

Comments on the proposed Hokua Place development in Kapa'a, submitted to:
Peter Young (developers): info@hookuleana.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 Kapaa 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.



Hokua Place
Laurel Quarton to: info, luc

06/18/2015 04:59 PM

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



Hokua development

Bonnie to: luc@dbedt.hawaii.gov

06/18/2015 03:24 PM

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.



Hokua Place Subdivision

kauaialison to: luc@dbedt.hawaii.gov

06/18/2015 02:30 PM

Is the county seriously considering this project?!? Anyone proposing all of these new homes hasn't driven through Kapaa in a long time. Traffic is a mess! More houses=more cars! This project cannot be approved for the sake of Kapaa's residents.

Thank you-

Concerned resident of Kapaa



Hokua Place Development is a bad idea

Rebecca Gorsline

to:

luc@dbedt.hawaii.gov

06/19/2015 11:37 AM

Hide Details

From: Rebecca Gorsline <shinyhappyislandgrl@yahoo.com>

To: "luc@dbedt.hawaii.gov" <luc@dbedt.hawaii.gov>

Please respond to Rebecca Gorsline <shinyhappyislandgrl@yahoo.com>

Aloha,

I live right down the road from the proposed Hokua Place site. Please don't let this happen. Traffic is already beyond crazy in this area. Right now it's rural and this project would change that. It's a bad idea all around. Please consider those of us who live here. Thank you.

Rebecca Gorsline

Kapaa, Hi



HoKua Pl, Kauai

robin yost to: luc@dbedt.hawaii.gov, info@hookuleana.com

Cc: raymond.j.mccormick, rodney.y.funakoshi, michael.k.hinazumi,
donald.smith, mmoule

06/19/2015 10:56 AM

June 19, 2015

Aloha All,

I am writing in regards to HoKua Pl proposed development, in Kapaa, Kauai.

Please do not change the zoning from agriculture, to urban. PLEASE keep the zoning the way it is, as agricultural land.

This project will be more of a disaster for Kauai. Many ramifications would ensure....the most vital being the traffic congestions that is already a huge problem here on the east side.

I just now got home, after doing my weekly marketing. Some years ago, it used to take me about an hour to shop at a few different stores. Today, June 19, it took me two and a half hours to get through Kapaa Town, making my few stops. About 3 miles of road, from north Kappa town, to south Kapaa.

This project is slated to have 800 homes sites, which will average 1600 more cars! Our very few roads can not handle the number of cars that are on it now!

In keeping this letter brief, please do not change the zoning of this land.

Thank you for your time and important consideration,
Robin Yost,
Kapaa, Kauai



Proposed 800 new housing units surrounding Kapaa Middle School

Robb Wall (RS) Kauai to: info, luc, mwilliams, judydalton123,
gabriell_aires

06/19/2015 09:30 AM

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 Houselots

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 HAWAIIANS.

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 Houselots



Public comment from Caroline Quan-Abrams re: Hokua, Kaua'i
Caroline Abrams to: luc, info

06/19/2015 07:54 AM

Please find attached a Public comment provided by Caroline Quan-Abrams regarding the proposed development project Hokua in Kapa'a, Kaua'i.

Thank you for your consideration. If there are problems opening the file or if you have any questions, please call me at (808) 639-0432.

Mahalo,



Caroline Quan-Abrams Public Comment.pdf

Public Comment

Location: Hokua Place, Kapa'a, Kauai

Deadline date: June 22, 2015

Name: Caroline Quan-Abrams

Representing: on my own behalf

Address: 4362 Kanaele Road, Kapa'a, HI 96746

Summary of Concerns:

Island Sustainability, Environmental well-being and Health of Community

- What level of development is sustainable and healthy for the environment & community in each Moku and Ahupua'a?
 - Water
Please see article in the Garden Island, June 19, 2015, "Drought continues". We see and understand nature works in cycles. Water is a limited, precious resource to not be taken advantage of, rather to be respected and conserved. Please see the current conditions of California and other parts of the world where water is scarce. Again how do we work together as an island community and as a world to live sustainably? Can we support those areas during times of drought at our current levels of demand? Can we support the future demand with potentially at least four development projects on slate for Kaua'i island-wide: Kapa'a, Lihu'e, Koloa/Poipu and Ele'ele? Anahola, Princeville and Kekaha too?
 - Sewage and Refuse Disposal
 - Traffic Mitigation
- Is this development what the Kauai Community/citizens envision for their island?
 - There are 683 multi-family duplex/condo units slated, of which 183 are intended as affordable housing. And there are 36 Large lots (10,000 sf), and 50 Medium lots (7,500 sf).
 - Is the developer offering a style of housing and a developed community that is desired by residents?
 - If the residents do not desire the housing and developed community then are we merely encouraging more transplants to move over to the island by providing more inventory that is attractive to a mainland desire, therefore increasing the population? Hence the affordable housing for residence is not being addressed.
 - High density duplex/condo units are being offered as affordable housing, if given the opportunity to envision, imagine & express their vision and desire for their island, would residents want a less dense neighborhood with greenspace amongst their living space; small, standalone homes where they can plant and be outdoors with family; a familiar setting to them growing up versus buildings

found anywhere on the mainland at large, cookie cutter developments which are equivalent to concrete and paving paradise.

- Once the land is paved, there is hardly the opportunity to go back: O'ahu, Maui, Houston – TX are just some residents' examples of what we would NOT like to see happen to Kaua'i.
- As a community, can we offer a negotiation with the developer? If a project has been approved to be built and we do not desire the affordable housing and high density housing, may we ask along the lines of, in exchange for not building this product, instead the developer securely gives the community the funds equivalent to the lost profit to build affordable housing versus full price, large lot estates; this can amount to hundreds of thousands of dollars. And the community as a whole is prepared for the challenge of making the decision of how to allocate those funds best.
- Stakeholders and their concerns summarized:
 - Citizen: Malama 'aina (caring for and nurturing the land so it can give back), Malama honua (caring for our Island Earth). We are directly tied into the mission of the current voyage of the Hokule'a.
 - Developer: Profit.
 - County and State Government: To govern on behalf of the people.

Together, peacefully and through reasoned discussion we can arrive at the optimal answer. We all agree that affordable housing is needed. It is the **HOW** we go about providing for the people that is in question. We are asking that special consideration is given to the fact this is an Island Community, our resources are limited. We can figure out how to be self-sustaining while giving respect to the honua (earth), 'aina (land) and wai (water). Surely we can find developers who desire to mitigate cost to and gross impact on the environment & community and who agree that irreversible damage to environment & community does not justify a profit. It is so vital to find a developer who shares our values and can balance profits while giving special attention to the preservation and care of the land, people, needs and desires of Kaua'i and Hawai'i.

Thank you for your consideration and time.

Mahalo nui loa,

Caroline Quan-Abrams