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IN REPLY REFER TO:  
DIR 0545  
STP 8.2467

July 13, 2018

Ms. Moana Palama  
Hawaii Management Services LLC  
P. O. Box 1630  
Koloa, Hawaii 96756

Dear Ms. Palama:

Subject: Kealia Mauka Homesites  
Draft Environmental Impact Statement  
Kawaihau District, Kauai, Hawaii  
TMK: (4) 4-7-004:001 (por.)

Kealia Properties, LLC, proposes to develop a housing development of approximately 235 single-family lots and associated improvements on 53.4 acres of land. The project will access Kuhio Highway, State Route 56 through a connection to Kealia Road. To facilitate development of the property, the project proposes a land-use boundary amendment to change the land-use from State Agriculture District to State Urban District.

Our Department of Transportation (DOT) comments on the subject project are as follows:

Highways Division


1. The Traffic Impact Analysis Report should be revised for DOT review and acceptance. The various proposed mitigation alternatives identified in the study (i.e. roundabout, stop controlled or traffic signal) should be evaluated in detail to include:
  - a. Provision for pedestrian and bicyclist safety.
  - b. Potential realignment of Kealia Road to eliminate the skewed approach.
  - c. A deceleration lane, including a right-turn lane for South-bound vehicles as the speed limit on Kuhio Highway is posted at 50 miles per hour until shortly before this junction and then posted at 40 miles per hour through the current intersection.
  - d. The viability of a traffic signal given the high corrosion potential (high maintenance cost) at this location.

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LAND USE COMMISSION  
STATE OF HAWAII

- e. Verify that queues at the intersection will be adequately contained within the existing storage or that improvements to left-turn storage will be provided.
  - f. Availability of right-of-way for improvements.
  - g. Proposed traffic improvement based on this intersection evaluation.
2. Pedestrian and bicycle modes of transportation are not sufficiently addressed. There should be better identification of the possible routing of bike and pedestrian traffic based on likely origins and destinations. The development shall provide appropriate improvements to accommodate these routings.
  3. Any future development by the subject landowner/applicant beyond the boundaries of the Kealia Mauka Homesites will need to be evaluated for traffic impacts and may require traffic studies and traffic improvements at the Kealia Drive/Kuhio Highway intersection.

If there are any questions, please contact Mr. Blayne Nikaido of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7979 or by email at [blayne.h.nikaido@hawaii.gov](mailto:blayne.h.nikaido@hawaii.gov).

Sincerely,

  
JADE T. BUTAY  
Director of Transportation

- c: Leo Asuncion, Office of Planning  
Scott Ezer, HHF Planners  
Daniel Orodener, Land Use Commission