

## **Chapter 3 - Environmental Impact Statement Alternatives**

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This chapter lists and describes the various alternatives, including the preferred alternative, for the development of the HoKua Place project.

### **3.1 Alternative 1 - No Action**

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Under the “no action” alternative, no action would be taken and the project area would be left in its current state. HoKua Place would not be built.

There would be no diverse, environmentally-conscious, residential community with single- and multi-family residential, affordable housing, commercial, a walkable street network and a range of housing options.

The land would remain in under the State Agriculture Lands Use.

Without the development, housing inventory in Kapa‘a would remain low. Affordable housing options in Kapa‘a would be limited.

The County would not have a location for their County pool and residents in Kapa‘a would not have the opportunity for pool use.

Additionally, the “no action” alternative will be contrary to Kaua‘i General Plan in that the General Plan specifically designates the property as Urban Center and discusses the need for housing in the area.

Because the No Action alternative does not meet several HoKua Place objectives and does not implement the Kaua‘i General Plan, this alternative has been rejected.

### **3.2 Alternative 2 - Agricultural Subdivision - Existing Zoning**

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Under alternative 2, the Existing Zoning Designation alternative, HoKua Place would not be built. There would be no diverse, environmentally-conscious, residential community with single- and multi-family residential, affordable housing, commercial, a walkable street network and a range of housing options.

However, the Property could still be developed as permitted under the existing State Land Use and County zoning designations. An agricultural subdivision would be built to conform to the subject properties current zoning.

The agriculture subdivision would be similar to HoKua Farm Lots (formerly known as Kapa‘a Highlands I) which adjoins the subject property. The subject property is located in the State Land Use Commission Agricultural District and within the Agriculture District of the Comprehensive Zoning Ordinance of the County of Kaua‘i (CZO).

As such, owners of subdivision lots would be required to comply with the requirements of HRS Chapter 205 and the CZO. Individual lot owners, through an Association would be required either to provide of portion of their lot for grazing of livestock as outlined in the Kapa‘a Highlands Agricultural Master Plan (Exhibit C), or obtain an amendment to conduct alternative agricultural activities.

As outlined in the Kapa'a Highlands Agricultural Master Plan, crop suitability for the project site is low. The climate and soils at HoKua Place are not ideal for the growing of most commercially viable crops due to the poor soil, strong trade winds and the salt spray from the ocean. Additionally, due to the generally poor soils and harsh climate, the commercial crops most suited to the area are sugar and pineapple.

Both of these industries have declined in Hawai'i. Pineapple is no longer grown on Kaua'i and there are limited sugar operations. With appropriate irrigation and management, both tropical orchard crops (including trees) and some vegetable crops could be grown on the property, although with some difficulty and risk given the physical conditions at the property.

The applicant's first development plans were to include the 97-acres as part of the agriculture subdivision of HoKua Farm Lots (formerly known as Kapa'a Highlands I). The planning department of the County of Kaua'i expressed the desire to see a housing project on the portion of the property that is designated Urban Center in the General Plan.

Thus, HoKua Place was created to adhere to the County of Kaua'i Planning Department's desire for housing on the subject property, as well as, the poor condition of the property for agricultural production.

Because the Existing Zoning alternative does not meet several HoKua Place objectives and does not implement the Kaua'i General Plan, this alternative has been rejected. However, if the land use district boundary is not changed from Agriculture to Urban, this option may be considered.

### **3.3 Alternative 3 - Residential Lot Subdivision Alternative**

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Under alternative 3, residential lot subdivision alternative, development would be made but only single family housing as opposed to more dense housing options such as multi-family would be built.

Another alternative is developing the property as a residential lot subdivision for conventional single family residential uses without any commercial uses. The potential benefit of this alternative is that it addresses the need for more housing in Kapa'a. This alternative would require reclassification of the property from the current State Agriculture District to the State Urban District as well as County residential zoning.

Typical small-lot subdivisions consisting of nothing more than single family residential uses give only one option for housing choice. HoKua Place offers a variety of housing choices rather than a conventional residential single family subdivision.

Several aspects of the design of HoKua Place contribute to a high quality of life.

The proposed development, HoKua Place, will utilize 97-acres of land for single-family and multi-family residential, commercial uses and assorted infrastructure. Development of the Property will address a portion of the significant demand for affordable housing in the County of Kaua'i, without significantly affecting reserve areas for foreseeable urban growth.

Because the Residential Lot Subdivision alternative is contrary to the Kaua'i General Plan in that the General Plan specifically designates the property as urban Center and discusses the need for housing in the area, this alternative was rejected.

In addition, implementation of this alternative would not avoid infrastructure demands (water, wastewater flows, solid waste disposal); 2) traffic impacts; and 3) short-term construction-related impacts (such as construction noise, construction equipment exhaust emissions, temporary traffic disruption, and fugitive dust).

### **3.4 Alternative 4 - Proceed with Project as Described - Preferred Alternative**

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The preferred alternative, alternative 4, is to proceed with the project as described in Chapter 2, Project Description. The project will respond to the Kaua'i General Plan's designation of the property as Urban Center and its discussion of the need for housing in the area.

HoKua Place is a well thought out residential community consistent with the Kaua'i General Plan and is supported by the Kaua'i County administration. It will:

- 1) protect natural resources and culture;
- 2) provide diverse housing options, transportation choices and recreation opportunities; and
- 3) encourage a diverse and vibrant economy