



A11-791 HOKUA PLACE Kauai
 Valerie Weiss
 to:
 luc
 02/07/2015 12:17 PM
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 From: "Valerie Weiss" <valerieweiss31@gmail.com>
 To: <luc@dbedt.hawaii.gov>

2-7-2015

When viewing comments today about HOKUA PLACE I did not see my 12-28-2014 testimony, and I am resending it with concern that possibly other comments haven't been included as well. I was against this project on 12-28-2014 and continue to opposed it 100% without adequate infrastructure in place first.

I am asking for a response from you as to why my 12-28-14 testimony was not placed in the record.

Mahalo, Valerie Weiss

From: Valerie Weiss
Sent: Sunday, December 28, 2014 1:54 PM
To: luc@dbedt.hawaii.gov
Cc: Mayor Carvalho ; czouupdate@kauai.gov
Subject: A11-791 HOKUA PLACE Kauai

12-28-2014

Aloha Land Use Commission,

I urge you to deny the request for HOKUA PLACE to remove 97 acres from designated STATE AGRICULTURAL lands by changing it to URBAN.

The property has been rightfully classified agricultural and should stay classified that way. While THE GENERAL PLAN calls for developing within designated Urban Center areas, this project will destroy what little is left of Kauai's Eastside rural character by overloading a very crowded Kapaa Town and it's environs. As a resident of the area (Wailua Homesteads specifically) I am extremely concerned about traffic on our already overloaded Kuhio Highway. We cannot avoid the current traffic situation, if we need to pass between the south and north sides of the island. The Hokuia project will intensify our problems if the 97 acres and 769 new residences are developed without a new major north/south thoroughfare in place FIRST.

The HOKUA PLACE project is very poor land use. It's bad for the island as a whole. It's bad for anyone living on any side of the island who will ever need to travel the east side corridor. There was some mention that the project would support Kapaa businesses. Many us will not stop to shop in town as it is now, due to the throngs of people and traffic, only wanting to get through and get out of Kapaa Town as fast as we can. Sadly fast never happens in Kapaa and this project will make a currently bad

situation intolerable.

Additionally the area already has several multiunit resorts approved which will be adding to the horrendous traffic problem. They, however, are actually in designated urban/resort areas and not requiring a loss of ag lands or change of designation.

A comment about affordable housing; There are other far less congested places for that. Our county could also entertain the possibility of purchasing and rehabbing existing properties to that end and to the betterment of our communities/neighborhoods and a positive improvement to urban blight.

A final comment about the developer saying he worked hard to buy this property; He bought the properties at ag land prices, not urban, and it needs to stay ag just as it was when he bought the parcels.

Mahalo.

Valerie Weiss
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