. I know that common sense and any kind of conservation are dinosaurs from a day gone by, yet Kaua‘i was always a breath of fresh air. Is it not our kuleana to keep Kaua‘i that special place?

Approval of this development is unwise, unpopular, and requires changing the law to service the few at the expense of the many. (And the solution is not new roads—as the Hokua developers and others are proposing—but putting new housing and resorts in areas of Kaua‘i that can accommodate them. Not Kapa‘a or Wai‘ula.)

Don’t let Hokua happen.

With deep love for the ‘aina and commitment to protecting it,

Wendy Raebek

P.S. Keeping a place pristine and beautiful has never been bad for its economy, but quite the reverse.
Response, 7/10/2017:

Wendy,

Your concerns have been noted. Please refer to updated Traffic Impact Analysis Report released in May 2017 for solutions to Kapaa circulation problems.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient. However, we can consider adding community gardens to the project.

As shown in the EIS, Kauai is in need of affordable housing done correctly.

Thank you for voicing your concerns,

Ron Agor
Dear Sir,

My husband and I have been residents of Wailua Homesteads for the past 43 years. I am writing to tell you that I disagree strongly with the proposed change of zoning for the Kapaa property that will be called HoKua Place. This land should remain as agriculture zoning in hopes that in the future it will be used in Ag capacity. A change to residential zoning will create a huge increase in vehicles on our already clogged Eastside roads. We MUST fix the traffic problems now before any more housing or hotel projects can be added to this mess. Please do the right thing and vote against this foolish zone change. Thank you,

Sincerely, Terry O'Shaughnessy

Response, 7/10/2017:

Ms. O'Shaughnessy,

Your concerns have been noted. Please refer to updated Traffic Impact Analysis Report released in May 2017 for solutions to Kapaa circulation problems.

Also, please refer to the County of Kauai Important Agriculture Lands Study of 2015 for more in depth information concerning Kauai’s plan for farming, food security, and self sufficiency. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai’s goals of becoming self-sufficient. However, we can consider adding community gardens to the project.

As shown in the EIS, Kauai is in need of affordable housing done correctly.

Thank you for voicing your concerns,

Ron Agor
June 21, 2015

Dear Aloha Land Use Commission,

Simply put, to remain inhabitable by humans, this Island of Kaua‘i needs for us to restore its soils and protect its waters. It does not, repeat NOT, need further development.

The Hokua Place project is not an appropriate solution to our indeed dire problems. It pretends to provide affordable housing, but in reality it does not. Worse, importing the massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

I am a marine biologist, with a PhD in Hawaiian corals, 4 years here recently in Kaua‘i and 45 years of familiarity with coral reefs worldwide.

I am appalled at the current condition of our coral reefs here in Kaua‘i. I have begun a small restoration project in Kapa‘a, and encounter only three (3!) species, barely surviving. It is quite frightening. Bioerosion (disintegration) of the reef substrate is being favored by our human activities on land. These activities, including construction projects, poor sewage management, poor farming techniques and excessive traffic (for example the 30+ chemicals that wear away from automobile tires and are flushed with the rains directly to the sea) send nutrients and biocides into the sea, and consequently wipe out the corals.

As so many have written to you quite elegantly and convincingly already, we are a tiny remote island. We here need to become self-sufficient, starting immediately. As I beg in my opening sentence, we need to restore our soils, and protect our waters.

I am against the Hokua Housing project.

Katherine Muzik, Ph.D.
Associate in Natural Sciences, Bishop Museum and
Marine Biologist, National Tropical Botanical Garden
Response, 7/10/2017:

Ms. Muzik,

Your concerns have been noted. As the EIS state, Kauai is in need of affordable housing. I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

We also agree that sustainability and climate change are two big global challenges. We can assure you that the proposed development will be designed with sustainability practices in mind. Hokua Place will implement these practices to minimize pollution. The bigger picture, however, cannot be solved by a housing development or by denying people a place to live.

Thank you for voicing your concerns,

Ron Agor
You've just received a new submission to your HoKua Place.

Submitted Information:

Name
Aaron Higa

Email

Comment
Why can’t it be like the Kakaako project in Oahu where it’s being sold for less but if Owner sells in future they must pay back the difference? This Kakaako project is being geared towards Hawaii families and not people moving here from the Mainland. How many Hawaii families can afford a 600k home!

Response, 7/10/2017:

Mr. Higa,

I can assure you the Hokua Place will meet applicable governing authorities conditions of providing affordable housing.

Thank you for voicing your concerns,

Ron Agor
Response, 7/10/2017:

Mr. Alvarez,

We cannot address your concerns about the development at this time without specific examples.

Thank you.
Group 5 - Responses to Gov. Agencies and Organizations

Dept. of Education
Clean Water Branch, DOH
Environmental Planning Office, DOH
Wastewater Branch, DOH
Department of Human Services
Dept. of Water, Kauai County
Division of Aquatics, DLNR
Commission on Water Resource Management, DLNR
Office of Planning, State of Hawaii
Planning Department, County of Kauai
Wailua-Kapa’a Neighborhood Association
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Kenneth G. Masden
    Public Works Manager, DOE
    PO Box 2360
    Honolulu, Hi 96804

We are pleased to respond to your June 4, 2015 comments on the DEIS for HoKua Place as follows:

Thank you for your comment. The Developer is committed to working with you as necessary during the final planning stages and the construction phase of HoKua Place.

Respectfully Submitted,

Ron Agor, Architect
June 4, 2015

Mr. Peter T. Young  
Hoʻokuleana LLC  
25 Kaneohe Bay Drive, Suite 212  
Kailua, Hawaii 96734

Dear Mr. Young:

The Department of Education (DOE) has reviewed the draft environmental impact statement preparation notice (DEIS) HoKua Place project in Kapaa, Kauai.

The DOE has no comment or concern about the DEIS or the proposed project. We appreciate the opportunities we have had to review these plans several times over the past several years.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at 377-8301.

Respectfully,

Kenneth G. Masden  
Public Works Manager  
Planning Section

KGM:jmb
AGOR JEHN ARCHITECTS, LLC  
460 Ena Road, Suite 303  
Honolulu, Hi 96815  
ron@agorjehnarch.com  
808-947-2467

Date: 11-06-2017  
RE: Response to Comments on HoKua Place DEIS  
TO: Alee Wong PE, Chief  
Clean Water Branch, DOH  
PO Box 3378  
Honolulu, Hi 96801

We are pleased to respond to your June 3, 2015 comments on the DEIS for HoKua Place as follows:

Page 1, Item 1: The Developer is committed to reviewing policies HAR, Section 11-54-1.1, HAR, Section 11-54-3 and HAR, Sections 11-54-4-11-54-8 during the final development document phase and incorporate all applicable sections stated above into the construction of HoKua Place.

Page 2, Item 2: The Developer intends to obtain a NPDES permit to address discharges of wastewater, storm water runoff into State surface waters according to Chapter 11-55, HAR.

Page 2, Item 3: The project does not involve work in, over, or under waters of the United States. However, the preliminary development plans will be forward to the Army Corp of Engineers for comment. Furthermore, the final grading and drainage plan will reflect not allowing any runoffs from the subject site to go beyond the boundaries of the project and into federal and state water.

Page 2, Item 4: The developer is committed to complying to the State’s Water Quality Standards.

Page 2, Item 5a. to 5e: The developer intends to treat storm waters as a resource for irrigation of the entire project. The final construction plans for grading and drainage will incorporate basins to store storm waters for use in the proposed irrigation system.

The final development plans will incorporate methods of conserving natural resources, especially storm waters.

A Best Management Practice (BMP) will be part of the development of the subject land and will focus on the use of storm waters for irrigation. Basins will be incorporated on site to store storm waters and allow the opportunity to revitalize natural underground water’s natural hydrology.

The use of green building practices will be incorporated in the final development plans and specifications, including but not limited to, pervious pavements, the use of native landscape vegetation, reducing runoffs, and minimize use of fertilization.

HoKua Place is a new development and opportunities to have design storm infrastructure to restore ecological function while maintaining and enhancing hydraulic capacities.

Respectfully Submitted,  
Ron Agor, Architect
June 3, 2015

Mr. Peter T. Young
Ho'okuleana LLC
1539 Kanapu'u Drive
Kailua, Hawaii 96734

Dear Mr. Young:

SUBJECT: Draft Environmental Impact Statement for the HoKua Place Project
Kawaihau, Island of Kauai, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated May 8, 2015, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/05/Clean-Water-Branch-Std-Comments.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. You may be required to obtain National Pollutant Discharge Elimination System (NPDES) permit coverage for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55).
For NPDES general permit coverage, a Notice of Intent (NOI) form must be submitted at least 30 calendar days before the commencement of the discharge. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the applicable form ("CWBI Individual NPDES Form" or "CWBI NOI Form") through the e-Permitting Portal and the hard copy certification statement with the respective filing fee ($1,000 for an individual NPDES permit or $500 for a Notice of General Permit Coverage). Please open the e-Permitting Portal website located at: https://eha-cloud.doh.hawaii.gov/epermit/. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the appropriate form. Follow the instructions to complete and submit the form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommended that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 835-4303) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and HAR, Chapter 11-54.

4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of $25,000 per day per violation.

5. It is the State's position that all projects must reduce, reuse, and recycle to protect, restore, and sustain water quality and beneficial uses of State waters. Project planning should:

a. Treat storm water as a resource to be protected by integrating it into project planning and permitting. Storm water has long been recognized as a source of irrigation that will not deplete potable water resources. What is often overlooked is that storm water recharges ground water supplies and feeds streams and estuaries; to ensure that these water cycles are not disrupted, storm water cannot be relegated as a waste product of impervious surfaces. Any project planning must recognize storm water as an asset that sustains and protects...
natural ecosystems and traditional beneficial uses of State waters, like community beautification, beach going, swimming, and fishing. The approaches necessary to do so, including low impact development methods or ecological bio-engineering of drainage ways must be identified in the planning stages to allow designers opportunity to include those approaches up front, prior to seeking zoning, construction, or building permits.

b. Clearly articulate the State's position on water quality and the beneficial uses of State waters. The plan should include statements regarding the implementation of methods to conserve natural resources (e.g., minimizing potable water for irrigation, gray water re-use options, energy conservation through smart design) and improve water quality.

c. Consider storm water Best Management Practice (BMP) approaches that minimize the use of potable water for irrigation through storm water storage and reuse, percolate storm water to recharge groundwater to revitalize natural hydrology, and treat storm water which is to be discharged.

d. Consider the use of green building practices, such as pervious pavement and landscaping with native vegetation, to improve water quality by reducing excessive runoff and the need for excessive fertilization, respectively.

e. Identify opportunities for retrofitting or bio-engineering existing storm water infrastructure to restore ecological function while maintaining, or even enhancing, hydraulic capacity. Particular consideration should be given to areas prone to flooding, or where the infrastructure is aged and will need to be rehabilitated.

If you have any questions, please visit our website at: http://health.hawaii.gov/cwb/, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

ALEC WONG, P.E., CHIEF
Clean Water Branch

JF:ay
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Laura Leialoha Phillips, Mcintyre,AICP
    Program Manager, Environmental Planning Office
    PO Box 3378
    Honolulu, Hi 96801

We are pleased to respond to your May 12, 2015 comments on the DEIS for HoKua Place as follows:

The Developer has reviewed the Land Use Planning Review Program and is committed to adhere to all the applicable standard comments set forth in the program in the development of HoKua Place.

We have examined the Hawaii Environmental Health Portal and are committed to visit it regularly during the final planning of HoKua Place.

The Developer acknowledges the updated Water Quality Standards Maps and is committed to using the updated maps for Kaua’i during the final planning of HoKua Place.

Respectfully Submitted,

Ron Agor, Architect
Mr. Peter T. Young
Ho'okuleana, LLC
HG Kauai Joint Venture, LLC
9911 S. 78th Avenue
Hickory Hills, Illinois 60457

Dear Mr. Young:

SUBJECT: Draft Environmental Impact Statement (DEIS) for HoKua Place

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEIS dated April 27, 2015. Thank you for allowing us to review and comment on the HoKua Place project available on the OEQC website at:

The DEIS was routed to various branches. The various branches will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: http://health.hawaii.gov/epo/home/landuse-planning-review-program/. Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: https://eha-cloud.doh.hawaii.gov

You may also wish to review the revised Water Quality Standards Maps that have been updated for all islands. The Water Quality Standards Maps can be found at:

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,

Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

c: Hookuleana LLC
LUC
CWB, WWB, HEER, DHO Kauai, DOH-DDEH (via email only)
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Sina Pruder, PE, Chief
    Wastewater Branch
    State of Hawaii Department of Health
    PO Box 3378
    Honolulu, Hi 96801

We are pleased to respond to your May 20, 2015 comments on the DEIS for HoKua Place as follows:

Page 102 of Volume I FEIS and Exhibit G of Volume II describes the preliminary finding for the capacity of the Kaua‘i Wailua Wastewater Treatment Plant’s (KWWTP) capacity and the Developer’s agreement to facility cost contribution to the repair and upgrade of the system.

Attached please find a letter from the County Division of Wastewater Management confirming the viability of HoKua Place tying into the KWWTP. Furthermore, the Developer will be submitting the final scope of work that will be required for HoKua to connect to KWWTP to your branch for approval.

Respectfully Submitted,

Ron Agor, Architect
Ho'okuleana LLC  
25 Kāne‘ohe Bay Drive, Suite 212  
Kailua, HI 96734  
Attention: Mr. Peter T. Young, President

Via email only to PeterYoung@Hookuleana.com

SUBJECT: PRE-ASSESSMENT CONSULTATION, ENVIRONMENTAL ASSESSMENT, KAPA‘A HIGHLANDS II PROJECT (TMK (4) 4-3-003:001)

Dear Mr. Young:

The County of Kaua‘i, Department of Public Works, Division of Wastewater Management (Division) has reviewed the information submitted with your request for pre-consultation on an Environmental Assessment (DEA) for the subject project.

The Division concurs with your assessment of the feasibility for connection of the project to the County sewer system, and also with the anticipated wastewater flow volumes identified in the Preliminary Engineering report included with the DEA. The Division also concurs that the proposed connection of the project to the County sewer system will not negatively affect the existing wastewater system capacity.

During the design of the wastewater system for the project, the applicant shall comply with all requirements of the County Sewer Design Standards (1973) and State of Hawai‘i, Department of Health requirements. Prior to final subdivision approval by the Department of Public Works, all required sewer improvements shall be constructed or bonded, and all required fees shall be paid at the rates applicable at the time of payment, including but not limited to the Wastewater Treatment Capacity Assessment (WTCA) and Sewer Connection Charges (SCC).

We appreciate the request for pre-consultation on this proposed project. If you have any questions, please call, at (808) 241-4084.

Very truly yours,

EDWARD TSCHUPP  
Chief, Wastewater Management Division

An Equal Opportunity Employer
May 20, 2015

Mr. Benjamin David Johnson
Manager
HG Kauai Joint Venture LLC
9911 South 78th Avenue
Hickory Hills, IL 60457

Dear Mr. Johnson:

Subject: Draft Environmental Impact Statement (DEIS)
Hokua Place (Kapaa Highlands), Kapaa Town, Kauai, 96746
TMK (4) 4-3-003: 001

Thank you for allowing us the opportunity to provide comments on the above subject project. We have the following information to offer.

The subject project is located in the critical wastewater disposal area as determined by the Kauai County Wastewater Advisory Committee. We have two (2) treatment individual wastewater systems (IWSs) (septic tanks) for the subject tax map key (TMK) number, i.e., for the Kapaa Intermediate School and the Kapaa Solar Farm located on Olohana Road.

The wastewater generated from the proposed Hokua Place project is planned to be connected to the County of Kauai Wailua Wastewater Treatment Plant (WWTP) for treatment and effluent disposal. However, the DEIS did not clearly demonstrate that the existing Wailua WWTP has available capacity and required operation equipment to treat and dispose of the additional wastewater from the proposed Hokua Place project in compliance with Hawaii Administrative Rules, Chapter 11-62, Wastewater Systems. Accordingly, we defer making any determination regarding this project until a detailed review and plan addressing any necessary facility upgrades to the existing Wailua WWTP and effluent disposal system, including implementation schedules, to accommodate the additional wastewater flows from the proposed project is addressed.

Should you have any questions, please contact Mr. Mark Tomomitsu of my staff at (808) 586-4294.

Sincerely,

SINA PRUDER, P.E., CHIEF
Wastewater Branch

LL/MST:limj

c: Ms. Laura McIntyre, DOH-Environmental Planning Office (15-106)
Ms. Lori Vetter, DOH-WWB's Kauai Staff
Mr. Daniel E. Orodener, State of Hawaii, Land Use Commission
Mr. Peter T. Young, Hookuleana LLC
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Scott Nakasone
   Assistant Division Administrator
   Department of Human Services
   820 Mililani Street, Suite 606
   Honolulu, Hi 96813

We are pleased to respond to your May 19, 2015 comments on the DEIS for HoKua Place as follows:

The Developer is committed to safeguard the nearby and surrounding properties from fugitive dust. The permit plans and specifications will address the provisions of the Hawai‘i Administrative Rules 5-11-60.11.33 on Fugitive Dust.

Respectfully Submitted,

Ron Agor, Architect
May 12, 2015

Mr. Peter T. Young  
Ho’okuleana, LLC  
HG Kaua’i Joint Venture, LLC  
9911 S. 78th Avenue  
Hickory Hills, Illinois 60457

Dear Mr. Young:

SUBJECT: Draft Environmental Impact Statement (DEIS) for HoKua Place

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEIS dated April 27, 2015. Thank you for allowing us to review and comment on the HoKua Place project available on the OEQC website at:  

The DEIS was routed to various branches. The various branches will provide specific comments to you if necessary. EPO recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at:  
http://health.hawaii.gov/epo/home/landuse-planning-review-program/. Projects are required to adhere to all applicable standard comments.

We encourage you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at:  
https://eha-cloud.doh.hawaii.gov

You may also wish to review the revised Water Quality Standards Maps that have been updated for all islands. The Water Quality Standards Maps can be found at:  

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo, nui loa,

Laura Leialoha Phillips McIntyre, AICP  
Program Manager, Environmental Planning Office

c: Hookuleana LLC  
LUC  
CWB, WWB, HEER, DHO Kauai, DOH-DDEH (via email only)
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Mr. Edward Doi
    Department of Water
    PO Box 1706
    Lihue, Hi 96766

Thank you very much for your comments on the Draft EIS for the HoKua Place.

HoKua Place has tested for a well on site and has made a proposal to dedicate the well site to the DOW to serve HoKua Place as well as other areas.

The Developer acknowledges Conditions 1 through 6 of your recommendations. The recommendations will addressed during the permitting phase4. Recommendation 1 has been incorporated in the FEIS, Page 85.

Respectfully Submitted,

Ron Agor, Architect
June 23, 2015

Mr. Peter T. Young
Ho'okuleana LLC.
1539 Kanapu‘u Drive
Kailua, HI 96734

Dear Mr. Young:

Subject: Draft Environmental Impact Statement for the Hokua Project (Formerly Referred to as Kapaa Highlands), TMK: 4-3-03:001 por, Kapaa, Kauai

This is in regard to your letter received on May 7, 2015. We have no objections to the proposed Draft Environmental Impact Statement. The following are our comments to the subject Draft Environmental Impact Statement for the Hokua Project (formerly referred to as Kapaa Highlands).

Any actual subdivision or development of this area will be dependent on the adequacy of the source, storage, and transmission facilities existing at that time. At the present time, the existing source, storage, and transmission facilities are not adequate for the proposed project which includes 86 single family lots, 683 multifamily residential units, a 3.1 acre park, and 1.4 acres for commercial use.

Prior to the Department of Water (DOW) recommending building permit or water service approval, the applicant will be required to:

1. Be made aware that the Water Master Plan for the subject project has not been approved by the DOW. The DOW recommends that the following statement on Page 77 of the DEIS: “A Water Master Plan for Hokua Place and Hokua Farm Lots (formerly known as Kapaa Highlands), has been approved, in concept, by the County Department of Water (DOW),” be changed or corrected in the Final Environmental Impact Statement.

2. Prepare and receive DOW’s approval of a Water Master Plan for full development of the area.

3. Submit a formal request for water service. The applicant shall describe the proposed water meter use. For non-residential use, the applicant shall submit detailed water demand calculations, along with the proposed water meter size, to the DOW for review and approval. DOW conditions for approval may change based on the approved water demands and use.

4. Prepare and receive DOW’s approval of construction drawings for the necessary water system facilities and construct said facilities as required in the approved water master plan for the proposed project.
5. Pay the applicable charges in effect at the time of payment to the DOW. At the present time, these charges include the Facilities Reserve Charge (FRC) which is based on $4,600 per 5/8-inch water meter/unit or the FRC based on the approved water meter size, whichever amount is greater. FRC offsets may apply for source, storage, and transmission facilities that qualify for offsets, in accordance with the DOW's Rules and Regulations.

6. Receive a “Certification of Completion” notice for the construction of necessary water system facilities from the DOW.

All conditions stated above are subject to the Rules and Regulations of the DOW as amended or as will be amended.

If you have any questions concerning the construction drawings, please contact Mr. Roman Silvestre at (808) 245-5412. For questions concerning the Certification of Completion, please contact Mr. Dustin Moises at (808) 245-5459. For other questions, please contact Mr. Joel Bautista at (808) 245-5441.

Sincerely,

Edward Doi
Chief of Water Resources and Planning Division

c: Ken Taylor (taylorke21@hawaii.rr.com)

1  4-03-001por, T-17858, Hokuia Project DEIS, Young/IB-100
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Division of Aquatics, DLNR
    PO Box 621
    Honolulu, Hi 96809

We are pleased to respond to your May 19, 2014 comments on the DEIS for HoKua Place as follows:

Page 2, Comment 1: The Developer is committed to implement BMPs during all phases of the project development to assure minimizing or eliminating negative impacts resulting from construction debris, petroleum products and/or other toxic pollutants entering into the nearby bodies of water as a result of runoffs.

Page 2, Comment 2: HoKua Place will maintain public access in and out of the Waikae Fishing Area so the fishing public continues to have access to resources in the fishing area.

Respectfully Submitted,

Ron Agor, Architect
MEMORANDUM

TO: DLNR Agencies:
   X Div. of Aquatic Resources
   X Div. of Boating & Ocean Recreation
   X Engineering Division
   X Div. of Forestry & Wildlife
   X Div. of State Parks
   X Commission on Water Resource Management
   X Office of Conservation & Coastal Lands
   X Land Division – Kauai District
   X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa’A Highlands)

LOCATION: “Situated at (4) 4-3-003:001 (portion) in the Kawainui District on the island of Kauai”

APPLICANT: HG Kauai Joint Venture, by its consultant, Ho’okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: https://sp01.ld.dlnr.hawaii.gov/LD
2. Login: Username: LDVVisitor Password: 0pa$$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file “Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa’A Highlands)”, then click on “Files” and “Download a copy”. (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by June 17, 2015. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached. Previous comments from DAR #5046 still apply They are attached

Signed: A. Miyasaka
Print Name: A. Miyasaka
Date: 6-4-15

Signed: [signature]
Print Name: [signature]
Date: 6-4-15
December 18, 2014

MEMORANDUM

TO: DLNR Agencies:
   X Div. of Aquatic Resources
   X Div. of Boating & Ocean Recreation
   X Engineering Division
   X Div. of Forestry & Wildlife
   X Div. of State Parks
   X Commission on Water Resource Management
   X Office of Conservation & Coastal Lands
   X Land Division – Oahu District
   X Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa’a Highlands)

LOCATION: “Situated at (4) 4-3-03: por 01 (portion) in the Kawaihau District on the island of Kauai”

APPLICANT: HG Kauai Joint Venture, by its consultant, Ho‘okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: https://sp01.ld.dlnr.hawaii.gov/LD
2. Login: Username: LD\Visitor Password: Opa$$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file “Environmental Impact Statement Preparation Notice (EISP) for the HoKua Place project (formerly referred to as Kapa’a Highlands)”, then click on “Files” and “Download a copy”. (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by January 20, 2015. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
( ) Comments are attached.

Signed: [Signature]
Print Name: [Name]
Date: [Date]
A stream within the HoKua Farm Lots flows from north to south along the western boundary of HoKua Place. The path of the stream passes under a bridge on the By-Pass Road at the southwest corner of the property, and empties into the Waikaea drainage canal about 800 ft. downstream from the property. The Waikaea Canal is a regulated fishing area managed by on Kauai. HoKua Place is committed to keeping the flow of the stream consistent to prevent potential health and mosquito problems associated with streams when not flowing naturally.

The Applicant proposes to adhere to applicable laws to minimize soil movement, erosion and compaction during the various phases of the project. Additionally

A Preliminary Report has been prepared and a detailed drainage and erosion mitigation plan will be prepared and submitted to the County Engineer for approval during the design and development stages. The Applicant proposes to provide major drainage improvements in connection with development of the property. Multiple detention ponds are being proposed for the property, catch basins, drainage pipes and culverts to be utilized for directing run off to major drainage areas on the property are also being proposed.

The EIS submitted for review and comments states that the proposed drainage system for the project will be designed to minimize impacts to the near shore coastal waters. Additionally, water quality treatment and detention basins will be built to prevent runoff and sedimentation from impacting groundwater resources. The Applicant proposes to use BMPs to maintain storm and surface-water runoff and that the BMPs will be designed to prevent violations of State water quality standards.

Comments:
DAR recommends BMPs be implemented during all phases of project development to assure minimizing/eliminating negative impacts resulting from construction debris, petroleum products and/or other toxic pollutants entering into the nearby bodies of water as a result of run-off.

DAR also recommends maintaining public access in and out of the Waikaea Fishing Area so that the fishing public continues to have access to resources in the fishing area.

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plans, DAR requests the opportunity to review and comment on those changes.
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Roy Hardy
Commission on Water Resource Management
PO Box 621
Honolulu, Hi 96809

We are pleased to respond to your May 19, 2014 on HoKua Place as follows:

Page 1, Item 1: The Developer currently is in negotiations with the Kauai Department of Water (DOW) to include HoKua Place proposed water well in the DOW water system. The testing of the proposed well concluded that the well is anticipated to generate more water than the need for HoKua Place.

Page 1, Item 3: Contact by the Developer has been made with HDOA to coordinate the reclassification of agricultural zoned land and redistribution of agricultural resources into the State’s Agricultural Water Use and Development Plan.

Page 1, Item 4: The Developer is committed to incorporate water efficient fixtures and practices in this development to reduce the consumption of water.

Page 1, Item 5: The project does include Best Management Practices (BMP) for storm water management to minimize the impact of the project’s existing area hydrology while maintaining on-site infiltration and polluted runoff from storm events.

Page 1, Item 6: The Developer is committed to using stored storm water for an alternate source of irrigation.

Page 2, Item 8: Landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii will be incorporated in the irrigation system as deemed practical.

Page 2, Item 9: The Developer will be coordinating with the State Health Department on issues of ground and surface water measures to minimize surface water degradation and/or contamination.

Page 2, Item 11: It is the intent of the Developer to secure a Well Construction Permit before well construction begins.

Page 2, Item 12: The Developer will secure a Pump Installation Permit before any ground water is used for HoKua Place.

Page 2, Item 13: Should any well on or adjacent to this project be abandoned, a permit for abandonment will be secured by the Developer.
The Developer will coordinate with Kauai DOW to incorporate this project into the County water use and development plan.

This project will be incorporate recommendations by the Handbook for Storm Water Reclamation and Reuse Best Management Practices in Hawaii (2008).

The Developer intends to use water efficient fixtures and water conservation measures throughout the project.

Respectfully Submitted,

Ron Agor, Architect
MEMORANDUM

TO:  
   DLNR Agencies:
      X Div. of Aquatic Resources
      X Div. of Boating & Ocean Recreation
      X Engineering Division
      X Div. of Forestry & Wildlife
      X Div. of State Parks
      X Commission on Water Resource Management
      X Office of Conservation & Coastal Lands
      X Land Division – Kauai District
      X Historic Preservation

FROM:  Russell Y. Tsuji, Land Administrator

SUBJECT: Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa’a Highlands)

LOCATION: “Situated at (4) 4-3-003:001 (portion) in the Kawaihau District on the island of Kauai”

APPLICANT: HG Kauai Joint Venture, by its consultant, Ho’okuleana LLC

Transmitted for your review and comment on the above-referenced document. We would appreciate your comments on this document which can be found here:

1. Go to: https://sp01.ld.dlnr.hawaii.gov/LD
2. Login: Username: LDIVisitor  Password: 0pa$$word0 (first and last characters are zeros)
3. Click on: Requests for Comments. Click on the subject file “Draft Environmental Impact Statement (DEIS) for the HoKua Place project (formerly referred to as Kapa’a Highlands)”, then click on “Files” and “Download a copy”. (Any issues accessing the document should be directed to Jonathan Real, Applications/Systems Analyst at 587-0427 or Jonathan.C.Real@hawaii.gov)

Please submit any comments by June 17, 2015. If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Supervising Land Agent Steve Molmen at (808) 587-0439. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
( X ) Comments are attached.

Signed: /s/ W. Roy Hardy
Print Name: Acting Deputy Director
Date: June 3, 2015
Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii’s water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://www.hawaii.gov/dlnr/cwrm.

Our comments related to water resources are checked off below.

☐ 1. We recommend coordination with the county to incorporate this project into the county’s Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State’s Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.

☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area’s freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at http://www.usgbc.org/leed. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/.

☐ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area’s hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://hawaii.gov/dbedt/czrm/initiative/lid.php.

☐ 6. We recommend the use of alternative water sources, wherever practicable.

☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at http://energy.hawaii.gov/green-business-program
8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at http://www.hawaiiscape.com/wp-content/uploads/2013/04/LICH_Irrigation_Conservation_BMPs.pdf

9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer’s acceptance of any resulting requirements related to water quality.

Permits required by CWRM:
Additional information and forms are available at http://hawaii.gov/dlnr/cwrm/info_permits.htm.

10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

11. A Well Construction Permit(s) is (are) required before any well construction work begins.

12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.

16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.

17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER:
The State Water Code requires each county to update its water use and development plans as necessary to maintain consistency with its zoning and land use policies (§174C-31 HRS). Should a change in zoning be approved for this project, please coordinate with the respective Planning Department and/or Department of Water to incorporate this project into the county water use and development plan. An update of the County of Kauai’s Water Use and Development Plan is being initiated by the Department of Water.

The project is located in the Anahola Aquifer System Area (ASYA). The sustainable yield of the Anahola AYSA is 17 million gallons per day (mgd). Reported pumpage as of December 2014 is 2.33 mgd. The projected average water demand associated with this project, 0.451 mgd, was based on the Domestic Consumption Guidelines in the County Water System Standards.

Due to the location of this project makai of the UIC, the establishment of an onsite wastewater reclamation and reuse facility and the installation of a dual water system should be considered. Recycled non-potable water and stormwater capture and reuse may be used to meet the irrigation needs of the development, while conserving our natural supplies of ground water for environmental needs. The Commission has published a Handbook for Stormwater Reclamation and Reuse Best Management Practices in Hawaii (2008). Please visit the Commission’s website at http://hawaii.gov/dlnr/cwrm to view or download a copy.

The Commission strongly supports the proposed installation of water efficient fixtures and water conservation measures. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/products/index.html.

If there are any questions, please contact Lenore Ohye of the Planning Branch at 587-0218 or Ryan Imata of the Regulation Branch at 587-0225.

DRF-IA 06/19/2008
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Leo R. Asuncion, Director
Office of Planning
State of Hawaii
PO Box 2359
Honolulu, Hi 96804

We are pleased to respond to your June 15, 2015 comments on the DEIS for HoKua Place as follows:

Page 1, Item 1: An effort has been made to replace some of the maps that had poor resolution.

Page 1, Item 2: The Second Page (392) of Exhibit “L” in Volume I is SHPD’s letter of approval of the Archaeology Assessment.

Page 1, Item 3: -An updated LSB map is included in Exhibit “C”, Page 54.
- An updated ALISH map is included in Exhibit “C”, Page 55.
- We attempted to get a better image of the Soils Map, Page 43, Exhibit “C”. Pages 44 to 50 appears to depict the soils type of the property.
- Please refer to Soils Maps 74 and 75 of Volume I for better maps. Pages 76 to 78 of Volume I describes the soils type.

Page 1, Item 4: To the best of our knowledge the HoKua Place petition meets HRS 205-17 and the project is outside the Coastal Zone Management Area.

Page 2, Item 5: An Invertebrate Study is attached as Exhibit “P”.

Respectfully Submitted,

Ron Agor, Architect
Ref. No. P-14777

June 15, 2015

Mr. Peter T. Young, President
Hookuleana, LLC
1539 Kanapuu Drive
Kailua, Hawaii 96734

Dear Mr. Young:

Subject: HoKua Place
HG Kauai Joint Venture
Draft Environmental Impact Statement
TMK: (4) 4-3-003: por. 001
Kawaihau District, Wailua, Kauai, Hawaii

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS). The 97-acre project is proposed for approximately 683 multi-family and 86 single family units including parks, and 1.4 acres of commercial use. The document also indicates that the adjacent HoKua farm lots share some of the project infrastructure.

The Office of Planning (OP) has the following comments:

1. The resolution and clarity of some of the maps were poor.

2. Archaeological Resources, Appendix L. We could not locate any letters or comments from the State Department of Land and Natural Resources, State Historic Preservation Office commenting on the adequacy of this study. These should be provided if available.

3. Agricultural Resources, Exhibit C. Information is included on the designations for the Land Study Bureau, but we could not locate any information on ALISH designations. If the document does not include this information, then the DEIS should include additional information on agricultural resources. The soils and LSB maps included should be clarified, as these were of poor resolution and clarity.

4. The entire site is within the State Agricultural District. The proposal will require that the Property be reclassified to the State Urban District by the Land Use Commission (LUC). OP represents the State as a mandatory party in proceedings before the LUC. In developing its position, OP evaluates whether the project meets the LUC decision-making criteria in
HRS § 205-17, as well as its conformance with Coastal Zone Management objectives and policies in HRS § 205-A-2.

5. Invertebrate Survey. In a letter dated January 29, 2015, for the Environmental Impact Statement Preparation Notice (EISPN), OP commented that the DEIS should include an invertebrate survey. In Exhibit K, Biological Surveys Conducted on the Kapaa Highlands Phase II Project Site, TMK: (4) 3-003: 001, Island of Kauai, Hawaii, an invertebrate survey was not included within the document.

Thank you for the opportunity to review this project. If you have any questions please call either Josh Hekekeia of our Coastal Zone Management Program at (808) 587-2845 or Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,

Leo R. Asuncion
Acting Director

c: Land Use Commission
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Marie Williams, Planner
Planning Director Michael Dahilig
4444 Rice Street, Suite A-473
Lihue, Hi 96766

We are pleased to respond to your comments on the DEIS for HoKua Place as follows:

Page 2, Paragraph 5: Page 11 of the FEIS addresses your comment that the General Plan should not be construed as a desired growth policy. Basically, while the General Plan does not specify the “desired growth in number”, it most certainly addresses “growth policy.

Page 3, Paragraph 1: Page 22 of the FEIS acknowledges the General Plan Update.

Page 3, Community Plan Consistency: Change to only reference to the General Plan and the Kapa’a-Wailua Development Plan.

Page 3-4, Consistency with Recent Plans and Policy Initiatives: Although the petition is focused on what the LUC’s task is, which is a Boundary Amendment per the current General Plan, the Developer acknowledges that a General Plan Update is in progress. (Page 22). Furthermore, the Developer desires to be flexible in the design of the site at this time so planning during the county entitlement process can take place with the implementation of the “Complete Streets”, Multi-Model Land Transportation Plan, and the Smart Code. The Developer recognizes that the “Form-Based Code” is part of the General Plan update. Page 22 outlines efforts to shift vehicle trip mode to pedestrian, bicycle and transit trips.

Other Comments:
- Exhibit H has the updated TIAR and responses to DPW and DOT comments.
- Pages 19 and 20 elaborates more on the Kapa’a Town Park and the Kapa’a By Pass.
- Page 21 clarifies “reserved areas” as “zoned” areas.
- Page 24 elaborates on “Social Sustainability”.

Respectfully Submitted,

Ron Agor, Architect
Mr. Peter T. Young  
Hookuleana LLC  
1539 Kanapuu Drive  
Kailua, Hawai‘i 96734  

RE: A11-791 HG Kaua‘i Joint Venture  
Kapa‘a Highlands II  
Comments on the Draft Environmental Impact Statement (DEIS)  

Dear Mr. Young:  

Thank you for the opportunity to review the Draft Environmental Impact Statement (DEIS) for the State Land Use District Boundary Amendment Petition to the State Land Use Commission for HoKua Place (HG Kaua‘i Joint Venture, LLC) which is located on a portion of TMK (4) 4-3-003:001 in the East Kaua‘i Planning District.  

According to the DEIS, the petition area, named “HoKua Place”, is sited on 97 acres located on a bluff mauka of the existing Kapa‘a Town Core and adjacent to the Kapa‘a Middle School. The area is hemmed by Olohe na Road, the Temporary Kapa‘a Bypass, and an agricultural subdivision, “HoKua Agriculture Lots.” The initial plans show a predominantly residential development characterized by large pockets of single family (86 lots) and multi-family dwelling units (683 units). The County’s affordable housing requirements will be fulfilled onsite. The plans include limited space for complementary commercial uses. The public facilities include land for a police/fire station and 14.3 acres of open space, including greenways and a 3.1-acre park. The project area is designated State Land Use District – Agricultural and zoned “Agriculture” by the County.  

Based on the DEIS, the Planning Department has the following comments and concerns, primarily in relation to the County’s long range plans and land use policy initiatives:  

Consistency with the General Plan Update (2000)  

Thank you for providing statements addressing how the project conforms to existing County long-range plans. By County Charter, the General Plan guides the future physical development of the County and is adopted by ordinance. The Kaua‘i County Code states
that amendments and updates of land use regulations and maps shall be consistent with the policies of the General Plan (Section 7-2.5, Land Use Regulations).

The existing General Plan (2000) identifies the project site for future urban growth under the “Urban Center” designation. This carried over the 1984 General Plan’s designation for the area (Urban Mixed Use). The policy for Urban Center-designated land is stated in Section 5.4.1.1 of the General Plan:

“(a) Lands included within the Urban Center designation shall be centers of government, commerce and transportation that serve the entire county or a large region. Uses may include shopping centers, government offices, churches and other institutions, office complexes, and industrial facilities. Residential or resort uses may also be located within the Urban Center designation, where compatible.

(b) Urban Center areas are typically served by wastewater collection and treatment facilities and major roads. Urban Center lands may be zoned for any type of use, including General Commercial, General Industrial, Resort, and Residential.”

Since the project map is conceptual at this point, the Planning Department reserves the right to confirm that the project’s boundaries are entirely within the “Urban Center” designation before assessing if a General Plan Amendment is required.

Land use policies specific to the Kawaihau District are contained in Section 6.2. This section includes a preliminary planning district vision statement and a discussion on issues and opportunities related to growth and development. Specific to the project site is the following statement (Section 6.2.4.1):

“Lands previously designated for urban use but as yet mostly undeveloped include an area located near Kapaa, south of Olohena Road. This area was previously designated for Urban Mixed Use and is shown as Urban Center on the new GP Land Use Map. Owned partly by the State and partly by Amfac/JMB (or its successor), this “expansion area” for Kapaa has already accommodated the Kapaa Middle School.”

It must be considered that in the late 1990s, when the General Plan was developed, a major assumption influencing the final land use map was that the Kapaa Bypass Road, also known as the Permanent Relief Route, would be completed, thus increasing highway capacity. This critical infrastructure project has stalled and does not appear to be moving forward at the State Department of Transportation (DOT).

Also, while the General Plan identified this area as Urban Center, the plan did not adopt policy that allocated housing units to the area nor identified the desired build-out scenario or intensity of uses. Likewise, the zoning capacity figures in the build-out analysis conducted for the existing General Plan should not be construed as desired growth policy. Please clarify this in the DEIS.

Ongoing General Plan Update Process

In November 2014, the Planning Department launched the General Plan Update, contracted to SSFM International. The project is envisioned to last two years and will
utilize extensive public input and new data to amend the existing General Plan's vision, policies and maps.

In May 2015, the public process for the General Plan Update was initiated with multiple Island-wide events and meetings. The planning department received a large number of comments related to traffic congestion throughout the Kapa'a-Wailua corridor and the desire to limit future growth until vehicular level-of-service improves. The applicant should be aware that these public comments, along with other public concerns, will factor into the discussion regarding potential General Plan land use map amendments. The FEIS should acknowledge that the General Plan Update is underway and could result in General Plan land use map amendments.

In Section 4.8, Socioeconomic Conditions & Public Service Facilities, please utilize information from the General Plan Technical Study: Socioeconomic Analysis and Forecast (2013) in the discussion of population growth and housing demand. This technical study was prepared for the ongoing General Plan Update and provides regional population and housing allocation forecasts for all six planning districts, including the East Kauai Planning District. It is a foundation study for the ongoing General Plan Update process and will be utilized in General Plan policy discussions related to growth and land use map amendments.

Community Plan Consistency

In several places, the DEIS incorrectly states that HoKua Place is consistent with the Kapa'a Town Development Plan and the Kapa'a-Wailua Basin Community Plan.

The existing development plan for the area, the Kapa'a-Wailua Development Plan, focuses on the Kapa'a Town Core and does not address regional growth nor touch on future plans for the project area. Despite the age of the plan, which was adopted in the 1970s, this is the correct plan to reference when addressing consistency with the regional plan.

The Planning Department has been working on an update of the Kapa'a-Wailua Development Plan (also known as the East Kauai Community Plan) for several years. This plan is not yet in public draft form and cannot be considered when addressing consistency with the project area's regional plan. However, it would be appropriate to mention that the planning process is ongoing. Unfortunately, the Planning Department cannot provide a clear timeline for project completion as the project's status is under review by County Administration.

There is no existing or draft Kapa'a Town Development Plan. A Kapa'a Town Urban Design Plan was submitted as part of the Mayor's Annual Budget Submittal to Council (FY2015-16), but it was not included in the final annual budget. Please exclude mention of this plan from the Final Environmental Impact Statement.

Consistency with recent plans and policy initiatives

Complete Streets (2010) and Complete Streets Subdivision Ordinance (2013)
The County's Complete Streets Policy requires that new projects safely accommodate travel by pedestrians, bicyclists, public transit, and motorized vehicles. Therefore, we appreciate the inclusion of active transportation design in the initial project concepts and the
acknowledgement of the positive health impacts when such infrastructure is carefully integrated into community design. However, the conceptual plans in the DEIS do not appear to reflect a recent amendment to the subdivision code which requires short block lengths in the Residential District. Please review Ordinance 946, as said standards have the potential to significantly alter the project layout.

Multi-Modal Land Transportation Plan (2013)
The Kaua‘i Multimodal Land Transportation Plan (MMLTP), approved by Council in 2013, sets a goal of flattening total annual vehicle miles travelled via trip mode shifts to active transportation modes, such as walking, biking and transit. For this to occur, the walkability of towns and urban centers must improve which will require stronger linkages between land use and travel modes. The FEIS should acknowledge this goal and address how the project will support vehicular trip mode shift to pedestrian, bicycle and transit trips.

Smart Code (Form-Based Code)
The Sustainability Plan for HoKua Place refers to “Smart Code” and states that the conceptual plans implement Smart Code principles. The County is currently implementing Smart Code's transect-based (or place-based) zoning, also known as Form-Based Code, via two community plans. As shown in the DEIS, the project would create a community segregated into two building types: the single-family house and the multi-family apartment complex. Form-Based Code supports a seamless mix of building types to meet diverse housing needs at a range of price points. This mix includes the “missing middle” building types that provide medium-scale, higher density housing such as the duplex, carriage house, mansion apartment, and cottage court. This zoning approach is codified in the Draft South Kaua‘i Community Plan and is supported in the Draft Lihu‘e Community Plan. Please be aware that the General Plan Update will explore how an Island-wide approach to form-based code could be implemented.

Other Comments:

- In regards to the TIAR and recommendations for the design of the proposed new connector road from the Temporary Bypass Road to Olohena Road, please address comments from the Department of Public Works.

- On Page 18, Paragraph 1, a description of Kapaa Town Park is used but it reflects the vision for the facility and is not an accurate description of the existing facility. Likewise, Paragraph 2 on the same page reflects a vision statement for the Bypass Road and does not illustrate current conditions.

- Section 2.2, Page 19, states that the project will address housing needs “without significantly affecting reserve areas for foreseeable urban growth”. Please clarify the meaning of this statement, including what is meant by “reserve areas for foreseeable future growth.”

- Page 21, please clarify the meaning of “social sustainability.”
Should you have any questions, please contact Marie Williams, Planner, at (808) 241-4050.

Mahalo,

Michael A. Dahilig
Planning Director

CC:  Jodi Higuchi, Office of the County Attorney  
     State Land Use Commission
Date: 11-06-2017

RE: Response to Comments on HoKua Place DEIS

TO: Rayne Regush
Chairperson of W-KNA

We are pleased to respond to W-KNA’s comments on the DEIS for HoKua Place as follows:

Page 1:
   It is highly unlikely that the developer would commit to install any infrastructure (Road A) prior to approval of a Boundary Amendment or achieving of entitlements on the County level. The completion of the any infrastructure will most likely be a condition of entitlements at the state and county levels.

Page 1, Item 1:
   Please refer to above response.

Page 1, Item 2:
   The LUC most certainly will assess the project’s financial plan during the entitlement process. Because of the rigorous process and enormous cost processing of entitlements, innately, the property’s market value will increase proportionately.

Page 1, Traffic Circulation and Congestion:
   Again, an update TIAR is included in the FEIS along with the State DOT and the County DPW comments, as well as the consultant’s response to the comments. (See Exhibit “H”, Volume II) The consultant and applicant believe that while the regional traffic is congested at times, HoKua traffic plan will help ease the traffic congestion in the area.

Page 2:
   a) Refer to the updated TIAR with the State DOT and the County DPW comments, as well as the consultant’s response are included as Exhibit “H”, Volume II.
   b) Please refer to the updated TIAR.
   c) The updated TIAR discusses solutions to the intersection of “Road A” and Oloheana Road intersection.
   d) Currently there is no planned overpass over the bypass road.
   e), f), & g): The updated TIAR herein discusses these items.

Page 2 Density:
   a) This petition entails the proposal of 683 multi-family units and 86 single family lots and homes.
   b) This petition includes 683 multi-family units and 86 single family lots Alternative 3 is depicted as not an option to fulfill the housing needs as expressed by the planning department at the inception of HoKua Place. At that time the county planning department asked for 700
to 800 units. Alternative 3 would yield a maximum approximate of 300 single family units, far short of the planned total units and will not effectively meet the current General Plan’s demand for housing in the area.

(c) HoKua Place is committed to providing affordable housing in accordance with the Kaua‘i Housing Code. Please refer to Page 12 of the FEIS, Volume I.

(d) The applicant recognizes that challenges of the sloped lands where some of the multi-family units are proposed. The final designs will accomplish the most effective use and will minimize the cost of construction on sloped lands. Detailing of housing units and multi-family units will be disclosed during the entitlement process with the County Planning Department and Planning Commission.

Page 2 Phasing:

(a) The HoKua Farm Lots will be developed separately from Hokua Place. The Farm Lots are zoned for their proposal. Hokua Place is petitioning for a Boundary Amendment.

Page 2, DEIS Maps:

(a) This petition is not intended to show details of the housing units. The map on Page 22 depicts the greenbelts, neighborhood commercial space, public pool facility space and the proposed areas for multi-family designations and single family designations.

Although this petition is based on the current General Plan, the applicant recognizes that the County Planning Department has submitted an update to the Kapa‘a-Wailua Development Plan to the Kauai County Council for approval. Currently, there is no foreseeable timeline as to when the updated plan will be approved or rejected by the council. However, the applicant is cognizant of the “Form Base Code” that planning department is emphasizing in the updated plan. Therefore, to allow for flexibility to design for the “Form Base Code” particulars, the applicant is submitting this petition for a total amount of units that is plausible for the site and not committed to the final site planning of the units.

The blue-line indicates the current general plan “Urban” designation boundaries as indicated on the map.

(b) The detailed planning of the housing units will be developed for the entitlement process for the County Planning Commission. W-KNA will have opportunities to scrutinize the plan during that process.

(c) Please refer to Exhibit P.1 for a full size aerial topography map.

(d) Refer to Exhibit P.2 for a full size survey showing dirt roads etc.

(e) An updated Firm Map is provided in the FEIS, Volume I.

Page 3, Stream Impacts:

(a) The “unnamed” stream is outside of the HoKua Place Development and it does come from Oloheha Road and ultimately crosses the bypass road. The stream then goes to Waikae Canal. The development of Hokua Place will include on site retention basins which will not allow development run-off into the stream. A more detailed development drainage plan will be provided for the County entitlement process. It will include a drainage plan that will safeguard the stream from negative impacts.

(b) Item a) above address this item.

(c) The exploratory hole for propose water well is located approximately 175 feet from the stream. The spring shown on the subject map is outside the boundaries of Hokua Place, but is approximately 180 feet away from the stream.
Page 3, Inconsistent Information:

a) To the best of my knowledge, all information provided for the DEIS is pertinent to the project and the FEIS.

b) The provided Exhibit “P” delineates an aerial topography which clearly shows the sloped areas.

c) A licensed Archaeologist will make the determination of “significance” if there are findings during construction.

d) HoKua Place is in concert with the current General Plan and the Kapa’a-Wailua Development Plan (East Kauai Community Plan).

Page 3, Drainage:

a) & b) The applicant believes that the Preliminary Drainage Engineering Report on Drainage improvements is adequate for this FIES petition. The applicant will follow the normal procedure of providing a complete and detailed report of drainage during the County permitting process.

Page 4, Visual and Aesthetic Resources:

a) The Nounou Mountain Range is to the North East of the Middle School. Mount Waialeale is to the North and partly North West of the Middle School. The average difference in grade from the school to potential building areas adjacent to the school is 25 feet in both directions. Therefore, the applicant can visualize that views of the subject mountain ranges will not be significantly impaired.

b) Most of the proposed units will have substantial views of either the ocean or mountains. To avoid having more traffic than the projected residential traffic in the area, the applicant is reserved about creating a public viewing area for tourists and the like.

c), d), e) and f): The photographs have been replaced with your recommended photographs. Exhibit P.1 for a full size survey showing dirt roads etc.

g) and h): The developer is committed to providing “affordable housing”. The cost for underground utilities could cost each unit owner 25k to 30k each. The option of not not going underground should rest with the developer in order to achieve their commitment to “affordable housing”.

Page 4, Secondary and Cumulative Impacts:

a) The FEIS has addressed the current General Plan and has recognized the updated Kapa’a-Wailua Development Plan. Refer to Page 22.

b) The projected property taxes generated from this affordable housing project is a minimum of approximately 1.5 million dollars a year. There is no forecast of a plan to take care of the regional traffic system, therefore a statement of generated taxes versus cost of future solutions is not available at this time.

Police and Fire protection is already available for the proposed development area.

Page 6, c) It is the Developer’s assessment that the tourist population increase from the Coconut Beach Resort, the Coconut Plantation Village and the Coco Palms will have a positive impact on the HoKua Place. The subject resorts will provide hundreds of jobs for the local residences of this development. The housing of many of our young local residences and the jobs provided by the afore mentioned resorts, in short vicinity of each other, cumulates what should be achieved in building a sustainable community.
Page 6, d) The population census graphics for the 2010 remains the same to 2017 (10,699). Therefore the submitted report can still apply as written.

Page 6, a) Volume 2 has been paginated.

Respectfully Submitted,

Ron Agor, Architect
June 22, 2015

Daniel E. Orondenker
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804-2359
luc@dbedt.hawaii.gov

Peter T. Young
Ho’okuleana LLC
1539 Kanapu’u Drive
Kailua, HI 96734
info@hookuleana.com

Greg Allen, Jr.
HG Kaua‘i Joint Venture
161 Wailua Road
Kapa‘a, HI 96746
gallen@harbormall.net

RE: Draft EIS for HoKua Place, Kapa‘a - Petition for District Boundary Amendment for 97-acres from Agriculture District to Urban District, TMK (4)4-3-03:001

The Wailua-Kapa‘a Neighborhood Association (W-KNA) cannot support this Boundary Amendment at this time. It is imperative that roadway infrastructure improvements are implemented first and foremost to resolve long-standing traffic congestion in Kapa‘a. Development and population growth has outpaced the town’s roadway infrastructure and HoKua Place (even if phased) may intensify this problem.

Members of the W-KNA board have recently served on the State Department of Transportation’s Citizen Advisory Committee for the Kapa‘a Transportation Solutions Study. We understand the urgency to address traffic needs before increasing residential density in Kapa‘a. Yet, we understand the acute need for affordable housing and support siting urban expansion adjacent to the Kapa‘a town core. But, allowing more density now is a risk to the community until roadway solutions are implemented.

Within the role of the Land Use Commission (LUC), can specific conditions be imposed on the applicant to mitigate critical transportation concerns? For example, could an agreement be negotiated to grant the Boundary Amendment once HoKua Place “Road A” is operational for public use? This way, a transportation solution is guaranteed in advance of any housing construction.

The petition for the boundary amendment for Urban District entitlements should not be granted until:
1. One or more traffic congestion mitigation solutions are in the construction phase, and
2. The project’s financial plan is vigorously assessed by the LUC to indicate that funds are sufficient to execute the 97-acre Phase II development. Otherwise, the project may be speculative in nature, seeking entitlements that will increase the property’s market value.

Traffic Circulation and Congestion.
HoKua Place represents a dramatic increase in housing for East Kaua‘i and once occupied, it will contribute significantly to regional traffic. Utilization of multi-modal design will not alleviate existing congestion problems.

The 1997 Kaua‘i Long-Range Land Transportation Implementation Plan has not met its 2000 and 2006 deadlines for Kapa‘a roadway widening in areas affected by the proposed boundary change. And, recommendations in the 2035 Transportation Plan for the Kauai District (July 2014) have not been implemented. Recommendations in the Kapa‘a Transportation Solutions Study (2015) have not yet been published, but will include some priority projects which could be completed in five years.

Serving Residents of the Kawaihau District
“We treasure our rural community”
340 Aina Uka Street, Kapa‘a, Hawai‘i 96746 • 821-2837
a) What is the status of the Draft TIAR dated June 6, 2014?
b) What are the specific times described as “peak hours” in the TIAR? Please include a description of weekend traffic congestion in the DEIS.
c) Discuss how the Applicant might partner with the county to design and construct a roundabout or a 4-way intersection alternative where Oloheana, Ka’apuni, Keahuolua Roads and HoKua Place “Road A” meet. What partnership terms might the Applicant agree to as a condition for granting the Boundary Amendment?
d) Provide a topographical rendering of the proposed Overpass that will cross the Bypass Road.
e) We concur with the County’s recommendation for a left turn storage lane from the Kapaa Bypass (northbound) into “Road A” and a southbound right turn lane into “Road A”. Please provide an overlay illustration of how the Bypass Road will accommodate these turn lanes and explain whether or not the Applicant will agree to not deferring these improvements.
f) We agree with the County’s recommendation that the TIAR analyze: a) the intersection of Kuhio Highway and Lehua Street, and b) Olohe Road and Lehua Street.
g) The DEIS should describe the anticipated traffic impacts at the Kapa’a Roundabout, but not in the context of Bypass Road closure.

Density.
a) The proposed 769 housing units on 97-acres is high density for a rural island. Why didn’t the EISPW provide alternatives for reduced residential density by decreasing the 683 multi-family units? Please provide alternate scenarios.
b) Alternative 3 Residential Lot Subdivision (page 23) does not disclose the number of single family housing lots proposed. Please provide that number and describe how it will “pencil out”.
c) Why are there no Kaua’i Housing Code designated affordable single family homes and instead, only affordable multi-family housing?
d) Siting multi-family, multi-story housing along sloped topography involves additional cost and other challenges. Please provide more narrative about this and a visual aid showing the multi-story designs built on the hillside.

Phasing.
a) Explain the relationship between Phase I-HoKua Farm Lots and Phase II-Hokua Place describing in detail any constraints (especially financial) that one may have upon the other.

DEIS Maps.
a) The EISPW Concept Plan Map October 2010 (which gave a good visual representation of the placement of all housing units, greenbelts and roads) was replaced by Conceptual Plan Map March 2015 that has far less detail (see pages 13, 20 and 161). What do the unlabeled blue boundary lines represent? Why are they drawn through several proposed houses?
b) Providing a full page, color configuration of the proposed 769 housing unit buildout similar to the Concept Plan Map October 2010, would be very helpful.
c) A full page topographic map should be included with legible elevation lines, streams, ditches, diversions, wells, bridges and other pertinent notations including boundaries of adjacent landowners with TMK numbers.
d) Provide a site map showing existing cane haul roadways (paved and unpaved) and the proposed roadways sited throughout the development.
e) A current FIRM Map needs to replace the FIRM Map Overlay dated 2005 (page 146).
Stream Impacts.
   a) Provide confirmation whether or not the “unnamed” Stream referenced in the DEIS (eg. Water Resources, page 77, Section 4.6.1) is actually Waikae Stream which crosses Oloheha Road and the Bypass Road from Hokua Place and empties into the Waikae Canal. The Google Earth picture we inserted here identifies Waikae Stream with a blue line.

   b) On page 77, the DEIS says: “HoKua Place is committed to keeping the flow of the stream consistent”. Therefore, please include base flow information for this stream.
   c) Provide the distance between the location of the Potable Well and the Stream, and to the Spring identified on page 86 on the map.

Inconsistent Information.
   a) Many documents in the DEIS were prepared years earlier for Kapa’ a Highlands. Please describe each instance where the information may not apply to HoKua Place.
   b) HoKua Place is a hillside development so we question why there are so few references to this fact. The aerial photos also appear to flatten out the terrain.
   c) On Page 19: Natural & Cultural Resources, it notes: “Should any archaeologically **significant** artifacts, bones, or other indicators be uncovered during construction…”. Since a cultural site monitor is not proposed, who is qualified to determine whether finds are “significant”?
   d) Page 19: Land Use. To our knowledge, there is no county document called the “Kapa’a-Wailua Basin Community Plan”. However, there is a 1973 Kapa’a Wailua Development Plan. It has not been updated. So, saying the project is consistent with that Plan, evades that fact that a 4-decade old plan is not optimal.

Drainage.
   a) The Preliminary Engineering Report on Drainage Improvements (Exhibit F) is extremely brief. As stated: “the topography varies from gently sloping, bluff top property, to steep areas that drop off into drainage gullies” therefore a more detailed analysis on the impacts of storm water runoff and maintaining pre-development drainage flow volumes and patterns is warranted.
   b) The drainage system refers to three detention basins which are also labelled as “Greenways” on the maps. Please provide photographs of these areas and also a visual rendering of how these dual-purposed gullies will be used.
Visual and Aesthetic Resources.

a) Significant views of Nounou Mountain Range and Mount Waialeale can be seen from the Middle School property. Discussion has been omitted concerning how the development will impact the line of sight to this spectacular scenery.

b) The surrounding landscape offers sweeping vistas looking makai to the ocean and mauka towards the mountains. The development needs to provide scenic overlooks and vista points for public benefit. The 3-acre park may not offer sufficient views of these dramatic panoramas.

c) The “Photo Tour” in section 4.4.1 Environmental Setting (pages 63-69) minimizes the project’s visual impacts from different public vantage points along the Bypass and from Oloheka Road.

d) The two photos below are far more representative of the views “approaching HoKua Place, driving North on the Bypass Road” than Photo Tour picture #1 (page 64) in the DEIS.

The downhill slopes below the Middle School campus will be populated with new urban district housing, replacing the existing agricultural vistas.

e) From Oloheka Road near the fork at Ka’apuni, views such as the panoramic photo below, is far more representative than DEIS photos #15 and #16 (pages 68-69).
f) DEIS photo #13 (page 68) is a poor representation of “Looking across the west side of the Middle School parking lot, Hokua Place is beyond.” In contrast, our photo below shows the school parking lot fence (lower left corner) and the dirt road (proposed “Road A”) where it meets Oloheka Road, traveling mauka just before the fork. Makalena Mountain Range and the “lei of pearls” (waterfalls) are visible.

g) There are also spectacular views of Mount Waialeale on days without a cloud cover. Scenic and open space resources are important assets to the community.

h) To preserve views, we strongly encourage the developer to commit to undergrounding electric lines, which currently, they state is “dependent on funding”.

Secondary and Cumulative Impacts.

a) The DEIS fails to note that the County’s General Plan 2000 is outdated and that many of the recommended implementing actions did not occur. A General Plan update has just launched, therefore the first paragraph on page 153 is inaccurate.

b) Secondary impacts relate principally to overburdened roadway infrastructure and public facilities and services which don’t meet demand. Please describe the extent to which increased tax revenues from new housing will offset and exceed the demand for additional police and fire protection and new roadway improvements.
c) Cumulative impacts relate to HoKua Place in the context of two large resort developments approved just a few miles away – Coconut Beach Resort (343 units) and Coconut Plantation Village (198 units) along with pending permit approvals for the Coco Palms Resort’s 350-unit hotel. Please discuss the social impacts or diminished quality of life from the anticipated population growth from these resorts.

d) The information provided from the DOE's Classroom Utilization Report 2007-2008 and the School Status and Improvement Reports for School Year 2010-2011 (pages 112-113) would be more meaningful if you provide charts showing multiple years, and include more current data.

DEIS Volume II.

a) Volume II is almost 400 pages in length and should have been paginated. It is extremely challenging to navigate the Appendices.

b) W-KNA did not receive the consultant’s undated letter acknowledging our EISPN comments, but we did see it reproduced near the end of Volume II.

Thank you for the opportunity to comment. We look forward to a detailed response from the consultant, Ho\'okulcana LLC and a copy of the FEIS.

Sincerely,

Rayne Regush
Chairperson, on behalf of the W-KNA Board
COMMENTS & RESPONSES

TO

FINAL EIS

Group 1 - Responses to Individual Comments

Group 2 - Responses to Organization Comments

Group 3 - Responses to Agencies Comments
GROUP 1 - RESPONSES TO INDIVIDUAL COMMENTS
From: Aat Bontje [mailto:abontje@hawaii.rr.com]
Sent: Saturday, December 22, 2018 12:29 PM
To: dbottluc.web@hawaii.gov
Cc: pearl.vivian.wolf@gmail.com
Subject: Hokuia Place Overdevelopment

Dear Commissioners,

This is to urge you to consider subject’s Alternative I, the No Action Alternative from the second Draft Environmental Impact Statement as the most prudent choice for Action. Considering all the negative consequences No Action is the preferred Action. We are in complete agreement with Gabriela Taylor’s comments in the tgi Forum of Sunday, December 18, 2018, A-10.

Thank you for your Judicious consideration.

Pearl Wolflin
Adrian Bontje
4120 Omao Road
Koloa, HI 96756
abontje@hawaii.rr.com
808 320 3781

Dear Aat,

First of all, thank you for expressing your concern about Hokuia Place.

The Kauai General Plan was recently updated to include a “Neighborhood General” designation. Hokuia Place is now designated as “Neighborhood General”. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokuia Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokuia Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokuia Place intends to meet the standards of the Kauai General Plan.

Hokuia Place intends to fill the housing needs of the Kapa’a and Waikua area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area; therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles.

As the 2nd DEIS and the Final EIS indicate that Hokuia will be adding potable water to the Kapa’a area and not just for the project. The County Wastewater Department has accepted the project with the development assisting in the upgrade of the sewage treatment plant. Solid waste facilities will not be dramatically impacted, as the housing is for residence that already live in the area.

Thirty percent of the housing will be affordable. That is approximately 230 affordable units. The affordable units will range from $175,000.00 to $275,000.00 as depicted in Section 1.2 of the 2nd DEIS.

Kauai has an abundant of good agricultural lands. If the future world conditions demands that we grow our own food, Kauai will not be lacking agricultural lands or water to grow our own food. Currently, the problem in agriculture on Kauai is the lack of farm workers.

Pages 019 to 039 of the 2nd Draft EIS and Final DEIS specifically states the projects conformance to the Sustainability Standards. Hokuia Place will be providing diverse and mix housing types for all in the Kapa’a and Waikua area, the walking and bicycle paths to encourage trips to Kapa’a Town will keep residence to sustain their health, providing it’s own potable water, and having a large solar photo-voltaic facility on Hokuia Lands are examples of a sustainable plan.

Hokuia Place will definitely not be impacting any archaeological, biological, botanical, avian or mammalian, or visual environment in the area as stated in the 2nd DEIS as well as the FEIS.

The bottom line is that most of Kauai and government entities have drawn the conclusion that housing is on the top of the list for urgent needs. The Hokuia Place will assist in addressing the housing crises.

We have mailed our this response to your comments to you,

Aloha,

Ron Agor
Aloha Aat,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
D: 808.947.2467
C: 808.373.6025

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State of Hawai‘i Land Use Commission
Department of Business, Economic Development & Tourism
P.O. Box 2259
Honolulu, Hawai‘i 96804-2259
Telephone: (808) 587-3822
Fax: (808) 587-3827
Email: dhed.hue.web@hawaii.gov

I do not agree with the development of HoKua Place as it is presently planned. The original plan called for the houses to nearly surround Kapaa Middle School, with no buffer zone. Having been a teacher at Kapaa Middle School for three years, it would be better for the school and the community not to have the construction of the school. In its present plan, I do not agree with the change in zoning from agricultural use.

I have reviewed the comments at http://luc.hawaii.gov/wp-content/uploads/2014/10/Support-Statements-on-HoKua-Place.pdf
I do not agree that the development would alleviate traffic, and many of the other points in the letter of support.

The recent article in The Garden Island Newspaper by Gabriela Taylor, "Eastside overdevelopment: HoKua Place," 3 tgi Forum, Sunday, December 16, 2018, has many points I agree with, in particular the quality of life. The article does not really say enough, because it lacks the point: kapa ‘aina renews to be the mana‘o of many people, but are they afraid to say so?

I voted for Luke Ewasi for Kauai County Council, not because of his housing density standpoint, but because of his background in sustainable living, that he did by living off the grid, which can provide meaningful engagement with ideas, that can apply to island energy sustainability, and to land use.

I voted for JoAnn Yukimura because she instituted and preserved the building height moratorium for Kauai.

We use labels as an excuse for engagement with ideas. I am worried that island land is labeled as an income generating machine, when real wealth is from how people are working together. Adequate protections for the island land can be like what Kauai has done for energy sustainability, a step ahead from the rest, ahead of soft leadership decisions that other places have had.

Please do not change the zoning from agriculture. We can discuss in a meaningful way, without using labels to dismiss the mana‘o of many people. For the time being, it would be better to leave the land zoned agriculture. The rush to develop, like rapid urbanization, without time for meaningful engagement with ideas, and the resulting quality planning, will affect the quality of life for years to come.

James Bearden
PO Box 741
Waimea HI 96796

Dear James,

The DOE has welcomed the HoKua Place housing project adjacent to the Kapa‘a Middle School. The Project is designed with bicycle and walking path for the children of HoKua Place to safely bicycle or walk to school, thus reducing cars on the road.

Kaua‘i number one crisis is housing. In particular housing for the young individuals, young families, and families who are doubling up in houses in the Kapa‘a-Wailua area.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits from the market housing will be minimal because of the developer has committed to real affordable prices for 231 homes.

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. To deny 231 families from having the opportunity to buy a home because one experiences heavy traffic at times is unreasonable.

Thank you very much for your comments.

Aloha,
Ron Agor
Aloha James,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

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Hello Land Use Commission Members,

My name is Agustin Garcia. I was born at Wilcox hospital, went to Kapa'a Elementary School, was a part of the first 6th grade class at Kapa'a Middle School and then later graduated from Kauai High School in 2006. In my upbringing on the island I have learned much with regards to the Hawaiian respect and stewardship of the land, and believe the leaders have lost sight of what is important. Yes, the system we currently use requires money, but that is not the sole purpose to life!

In my youth, I remember the sugar cane plantations still being active on both the East and the West sides. In retrospect, the concept of what plantations (more what the owners decided to do) were doing is completely ludicrous; how can the Hawaiian Islands (total land mass of under 10,000 square miles) with its limited land mass to grow on expect to supply the world (57,505,693.767 square miles [16,791,662.579964 square miles accounting for only 29.2% of Earth’s surface being land]) with food!!!!!! Granted, it was predominately sugar and pineapple, but still! There are many other places with more land and less endangered species living there that could have been utilized to feed the world (preferably more local to the region it supplies); the destruction of the natural habitats that occurred so that these plantation owners can seek a profit is flat out wrong.

The example above with the sugar plantation in the past is similar to the Hokua place now; leaders are being selfish and irresponsible!! Is money really all that matters in this world?!?!?!?!? I think not. I hope our leaders are not venal as well.

The Hokua Place will add to Kauai’s problems, not help them. Kauai is overpopulated, overconstructed and overused. Addition of overpriced homes that NO Local can afford will only further deteriorate the diminishing Aloha due to increase traffic, increase issues with infrastructure, increase of cost of living on an already exorbitant expenses needed to survive.

I think these lands should stay in agriculture; not agriculture to feed the world, but agriculture to feed the island! It is foolish insolent talk that a majority of the goods needed to survive on the island comes in on a boat, when life has, and can continue to, happened on the island without goods being shipped in; this, I believe is solely for the profit of a few at the expense of the majority. We need to increase the local farmers that sustainably feed Kauai! We need more affordable housing; the bougie plan of Hokua place will only bring in more outsiders like Mark Zuckerberg to purchase vacation homes... not a solution for the struggling local whose housing prices have skyrocketed.

I recommend that we take the No Action Alternative from the Second Draft Environment Impact Statement.

Thank you for your time and hearing out this concerned citizen.

Aloha,
Agu

P.S. Please feel free to contact me

Dear Mr. Garcia,

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. Kauai’s top concern is housing.

You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the bigbucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position. You may call me if you have further concerns.

Aloha,
Ron Agor
651-5764
Aloha Agu

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects

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I understand that developers' objective is to make money = big money! And what a "better" place than a (used-to-be) laid-back place than this fragile tiny island in the beautiful Pacific Ocean!

Since "reports" are easily skewed and so-called Environmental Impact Statements have been swayed away from the blatantly obvious, let thousands of us (through a few of us making the time to write, show up - during HOLIDAYS - and speaking up) bring some vital facts that AFFECT ALL LIVE ON KAUA'I to your attention.

If Hokua Place were able to change our sane zoning from urban agriculture to meet their needs and be developed (destroying the healthy habitat of thousands of natural vegetation, animals and humans), the following would be the beginning of the non-sustainable environment for not only the above-mentioned, but rippling out onto/into the whole island.

1. Hokua would generate 1,900 vehicle trips PER HOUR on our poorly-maintained roadways which are already superfly over-crowded consisting of bumper-to-bumper crawl N park traffic. This situation already requires each traveler to do a lot more time on the roads, increasing super toxic air pollutants in our living environment!

2. Unfortunately our present infrastructure - water supply, road surfaces sewage and schools capacities are already compromised to the "bursting" point, with few workable solutions on the table.

3. To be more accurate, Hokua Place does not come close to "meeting our affordable housing needs". It is very apparent that whoever purports such a notion does not know the facts of the majority of our people's standard of living. Most human beings living on Kauai live below what is termed "poverty level" and could not afford to live in the proposed small - 30% - portion of Hokua Place's "affordable housing".

4. Blazing fact: Single Family Home costing $650,000 = $950,000 are financially impossible for the majority of our people who need affordable - in their income range - housing.

5. In a rime in which Kauai's Island is (outrageously) importuning 90% of its food, to strip this island of one of her most valuable and necessary resources - Agriculture Land - is actually unthinkably ridiculous.

6. There is no true, factual, justification to the statement that Hokua Place is a sustainable development - in the slightest way.

We highly recommend, and urge:

No action alternative from the 2nd Draft Environmental Impact Statement.

No action will be taken and the project area will remain zoned as Agriculture. Hokua Place will not be built
The land will remain in the State Landa Use Agricultural District

"We, the people" will appreciate your honest, thoughtful consideration.

Sincerely, with devout love for Kauai and all her inhabitants,
Annalia Russell

Dear Annalia,

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai is forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Aloha,
Ron Agor
Aloha Analia,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehr, RA
Agor Jehr Architects

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Aloha Land Use commissioners-

I live in Kapahi now after 25 years in Kilauea. Several times in past few months, it has taken me an hour + to get from Kapahi Park to the Houslots. That is one reason to slow down any new large developments in Kapaa area.

In the morning, Kapaa school traffic is bumper to bumper for a mile. I volunteer at Kapaa school. The keiki show up without enough sleep, without proper food, from violent situations and get put in classes of 25+ and are lost.

If people who buy new homes in area have children the increase in students will make a crisis worse.

I have been working on solid waste solutions since I got here in late 1980's and we have not only not made progress but all the development of big box stores without any responsibility for managing packaging has made situation worse.

We have made some gains in renewable energy sources but far from sustainable.

We have the best source of water in the world and even that resource is running into problems.

To be quite blunt. Any large development is short term financial gain while saying "To Hell" with the future health of Kauai.

We are an Island. Not California. And we can see their problems.

This is a lousy spot for any building. We need to get more infrastructure and manage current problems before adding unaffordable housing and increased population and vehicles.

Mahalo for your kokua

Steve Backinoff 808-346-2587 sbackinoff24@gmail.com

### Sara Jeln

From: Sara Jeln <sara@agorjehnarh.com>
Sent: Tuesday, April 9, 2019 10:32 PM
To: sbackinoff24@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Steve Backinoff.pdf

Aloha Steve,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects
AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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Steve,

HoKua Place is a well thought out project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapaa Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapaa Town's future paths. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is seriously affordable.

Aloha and thank you for your comments.

Ron Agor
To the Land Use Commission:

Please enact Alternative #1 from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken. The land will remain in the State Lands Use Agricultural District. Hokua Place should NOT be built.

Mahalo,

Alfred Frank Kelly
3566 Old Mill Place
Koloa, HI 96756

Dear Alfred,

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. The HoKua Place will be providing 231 affordable housing in the range of $175,000-$275,000. This is very affordable and realistic.

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor
Dear Kauai Land use,

I am very dismayed by reading the latest article in the Garden Isle news about all the new developments planned on the East side Kapaa area. Namely the Hokua development. If these plans go through, what’s going to be done about increased traffic which is already a huge problem? I have seen Kauai’s growth since the early 80’s and this last time I visited, in October, the traffic was unbearable. I am very concerned about the future of Kauai should this growth be allowed to keep happening. I strongly believe that priority belongs to keeping the land agricultural rather than adding more costly housing, tourist accommodations, and more traffic. Very important!

Sincerely,

Beth Chandler
Tulalip, WA

Dear Beth,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority.

You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

Thank you for expressing your concerns,

Ron Agor
Land Use Commission,

The responsibility for decisions related to the growing dilemma about how best to care for this beautiful island of Kauai is in your hands. I would be lying to say that I know any of the answers. I would also be lying to say that I am not part of the very problem by the virtue of living here. But I would also be lying to say that your decisions don’t affect me intimately.

Please consider the impact that your decisions will have on this beautiful micro dot of our earth. You have the opportunity to try to preserve its very life or let it fall victim and die to progress the way so many other beautiful micro dots of our earth have been killed.

Thank you for working so hard on behalf of all of us who are so fortunate to call this small paradise home.

Allan Scott Johnson

Dear Allan,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position. You may call me if you have further concerns.

Aloha,

Ron Agor
Dear Land Use Commissioners,

We offer testimony today strongly opposing the development of the proposed "Hokua Place" in Kapaa on Kaua‘i. We offer many reasons, including the fact that Kaua‘i does not actually have a housing shortage, but a shortage of missing affordable housing—low and middle income. Facts gleaned from reality sales back up this statement.

How anyone of sound mind can think that having Hokua Place developers add close to 800 units with a starting price of $650,000 is going to help our island's housing problems is beyond us. This asking price is so "out of the picture" for people who really need housing that it's ridiculous. But the proposed development—including the Kaua‘i lifestyle and tropical scenery, temperatures and relative safety—will be affordable to many higher income folks, a good number of whom who'll be moving here from off-island for either part of all of the year.

We say cars, plural, because most have a car apiece, so even guessing low at two vehicles per unit, 769 x 2 will put more than 1500 more vehicles onto our already jammed Kapaa highway, traffic circle and bypass road included. Already people who can are timing their trips through Clog Alley (Kapaa), and those who can’t, often take Oloheana back behind the Giant to hole on down to the pile-up at the Kuamo‘o Rd. T-junction with Kuhio Highway, or vice versa, depending on whether heading north or south. This already serious traffic matter is and has caused road rage, accidents, and a huge amount of stress as well as large quantities of wasted commute time.

Besides Hokua Place vehicles adding into our already terrible Kapaa crawl, there's the matter of an outdated waste treatment facility, which is already under review for age and inefficiency and with three new developments supposedly in line for Eastside development. (The news has carried the disgusting "blow" of a manhole in the recent past, and some of the waste matter is just waiting for a good rain to finish the "wash job" into the ocean.)

Let's not count the Hokua Place developers and their money, please! Let's think carefully about smart growth solutions that have and are being offered for Kaua‘i.

Last, we are shocked that you've made Mon., Christmas Eve Day during this terribly busy holiday season as your deadline for testimony. This in itself—knowing how people are so overburdened with work and family obligations and extra holiday occasions—shows a lack of any kind of reasonable planning. or perhaps those who set such a deadline were counting on less testimony? We wonder.

Again, we entreat you to back away from such development as is on the table in Kapaa at this time and review carefully a smart growth model that may increase the density and energy and attractiveness of our main town of Lihue, parts of which are sorely neglected and appear as crying for some attention and an economic boost to revitalize the town center.

Sincerely,

Dawn F. Kawahara, Writer
Delano H. Kawahara, Retired Teacher, Kapaa High School
5753 Noni St., Kapaa, HI 96746

Dear Dawn and Delano,

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Please read the submittal on the updated TIAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Olehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Waialua bridge.

Hokua Place is planned for the individuals and families in the Kapa‘a-Waialua area. The vehicles are already in the area. Adding 1500 cars to the area is just stretching the truth.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable, even coming from a teacher. You can certainly compromise with the those who want this project by staying home in peak traffic hours.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor
Aloha Dawn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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To whom it may concern:

I have been a Resident of Kaua‘i for 19 years. I own a home in Kapaa off Lai po Rd. The traffic over the past 3 years has become unbearable and has impacted my job as a massage therapist providing mobile massage. I also work at 2 spas in Kapaa there is always traffic. It is not sustainable to build Hokua place with 769 more homes. Already Hauluaa road is backed up with traffic in the morning. The bypass is becoming impossible 2 to 3 times a day backed up. This project is not affordable housing starting at $650 that is a joke. Most people on the island who are local make less than $15 an hour. Have you looked at minimum wage lately. Our homeless population is increasing. Let’s keep Kaua‘i safe and affordable.

I totally agree with the article below.

Sincerely,
Alicia Doelld gast
4928A Lai po Rd
Kapaa, Hawaii 96746

THE CRUSH OF DEVELOPMENT ON THE EAST SIDE: You can stop this over development: It’s not a done deal

The threat of yet more Kapa‘a’s development further diminishes out quality of life. Hokua Place will have 769 residential units on 97 acres, at a price range beyond the reach of most of us This, of course, is along with two resorts already approved and soon to be under development in the Waialua-Kapa‘a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa‘a (Kealaa Mauka). Traffic has increased dramatically over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of 1500 more cars from Hokua Place.

The opportunity now is to speak up before it’s too late. Email your comments re Hokua Place development to the State Land Use Commission (LUC). The developer is requesting the up-zoning of 97 acres of agricultural lands behind Kapa‘a’s Middle School to an Urban Center zoning. Our goal is to keep it zoned Agriculture.

What can you do?

1. Let the Land Use Commission know your concerns on or before the deadline of December 24, 2018 (yes, Christmas Eve).
2. Please send this notice to all of your social media contacts – through Facebook, Twitter, Instagram and email to all your lists right away to do the same.
3. Get your friends and family to email their concerns to the Land Use Commission at dbedt.luc.web@hawaii.gov
4. Watch for further emails announcing the meeting of the Land Use Commission on this issue on Kaua‘i in 2019, and show your concern by showing up.

HERE IS WHAT YOU SHOULD KNOW ABOUT HOKUA PLACE: Impacts on Our Island From the Proposed Hokua Place Subdivision

1. Stuck In Traffic: Buried in the 2nd Draft Environmental Impact Statement and By Their Own Admission, Hokua Place Will Generate A Total of Approximately 1,900 Vehicle Trips Per Hour During Morning and Afternoon Rush Hours Combined. Traffic now is bumper to bumper 7am -9pm.
2. Our Aging and Insufficient Infrastructure: The 769 Additional Units Hokua Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure: water supply, road surfaces, sewage, school capacity
3. How Can Hokua Place Be Touted As Meeting Our Affordable Housing Needs: Only 30% of units are required to be affordable the others are “subject to market conditions”, which means the developer can increase current prices.
4. Single Family Homes from $650,000 – $850,00 Where is the Affordability?
6. Hokua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.

BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION: We are recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua‘i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Let’s koku a Keaua‘i before it’s too late!
In peace with great love for Kaua‘i, Gabriela Taylor

Visit us at:
HeartBeatsKauai.com

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Manage Your Subscription
This message was sent to isha1728@yahoo.com from kauaimuse@gmail.com
Dear Alicia,

It is so easy to be upset with traffic while commuting. However, there is a crisis that is identified by most government agencies and more important by those who "do not have, that is more urgent than sitting in traffic while going to work." That urgency and need is housing. I had conversations with a lot of young people in the Kapa’a and Waiau area and most believe that they would take sitting in traffic for a few minutes more if they could have a home to own. That being said, we should not advocate for not having homes available to the young of Kauai because we at times sit in traffic for 20-30 minutes while commuting.

Hokua Place intends to fill the housing needs of the Kapa’a and Waiau area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area, therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles. The traffic impact assessment report indicates that Hokua Place will help ease traffic with its major roadway running from the by-pass road up by the middle school and on to Olehena Road.

Hokua Place will not have a major impact on infrastructure. As stated in the 2nd Draft EIS and the Final EIS, the County Wastewater Department have accepted the project, with the developer assisting in the maintenance of the sewage treatment plant. The Project will be providing its own potable water and has offered the DOW to supply the county water system with more volume.

The affordable housing element of the project plans 30% of the total units (231 Units) being sold for approximately $175,000.00 to $275,000.00. This will be in conformance with the County Housing Ordinance. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur where Kauai if forced to grow its own food, our island has the land and water to do so.

Pages 019 to 039 of the 2nd Draft EIS and the Final EIS specifically states the projects conformance to the Sustainability Standards. HoKua Place will be providing diverse and mix housing types for all in the Kapa’a and Waiau area, the walking and bicycle paths to encourage trips to Kapa’a Town will keep residence to sustain their health, providing its own potable water, and having a large solar photovoltaic facility on Hokua Lands are examples of a sustainable plan.

Thank you for your expressing your concerns.

Aloha,
Ron Agar

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Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:13 PM
To: isha1729@yahoo.com
Subject: FW: Hokua Place Development Response
Attachments: Alicia Doellgast.pdf

Aloha Alicia,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Peggy,

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Waiula area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

Kapa'a Town is the major commercial center in the Kapa'a-Waiula area. HoKua Place is a "smart growth" project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future plans. HoKua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor

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Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:23 PM
To: peggy@ischool.org
Subject: RE: Hoku Place Development Response
Attachments: Peggy Ellenburg.pdf

Aloha Peggy,

Thank you for your comment on the Hoku Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Andy,

No community in the country is exempt from growing with traffic impacts. I know how easy it is to be upset about traffic. In discussions with the young people of Kapa'a and Wailua area, many say ‘yes’ they are willing to sit in traffic a little longer if they could buy a home.

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokuia Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

We have mailed this response to your comments to you.

Aloha,
Ron Agor

\[andrew melamed\]
808 482 0218
5728 Noni Street
kapaa hawaii 96746.
Aloha Andrew,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Alison,

I know how easy it is to be upset about traffic. No community in the country is exempt from growing with traffic impacts.

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an a subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

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Infrastructure, is adequate for this project, as DOW have been offered to take over the potable water well, which will provide all of HoKua, the county wastewater treatment plant for the area has the capacity to handle the project, and a large solarovoltaic facility is on the western portion of the HoKua lands.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

Aloha,

Ron Agor
TO: State of Hawaii Land Use Commission
RE: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center
DATE: December 24, 2018

The Hokua Place 2nd Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community and the rationale as described below.

FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA’A. By their estimates, Hokua Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Wailua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), an one pending residential development (Kealia Mauka).

IMPACTS ON AN AGING INFRASTRUCTURE. Hokua Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State's new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING. What is missing from the housing mix on Kaua’i is affordable housing - low and middle income housing. Hokua Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure.

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokua Place.

Ann Perry
annperry.kauai@icloud.com
Text/cell: 808-634-7888
Dear Ann,

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged. Infrastructure, is adequate for this project, as DOW have been offered to take over the potable water well, which will provide all of HoKua, the county wastewater treatment plant for the area has the capacity to handle the project, and a large solar Photovoltaic facility is on the western portion of the HoKua lands.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. See the housing market study in Volume II-A. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

Aloha,

Ron Agor

Sara Jeln

From: Sara Jeln <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:19 PM
To: annperrykauai@icloud.com
Subject: FW: Hokua Place Development Response
Attachments: Ann Perry.pdf

Aloha Ann,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Land Use Commissioners,

I understand the argument that Kaua‘i needs more housing, but in my view, Hoku‘a Place is not the answer. I have been sending testimony consistently, from 2015 onward (first to the State Land Use Commission, then to the Kaua‘i Planning Commission and then to the Kaua‘i County Council), as have many of my neighbours, always repeating the same concerns, the most serious of which are:

- Hoku‘a Place will not make a meaningful contribution to the housing problem on the island. The single family homes will be unaffordable for local residents, and while some of the condos will be affordable, their prices are not protected and can increase. This poses the high risk that Hoku‘a Place homes will be sold to mainlanders rather than benefiting those who need them. This is an urgent problem and needs a solution that is not motivated by financial gain.

- At a time when we urgently need to grow more food to become a more sustainable community and when 90% of our food is imported, allowing Hoku‘a Place would place us at graver risky threatening our food security.

- Our infrastructure is already severely overstretched. Hoku‘a Place would result in real strain on, for instance, our solid waste system, which is not yet at a capacity to handle substantial additional burden.

- It would be very risky to create major traffic jams with no real solution. Hoku‘a Place, as acknowledged in the second environmental impact statement, is expected to generate 487 vehicle trips per hour, with a higher rate during morning and evening peak traffic hours, or another estimated 1900 cars added to already approved resorts. The developers’ solutions do not even begin to address the problem. The claims that they own the bypass road and that this will somehow solve the problem are of real concern, as they certainly do not own it. I live on Kaua‘i’s North Shore, and the traffic that will be associated with this development would simply cut off our ability to carry out necessary business in Lihue and it will damage tourism.

We ask you now, most sincerely, please do not to allow the severe and crippling disruption that this development would bring.

Yours sincerely,

Anne Thurston

Dear Anne

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. Kauai’s top concern is housing. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hoku‘a Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. I have spoken to many young people in the area and most say they are willing to sit in traffic for 10 or 15 minutes more if they can buy a home. Housing definitely bumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hoku‘a Place will have 231 affordable units in the range of 175K to 275K. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Aloha,
Ron Agor
Aloha Anne,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Johns Architects
AgorjohnsArch.com
O: 808.947.2467
C: 808.373.6025

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TO: State Land Use Commission
FROM: Anne Walton, Kapaa, Kauai
DATE: December 20, 2018
RE: Hokua Place Development

Aloha Land Use Commissioners,

I am writing you in regards to the proposed land use designation change of the 97 acres directly adjacent to the Kapaa Middle School on Kauai, which in its current iteration is referred to as “Hokua Place”. I say in its current iteration because this particular project dates back to 2004 when it was called Kapaa’s Highlands, and had different investors that subsequently went bankrupt, one of which was under federal investigation in Hawaii. Between 2005 and 2013, two separate petitions were filed to reclassify these state agricultural lands for urban use. In 2013, the property went for foreclosure auction and was purchased by a Pleasant Hill, Illinois based management firm, and now overseen by GJ Management of Utah. This is only because the one common thread throughout these changes has been Greg Allen, the man I heard speak before the Kauai Planning Commission every two weeks for seven months in 2017. With each version of the project, the size, scale and scope of the project changed, and at the same time new promises were made in regards to what the development would provide to the community, most of which remain unsubstantiated.

In addition to the observed performance in front of our own Planning Commission and County Council, I made a thorough review of the 2nd Draft Environmental Impact Statement. My conclusions for why I am opposed to the up-zoning of Hokua Place from agricultural lands to an urban center designation are based on the following:

INCREASE IN TRAFFIC IMPACTING THE EAST SIDE OF KAUAI
The 2nd DEIS indicates that Hokua Place is expected to generate 487 vehicle trips per hour (vph) and 560 vph during the AM and PM peak hours of traffic, respectively, as buried in the document they qualify that by saying that: “The AM and PM peak hour trip generation characteristics for Hokua Place were increased from 901 vph over the DEIS traffic study, primarily due to the use of the average peak hour trip rates for multi-family dwelling units.” So what numbers are we looking at here? By their estimates, Hokua Place will actually add another estimated 1,900 vph (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapaa logjam by two already approved resorts ready to go up in the Wailua-Kapaa’s corridor. The only solutions proposed by developers are to: a) transfer ownership of the By-Pass Road to the State, of which their property simply crosses, but they don’t own the whole road – in any case it is already fully operational and not noticeably reducing the Kuhio Hwy traffic congestion; b) cutting a road between Oloheha Road and the By-Pass Road which is a smoke and mirrors approach to reducing traffic, in no way will it reduce congestion as that is not where the problem lies (except during school drop-off and pick-up hours); c) and then the rest of their 48 significant improvements in the DEIS are пунктов to the State or County (see HDOT’s study Kapaa Transportation Solutions, August 2015).

IMPACTS ON AN AGING AND INADEQUATE INFRASTRUCTURE
Aging infrastructure once again became apparent when a sewer cap blew up in November 2018 on Kuhio Highway and a sewage spill contaminated the Wailua River beach area, and nearshore reefs. A few days later there was an island-wide energy blackout. Increased water outages require old water lines and pumps to be frequently upgraded. We know about bumpy potholed county roads, as well as debris in the highway. Adding more cars increases damage to an already poorly maintained network of roads. Data given for Kapaa’s Schools capacity is outdated (2010/11), so stating that they are not at capacity is irrelevant until the data reflects the current situation. The fact that County has “several solid waste programs with several other proposals that will likely be implemented by the time this Project is under construction”, creates both a dependency on the County to solve the problem of solid waste for Hokua Place, and provides no assurance that sufficient capacity will be in place to handle the additional burden of solid waste generated by an additional 769 residential units (not to mention the other 4 developments on the east side alone).

MISLEADING SALES PITCH ON AFFORDABLE HOUSING
30% of the Hokua Place subdivision condos will be in the affordable category as required by Kauai’s County Ordinance No. 860. However, the projected sales prices in 2nd DEIS quotes prices of multiples and single family houses comes with the warnings: “Prices are subject to market conditions.” This means that housing prices can increase at the will of the developer, and if precedent is any indicator, then this will happen. And, in addition to that qualifier, non of the current projected pricing speaks to meeting our affordable housing needs. Single-family units are priced from $650,000 to $950,000. In fact, even the lots (without houses) are projected to be selling in the $216,000-$316,000 range (note: all these numbers are in 2015 dollars, as stated in the DEIS). Add on the actual building of a house, then these lots clearly exceed the “affordable housing” threshold. It is clear that the audience for Hokua Place is not comprised of current residents, the ones most in need of housing, but rather it is catering to the current trend whereby 41% of residential real estate sales are to mainlanders and foreigners.

PROMISES MADE IN THE DEIS TO THE COMMUNITY
1) Hokua Place promised to provide a public pool for the community, but conveniently forgot to indicate that they will provide the land but the County has to build and maintain the pool – which the County has yet to agree to; 2) they proposed to develop a “sustainable community” that “preserves the rural like character of Kapa’a while meeting a growing housing need” – none of these three items have been substantiated by examples in the 2nd Draft Environmental Impact Statement; 3) they justify the urban center up-zoning request to the Land Use Commission by saying they are building within a 10-minute walk of the Kapa’a core center (compact and walkable is a criteria) when in fact the walk access is dangerous in that there are no sidewalks between Hokua Place and town along some of the busiest streets on the island; 4) they declare they are “preventing sprawl into Open and Agricultural lands” when in fact they are creating sprawl; 5) they are proposing an area off of Oloheha Road for future police and fire sub-stations yet at no time has this need been identified by the County, especially since a new police station was built around the corner near Baptist Sports Complex, not more than 5 years ago (and it is not clear whether Hokua Place wants to lease this land to the County or gift it).

THE MYTH OF HOKUA PLACE AS A MODEL OF SUSTAINABLE DEVELOPMENT
The following statement in the 2nd DEIS exemplifies how shallow their understanding is of “sustainability: “The management policies will encourage residences to participate in the moral ethics of respecting the surrounding environment, reduce waste and excessive consumption, and fulfill the responsibility as trustees of the environment for the present and future generations. Residents will be invited to participate in policy and decision making.” (2nd DEIS). These are simply platitudes without any substance. This does not set a very high standard for “sustainability”.

INACCURATE INFORMATION AND DATA IN THE 2nd DEIS
Some of the data in the 2nd DEIS is old and out dated such that it makes some of the points and projections grossly inaccurate. An example of this is on page 111 of the DEIS which states that we have “roughly 52,000 residents”, however, more recent projections are between 71,000 and 77,000. The DEIS then builds its projected residential sales, residential needs and job growth on these miscalculated numbers in order to justify our future housing needs. The math on this just does not work. Another misrepresentation of information is on page 120 in reference to traffic and vehicle numbers (also mentioned above in the comments on traffic). And another example of misinformation is on page 130 which states “DOT is presently planning to complete the widening of Kuhio Highway by the year 2019. The widening of Kuhio Highway from the Kapa’a By-Pass Road to Kuamoo Road is included in this traffic impact analysis. Anyone who lives here knows that in 2018 DOT repaved this section and has no intention of going back in 2019 to widen a section of the highway they just paved. These are just an example of some individual misrepresentations of information found throughout the DEIS.

RECOMMENDATION TO THE LAND USE COMMISSION
I am recommending that the Land Use Commission support Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would be left in its current state. HoKua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community.

Respectfully,
Anne Walton

--
ANNE WALTON I Integrated Ocean Management
Kaua‘i Hawaii USA
Tel: +1 808.364.9596 I Skype: annawalton53

Dear Ann,

Kaua‘i’s top concern is housing. Surveys, government entities and the young people of Kaua‘i agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus HoKua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The Kaua‘i General Plan was recently updated to include a “Neighborhood General” designation. HoKua Place is now designated as “Neighborhood General”. The General Plan for Kaua‘i emphasizes the need for housing in all districts of Kaua‘i. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa‘a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa‘a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa‘a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kaua‘i General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone.

Please read the updated TIAR on traffic and the housing market study in the Final EIS. We have also included an update on the DOT scheduling for roadway improvements. Please understand that while preparing this document, information used were from the most current information available at the time. Things do change and we try to update information as we proceed with the process.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Aloha,
Ron Agor

202
Aloha Anne,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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While I presume there will always be a need for further development here, I am concerned that the Hokua Place development as planned would be a significant stress on the island.

It seems affordable housing has become identified as one of the biggest needs (both state-wide and here), but the Hokua Place development would do little to help. Perhaps they should re-think, and find a way to include affordable houses in the plan.

Additionally, everyone here knows how clogged the traffic is in the Kapa'a area. Adding hundreds (if not thousands) more vehicles without some kind of traffic amelioration measures will just make things much worse. As you know, there's already a fair amount of additional development already in the pipeline for the area.

I appreciate your consideration to these concerns.

mahalo,
David Lemon
Lihue

Dear David,

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and a significant number for the Kapa'a-Wailua area. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times, However, In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

Hokua Place is planned for the individuals and families in the Kapa'a-Wailua area. The vehicles are already in the area. Adding substantial more cars to the area is just stretching the truth.

The country, state and island of Kauai will grow and development will happen. The Hokua Place promises to be a good development for Kapa'a. The project conforms to the General Plan's designation of the property as "Neighborhood General". This designation allows housing projects within a 10 minute walking radius from Kapa'a town. Along with the bicycle paths and walkways to Kapa'a town the General Plan authors (the people) believe that traffic could be minimize by the development. With this development more doctors, dentist, shopping facilities will open up close to the project to serve the population.

Thank you for your concern.

Ron Agor
TO: State of Hawaii Land Use Commission
RE: Hokuia Place Proposed Up-zoning of Lands From Agricultural to Urban Center
DATE: December 24, 2018

The Hokuia Place 2nd Draft Environmental Impact Statement (DEIS) does NOT provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center. Please support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokuia Place would not be built. The land would remain in the State Lands Use Agricultural District. Protect the rural quality of Kauai that all residents appreciate and insist on. Any further construction on the island should be for Kauai residents only who have been here for at least five years. Address the homeless crisis taking into consideration that this is one of the most benign climates in the world. Many “homeless” prefer to live outdoors or in their cars and consider themselves to be “home free” to save on outrageous rent prices. Get real about our situation. We have to weaken ourselves off pandering to mainlanders.

FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA’A. By their estimates, Hokuia Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further raising us in perpetually gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Wailua-Kapa’a corridor (Coconis Beach Resort and Coconis Plantation — 527 units), an on pending residential development (Kaulua Mauka).

IMPACTS ON AN AGING INFRASTRUCTURE. Hokuia Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State’s new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

Kapa’a has already been Tapping into the Lihue Aupua’a illegally. There is not sufficient water to support this development.

PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING. What is missing from the housing mix on Kauai is affordable housing - low and middle income housing. Hokuia Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure. "AFFORDABLE HOUSING" is not low income housing or housing for the homeless. Get real about our situation here and do the right thing. You are public servants supported by tax money, never forget that.

I urge you NOT to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokuia PI.

Dear Arius,

It is so easy to be upset with traffic while commuting. However, there is a crisis that is identified by most government agencies and more important by those who “do not have, that is more urgent than sitting in traffic while going to work. That urgency and need is housing. I had conversations with a lot of young people in the Kapa’a/Wailua area and most believe that they would take sitting in traffic for a few minutes more if they could have a home to own. That being said, we should not advocate for not having homes available to the young of Kauai because we at times sit in traffic for 20-30 minutes while commuting.

Hokuia Place intends to fill the housing needs of the Kapa’a and Wailua area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area, therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles. The traffic impact assessment report indicates that Hokuia Place will help ease traffic with its major roadway running from the by-pass road up by the middle school and on to Oleheina Road.

Hokuia Place will not have a major impact on infrastructure. As stated in the 2nd Draft EIS and the Final EIS, the County Wastewater Department have accepted the project, with the developer assisting in the maintenance of the sewage treatment plant. The Project will be providing its own potable water and has offered the DOW to supply the county water system with more volume.

The affordable housing element of the project plans 30% of the total units (231 Units) being sold for approximately $175,000.00 to $275,000.00. This will be in conformance with the County Housing Ordinance.

Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur where Kauai if forced to grow its own food, our island has the land and water to do so.

Pages 019 to 039 of the 2nd Draft EIS and the Final EIS specifically states the projects conformance to the Sustainability Standards. Hokuia Place will be providing diverse and mix housing types for all in the Kapa’a and Wailua area, the walking and bicycle paths to encourage trips to Kapa’a Town will keep residents to sustain their health, providing it’s own potable water, and having a large solar photo-voltaic facility on Hokuia Lands are examples of a sustainable plan.

Thank you for your expressing your concerns.

Aloha,

Ron Agor
Aloha Arian,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Commissioners,

We strongly urge you to vote against re-zoning land for the proposed Hokua Place on Kauai for two reasons:

First, it irrevocably converts agricultural land into residential property. Changes such as this diminish Hawaii’s agriculture industry and, on a deeper level, change Kauai’s fundamental nature from a rural gem into just another sprawling suburb.

Second, the current Kauai road system cannot handle even the current traffic load. Adding 1,900 vehicle trips per hour during morning and afternoon rush hours combined (according to second Draft Environmental Impact Statement) would bring travel to a stand-still during those hours.

Please do not permit the development to occur.

Sincerely,
Janet Nelson and Charles Nelson
4701 Kawaihau Rd. Apt0M201
Kapa'a, HI 96756
808-822-2629

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Dear Janet and Charles,

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs 11,000 acres of ag lands to sustain ourselves.

There is a housing crisis on Kauai as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputably. The young families and families who are doubling up in houses need the opportunity to buy an affordable home. Infact many young people who live in the Kapa'a/Wailua area has said that they welcome sitting in traffic a little longer if they can have their own home.

Infrastructure concerns have been addresed by the EIS submittal. Look particularly at the Updated TIR.

Hokua proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost you mentioned are for the market priced homes, not affordable homes.

The recent Updated General Plan formulated by the community has designated the project’s property as “Neighborhood General”. This designations allows housing development within the 10 minute walking radius from Kapa’a Town.

Thank you for taking time to express your concerns.

Ron Agor
Aloha

If the information presented in the Garden Isle is even partially true it would be extremely irresponsible/criminal for individuals on the Land Use Commission charged with protecting our and our children’s quality of life to approve this commercial project.

Kauai can be and should be an ecologically balanced paradise. Poor infrastructure due to years of insufficient investment by weak/corrupt government officials is ruining our children’s legacy and livelihood.

Until technology and government courage can solve Kauai’s long existing traffic and pollution problems, commercial projects such as Hokua Place, which will serve only to enrich a few people, must not be approved.

We are depending on you making the right decision. Do not allow this development.

Respectfully

Mark A Wolfendale
Kilauea

*Dear Mark,*

It would be a crime if we do not address the identified housing crisis that we face. The young individuals, young families, and families doubling up in houses today need affordable housing. Hokua Place will have 231 affordable units in the range of $75K to $75K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The Hokua land has one of the larger solar photo-voltaic facility supplying electricity to the KUUC system. The developer owns the Kapa'a bypass road from the Olehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone. Hokua Place is “Smart Growth”.

Aloha and thank you for your comments.

Ron Agor

---

Sara Jhn

*From:* Sara Jhn <sara@agorjehnah.com>
*Sent:* Tuesday, April 9, 2019 9:58 PM
*To:* mark.wolfendale88@gmail.com
*Subject:* RE: Hokua Place Development Response
*Attachments:* Mark Wolfendale.pdf

Aloha Mark,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jhn, RA
Agor Jhn Architects

Agorjehnah.com
O: 808.947.2467
C: 808.373.6025

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I am a voter and long time resident of Kauai. Please hold on and apply
Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. I believe this is a
bad idea to take this land out of agriculture.
Aloha, Elizabeth Nualhoo
Kalaheo Kauai.

Dear Elizabeth,

The Hokua Place is designed to address the housing crisis in the Kapa’a-Wailua area.

Yes it’s frustrating sitting in traffic for 15 minutes or so at times. But there is a housing crisis for
the young individuals, young families, and families doubling up in houses. The HoKua Place will
have 231 affordable units in the range of 175K to 275K. This is affordable.

This project will most likely not see construction for another year or so and not be fully
developed for at least five to ten years. But we must start the process in order serve the
housing crisis.

In discussions with the young people in the area, many say they are willing to sit in traffic
another 15 minutes if they can have the opportunity to buy an affordable home.

Thank you so much for you expressed concerns.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:09 PM
To: elizabeth@readkauai.com
Subject: RE: Hokua Place Development Response
Attachments: Elizabeth.pdf

Aloha Elizabeth,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your
concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its
attachments is strictly prohibited.
Aloha State Land Use Commissioners,

Please note that I am against the up-zoning of the 97 acres of agricultural lands next to Kapaa Middle School for the following reasons:

1) Kauai does not actually have a housing shortage. As stated in both the Hokua Place DEIS and the County’s General Plan, we actually have a high vacancy rate when it comes to housing. This means a house is largely unoccupied for a good portion of the year (as in second home or investment property), or it is an illegal transient vacation rental (TVR), so considered unoccupied until otherwise shown to be in violation of the law, and in any case not in the inventory pool for long term rentals (one of our areas where we do have major housing shortage). Additionally, as of today, there are 661 houses for sale on the MLS, that does not include for sale by owner listings, or “FSBOs”. Not only that, currently, an approximate 41% of residential sales on this island are either to mainlanders or foreigners. So what is missing from the mix is affordable housing - low and middle income housing (including special groups like the elderly and farm workers). This is the landscape.

Now, Hokua Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners. Is this who we want to convert our ag lands into urban lands for?

2) The second issue is lack of infrastructure to support this level of development on the east side. First, let’s look at waste water treatment. If Hokua Place was a development like Princeville, they would have their own waste water treatment plant. However, Hokua Place wants to hook up to the Waialua waste water treatment plant. Yes, Waialua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Waialua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State’s new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure. Which leads to the next issue of traffic. We have a very limited road network, with a major traffic squeeze between Kealia and Waialua bridge. Depending on how one interprets the DEIS, Hokua Place will either add an additional 1,047 or 1,900 vehicle trips per hour/ per day in the Kealia to Waialua squeeze, along with an equal number of new units and corresponding vehicles coming from the 3 other new developments.

In the final analysis, if a developer truly wants to add affordable housing to the mix (which they will want to do along with market-based development), then it makes most sense to do this in Lihue for the following reasons: 1) sufficient infrastructure already exists to support new development, 2) that is where the majority of the jobs are on Kauai, so why not eliminate the traffic problem by putting housing and jobs in proximity to one another, 3) it is much easier to get to “affordable” if you are working within an existing infrastructure that can support more development, and 4) finally, using an "infill" or smart growth model will increase the density and attractiveness of Lihue and prevent sprawl and spillover onto agricultural lands and open space. The net effect is that with good planning, Lihue could be a much more livable/likable town and offer up the kind of housing Kauai truly needs. Eastsiders (and even north shore folks passing through Kapaa) will have a less severely impacted quality of life, controlled sprawl and preservation of ag lands for future generations.

Mahalo for listening.

Bart Walton  
Kauai, HI  
808-346-9130

Dear Bart,

Kauai’s top priority is housing. There can be no spin to dispute this fact. The County and developers have determined that 30% of all housing projects should be affordable. This is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. The prices quoted by anti-growth advocates are for the market housing in the project. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the sections concerning infrastructure. This development has a well to provide the development with potable water and more. In fact the developer has offered the Department of Water to use the well to provide more water to the county system. The Waialua Wastewater facility has the capacity to handle HoKua. The HoKua lands have one of the larger photo-voltaic facility on the island providing electricity to the KIUC system. The market study in the submittal indicates that a large number of existing homes have two families. It is anticipated that many of the homes in HoKua will be filled with families currently doubling up. So the people are already in the area. Many of them will have the opportunity to be relocated in well designed housing complex. Thus, the islands solid waste facilities will be minimally impacted.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

Thank you so much for expressing your concerns.

Ron Agor
Aloha Bart,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha to State Land Use Commission

I just wanted to email my concern in allowing this project to proceed with 769 new residential units and from what I read that 30% will be considered "affordable" starting at 650K. Are you kidding? Where is the affordability for my one and only adult son's ability to afford to buy a 650K home any time soon on Kauai?

I relocated from Honolulu to Kauai to live in a "country" environment where crime and accidents is not a daily event like it is on other islands 35+ years ago.

Can you please do something to keep Kauai housing affordable? Seriously, that's going to happen ever again any time soon. We have homelessness, drugs, people flying to our island from the mainland to get benefits that should be for the locals and seniors, in fact, especially the seniors.

I have friends who are 70+ in age, living in public housing, who pay rent over $900 and barely make it to buy food for themselves.

This is so sad to see Kauai become a place filled with way too many tourists and the rich guys. This is not rich and I worked for more than 45 years of my life. I would like to hope that my future grand children would have that opportunity to live on Kauai affordably. We pay more just to live in Hawaii so will actually be able to afford a 650K house? Theses families would probably need to work 3 jobs to make their $2000+ monthly mortgage?

Very simple... we got enough problems with traffic in Kapaa, the roundabout and driver's whipping in and out of that circle. How can this area possibly get any worse with more cars, residents and non-residents alike. I doubt if the schools in Kapaa can handle another 768 homes. Is the developer planning on giving monies to the schools in Kapaa? Don't think so. I would assume this developer cannot "respect" our way of life on a small island. We are a small island and another so called "affordable" housing subdivision is not affordable. Please give a rip about us as your agency has the power to promote "positive" growth versus "stupid" growth.

More "public" edication via newspapers and meetings about this subdivision is needed. I would like to see a 20 page Garden Island supplement published about this project/subdivision. I only read about this subdivision in the local papers today which is why I'm emailing. Not everyone uses Internet, tweets, or social media! Think about what this new subdivision will do to Kapaa?? Will it make us a better community and allow us to grow conservatively or ridiculously out of control --when I hit my 80's in 20 years. Good grief. ( Don't just let it happen to make developers richer and if the State of Hawaii is really into make homes affordable, then make it happen so that our kids can return to make Kauai their home.

Thank you for reading this message. I may be reached via email and would be interested in any future meetings or information on this project -- Hokua Place.

Donna Chu
Kapali Resident

Dear Donna,

Hokua proposes 231 affordable homes in the range of $ 175,000.00 to $275,000.00. The $ 650K cost you mentioned are for the market priced homes, not affordable homes. Please read the Updated Housing Market Study in the EIS submittal.

A housing crisis on Kauai do exist as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputably. The young families and families who are doubling up in houses want the opportunity to buy an affordable home. Impact many young people who live in the Kapa'a/Wailua area has said that they welcome sitting in traffic a little longer if they can have their own home.

Some developers build homes. That's what they do. If not for them you and I would not have a home. The anti-development myth that they are in it only for the money DOES NOT APPLY. The land owner originally was approached to abandon a near approved ag subdivision and was asked to help Kauai by developing a housing project instead. Thus, the developer scratched its lucrative ag subdivision and the Hokua Place emerged.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR.

The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, thus creating a healthy environment and living conditions for all who may live there. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone.

We do appreciate your expressed comments.

Aloha,

Ron Agor
Aloha Donna,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects
AgorJuhnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha, to even hear that there are considerations to up zone agriculture land on the east side from agricultural to an urban center zoning is surprising with the current traffic situation which is building as it is. Also, lets not forget another current concern which is to become more reliant on our own ability to grow more food on island rather then continue to import from the mainland and the other islands. So, the justification to make this change is why?  

In addition, to approve any additional resort, hotel or residential projects before the traffic situation is resolved, would be a major mistake. Perhaps if all the developers who would be delayed put their efforts and resources behind the island’s traffic problems, we could resolve this problem in a more timely manner.  

Mahalo

Benjamin Gillkin  
4100 Queen Emma's Dr. #39  
Pahoa, HI 96722 USA  
1.917.502.4923 Cell  
bgillkin@me.com

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Dear Benjamin,  
First of all, thank you for taking time to expres your concerns.  
Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should not deprive our young families from the opportunity to own a home. To ask them to wait another 10 to 20 years until roads are adequately upgraded (if they ever do substantially get upgraded) before they can have the American dream of owning their own home is not aloha. In discussions with young people in the Kapaa/Waikua area, many of them expressed that they would gladly sit in traffic a little longer if they get the opportunity to have their own home.  

One of the top priorities for Kauai is housing. The crisis places housing in front of our traffic woes.  
A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.  
Aloha,  
Ron Agor
To Whom it May Concern,

As a 10+ year resident of Kapaa I am writing to express my concern about the proposed housing behind the middle school in Kapaa. I oppose this on every level and can’t believe it is even being considered. The traffic in the Kapaa corridor is already horrible and this will further clog our roadways.

Thank You

Donald Hoyt
5193 Apelila St.
Kapaa, HI
96746

Dear Donald,

Please read the submittal on the updated TIAR, the wastewater and water. HoKua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Ohelena Road. The DOT plans construction of widening Kuhiho Highway from the bi-pass road to the Wailua bridge.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

To deny the young families and those doubling up in houses is on the same level of the locals telling those who came to Kauai to visit and forgot to go home, to leave the Island to make more room for the locals. However, that is unreasonable, so we have to co-exist and compromise.

Thank you taking time out to express your concerns,

Aloha,

Ron Agor
This proposed development must be postponed indefinitely! The existing infrastructure is old and inadequate for the number of structures proposed! Current bumper to bumper vehicle traffic will be doubled. This 97 acres should remain zoned Agriculture! This proposed development should not be built! Do not rezone this “AG Land”. Kauai is already over whelmed with approximately 30,000 tourists and 10,000 rental cars on Island daily! Please keep this land in the State Land use Agricultural District. Thank you, Bob & Lila Dolan, Kalahoe HI.

Dear Bob and Lila,

In discussions with young people in the Kapa‘a/Wallua area, many of them expressed that they would gladly sit in traffic a little longer if they get the opportunity to have their own home.

Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should not deprive our young families from the opportunity to own a home.

One of the top priorities for Kauai is housing. The crisis places housing in front of our traffic woes.

Thank you for taking time to express your concerns.

Aloha,
Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:29 PM
To: poppyfu@hawaii.rr.com
Subject: RE: Hokua Place Development Response
Attachments: Bob and Lila Dolan.pdf

Aloha Bob & Lila,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Brenda,

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices quoted by anti-growth advocates are for the market housing in the project. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Please think about your last comment. If developers across the US sell packages that are not reality, then why does the country keep growing with new subdivision being fully occupied by lot of young people.

Also, please read the sections concerning infrastructure. This development has a well to provide the development with potable water and more. In fact the developer has offered the Department of Water to use the well to provide more water to the county system. The Waiula Wastewater facility has the capacity to handle HoKua. The HoKua lands have one of the larger photo-voltaic facility on the island providing electricity to the KUIC system. The market study in the submittal indicates that a large number of existing homes have two families. It is anticipated that many of the homes in HoKua will be filled with families currently doubling up. So the people are already in the area. Many of them will have the opportunity to be relocated in well designed housing complex. Thus, the islands solid waste facilities will be minimally impacted.

Thank you so much for expressing your concerns.

Ron Agor
I want to register my opposition to the proposed Hokua Place Subdivision and up-zoning of the 97 acres. The plan creates problems for the community that it has no plans to address, such as:

- Will add to already congested traffic problems
- The aging and insufficient infrastructure will not support this development
- The housing cost proposed ($650K) is not affordable to most island residents and will only bring more mainland and foreign investors and not a good tradeoff for agriculture lands we would lose.

Please do not let this plan go forward.
Thank you for your consideration.
Casey Holt
Permanent resident of Kilauea, HI 96754

Sent from my iPad

Dear Casey,

There is a housing crisis on Kauai as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputably.

Infrastructure concerns have been addressed by the EIS submittal.

Hokua proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost you mentioned are for the market priced homes, not affordable homes.

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs 11,000 acres of ag lands to sustain ourselves.

The recent Updated General Plan formulated by the community has designated the project's property as “Neighborhood General”. This designations allows housing development within the 10 minute walking radius from Kapa’a Town.

Thank you for taking time to express your concerns.

Ron Agor

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Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:38 PM
To: caseyholtlmt@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Casey Holt.pdf

Aloha Casey,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha,

I strongly urge that the State Land Use Commission reject the proposed Land Use District Boundary Amendment (from Agriculture to Urban) for the Hokua Place Project (TMK (4) 4-3-003:001).

Put simply, the proposed project is located in the wrong place: allowing the proposed development to occur in that location - which is the purpose of the proposed Boundary Amendment - would significantly worsen the already-intolerable amount of congestion in the Kapaa-Lihue corridor. Whatever merits the proposed project might possibly have, those merits would be clearly and definitely overwhelmed by the proposed project’s unmanageable and unmitigable negative impacts on traffic in the Kapaa-Lihue corridor.

Please do not make a terrible situation worse: reject the proposed Land Use District Boundary Amendment.

Thank you for considering this concern.

Carl Imparato
PO Box 1102
Hanalei, HI 96714
carl.imparato@juno.com

Hi Carl, thank you for your expressed concern.

Carl, Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market a few years ago. It consists of large parcels where the rich would buy and build their estates. However, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapaa Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapaa Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapaa Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone.

Ron Agor
To: Who is encouraging this development,

This is unacceptable. We already have traffic problems and the need to keep our agricultural lands. Kauai is not able to withstand this type of growth.

Please be wise and see that there are current issues that are not being dealt with... we do not need another layer of chaos. And this is not affordable housing.

Who are you? Who is paying your salary?... We the people of Kauai... you are public servants. Fix the problems we have before we take on more growth.

Sincerely,

Carla Key
2060 Pau Kaa St

Dear Carla,

Surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market a few years ago. It consisted of large parcels where the rich would buy and build their estates. However, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. To ask those who "don't have" to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is selfish and unrealistic. Housing trumps traffic woes indisputably and the feeling that too much is being built, etc.

Hokua proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost that is going around is for the market priced homes, not affordable homes.

The many who want homes, the young families and those families who double up in one residence are also tax payers and they feel the decision makers should be listening to them. Yes we have traffic congestion, but we also are in a housing crisis and people need housing. We need to co-exist in a world that is not perfect. One thing for sure, it is noble of those who accept sitting in traffic little longer in order for 231 families to have affordable homes.

Thank you very much for your expressed concerns.

Aloha, Ron Agor
Dear Gerald,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The fact is the developers profits on the market housing will be minimal because the developer is committed to having 231 families the opportunity to own a piece of Kauai.

Thank you for your expressed concerns.

Ron Agor

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Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:13 PM
To: smithidasun@uno.com
Subject: RE: Hokua Place Development Response
Attachments: Gerald Smith.pdf

Aloha Gerald,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.0025

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As a resident of Kapaa living near the traffic circle that leads to Kapaa Middle School I feel that 750 more homes in this vicinity is totally ridiculous!
The traffic snarls here are already legendary and driving away tourists.
The appeal of Garden Island is the difference in rural vs urban!
Not only bad for business but an added nightmare to an already deeply flawed traffic system.
As the article in Garden Island news points out that if housing really is needed it MUST be
AFFORDABLE, AND IN LIHUE
Please prove to me that Kauai is still a place of refuge from MONEY BUYS ANYTHING!!!!

Sincerely,
Carlos Hardy
4932 Alii Rd
Kapa'a

Dear Carlos,

Thank you for your expressed concerns,
The housing crisis for the young families and families doubling up in homes is for real! In
discussions with the young people in the Kapa'a and Waialua area we hear that they are willing to sit
in traffic for a few more minutes if they could have the opportunity to buy a home,
Housing trumps our traffic woes. There is no spin that can dispute this fact.
Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should
not deprive our young families from the opportunity to own a home.
Aloha,
Ron Agor
Dear Land Use Commission,

The impact will cause so many problems:

1. **Stuck In Traffic Buried in the 2nd Draft Environmental Impact Statement and By Their Own Admission, Hokua Place Will Generate a Total of Approximately 1,900 Vehicle Trips Per Hour During Morning and Afternoon Rush Hours Combined, Traffic now is bumper to bumper 7am - 9pm.**

2. **Our Aging and Insufficient Infrastructure: The 769 Additional Units Hokua Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure: water supply, road surfaces, sewage, school capacity.**

3. **How Can Hokua Place Be Touted As Meeting Our Affordable Housing Needs: Only 30% of units are required to be affordable the others are “subject to market conditions”, which means the developer can increase current prices.**

4. **Single Family Homes from $650,000 – $950,00 Where is the Affordability?**

5. **Food Security in a Time of Uncertainty: Conservation of Agriculture Lands Should Be a Priority, Not Urban Sprawl.**

6. **Hokua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.**

**BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION:**

We are recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kauai has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle. Let’s kokua Kauai before it’s too late!

In peace with great love for Kauai, Gabriela Taylor

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Dear Janet,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 179K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAR, the wastewater and water. HoKua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Olehia Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Wailua bridge. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

HoKua Place is planned for the individuals and families in the Kapa’a-Wailua area. The vehicles are already in the area. Adding 1500 cars to the area is just stretching the truth. Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is unreasonable.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you for taking time out to sending in your comments.

Aloha,

Ron Agor

Janet Carafa
4183 Waipua St
Kilauea HI 96754
Aloha Janet,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha, Hawaii Land Use Commissioners. When you review the information on the proposed Hokua Place development in Kapaa, Kauai, please keep the following points in mind:

* These homes will not be affordable at 650K to 950K for most of Kauai residents.

* The Kapaa traffic corridor, known as the KAPAA CRAWL, is ALREADY BURDENED to a near standstill during Morning and Afternoon rush hour, and often between those times. Adding 769 additional units (1,900 more cars, as per developers EIS) to this only access road to the work areas and airport, will make these vital commutes almost impossible on a daily basis.

* Our failing infrastructure -water supply, aging roads, troubled sewage treatment system, and school capacity are ON THE EDGE NOW! You can imagine what will happen if we add another 769 residential units to these systems.

* We desperately need the 97 acres that this development would use up, to grow FOOD, as we currently rely on food barged over from Oahu and the mainland, which is not sustainable, especially during disasters.

* We suggest Alternative 1 the, the No Action Alternative from the second Draft of the EIS, when you are considering this development. We desperately need your help with this, and we look forward to seeing you, when you meet with us in 2019 in Kapaa.

Thank you for your consideration regarding this important matter.

Sincerely,
Diane de Vries
Resident of Kauai

---

Dear Dianes,

Sent from my iPad
The HoKua Place proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost you may have heard about is for the market priced homes, not affordable homes. Please read the Updated Housing Market Study in the EIS submittal.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs only 11,000 acres of ag lands to sustain ourselves.

Diane, surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. To ask those who “don’t have” to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is selfish and unrealistic. Housing trumps traffic woes indisputably and the feeling that too much is being built, etc.

Thank you for your comments.

Ron Agor
To: State Land Use Commission, dlbed@luc.web@hawaii.gov
Re: Hoku'a place, Kapa'a – please keep Agricultural
Date: December 21, 2018

Aloha:

May I respectfully request that the land under Hoku'a Place remain Agricultural, and I very much support Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement to keep these lands zoned Agricultural.

The developers of Kapa'a Highlands – now Hoku'a Place knew, and were very much aware, when they purchased this property that it was zoned Agricultural land. Their intent was always to rezone it, develop it, flip it, and walk away with their multi-millions, leaving our residents and tourists with the mess they will leave behind, cast in stone, forever. They never had any intention of doing agriculture, but with their highly-paid consultants and lawyers, know how to navigate the system.

Affordable housing is only tiny percentage of this project but they are touting it as “affordable” - it makes it more warm and fuzzy - as does now giving it a Hawaiian name. I attended a WKQX presentation by Greg Allen a few years ago when it was still Kapa'a Highlands. I asked him about the affordable housing, and he said it would be “up to 30%”. So I asked that, in theory, that could mean 0.5% or 1% - as that is up to 30%... and, he got very angry. And homes from $650,000 - $950,000 are hardly “affordable!” He also kept insisting he was NOT a developer, which drew some ironic laughter and “of course you are!” from those assembled.

An estimate of vehicles from Hoku'a Place, they say 1,500 vehicles for 769 units. That’s only two per unit. You know the actuality will more likely be: dad - truck, mom - SUV, son - truck, daughter - sedan, so 4 cars per “affordable” unit at the very least which is more like 3,000 vehicles. So their traffic estimates are way off target. Our rural (and yes, this area is RURAL, not URBAN,) country lanes are very narrow and winding (with huge potholes I might add). Oloheana Road and the Bypass just cannot take this extra burden with this HUGE development. Oh yes, and they’re going to “preserve the rural-like (“like?”) character of Kapa’a”. No they’re not! They’re going to ruin our rural, green, and lovely, AGRICULTURAL area with URBAN sprawl and an even worse traffic nightmare!

None of this makes sense in this area. It would have made more sense for the developer to have purchased a lot in Lihu’e which was already zoned Urban. With all Lihu’e’s many extra new and wide roads and highways all over the place now it would have been more viable, as Lihu’e does not have road/traffic issues as does Kapaa.

Whether we like it or not, tourism is our mainstay on Kaua’i. Without it, our economy would completely collapse. It’s bad enough that I have to sit in traffic for hours, but I feel so sorry for our visitors, who have come here expecting paradise. Instead they wait in traffic for hours just like they did back in LA. Why would you come here and waste your vacation just sitting in traffic when you can do the same thing at home for free? How frustrating. We desperately need the dollars from tourism, and I have seen many letters to The Garden Island newspaper from visitors (some of whom have been coming for many years), shocked at how bad the traffic is in Kapa’a, and thinking they may not return until we do something. Nothing is going to happen with DOT for years, and their choices of what to do to alleviate this are extremely limited and costly. The extra stress on everyone is changing the face of Kaua’i too – at least in Kapa’a. What used to be the land of aloha is now the land of anger and rage in some cases – unfortunate but true. Another blow to tourism.

We all know about the 42% increase in flights coming from the mainland.
So, Let’s look at Now, Today. (not 42% later)

Right now, the Kapa’a Crawl is road rage daily. I work in Kapa’a and live in Wailua so turn south on to Kūhiō Highway every afternoon. We just sit. The traffic coming north from Lihu’e turning up to the Bypass, and the traffic coming out from the Bypass heading south causes major gridlock. Just too many people for too few lanes. There are so many near misses with people driving crazy and cutting in and missing you by inches, forcing you out into the other lane, it’s insane. It’s also made worse by people heading south who do not want to sit on the highway with the rest of us, so they turn on Aleka Loop by Longs, and high-tail over the speed bumps, then on to the Highway and turn into Papaloa Road and then by Kintaro’s come flying across two north-bound lanes into the southbound Kuhio highway. I see crazy driving daily. It’s deadly.

The Kapa’a Bypass already gets backed up, particularly heading south a.m. and p.m., by people trying to beat the madness of the overloaded traffic on Kūhiō Highway to get to Lihu’e, and please don’t even try to go north on the Bypass on a Wednesday afternoon, when they hold the Farmer’s Market by the Armory in Kapa’a. You’ll get stuck in traffic halfway up the Bypass and will sit there for 45 minutes, attempting to reach the roundabout less than a mile away. The same when you’re trying to head from Kapa’a town up Oloheana Road on this same Wednesday. With all the traffic coming from the north on the bypass, from the south on the bypass, there is total gridlock and road rage with too many people for too few, small roads. And they’re going to add another lane down from the the Hoku’a development down to the Bypass road with extra hundreds and hundreds of vehicles? Madness. Complete madness.

Our already fragile infrastructure just cannot take this. We have to make sure our infrastructures are in place, roads, water, sewage (we had serious and major sewage collapse issues a couple of weeks ago from old and apparently improper sewage infrastructure in Wailua which starved the highway for days and the effluent polluted Wailua Bay), etc. before we do any more development. For too many years, it has been the other way around, and has to stop, for all the logical reasons.

Our Agricultural land is FINITE, and shrinking drastically as we speak. Once it’s gone to development it won’t come back, it’s gone forever. All these lands used to be viable for sugar cane and pineapple, and could be viable again for multi-faceted agriculture. Which is what the intent of the current long-term zoning is. Agriculture. The owners could always lease out small, or quarter, half or one-acre lots to local people to farm so we can actually produce some more of our own food here, help have fresh Kaua’i produce and stop importing so much stuff. Hoku’a Place could become
Hokua Agricultural Farms (and Market?) instead! Wouldn't that be awesome? Food security is SO important, particularly when you're just a dot in the ocean, the remotest islands on the planet and this would be a wonderful opportunity for some small grass-roots organic agriculture which did not need to depend upon a barge to get here and feed our people.

Will there ever be a time when Urban land gets converted to Agricultural? I don’t think so, I wish. This is a one-way highway (so to speak). I’m not against building a truly affordable housing development. It just needs to be in the right place, with appropriately zoned land and sufficient infrastructure in place first. Kapa’a just cannot handle this.

There is already the looming Coco Palms traffic, plus the development of the lot between the Courtyard by Marriott and the Kaua’i Coast at the Beachboy, permitted a long time ago, despite their negative consequences on traffic, especially during hurricanes/tsunamis. The evacuation route is our same, one and only, two single lanes Kühiō Highway which just cannot take these extra vehicles. But it has so been deemed. We’ll just sit there in traffic and we’re all gonna die.

I beg the LUC members to come and visit first-hand, spend a few days here, see what we see what we live with every day. Hope you won’t mind the hour plus it could take you to drive 2 miles, and hope you don’t have a plane to catch. And that is now. Plus the 42% more tourist vehicles on the road and upcoming approved developments. And add HoKua Place to the mix? Crazy. We have one road, two single lanes. And it aint gonna change. It just cannot take any more. Neither can we, please.

I speak for many of my friends and ‘ohana here. I implore the members of the Land Use Commission to keep this land in Agricultural zoning. Let’s feed our people! Personally, I’d love some arugula!

Thank you very much for your time and consideration.

Mahalo nui loa,

Carol A. Beardmore

---

Sara Juhn

From: Sara Juhn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:36 PM
To: willie.cb@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Carol Beardmore.pdf

Ala‘o Carol,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects
AgorJuhnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Carol,

There is a housing crisis on Kauai as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputedly.

Hokua proposes 231 affordable homes in the range of $ 175,000.00 to $275,000.00.

Infrastructure concerns have been addressed by the EIS submittal.

The recent Updated General Plan formulated by the community has designated the project’s property as "Neighborhood General". This designations allows housing development within the 10 minute walking radius from Kapa’a Town.

Thank you for taking time to express your concerns.

Ron Agor
Aloha Members of the State Land Use Commission

First I would like to thank Ann Walton for her article in Sunday’s paper.

I had thought this problem had been resolved a long time ago.

I am assuming that none of you have been to Kauai and tried to drive from Kapaa to Lihue. It is gridlock and so are all of the surrounding streets. It now takes 1 1/2 hour to go as far as what use to take 5 or 6 minutes. Our island is over run with cars and traffic. Our schools and infrastructure can not handle any more people or traffic.

This housing will not be anything that local people can afford.

Our island is upside down now because of the flooding last April and then again in August. Please don’t add any more turmoil to us than what we have now.

Mahalo,

Gloria Bendsma

Dear Gloria,

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Anne Walton and Gabriela Taylor have written pieces in the paper against HoKua Place. Both of them are part of the “have” group. They have conveyed untruthfulness and misleading statements about HoKua Place. They have no regards to those who “have not”.

Please read the submittal on the updated TIAR, the wastewater and water. HoKua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Olehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Wailua bridge. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times, However, in discussions with young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Unlike Anne and Gabriela, please reconsider supporting the “have nots”.

Thank you for your expressed concern.

Aloha,

Ron Agor
TO: State of Hawaii Land Use Commission  
RE: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center  
DATE: December 24, 2018

The Hokua Place 2nd Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The "no action" alternative would be consistent with the sentiments of the community.

Pls keep ag lands for the farmer and or rancher!

Carolynn Lum  
2746 Apapane St.  
Lihue HI 96766

Dear Carolynn,

There is a housing crisis on Kauai as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputably. The developer, working with our government, is justified in attempting to provide more housing for those who want them, and for 231 families who need affordable housing.

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs 11,000 acres of ag lands to sustain ourselves.

The recent Updated General Plan formulated by the community has designated the project's property as "Neighborhood General". This designations allows housing development within the 10 minute walking radius from Kapa’a Town.

Thank you for taking time to express your concerns.

Ron Agor

Sara Jehr
From: Sara Jehr <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:37 PM
To: hawaii96766@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Carol Lum.pdf

Aloha Carol,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehr, RA
Agor Jehr Architects
AgorjehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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TO: State of Hawaii Land Use Commission
RE: Hokuia Place Proposed Up-zoning of Lands From Agricultural to Urban Center
DATE: December 24, 2018

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FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA’A. By their estimates, Hokuia Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Wailua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), an one pending residential development (Kealia Mauka).

IMPACTS ON AN AGING INFRASTRUCTURE. Hokuia Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State’s new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING. What is missing from the housing mix on Kaua’i is affordable housing - low and middle income housing. Hokuia Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure.

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokuia Place.

Thank you

Dan Perry
4200 Wailea Place
Princeville
808-634-1771
Dear Dan,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trump’s traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Olehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Waiula bridge. The project will offer to the DOW water generated from their well to increase the County water supply to their system.

Hokua Place is planned for the individuals and families in the Kapa’a-Wailua area. The vehicles are already in the area. Adding 1500 cars to the area is just stretching the truth.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you for your expressed concern.

Aloha,

Ron Agor

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Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:43 PM
To: 808danp@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Dan Perry.pdf

Aloha Dan,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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From: christine bandsma
to: shebands@gmail.com
subject: RE: Hokua Place House’s

I thought that we had already expressed our deep concern and opposition to this project. Apparently I was mistaken so this letter is once again expressing our concern and adamant opposition to this project. I assume that none of you in favor of this proposed project lived here on the east side of Kauai because the impact it will have on our infrastructure is obvious and extremely negative. First of all, as you are aware, our traffic situation is ridiculous. To get from north Kapa‘a to Kauai Kai means you are in bumper to bumper traffic on any given day, including weekends. The central flow set-up is not helping any longer because there are simply too many cars. There is also the problem of extreme congestion at Kapa‘a middle school and the round about below there during school drop off and pick up. This zone is so crowded during those times (the same as work commute times) that even a few more cars will make this area into a completely gridlocked area. It will be unsafe to the students who are being dropped off and picked up. The next problem is the quality of our roads in this area, potholes abound which slows everyone down even more.

We’ve also had other “affordable housing” projects done in the recent past that aren’t even affordable for our local population. So, it won’t be for our current residents but for newcomers to the island. The greatest asset we have on Kauai is our ‘homegrown’ aloha feel and we are selling that out with these types of projects. It will ruin what we love about this place and what brings our visitors.

This project will also burden our utility infrastructure that is outdated and already over used, including our water resources. I also request, if it hasn’t been done yet, that an Environmental Impact Statement (EIS) be done to determine whether or not this project is even legal.

I urge you all to consider what it is that you love about this precious island and it’s limited resources and consider what our actual ‘carrying capacity’ is before passing on this project. I love Kauai and it’s rural, local lifestyle. Please don’t disrespect the ‘aina and its” sustainable situation. Thank you for reading my input.

Mahalo,

Christine

---

Dear Christine,

Housing is definitely a crisis. Not for those who have, but for young families and families that are doubling up in homes because of the crisis. HoKua Place was invited by the planning department a few years ago to abandon their ag subdivision and plan for a housing project. Housing trumps our traffic woes.

The submittal addresses the infrastructure issues expressed by the “no-development” comments.

Someone said “If we do nothing, then there is no future for the young”. Many, many of our young have left Kauai because of the lack of housing for them.

Thank you for expressing your concerns.

Ron Agor

---

Aloha Christine,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects

AgorJuhnArch.com
O: 808.947.2467
C: 808.373.0025

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Dear David,

Kauai’s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growth for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community in particular affordable housing for the young.

The Kauai General Plan was recently updated to include a “Neighborhood General” designation. Hokua Place is now designated as “Neighborhood General”. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone.

Please read the updated TIAR on traffic and the housing market study in the Final EIS. We have also included an update on the DOT scheduling for roadway improvements.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Thank you for your expressed concerns.

Ron Agor
Aloha, Claudia Herfurth:

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokua Place.

Sincerely,
Claudia Herfurth
Hanalei

Dear Claudia,

Thank you for your expressed concerns,

The housing crisis for the young families and families doubling up in homes is real! In discussions with the young people in the Kapa’a and Waipoua area we hear that they are willing to wait in traffic for a few more minutes if they could have the opportunity to buy a home.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc. There is no spin that can dispute this fact.

Aloha,
Ron Agor
Dear Corinne,

Thank you for expressing your concern.

The housing crisis for the young families and families doubling up in homes is for real! In discussions with the young people in the Kapa'a and Wailua area we hear that they are willing to sit in traffic for a few more minutes if they could have the opportunity to buy a home.

Housing trumps our traffic woes. There is no spin that can dispute this fact.

Aloha,

Ron Agor
I write to encourage you to vote against re-zoning land for the proposed Hoku Place on Kauai for two reasons:

First, it irrevocably converts agricultural land into residential property. Changes such as this diminish Hawaii’s agriculture industry and, on a deeper level, change Kauai’s fundamental nature from a rural gem into just another sprawling suburb.

Second, the current Kauai road system cannot handle even the current traffic load. Adding 1,900 vehicle trips per hour during morning and afternoon rush hours combined (according to second Draft Environmental Impact Statement) would bring travel to a stand-still during those hours.

- Dan Freund
5609A Honua Rd.
Kapaa, HI 96746

Dear Dan,

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place.

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs only 11,000 acres of ag lands to sustain ourselves.

Dan, surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. To ask those who “don’t have” to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is pono. Housing trumps traffic woes indisputedly and the feeling that too much is being built, etc.

Thank you for your comments.

Ron Agor
I have lived on Kauai for 31 years. Our island can’t sustain such a development without addressing our current traffic issues. Growth of our community will certainly happen, let’s put a moratorium on growth until we solve our current traffic problems and set up an infrastructure for future expansion. Tourism needs to limit visitors until we solve our traffic congestion and preserve Kauai’s natural habitat. Mahalo Marc Andre gagnon

Sent from my iPhone

Dear Marc,

HoKua Place is designed to address the housing crisis on Kauai. It is to provide affordable housing for the young individuals, young families, and families doubling up on houses today. It is said that the housing crisis trumps our traffic woes. The HoKua Place is designed to address the housing crisis of Kauai. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa’a-Walua area say that the are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 270K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

To put a moratorium on growth is telling these young families that they have to wait 10 to 20 years before the have the opportunity to buy an affordable house.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KUUC system. The developer owns the Kapa’i bypass road from the Ohehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your expressed comments.

Aloha,
Ron Agor
Aloha Land Use Commission,

Please vote against upcoming the Hokua Place Subdiv., that is, leave it in Agricultural Zoning for the following reasons.

Traffic is already bad/congested oftentimes throughout the week in the immediate area of the project as well throughout the Kapa'a corridor. And per the second Draft Environmental Impact Statement, Hokua Place will generate a total of approximately 1,900 Vehicle Trips Per Hour during morning and afternoon rush hours combined. Traffic is already bumper to bumper during those peak hours for TOO LONG A PERIOD OF TIME...that is, too many people are stuck in traffic for TOO LONG! This is just one of the problems that need to be solved or at least greatly mitigated before any upcoming for Hokua Place can be granted.

Insufficient Infrastructure and its ongoing aging process...that is, serious upgrades need to be made for road surfaces, sewage, etc.

Most of the single family homes built here would not be "affordable." A new and better plan, including a higher percentage of units need to be show to be affordable and that those prices will not escalate.

Essentially, Hokua Place should not be considered a priority under any means as it cannot be created and categorized as a true "sustainable" development. Better technology needs to be employed and brought to light for any developer to move ahead with a project like this. Our LONG TERM future as a viable and attractive island for visitors and new residents needs to be retained and in fact, improved. Approving Hokua Place and seeing it developed as such would diminish the quality of life for we residents as well as diminish the attractiveness for visitors because existing issues would be exacerbated. Enough studies have been done to prove this.

Please vote for Alternative #1 - the No Action Alternative from the 2nd Draft Environmental Impact Statement...and keep the proposed project land area in Agricultural Zoning.

Mahalo and aloha,

Danny Hashimoto
Kapa'a, Hawai'i

Dear Danny,

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place.

The sustainability plan in the submittal depicts a comprehensive outline of sustainable measures that will be implemented for the project.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor
Aloha Danny,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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I oppose the Hokua Place development.
Jan Pascua

Dear Jan,

They are no details in your comment. Therefore, the response to your comment will be a generic response.

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and do other things.

Housing trumps traffic woes and the feeling that too much is being built etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Oleoana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Waikua bridge. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes, many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Thank you for your expressed concern.

Ron Agor
Hello,

I would like to express my opposition to the proposed development that would convert agricultural land to residential land that would create a windfall profit to the developers, but leave the community to deal with the fallout and without creating affordable housing. That area is already grossly congested with traffic. There are plenty of areas zoned residential for good reasons where development should occur.

Erik Horsley
Kapaa homeowner

Dear Erik,

The Hokua Place is designed to address the housing crisis in the Kapa’a-Wailua area.

Yes it’s frustrating sitting in traffic for 15 minutes or so at times. But there is a housing crisis for the young individuals, young families, and families doubling up in houses. The HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable.

This project will most likely not see construction for another year or so and not be fully developed for at least five to ten years. But we must start the process in order serve the housing crisis.

In discussions with the young people in the area, many say they are willing to sit in traffic another 15 minutes if they can have the opportunity to buy an affordable home.

Thank you so much for you expressed concerns.

Aloha,
Ron Agor

---

Sara Jein

From: Sara Jein <sara@agorjeinharch.com>
To: kireus@gmail.com
Sent: Tuesday, April 9, 2019 9:10 PM
Subject: RE: Hokua Place Development Response
Attachments: Erik Horsley.pdf

Aloha Erik,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jein, RA
Agor Jein Architects

AgorJeinArch.com
O: 808.947.2467
C: 808.373.6025

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To whom it may concern at the Land Use Commission,

In regards to Hokua Place please let this project area zoning remain as agriculture. Please let it remain in the state land use Agricultural District.

We also cannot handle the infrastructure. Traffic is already such a big problem. This is worrisome for me. We must act now to preserve our home, reefs, beaches, forests, streams and rural lifestyle.

With aloha,

Darian Ponce Peralta
808-346-4232

Dear Darian,

The General Plan, government and studies have found that Kauai is in a housing crisis. Many young individuals, families and families doubling up in houses are in need of affordable housing. The HoKua Place addresses these needs for the Kapa'a-Wailua area.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and a significant number for the Kapa'a-Wailua area. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

This is Kauai, sitting in traffic for 15 minutes more is a noble cause if 231 families have the opportunity to have a very affordable home.

Thank you very much for taking time to express your concern.

Ron Agor

Aloha Darian,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:59 PM
To: kapaaenc@kauai.gov
Subject: RE: Hokua Place Development Response
Attachments: Marta Miller Hulsman.pdf

Aloha Marta,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jehn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Marta,

Housing is the number one crisis on Kaua‘i, not traffic. The DOE has accepted the projected number of students the HoKua Place may be generated.

HoKua Place is providing 231 affordable housing at $ 175,000.00 to $ 275,000.00. In order to meet this commitment, the developer's profit for the market homes will be minimal so the project can pay for the affordable housing.

The developer is contributing to the maintenance of the wastewater plant. They have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa‘a bypass road from the Olehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your expressed comments.

Aloha,

Ron Agor
I am a home owner in Kapua (Plantation Haul). I have many concerns with allowing this complex to be built. The traffic is already atrocious and adding that many more vehicles on the road is ridiculous. Kapuai does not have the infrastructure to support adding that many new residences and vehicles. I totally understand that tourism is important to the island, but if it gets that congested, visitors won’t want to come back for another visit. All this will do is frustrate visitors and be a deterrent for future trips. Please reconsider this proposal and do not allow this project to go forward. Thank you.

Judith Courtemanche

Sent from my iPhone

Dear Judith,

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses the opportunity to buy a home is selfish and unreasonable.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Thank you for submitting your comments.

Aloha,

Ron Agor
Dear Land Use Commission:

With respect, please vote NO on Kokua Place as it sits in its current state.

Traffic in Kapa'a has reached its saturation point & gridlock is constant. You would be doing a great dis-service to your residents & to your tourists if you allow this to go through prior to addressing the gridlock that Kapa'a is currently experiencing. It's beyond the "Kapa'a Crawl" & developers do not care. They just want to develop what & where they can & then move somewhere else to do the same thing. Morals are out the window. It is up to the residents of Kaua'i to care & you are our representatives SHOULD.

Please vote NO on Kokua Place until such time that traffic has been properly addressed.

Secondly, "affordable housing" should remain "affordable" in perpetuity. "Affordable" for 30% of current residents such as young adults working at Starbucks, Foodland, the resorts' working staff, Petco, ANY Kaua'i resident making less than $40,000 (or is it more like $20,000) per year SHOULD IDEALLY be able to afford one of these 30% of houses in Kaua'i Place that are deemed "Affordable".

So here's the math:

A person earning $15 per hour for 8 hours per day makes: $120/day

$120/day times 5 days/week: $600/week

$600/week times 52 weeks per year: $31,200

No vacations included & taxes would still be taken out of this total.

How can someone earning this much afford to purchase a home between $650,000 & $950,000?? Simply stated, they can't.

30% is pathetic, by the way. This figure should be more like 75%. How many of YOUR kids can afford to purchase an "Affordable House" in this future neighborhood? How many of YOUR kids will NOT be able to purchase one because they're not part of the elite 30%?? How many of YOUR kids earn more than $31,200 per year while living in Kaua'i? Hmmmm......

These developers do NOT have the best interests of the community in mind & with the abominable Traffic Situation being ignored & "Affordable" being tossed around like the term "green", developers continue to rape & pillage in the name of Progress. Is this Progress to YOU? If so, I have a bridge to sell you......

Shame on you if you allow Kokua Place to go through while ignoring the plight of those who actually LIVE here in Kaua'i.

Sincerely, Respectfully & with Aloha,

Debra Dixon

Kapa'a

Dear Debra,

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor
Aloha Debra,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Please do not approve of this change.

Please take pity on those of us who live on Kauai. Traffic is out of control. My clients who live in Lihue don’t want to come to my office because the traffic is so out of hand.

It isn't the right time to expand and this isn't the right project. Kapaa is the working class neighborhood of the island; 30% affordable housing equals 70% unaffordable housing.

Our current infrastructure cannot handle further expansion at this time. Please take pity on us and vote for common sense restraint.

Thank You!

Dennis Mendonça

---

Sara Jeln

From: Sara Jeln <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:54 PM
To: dennism28@gmail.com.
Subject: RE: Hokua Place Development Response
Attachments: Dennis.Mendonca.pdf

Aloha Dennis,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
D: 808.947.2467
C: 808.373.6025

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To Whom It May Concern:

The idea of an additional large housing complex — especially one with virtually no affordable units — in Kapa’a is unconscionable. We already have severe traffic problems through Kapa’a town and the by-pass. Further, as a resident of Kamalu Road, which is already used as a “better” bypass option, I find this plan horrifying. At the present time, the 25 mph speed limit on Kamalu Road is routinely and consistently disobeyed. Speeds in excess of 50 mph are commonplace and, for those of us who live here, extremely dangerous.

Additional construction behind the Middle School would negatively impact our neighborhood with more traffic and more speeders. This increased traffic would also require better road surfaces and more police presence.

In short, I am totally against this construction.

Dear Sir/Madam,

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer’s commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place

Thank you taking time out to express your concerns.

Aloha,

Ron Agor

---

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:55 PM
To: dgcarsten@aol.com
Subject: RE: Hokua Place Development Response
Attachments: dgcarsten.pdf

Aloha

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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I am a full time resident of Kauai for more than 15 years and I am concerned about the proposed Hokua Place development. We need affordable housing but it does not sound like this will provide housing most residents can afford. I think the developer needs to set aside lower priced housing. Monies toward infrastructure to alleviate issues of burdening our already outdated wastewater plants and roads are also needed. This proposed upzoning seems to need further study to make sure it benefits the community. Maybe there should also be restrictions on this housing for full time residents only and no short term rentals if not already in place.

Thank you for your consideration of my concerns.

Diane H. Chait

---

Dear Diane,

A housing crisis on Kauai do exist as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputedly. The young families and families who are doubling up in houses need the opportunity to buy an affordable home. In fact many young people who live in the Kapa'a/Wailua area has said that they welcome sitting in traffic a little longer if they can have their own home.

Hokua proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost you mentioned are for the market priced homes, not affordable homes. Please read the Updated Housing Market Study in the EIS submittal.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR.

The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, thus creating a healthy environment and living conditions for all who may live there. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone.

Finally, there have been studies over studies of the Kapa'a/Wailua area. It is time to solve the problems identified by these studies. Housing is the number one crisis.

Thank you so much for expressing your concerns.

Aloha,

Ron Agor

---

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:56 PM
To: d.chait@earthlink.net
Subject: RE: Hokua Place Development Response
Attachments: Diane Chait.pdf

Aloha Diane,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Don,

The HoKua Place is intended to be a well designed residential community primarily for the Kapa’a-Wailua area. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths, thus creating a healthy environment and living conditions for all who may live there. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone.

HoKua proposes 231 affordable homes in the range of $175,000.00 to $275,000.00. The $650K cost you may have heard about is for the market priced homes, not affordable homes. Please read the Updated Housing Market Study in the EIS submittal.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIR.

Don, surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. To ask those who “don’t have” to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is selfish and unrealistic. Housing trumps traffic woes indisputedly and the feeling that too much is being built, etc.

Thank you for expressing your concerns.

Ron Agor

---

Honorable members of the State Land Commission,

I am writing to implore you to consider an alternative philosophy to growth on Kauai. No one appears to be willing, or to have the authority for comprehensive planning crossing margins of housing, commerce, farming, transportation, utilities, and more.

The proposed development of Hokua Place is yet another example. First, the Kauai economy is virtually entirely driven by tourism, despite decades of trying to diversify the economy. The hospitality industry is notorious for having a large number of very low-paying jobs, incapable of generating wages sufficient to support a family even with multiple jobs and/or wage earners. The beginning price point of Hokua Place is out of reach of the typical Kauanian family with multiple tourism-based incomes.

In addition, if this development is considered in the context of overall available resources on Kauai, it makes no sense, certainly not in this location. Kapa’a is our biggest population base, Lihue is our biggest employment base. The transportation corridor between the two is already highly congested and has the worst traffic on the island. The lack of a four lane highway between these two centers wastes hours of residents’ time, hundreds of gallons of gas, and is a source of high levels of frustration for tourists.

In addition, the mere act of buying the family groceries is already difficult in Kapa’a, and will be made more so with hundreds of new households and no new sources of groceries. Otherwise, Kapa’a residents must go to Lihue for additional grocery resources, adding more pressure on that overcrowded transportation corridor.

Before we move forward with any more significant development projects, we must come up with solutions to Kauai’s lack of infrastructure to support our current population and tourism load. Many residents believe we have reached a tipping point on Kauai, where available infrastructure is about to be overwhelmed by the demands of a growing population and growing tourism. Further large-scale growth makes no sense under these conditions.

Yet growth is inevitable. But the residents of Kauai have been unable to get the entities of the County, State, and Federal governments to commit to work together to address these issues before they become critical.

I ask that you take a step back and re-examine the benefit of further unbridled growth, and consider a moratorium until the various Federal, State, and County agencies can gather to discuss a plan for managed growth of population and infrastructure on Kauai.

Respectfully,

Don Cunningham
Princeville
Aloha Don,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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We recommend NO ACTION on the upzoning of agricultural land at Hokua Place in Kapaa would cause a huge increase in traffic that would feed directly into the biggest bottleneck on the island.

The 769 residential units are not affordable and would result in traffic congestion that would affect tourism and the resident travel around the island.

We strongly recommend Alternative 1, until the traffic congestion on the 3 lane highway is resolved.

Dear Donna,

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer’s commitment to providing the 30% affordable units.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that Hokua Place.

The State Department of Transportation is currently scheduled to add the fourth lane to Kuhio Highway from the bi-pass to the Wailua river bridge by end of this year. It most certainly be completed before construction on the Hokua Place begins.

Thank you for your concern.

Ron Agor

Donna Holevoet, BROKER Resort Properties of the Pacific, LLC Call or text 808-635-6500
Office: 808-826-4280 Real Estate Sales, Long term and Vacation Rentals
www.resortpropertiespacific.com

Dear Donna,

Donna,

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that Hokua Place.

The State Department of Transportation is currently scheduled to add the fourth lane to Kuhio Highway from the bi-pass to the Wailua river bridge by end of this year. It most certainly be completed before construction on the Hokua Place begins.

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer’s commitment to providing the 30% affordable units.

Thank you for your concern.

Ron Agor
Aloha Donna,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

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Dear Land Use Commission,

We are very concerned about the strain that the Hokua Place development will place on the infrastructure of Kauai. From wastewater to traffic, Hokua Place is a very bad idea. If they are going to build this development, then it needs it's own wastewater treatment plant instead of hooking up to the outdated Wailua plant. In addition, have any of you ever driven from Wailua to the area where the development will be? We have, and it's a nightmare. Living in the Homesteads, it's gotten to the point where we have to plan our errands as follows: first Foodland, then Safeway, then the Post Office, then Hokua Foods. Then home by the back roads (Olehena Road, Kamalu Road, then Kuamo'o Road) which takes longer but not as long as sitting in gridlock all the way back to Kuamo'o Road on the highway. This happens all day long every day. It is ridiculous to plan errands going only one way thru Kapa'a, but it has to be done due to the traffic situation. Adding 1500 cars to the road from this development is insane. And, because of where the development is located, the back roads home will no longer be an option as they will also be filled with cars from Hokua Place.

Please reconsider and do not approve this development.

Sincerely,

Doug and Robin Shannon
Kapa'a

---

Dear Doug and Robin,

The HoKua Place is to address the housing crisis on Kauai and provide affordable housing for the Kapa'a-Wailua area. The 231 affordable housing proposed will be $175,000.00 to $275,000.00, that affordable and realistic.

The State DOT plans on widening Kuhio Highway from the bi-pass road to the Wailua bridge. HoKua will add a main road through the project from the bi-pass road north to the Olehena Road. This will certainly ease traffic in the area. Please read the updated TIAR in the submittal.

The Project is intended to provide house for the Kapa'a-Wailua area. The vehicles are already in the area so the 1900 added cars to the area is not a correct statement.

Thank you so much for your expressed comments.

Aloha,

Ron Agor
Dear Doug,

There are upcoming plans to start construction on the widening of Kuhio Highway from the bi-pass road to the Wailua bridge. The HoKua has a main roadway going through the project from the bi-pass road north to Olehana road. This will certainly help the traffic in the area. Please read the updated TIAR in the submittal.

Yes it’s frustrating sitting in traffic for 15 minutes or so at times. But there is a housing crisis for the young individuals, young families, and families doubling up in houses. The HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable.

This project will most likely not see construction for another year or so and not be fully developed for at least five to ten years. But we must start the process in order serve the housing crisis.

In discussions with the young people in the area, many say they are willing to sit in traffic another 15 minutes if they can have the opportunity to buy an affordable home.

Thank you so much for you expressed concerns.

Aloha,
Ron Agor

Sara Jehr

From: Sara Jehr <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:07 PM
To: pualdouglas11@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Doug Ross.pdf

Aloha Doug,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehr, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Eliel,

The HoKua Place is designed to address the housing crisis of Kauai in the Kapa'a-Wailua area.

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. The HoKua Place will be providing 231 affordable housing in the range of $175,000-$275,000.00. This is very affordable and realistic.

The project is for the Kapa'a-Wailua area. The vehicles are already in the area. To say that the project will add 1900 cars is stretching the truth.

Please read the Updated TIAR in the submittal.

Thank you for your comments,
Aloha,
Ron Agor
Dear JaNee,

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they have the opportunity to purchase an affordable home.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of $178K to $278K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Kaua‘i has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kaua‘i needs only 11,000 acres of ag lands to sustain ourselves.

Thank you for submitting your comments.

Aloha,

Ron Agor
From: Gabriela Taylor
To: HUAUCOMAULU
Subject: Hauula Place Subdivision Comments: 2nd Draft Impact Statement
Date: Wednesday, December 19, 2018 10:30:02 AM

To: The Hawaii state Land Use Commission
Re: Hauula Place Subdivision: Comments: 2nd Draft Impact Statement
From: Gabriela Taylor, Kapaa, Kauai

Commissioners:

I am recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would be left in its current state. Hauula Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community. Here are the reasons.

Since 2004, residents on the east side of Kaua‘i have been under the threat of yet another development with 769 residential units, at a price range beyond the reach of most residents, which in its current iteration is called Hauula Place. This, of course, is along with two resorts already approved and soon to be under development in the Waialua-Kapa‘a corridor (Coconut Beach Resort and Coconut Plantation – 527 units), a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa‘a (Kekiai Mauka). The residents of the east side, and those driving through, want to know when is enough, enough?

Impacts on Our Island From the Proposed Hauula Place Subdivision

1. Stuck In Traffic: Buried in the 2nd Draft Environmental Impact Statement and By Their Own Admission, Hauula Place Will Generate a Total of Approximately 1,900 Vehicle Trips Per Hour During the Morning and Afternoon Rush Hours Combined.

The 2nd DEIS indicates that Hauula Place is expected to generate 487 vehicle trips per hour (vph) and 560 vph during the AM and PM peak hours of traffic, respectively, then buried in the document they qualify that by saying that: “The AM and PM peak hour trip generation characteristics for Hauula Place were increased by about 90+ vph over the DEIS traffic study, primarily due to the use of the average peak hour trip rates for multi-family dwelling units.” So what numbers are we looking at here? By their estimates, Hauula Place will actually add another estimated 1,900 vph (AM plus PM) to Kuhio Highway and By-Pass Road, further miring us in perpetual gridlock. If that isn’t disaster enough, imagine Kuhio Highway when 2000 cars are added to the Kapa‘a Crawl by two already approved resorts ready to go up in the Waialua-Kapa‘a corridor. The Kapa‘a Crawl has ballooned over the past year to create major traffic jams on Kuhio Highway, from Waialua River to Kealaa and beyond, from 7am to 9pm daily. What more needs to be said about the diminishing quality of life on the Eastside? The only solutions proposed by developers are to: a) dedicate the By-Pass Road to the State, of which their property simply crosses, but they don’t own the whole road – in any case it is already fully operational and not noticeably reducing the Kuhio Hwy traffic congestion; b) cutting a road between Oloheha Road and the By-Pass Road which is a smoke and mirrors approach to reducing traffic, in no way will it reduce congestion as that is not where the problem lies (except during school drop-off and pick-up hours); and c) and then the rest of the 48 significant improvements are punted to the State or County (see HDOT’s study Kapa‘a Transportation Solutions, August 2015).

2. Our Aging and Insufficient Infrastructure: The 987 Additional Units Hauula Place Is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure. Aging infrastructure reared its ugly head recently when a sewer cap blew up on Kuhio Highway and a sewage spill contaminated the Waialua River and beach area. Along with the contamination of the river and nearshore reefs, east bound traffic backed up all the way to Hanamaulu, creating 2-hour traffic travel time from Lihue to Waialua. A few days later there was an island-wide energy blackout. The landfill is almost full and land purchased at a high cost for a new one. Increased water outages require old water lines and pumps to be frequently upgraded. We know about humpy potholed county roads, as well as defects in the highway. Adding more cars increases damage to an already poorly maintained network of roads. Data given for Kapa‘a Schools capacity is outdated (2010/11), so stating that they are not at capacity is irrelevant until the data reflects the current situation. The fact that County has “several solid waste programs and several other proposals that will likely be implemented by the time this Project is under construction . . . .” creates both a dependency on the County to solve the problem of solid waste for Hauula Place, and provides no assurance that sufficient capacity will be in place to handle the additional burden of solid waste.

3. How Can Hauula Place Be Touted As Meeting Our Affordable Housing Needs: Single Family Homes Starting at $650,000 – Where is the Affordability?

Only 30% of the Hauula Place subdivision condos will be in the affordable category as required by Kaua‘i County Ordinance No. 860. Note: this is important! The projected sales prices in 2nd DEIS quotes prices of multiplex and single family houses comes with the warning: “Prices are subject to market conditions.” This means that housing prices can increase at the will of the developer. Single family units are priced from $650,000 to $950,000. In fact, even the lots (without houses) are projected to be selling in the $216,000-$316,000 range (these numbers are in 2015 dollars). Add on the actual building of a house, then these lots clearly exceed the “affordable housing” threshold. However, units that locals can’t afford can be purchased by mainlanders and foreigners, further exacerbating our housing shortage.


We need to grow more food, not houses on that 97 acres. The Draft Environmental Impact Statement indicates that the poor soil cannot support most commercially viable agriculture, yet these lands have a history of being cultivated in sugar cane. Clearly importing 90% of our food to Kaua‘i makes us vulnerable when hit by tsunamis, hurricanes, floods and other increased natural disasters frequently affecting our Island. Climate change further threatens our imported food supply and food security on Kaua‘i.

5. Promises, But No Commitments Actually Made: What About Improving the Quality of Life for Residents?

a) Hauula Place promised to provide a public pool for the community, but conveniently forgot to indicate that they will provide the land but the County has to build and maintain the pool – which the County has yet to agree to; b) they proposed to develop a “sustainable community” that preserves the rural life character of Kapa‘a while meeting a growing housing need – none of these three items have been substantiated by examples in the 2nd Draft Environmental Impact Statement; c) they justify the urban center up-zoning request to the Land Use Commission by saying they are building within a 10-minute walk of the Kapa‘a core center (compact and walkable is a criteria) when in fact the walk access is dangerous in that there are no sidewalks between Hauula Place and town along some of the busiest streets on the island; d) they declare they are “preventing sprawl” into Open and Agricultural lands” when in fact they are creating sprawl; e) they are proposing an area off of Oloheha Road for future police and fire sub-stations yet at no time has this need been identified by the County, especially since a new police station was built around the corner near Baptiste Sports Complex not more than 5 years ago (and it is not clear whether Hauula Place wants to lease this land to the County or gift it)
The following species have been observed in the Project vicinity and listed as threatened or endangered species: Newell’s shearwater, Hawaiian petrel, Band-rumped storm petrel, Hawaiian Hoary bat, Hawaiian stiff, Hawaiian goose, Hawaiian moorhen and Hawaiian coot. Of particular concern are impacts to Hawaiian petrel, the Band-rumped storm petrel and Newell’s shearwaters that are all known to transit the area and prone to collisions with objects in artificially lit areas. Both during construction of the Project (use of night time lighting for expediency) and after completion (for safety and security), outdoor lighting could pose a threat to these nocturnally flying birds. It is not clear if simply “consulting” with USFWS and the mitigation measures recommended in the 2nd DEIS will lead to the needed and necessary actions to protect these species.

7. Hokua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.
The six points laid out above should be a clear indicator that Hokua Place does not resemble the expectations of sustainable development. Their statement in the 2nd DEIS exemplifies how shallow their understanding is of “sustainability.” The management policies will encourage residents to participate in the moral ethics of respecting the surrounding environment. Reduce waste and excessive consumption, and fulfill the responsibility as trustees of the environment for the present and future generations. Residences will be invited to participate in policy and decision making.” (2nd DEIS). These are simply platitudes without any substance. This does not set a very high standard for “sustainability”.

Mahalo,
Gabriela Taylor, Kapaa

Sara Jahn
From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:11 PM
To: gabrielataylor40@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Gabriela Taylor.pdf

Aloha Gabriela,
Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,
Sara Jahn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Gabriela,
Responses you are numbered in sequence to your comments.

1. You have taken the TIAR report out of context to support your position. Hokua Place is for the young individuals, you families, and families who are doubling up in home in the Kapaa-Wai’ula Area. The vehicles are already in the area. To say Hokua Place will add 1900 cars to the area is misleading. The County and State Engineering and Transportation departments have accepted the TIAR.

2. Solid waste generated by the homes in Hokua Place will be generated by the same families that already exist in the Kapaa-Wai’ula Area. Hokua Place has offered the County DOW access to their water well to add capacity to the county water system. The statements in the submittal on infrastructure supports the viability of Hokua Place. Again, you have stated inaccurate information on the number of housing unit proposed. 987 Units is a far cry from the proposed 769 Units.

3. Again you have stated inaccurate information about the price of the affordable units. Hokua Place is committed to providing 231 affordable units ranging from $ 175,000.00 to $ 175,000.00. You have conveniently used the $ 650,000.00 number for the market housing for the affordable housing.

4. Garbela, you know for yourself that Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs only 11,500 acres of ag lands to sustain ourselves.

5. The developer is not promising, but is committing to meeting the goals of the recently Updated Kauai General Plan with regards to building a housing development within the "Neighborhood General" lands.

6. The submittal with the sections regarding endangered species have been quite clear of the developers commitment to protecting all endangered species.

7. Sustainable plan in the submittal commits to the sustainable principles and goals outlined in the General Plan.

Aloha,
Ron Agor
TO: State of Hawaii Land Use Commission  
RE: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center  
DATE: December 24, 2018

Aloha Commissioners,  

The Hokua Place 2nd Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community and the rationale as described below.

FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA’A. By their estimates, Hokua Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, putting us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Waialua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), an one pending residential development (Kealia Mauka).

IMPACTS ON AN AGING INFRASTRUCTURE. Hokua Place wants to hook up to the Waialua wastewater treatment plant. Yes, Waialua has the capacity, but the infrastructure for the treatment plant is old, outdated, and malfunctioning. In fact, the County Council is now considering funding to update the Waialua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State’s new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING. What is missing from the housing mix on Kaua‘i is affordable housing - low and middle income housing. Hokua Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure.

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokua Place.

Thank you for your service,  
Jessica Haskin

Dear Jessica,  

Your comments seem to be taken from a circulated advocate against HoKua Place. The response to your comments are similar to responses to those using the same format as your comments.

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAR, the wastewater and water. HoKua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Ohehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Waialua bridge. The project will offers the DOW water generated from their well to increase the County water supply to their system.

HoKua Place is planned for the individuals and families in the Kapa'a-Waialua area. The vehicles are already in the area. Adding 1900 cars to the area is just stretching the truth.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

My hope is that you can support our young people's endeavor to prosper economically, socially in health, etc. The project is designed to do this. Please reconsider you position.

Thank you for your expressed concern.

Aloha,

Ron Agor
Aloha Jessica,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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My wife and I have been visiting Kauai annually for over 25 years, and have seen the degradation of the transportation system due to increased development. Please do not contribute further to the already overcrowding of our roads on the eastern shore. We love Kauai and hope to continue to enjoy your beautiful island home.

I am writing in support of Alternative 1, the ‘No Action Alternative’ from the second Draft Environmental Impact Statement. It is my understanding that under this alternative, no action will be taken and the project area would remain zoned agriculture. Hokua Place should not be built. We request that the land remain in the state land use Agricultural District.

Thank you for your attention to our concerns.

Gale Wiedow & Laura Horton
132 S. Dakota Avenue #206
Sioux Falls, SD 57104

Dear Gale and Laura,

The number one crisis on Kauai is housing. In particular housing for the young individuals, young families, and families who are doubling up in houses in the Kapa’a-Wallua area.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 179K to 276K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. To deny 231 families from having the opportunity to buy a home because one experiences heavy traffic at times is unreasonable.

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor
Aloha,

I am Completely Against the proposed development of Hokua Place. I live in Kapahi, and the traffic generated from this development would create an impossible situation in already congested east side Kapaa’ and Wailua. In addition to regular and middle school traffic at certain times “Hokua” would create a Lot of traffic just on that part of Oleheina, particularly on a Wednesday when the farmers market happens in Kapaa’.

TRAFFIC is Terrible as it is, and over tourism as well as these several developments will make gridlock a deeper nightmare than it often is already.

INFRASTRUCTURE. Is in extremely BAD shape. I travel Kawainui Rd. or Ka’apuna most days and those roads are rife with potholes. BAD shape in some places. I had to replace the shocks on my car last year and I do think it is party due to poorly maintained county and state roads! Good job repaving by Coco Palms. That is a big improvement and I wish Kapahi’s main artery roads could have repaving too.

Not only roads would be impacted by “Hokua”, but WATER, SEWAGE, GARBAGE, RECYCLING. The island is already straining with overuse. There are other resorts being planned or developed on the east side. WHAT???????

Have you all seen Southern California in the 1950s before it was developed so much? Absolutely gorgeous. Clear Skys, open spaces. Orange groves. Or Boulder, Colorado, or Santa Cruz or the Bay Area, or even parts of New England. All over beautiful places attract people and they get over developed and consequently they are not as wonderful and spacious as they used to be. I have lived in all these areas and more, and seen this over and over. Have you heard that song Pave Paradise, Put up a Parking Lot? We do not get a plan B if this beautiful island gets more and more and more developed, for profit above quality of life. I vote for preservation of the amazing culture, environment and natural beauty that is Kaua’i. WE must malama the aina and develop common sense and a workable plan going forward.

THIS IS NOT TRULY AFFORDABLE HOUSING!

AGRICULTURE LAND SHOULD BE kept Ag and utilized for FOOD production. What happens here when the boats and planes stop coming? Or a hurricane strikes again. This place could truly be the GARDEN ISLAND.

To quote Gabriela Taylor, whom I agree with:

**BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION:**

We are recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agricultural. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural

District. Kaua’i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle. Let’s kokua Kaua’i before it’s too late!

In peace with great love for Kaua’i, Gabriela Taylor

Mahalo,

Karen Joy

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Dear Karen,

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling in houses is unreasonable.

Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Please read the submittal on the updated TIAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with a main roadway going through the project from the bi-pass road north to Oleheina Road. The DOT plans construction of widening Kuioa Highway from the bi-pass road to the Wailua bridge. The project will offer to the Dow water generated from their well to increase the County water supply to their system.

Hokua Place is planned for the individuals and families in the Kapaa-Wailua Area. The vehicles are already in the area. The only difference is that the cars will be parked in the Hokua Place.

Yes, Kauai is going through what your former home in the mainland went through. But if you think about it, you may be one of those who came to visit and forgot to go home. Thus, being the biggest contributor to the problems you are noting. The locals won’t ask you to home, so try to co-exist. It would be a noble cause if you can find it in yourself to make sure the “have nots” get the same opportunity to own a home on Kauai like yourself.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you for your expressed concern.

Aloha,

Ron Agor
Aloha Karen,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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This is near the biggest traffic jam on Kauai. Please don't make it worse.

We will lose our visitors and locals will be locked into their sections of the island because traffic will be impossible.

Hanapepe Hotel,

Kaua‘i number one crisis is housing. In particular housing for the young individuals, young families, and families who are doubling up in houses in the Kapa‘a-Wailua area.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. To deny 231 families from having the opportunity to buy a home because one experiences heavy traffic at times is unreasonable.

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:15 PM
To: hanapepekaiolani@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Hanapepe Hotel.pdf

Aloha,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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From: Janet Esaki
To: Sara Juhn
Subject: Smart Growth
Date: Sunday, December 23, 2018 7:35:47 PM

Aloha,

I am casting my “vote” against development of lands behind Kapa’a Middle School. More development on the East side does not constitute smart growth. We can barely sustain the traffic, as is, let alone stand to wait on more infrastructure development.

Mahalo,
Janet Esaki

Sent from my iPhone

---

Dear Sara,

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth”.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,
Ron Agor
TO: State of Hawaii Land Use Commission
RT: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center
DATE: December 24, 2018

The Hokua Place 2nd Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS—the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state.

Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community and the rationale as described below.

FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA’A. By their estimates, Hokua Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Wailua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation – 527 units), an on pending residential development (Kealia Mauka).

IMPACTS ON AN AGING INFRASTRUCTURE. Hokua Place wants to hook up to the Wailua wastewater treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State’s new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING. What is missing from the housing mix on Kaua‘i is affordable housing - low and middle income housing. Hokua Place developers want to add 769 residential units to the mix with a price point starting at $650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then $650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure.

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center, the project known as Hokua Place.

Sincerely,
Harry Guiremand
Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:16 PM
To: harry.guiremand@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Harry Guiremand.pdf

Aloha Harry,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Kauai deserves smart growth. We repeat the same mistakes. Lack of feeder roads or lack there of any infrastructure improvements from previous development continues to happen again with this project.

Currently driving from Kaapuni & Olehana to round about during “school rush hour” (.6 miles) is 20 minutes. Add another 20 minutes at the highway in Hanamaulu at Ho‘olua. To drive 12 miles from my hale is more than an hour. 3 resorts already moving forward in the Kapaa Wailua Corridor, add Kealia development which is our heels.

No where have I heard what the owners interest on the island are. I don’t see a vested interest other than their profit.

This is not a project that our decaying water works can support either. Rising waters and the plant is in flood zone. Builder doesn’t care. Seems Hawaii.gov doesn’t either.

Not welcome.

Kauai cares.

Do you care enough to bypass greed and plan pono?

Mele Kalikimaka Five

---

Jennifer
JLL
808-278-2745

---

Sara Juhn

From: Sara Juhn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:23 PM
To: janidlovelett@gmail.com
Subject: RE: Hokua Plac Development Response
Attachments: Jennifer Lovelett.pdf

Aloha Jennifer,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Joan,

Kauai’s top priority is housing. There can be no spin to dispute this fact.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices quoted by anti-growth advocates are for the market housing in the project. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the sections concerning infrastructure. This development has a well to provide the development with potable water and more. In fact the developer has offered the Department of Water to use the well to provide more water to the county system. The Waialua Wastewater facility has the capacity to handle HoKua. The HoKua lands have one of the larger photo-voltaic facility on the island providing electricity to the KIUC system. The market study in the submittal indicates that a large number of existing homes have two families. It is anticipated that many of the homes in HoKua will be filled with families currently doubling up. So the people are already in the area. Many of them will have the opportunity to be relocated in well designed housing complex. Thus, the islands solid waste facilities will be minimally impacted.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kap'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kap'a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kap’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

HoKua Place is committed to the Sustainable principles outlined in the Updated General Plan.

Thank you for submitting your comments.

Aloha.

Ron Agor

---

Dear Land Use Commission:

I live in Kapaa and have been on Kauai 25 years. Just in this relatively short time, I have witnessed development multiply irresponsibly, with little regard to the limitations of existing infrastructure.

We on Kauai are at an important crossroad. Development decisions made now will determine whether Kauai maintains the rural lifestyle the majority of residents desire. And whether or not we will be able to grow sustainably with regard to quality of life, housing affordability, environmental safety, and responsible road, traffic, water and waste management.

I and many people I know, are very worried about how the current planned development of HoKua Place is in direct conflict with these concerns.

Affordable housing clearly has nothing to do with this development. And if the 30% allotment for affordable housing is anything like what has happened at the development in Southern Kapaa across the street from Kintaro’s - where the affordable pricing only lasted ten or so years and then are being returned to market prices - well that is no solution at all.

What is affordable about a single family home costing $650,000 to 950,000? Is this a joke?

These developments only bring profits to the developers. Much of the construction work is brought in from workers off island. So even the notion of job increase is a myth.

We have already seen the devastating effects of climate change here with the incredible destruction from the heavy rains and flooding last spring. These climate anomalies are going to continue to increase until they are no longer anomalies at all, and just a fact of life. We need food security. Conservation of Agriculture lands is imperative.

We do not need wealthy people buying yet more property to either vacation rent out or just leave empty waiting for the owners to come to Kauai for a vacation in one of their multiple location homes.

Yes we need more housing. But new housing MUST BE SUSTAINABLE. And must address local resident needs, not developer profits, or wealthy people who buy property and then do not even live here full time.

Please choose Alternative 1 - the NO Action Alternative from the 2nd draft environmental impact statement. Kapaa residents do not need HoKua Place. Please do not let it be built. We are at a tipping point.

Kauai is at the mercy of your decision now. Too late is too late and there is no turning back. Please help us keep Kauai Kauai!

In appreciation for your care for Kauai and her residents, I thank you!

Joan Levy, Kapaa resident
Dear Land Use Commission,

I agree with the points made in Joan Levy's letter to you, dated Dec 23/18 - see below. In addition, I would urge the LUC to withhold approval of any new developments in the Kapaa area until such time as the sewage, highway and water infrastructure is improved to not only adequately handle the existing load but the added loads derived from future development projects. Only then should new projects be contemplated.

Michael Coon
4375B Hookui Rd, Kilauea, HI 96754.

-------- Forwarded message --------
From: Joan Levy <Joan@joanlevy.com>
Date: Sun, Dec 23, 2018 at 6:57 PM
Subject: HOKUA PLACE
To: <bdec@hawaii.gov>

Dear Land Use Commission:

I live in Kapaa and have been on Kauai 26 years. Just in this relatively short time, I have witnessed development multiply irresponsibly, with little regard to the limitations of existing infrastructure.

We on Kauai are at an important crossroad. Development decisions made now will determine whether Kauai maintains the rural lifestyle the majority of residents desire. And whether or not we will be able to grow sustainably with regard to quality of life, housing affordability, environmental safety, and responsible road, traffic, water and waste management.

I, and many people I know, are very worried about how the current planned development of Hokua Place is in direct conflict with these concerns.

Affordable housing clearly has nothing to do with this development. And if the 30% allotment for affordable housing is anything like what has happened at the development in Southern Kapaa across the street from Kintaro’s - where the affordable pricing only lasted ten or so years and then are being returned to market prices - well that is no solution at all. What is affordable about a single family home costing $650,000 to 950,000? Is this a joke?

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We have already seen the devastating effects of climate change here with the incredible destruction from the heavy rains and flooding last spring. These climate anomalies are going to continue to increase until they are no longer anomalies at all, and just a fact of life. We need food security. Conservation of Agriculture lands is imperative.

We do not need wealthy people buying yet more property to either vacation rent out or just leave empty waiting for the owners to come to Kauai for a vacation in one of their multiple location homes.

Yes we need more housing. But new housing MUST BE SUSTAINABLE. And must address local resident needs, not developer profits, or wealthy people who buy property and then do not even live here full time.

Please choose Alternative 1 - the NO Action Alternative from the 2nd draft environmental impact statement.
Kauai residents do not need Hokua Place. Please do not let it be built. We are at a tipping point.
Kauai is at the mercy of your decision now. Too late is too late and there is no turning back. Please help us keep Kauai Kauai!

In appreciation for your care for Kauai and her residents, I thank you!

Joan Levy, Kapaa resident
Aloha Michael and Joan,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Jim,

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is unreasonable.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,

Ron Agor

---

Sara Jehr

From: Sara Jehr <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:25 PM
To: jim.hestery@gmail.com
Subject: RE: HoKua Place Development Response
Attachments: Jim.Hesterly.pdf

Aloha Jim,

Thank you for your comment on the HoKua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehr, RA
Agor Jehr Architects

AgorJehrArch.com
O: 808.947.2467
C: 808.373.6025

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I am writing to express my extreme concern over the development of Hoku'a Place. It is estimated to add 1500 vehicles to the already stand still traffic in Kapaa. This would be the absolute worst development for the eastside of Kauai. PLEASE take note - this is a huge issue!

Aloha, Judie Hoepfer

8086390212

Dear Judie,

The 1500 vehicles added to the Kapa'a-Wailua area is misleading, as anti-Hoku'a Place advocates have been doing. Hoku'a Place is designed for the the families of the Kapa'a-Wailua area. Their vehicles are already in the area. The only difference is the cars will be parked at the Hoku'a Place.

The recent updated Kauai General Plan, forged by the people of Kauai, designates Hoku'a Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hoku'a Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future plans. Hoku'a Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hoku'a Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hoku'a Place will be a quality housing complex providing a variety and mix housing for everyone. Hoku'a Place is "smart growth."

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is unreasonable.

Hoku'a Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjahnarch.com>
Sent: Tuesday, April 9, 2019 9:32 PM
To: judie@ahola.net
Subject: RE: Hoku'a Place Development Response
Attachments: Judie Hoepfer.pdf

Aloha Judy,

Thank you for your comment on the Hoku'a Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha State of Hawaii Land Use Commission,

We are witnessing the demise of Kaua‘i. What was once an island whose quiet, rural way of life was still left mostly intact as recently as 10 years ago has steadily been developed far beyond its carrying capacity. Where there once was remaining open space, we see nature being covered over, smothered with more and more development. This has resulted in highways being clogged to the point of insanity. We sit in our stopped cars, moving an inch at a time and not just during the rush hours.

Hokua Place would contribute to traffic in Kapa’a creating a nightmare situation for both residents and visitors. It would add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a logjam by two already approved resorts ready to go up in the Wailua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation adding 527 units), an one pending residential development (Kealia Mauka).

The Hokua Place 2nd Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa’a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District.

Hokua Place is being proposed under the guise of affordable housing. It is anything but affordable. Hokua Place developers want to add 769 residential units with a price point starting at $650K, with the qualifier that these prices are subject to change. $650K is well beyond the reach of low and middle income families. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), further stressing our limited road system and infrastructure.

I strongly urge you not to support the up-zoning of these 97 acres from State agricultural lands to urban center. The development benefits nobody except the developers of Hokua Place. It is in fact a brutal assault upon the people who call Kauai home and a crime against nature.

Thank you for taking my comments into your consideration for this crucial decision. The future of Kauai is in your hands. Please do the right thing by denying the Up-Zoning of 97 acres of agricultural lands for this project.

Judy Dalton
4330 Kauai Beach Drive, F-12
Lihue, HI 96766

Cell: 808-482-1129

Dear Judy,

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAER, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Oehiana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Wailua bridge. The project will offer to the DW water generated from their well to increase the County water supply to their system.

Hokua Place is planned for the individuals and families in the Kapa’a-Wailua area. The vehicles are already in the area, Adding 1900 cars to the area is just stretching the truth.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable.

My hope is that you can support our young people’s endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Thank you for your expressed concern.

Aloha,

Ron Agor
Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:34 PM
To: judydalton123@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Judy Dalton.pdf

Aloha Judy,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Notwithstanding the problems of sewage treatment, road maintenance, school classroom size, couple thousand cars dropped onto 2 lane overused current roads, my concern is about removing large acreage of agricultural land and covering that land with concrete. Growing food for the current residents of the island seems immensely more important than putting more structures up to bring even more people to this small 22 mile by 33 mile rock. Please do the pono thing for the island, not the developers. Thank you for saying no to this development.

Judy Pattee

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:35 PM
To: spiritleathers13@msn.com
Subject: RE: Hokua Place Development Response
Attachments: Judy Pattee.pdf

Aloha Judy,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Judy,

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TIAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Ohehane Road. The DOT plans construction of widening Kuio Highway from the bi-pass road to the Wailua bridge. The project will offer to the DOW water generated from their well to increase the County water supply to their system.

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young individuals, young families and families doubling up in homes, many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses because of traffic congestion at times, is unreasonable.

Thank you for your comments,

Aloha,

Ron Agor
Developing this in the core of our congested area makes no sense. Please explore Lihue area and not Kapaa. It negatively impacts the poor and middle class on the north and east side that will encounter more traffic and expense trying to drive the east side...and more importantly this development is NOT affordable for neither middle nor low income residents. It will only attract more off-island buyers, which will further increase our dire traffic congestion in Kapaa and the entire north and east side of Kauai. If you haven been through Kapaa in a while, I plead for you all to try to drive through at a couple different times during any given day. You will very quickly notice hour long standstills and nothing moving as-is. Adding 600+ more non-affordable units will severely hurt our low income families trying to commute and our already overly-clogged traffic.

Respectfully, Kane M., Apopo Rd, Kappa, A Concerned Resident

The Updated General Plan depicts the housing needs of the Kapa'a-Wailua area. There is a housing crisis on Kauai. The HoKua Place addresses the housing needs of the young individuals, young families, and families doubling up in houses today. HoKua Place is providing 231 affordable housing at $175,000.00 to $275,000.00. This is really affordable. In order to meet this commitment, the developer's profit for the market homes will be minimal so the project can pay for the affordable housing.

Housing trumps traffic. There is no way to spin this. In discussions with young families and individuals, they are willing to sit in traffic congestion if they can have the opportunity to buy and affordable home.

Thank you for you comments.

Aloha,

Ron Agor

Aloha Kane,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Karen,

We not just only need housing, lack of housing on Kauai is a crisis. HoKua Place is designed for the young individuals, young families, and families doubling up in homes. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

Thank you for your comments.

Aloha,

Ron Agor
Dear Therese,

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa’a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. Most of them are locals. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. To say that HoKua Place will add 1900 cars in the area is misleading. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

The recent updated Kaua’i General Plan, forged by the people of Kaua’i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kaua’i emphasizes the need for housing in all districts of Kaua’i. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa’a Town’s future paths. Overall, HoKua Place intends to meet the standards of the Kaua’i General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

Thank you for your comments.

Aloha,

Ron Agor

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I care about preserving the rural character of Kauai and keeping new developments sustainable and respectful of existing infrastructure.

I recommend Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture.

I live on the north shore and drive to Lihue and Kapaa at least twice a week. The traffic has gotten heavier over the last year with more people. We have never come up with an alternative besides the bypass road in the 33 years that I have lived here and this development will not heal that. It will only create more traffic and more homes for tourists. Where are the workers supposed to live?

There is nothing positive about this development for Kauai except for the builders and project owner.

Impacts on Our Island From the Proposed HoKua Place Subdivision

1. Stuck in Traffic: Buried in the 2nd Draft Environmental Impact Statement and By Their Own Admission, HoKua Place Will Generate a Total of Approximately 1,900 Vehicle Trips Per Hour During Morning and Afternoon Rush Hours Combined. Traffic now is bumper to bumper 7am-9pm.
2. Our Aging and Insufficient Infrastructure: The 769 Additional Units HoKua Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure: water supply, road surfaces, sewage, school capacity.
3. How Can HoKua Place Be Touted As Meeting Our Affordable Housing Needs: Only 30% of units are required to be affordable the others are subject to market conditions, which means the developer can increase current prices.
4. Single Family Homes from $650,000–$950,00 Where is the Affordability?
6. HoKua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance

Sincerely,
Therese Jue
Aloha Therese,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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To Whom It May Concern,

I write a letter to point out the pit falls that this development has in 2015 and I only just receive an answer to my concerns several months back. I am resident in the Wallis-Kapa’a corridor for over 20 years. I know that the current infrastructure is insufficient to bear the intensity of this new proposed development called Hokuia Place. The answers I receive from the departments that review my concerns are completely unconvincing.

I recommend alternative No 1: No Action from the 2nd Draft Environmental Impact Statement. This land that is proposed to be taken out of Ag status and put into Urban Center Zoning is crucial to our ability to create self sustainability on Kauai. It should be allowed to be used as it is zoned for agricultural purposes.

Hokuia Place should be talked as a potential development on Kauai. Kauai is currently at a tipping point. It is in no ones best interest to build this superfluous development ( except the developers) which in no way whatsoever improves the lifestyle of current residents of Kauai. If anything it will completely destroy the attractiveness of Kauai as a tourist destination. Traffic is already way beyond tolerable. This development will throw Kauai into complete standstill for hours at a time. Who wants to sit in traffic whilst on vacation OR living their every day life.

NO ONE. I repeat NO ONE.

Please bring common sense and realistic assessments into the picture. Doing so points to alternative No 1: No action from the 2nd Draft Environmental Impact Statement.

Aloha,
Concerned in Kapahi, Karen Mavec.

---

Dear Karen,

Kauai has a housing crisis. Especially for the young individuals, young families and families who are doubling up in houses. Housing trumps our traffic woes, as people who need, are most important. The HoKua Place is a well thought out project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. This will help minimize the use of vehicles going into Kapa’a Town. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

The aim of HoKua Place is to provide homes to the young individuals, young families, and families who are doubling up in houses in the Kapa’a-Walua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Traffic and infrastructure are not being overlooked by the developer. You may refer the the updated TIAR, the sections referring to infrastructure endangered spaces. HoKua Place is committed to protect our environment, Kauai did a study on important agricultural lands. It resulted in Kauai needing only 11,000 acres of ag land to sustain itself.

Thank you for your comments.

Aloha,

Ron Agor
Way toooooo crowded, our roads can not handle if there is a tsunami we would be gridlocked.  Build somewhere else. Thank you Karen Wood.

Sent from my iPad

Dear Karen,

The HoKua Place is designed to address the housing crisis Kauai is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapaa-Wailua area say that they are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

During a tsunami, no one should be on the road. Kauai has learned that from past weather crisis.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapaa Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapaa’s Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapaa Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

Thank you for your comments.

Aloha,

Ron Agor

---

**Sara Jehn**

**From:** Sara Jehn <sara@agorjehnarch.com>

**Sent:** Tuesday, April 9, 2019 9:39 PM

**To:** createaloha@hawaiiantel.net

**Subject:** RE: HoKua Place Development Response

**Attachments:** Karen Wood.pdf

Aloha Karen,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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To whom it may concern at the Land Use Commission,

I am writing to express my concerns about the proposed Hoku Place development. As a family we are already experiencing stress because of increasing traffic delays, terrible road surfaces that are directly related to increased maintenance costs on our vehicles, and over capacity school situations which are impacting my son's life negatively. I cannot see that the additional pressure that Hoku Place would place on the already over-pressed infrastructure in the Kapa'a is going to benefit the community or the island.

We are hoping for affordable housing opportunities and this development is not even close to being affordable for our family. We are committed to healthy living and prefer that the land remain agricultural. Or if there are to be any developments that they address the need for truly affordable housing for residents, not single family homes starting at $650,000.

I recommend Alternative 1 for the Land Use Commission - the No Action Alternative from the 2nd Draft Environmental Impact Statement.

Sincerely,
Katherine Boord/iken de Blanco

---

Dear Katherine,

Hoku Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

I know it may be frustrating sitting in traffic for 15 minutes or so at times. However, in discussions with young individuals, young families and families doubling up in homes, many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

The DOE has indicated that the schools in the Kapa'a area has the capacity for the proposed Hokua families. In fact, the Hoku Place is designed for the individuals and families in the Kapa'a-Waipua area. The children already exist in the area and attending the schools there.

Thank you for your comments.

Aloha,
Ron Agor

---

Aloha Kathrine,

Thank you for your comment on the Hoku Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects
AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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Please keep the 97 acres of agricultural lands behind Kapaa Middle School as agricultural and not urban center zoning. Our traffic and roads, waterways and beaches, overabundance of tourists and elimination of corruption in government should be addressed before we add additional weight to a broken infrastructure.

Kathleen Macart
Waialua Homesteads

Sent from Yahoo Mail on Android

Dear Kathleen,

The HoKua Place is a well thought out project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. This will help minimize the use of vehicles going into Kapa’a Town. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

The aim of HoKua Place is to provide homes to the young individuals, young families, and families who are doubling up in houses in the Kapa’a-Walua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:41 PM
To: kmac_94523@yahoo.com
Subject: RE: HoKua Place Development Response
Attachments: Kathleen Macart.pdf

Aloha Kathleen,

Thank you for your comment on the HoKua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Input regarding the up-zoning and development on 97 acres of agricultural land in Kapaa to accommodate the building of over 750 new residential units called Hokua Place in Kapaa:

We have lived at Plantation HLC in Kapaa for three years, having vacationed here for nearly 30 years until we were able to retire.

We schedule our lives so that we are not on Kuhio Highway southbound from Kapaa after 10:00 a.m. due to the increasingly heavy (often stopped) traffic. The addition of a reported 1000-plus cars from this proposed development is astonishing to us. We are fortunate to be retired, and to so far have the luxury of not needing to get into that traffic, but most residents on our island are not.

Additionally, we have witnessed the results of a neglected infrastructure here on the east side of Kauai too frequently (the most recent extreme case being the erupting manhole cover fronting the Hilton Garden Inn). The infrastructure, including highway/roadway traffic that is overwhelmed, must be improved to support the population that already exists prior to adding any additional development to the Kapaa corridor.

Sincerely,
Kathryn and Darrel Sanders
(808) 423-4478

---

**Sara Jhn**

**From:** Sara Jhn <sara@agorjehnarch.com>
**Sent:** Tuesday, April 9, 2019 9:42 PM
**To:** kathrynnsanders@gmail.com
**Subject:** RE: Hokua Place Development Response
**Attachments:** Kathryn Sanders.pdf

Aloha Kathryn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jhn, RA
Agor Jhn Architects
AgorJhnsArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Kathryn and Darrel,

I know it can be frustrating to sit in traffic that is, at times, very congested. However, the aim of Hokua Place ti to provide homes to the young individuals, young families, and families who are doubling up in houses in the Kapa'a-Wailua area. Hokua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the submittal on the updated TlAR, the wastewater and water. Hokua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Ohehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Wailua bridge. The project will allow for the DOW water generated from their well to increase the County water supply to their system.

Hokua Place is planned for the individuals and families in the Kapa'a-Wailua area. The vehicles are already in the area. Adding 1900 cars to the area is just stretching the truth.

To deny the young families and those doubling up in houses is unreasonable.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you for your expressed concern.

Aloha,
Hi Katie,

We not only need housing, lack of housing on Kauai is a crisis, HoKua Place is designed for the young individuals, young families, and families doubling up in homes in the Kapa'a-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know the developer truly committed to the housing for the community and in particular affordable housing for the young.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. HoKua Place intends to help preserve the rural character of Kapa'a Town and intends to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "smart growth."

Thank you for your comments.

Aloha,

Ron Agor
Working for an airline, I get to travel and search out beautiful places, like Kauai.

What I have learned is that so many special places are eventually overrun. What draws people to a place is turned into a commodity, marketed, sold and becomes soulless. Please don’t allow this to happen here on Kauai.

In addition there are many who live here that have a vision that we could be self sustaining, growing not only our own food, but investing in fields of for example hemp that in turn can spark many worthwhile side products ranging from building material to clothing and household items.

While many cite traffic, and affordability concerns my biggest concern is one of honoring and celebrating the better than Camelot nature of Kauai.

Thank you for all you do that helps build a Kauai that we love!

Warm aloha
Sharon Douglas
P.O. Box 516
Lawai
HI 96765
(808)652-1896

Sent from my iPhone
Sharon Douglas

---

Dear Sharon,

Kauai is beautiful. To self sustain in agriculture means that we must train our children to work on farms. While Kauai boasts having an abundance of good agricultural lands, the industry struggles because of the lack of farm workers. Many locals grew up in the agricultural era on Kauai. Parents worked hard to send their children to college so they won't have to work on the farms.

Kauai is growing like many communities in the country. One thing for sure, we cannot deprive our young families the opportunity to buy a home because government left infrastructure behind.

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

Aloha and thank you for your comments.

Ron Agor
Dear Katrina,

The beauty of Kauai and the Kapaa-Wailua area will not be compromised by the HoKua Place.

HoKua Place is designed for the young individuals, young families, and families doubling up in homes in the Kapaa-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapaa Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapaa Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapaa Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "smart growth.”

Thank you for your comments.

Aloha,

Ron Agor
As a resident of upper Kapahi I travel through the proposed Hokua area daily as a home nurse. The roads are already massively crowded with cars for longer & longer periods of time throughout the day. We do not need more urban land in this area. For the health of all Kaua‘ians do not change this area to urban as it will not only add more stress to people’s lives, but take away potential agricultural land which has the potential to provide food for our island and her ohana

--
Hallowed Be —
Ken Jopling, RN, BSN
Kapahi, Kapa‘a, Kaua‘i

Dear Ken,

The recent updated Kaua‘i General Plan, forged by the people of Kaua‘i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua‘i, HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa‘a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa‘a Town’s future paths. This will help minimize the use of vehicles going into Kapa‘a Town. HoKua Place is intended to help preserve the rural character of Kapa‘a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "smart growth.

The aim of HoKua Place is to provide homes to the young individuals, young families, and families who are doubling up in houses in the Kapa‘a-Watua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:44 PM
To: kenoxden@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Ken Jopling.pdf

Aloha Ken,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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NO ZONE CHANGE SHOULD BE GIVEN, UNTIL THERE IS ADEQUATE INFRASTRUCTURE IN PLACE.

Traffic

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route between Kapule Highway and Kapaa Stream all the way back to 1973. Forty Five (45) years of growth without the relief route, IT'S TIME HAS COME.

1. Kapaa, Wailua Development Plan 1973 Bill # 304, (as Amended) Ordinance # 254
3. Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council On Nov. 29, 2000
4. Federal-Aid Highway 2035 Transportation Plan

We have received all the development from these documents, but very, very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams and bump to bump, stop and go traffic is not only a social impact on the community and tourism, it has a very heavy economic impact on the whole Island wide business community, which adds greatly to our cost of living. Also one must consider the movement of emergency equipment during these times.130 unit Ag. Subdivision,

We have "DOUG OURSELF'S INTO A HOLE". Please, “NO” more zone changes till we get the Kapaa relief route between Kapule Highway and Kapaa Stream in place.

The economic activity since late 2014, has been picking up to a point where we may have a 12-20% increase or more in visitors. If we have 18,000 visitors per day on the island, and you have 2.75 people per car that equals a potential of about 6,500 cars on the road, 22,000 visitors the number jumps to about 8,000 cars per day. The last I heard the visitor count was over 25,000 per day. I do not believe the traffic study adequately addresses this issue.

The traffic study also neglected to look at the cumulative affect of traffic from known projects. Increases from Coco Palms Hotel, two condo projects with about 500 units total, just North of Coconut Market Place, the potential increase in traffic from the remodel of coconut Market Place. Then, West of the proposed project you have a 130 unit Ag. Subdivision, further West between Kuamoo Rd. (580) all the way over to Kawailau Rd., there is about 4000 buildable lots that do not need zone changes. Property owners could go in for building permits at any time. Then, just South of Coco Palms Hotel along Kuhio Hwy. and across the Wailua river there is a 700 unit Hawaiian Homelands Proposed project.

These impacts, which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects must be considered. The project’s contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact. Taking all this into consideration, there should be a complete North/South circulation plan.

Project Alternatives:

The (DEIS) must discuss both mitigation and alternatives to the proposed
project. Each alt. must be described in sufficient detail to permit a clear and precise comparison with the proposed project. The (DEIS) should focus on alternatives, capable of “substantially lessening” adverse environmental effects. This has not been done.
The project is the project not a alternative

**Storm Water / Drainage**

Because of the slops on this site, a plan must show how the wet-lands in and around the site will be protected from polluted storm water runoff. The developments hard surfaces could cover (12-15) acres or more, which will concentrate runoff and create a situation difficult to absorb. Before granting a zone change, require a full storm water/ drain plan.

**Waste Water**

Today there is a question as to the capacity and the plants ability to treat the current flow let-a-loan any additional flow. Cumulatively considerable flows need to be looked at with all known projects in the area.
We also know the infrastructure feeding the waste water treatment plant is ageing and in need of replacement.

**PLEASE, “ NO ZONE CHANGE” till the Kapaa relief route, is in place.**

Ken Taylor
Littlewheel808@gmail.com

Dear Ken,

Housing is at a crisis state on Kauai. Traffic is a close second. Therefore we need to provide for the young individuals, young families, and families who are doubling up in houses an opportunity to buy affordable homes.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable.
You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The project is now seeking re-classification of lands to urban, in line with the Updated General Plan designation of “Neighborhood General”. Once the LUC approve the re-classification, the public and the developer will have opportune time to negotiate particulars of the development during the County entitlement process.

The developer has not overlooked Kauai’s infrastructure status or the environment. The EIS submittal confers this.

Thank you for your comments.

Aloha,

Ron Agor
Aloha Ken,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jeln, RA
Agor Jeln Architects

AgorJelnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha Land Use Commissioners,

Hokua Place is a 20th century solution to a 21st century problem: build 540 market priced houses so that 231 affordable to the local population can be built. Besides taxing the already overburdened infrastructure, this "solution" will draw buyers to Kauai from elsewhere. There was a time when the island could accommodate a growing population, but indicators are flashing red that this model is no longer tenable.

The main driver of population growth is more births than deaths in the local population. More visitor industry accommodations and in-migration are close behind. Besides infrastructure shortcomings that carry prohibitively high pricetag to address, the island's delicate ecosystem is being overburdened, unable to absorb the waste produced by an influx of population demanding a first world consumption lifestyle. Rising enterococcus bacteria levels in near shore waters, recorded monthly by Surfrider Foundation, attest to this alarming development. Hokua Place is a prime example of development that carries long term negative effect.

Additional dwelling units on existing properties, homes built on County land with fixed rents, sweat equity homes in the Habitat for Humanity model, these are solutions to housing that local people can afford. Hokua Place is more of the same old exploitation of the natural wealth of Kauai for the profit of a few at the expense of everyone else.

Thank you for your consideration,
Kip Goodwin
6294Q Oloheka Road, Kapaa

Dear Kip,
Thank you for your comments.

The County has ordinances that allow property owners to building more housing on their property. This was idea was adopted so the locals can take care of the housing crisis without large developments. This idea is not working on Kauai or Oahu.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

At a sacrifice of large profits on the market housing, HoKua Place will have 231 affordable housing at the price of $ 175,000.00 to $ 275,000.00. This is very affordable. The project is designed to provide housing for the young individuals, young families and families doubling up in houses now.

Much Aloha,
Ron Agar

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:47 PM
To: goodwinklp@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Kip Goodwin.pdf

Aloha Michael,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahale Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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To whom it may concern,

The proposal to build another subdivision in the Kapaa area is absurd for several reasons.

There is no real affordable housing as part of the package so if that's the humanitarian idea attached to this, it's a joke.

There is no infrastructure to support this plan and that's the real issue for the whole area.

We need to solve the traffic, sewage, and public transport problems for this area first.

Thanks, Laurel McGraw
133 Royal Drive, Kapaa

Sent from my iPhone

Dear Laurel,

The HoKua Place is designed to address the housing crisis Kauai is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapaa-Wailua area say that the are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The EIS submittal addresses the infrastructure concerns.

Housing needs to be addressed now. The project will most likely not start construction for another 18 to 24 months and its completion within 5 to 10 years. By then, government will get our infrastructure and roadways to a better place.

Thank you for your submitted comments.

Aloha,
Ron Agor

Wil,
Thanks for expressing this so clearly.

Aloha, Laurel

Sent from my iPhone

On Dec 23, 2018, at 8:04 PM, Wil Welsh <wilwelsh2@yahoo.com> wrote:

To Whom It May Concern:

As I understand you are looking for public input to be received prior to 5 p.m. Monday, December 24, 2018, this e-mail is written in opposition to any zoning upgrade that may be considered for the development of 97 acres south of the Kapaa Middle School. Hokua Place proposes 769 residences on land currently zoned for agriculture. As a Kauai resident for over 50 years, I urge you to deny zoning changes or any accommodation that would substantially change land use of this parcel.

While the developers have reportedly touted "affordability" as a selling point and a "shortage" of housing on Kauai, building of homes with price-tags of $650,000 and higher will have a very small percentage of local buyers. Furthermore, the project would greatly impact already jammed traffic flow. Projected vehicular traffic increases to one or two-thousand vehicles per hour per day is beyond intolerable. Will Hokua be required to put in four-lane highways both north and south to accommodate that increase? Will Hokua be required to provide shuttles into Kapaa town, then north and south to help mitigate the problems the project will create?

In past hearings, the public opinion has been very clear—they don't want nor need this project. If passed, the project may make money for developers, but Kauai residents will pay dearly for the developers profit via lost time in traffic, infrastructure costs, highway repairs, lost time, demands on public services, and others. One example of increased expenses to the public is the pressure on sewage handling on an already overloaded system. Even if developers have partial plans to mitigate the vast
problems this project will create, it can't be enough, and it can't compensate Kauai people for the loss of open space, future agricultural use, and a daily nuisance factor. From the public's perspective, there is no good reason to grant increased density on these 97 acres.

Should Hokua Place receive approval? Should a zoning change be granted? The answer is a simple and resounding: NO!

Respectfully,

Wil Welsh

Realtor, Principal Broker
Waio Alii Properties, Inc.
4-1351 Kukui Hwy.
Kapa'a, Kauai, HI 96746
808-652-8178

Dear Laurel,

The response to your comments is the same as the response to Wil Welsh.

The Hokua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa'a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units. The $850,000.00 is refers to the market housing.

The group that will benefit most from Hokua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. Most of them are locals. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

Hokua Place is a well planned Project. The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa'a Town's future paths. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone. Hokua Place is "Smart Growth".

Kauai has an abundance of open land. Just look around as you drive from Princeville to the westside. So much beauty exists and will exist in spite of future development.

A recent study on agricultural lands on Kauai resulted in the fact that Kauai needs only 11,000 acres of land for us to sustain ourselves. As you are well aware, the agricultural industry struggles today and will continue to struggle in the future because of the lack of farmworkers.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:49 PM
To: laurenpeterson@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Laurel Petterson.pdf, Laurel Petterson 2.pdf

Aloha Laurel,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Laurel,

The justification for the HoKua Place is the known housing crisis on Kauai. It is said that the housing crisis trumps our traffic woes. The HoKua Place is designed to address the housing crisis Kauai is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa’i-Wailua area say that the are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. The $ 600.00.00 price you mentioned for affordable housing is a false rummer incited by anti-HoKua advocates.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa’a bypass road from the Ohehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your expressed comments.

Aloha,
Ron Agor
Aloha,

I am writing to urge you to reconsider the reclassification of 97 acres in Kapa’a from agriculture lands to urban center lands for the proposed Hokua Place development.

This top-down approach to planning does not seem to address the needs of Kaua‘i residents. While it attempts to provide a mix affordable housing units with market rate single family lots and homes, it does so at the expense of available farm lands and rapidly worsening traffic conditions.

According to the 2nd DEIS, traffic which already operates at a LOS “F” will continue to operate at this level with the project. One can only anticipate that the congestion along the Kapa’a Bypass will be exacerbated by 650+ new units, and most residents traveling southbound for jobs located in Lihu‘e.

Better solutions to housing or a reduced acreage reclassification, without sacrificing agriculturally zoned lands and quality of life for east and north shore residents traveling daily in bottlenecked traffic along Kuhio Highway should be heavily weighted in this decision.

Thank you,
Lauren Esaki-Kua

Dear Lauren,

One of the best solutions to housing is to have it within a 10 minute walk radius from a town. The recent updated Kaua‘i General Plan, forged by the people of Kaua‘i, designates HoKua Place as a “Neighborhood General” designation. The General Plan for Kaua‘i emphasizes the need for housing in all districts of Kaua‘i. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’ a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kaua‘i General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

This project is not expected to start construction in the next year and a half or so. Its completion may go as long as 5 to 10 years. However, to solve the housing crisis we must start planning now. We can only hope that government spends our tax dollars where we need it.

Thank you for taking time to send your comments.

Aloha,
Ron Agor
My name is Lauryn Galindo. I first moved to Oahu in 1956 with my parents who were in the military. When I returned from college on the mainland in 1977, I moved to Maui since ‘Oahu was getting so busy! I maintained a residence on Maui for 14 years overlapping with 9 years on Big Island where I escaped as Maui began to be overrun with development. In 1994, I moved to Kauai, having fallen in love with the rural flavor of this exquisite island.

Everyone I know wants to protect Kauai from ill conceived development which erodes our way of life. Please do not allow Hokua Place to add more congestion to our already crowded roadways.

I am with a group of citizens who have made the following proposal:

We are recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua‘i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Please protect Kaua‘i before it’s too late!

Mahalo,
Lauryn Galindo
PO Box 982
Hanaei, HI 96714
(808)339-6543

Sent from my iPad

---

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:51 PM
To: lauryn@poal.org
Subject: RE: Hokua Place Development Response
Attachments: Lauryn Galindo.pdf

Aloha Lauryn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Linda,

HoKua Place is smart growth. The recent updated Kaua‘i General Plan, forged by the people of Kaua‘i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kaua‘i emphasizes the need for housing in all districts of Kaua‘i. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa‘a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa‘a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa‘a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone.

Kaua‘i did a study on important agricultural lands. It resulted in Kaua‘i needing only 11,000 acres of ag land to sustain itself. Kaua‘i has an abundance of good ag lands.

The EIS submittal addresses the infrastructure concerns adequately.

Thank you for your comments,

Aloha,

Ron Agor

---

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:51 PM
To: 4lindaharmann@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Linda Harmon.pdf

Aloha Linda,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jehn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Linda,

The HoKua Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa’a-Wailua area. The vehicles are already in the area. To say the Project is adding 1000 more cars to the area is a stretch from the truth.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa’a bypass road from the Oleohina intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The HoKua Place is designed to address the housing crisis Kaua‘i is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa’a-Wailua area say that the are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Thank you for your comments.

Aloha,

Ron Agor
Aloha Linda,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Lois,

The HoKua Place is a well thought out development. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan, You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.”

HoKua Place is designed for the young individuals, young families, and families doubling up in homes in the Kapa’a-Waipoo area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know discussions with young families resulted in them willing to sit in congested traffic if they can buy an affordable home.

While government is figuring a way to spend our tax dollars for infrastructure, we have to start now to plan for the future of our young families.

Thank you for your comments.

Aloha,
Ron Agor

Aloha, Please understand that I am not opposed to development, but I am opposed to bad development. This project would place a huge demand on our infrastructure. We currently have an issue with the sewer treatment plant. You can drive by there and it will smell to high heaven, not to mention the old pipes that are currently feeding the system. Remember what happened a couple of months ago when the pipe burst on Kuhio Hwy? What a traffic mess that was.

The road ways that we have currently servicing the infamous Kapa’a corridor slows to a crawl twice a day. This frustrates locals and visitors alike. I have friends that refuse to come here because of the traffic. I have stopped shopping in Kapa’a town due to the traffic, choosing instead to drive to Lihu’e. I live in Waialua and I can toll when the traffic is especially bad in Kapa’a town as many folks will come up Oloheia and then down Kuamo’o, or vice versa. It seems to be happening more and more every day.

We work hard and long hours in order to live here. When you are spending your off hours stuck in traffic or when you are like my husband having to run to various suppliers for goods needed to conduct his business only to find that the trek that normally takes 20-30 minutes now takes an hour, you start to question the intelligence of our “planners”. Having a number of large projects coming online in the Kapa’a corridor is going to create a nightmare and visitors and locals will want to avoid. Be smart with at least one project for the sake of the island and those of us that love it - visitors and locals alike.

Mahalo for your time,
Lois Anderson
808-639-3802

“I am not young enough to know everything”
Oscar Wilde
Aloha Lois,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Land Use Commissioners,

This development does not provide enough affordable houses for the negative impact it will have on Kauai’s traffic and infrastructure. Until those needs are met, the best alternative is “no action” from the 2nd draft of the Environmental Impact Statement.

The developer should bear the increased cost of roads, water, sewer, schools, police and fire services, not the taxpayers. History has shown that the county has not collected appropriate costs in advance so that the infrastructure will be ready for increased population. Our local population cannot afford this housing, instead it will mostly provide more mainland investors with real estate profit. Please consider how little remaining usable agricultural land we have and the need for sustainability on Kauai.

This development does not stand alone in your evaluation. It comes along with two resorts already approved and soon to be developed in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation, a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa'a (Kaua'i Mauka). Traffic has increased dramatically over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of about 1500 more cars from HoKua Place, when it is already unbearable even without the new resorts. When will it stop? Tourists are already complaining; and they will no longer prefer Kauai as the less crowded more pristine island it was.

You have an opportunity to stop this urban development now, before the land and quality of life on Kauai is unrecoverable. Please hear the public opinion against this project and do not let our island be bought out by greedy developers.

I am a Kauai resident detrimentally impacted and limited by current development, sincerely hoping for better planning.

Lorraine Osterer, Koloa, HI.

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The HoKua Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa'a-Wailua area. The vehicles are already in the area. To say the Project is adding 1500 more cars to the area is a stretch from the truth.

The HoKua Place is designed to address the housing crisis Kauai is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa'a-Wailua area say that the are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of $175K to $275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

We must address the housing crisis now. The completion of this Project will most likely take place 5 to 10 years from now. If government spends our tax dollars properly, traffic could be eased off by then.

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”

Thank you for your concerns,
Aloha,
Ron Agor

---

Dear Lorraine,

HoKua Place will provide 231 affordable housing in the range of $175,000.00 to $275,000.00. This is affordable and realistic.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa'a bypass road from the Oleheana intersection to the west end of their property. The plan is to dedicate the bypass road to the state for the state to improve and continue its use.
Aloha Lorraine,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha!

I recently heard that you’re considering changing the zoning on the east side from agricultural to urban center. While I understand we have an affordable housing shortage on Kauai, re-zoning our agricultural land is not a fix and extremely shortsighted. Not only do we already have a traffic situation which would be compounded by the proposed move, we’d be stripping our island of precious farmland and impacting our ability to grow our own food.

Would love to hear the rationale and I look forward to an opportunity to weigh in on our island’s options.

Mahalo.

Lynn Christensen
4100 Queen Emma’s Dr. #40
Princeville, HI 96722 USA
1.415.602.1393 Cell

May the Force be with you...

Dear Lynn,

Kauai did a study on important agricultural lands. It resulted in Kauai needing only 11,000 acres of ag land to sustain itself. Should Kauai be compelled to grow its own food, we will have an abundance of ag lands and water to do so. We are not growing our own food because of the lack of farm workers.

The housing crisis trumped our traffic woes. Talk to the young individuals, young families, and families doubling up in houses and you will find that many would say that they will take sitting in congested traffic if they could have the opportunity to live in an affordable home.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths.

HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “smart growth.

Thank you for your concerns,

Aloha,

Ron Agor
Dear Marge,

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa‘a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The County Wastewater Department has commented positively for the HoKua Place. The Project will take a minimum of 5 to 10 years to totally complete. Should it be budgeted by the County, an expansion and upgrade will take place highly likely before the Project is fully completed.

Kaua‘i has an identified housing crisis. Housing trumps our traffic woes. There is no way to spin this. The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa‘a-Wailua area. Most of them are locals. They already exist in the area, with their vehicles, with their children going to school in the area, and many work in Kapa‘a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

The General Plan for Kauai emphasizes the need for housing in all districts of Kaua‘i. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa‘a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa‘a Town’s future paths. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

There are 3 major projects set for construction in the Wailua corridor. The project is already looking at working with Coco Palms in providing shuttles for employees to and from work.

Aloha and thank you for your comments.

Ron Agor
To the Land Use Commission:

Please enact Alternative #1 from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken. The land will remain in the State Lands Use Agricultural District. Hokua Place should NOT be built.

Mahalo,

Marilyn J. Kelly
3556 Old Mill Place
Koloa, HI 96756

Dear Marilyn,

The HoKua Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa'a-Wailua area. The vehicles are already in the area. To say the Project is adding 1500 more cars to the area is a stretch from the truth.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KUUC system. The developer owns the Kapa'a bypass road from the Olehana intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The HoKua Place is designed to address the housing crisis Kaua'i is in. Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa'a-Wailua area say that they are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:57 PM
To: arilynn@gmail.com
Subject: RE: Hokua Place Development Response

Aloha Marilyn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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TO ALL MEMBERS OF THE STATE LAND USE
COMMISSION 

DECEMBER 18, 2018

RE: REZONING AG ZONE FOR POSSIBLE HOKUA PLACE SUBDIVISION IN KAPAA,
HAWAII.

I AM TOTALLY AGAINST ANY CHANGE IN THE ZONING TO ACCOMMODATE THE
POSSIBLE APPLICATION FOR HOKUA PLACE. THE OBVIOUS HUGE DAILY
ADDITION OF TOO MANY CARS TRYING TO TURN OUT OF AND INTO THE ROAD
THAT IS PLANNED MAUKA OF THE KAPAA MIDDLE SCHOOL, WILL INSTIGATE A
VERY UNSAFE SITUATION AT ALL TIMES, BUT PARTICULARLY WHEN STUDENTS
ARRIVE AND LEAVE THE SCHOOL GROUNDS.

CURRENTLY, DRIVERS DROP OFF AND PICK UP THEIR CHILDREN ALONG OLOHENA
ROAD, ON BOTH SIDES OF THE ROAD AND THEN THE STUDENTS WALK / RUN
ACROSS THE ROAD TO AND FROM THE SCHOOL GROUNDS. AS I DRIVE THIS AREA
EVERY DAY, THE SNARLED TRAFFIC ALONG ALL THE ROADWAYS IN THAT AREA
ALREADY CAUSES SERIOUS DELAYS PLUS A VERY UNSAFE SITUATION. I HAVE
COUNTED MORE THAN 100 CARS TWICE A DAY CAUSING SERIOUS DELAYS IN
This location WITH A MORE DANGEROUS SITUATION OF CARS, BUSES AND
TRUCKS HAVING TO STOP AND GO ON THE OLOHENA HILLS GOING IN BOTH
DIRECTIONS.

THE ACCESS AND EGRESS ROAD GOING INTO THIS PLANNED DEVELOPMENT WILL
CAUSE ALL DRIVERS WISHING TO AVOID THE EXISTING ROUND-A-BOU T TO CUT
TIRU THE MAIN ROAD OF THE SUBDIVISION, CAUSING EVEN MORE SAFETY
ISSUES WITH STUDENTS WALKING TO AND FROM SCHOOL.

IT MUST BE IN THIS EIS THAT THE DEVELOPERS MUST PAY FOR THE LAND
ACQUISITION AND BUILDING OF A LARGE ROUND-ABOUT AT THE FOUR FORK
INTERSECTION JUST MAUKA OF THIS PROPERTY AS A POSSIBLE SOLUTION. AND IT
UPSETS ME, THAT THIS ISSUE HAS BEEN BROUGHT UP TIME AND AGAIN AND NO
CHANGES HAVE BEEN MADE TO ADDRESS THE OBVIOUS PROBLEMS.

SECONDLY, IT IS A MISTAKE TO ALLOW A SMALL CONVENIENCE STORE WITHIN
THIS SUBDIVISION. THE ONLY WAY A STORE OF THIS SIZE CAN BREAK EVEN
IS TO BE ABLE TO SELL WINE AND BEER AS EXPERIENCED BY THE WAITUA
COUNTRY STORE (AFTER THE FACT PERMITTING) WHICH IS UNACCEPTABLE TO
ME, AGAIN AS A SAFETY ISSUE. PLUS, THE STUDENTS WILL LOAD UP ON
SUGARY SNACKS BEFORE AND AFTER SCHOOL, ADDING TO THEIR PROBABLE ALREADY DEVELOPING DIABETES AND OBESITY ISSUES.

THERE ARE MANY OTHER IMPORTANT ISSUES REGARDING THIS TOTALLY
INAPPROPRIATE LAND ZONING CHANGE, BUT I DO NOT HAVE THE TIME TO
DESCRIBE THEM, PARTICULARLY SINCE I HAVE HAD TO WRITE LETTERS TOO
MANY TIMES ALREADY REGARDING THIS ISSUE OVER THE YEARS WITH NO SIGNIFICANT SOLUTIONS BEING PRESENTED BY THE DEVELOPERS.

WITH ALOHA, MARI DENTE
THIRTY YEAR RESIDENT PROPERTY OWNER AT:

6355 WAIPOULOI RD, UNIT B, KAPAA, HI
808-8162

Dear Marj,
Thank you for pointing out the precarious student pick-up and drop-off points. HoKua Place will have a main roadway through the project from the bi-pass road north to Olehena Road. I will advocate for a safer pick-up and drop-off center for the students.

The updated traffic TIAR report emphasized a round-a-bout at the new roadway entry to the project on the bi-pass road.

The intent of the retail store on site is to prevent unnecessary car trips to town just to get a cartoon of milk or bread, etc.

The recent updated Kauai General Plan, forged by the people of Kauai’s, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai’s. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapaa Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapaa Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapaa Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapaa bypass road from the Olehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your expressed comments.

Aloha,
Ron Agor
Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:57 PM
To: mdente@hawaii.rr.com
Subject: RE: Hokua Place Development Response
Attachments: Marj Dentle.pdf

Aloha Marj,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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I would think that the county would learn from the subdivision being installed at the junction of the highways near Hanamauu. I have yet to see ANY low income homes built in that subdivision yet supposedly some were set aside for that purpose. WE NEED LOW INCOME HOMES.

In order to do this we need an ordinance similar to that passed in Sacramento, CA that said that no additional building permits will be issued except for low income housing until the number of low income homes reaches a certain % of the total number of homes in the city. This moratorium changed the nature of housing in the Sacramento area.

Hokua place should be all low income housing. That may mean greater density in some areas with parks to cut the costs of the electric, sewer, and water installations and it may mean duplex or fourplex houses or homes similar to those built along the highway at the west side of Princeville. The entire plan for Hokua should also include a sewage treatment plant and a water storage at the developers expense. Why should the public be expected to provide these services for people who can afford to buy homes priced above $700,000?

Let's throw out the entire Hokua place plan and start from scratch with a minimum of 746 low income homes. This is agricultural land with a cost per acre much lower than that of other areas because of its nature. With this lower cost per acre for the land, and with smaller prebuilt homes such as those being built by Habitat for Humanity in Pa'ele, homes should be able to be constructed for $350,000 per home.

The purpose of a planning commission is to plan for the population needs, not for the needs of developers. I would be pleased to serve on a committee that developed a new plan for Hokua and considered the needs of our island and developed a lower cost plan.

Marjorie Gifford
Princeville HI 96722
808 320 8354

Dear Marjorie,

Hokua Place is providing 231 affordable housing at $ 175,000.00 to $ 275,000.00. In order to meet this commitment, the developer's profit for the market homes will be minimal so the project can pay for the affordable housing.

It is unreasonable to have a 100 percent affordable housing. The County Council developed the 30% required housing criteria because 30% was the threshold developers could afford in order to provide affordable housing.

Thank you for your comments Marjorie,
Aloha,
Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorzehnarch.com>
Sent: Tuesday, April 9, 2019 9:38 PM
To: mfllting.gifford@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Marjorie Gifford.pdf

Aloha Marjorie,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha,

As a resident of Kauai since 1987, I am against the plans for Hokua Place which is to include 769 residential units with prices starting at $650,000. $650K is beyond the reach of low- and middle-income families, so we are continuing to build houses primarily for mainlanders and foreigners. We should not be converting our agricultural lands into urban lands for mainlanders & foreigners.

There is a lack of infrastructure to support this level of development on the Eastside. From wastewater treatment where the infrastructure for the treatment plant is old, outdated and malfunctioning to traffic because we have a very limited road network. There are three other new developments coming online on the Eastside which will be putting demands on infrastructure.

Lihue would be a much better place to build affordable housing which Kauai truly needs for the people who live here.

I care about a smart growth approach to future land development on Kauai, and am against the development of Hokua Place. Please deny the up-zoning of 97 acres of agricultural lands, next to Kapaa Middle School, for Hokua Place.

Thank you,
Mary Lu Kelley
3644 Lawai Road
Lawai, HI 96765

Dear Mary Lu,

Hokua Place is providing 231 affordable housing at $175,000.00 to $275,000.00. This is really affordable. In order to meet this commitment, the developer’s profit for the market homes will be minimal so the project can pay for the affordable housing.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KUUC system. The developer owns the Kapaa bypass road from the Gilehera intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in the Kapaa-Welaka areas. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapaa Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapaa’s Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapaa’s Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

Thank you for your comments.

Aloha, Ron Agor
To Whom it May Concern,

Thank you for considering input from the public on the proposed Hokuia Place development. As Kapaa residents we share the serious misgivings outlined in Ann Walon's recent letter to the TG1 editor concerning this project. The project is not truly affordable for the vast majority of local families; the infrastructure is not in place to handle the water, sewage and waste disposal needs; and the devastating traffic impact is easy to imagine given its already critical state without the proposed additional development. This is not "smart growth" any way you look at it. The impact it will have on local residents and families in need of affordable housing is nothing but detrimental.

Thank you for your consideration.

Sincerely,

Meg Schofield and Robert Woodcock
Kapaa

Sent from Yahoo Mail on Android

---

Dear Meg,

Anne Wallon is an anti-development advocate. Many of her information are misleading or untrue.

Hokuia Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

The developer is contributing to the maintenance of the wastewater plant. They have offered the county DOE use of their potable water well to supply the county system with water. The Hokuia land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa'a bypass road from the Olheimo intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokuia Place as a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokuia Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokuia Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokuia Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that Hokuia Place will be a quality housing complex providing a variety and mix housing for everyone. Hokuia Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor
This is regarding the proposed Hokua Place Subdivision in Kapaa. I am writing to request that you decide on Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Please keep the project area zoned as agriculture so that it will remain in the State Landa Use Agricultural District. Kaua‘i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

There will be many negative impacts on the island from the Proposed Hokua Place Subdivision:

**Kapaa already has insurmountable traffic!** Traffic in Kapaa is bumper to bumper from 7 AM to 9 PM every day. If built, Hokua Place will generate an additional 1,900 vehicle trips per hour during morning and afternoon rush hours combined.

**The county has an aging and insufficient infrastructure!** The 769 additional units Hokua Place would be adding to the market will only create further impacts on our failing infrastructure: water supply, road surfaces, sewage, school capacity.

**Hokua Place will not meet affordable housing needs!** Single family homes will be listed from $850,000 to $950,000, where is the affordability? Only 30 percent of units are required to be affordable the others are “subject to market conditions,” which means the developer can increase current prices.

Please vote against this proposal.

Thank you,

Melissa Mojo
5624 Hoku Road
Kapaa

---

**Dear Melissa,**

Hoku Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The Hoku land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapaa bypass road from the Olehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The Hoku Place is designed for the young individuals, young families and families doubling up in houses right now. In discussions with them, they conveyed that yes, they will sacrifice sitting in traffic congestion if they had the opportunity to own an affordable house. Housing trumps traffic. No way to spin that.

Aloha, and thank you for your comments.

Ron Agor

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**Sara Jahn**

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:17 PM
To: m2kuai@m2mojo.com.
Subject: RE: Hokua Place Development Response
Attachments: Melissa Mojo.pdf

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Aloha Melissa,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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This is a terrible idea and it is shocking that it is even being considered. The public needs more information on the idea and a venue to block it. Many worked hard to get good people elected and appointed. Keep Kauai beautiful, safe, and functional for the citizens who make it the wonderful place it is. Mahalo.

Marilyn Woods

Dear Marilyn,

HoKua Place is a well thought out project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. HoKua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

The young individuals, young families, and families doubling up in houses today need affordable housing. HoKua Place will have 231 affordable units in the range of $175K to $275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KUJC system. The developer owns the Kapa’a bypass road from the Oloheana intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your comments.

Aloha,
Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:18 PM
To: kauairednama@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Merilyn Woods.pdf

Aloha Merilyn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,
Sara Jahn, RA
Agor Jahn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Use Land Commission,

This island is over-stretched already! The infrastructure, especially on the Eastside, cannot handle any more development. Our quality of life is suffering, Please do NOT move forward with Hokua Place!

Sincerely,

Nadya Wynd

Dear Nadya,

I presume when you talk about infrastructure you are referring to the traffic. The EIS submittal addresses other infrastructure.

Please refer to the Updated Traffic Impact Assessment Report (TIAR).

Kauai will continue to grow because people visit and forget to go home. This has been happening for decades. The HoKua Place is planned to address the identified housing crisis on Kauai, in particular the Kapa'a-Walua area. There are 231 affordable units proposed at prices ranging from $175,000.00 to $275,000.00. This is affordable and realistic. Especially since the developer knows that the profits generated by the market housing would be minimal in order to pay for the affordable units.

The group that will benefit most from this project are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Walua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

HoKua Place is a "smart growth" project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. HoKua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor

Aloha Nadya,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahale Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorjahnArch.com
O: 808.947.2467
C: 808.373.6025

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From: Vivan Hager
To: RE: HOKUA MUST BE HALTED
Subject: RE: HOKUA MUST BE HALTED
Date: Friday, December 14, 2018 2:32:44 PM

Kapaa simply cannot handle any more traffic. We don't have the proper sewage system sidewalks grocery stores water storage. Our Island is at a full limit!
Vivian Hager
Kapaa

Sent from my Verizon, Samsung Galaxy smartphone

Dear Vivian,

Kauai appears to be at its "full limit" because we sit in traffic congestion at times. The traffic problem can be solved by other ways than building more roads. Government will soon find ways to reduce traffic without road building. For example, The county and state should look at their departments and have those jobs that workers can do at home, work at home. That would reduce traffic tremendously during the peak hours. Have the school system not allow high school students to drive to school, unless they have a work permit. The state is already exploring these traffic solutions and I believe it will come around.

In the meantime, we have a housing crisis and we must start planning now.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:38 PM
To: vhager@msn.com
Subject: RE: Hokua Place Development Response
Attachments: Vivian Hager.pdf

Aloha Vivian,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Section 4.21 Environmental Setting

You have some information in here that is wrong or not worded correctly. An archaeological assessment is an assessment not an AIS when you find no historic properties in the project or parcel. When you find historic properties it becomes an AIS. SHPD wanted subsurface testing which was done. No historic properties were found during this testing nor during the surface field inspection. So the second paragraph is wrong in the DEA.

Here is SHPD letter. I highlighted where is it an AIS now AA because no sites. This section should be in place of the third paragraph on page 32.

Thank you for the opportunity to review the revised draft reports titled An Archaeological Assessment with Subsurface Testing for the Proposed Kapa'a Highlands Phase II Project, Kauai District, Kauai's TMK: (4) 4-3-003-004 (McMahon and Tolleson). We received the first revised draft on September 27, 2013 (Log No. 2013.5628), the second on January 2014 (Log No. 2014.00335), and final revisions, including Figure 9, on March 26, 2014.

SHPD made several requests that an archaeological inventory survey including subsurface testing be conducted on the property due to the identification of historic properties on nearby parcels including TMK: (4) 4-3-003-004, 005 (June 28, 2010, Log No. 2010.2441, Doc. No. 1080MV50: and October 1, 2012, Log No. 2012.1541, Doc. No. 12095L24). The current AIS yielded no historic properties and was re-designated an archaeological assessment pursuant to Hawai'i Administrative Rules (HAR) §13.284-5.

The archaeological inventory survey (AIS) was conducted on behalf of Three Stooges LLC in support of a residential subdivision development on a 97-acre property. The AIS involved a 100% pedestrian survey and subsurface testing consisting of excavation of three backhoe trenches. No previously- or newly-identified historic properties were documented in the project area. The project area was assessed as having been extensively subjected to sugar cane plantation agriculture and to now be void of any surface plantation architecture or infrastructure remnants and to lack evidence of subsurface cultural deposits below the agricultural zone.

The revisions adequately address the issues and concerns raised in our earlier correspondence (October 1, 2012; Log No. 2012.1541, Doc. No. 12095L24) and in our consultations. The revised report provides adequate discussion of the project location, environs, cultural and historical background, previous investigations, field methods, and findings. The report meets the standards set forth in HAR §13.276-5. It is accepted by SHPD. Please send one hardcopy of the document, clearly marked FINAL, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Thank you for your comments Nancy. We will certainly correct the report.

Aloha,
Ron Agor
To Whom it May Concern,

I respectfully object to the proposed upzoning of agricultural land near Kapa'a Middle School for the development of Hokua Place. I do not believe that it will provide affordable housing to the residents of Kauai (I would not consider a starting point of $550k affordable housing), and I think it will cause an infrastructure nightmare. The current traffic in Wailua/Kapa'a area is already so congested, I can’t even imagine the gridlock that would be created by an additional proposed 769 residential units.

What we need is affordable housing built in existing town centers, such as Lihue. And this is essentially what many of the community have voted for when looking back at the most recent elections. I grew up on Kauai, in Kapaa. I understand that growth is inevitable, but let’s be smart about growth and learn from other communities’ mistakes and triumphs.

Please leave agricultural land agricultural, and stop lining rich investor’s pockets to the detriment of our very special island. Please reconsider the proposed upzoning.

Mahalo,
Natalie Haneberg
Sent from my iPhone

Dear Natalie,

The Hokua Place is planned to address the housing crisis on Kauai, including the Kapa’a-Wailua area.

Yes, Kauai is growing and traffic is becoming like every other place that is growing in the country. The Project will be providing 231 affordable housing in the range of $175,000.00 to $275,000.00. The Developer is so committed to provide affordable housing that the established price range will most certainly reduce the profits from the market housing, which starts maybe at $650,000.00.

Hokua Place is a “smart growth” project. The recent updated Kauai General Plan, forged by the people of Kauai’s designates Hokua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai’s. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone. Hokua Place is “Smart Growth”.

The group that will benefit most from this project are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

Aloha and thank you for your comments.

Ron Agor
Dear Norma Jean,

One could say what is wrong with those who “have” not wanting to give the opportunity to the “have not’s” to own a home. Especially those who came to visit and forgot to go home. The problem started when they did not go home. Locals are willing to accept all and are willing to compromise on a more populated island if allowed by the “haves” to own a home.

We have a highly identified housing crisis. HoKua Place is designed to address the housing needs of the young individuals, young families, and families that are forced to double up in houses in the Kapa’a-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

In discussions with the young population in the Kapa’a and Wailua area, they have resolved to the fact that yes, they will take sitting in traffic congestion at times if they had the opportunity to buy an affordable home.

Besides, HoKua Place is a well thought out project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths, Hokua Place is intended to help preserve the rural character of Kapa’a Town and intend to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

Aloha and thank you for your comments,

Ron Agor
From: PAMELA BURRELL
To: DRRTF@LAC
Subject: Hokua Place
Date: Tuesday, December 25, 2018 6:11:44 PM

The option to remove good Ag land and open space in the Kapaa corridor where it isn’t needed or wanted by the folks that actually live here is crazy!

We don’t need housing for investors… we need affordable housing for residents… and even if that were the case, this would not be the right spot.

You know the added congestion of cars and the lack of infrastructure would take its toll on the residents trying to work, drive their kids to school or god forbid there be an accident to add to the stress. Is it demanding enough as it is right now… why take our aloha spirit and crush it further?

There is plenty of other unaffordable housing units available on the market as we speak.

Everyone works so hard to make ends meet, why unnecessarily add to the problems?

Please be apart of the solution for Kaua’i. Vote “no need” on Hokua Place once and for all.

May 2019 be filled with wise decision making.

Mahalo,
Pamela Burrell
Kaliiwiwi resident

Dear Pamela,

Kauai is growing like other counties throughout the country. The Aloha Spirit is to accept where we are going and try to co-exist with new developments.

The HoKua Place is planned to address the identified housing crisis on Kauai, in particular the Kapa’a-Walua area. There are 231 affordable units proposed at prices ranging from $175,000.00 to $275,000.00. This is affordable and realistic. Especially since the developer knows that the profits generated by the market housing would be minimal in order to pay for the affordable units.

The group that will benefit most from this project are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Walua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth infrastructure needing work, as an excuse to deny these families from having.

HoKua Place is a "smart growth" project. The recent updated Kaua’i General Plan, forged by the people of Kaua’i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua’i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of row homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth”.

Aloha and thank you for your comments.

Ron Agor

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Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:22 PM
To: pamela.burrell@me.com
Subject: RE: Hokua Place Development Response
Attachments: Pamela Burrell.pdf

Aloha Pamela,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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The Updated General Plan, forged by the people, has a designation for lands called "Neighborhood General". The lands for HoKua Place is designated "Neighborhood General".

HoKua Place is a "smart growth" project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. HoKua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

There are 231 affordable units proposed at prices ranging from $ 175,000.00 to $ 275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units.

Aloha and thank you for your comments.

Ron Agor
Just read Anne Walton’s piece in the Garden Island News regarding Smart Growth for Kauai.

As a Realtor many people think that we would be in favor of a new subdivision, but that’s not necessarily true; we have to live here too. No need to reiterate; I am in total agreement with everything she suggests about growth. Let’s do the infrastructure first.

Thank you,

---

Dear Phil,

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

Kapa’a Town is the major commercial center in the Kapa’a-Wailua area. HoKua Place is a “smart growth” project. The recent updated Kauai’s General Plan, forged by the people of Kauai, designates HoKua Place a ‘Neighborhood General’ designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

Aloha and thank you for your comments,

Ron Agor

Sara Juhn

From: Sara Juhn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:24 PM
To: philfudge@hawaii.rr.com
Subject: RE: Hokua Place Development Response
Attachments: Phil Fudge.pdf

Aloha Phil,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Juhn, RA
Agor Juhn Architects

AgorJuhnArch.com
O: 808.947.2467
C: 808.373.6025

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To Whom It May Concern:

Aloha. My name is Polli Oliver. I am a 45 year resident of Kauai. I have lived this whole time on the South Shore. During this time, I have lived through 2 major hurricanes and I have seen many changes to this island. One of the most obvious and disheartening changes has been in the astronomical increase in the traffic congestion. The overall population has increased and the number of tourists have increased. All this with little infrastructure to accommodate this massive increase. The result is that there is increasing traffic gridlock in many areas of the island, but it is particularly horrible in the Wailua-Kapaa area. The traffic situation is so bad that it has curtailed my travel to that side of the island, in order not to get stuck for long periods of time in traffic. Kauai is a wonderful island and I am happy to live here, but it is changing in ways that make is less convenient and enjoyable. I can’t imagine that tourists leave here with a good impression of our island after dealing with our traffic woes.

With all that being said, for that reason alone, as well as other reasons (lack of true affordability) the proposed Hokua Place subdivision should not be allowed. I recommend the “No Action Alternative “ which is Alternative #1 from the 2nd Draft Environmental Impact Statement. I believe this to be the most sensible, reasonable choice the State Land Use Commission can make on behalf of the citizens of Kauai and for our visitors as well.

Thank you for your kind consideration in this matter. I trust you will make the right decision.

Sincerely,

Polli C Oliver
Koloa, Kauai

Dear Polli,

There is a housing crisis on Kauai. HoKua Place addresses the housing crisis in the Kapa’a-Wailua area. The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

There are 231 affordable units proposed at prices ranging from $175,000.00 to $275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units.

Kapa’a Town is the major commercial center in the Kapa’a-Wailua area. HoKua Place is a “smart growth” project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

Aloha and thank you for your comments,

Ron Agor
Dear Land Commission:

Please count me against the Hokua Place development for a number of reasons:

OVER DEVELOPMENT ON KAUAI EASTSIDE
NOT AFFORDABLE
ALREADY TOO MUCH TRAFFIC
SHOULD STAY AGRICULTURAL LAND
PROFIT DRIVEN BY DEVELOPER
WAILUA SEWAGE SYSTEM SHOULD BE FOR WAILUA HOUSELOTS

Sincerely,
Randall Roe
5328 Kihel Road
Kapaa, Hi. 96746

Dear Randall,

Kauai is growing like many other counties in the country. Government eventually catches up with infrastructure. The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. The developer is committed to help provide affordable housing in the Kapa'a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

In discussions with the young population in the Kapa’a and Wailua area, they have resolved to the fact that yes, they will take sitting in traffic congestion at times if they had the opportunity to buy an affordable home.

Kauai had a study completed not long ago on important agricultural lands. The study resulted in Kauai needing only 11,000 acres of land to grow out own food if necessary. There is an abundance of good ag lands and water on Kauai.

The Wailua Treatment Facility is for all Kapa’a and Wailua area. The completion of HoKua Place is projected to be in 5 to 10 years or so. We hope that our government spends our tax dollars wisely and eventually upgrade the sewage treatment facility, as well as other infrastructure.

Aloha and thank you for you comments.

Ron Agor
Dear Robert,

While government are always a little too late in catching up with infrastructure we must start planning for the indentified number one crisis on Kauai, and that is housing. Projects like the Hokua will take at least 5 to 10 years to complete in it's entirety.

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa'a-Walua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorzehnarch.com>
Sent: Tuesday, April 9, 2019 10:25 PM
To: Robert@bamboomoonvideo.com
Subject: RE: Hokua Place Development Response
Attachments: Robert Zelkovsky.pdf

Aloha Robert,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects
AgorzehnArch.com
O: 808.947.2467
C: 808.373.6025

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Don’t build Hokua Place!!!
Traffic is already
A nightmare &
The project is not affordable to
Most Kauai residents.
Who are we building for?
Certainly not our
Own. We are only enticing wealthy Mainlanders to
Buy a second home at our expense.
The hidden price
Of this development is
Even higher. We
Are losing locals!
Don’t do it.
Susan O’Neill

Sent from my iPhone

Dear Susan,

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00.
This is really affordable. The developer is so committed to help provide affordable housing in the
Kapa’a-Wailua area that he is resolved to maximize profits from the market housing in order to pay for the
affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families,
and families forced to double up in houses in the Kapa’a-Wailua area. Most of them are locals. They already existing in
the area, with their vehicles, with their children going to school in the area, and manly work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families
from "having".

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a
"Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in
all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General"
designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10
minute walking radius is to encourage residents not to take their cars into town and foster a good healthy
community. There will be a variety of mix homes, a place for everyone. The project will include walking
and bicycle paths integrated with Kapa’a Town’s future paths. Overall, Hokua Place intends to meet the
standards of the Kauai General Plan, including the principles of sustainability. Please read the General
Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix
housing for everyone. HoKua Place is "Smart Growth".

Please refer to the Updated TIAR report on traffic in the EIS submittal.

Thank you for your comments.

Aloha,
Ron Agor
December 22, 2018

Dear Land Use Commission,

I have utmost concern for Kauai, regarding Hokua Place. If allowed to up zone the land for development, catastrophic outcomes will occur.

Kauai has ALREADY passed the tipping point, regarding resident population, amount of daily visitors, terrible traffic, AND, aging/insufficient infrastructure.

Please, please, please, choose and vote to keep this land, and have it remain in zoned agriculture, in the state land use Agricultural District.

On this Hokua Place development, please, please, vote for Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Keep this land zoned agriculture. It is IMPERATIVE that you do this.

For the sake of the present-day island of Kauai. And for the future sake of generations to come.

I humbly ask, and thank you,
Robin Yost
Kapa’a, Kauai

Dear Robin,
Kauai truly has an identified housing as the number one crisis. HoKua Place is a well thought out project. The Project is a "smart growth" project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa’a Town’s future paths. Hokua Place is intended to help preserve the rural character of Kapa’a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a qualify housing complex providing a variety and mix housing for everyone. HoKua Place is “Smart Growth”.

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is really affordable.

Aloha and thank you for your comments.

Ron Agor
December 23, 2018

To Whom it May Concern:

I have lived on the east side of Kauai for 24 years (Kapa‘a for 1 year, Anahola for 23). I am overwhelmed at how stressful it is to drive here anymore. I have to plan my day out according to the traffic. That is hard for anyone. But it is also a very serious problem. As a senior citizen trying to get to doctors appointments - appointments that my husband and I often have to wait four months to even get – well, our blood pressure numbers go out the roof in just trying to get there on time! I often wonder how young parents must feel trying to pick up their children in time from school and activities. And I haven’t even mentioned all the people trying to get to their jobs!

This is the first time I have ever written to try to get those in power to BUILD THE ROADS FIRST before building more homes. Quite frankly, I never imagined anyone in power would ever let the traffic get to this point. But obviously I was wrong. Please know that there are people actually suffering from this situation. Nobody knows the stress of panic caused in people trying to get to the airport in time, to appointments, to work and to their families. Nobody knows the real damage this horrendous traffic situation has caused. And what will happen in the case of hurricanes and tsunamis and other disasters? Don’t you think having alternate roads in order to take good care of the people living here is the most important thing you could do?

Please DO NOT ALLOW the Hokua Place subdivision to be built. Please use the “No Action Alternative” which is Alternative #1 from the second Draft Environmental Impact Statement. This is the most sensible and reasonable choice that the State Land Use Commission can make on behalf of the citizens of Kauai and for our visitors as well.

Thank you for taking the time to read this. I pray that you will make the right decision.

Sincerely,
Patricia M. Riedel
Anahola, Kauai, Hawaii

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Dear Patricia,

There is a group of people that are stressing out also. The stress in traffic, but most importantly they stress of the identified housing crisis on Kauai, and in particular the Kapa‘a-Wailua area. This group are the young individuals, young families, and families forced to double up in houses in the Kapa‘a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa‘a Town. We can’t use traffic growth, infrastructure, needing work, as an excuse to deny these families from “having”. There is no comparison between the crisis of the “have nots” and the stress of the “haves” being stuck in traffic.

HoKua Place proposes 231 affordable units selling at prices ranging from $175,000.00 to $275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units. The “have nots” in the Kapa‘a-Wailua area will be the ultimate beneficiaries of the Project.

I hope you can look out for the young population of the Kapa‘a-Wailua area and support housing that will benefit them.

Aloha and thank you for your comments.

Ron Agor
Dear Ronald,

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa'a-Walua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Walua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

Aloha and thank you for your comments.

Ron Agor
Dear Ruta,

Kauai is growing like all many counties throughout our country. Infrastructure is always a problem when places grow. However, the need for housing also grows. Infact Kauai has identified housing as a crisis. While government always takes care of infrastructure late in the game, moving forward with planning is a must.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Walua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

There are 231 affordable units proposed at prices ranging from $175,000.00 to $275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units.

Kapa'a Town is the major commercial center in the Kapa'a-Walua area. HoKua Place is a "smart growth" project. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. HoKua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor
From: sweetwatersharon
To:
Subject: Hokua Place
Date: Sunday, December 23, 2018 9:31:49 PM

Development is a two edged sword.
With development comes changes and challenges to the existing residents.
Is the developer willing to pay for the necessary infrastructure to support these 769 new residential units?
The traffic is already untenable between Kapaa and Lihue. Will the developer add another lane to the bypass? Will the developer help pay for fixing the Wailua aging sewage system?
What about schools and fire and police services?
I have never heard that the new property taxes on these new homes will be enough to pay for the needed increased services.
Unless the developer has committed in writing to be responsible for the economic impact on necessary infrastructure improvements due to the impact of 769 new residential units, I ask you to Not approve the up-zoning.

Sincerely
Sharon Geiken

Sent from my Galaxy Tab® S2.

---

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:30 PM
To: sweetwatersharon@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Sharon Geiken.pdf

Aloha Sharon,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects
AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Sharon,

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapaa’s bypass road from the Oleheha intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use. HoKua Place is doing their fare share in supporting infrastructure.

The DOE has accepted the student counts from the HoKua Place that may impact the schools. The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapaa-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapaa Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

It is hard to believe that you may have made commitments to pay for infrastructure when you bought your home.

Aloha and thank you for your comments.

Ron Agor
Imagine
Getting to your Dr appointment on time while leaving just 20 minutes before from Kapaa.
Imagine
Making your flight to the mainland without stressing about traffic.
Imagine
Sharing laid back aloha while smiling and yielding in traffic as it always was.
Imagine
Growing the economy of Kauai because it's such a pleasant and accessible place to be

I am not against low cost housing development. I am against Hokua Place. It is in the wrong place. Please do not approve changing the 97 acres of agricultural land to urban center zoning. I challenge this body of commissioners to spend some time in Kapaa traffic to understand the impact and importance of this decision.

Thank you
Sharon Geiken Westerberg

---

Dear Sharon,

The HoKua Place is a well thought out project. The recent updated Kauai General Plan, forgery by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapaa Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapaa Town's future paths. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Traffic increases as we grow, just as many communities do in our country. However, the number one crisis for Kauai is housing. The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapaa-Wailua area. Most of them are locals. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapaa Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

People can enjoy life on Kauai if they only can relax. Relax in traffic! It's an island where are you going?

Aloha and thank you for your comments,

Ron Agor

---

Sara Jhn

From: Sara Jhn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:30 PM
To: kahanastreet@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Sharon Geiken 2.pdf

Aloha Sharon,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jhn, RA
Agor Jhn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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To the Land Use Commissioners,

The prospect of a fully-built-out HoKua Place, 769 residences on finite Kaua‘i Island, right at the Kapa‘a Roundabout is ludicrous, an insanely unenvironmental and unsustainable notion.

This property is zoned AGRICULTURE. Keep it that way Commissioners! I asked owner Greg Allen in 2015 where the sewage from 769 residences would go. He answered, "Lydgate plant." Due to climate change updates since then, the Lydgate plant is now located in the "Tsunami Zone" and Must Be Relocated! There is no place for the human waste from HoKua Pl to go Commissioners! Partially treated waste is already ejected from Lydgate area out to the ocean in a 600 foot long pipe only to be washed back ashore. To avoid more poop moving in the area near Lydgate Beach Park and Wailua Beach Park, popular with families with children, I strongly advocate keeping HoKua property in its AGRICULTURE DESIGNATION.

Surfrider Kaua‘i Blue Water Task Force readings taken December 8, 2018 report enterococci level at Wailua Beach Park 171 and at Wailua River Mouth 842. Surfrider advises any reading over 130 is polluted! Surfrider’s recommendation—Keep Your Eyes and Face Out of the Water!!!

The paramount reason to keep AGRICULTURE DESIGNATION for HoKua property is for just that—AGRICULTURE. With approx. imately 85% of Kaua‘i’s foods being imported, HoKua parcel’s acreage is valuable for important agricultural products—vegetables, herbs, fruits, hemp, trees for their woods, native Hawaiian plants, bee keeping, compost collection and sales and the list goes on and on. Kaua‘i Island needs lands kept in agriculture for my future, my children’s future, and their children’s future.

Sharon Goodwin
Wailua Homestead
PO Box 446, Kapa‘a HI 96746
808-631-7792

Dear Sharon,

HoKua Place proposes a main roadway through the project going south to north from the bi-pass road to OloHena road. Another round-a-bout is proposed on the bi-pass road at the entrance of the proposed main roadway through the site.

The recent updated Kaua‘i General Plan, forged by the people of Kaua‘i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kaua‘i emphasizes the need for housing in all districts of Kaua‘i. HoKua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa‘a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa‘a Town’s future paths. Overall, HoKua Place intends to meet the standards of the Kaua‘i General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is really affordable.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa‘a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa‘a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

Kaua‘i has an abundance of good agricultural lands. A recent study on important agricultural lands resulted in the fact that Kaua‘i needs approximately 11,000 acres of ag land to sustain itself. It is certain that should the need for Kaua‘i to grow its own food, there are lots of ag lands and water to facilitate growing our own food.

Aloha and thank you for your comments.

Ron Agor
Aloha Sharon,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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From: Sharon Tomas  
To:  
Subject: Hokua Place Proposed Up-Zoning of AG to Urban Center  
Date: Monday, December 24, 2018 3:20:56 PM

Aloha  
State of Hawaii Land Use Commission

I support the no action alternative in the DEIS meaning the Project area would be left in its current state...Hokua would not be built.

I believe by building this area that it will further contribute to an already untenable traffic situation in Kapaa. We don’t need even more cars, with estimates of 1000 vehicles per hour morning and evening. This will increase with two more already approved resorts building in this area.

I believe the impact on an aging infrastructure, roads and waste treatment to be untenable especially given the old malfunctioning treatment plant in Wailua. The plant is in a flood area and will be susceptible to sea level rise that is coming due to climate change.

If past actions are predictive the promise of affordable housing will be so small and unlikely that there isn’t enough to offset the traffic and infrastructure issues. Affordable housing needs more planning and strategy beyond builders promises that affordable means $650M pricing.

sincerely,  
Sharon Tomas  
7070 A Kablealele Pl.  
Kapaa, Kauai

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Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>  
Sent: Tuesday, April 9, 2019 10:31 PM  
To: sharon@ntomas@gmail.com  
Subject: RE: Hokua Place Development Response  
Attachments: Sharon Tomas.pdf

Aloha Sharon,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,  
Sara Jahn, RA  
Agor Jahn Architects  
AgorjehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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Dear Sharon,

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa’a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

The developer is contributing to the maintenance of the wastewater plant. They have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KUUC system. The developer owns the Kapa’a bypass road from the Oloheina intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Please refer to the Updated TIAR report on traffic in the EIS submittal.

Thank you for your comments.

Aloha,  
Ron Agor
Aloha,

I have been coming to Kauai for 40+ years and was fortunate enough to buy a little condo in Kapaa (Kawaihau Sports Villa) in 2010. A true dream come true. It is painfully obvious over the past 40 years that our little island paradise has already succumbed to excessive building/development with resorts and residential areas. This is especially true on the Coconut Coast where the traffic rival that of Los Angeles and other major metro areas. Problem is, Kapaa and the surrounding eastside is not a major metro area. Unlike the north and south shores, the east and west shores are where the majority of local ohana live. Any new residential construction will not benefit any native Kauaians or other long term residents. There are so few natural treasures left on this Earth. There is no real good reason other than profits to lose another treasure, Kauai, due to the drive for profits of developers who build without consequence then leave.

I urge the Commission to choose Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Take no action and leave the project area as zoned agriculture. Do not authorize the development of Hokua Place. Let the land remain in the state land use Agricultural District.

Kauai has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Mahalo,

Sheri Courtemanche

---

Dear Sheri,

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”. Like you in 2010, these folks deserve to buy an affordable home.

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable.

Kauai is growing, as with many other counties throughout the country. While government are always slow at keeping up with infrastructure, we need to start housing projects now.

Aloha and thank you for your comments.

Ron Agor
From: Steven Dick
To: Sara Jahn
Subject: No Hokua Place, please
Date: Monday, December 17, 2018 11:18:50 AM

Aloha, As a resident of Wailua Homesteads I am extremely concerned about the effect of building Hokua Place. I truly believe our neighborhood cannot facilitate this type of land use. Please say no to Hokua Place and any further development in the Kapa'a area until solutions to traffic concerns are addressed.

Thank you for your time and consideration.
Respectfully,
Steven Dick
5728 Olohena Rd.
Kapa'a, HI, 96746

Dear Steven,

In fact Kapa'a can sustain a development like the HoKua Place. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa'a Town's future paths. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wallua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

A main roadway is planned through the Project from the bi-pass road north and to Olohena Road. The updated TIAR report indicates that this will help the traffic from the bi-pass road to north.

Aloha and thank you for your comments.

Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:33 PM
To: sjsjr1@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Steven Dick.pdf

Aloha Steven,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Aloha State Land Use Commission

I want to register my opposition to the proposed Hokua Place Subdivision and up-zoning of the 97 acres. The plan creates problems for the community that it has no plans to address, such as:

- Will add to already congested traffic problems
- The aging and insufficient infrastructure will not support this development
- The housing cost proposed ($650K) is not affordable to most island residents and will only bring more mainland and foreign investors and not a good tradeoff for agriculture land we would lose.

Please do not let this plan go forward.
Thank you for your consideration.

Suzanna Kennedy
Permanent resident of Kilauea, HI 96754

Dear Suzanna,

Kauai is growing like many counties in this country. Infrastrucre is almost always lagging behind development. This will never change, as tax payers will not have their taxes raised to provide infrastructure before any development takes place.

The HoKua Place proposes 231 affordable housing units in the range of $ 175,000.00 to $ 275,000.00. This is really affordable.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa’a bypass road from the Oloheana intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your comments.

Aloha,

Ron Agor
Our bottom-line recommendation to the Land Use Commission:

We are recommending Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Under this alternative, no action will be taken and the project area would remain zoned agriculture. Hokua Place would not be built. The land would remain in the state land use Agricultural District.

Kauai has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle. Let’s kokua Kauai before it’s too late!

Tom Thompson
808.631.6623
tomthompson300@gmail.com

The cure for anything is salt water: sweat, tears or the sea.

Sara Jahn
From: Sara Jahn <sara@agorjehnarch.com>
To: tomthompson300@gmail.com
Sent: Tuesday, April 9, 2019 10:36 PM
Subject: RE: Hokua Place Development Response
Attachments: Tom Thompson.pdf

Aloha Tom,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorJahnArch.com
O: 808.947.2467
C: 808.373.6025

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Dear Isak,

Kaua‘i will continue to grow. Our government will be late in infrastructural upgrades, typical of many counties throughout our country.

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa‘a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa‘a-Wailua area. Most of them are locals. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa‘a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

Thank you for your comments.

Aloha,

Ron Agor
Aloha State Land Use Commission:

Please say no to the requested zoning change of 97 acres of agricultural land in Kapaa to urban center zoning for the Hokua Place Development:

1) Traffic through Kapaa has already reached nightmarish conditions of overcrowding and the Hokua Place Development of 769 new residential units would make the nightmare worse by adding many more cars to the road.

I live in Princeville and drive through Kapaa to Lihue often so I can say from my own experience that the traffic situation is already resulting in long lines and long delays. Additionally, the physical condition of the roads is rated D minus (with F being the worst) by those of us living in the area with no money or realistic plans for the substantial improvements needed.

2) The starting price of $650,000 means these new planned units are already out of reach of low and middle income residents so the development will not help with the truly affordable housing units that are actually needed on the island (most favorably located in Lihue where most of the jobs are - not Kapaa).

I live in a condominium complex in Princeville called Kamahana consisting of 30 units. Of those 30 units only 12 are occupied by long-term residents such as myself - the rest are mostly owned by mainlanders who may come for one or two weeks a year and the rest of the time do short term vacation rentals to make money. Because of the price of the Hokua Place units, that is probably what will happen in this new development. And this is why we don't need more residential units that are not TRULY affordable. The development of the island is mostly aimed at wealthy people who live elsewhere. And, as we all know, young people born here are being driven away by lack of truly affordable housing.

3) Wastewater - Hokua Place wants to hook up to the Wailua wastewater treatment plant which is old and outdated and most importantly is in a flood zone and susceptible to sea level rise.

Thanks for your consideration in regard to turning this rezoning request down.

Sylvia Partridge
Kamahana
3800 Kamehameha Rd., #22
Princeville, HI 96722

Dear Sylvia,

The HoKua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa’a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa’a bypass road from the Olometa intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

Thank you for your comments.

Aloha,

Ron Agor
Aloha Sylvia,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jhn, RA
Agor Jhn Architects

AgorJhnArch.com
O: 808.947.2467
C: 808.373.0025

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In response to your upcoming agenda item - the up-zoning of 97 acres behind Kapaa Middle School on Kauai (the Hokua Place development) - I sincerely urge you to embrace Alternative 1 - the No Action Alternative from the second Draft EIS.

On Kauai we do NOT need single family homes priced $650K to $950K. This is not affordable for a vast majority of Kauai citizens.

On Kauai we do NOT need an additional 1900 vehicle trips per hour on the already jam-packed Kapaa road system. I invite commission members to visit the island. Drive, please, and utilize a car to observe:

1. anywhere in Kapaa between 7am and 9pm. Bring your patience.
2. endless streams of vehicles attempting to access Poipu Rd. from the brand-new condos on Kiahuna Plantation Rd., Pilimai at Poipu. The future is now: Long lines of back-up vehicles and furious drivers when they finally achieve Poipu Rd. Why replicate this problem?

The Garden Island has the potential for food sustainability, but NOT if you approve the zoning change from agriculture.

Thank you for your attention.

Sincerely,
Teresa Albert
Koloa, HI

Dear Teresa,

The Hokua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapaa-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The notion that the affordable units are going to start at $650,000 is a negative exaggeration fostered by anti-development advocates who submit to the newspaper misleading information.

Kauai has an abundance of good agricultural lands. A recent study resulted in the fact that Kauai needs just 11,000 acres of ag land to sustain itself. Should there be a disaster that would force Kauai to grow its own food, we have lots of good ag land and water to do so. In the meantime, farming struggles because of the lack of farm workers.

Thank you for your comments.

Aloha,

Ron Agor
Aloha Land Use Commission

Please support Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement.

The HOKUA Place development with 769 residences is the wrong project at the wrong time for Kapaa. We have allowed almost unlimited development along the Eastside corridor with practically zero road widening, new roads or bridges to carry our ridiculously gridlocked traffic.

Do not continue asking Eastside residents and those who travel our corridor, to be accepting of this ongoing development overload. It is unacceptable.

Under Alternative 1, no action will be taken and the project area would remain zoned agriculture. Hokuha Place would not be built. The land would remain in the state land use Agricultural District.

Save our sanity. Save our Ag land.

Mahalo,

Valerie Weiss
6616 Alaele St
Kapaa

Dear Valerie,

Contrary to your belief, HoKua Place is in the right place and the time is now. The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place as a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokuha Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapaa Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapaa Town's future paths. Overall, Hokuha Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Thank you for your comments.

Aloha, Ron Agor

Sara Jahn

From: Sara Jahn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:37 PM
To: valerieweiss31@gmail.com
Subject: RE: Hokuha Place Development Response
Attachments: Valerie Weiss.pdf

Aloha Valerie,

Thank you for your comment on the Hokuha Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jahn, RA
Agor Jahn Architects

AgorjehnArch.com
O: 808.947.2467
C: 808.373.6025

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To Whom It May Concern:

As I understand you are looking for public input to be received prior to 5 p.m. Monday, December 24, 2018, this e-mail is written in opposition to any zoning upgrade that may be considered for the development of 97 acres south of the Kapaa Middle School. Hokua Place proposes 769 residences on land currently zoned for agriculture. As a Kauai resident for over 50 years, I urge you to deny zoning changes or any accommodation that would substantially change land use of this parcel.

While the developers have reportedly touted "affordability" as a selling point and a "shortage" of housing on Kauai, building of homes with price-tags of $650,000 and higher will have a very small percentage of local buyers. Furthermore, the project would greatly impact already jammed traffic flow. Projected vehicular traffic increases to one or two-thousand vehicles per hour per day is beyond intolerable. Will Hokua be required to put in four-lane highways both north and south to accommodate that increase? Will Hokua be required to provide shuttles into Kapaa town, then north and south to help mitigate the problems the project will create?

In past hearings, the public opinion has been very clear—they don't want nor need this project. If passed, the project may make money for developers, but Kauai residents will pay dearly for the developers profit via lost time in traffic, infrastructure costs, highway repairs, lost time, demands on public services, and others. One example of increased expenses to the public is the pressure on sewage handling on an already overloaded system. Even if developers have partial plans to mitigate the vast problems this project will create, it can't be enough, and it can't compensate Kauai people for the loss of open space, future agricultural use, and a daily nuisance factor. From the public's perspective, there is no good reason to grant increased density on these 97 acres.

Should Hokua Place receive approval? Should a zoning change be granted? The answer is a simple and resounding: NO!

Respectfully,

Wil Welsh

Realtor, Principal Broker
Maoli Properties, Inc.

4-1351 Kukui Hwy.
Kapaa, Kauai, HI 96746
808-652-8178

Dear Will,

The Hokua Place proposes 231 affordable housing units in the range of $175,000.00 to $275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa’a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units. The $650,000.00 is refers to the market housing.

The group that will benefit most from Hokua Place are the young individuals, young families, and families forced to double up in houses in the Kapa’a-Wailua area. Most of them are locals. They already exist in the area, with their vehicles, with their children going to school in the area, and many work in Kapa’a Town. We can’t use traffic, growth, infrastructure needing work, as an excuse to deny these families from “having”.

Hokua Place is a well planned Project. The recent updated Kauai General Plan, forged by the people of Kauai, designates Hokua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mixed homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa’a Town’s future paths. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone. Hokua Place is “Smart Growth”.

Kauai has an abundance of open land. Just look around as you drive from Princeville to the westside. So much beauty exists and will exist inspite of future development.

A recent study on agricultural lands on Kauai resulted in the fact that Kauai needs only 11,000 acres of land for us to sustain ourselves. As you are well aware, the agricultural industry struggles today and will continue to struggle in the future because of the lack of farmworkers. Developers build homes. That is what they do. The developer of Hokua Place had an ag subdivision ready to be approved when the then planning director asked the developer to give up the ag subdivision and plan for a thousand homes. The developer thought about it and decided to do just exactly that and give up the easy big bucks of the ag subdivision because he wanted to do something for the people of Kauai. I recollect this clearly because the developer called me and asked what he should do. I advised him to take the ag subdivision money and run. Instead he chose to go through the painstaking process of approvals to provide housing and 30% of the total for affordable housing.

Thank you for your comments.

Aloha,
Ron Agor
Aloha Welsh,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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GROUP 2 - RESPONSES TO ORGANIZATION COMMENTS
Date: 7-8-2019

RE: HoKua Place
Response to Comments on 2nd DEIS

TO: Rayne Regush, Co-Chair of Executive Committee
Sierra Club Kaua’i Group

We are pleased to submit our responses to the Sierra Club Kaua’i Group’s comments on the 2nd DEIS for HoKua Place. The responses to your comments are numbered in concert to your numbered comments. Your questions are attached to this document. Our responses are as follows:

Page 1, Item 1:
The zoning designation has been corrected in the FEIS. The FEIS designates the property as “Neighborhood General”
The Planning Department has designated HoKua Place as “Neighborhood General” during the General Plan Update and the County Council approved the designation.

Page 1, Item 2:
While the Petitioner intends to present designs of the structures for the county entitlement process, it is anticipated that the multi-family structures will be 2-stories above the entry grade with the possibility of garages/carports below the entry grade entering from the back of the structures where the grade drops down.
The design for the single-family lots will be one to two story dwellings.

Page 2, Item 3:
Conceptual Plan Map shows the lots with conceptual proposals of the types of units that may be built on the lots. Figure 2, a proposed site plan, conceptually shows generic indications of where the structures may be places. This is just a conceptual plan.

Page 2, Item 4:
The ”Neighborhood General” designation allows the Petitioner to present mixed densities to design and build 769 units collectively. Currently, there is no designated density for the project.

Page 2, Item 5:
The proposed 769 units amounts to approximately 7.9 or 8 units per acre. The concept site plan, Figure 2 visually shows it as a relatively low to medium density.
Page 2, Item 6:
Again, the Figure 2, the conceptual plan is what it is, a concept. The multi-family structures may have different number of units in each building to achieve the proposed 683 multi-family units.

Page 2, Item 7:
The final outcome of the General Plan Update is summarized in the last paragraph as quoted in Item 7. The Petitioner feels that the HoKua Place will meet the concept of the “Future Land Use Map of the 2000 General Plan.

Page 3, Item 8:
When the community plans are deliberated the Petitioner will be participating. The Petitioner will have to conform to all Zoning and Community Plan requirements.

Page 3, Item 9:
HoKua Place will be a housing project for all. There will be small-scale multi-unit housing of possible duplexes and fourplexes that will integrate with single-family homes.

Page 3, Affordable Housing Needs:
Item 1:
Page 12 of Volume 1 depicts the product sales projection as follows:
183 multi-family units at 125K to 175K Real affordable
500 multi-family units at 250K to 350K Affordable
50 house package units at 650K to 700K Market
36 house package units at 850K to 950K Market

Item 2:
Volume I, Page 13 of the FEIS depicts the price and numbers of the affordable multi-family units. This information was un-deceptively shown on Page 12.

Item 3:
The Petitioner is committed to building the number of affordable units indicated in the FEIS.

Item 4:
Refer to Item 1 above.

Page 5, Item 5:
Refer to Item 1 above

Item 6:
Ian Costa, former planning director, has agreed to disclose his request during the time he served as planning director. You may contact Mr. Costa.

Item 7:
The “Product Sales Price Projection” was updated for the FEIS.
Item 8:
Please refer to the updated Kauai Housing Market Study, Exhibit A.1.

Page 5, Inadequate Roadway Infrastructure & Unresolved Traffic Congestion:

Item 1:
The main issue facing Kauai is housing, especially affordable housing. HoKua Place partially contributes to the solution. Many young people in the area has said that they would stay in traffic a little longer if they could have a home. To ask these young people to wait until government solves the traffic issue is unrealistic.

Item 2:
Traffic congestion is anticipated to be increase at times.

Item 3:
To deprive our young families affordable housing, like now, will be a grievous error.

Item 4:
Kaua‘i Long Range Land Transportation Implementation Plan will ease traffic in the subject area someday. In the meantime, let’s build affordable housing.

Page 6, Item 5:
No doubt that at times traffic will be heavy. However, HoKua Place is walking distance to Kapa’a town, a walking and bicycling route to town is planned. It is a detrimental to young family’s lives living in poor conditions and doubling up in homes.

Item 6:
Please refer the updated TIAR, Exhibit “H”. The burden will be softened by the proposed Road A.

Item 7:
There will be crossing at the two roundabouts. There are safe crossings at roundabouts in the Lihue and Poipu that works.

Item 8:
First responders are trained to reach and transport potential patients all over the State and Country. Kauai is no different.

Page 6, TIAR Update:
Items 1, 2, 3, 4, 5 & 7:
The Updated TIAR has been done by experts and accepted by government experts. HoKua Place should proceed accordingly.
Item 6:
The neighborhood-oriented commercial center trip generations can be considered as “internal capture” and or “diverted trips”.

Page 7, Wastewater/Sewage:
Item 1:
Sewer for the Project will be piped to the nearest available existing infrastructure in Kapa’a Town. Please refer to Exhibit “G”.

Item 2:
The relocation of the Lydgate Sewage Treatment Facility will not be moved in the very near future. Young families desire to own a home to better their quality of life is at stake. Again, to ask them to wait 15 to 25 years for the relocation of a sewage plant before they can own a home is more detrimental to society than being behind with infrastructure.

Item 3:
Septic tanks could be installed for the single-family dwellings, but it is not the preference of the Petitioner. Public sewer connections would be preferred.

Item 4:
Any design for the wastewater system will be prudent in the use of updated practices and materials. Petitioner will have to comply with government requirement at the time of construction.

Page 7, Water resources & Water Infrastructure Improvements:
Item 1:
The water master plan has been submitted to the County DOW. The Petitioner is committed to implement the plan. The plan has been acknowledged by DOW and is still under consideration. The plan includes dedicating water to DOW for their system. Should DOW not accept the plan, then the Petitioner will go at it alone.

Item 2:
DOW has not withdrawn its position; therefore, the report is still relevant, but subject to change as the project gets closer to realization.

Item 3:
The water master plan entails dedicating the well to the DOW. Again, if DOW rejects the offer, then the well will be private.

Item 4:
HoKua Place is committed to keep the stream free from obstruction and keep runoffs from the Project on site. We do not have base streamflow measurements currently. However, during the final design of the drainage system for the Project, information on the streamflow will be generated.
Item 5:
Currently the preliminary Engineering Report on drainage is adequate to move the Project through the Land Use process. A more in-depth study will be done for the county entitlement process.

Item 6:
The development of the HoKua Place and the Farm Lots will not impact the streams balance, quality, flood, decline in habitat value or increase pollutants in the stream. All run-offs from the project is not intended to reach the stream.

Page 8, Cumulative Impacts:
Item 1:
The direct, indirect, secondary and cumulative impacts associated with the project will be localized or short term, occurring during the construction phase.

Item 2:
The Wailua and Kapa’a is growing with new developments. These developments have been through the vetting system of the county. The impacts will increase as time move forward. Yes, at times traffic will be highly impacted.

Item 3:
Development in the area will create its own area of employment. There are many who want to live and work in the Wailua and Kapa’a area.

Page 9, Historic and Cultural Resources:
Item 1:
Three exploratory trenches were accepted by SHPD. Most likely because the land had been heavily cultivated over a period of many decades.

Item 2:
The Kapa’a Middle School site had an AIS study done per information in Exhibit “L”.

Item 3:
The improvement of the bypass road will be the DOT responsibility. During the process and design, it is very likely that an updated archaeological study will be executed.

Page 9, Visual/Aesthetic and Park Resources:
Item 1:
The housing crisis is real. HoKua Place will be well landscaped to help minimize the visual impact. Visual aesthetics of the coast and ocean from the Project will be immensely positive for the occupants of the Project.

Item 2:
The Petitioner feels that Scenic Vistas may bring non-essential traffic to the area.
Item 3:
Drainage basins are often design in greenbelt areas and many times in parks. The basins will be grassed and may be a recreational area when times are absent of rainstorms.

Item 4:
The Wailua-Kapa’a area has many good parks. The walkways and bicycle path will be connected to the main bicycle path in Kapa’a making the existing parks accessible from the Project.

Item 5:
The designated open space is where no structures are expected to be built for now. The buildable area will not exceed 50% of the land area. There will be open space within the building lots and around the multi-family structures. At least 50% of the total land area will be open.

Item 6:
There is no restrictions to designated open areas or greenbelts because of topography. One should appreciate the more sloped areas of the site that is left Open.

Item 7:
The finalization of the bicycle/walking path will be done for the county entitlement process. Preliminarily, it will be desired to have the path on the property at the higher elevation than the roadway. The approach to the roadway crossing will be gently sloped towards the roundabouts.

Page 10, Commercial Center:
Item 1:
The one-acre parcel is owned by the Petitioner. The site is relatively level and easy to build on. The finalization of the use of this parcel will be determined during the county entitlement process.

Page 10, Errors, Omissions & Discrepancies:
Item 1:
While discussing this issue with planning, we were given the impression that the plan was being worked on. Your insight of this process is much appreciated.

Item 2:
We looked at the county park area and housing projects to east, Kapa’a town to the south, the church site along the south of the bypass, and the Kapaa Middle School to the north all as urban. However, we do appreciate your finding on this issue.
Item 3:
The Petitioner feels that the preliminary studies and site plans are adequate for EIS and the LUC reclassification process.

Item 4:
There is a possibility that a church site may be developed, however most unlikely.

Item 5:
Over the last 3 decades or so, it is evidenced that hurricanes that landed on Kauai were infrequent. Since the reports of climate change over the last 10 years, Kauai has not been directly hit with hurricanes.

Item 6:
Figure 1 in the TIAR report is consistent with the conceptual site plans as far the property boundaries, main roadway and designated areas. Figure 1 does include a concept of unit locations and interior roadways, where the conceptual site plans do not.

Item 7:
Exhibit “O” is now legible.

Item 8:
The crux for the adversity for growing crops is the strong trade winds and salt spray from the ocean, regardless of the soil type. The site has not been in substantial agricultural use over the last two decades is because of the adverse conditions.

Page 12, Topography:

Item 1:
The purpose of the topographic map and survey map is to show the general slope of the site with no details. The maps does show the boundaries and adjacent roadways. The Petitioner believes the extent of the maps are adequate to move the Project forward. More details will be provided for the county entitlement process. A note of the stream location has been added.

Item 2:
The development will use the existing topography closely as is as much as possible following sound engineering practices. There will be areas of the roadways that may be cut and filled. For sure most of the multi-family building sites will require some cut and fill activity.

Item 3:
Areas with high potential of erosion will be mitigated by landscaping, as landscaping tends to stable soil during rain periods.
Conclusion:

The Petitioner appreciates your insightful comments. The Project will develop detailed design of the site, with preliminary grading and drainage plans showing the extent of land alterations, preliminary building plans and elevations showing how the structures fit on the land, detailed preliminary infrastructure plans, detailed landscaping plans, more clarity on public roadways, etc. during the county entitlement process. The public will have ample time to comment on the detailed proposals for the site at that time. The Petitioner hereby submits the Final EIS as written for review by the LUC.

Sincerely,

Ron Agor, Architect
December 24, 2018

Daniel E. Orodenker, Executive Director
State Land Use Commission
235 South Beretania St., Room 406
Honolulu, HI 96813

RE: 2nd Draft Environmental Impact Statement for Kapa’a Highlands Phase II (HoKua Place) to Amend the Land Use District Boundary from Agriculture District to Urban District for 97-acres, TMK (4)4-3-03:001

Aloha Mr. Orodenker:

The Sierra Club Kaua’i Group of the Hawai’i Chapter opposes this Land Use Boundary Amendment. There are many unresolved issues in the DEIS and the project will have significant impacts (in spite of the need for affordable housing and the value of siting urban expansion adjacent to the Kapaa town core).

General Plan "Neighborhood General" Designation,

1) DEIS Vol I, page 3 mistakenly lists the General Plan designation as “Urban Center”. The correct designation in the 2018 General Plan is “Neighborhood General” as described in Chapter 2.2 LAND USE DESIGNATIONS:

“The Neighborhood General Designation applies to the walkshed surrounding Neighborhood Centers. This designation is intended for medium intensity mixed-use environments that support the town core with housing, services, parks, civic/institutional, home occupation, and commercial uses. (General Plan, page 56)

“Previously, the Urban Center designation was applied to “centers of government, commerce and transportation that serve the entire County or a large region... The policy addressing Wailua-Kapa’a Traffic and managing growth north of the Wailua Bridge influenced the decision to remove the swath of Urban Center from the area adjacent to Kapa’a Middle School.” (General Plan, page 57)

2) The DEIS fails to identify the number of stories for the proposed multi-family units. Building height is limited to 1-2 stories for the “Neighborhood General Designation” and it is unclear whether the project conforms with this definition:

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“Buildings in this designation are mostly detached, with some attached, 1-2 stories in height that can accommodate a range of multi-family housing types.” (General Plan, page 56)

3) The DEIS Conceptual Plan map (March 2015) cites 683 Multi-family units (with R14 County zoning) in the legend. However, Figure 2-Proposed Site Plan in the DEIS, a color illustration layered onto an aerial map with red and yellow blocks representing units, provides a conflicting information.

4) Regarding the proposed 86-single family units, what is the proposed county residential zoning? Is it R6/R8 zoning? This information was difficult to find.

5) In addition to Alternative 3 (300 single family units) which is not a helpful scenario if targeting affordable housing, the DEIS should provide reduced density alternatives with combined multi- and single-family units, such as 300 to 400 units, and 400 to 500 units. The proposed 769 housing units on 97-acres is high density for a rural island and other alternatives/scenarios should be presented.

6) The conceptual plan fails to include the number of units in the multi-family buildings, the number of stories, and the quantity of multi-family buildings.

7) During the County General Plan Update, the designation for this controversial Hokua Place project went back and forth multiple times. In the Department Draft January 2017 version describing Kapaa Town it states:

4-40 | Urban Areas
The area around Kapa’a Middle School proposed for the Hokua Place Development has been changed from General Plan Urban Center Designation to Agriculture.

4-39 | Future Land Use | Kaua’i County General Plan
Kapa’a Town’s future growth pattern depends largely upon the intensity of implementation related to a key community policy related to traffic north of the Wailua bridge. The 2000 General Plan does earmark large residential growth at the Hokua Place property near Kapa’a Middle School. The area is designated as Urban Center. However, community opinion remains divided, with strong concerns about the perceived impacts of the proposed development on traffic. Supporters cite the great need for housing and the consistency of the Hokua Place proposal with smart growth principles. Others feel that the proposed traffic mitigation measures won’t be enough to counteract negative impacts, that sewer infrastructure is constrained, and that because of the East Kaua’i congestion, affordable housing development should be concentrated in Lihu’e.
In the public consultation process, two map alternatives were developed for Kapa'a Town's future that reflected this dual input. In the first alternative, Kapa'a transforms from a Small Town to a Large Town place type. The existing Town Center boundary is extended mauka along Oloheana road with the idea that the Main Street environment at Oloheana and Kūhiō could extend mauka to the roundabout and the northeast corner of the Hokuia property. Hokuia 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 Hokuia site as well as on opportunity sites in and around central Kapa'a. In particular, sites around the Baptiste sports complex 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 place type, concentrating growth in and around 3 nodes of existing development along the Kūhiō 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 in order to accommodate a similar amount of growth as the first alternative. Given the community sentiment after these map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokuia Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction.

However, the Final General Plan revision replaced just the last paragraph quoted above, with the following:

The Future Land Use Map moves forward the 2000 General Plan’s higher-intensity designation for the area, but also updates and refines the designation based on the first alternative map scenario and new population projections. The previous Urban Center designation is changed to Neighborhood General, which will require a mix of residential building types and a walkable, compact form where connectivity to the school and Kapa’a Town is emphasized. The size of the future Urban District boundary amendment should consider watershed boundaries and accommodate future housing projections.

8) Please keep in mind that East Kaua‘i is one four planning districts that does not have recently-adopted community plans. Community testimony strongly recommended that the General Plan explicitly state that no land use designations related to “neighborhood center/neighborhood general/neighborhood edge,” and none of the proposed actions should be considered to be anything more than un-vetted preliminary proposals, unless and until they have been endorsed by the community associations in the affected planning districts.
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“Henceforth when Community Plans are developed and adopted, each Community Plan shall establish an Urban Edge Boundary to delineate the extent of future town expansion. In the process of identifying a boundary, the Planning Department shall conduct a buildout analysis of the existing urban footprint and use the principles of smart growth to ensure that there is enough room within the boundary for growth desired by the community in a pattern that will make efficient use of scarce resources.” (General Plan, page 61)

9) Regarding General Plan guidelines for new communities and/or infill, this project does not align with the description that follows:

“Missing middle” housing is characterized by small-scale, multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments, and can be integrated into communities with single-family homes.” (General Plan, page 119).

10) Housing should be the product of carefully laid plans to direct smart growth for the families today and for their children. The preferred planning model is to put homes where jobs are located. The General Plan, Section 2.1 Future Land Use, Objective #7 states: "To encourage the development of Lihu‘e as Kaua‘i’s primary urban center." (General Plan, page 51) And, “Lihu‘e is widely seen as the appropriate urban center for the island.” (General Plan, page 53)

Affordable Housing Needs.

1) The proposed project claims it will provide much needed affordable housing in the East Kaua‘i region. However, of the proposed 683-multi-family units and 86-single family lots and homes offered at “market and affordable prices” the DEIS fails to provide the number of “affordable” units. What is that number?

2) In the DEIS Vol. I, page 13, the actual number of “affordable homes” is deceptively omitted. All that is stated is that: “Affordable multi-family units would be sold in compliance with the Kaua‘i County Housing Code.”

3) The affordable housing element of the Project will conform to Kaua‘i County Ordinance No. 860, Kaua‘i’s new housing policy. This ordinance requires developers to sell or rent up to thirty percent (30%) of the total residential units for affordable housing. However, the Kaua‘i housing policy provides incentives to developers who provide the required affordable units on-site. HoKua Place will be providing all of its affordable units on site. Does this mean fewer affordable units?

4) Since the project “seeks to fill the housing needs of Kapa‘a” and the DEIS claims that housing will “conform to Kaua‘i County Ordinance No. 860” the DEIS should include the calculations to substantiate this.
5) Again, the DEIS, Vol I, page 14 reiterates that: “Affordable multi-family units on site (The number & pricing will be in compliance with Kaua‘i Housing Code).” but no data is given.

6) There are undocumented claims in the DEIS that the County requested this extremely high density of 700-800 units. Please provide documentation from the County Planning Dept. and/or the County Housing Agencies to substantiate the claim.

7) It appears that the “Product Sales Price Projection” was not updated in the DEIS Vol. I, page 12.

8) The evidence is lacking that this project is a solution to Kaua‘i’s low income housing deficit. The island needs affordable housing for moderate and low income people who are current residents, rather than attracting off-island buyers and increasing the island’s population density.

**Inadequate Roadway Infrastructure & Unresolved Traffic Congestion.**

1) The timing of the Hokua Place is not in sync with projected short-term roadway improvements. The 2018 General Plan states in the section called Guidance for Community Planning for East Kaua‘i that:

   “The build-out phasing of new communities should be coordinated with the implementation of priority projects in the Kapa‘a Transportation Solutions Plan.”
   (General Plan, page 85)

2) Having served on the State Department of Transportation’s Citizen Advisory Committee for the Kapa‘a Transportation Solutions report (August 2015) it is clear that the solutions will not be implemented any time soon. Therefore, the additional vehicles from this high density project will increase the existing congestion.


4) The 1997 Kaua‘i Long-Range Land Transportation Implementation Plan has not met its 2000 and 2006 deadlines for Kapa‘a roadway widening in areas affected by the proposed boundary change. And, recommendations in the 2035 Transportation Plan for the Kaua‘i District (July 2014) have not been implemented.
5) Traffic congestion in Kapa'a is near gridlock during daytime hours and to travel a short 3-mile stretch along Kuhio Highway between Kuamo'o Rd and Lehua Street can take 25-minutes or more. Adding a high density development in Kapa'a when existing roadway capacity is inadequate, will intensify the detrimental impacts to our quality of life.

6) It is not sufficiently proven in the DEIS that the burden of additional density will be alleviated by the addition of Road A.

7) The DEIS claims that the project is “substantially within a 10-minute walk to Kapa’a Town”. However, this is misleading considering the lack of information about how Hokua Place pedestrians or cyclists will reach Kapa’a Town when there are two daunting obstacles to cross -- the Kapa’a Bypass Road and the Kapa’a Roundabout, and there is no overpass. Please explain.

8) This high density project within a congested high traffic corridor will have adverse impacts on the availability of first-responders such as firemen, police and paramedics to reach their destinations. Ambulance transport of critically ill patients can also be impacted by gridlock conditions.

**TIAR Update.**

1) The “Peak Hour Traffic Volumes” analyzed in the TIAR encompassed only brief one-hour span during the “commute” hours of the day (7-8am and 4:15-5:15 pm). Yet, the data shows for example, that 3:45 p.m. is just as busy at 5:15 p.m. The TIAR conclusions are not representative of the dreadful congestion that occurs regularly during mid-day.

2) Why doesn’t proposed Road A join the 4-way intersection of Oloheha, Ka’apuni, and Keahulua Roads instead of intersecting just Oloheha Road?

“Based upon the TIAR Update, the intersection of Oloheha Road and Road A is not expected to warrant all-way stop controls or traffic signals. Therefore, a roundabout intersection was not considered. However, a reassessment of the traffic operations at the Road A intersection at Oloheha Road may be considered after the project is fully built out and occupied. A roundabout intersection was considered at the intersection of Oloheha Road, Ka’apuni Road, and Kaehulua Road.”

3) Please include more discussion/documentation to substantiate the following statement in the TIAR: “Preliminary assessment of the horizontal and vertical alignments of the intersecting roadways, it was determined that a roundabout intersection would not be feasible.” Did the assessment include Road A joining that intersection?
4) The junction of Oloheha, Ka'apuni and Keahualua Roads consists of roadbed curves and changes in grade that obscure the line of sight for drivers. As vehicle, bike and pedestrian traffic increase, it has become more unsafe.

5) There will also be traffic impacts at: a) the Kuhio Highway and Kukui Street intersection - it is already difficult to turn left on to the Highway; and b) the Lehua Street merge heading north.

6) A retail center is described in the DEIS as a neighborhood-oriented commercial center. However, we raise the same question as the DOT: is it reasonable or not to assume that a significant portion of the retail trips will be generated from within the proposed project, which can be defined as “internal capture” or “diverted trips”.

7) The LOS (Level of Service) ranking is still dire even with proposed Road A (LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, congestion)

Wastewater/Sewage.

1) How will sewage be managed? How will any sewage line link up with the existing system?

2) Due to the coastal location of the Lydgate Sewage Treatment facility, the county is discussing options for relocation. Although Hokua Place will make “contributions to repairs of Kapa’a Sewer Treatment Plant” it is an ill-timed project.

3) If septic tanks are proposed, what will be the impact on water quality?

4) In DEIS Vol II-A, Exhibit G: Preliminary Engineering Report Wastewater Improvements Kapa’a Highlands Phase II by Honua Engineering (July 11, 2011; Project No: 1892) page 113 notes this report was based on significantly outdated materials: “The Sewer Design Standards, 1973 by the County of Kaua'i, Department of Public Works, together with the Wailua Facility Plan, September 2008 by Fukunaga and Associates were the primary references for this report.” Please describe in what ways the project will integrate current/updated best practices.

Water Resources & Water Infrastructure Improvements.

1) Was the project’s Water Master Plan approved by County Water Department and is it included in the DEIS?
2) DEIS Vol II-A Exhibit D - Department of Water - Manager’s Report is dated 201. Please explain how this outdated information is still relevant.

3) Please provide more information about whether the proposed well on site will be dedicated to County Water Department or remain private.

4) The DEIS Vol I, page 80 states: “HoKua Place is committed to keeping the flow of the stream consistent...” What is the name of this stream? What are the base streamflow measurements?

5) Because the proposed water well is located downslope from the cul-de-sac of multi-family units, and is approx. 175 feet from the stream, and the stream is within the adjacent Hokua Farm Lots, the DEIS should provide more analysis on storm water runoff and drainage flows from this hillside than the cursory information in the Preliminary Engineering Report on drainage.

6) The DEIS states that “the adjoining HoKua Farm Lots that are to remain an Agricultural District will share some of the Project infrastructure.” Therefore, please address the following issues as they relate to project infrastructure:
   • Disruption of natural water balance
   • Decreased water quality
   • Increased flood peaks
   • Increased stormwater runoff and soil erosion
   • Increased bankfull stream flows
   • Lower dry weather stream flows
   • Stream widening and erosion
   • Decline in habitat value of streams
   • Increased pollutants in the stream

Cumulative Impacts.

Cumulative impacts are two or more individual effect’s which, when considered together, compound or increase the overall impact.

1) The DEIS Vol I, page 3 summary states: “The direct, indirect, secondary and cumulative impacts associated with the project would be localized or short term, occurring during the construction phase.” We strongly disagree.

2) The combined impact of traffic along Kuhio Highway within the Wailua-Waipouli-Kapa’a corridor will be significant in the near future when other large developments (already with
entitlements) build out, such as Coconut Beach Resort, Coconut Plantation Resort and Coco Palms Resort.

3) Increased housing density should be in areas of employment, rather than populating the existing Kapa'a commuter suburb which is already experiencing challenges from over-capacity roadways.

Historic and Cultural Resources.

1) DEIS Vol II-B Exhibit L - An Archaeological Assessment with Subsurface Testing for the Proposed Kapa'a Highlands Phase II Project (Revised September 2013) offers little in the way of new information purportedly because “the project area was assessed as having been extensively subjected to sugar cane plantation agriculture.” Since there were few data investigations previously, please explain why only 3 exploratory trenches were dug within the 97 acres.

2) DEIS Vol I, page 52 notes: “It is not known if an archeological inventory study was done for the [Kapa'a Middle School] site.” Therefore, this lack of information should have triggered a more intensive survey for the project.

3) DEIS Vol I, page 52 also notes that in 2004 the State Dept. of Transportation “Kūhiō Highway Improvements, Extension of Temporary By-Pass Road,” project assessed properties adjacent to Hokua Place and that SHPD did not issue a determination regarding the proposed project and no state of “no effect” was presented. However, the DEIS omitted the fact that there was a Federal Section 106 Native Hawaiian consultation process for this DOT project which did result with an outcome of significant impacts and required mitigation measures in 2012.

Visual/Aesthetic and Park Resources.

1) The development will be significantly visible from all adjacent roadways. The high density project will impact view planes and have significant impact on the overall visual appearance of this rural agricultural area.

2) The breathtaking views of Lihu'e and the coastline from Olohe'a Road are mostly obscured by vegetation now, but vehicle pull-outs should be created to enhance opportunities for overlooks. Scenic vistas are valuable assets for communities.

3) The DEIS Conceptual Plan map (March 2015) shows “Greenbelts” whereas in Figure 2-Proposed Site Plan in the DEIS the same area is denoted as “Park”. These designations seem deceptive because this area is mostly rough, sloped, and eroding terrain.
Furthermore, some portions of the DEIS identify this acreage as drainage basins. Please provide descriptions for the areas denoted “park”, “greenbelt” and “drainage basins” to accurately characterize each of these environmental features.

4) Based on the General Plan definition of “Neighborhood General” this mixed use environment should offer a larger proportion of acreage for parks (both passive and active) than what the DEIS proposes:

“...a 3.1-acre park adjacent to the existing Kapa‘a Middle School with an area for the county’s proposed relocation of the Kapa‘a county swimming pool; and 1.4-acres for commercial use.”

5) DEIS Vol I, page 3 states: “The project includes open space encompassing 14.3-acres.” However, what percent or how many acres are unbuildable land or predominantly sloped topography?

6) DEIS Vol I, page 14 states: “Approximately 14.3-acres are proposed for open greenway areas,” but a thorough description is missing. Only by cross-referencing the site plan (Vol IIA, pages 15 and 23) and the USDA maps, it becomes apparent that the “Greenbelt” comprises the “eroded” areas identified with 20 to 30 percent slopes.

7) The proposed location of a walking/bike path along the makai side of the property is also problematic. Will it be located alongside the Kapa‘a Bypass Road or at a higher elevation adjacent to the Bypass Road? More information is needed about the proposed path location due to the significant sloped topography along the property borders.

Commercial Center.

1) DEIS Vol I, page 13: A 1.4-acre parcel is proposed for commercial use. A country type store and small personal service types of use are anticipated. A remnant parcel of 1-acre on the Makai side of the Kapa‘a By-Pass road is also proposed as commercial use or for sub-stations for the police and fire departments. Please provide more information about the 1-acre remnant parcel since it was not identified on the Site Plan map. Is is owned by HG Kauai Joint Venture, LLC?

Errors, Omissions & Discrepancies.

1) DEIS Vol 1, page 21 states “the County Planning Department is in the process of updating the Kapa‘a-Wailua Development Plan.” This is not correct -- the County is currently updating the Westside Community Plan. I served on the East Kaua‘i Development Plan Update Citizen’s Advisory Committee from its inception in 2006 until January 2015 when
the process concluded with an outdated draft. Thus, there is only a 1973 Kapaa-Wailua Development Plan (adopted by ordinance on June 1975). Although the proposed State land use redistricting may seem consistent with the recent General Plan, there are multiple inconsistencies that factor in for Hokua Place.

2) DEIS Vol I, pages 1 and 6 state “the reclassification of 97 acres of agricultural land that is surrounded by urban development...” However, we think this is a misrepresentation. Apart from the small footprint of the neighboring Crossroads Christian Fellowship Church and Kapaa Intermediate School, the subject property appears primarily surrounded by other Agricultural parcels (see photo).

3) Overall, the DEIS oftentimes withholds relevant descriptions of project. For example, in Vol I, page 23: “The site plan provided is conceptual in nature so the proposed 769 units can be planned in concert with planning department during the county entitlement process.” Although this is true in part, the “conceptual” pretext also undermines the validity of the DEIS.

4) Another inconsistency is whether or not the development will include a church as noted in the statement: “plus a neighborhood commercial site, parks, and a church site as shown on Exhibit 1.”

5) Also inaccurate is the DEIS Vol I-A, page 2 statement: “From June to November hurricanes can occur although they are infrequent.” This statement disregards scientific reports on climate change and evidence of the increasing frequency and intensity of hurricanes. The multiple hurricanes which came very close to Kaua‘i in 2015 and 2016 exemplify this.

6) DEIS Vol II-A, the Traffic Impact Analysis Report Update (May 22, 2017) includes Figure 2 - Proposed Site Plan, which is substantially different from the Conceptual Plan in the DEIS, Vol I, pages 15 and 23, dated March 2015.

7) The documentation is illegible for Exhibit O - Kaua‘i County Planning Commission Tentative Subdivision Approval for HoKua Farm Lots June 19, 2014 (Vol II-B, pages 460-464). Please provide a legible copy.

8) DEIS Vol II-A, Exhibit C.1 - Agricultural Suitability (June 2018). The page 1 summary states: “The climate and soils at Phase II are not ideal for the growing of
most commercially viable crops due to the strong trade winds and the salt spray from the ocean.” However, this statement seemingly contradicts the LBS rating of B, C, D, and E, particularly since the majority of acreage is rated PRIME. Therefore, it is misleading to state that “this rating indicates that the agricultural potential is mediocre.” Please explain this apparent contradiction.

**Topography.**

1) As we noted in our June 2015 DEIS comments, a full page topographic map of the 97 acre project is missing from the DEIS. Elevation lines, streams, ditches, diversions, wells and other pertinent notations including boundaries of adjacent landowners with TMK numbers should be provided.

2) Since the topography of the site is a hillside, please include discussion about how the project design conforms to the existing contours of the project site, or to what degree the existing topography will be altered.

3) The DEIS has identified areas with erosion. This issue is not inconsequential and we would appreciate additional narrative that addresses this concern.

**Conclusion.**

In its evolution as Kapa’a Highlands in 2011 and now as Hokua Place, there is ample evidence that this project is in the wrong place. The suitability of urban development in this location at this time will have serious impacts. The DEIS analysis minimizes the impacts, avoids controversial elements, and appears to omit relevant information.

Finally, it is unfortunate that the applicant choose to publish in the November 8, 2018 issue of OEQC’s Environmental Notice, consequently making the deadline for public testimony on December 24 interfere with both Thanksgiving and Christmas holidays.

Thank you for the opportunity to comment. We look forward to a detailed written response from the applicant.

Sincerely,

Rayne Regush, Co-Chair
On behalf of the Executive Committee

cc: Applicant HG Kaua’i Joint Venture LLC (jake@hgoffice.com)
Consultant Agor Jehn Architects LLC (ron@agorjehnarch.com)
Marti Townsend (marti.townsend@sierraclub.org)
Date: 7-8-2019

RE: HoKua Place
Response to Comments on 2nd DEIS

TO: Rayne Regush, Co-Chair of Executive Committee
Sierra Club Kaua’i Group

We are pleased to submit our responses to the Sierra Club Kaua’i Group’s comments on the 2nd DEIS for HoKua Place. The responses to your comments are numbered in concert to your numbered comments. Your questions are attached to this document. Our responses are as follows:

Page 1, Item 1:
The zoning designation has been corrected in the FEIS. The FEIS designates the property as “Neighborhood General”
The Planning Department has designated HoKua Place as “Neighborhood General” during the General Plan Update and the County Council approved the designation.

Page 1, Item 2:
While the Petitioner intends to present designs of the structures for the county entitlement process, it is anticipated that the multi-family structures will be 2-stories above the entry grade with the possibility of garages/carports below the entry grade entering from the back of the structures where the grade drops down.
The design for the single-family lots will be one to two story dwellings.

Page 2, Item 3:
Conceptual Plan Map shows the lots with conceptual proposals of the types of units that may be built on the lots. Figure 2, a proposed site plan, conceptually shows generic indications of where the structures may be places. This is just a conceptual plan.

Page 2, Item 4:
The ”Neighborhood General” designation allows the Petitioner to present mixed densities to design and build 769 units collectively. Currently, there is no designated density for the project.

Page 2, Item 5:
The proposed 769 units amounts to approximately 7.9 or 8 units per acre. The concept site plan, Figure 2 visually shows it as a relatively low to medium density.
Page 2, Item 6:
Again, the Figure 2, the conceptual plan is what it is, a concept. The multi-family structures may have different number of units in each building to achieve the proposed 683 multi-family units.

Page 2, Item 7:
The final outcome of the General Plan Update is summarized in the last paragraph as quoted in Item 7. The Petitioner feels that the HoKua Place will meet the concept of the “Future Land Use Map of the 2000 General Plan.

Page 3, Item 8:
When the community plans are deliberated the Petitioner will be participating. The Petitioner will have to conform to all Zoning and Community Plan requirements.

Page 3, Item 9:
HoKua Place will be a housing project for all. There will be small-scale multi-unit housing of possible duplexes and fourplexes that will integrate with single-family homes.

Page 3, Affordable Housing Needs:
Item 1:
Page 12 of Volume 1 depicts the product sales projection as follows:
- 183 multi-family units at 125K to 175K Real affordable
- 500 multi-family units at 250K to 350K Affordable
- 50 house package units at 650K to 700K Market
- 36 house package units at 850K to 950K Market

Item 2:
Volume I, Page 13 of the FEIS depicts the price and numbers of the affordable multi-family units. This information was un-deceptively shown on Page 12.

Item 3:
The Petitioner is committed to building the number of affordable units indicated in the FEIS.

Item 4:
Refer to Item 1 above.

Item 5:
Refer to Item 1 above

Item 6:
Ian Costa, former planning director, has agreed to disclose his request during the time he served as planning director. You may contact Mr. Costa.

Item 7:
The “Product Sales Price Projection” was updated for the FEIS.
Item 8:
The Petitioner is committed to selling the affordable house units to local Kaua‘i residences.

Page 4, Inadequate Roadway Infrastructure & Unresolved Traffic Congestion:
Item 1:
The main issue facing Kauai is housing, especially affordable housing. HoKua Place partially contributes to the solution. Many young people in the area has said that they would stay in traffic a little longer if they could have a home. To ask these young people to wait until government solves the traffic issue is unrealistic.

Item 2:
Traffic congestion is anticipated to be increase at times.

Item 3:
To deprive our young families affordable housing, like now, will be a grievous error.

Item 4:
Kaua‘i Long Range Land Transportation Implementation Plan will ease traffic in the subject area someday. In the meantime, let’s build affordable housing.

Item 5:
No doubt that at times traffic will be heavy. However, HoKua Place is walking distance to Kapa’a town, a walking and bicycling route to town is planned. It is a detrimental to young family’s lives living in poor conditions and doubling up in homes.

Item 6:
Please refer the updated TIAR, Exhibit “H”. The burden will be softened by the proposed Road A.

Item 7:
There will be crossing at the two roundabouts. There are safe crossings at roundabouts in the Lihue and Poipu that works.

Item 8:
First responders are trained to reach and transport potential patients all over the State and Country. Kauai is no different.

Page 5, TIAR Update:
Items 1, 2, 3, 4, 5 & 7:
The Updated TIAR has been done by experts and accepted by government experts. HoKua Place should proceed accordingly.
Item 6:
The neighborhood-oriented commercial center trip generations can be considered as “internal capture” and or “diverted trips”.

Page 6, Wastewater/Sewage:
Item 1:
Sewer for the Project will be piped to the nearest available existing infrastructure in Kapa’a Town. Please refer to Exhibit “G”.

Item 2:
The relocation of the Lydgate Sewage Treatment Facility will not be moved in the very near future. Young families desire to own a home to better their quality of life is at stake. Again, to ask them to wait 15 to 25 years for the relocation of a sewage plant before they can own a home is more detrimental to society than being behind with infrastructure.

Item 3:
Septic tanks could be installed for the single-family dwellings, but it is not the preference of the Petitioner. Public sewer connections would be preferred.

Item 4:
Any design for the wastewater system will be prudent in the use of updated practices and materials. Petitioner will have to comply with government requirement at the time of construction.

Page 6, Water resources & Water Infrastructure Improvements:
Item 1:
The water master plan has been submitted to the County DOW. The Petitioner is committed to implement the plan. The plan has been acknowledged by DOW and is still under consideration. The plan includes dedicating water to DOW for their system. Should DOW not accept the plan, then the Petitioner will go at it alone.

Item 2:
DOW has not withdrawn its position; therefore, the report is still relevant, but subject to change as the project gets closer to realization.

Item 3:
The water master plan entails dedicating the well to the DOW. Again, if DOW rejects the offer, then the well will be private.

Item 4:
HoKua Place is committed to keep the stream free from obstruction and keep runoffs from the Project on site. We do not have base streamflow measurements currently. However, during the final design of the drainage system for the Project, information on the streamflow will be generated.
Item 5:
Currently the preliminary Engineering Report on drainage is adequate to move the Project through the Land Use process. The Petitioner is committed to keep run-offs generated by the Project on site. A more in-depth study will be done for the county entitlement process.

Item 6:
The development of the HoKua Place and the Farm Lots will not impact the streams balance, quality, flood, decline in habitat value or increase pollutants in the stream. All run-offs generated by the Project is not intended to reach the stream.

Page 7, Cumulative Impacts:
Item 1:
The direct, indirect, secondary and cumulative impacts associated with the project will be localized or short term, occurring during the construction phase.

Item 2:
The Wailua and Kapa’a is growing with new developments. These developments have been through the vetting system of the county. The impacts will increase as time move forward. Yes, at times traffic will be highly impacted.

Item 3:
Development in the area will create its own area of employment. There are many who want to live and work in the Wailua and Kapa’a area.

Page 7, Historic and Cultural Resources:
Item 1:
Three exploratory trenches were accepted by SHPD. Most likely because the land had been heavily cultivated over a period of many decades.

Item 2:
The Kapa’a Middle School site had an AIS study done per information in Exhibit “L”.

Item 3:
The improvement of the bypass road will be the DOT responsibility. During the process and design, it is very likely that an updated archaeological study will be executed.

Page 8, Visual/Aesthetic and Park Resources:
Item 1:
The housing crisis is real. HoKua Place will be well landscaped to help minimize the visual impact. Visual aesthetics of the coast and ocean from the Project will be immensely positive for the occupants of the Project.
Item 2:
The Petitioner feels that Scenic Vistas may bring non-essential traffic to the area.

Item 3:
Drainage basins are often design in greenbelt areas and many times in parks. The basins will be grassed and may be a recreational area when times are absent of rainstorms.

Item 4:
The Wailua-Kapa’a area has many good parks. The walkways and bicycle path will be connected to the main bicycle path in Kapa’a making the existing parks accessible from the Project.

Item 5:
The designated open space is where no structures are expected to be built for now. The buildable area will not exceed 50% of the land area. There will be open space within the building lots and around the multi-family structures. At least 50% of the total land area will be open.

Item 6:
There is no restrictions to designated open areas or greenbelts because of topography. One should appreciate the more sloped areas of the site that is left open.

Item 7:
The finalization of the bicycle/walking path will be done for the county entitlement process. Preliminarily, it will be desired to have the path on the property at the higher elevation than the roadway. The approach to the roadway crossing will be gently sloped towards the roundabouts.

Page 8, Commercial Center:
Item 1:
The one-acre parcel is owned by the Petitioner. The site is relatively level and easy to build on. The finalization of the use of this parcel will be determined during the county entitlement process.

Page 8, Errors, Omissions & Discrepancies:
Item 1:
While discussing this issue with planning, we were given the impression that the plan was being worked on. Your insight of this process is much appreciated.

Item 2:
We looked at the county park area and housing projects to east, Kapa’a town to the south, the church site along the south of the bypass, and the Kapaa Middle School to the north all as urban. However, we do appreciate your finding on this issue.
Item 3:
The Petitioner feels that the preliminary studies and site plans are adequate for EIS and the LUC reclassification process.

Item 4:
There is a possibility that a church site may be developed, however most unlikely.

Item 5:
Over the last 3 decades or so, it is evidenced that hurricanes that landed on Kauai were infrequent. Since the reports of climate change over the last 10 years, Kauai has not been directly hit with hurricanes.

Item 6:
Figure 1 in the TIAR report is consistent with the conceptual site plans as far the property boundaries, main roadway and designated areas. Figure 1 does include a concept of unit locations and interior roadways, where the conceptual site plans do not.

Item 7:
Exhibit “O” is now legible.

Item 8:
The crux for the adversity for growing crops is the strong trade winds and salt spray from the ocean, regardless of the soil type. The site has not been in substantial agricultural use over the last two decades is because of the adverse conditions.

Page 10, Topography:

Item 1:
The purpose of the topographic map and survey map is to show the general slope of the site with no details. The maps does show the boundaries and adjacent roadways. The Petitioner believes the extent of the maps are adequate to move the Project forward. More details will be provided for the county entitlement process. A note of the stream location has been added.

Item 2:
The development will use the existing topography closely as is as much as possible following sound engineering practices. There will be areas of the roadways that may be cut and filled. For sure most of the multi-family building sites will require some cut and fill activity.
Item 3:
Areas with high potential of erosion will be mitigated by landscaping, as landscaping tends to stable soil during rain periods.

Conclusion:

The Petitioner appreciates your insightful comments. The Project will develop detailed design of the site, with preliminary grading and drainage plans showing the extent of land alterations, preliminary building plans and elevations showing how the structures fit on the land, detailed preliminary infrastructure plans, detailed landscaping plans, more clarity on public roadways, etc. during the county entitlement process. The public will have ample time to comment on the detailed proposals for the site at that time. The Petitioner hereby submits the Final EIS as written for review by the LUC.

Sincerely,

Ron Agor, Architect
December 24, 2018

[via email: daniel.e.orodenker@hawaii.gov]

Daniel E. Orodenker, Executive Director
State Land Use Commission
235 South Beretania St., Room 406
Honolulu, HI 96813

RE: 2nd Draft Environmental Impact Statement for Kapa’a Highlands Phase II (HoKua Place) to Amend the Land Use District Boundary from Agriculture District to Urban District for 97-acres, TMK (4)-3-03:001

Aloha Mr. Orondenker:

The Wailua-Kapa’a Neighborhood Association (W-KNA) does not support this Land Use Boundary Amendment. There are many unresolved issues in the DEIS along with indications that the project would have significant impacts (in spite of the need for affordable housing and the value of siting urban expansion adjacent to the Kapa’a town core).

General Plan “Neighborhood General” Designation.

1) DEIS Vol I, page 3 mistakenly lists the General Plan designation as “Urban Center”. The correct designation in the 2018 General Plan is “Neighborhood General” as described in Chapter 2.2 LAND USE DESIGNATIONS:

“The Neighborhood General Designation applies to the walkshed surrounding Neighborhood Centers. This designation is intended for medium intensity mixed-use environments that support the town core with housing, services, parks, civic/institutional, home occupation, and commercial uses. (General Plan, page 56)

“Previously, the Urban Center designation was applied to “centers of government, commerce and transportation that serve the entire County or a large region… The policy addressing Wailua-Kapa’a Traffic and managing growth north of the Wailua Bridge influenced the decision to remove the swath of Urban Center from the area adjacent to Kapa’a Middle School.” (General Plan, page 57)

2) The DEIS fails to identify the number of stories for the proposed multi-family units. Building height is limited to 1-2 stories for the “Neighborhood General Designation” and it is unclear whether the project conforms with this definition:

“Buildings in this designation are mostly detached, with some attached. 1-2 stories in height that can accommodate a range of multi-family housing types.” (General Plan, page 56)

3) The DEIS Conceptual Plan map (March 2015) cites 683 Multi-family units (with R14 County zoning) in the legend. However, Figure 2-Proposed Site Plan in the DEIS, a color illustration
layered onto an aerial map with red and yellow blocks representing units, provides a conflicting information.

4) Regarding the proposed 86-single family units, what is the proposed county residential zoning? Is it R6/R8 zoning? This information was difficult to find.

5) In addition to Alternative 3 (300 single family units) which is not a helpful scenario if targeting affordable housing, the DEIS should provide reduced density alternatives with combined multi- and single-family units, such as 300 to 400 units, and 400 to 500 units. The proposed 769 housing units on 97-acres is high density for a rural island and other alternatives/scenarios should be presented.

6) The conceptual plan fails to include the number of units in the multi-family buildings, the number of stories, and the quantity of multi-family buildings.

7) During the County General Plan Update, the designation for this controversial Hokua Place project went back and forth multiple times. In the Department Draft January 2017 version describing Kapaa Town it states:

4-40 | Urban Areas
The area around Kapa’a Middle School proposed for the Hokua Place Development has been changed from General Plan Urban Center Designation to Agriculture.

4-39 | Future Land Use | Kaua’i County General Plan
Kapa’a Town’s future growth pattern depends largely upon the intensity of implementation related to a key community policy related to traffic north of the Wailua bridge. The 2000 General Plan does earmark large residential growth at the Hokua Place property near Kapa’a Middle School. The area is designated as Urban Center. However, community opinion remains divided, with strong concerns about the perceived impacts of the proposed development on traffic. Supporters cite the great need for housing and the consistency of the Hokua Place proposal with smart growth principles. Others feel that the proposed traffic mitigation measures won’t be enough to counteract negative impacts, that sewer infrastructure is constrained, and that because of the East Kaua’i congestion, affordable housing development should be concentrated in Līhu’e.

In the public consultation process, two map alternatives were developed for Kapa’a Town’s future that reflected this dual input. In the first alternative, Kapa’a transforms from a Small Town to a Large Town place type. The existing Town Center boundary is extended mauka along Oloheana road with the idea that the Main Street environment at Oloheana and Kūhiō could extend mauka to the roundabout and the northeast corner of the Hokua Place development. 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, sites around the Baptiste sports complex 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 place type, concentrating growth in and around 3 nodes of existing development along the Kūhiō Highway rather than at Hokua 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 in order to accommodate a similar amount of growth as the first alternative.
Given the community sentiment after these map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction.

However, the Final General Plan revision replaced just the last paragraph quoted above, with the following:

The Future Land Use Map moves forward the 2000 General Plan’s higher-intensity designation for the area, but also updates and refines the designation based on the first alternative map scenario and new population projections. The previous Urban Center designation is changed to Neighborhood General, which will require a mix of residential building types and a walkable, compact form where connectivity to the school and Kapa’a Town is emphasized. The size of the future Urban District boundary amendment should consider walkshed boundaries and accommodate future housing projections.

8) Please keep in mind that East Kaua’i is one four planning districts that does not have recently-adopted community plans. Community testimony strongly recommended that the General Plan explicitly state that no land use designations related to “neighborhood center/neighborhood general/neighborhood edge,” and none of the proposed actions should be considered to be anything more than un-vetted preliminary proposals, unless and until they have been endorsed by the community associations in the affected planning districts.

“Henceforth when Community Plans are developed and adopted, each Community Plan shall establish an Urban Edge Boundary to delineate the extent of future town expansion. In the process of identifying a boundary, the Planning Department shall conduct a buildout analysis of the existing urban footprint and use the principles of smart growth to ensure that there is enough room within the boundary for growth desired by the community in a pattern that will make efficient use of scarce resources.” (General Plan, page 61)

9) Regarding General Plan guidelines for new communities and/or infill, this project does not align with the description that follows:

“Missing middle” housing is characterized by small-scale, multi-unit housing types such as duplexes, fourplexes, bungalow courts, and mansion apartments, and can be integrated into communities with single-family homes.” (General Plan, page 119).

10) Housing should be the product of carefully laid plans to direct smart growth for the families today and for their children. The preferred planning model is to put homes where jobs are located. The General Plan, Section 2.1 Future Land Use, Objective #7 states: "To encourage the development of Lihu’e as Kaua’i’s primary urban center." (General Plan, page 51) And, “Lihu’e is widely seen as the appropriate urban center for the island.” (General Plan, page 53)

**Affordable Housing Needs.**

1) The proposed project claims it will provide much needed affordable housing in the East Kaua‘i region. However, of the proposed 683-multi-family units and 86-single family lots and homes offered at “market and affordable prices” the DEIS fails to provide the number of “affordable” units. What is that number?
2) In the DEIS Vol. I, page 13, the actual number of “affordable homes” is deceptively omitted. All that is stated is that: “Affordable multi-family units would be sold in compliance with the Kaua‘i County Housing Code.”

3) The affordable housing element of the Project will conform to Kaua‘i County Ordinance No. 860, Kaua‘i’s new housing policy. This ordinance requires developers to sell or rent up to thirty percent (30%) of the total residential units for affordable housing. However, the Kaua‘i housing policy provides incentives to developers who provide the required affordable units on-site. HoKua Place will be providing all of its affordable units on site. Does this mean fewer affordable units?

4) Since the project “seeks to fill the housing needs of Kapa‘a” and the DEIS claims that housing will “conform to Kaua‘i County Ordinance No. 860” the DEIS should include the calculations to substantiate this.

5) Again, the DEIS, Vol I, page 14 reiterates that: “Affordable multi-family units on site (The number & pricing will be in compliance with Kaua‘i Housing Code).” but no data is given.

6) There are undocumented claims in the DEIS that the County requested this extremely high density of 700-800 units. Please provide documentation from the County Planning Dept. and/or the County Housing Agencies to substantiate the claim.

7) It appears that the “Product Sales Price Projection” was not updated in the DEIS Vol. I, page 12.

8) The evidence is lacking that this project is a solution to Kaua‘i’s low income housing deficit. The island needs affordable housing for moderate and low income people who are current residents, rather than attracting off-island buyers and increasing the island’s population density.

**Inadequate Roadway Infrastructure & Unresolved Traffic Congestion.**

1) The timing of the Hokua Place is not in sync with projected short-term roadway improvements. The 2018 General Plan states in the section called Guidance for Community Planning for East Kaua‘i that:

   “The build-out phasing of new communities should be coordinated with the implementation of priority projects in the Kapa‘a Transportation Solutions Plan.” (General Plan, page 85)

2) Having served on the State Department of Transportation’s Citizen Advisory Committee for the Kapa‘a Transportation Solutions report (August 2015) it is clear that the solutions will not be implemented any time soon. Therefore, the additional vehicles from this high density project will increase the existing congestion.

4) The 1997 Kaua‘i Long-Range Land Transportation Implementation Plan has not met its 2000 and 2006 deadlines for Kapa‘a roadway widening in areas affected by the proposed boundary change. And, recommendations in the 2035 Transportation Plan for the Kaua‘i District (July 2014) have not been implemented.

5) Traffic congestion in Kapa‘a is near gridlock during daytime hours and to travel a short 3-mile stretch along Kuhio Highway between Kuamo‘o Rd and Lehua Street can take 25-minutes or more. Adding a high density development in Kapa‘a when existing roadway capacity is inadequate, will intensify the detrimental impacts to our quality of life.

6) It is not sufficiently proven in the DEIS that the burden of additional density will be alleviated by the addition of Road A.

7) The DEIS claims that the project is “substantially within a 10-minute walk to Kapa‘a Town”. However, this is misleading considering the lack of information about how Hokua Place pedestrians or cyclists will reach Kapa‘a Town when there are two daunting obstacles to cross -- the Kapa‘a Bypass Road and the Kapa‘a Roundabout, and there is no overpass. Please explain.

8) This high density project within a congested high traffic corridor will have adverse impacts on the availability of first-responders such as firemen, police and paramedics to reach their destinations. Ambulance transport of critically ill patients can also be impacted by gridlock conditions.

**TIAR Update.**

1) The “Peak Hour Traffic Volumes” analyzed in the TIAR encompassed only brief one-hour span during the “commute” hours of the day (7-8am and 4:15-5:15 pm). Yet, the data shows for example, that 3:45 p.m. is just as busy at 5:15 p.m. The TIAR conclusions are not representative of the dreadful congestion that occurs regularly during mid-day.

2) Why doesn’t proposed Road A join the 4-way intersection of Olohena, Ka‘apuni, and Keahulua Roads instead of intersecting just Olohena Road?

   “Based upon the TIAR Update, the intersection of Olohena Road and Road A is not expected to warrant all-way stop controls or traffic signals. Therefore, a roundabout intersection was not considered. However, a reassessment of the traffic operations at the Road A intersection at Olohena Road may be considered after the project is fully built out and occupied. A roundabout intersection was considered at the intersection of Olohena Road, Ka‘apuni Road, and Kaehulua Road.”

3) Please include more discussion/documentation to substantiate the following statement in the TIAR: “Preliminary assessment of the horizontal and vertical alignments of the intersecting roadways, it was determined that a roundabout intersection would not be feasible.” Did the assessment include Road A joining that intersection?

4) The junction of Olohena, Ka‘apuni and Keahulua Roads consists of roadbed curves and changes in grade that obscure the line of sight for drivers. As vehicle, bike and pedestrian traffic increase, it has become more unsafe.

5) There will also be traffic impacts at: a) the Kuhio Highway and Kukui Street intersection -- it is already difficult to turn left on to the Highway; and b) the Lehua Street merge heading north.
6) A retail center is described in the DEIS as a neighborhood-oriented commercial center. However, we raise the same question as the DOT: is it reasonable or not to assume that a significant portion of the retail trips will be generated from within the proposed project, which can be defined as “internal capture” or “diverted trips”.

7) The LOS (Level of Service) ranking is still dire even with proposed Road A (LOS is used to analyze roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, congestion)

**Wastewater/Sewage.**

1) How will sewage be managed? How will any sewage line link up with the existing system?

2) Due to the coastal location of the Lydgate Sewage Treatment facility, the county is discussing options for relocation. Although Hokua Place will make “contributions to repairs of Kapa’a Sewer Treatment Plant” it is an ill-timed project.

3) If septic tanks are proposed, what will be the impact on water quality?

4) In DEIS Vol II-A, Exhibit G: Preliminary Engineering Report Wastewater Improvements Kapa’a Highlands Phase II by Honua Engineering (July 11, 2011 Project No: 1892) page 113 notes this report was based on significantly outdated materials: “The Sewer Design Standards, 1973 by the County of Kaua’i, Department of Public Works, together with the Wailua Facility Plan, September 2008 by Fukunaga and Associates were the primary references for this report.” Please describe in what ways the project will integrate current/updated best practices.

**Water Resources & Water Infrastructure Improvements.**

1) Was the project’s Water Master Plan approved by County Water Department and is it included in the DEIS?

2) DEIS Vol II-A Exhibit D - Department of Water - Manager’s Report is dated 201. Please explain how this outdated information is still relevant.

3) Please provide more information about whether the proposed well on site will be dedicated to County Water Department or remain private.

4) The DEIS Vol I, page 80 states: “HoKua Place is committed to keeping the flow of the stream consistent…” What is the name of this stream? What are the base streamflow measurements?

5) Because the proposed water well is located downslope from the cul-de-sac of multi-family units, and is approx. 175 feet from the stream, and the stream is within the adjacent Hokua Farm Lots, the DEIS should provide more analysis on storm water runoff and drainage flows from this hillside than the cursory information in the Preliminary Engineering Report on drainage.

6) The DEIS states that “the adjoining HoKua Farm Lots that are to remain an Agricultural District will share some of the Project infrastructure.” Therefore, please address the following issues as they relate to project infrastructure:
- Disruption of natural water balance
- Decreased water quality
- Increased flood peaks
- Increased stormwater runoff and soil erosion
- Increased bankfull stream flows
- Lower dry weather stream flows
- Stream widening and erosion
- Decline in habitat value of streams
- Increased pollutants in the stream

**Cumulative Impacts.**

Cumulative impacts are two or more individual effect's which, when considered together, compound or increase the overall impact.

1) The DEIS Vol I, page 3 summary states: “The direct, indirect, secondary and cumulative impacts associated with the project would be localized or short term, occurring during the construction phase.” We strongly disagree.

2) The combined impact of traffic along Kuhio Highway within the Wailua-Waipouli-Kapa’a corridor will be significant in the near future when other large developments (already with entitlements) build out, such as Coconut Beach Resort, Coconut Plantation Resort and Coco Palms Resort.

3) Increased housing density should be in areas of employment, rather than populating the existing Kapa’a commuter suburb which is already experiencing challenges from over-capacity roadways.

**Historic and Cultural Resources.**

1) DEIS Vol II-B Exhibit L - *An Archaeological Assessment with Subsurface Testing for the Proposed Kapa’a Highlands Phase II Project (Revised September 2013)* offers little in the way of new information purportedly because “the project area was assessed as having been extensively subjected to sugar cane plantation agriculture.” Since there were few data investigations previously, please explain why only 3 exploratory trenches were dug within the 97 acres.

2) DEIS Vol I, page 52 notes: “It is not known if an archeological inventory study was done for the [Kapa’a Middle School] site.” Therefore, this lack of information should have triggered a more intensive survey for the project.

3) DEIS Vol I, page 52 also notes that in 2004 the State Dept. of Transportation “Kūhiō Highway Improvements, Extension of Temporary By-Pass Road,” project assessed properties adjacent to Hokua Place and that SHPD did not issue a determination regarding the proposed project and no state of “no effect” was presented. However, the DEIS omitted the fact that there was a Federal Section 106 Native Hawaiian consultation process for this DOT project which did result with an outcome of significant impacts and required mitigation measures in 2012.

**Visual/Aesthetic and Park Resources.**
1) The development will be significantly visible from all adjacent roadways. The high density project will impact view planes and have significant impact on the overall visual appearance of this rural agricultural area.

2) The breathtaking views of Lihu'e and the coastline from Olohena Road are mostly obscured by vegetation now, but vehicle pull-outs should be created to enhance opportunities for overlooks. Scenic vistas are valuable assets for communities.

3) The DEIS Conceptual Plan map (March 2015) shows “Greenbelts” whereas in Figure 2-Proposed Site Plan in the DEIS the same area is denoted as “Park”. These designations seem deceptive because this area is mostly rough, sloped, and eroding terrain. Furthermore, some portions of the DEIS identify this acreage as drainage basins. Please provide descriptions for the areas denoted “park”, “greenbelt” and “drainage basins” to accurately characterize each of these environmental features.

4) Based on the General Plan definition of “Neighborhood General” this mixed use environment should offer a larger proportion of acreage for parks (both passive and active) than what the DEIS proposes:

   “…a 3.1-acre park adjacent to the existing Kapa’a Middle School with an area for the county’s proposed relocation of the Kapa’a county swimming pool; and 1.4-acres for commercial use.”

5) DEIS Vol I, page 3 states: “The project includes open space encompassing 14.3-acres.” However, what percent or how many acres are unbuildable land or predominantly sloped topography?

6) DEIS Vol I, page 14 states: “Approximately 14.3-acres are proposed for open greenway areas,” but a thorough description is missing. Only by cross-referencing the site plan (Vol IIA, pages 15 and 23) and the USDA maps, it becomes apparent that the “Greenbelt” comprises the “eroded” areas identified with 20 to 30 percent slopes.

7) The proposed location of a walking/bike path along the makai side of the property is also problematic. Will it be located alongside the Kapa’a Bypass Road or at a higher elevation adjacent to the Bypass Road? More information is needed about the proposed path location due to the significant sloped topography along the property borders.

**Commercial Center.**

1) DEIS Vol I, page 13: A 1.4-acre parcel is proposed for commercial use. A country type store and small personal service types of use are anticipated. A remnant parcel of 1-acre on the Makai side of the Kapa’a By-Pass road is also proposed as commercial use or for sub-stations for the police and fire departments. Please provide more information about the 1-acre remnant parcel since it was not identified on the Site Plan map. Is is owned by HG Kauai Joint Venture, LLC?

**Errors, Omissions & Discrepancies.**

1) DEIS Vol 1, page 21 states “the County Planning Department is in the process of updating the Kapa’a-Wailua Development Plan.” This is not correct -- the County is currently updating the Westside Community Plan. I served on the East Kaua’i Development Plan Update Citizen’s
Advisory Committee from its inception in 2006 until January 2015 when the process concluded with an outdated draft. Thus, there is only a 1973 Kapaa-Wailua Development Plan (adopted by ordinance on June 1975). Although the proposed State land use redistricting may seem consistent with the recent General Plan, there are multiple inconsistencies that factor in for Hokua Place.

2) DEIS Vol I, pages 1 and 6 state “the reclassification of 97 acres of agricultural land that is surrounded by urban development…” However, we think this is a misrepresentation. Apart from the small footprint of the neighboring Crossroads Christian Fellowship Church and Kapaa Intermediate School, the subject property appears primarily surrounded by other Agricultural parcels (see photo).

3) Overall, the DEIS oftentimes withholds relevant descriptions of project. For example, in Vol I, page 23: “The site plan provided is conceptual in nature so the proposed 769 units can be planned in concert with planning department during the county entitlement process.” Although this is true in part, the “conceptual” pretext also undermines the validity of the DEIS.

4) Another inconsistency is whether or not the development will include a church as noted in the statement: “plus a neighborhood commercial site, parks, and a church site as shown on Exhibit 1.”

5) Also inaccurate is the DEIS Vol I-A, page 2 statement: “From June to November hurricanes can occur although they are infrequent.” This statement disregards scientific reports on climate change and evidence of the increasing frequency and intensity of hurricanes. The multiple hurricanes which came very close to Kaua’i in 2015 and 2016 exemplify this.

6) DEIS Vol II-A, the Traffic Impact Analysis Report Update (May 22, 2017) includes Figure 2 - Proposed Site Plan, which is substantially different from the Conceptual Plan in the DEIS, Vol I, pages 15 and 23, dated March 2015.

7) The documentation is illegible for Exhibit O - Kaua’i County Planning Commission Tentative Subdivision Approval for HoKua Farm Lots June 19, 2014 (Vol II-B, pages 460-464). Please provide a legible copy.

8) DEIS Vol II-A, Exhibit C.1 - Agricultural Suitability (June 2018). The page 1 summary states: “The climate and soils at Phase II are not ideal for the growing of most commercially viable crops due to the strong trade winds and the salt spray from the ocean.” However, this statement seemingly contradicts the LBS rating of B, C, D, and E, particularly since the majority of acreage is rated PRIME. Therefore, it is misleading to state that “this rating indicates that the agricultural potential is mediocre.” Please explain this apparent contradiction.
Topography.

1) As we noted in our June 2015 DEIS comments, a full page topographic map of the 97 acre project is missing from the DEIS. Elevation lines, streams, ditches, diversions, wells and other pertinent notations including boundaries of adjacent landowners with TMK numbers should be provided.

2) Since the topography of the site is a hillside, please include discussion about how the project design conforms to the existing contours of the project site, or to what degree the existing topography will be altered.

3) The DEIS has identified areas with erosion. This issue is not inconsequential and we would appreciate additional narrative that addresses this concern.

Conclusion.

In its evolution first as Kapaʻa Highlands in 2011 and now as Hokua Place, ample evidence suggests that this project is in the wrong place and at the wrong time. The suitability of urban development in this location at this time will have serious impacts. The DEIS analysis minimizes the impacts, avoids the controversial elements, and appears to omit relevant information.

Finally, we would like to express our displeasure with the applicant choosing to publish in the November 8, 2018 issue of OEQC’s Environmental Notice, consequently making the deadline for public testimony on December 24th interfere with both Thanksgiving and Christmas holidays.

Thank you for the opportunity to comment. We look forward to a detailed written response from the applicant in accordance with Title 11, Chapter 200 of the Hawai‘i Administrative Rules which governs the preparation of documents prepared under Chapter 343, HRS.

Sincerely,

Rayne Regush, Chairperson
On behalf of the W-KNA Board

cc: Applicant HG Kaua‘i Joint Venture LLC (jake@hgoffice.com)
    Consultant Agor Jeln Architects LLC (ron@agorjehnarch.com)
GROUP 3 - RESPONSES TO AGENCIES COMMENTS
Date: 7-29-2019

RE: HoKua Place
Response to Comments from Office of Planning on 2nd DEIS (12-21-18)

TO: To Whom It May Concern:

Thank you for your comments. Our response item numbers corresponds with you comment item numbers.

Page 1

Item 1:
Noted.

Item 2a, 2b:
All references to Product Sales Price Projections and Product Closing Projections have been updated.

Item 2c:
An updated Market Study is inserted as Exhibit A.1, in Vol II A.

Page 2

Item 3:
Exhibit “O” has been replaced with a legible copy.

Item 4:
The Development Status and Implementation Schedule states that the completion time is to be 10 years from receiving all discretionary approvals.

Item 5:
A statement on “Ka Paakai” has been added on Page 53.

Sincerely,

Ron Agor, Architect
December 21, 2018

TO: Daniel Orodenker, Executive Officer
State Land Use Commission

FROM: Leo R. Asuncion, Director,
Office of Planning

SUBJECT: HoKua Place, Draft Environmental Impact Statement (2nd DEIS)
Petitioner: HG Kauai Joint Venture LLC
Location: Kawaihau District, Wailua, Kauai
Acreage: Approximately 97 Acres
Tax Map Key: (4) 4-3-003: 001 Portion

Petitioner proposes to establish HoKua Place, a residential development, which will be comprised of approximately 683-multi-family units and 86 single-family lots and homes, HoKua Farm lots, infrastructure, open space, a 3.1 acre park, and 1.4 acre commercial area.

A Draft Environmental Impact Statement (DEIS) was first published in May 2015. According to the document, due to the passage of time and other events, including the preparation of additional reports, Petitioner prepared a revised draft Environmental Impact Statement ("2nd DEIS"). New studies include an agricultural suitability report, an updated Traffic Impact Assessment Report (TIAR), an invertebrate study, and information on the updated Kauai General Plan.

The Office of Planning (OP) has reviewed the 2nd DEIS and has the following comments.

1. OP submitted comments on the first DEIS in a letter dated June 15, 2015. We note that the 2nd DEIS appears to address our comments.

   a. All references made to the old defunct project name of Kappa Highlands should be revised to reflect the new name of HoKua Place. It is confusing to see tables and charts with the old name and difficult to determine whether the information is current to the new project.
   b. The sales projections table, titled Kapaa Highlands Product Closing Projection, indicates that sales would begin about 2019 to 2020, and complete sales about 2026. We note that this is only a six-year period of time, which appears optimistic for the construction and sales of 683-multi-family units and 86 single-family lots.
   c. The market study was completed in 2014 and should be updated for the Petition.
3. Exhibit O. Kauai County Planning Commission Tentative Subdivision Approval for HoKua Farm Lots June 19, 2014. We understand that the farm lots are not a part of the Petition Area, however, this Exhibit O is not legible. This Exhibit should be re-done prior to finalizing the EIS document.

4. Page 16. 1.5 Development Status and Implementation Schedule. We note that the 2nd DEIS document indicates that the proposed project will be completed within 10 years from the Land Use Commission approval.

5. Pages 32-46 Archaeological and Historic Resources and 47-54, Cultural Resources. While the 2nd DEIS includes a description of Archaeological and Historic Resources, and Cultural Resources, there is no Ka Paakai analysis. The Ka Paakai analysis is an important finding that is required of the Land Use Commission in determining whether to approve lands to be reclassified, thus, this Ka Paakai discussion should be included in the 2nd DEIS.

Thank you for the opportunity to review this 2nd DEIS. If you have any questions, please call Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,

[Signature]
Leo R. Asuncion
Director
Date: 7-8-2019

RE: HoKua Place
Response to Comments from Office of Planning on 2nd DEIS

TO: To Whom It May Concern:

Thank you for your comments. Our response item numbers corresponds with you comment item numbers.

Page 1

Item 1:
Full listing of appendixes and studies added.

Item 2:
The timetables have been revised.

Item 3:
The project building out is anticipated for ten years.

Item 4:
Exhibit “L” Page 437 in Volume II is the SHPD approval letter. Revisions to Nancy McMahon’s comment was made on Page 31 of Volume I.

Item 5:
The “Potential Impacts to Protected Species” section studies the Hawaiian Hoary bat Seabirds. Please refer to Page 432, Exhibit “K” of Volume II-B.

Item 6:
Refer to Exhibit “N.1” , Topography map in Volume II-B for slopes.
Refer to Exhibit “C”, Agricultural Master Plan in Volume II-B for soil classifications and information on ALISH ratings.

Item 7:
Noted

Item 8:
Noted
Item 9:
  Statement included.

Item 10:
  Refer to Exhibit “C”, Agricultural Master Plan in Volume II-B for soil classifications.

Item 11:
  All Exhibits for comments and responses to comments are included in Volume II-B.

Item 12:
  Exhibit “A.1”, New Market Study in Volume II-A and Pages 11 to 14 in Volume I corroborate with each other.

Sincerely,

Ron Agor, Architect
Proposal:

97-acre Reclassification from Agricultural to Urban
683 Multi-family
86 single family lots and homes
Affordable housing will be on-site.
3.1 acre park adjacent to Kapaa Middle school
1.4 acres commercial use
Transportation improvements include intersection on Kapaa Bypass road, bus stops, sidewalks and bike and walking paths to existing Kapaa Middle school.

**Approvals Required:**
LUC Boundary Amendment; County Class IV Zoning & Use Permits; County Council Approval for Zoning Change; Subdivision Approval; Building Permits

Project description also includes an adjacent 163-acre parcel referred to as HoKua Farm lots, an agricultural community which will share infrastructure. A solar farm is located on Hokua Farm lots and produces 1.18 megawatts, feeding into the Kauai grid.

Comments and concerns:

1. Page 2 or 7. Should have a full listing of the appendixes and studies.
2. Page 12: Development timetable. Completion of project
   a. 36 large lots—years 2020 to 2023
   b. 50 Medium lots—years 2020-2026
   c. 500 Multi-family—years 2020-2026
   d. 183 Affordable housing—2020-2024
3. Page 16. 1.5 Project Development Status and Implementation Schedule. Project building out is ten years.
4. Page 30. 4.2 Archaeological, Historic and cultural Resources.
   a. Page 30-44. Only an Archaeological Assessment was completed and a Cultural Assessment was completed of the Petition Area. The document indicates that an Assessment is not an inventory-level survey as per the rules and regulations of SHPD.
   b. No archaeological and historic sites were found. No mitigation measures were recommended other than standard—if any are found during const. etc.
   c. No SHPD letter was attached or referred to. Any SHPD letters and approvals should be attached.
   d. Page 44-51. Cultural resources. Kapaakai impacts discussed, not sure if this section is adequate. Only 5 individuals were interviewed.
   e. **Page 51 and 52** conclusion and mitigation. No mitigation needed, and no further work was recommended. However, no approval letter from SHPD.
There may have been an Archaeological Inventory survey, however, there is no supporting evidence. This is a deficiency.

i. Exhibit R. Nancy McMahon email to Ron Agor dated December 10, 2018. Nancy indicates that Section 4.21 Environmental Setting. The information is incorrect. She indicates that if no archaeological resources are found on the site, then it is re-designated from an archaeological inventory survey to an assessment. She refers to other letters and approvals from SHPD that is not indicated in the Draft Final EIS. She suggested a revision of this section that was not included in the Draft FEIS. Note that the document does not include any of this information.

5. Page 53 Biological resources. Exhibit J.
   a. No botanical species of note found on Petition area.
   b. Avian and Mammalian survey. Exhibit K. Avian and mammal of note was found, however, they did mention the Hawaiian Hoary bat was possibly present and that other seabirds may fly over the site.
   c. Invertebrates. Exhibit P

6. Page 73-77. 4.5 Geology, Soils, and Slope Stability. No information on ALISH ratings on Petition Area is included. Also, no information on slope is including in this section.

7. Page 108, Education. DOE indicates no need to collect fees from Petition Area.


9. Page 184 and page 202-203 Coastal Zone Management Act. Does not include a statement that the Coastal Zone is the entire island/state.

10. Page 200 Agricultural Uses and Suitability. Exhibit C. LSB ratings are within this section, but no relevant map showing the ratings and acreage of land within each rating are given for the Petition Area.

11. Page 210. Chapter 6. Comment letters, agency, etc. Exhibits Q and R. Only Exhibit R was submitted to us for review. All the agency comments are within Exhibit Q, which was not included. Could not be reviewed. This is a deficiency.

12. Only minimal exhibits were included. New Marketing study and Exh. R. Cannot coorborate other Exhibits and especially agency comments and responses.
Date: 7-29-2019

RE: HoKua Place
Response to Comments from Department of Education on 2nd DEIS

TO: Mr. Kenneth G. Masden II
Public Works Manager
Planning Section

Thank you for your comments. We have incorporated your comments into the Draft Final EIS for HoKua Place on Pages 110-111.

Attached is your letter with your comments.

Sincerely,

[Signature]
Ron Agor, Architect
December 26, 2018

Mr. Ron Agor
Agor John Architects LLC
460 Ena Road, Suite 303
Honolulu, Hawaii  96815

Re: Second Draft Environmental Impact Statement for HoKua Place
   Kapaa, Kauai, TMK: 4-3-003:001 por.

Dear Mr. Agor:

The Hawaii State Department of Education (HIDOE) has the following comments for the Second Draft Environmental Impact Statement (DEIS) for the proposed HoKua Place residential project on approximately 97 acres of land located at Kapaa, Island of Kauai, Hawaii, TMK 4-3-003:001 por.

The HIDOE previously provided written comments on the proposed project via letters dated August 13, 2012, January 15, 2015, and June 4, 2015.

In 2017, the HIDOE conducted a statewide assessment of classroom capacity. Classroom capacity for Kapaa Elementary, Middle, and High Schools has been revised. Kapaa Elementary has classroom capacity for 942 students with a 2018 enrollment of 904 students. Kapaa Middle has classroom capacity for 781 students with a 2018 enrollment of 607 students. Kapaa High has classroom capacity for 952 students with a 2018 enrollment of 1083 students.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist of the Facilities Development Branch, Planning Section at 784-5093, or via email at robyn_loudermilk@notes.k12.hi.us.

Respectfully,

[Signature]

Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:rll

c:  William Arakaki, Complex Area Superintendent, Kauai
    Office of Environmental Quality

State of Hawaii
Department of Education
Office of School Facilities and Support Services

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