



Kauai

adam

to:

luc@dbedt.hawaii.gov, mwilliams@kauai.gov

06/14/2015 11:49 AM

Hide Details

From: adam <opihistreet@hotmail.com>

To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>, "mwilliams@kauai.gov" <mwilliams@kauai.gov>

Aloha,

I am writing this because i think it is a very important decision you have to make regarding Hoku housing development on Kauais east side.

The owner now wants you to rezone land that is AG.

We need all the AG land on Kauai to remain AG land.

The state needs to think of how its going to feed itself in the future.

Kauais lands could be that food source .

Ask the owner if in the last 10+ years has he ever tried farming the land?

Or was his intention from the day he bought it to rezone it...

Kauai has a huge problem with traffic Now.

Kauai cannot handle More More More people and cars.

Kauai is already chocking on tourism overload.

Kauai should be an Agricultural Sanctuary set up to feed the state.

I am asking you to Vote NO on the rezoning .

Mahalo

Adam Kaye

651-2433



No HoKua!

Celia Carlin

to:

luc@dbedt.hawaii.gov, info@hookuleana.om

06/14/2015 11:38 AM

Hide Details

From: Celia Carlin <elphaba43@yahoo.com>

To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>, "info@hookuleana.om" <info@hookuleana.om>

Please respond to Celia Carlin <elphaba43@yahoo.com>

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](mailto:elphaba43@yahoo.com)

808 431-4258



Proposed Hokua Place development

Eve Powers

to:

info, luc

06/13/2015 11:27 AM

Hide Details

From: Eve Powers <sacredearth70@gmail.com>

To: info@hookuleana.com, luc@dbedt.hawaii.gov

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'anau Rd.

Koloa



I'm against Hokua Place

Jason Blake

to:

undisclosed-recipients:

06/12/2015 10:05 AM

Bcc:

&LUC

Hide Details

From: Jason Blake <jblakekauai@gmail.com>

To: undisclosed-recipients:

Bcc: &LUC/DBEDT

Aloha, Concerned Ladies and Gentlemen:

I just want to go on record that I am against the current development of Hokua Place. While the added housing would increase the tax base, there are other ways to solve that now.

My primary reason against it is that traffic and infrastructure are already overwhelmed in this area. That needs to be rectified before building so many new homes. As a business person who has to drive the island most days, I already sit in traffic in Kapaa close to an hour on certain days. I cannot afford any more time sitting in traffic. We cannot continue development without the proper civic planning for roads and other associated infrastructure.

Sincerely,  
Jason Blake  
Lihue, HI  
808-652-5210



**Vote No to change zoning on Kapaa property ( HoKua Place development )**  
Terry O'Shaughnessy to: luc

06/14/2015 09:23 AM

Aloha,

I am writing to express my opposition to this zoning change from Ag to residential of the Kapaa land referred to as HoKua Place. I am a 43 year resident of Wailua Homesteads and know first hand the traffic nightmare we face every day on the Eastside. Please do not make this thoughtless zoning change and work instead to create a solution to our overly crowded roads. Thank you, Terry Shaughnessy



Hokua Place  
Valerie Weiss

to:

mwilliams, luc, Kauai County Council, Mayor Carvalho

06/14/2015 08:56 AM

Hide Details

From: "Valerie Weiss" <valerieweiss31@gmail.com>

To: <mwilliams@kauai.gov>, <luc@dbedt.hawaii.gov>, "Kauai County Council"  
<councilmembers@kauai.gov>, "Mayor Carvalho" <mayor@kauai.gov>

6-14-2015

Aloha,

Due to apparent unaffordability, our infrastructure planning on Kauai has not kept up with demand. It's decades behind what is needed. I expect our government and especially the PLANNING DEPARTMENT to make it known that we cannot absorb any more traffic from developments like Hokua Place until this major problem is remedied.

It would be different if we had normal planning for normal growth but we cannot afford what planning shows is needed. Until the time that our roads and bridges can accommodate the horrendous traffic we already have on the Eastside corridor, it is imperative that our planning department rule out anything adding to this gridlock.

No funding available for proper planning; disappointing but understandable. Planning for urban expansion without regard to current conditions; unacceptable.

Valerie Weiss  
6616 Alahahele St  
Kapaa



**HoKua Place - Kapaa**

Auntie Maria to: State Land Use Commission, Kauai Planning  
Department

06/14/2015 06:50 AM

Aloha kakou,

I am writing to voice my opposition to the development of HoKua in Kapa`a.

We drive into Lihu`e at least once a week -- whether for appointments or shopping or volunteer tasks (we are retirees) -- and must now always use the Kapa`a bypass because Kapa`a town traffic has become unbearable. On the rare occasions when we need to actually be in Kapa`a, we go at 7am just to avoid the traffic that begins to build as early as 9am now.

And we never go south from our home unless we know the contra-flow is in effect.

Our island does not have the infra-structure to support another large residential project. Adding more housing in the middle of what residents feel is already the MOST congested area of our beautiful island, would be a major mistake.

That our County is considering taking land which is currently zoned for agriculture, and allowing this dense project to be converted to urban zoning, is shameful. Please do NOT approve HoKua.

Mahalo,  
Maria Hickling

--

Every Thursday & Friday 7-to-9am (HST)  
It's my "Aloha Kaua`i" radio show -- the music of Hawai`i  
On KKCR -- Kaua`i Community Radio  
Streaming live online at [www.kkcr.org](http://www.kkcr.org)  
Tune in, if can!



**Comments re. Up-Zoning Hokua Place**  
Gabriela Taylor to: info, luc

06/13/2015 11:52 AM

I'm submitting my comments re the DEIS for Hokua Place Development on Kauai to both:  
[info@hookuleana.com](mailto:info@hookuleana.com) & [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov).

Thank you, Gabriela Taylor, 5620 Keapana Rd, Kapaa, Hi. 96746-Kauai



COMMENTS.doc

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**Read Gabriela's Book -**

**"Geckos & Other Guests: Tales of a Kaua'i Bed & Breakfast"**

web site: <http://www.napalipress.com/>

buy at Amazon:

[http://www.amazon.com/Geckos-Other-GuestsTalesBreakfast/dp/1885129149/ref=sr\\_1\\_1/104-36695969207135ie=UTF8&s=books&qid=1182560125&sr=8-1](http://www.amazon.com/Geckos-Other-GuestsTalesBreakfast/dp/1885129149/ref=sr_1_1/104-36695969207135ie=UTF8&s=books&qid=1182560125&sr=8-1)

Gabriela Taylor

[gabriela@keapana.net](mailto:gabriela@keapana.net)

*People Don't Stop Playing Because They Grow Old*  
*They Grow Old Because They Stop Playing*

**PUBLIC COMMENTS: DEIS re. HOKUA PLACE, KAUAI**

**From: Gabriela Taylor, Kapaa, Hi.            June 11, 2015**

**TO: [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov) & [info@hookuleana.com](mailto:info@hookuleana.com)**

I've waded through the dense almost 400 page DEIS, Volume 1 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 Volume 1 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!**



**Just say noooooooo to Hokua place**  
Karen Wood to: luc@dbedt.hawaii.gov

06/12/2015 02:48 PM

Sent from my iPad



Hokua Place Etc  
Jess Montgomery

to:

06/15/2015 09:38 AM

Hide Details

From: Jess Montgomery <burnitbro@yahoo.com>

To:

Please respond to Jess Montgomery <burnitbro@yahoo.com>

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 Kauai-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



## HoKua Place development

Makoto Lane to: [info@hookuleana.com](mailto:info@hookuleana.com), [luc@dbedt.hawaii.gov](mailto:luc@dbedt.hawaii.gov),  
[mwilliams@kauai.gov](mailto:mwilliams@kauai.gov)

06/15/2015 09:36 AM

Please respond to Makoto Lane

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 when first responders cannot get to their calls. 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 Kapa'a, 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 is food 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, MIRF (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 650 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 end up being the new Orange County.

Makoto Lane  
Vice-President Kaua'i Young Democrats  
(808) 631-1866



**Proposed "HoKua Place" development on Kauai!**  
poppylu to: luc  
Cc: mwilliams

06/15/2015 01:04 PM

State Land Use Commission:

The site proposed for the "HoKua Place" development is currently zoned for Agriculture. Please do not change the zoning to Urban to allow the proposed development. Until the developer takes the steps necessary to mitigate the problems the development will create, the area should stay zoned for Agriculture!

Thank you, Robert & Lila Dolan, Kalaheo, HI 96741