

Derrickson, Scott A

From: Juan Wilson <juan@islandbreath.org>
Sent: Tuesday, June 27, 2017 9:47 AM
To: DBEDT LUC
Cc: Jean Souza
Subject: Proposed LUC change to Urban for Lima Ola in Eleele Kauai
Attachments: LimaOla.pdf

27 June 2017 9:00am

Aloha Commissioners;

At every opportunity I have testified and spoken as opposed to the proposed Land Use Change of approximately 75 acres of A&B agricultural land to enable the development of Lima Ola in Eleele, Kauai. And I testify as opposed today.

I am an architect and planner residing in nearby Hanapepe Valley and an active member of the Hanapepe-Eleele Community Association. I support Jean Souza representing that group in your deliberations.

I think LUC is badly handicapped with only four designations of use that was introduced in another era for purposes that no longer pertain in much of Hawaii - that is plantation agriculture. Because Conservation land is "untouchable" the only option the LUC seems to think it has to meet the needs of the future is to convert Agricultural land to Urban.

This merely results in expanding suburban sprawl. We should be converting "Agricultural" land to "Rural" use not to "Urban". "Urban" is just a code word for "Suburban". Urban land use should be for a non automobile dependent lifestyle. A dense separate distinct area having the churches, schools, offices, shopping and services needed in a walkable community.

Lima Ola is a failure in this way. The fact that it is purely a bedroom community means that all activity will require driving somewhere to do anything. As "affordable" housing it requires tiny lots that so small residents cannot grow food or do much of anything outdoors on their property. It is totally car dependent like Hanapepe Heights. In the Heights there is need for a car for everyone who can pass a driver's test. This means 3, 4 or 5 cars per lot. Cars have to be parked in the "yard". This is the antithesis of what is needed in the future.

I live in Hanapepe Valley where the land use is Rural. Culturally, historically and practically this is what Kauai should be. Rural. "Keep it Rural!" is still the motto of the current 2000-2020 Kauai General Plan. The proposed General Plan motto might as well be "Make it Suburban!"

Allowing this LUC change for Lima Ola is like letting the nose of the camel into the tent. Soon follows the camel. The Hawaiian lifestyle of the westside will die if suburbia is to be its future.

Unlike Oahu, Kauai could still be self sustainable today. When the fossil-fueled debt bubble collapses the future of sustaining these islands will be in the hands of the "outer" islands - Big Island, Maui Nei and Kauai Nei.

Our future depends not on meeting the theoretical housing needs of an exponentially growing population, but on supporting a steady-state self reliant population who can support their own culture and food security.

See page 4 & 5 of my analysis (from 22 November 2016) of the 'build-out' if Lima Ola is approved and Kauai General Plan update is adopted.

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To get a more specific idea of what impact these areas to be developed would have I used two current projects as metrics for determination. One project is Eleele Iluna and the other is Lima Ola. Both are adjacent to one another and adjacent to existing housing in Eleele.

The Eleele Iluna project for 107 single family homes is under construction. It is being built by Habitat for Humanity as Phase Two after 18 homes were built with sweat equity immediately next door.

The other project, Lima Ola, is for 550 mixed single and multi-family units immediately adjacent to Eleele Iluna that would occupy most of the “Residential Community” designation on the east of Hanapepe Valley. Shown in yellow in plan below.

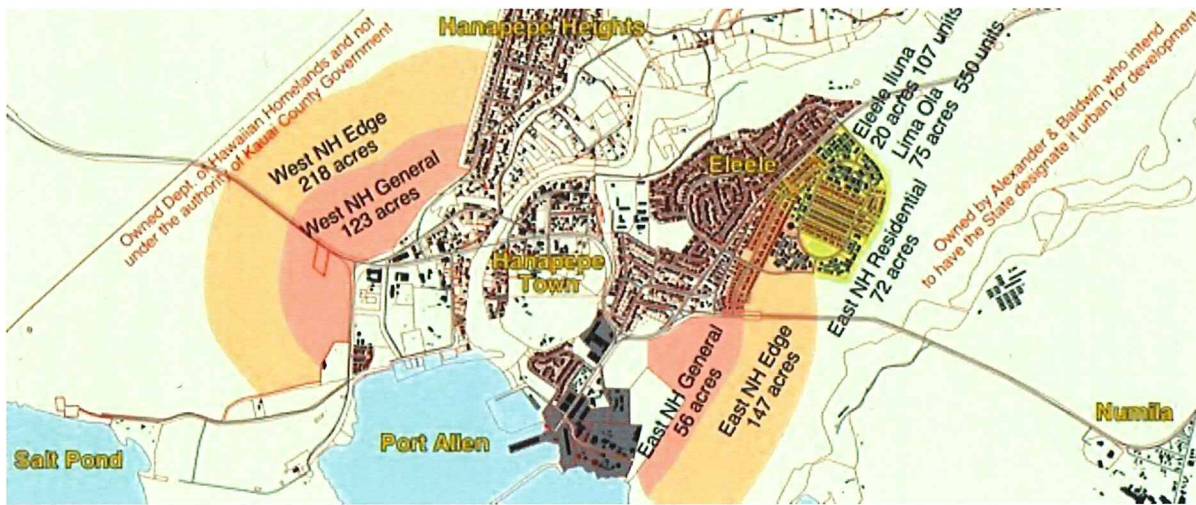


Image above: Detail of map (attached in email comment by IslandBreath.org) of Hanapepe-Eleele area used to analyze future density and population of the region. Note, only Neighborhood Areas outside existing populated areas of development are labeled with acreage and used for calculation of expanded population growth .

I recreated the Proposed General Plan Use map from (http://plankauai.com/wp-content/uploads/2015_1104_HanapepeEleeleClosing-1.pdf) and added the existing TMKs (red lines) and building footprints (black) from the Kauai Planning Department. I also created the building footprints and TMKs from the information available about Eleele Iluna and Lima Ola.

With this information and the 2010 US Census I made a calculation. US Census counts Hanapepe-Eleele area having 5,028 residents, an average density of 2,465 per square mile or 3.85 per acre. The Proposed Kauai General Plan Update shows four concentric rings of development identified

Urban Neighborhood Center, Neighborhood General, Neighborhood Edge and Residential Community.

Implications for Hanapepe-Eleele of adopting the General Plan Update

These new neighborhood areas measure about 616 acres (or 96% of a sq mile). At 2010 census density this would translate to 2,372 new residents totaling a 7,400 head count, an increase of 47%. A difficult adjustment.

Implications for Hanapepe-Eleele of approving Lima Ola Housing Project

Lima Ola Affordable Housing is owned by the County of Kauai and planned by the Kauai Division of Housing. Lima Ola Project Area is 75 acres with 550 units that equal 7.33 units per acre. Kauai average is 3 people per unit or 1,650 new residents. At that density the new General Plan residential areas would increase Hanapepe-Eleele area population by:

$7.33 \text{ units per acre} \times 616 \text{ acres} = 4,515 \text{ units} \times 3 \text{ people per unit} = \mathbf{13,545 \text{ new residents, or an increase of 269\% people.}}$

This would have disastrous impacts on Hanapepe-Eleele area traffic, state education and county recreational facilities. This added population would likely require two new elementary schools, one middle school, and one high school.

Implications for Hanapepe-Eleele of Expanded Hazard Area and Sea Rise

As the only fire station, library and community center in the Hanapepe-Eleele area are all in lowland of Hanapepe Valley and in the the newly expanded river flood/hurricane surge/tsunami inundation area, then Hanapepe-Eleele will likely also need 2 new fire stations, 2 new community centers and a relocated library at higher ground.

Also with greatly increased population and increased isolation when hazard strikes a 24/7 medical center with an emergency/trauma capability would be advised.

Implications for Additional Traffic Through Hanapepe-Eleele

Traffic is already a problem at rush hour between Eleele and Kalaheo. This arises between Wahiawa Valley and the 540 Bypass to the Kauai Coffee Plantation. Bumper to bumper is common on the Kaumualii Highway to the light in Kalaheo. Two additional lights are planned on the highway in Eleele for the Lima Ola project.

But even now it is becoming difficult to exit Hanapepe Town at either end of Hanapepe Road or Kona Road at the library and fire station. Those three locations will likely require three more stop lights in town.

It is unfortunate that the State of Hawaii is going to spend a fortune in the next few years rebuilding the Kaumualii Highway bridge over Hanapepe River. Not only creating horrible traffic jams through town for years, it will likely have to be widened to four lanes when two