

COMMENTS AND RESPONSES TO DRAFT EIS

Group 1 – Letters of Support

Group 2 – Responses to Primarily Traffic Comments

Group 3 – Responses to Comments on Community Concerns

Group 4 – Responses to Other Misc. Concerns

Group 5 – Responses to Government Agencies and Organizations

Group 1 Comments

Letters of Support

Peter T Young

From: sheldonr001@hawaii.rr.com <no-reply@weebly.com>
Sent: Friday, June 05, 2015 9:20 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Richard Sheldon

Email

sheldonr001@hawaii.rr.com

Comment

I am a long time resident of Kapaa. I was born, raised in this small plantation community that experienced its growth through plantations in agriculture, beginning with Rice farmers followed by Sugar and Pineapple plantations. Plantation camps were the first developed areas for housing of its workers and families. Lots for residential housing in Kapaa became available about 1915. Kapaa has not seen a housing development of this magnitude in the HoKua Place project. I am writing IN SUPPORT of this project. This projects attention to address Kauai's need for affordable housing can only have good results of providing and integrating needed housing without the stigma of public housing. HoKua Place can only improve the quality of life for all throughout the Kawaihau community. I do not see this project as adding to our traffic congestion as most of those purchasing or living in Hokua Place will be those already living in the area. I believe State Highway Officials should be the ones to address the traffic concerns . The plans for this development seems to meet the needs for those who want to remain home on Kauai . Recent developments on Kauai have not addressed the housing crisis addequately except for the upper middle socio economic families, and driving up housing and property costs and value. I am sincerely asking all in approval process to give this project, HoKua Place your support.

Peter T Young

From: lindasprengeler@yahoo.com <no-reply@weebly.com>
Sent: Saturday, March 12, 2016 2:23 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Linda Sprengeler

Email

lindasprengeler@yahoo.com

Comment

Kauai desperately needs affordable housing and the HoKua Place development addresses this critical need. The relatively flat land parcel is above the flood zone, making it ideal for housing. The subdivision will be away from the ocean beaches and will not spoil the Oceanside beauty and will not negatively impact tourist attractions. The pedestrian/bike paths will encourage some folks to transport themselves to Kapa'a Town via walking or biking (thus reducing auto traffic on Kapa'a roads). The nearby community pool will keep local people safe from ocean drownings and reduce auto/pedestrian traffic near tourist beach areas.

The 17 acres of parks and open spaces will add to quality of life of the local residents and reduce traffic of local folks traveling to highly touristed sites to hike, bike, play, relax, etc. If a community food mart is opened on the parcel, auto traffic into Kapa'a will be reduced.

Peter T Young

From: Scott Dandos Prescott Glass [prescottglass@qwestoffice.net]
Sent: Monday, May 18, 2015 1:37 PM
To: info@hookuleana.com
Subject: HoKua Place

To Whom It May Concern,

My name is Scott Dandos. I have been a business owner in Arizona for over 20 years. My family has been visiting Kauai for many years and we love the Island and it's citizens. Lately I have read about the proposed development, HoKua Place, and I really like what HoKua Place adds to the Island. The developers have thoroughly thought of all aspects of development; environmental, community, traffic and even affordable housing. I am writing you, showing my strong support for this much needed community. I feel it will be an asset to Kauai and its people.

Sincerely,

Scott Dandos

Prescott Glass & Mirror, Inc.

Peter T Young

From: Dakauai@gmail.com <no-reply@weebly.com>
Sent: Saturday, May 16, 2015 7:09 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Pete Gallardo

Email

Dakauai@gmail.com

Comment

This is very important that the housing is going to be affordable and they keep east side so it doesn't get too crowded. I looked and read all that is available; it looks good for everyone, not just real estate agents but for first-time buyers as well and possible renters. Thanks for giving east side residents a chance to have something of their own. Mahalo Pete Gallardo

Peter T Young

From: Dakauai@gmail.com <no-reply@weebly.com>
Sent: Sunday, June 14, 2015 2:30 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Pete Gallardo

Email

Dakauai@gmail.com

Comment

This a good thing,with no rentals available on KAUAI,locals and kamaainas can secure their future with a purchase of affordable houses and condominiums,some of us will be able to live like middle class citizens with out working three jobs,that would be great to offer something to the regular families on KAUAI where the county has failed time and time again to do as they promised so many times they need help expedite the process instead of hendering it that is not good for KAUAI people that the planning commission makes decisions for us the people if they want to stop the progress of Kauai maybe they have stopped Costco or Home Depot the big box stores before they close all the mom and pop stores now abc stores are making too new stores south side there goes seokas and Kukiula store already approved buy commission pushed threw the system instead of hendering it funny how that works they don't want it to be like other islands but they do everything in there power to do so thanks for your consideration on this matter help these developers and coco palms I am tired of seeing such beautiful property go to the waste side mahalo concerned citizen

Peter T Young

From: sgifford808@gmail.com <no-reply@weebly.com>
Sent: Thursday, June 11, 2015 8:37 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

sherri gifford

Email

sgifford808@gmail.com

Comment

I support this project and think it will be a great addition to our island and communities.

Peter T Young

From: info@empowermaui.com [no-reply@weebly.com]
Sent: Tuesday, June 23, 2015 10:05 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

James Hall

Email

info@empowermaui.com

Comment

To whom it may concern,

Although I grew up on Maui and have only visited Kauai, I support this project named Hokua Place.

Having watched Maui's growth since 1969, I have seen many developments passed through with little realistic planning and the negative results over the years afterwards.

I have known Greg Allen and his family for years and believe that they operate from the best of intentions when planning a developement such as this. I believe that the people, especially the families of Kauai are foremost in their thoughts for this project.

I won't comment on the specifics of the project, I just want to support the project overall and support Greg Allen and his family in going forth on this project.

After 44 years of living on Maui, I was put on disability and subsequently went through bankruptcy and foreclosure of the home I owned for 13 years.

Many of my friends and family have lost their homes over the years and like myself, forced to leave Hawaii due to the high cost or lack of housing on Maui.

I support allowing people and families to at least have a choice to remain on an island they call home.

Please consider this project carefully and allow it to move foreward.

Mahalo

Jim Hall

808-281-6633

Peter T Young

From: scham6316@yahoo.com <no-reply@weebly.com>
Sent: Thursday, June 11, 2015 8:40 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Steve Hammond

Email

scham6316@yahoo.com

Comment

I think the project is great. I want to live there. I think that the community and outlining areas will benefit greatly from this project.

Peter T Young

From: rch9876@aol.com [no-reply@weebly.com]
Sent: Wednesday, June 03, 2015 9:25 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Robert Hastings

Email

rch9876@aol.com

Comment

I have been familiar with the HOKUA PLACE project for a number of years and have driven across and around the site. In my opinion the location, terrain, surrounding infrastructure, school and development plan combine to make HOKUA PLACE deserving of approval. The benefits to the community are enormous and the costs are few. In terms of market demand, now is the time.

In addition, Greg Allen and his family and partners appear to be caring and very deserving of an approval of HOKUA PLACE at this time.

Robert C. Hastings, Jr. CRE

rch9876@aol.com

Peter T Young

From: tkhornman@gmail.com <no-reply@weebly.com>
Sent: Wednesday, July 15, 2015 5:37 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

thomas Horn

Email

tkhornman@gmail.com

Comment

we need more housing on Kauai..this is a excellent plan ..affordable housing with these amenities will be a positive addition to our island..its well planned with its own solar farm and its own well..these are the kind of projects that we need more of to alleviate the shortage of housing ..
i have been a resident since 76 and seen many projects..this is one of the best

Thomas Horn

Peter T Young

Subject:

FW: New Form Entry: HoKua Place

Comment

To Whom It May Concern:

This might sound odd to kick off a letter of support, but I am not big on development and generally favor beautiful vast fields of wild growth, especially when developments have already overwhelmed an area. AND YET, after reviewing the plans for HoKua Place and evaluating some of the issues that this project hopes to alleviate and lives it anticipates improving, I add my voice of SUPPORT to this endeavor.

First of all, I really appreciate the effort Hokua Place makes to strengthen the community through diversity, both socioeconomically and developmentally in terms of the types of housing and the uses of extra space. The solar farm and large open spaces built into the design are progressive and will enhance the area.

Another element of this project I appreciate is the acknowledgment and RESPONSE by the planners to concerns about traffic. Rather than ignoring this issue and trying to eclipse it with an agenda or push beyond it with platitudes, the developers have addressed it with detailed plans that will prevent those problems from ever arising. I especially like the proposed bike and pedestrian overpass!

While we like to imagine living in a blissfully underpopulated, pristine place, it is important to face the reality that growth is inevitable. To accommodate this growth, the HoKua Place project has created a solid, thorough, thoughtful, informed, forward-looking vision of how to address this issue and is ready to make it happen for the island.

I hope that you will APPROVE this project!

Thank you,

Kelli Isakson

kelliisakson@yahoo.com

Peter T Young

From: dwjames@investlpg.com <no-reply@weebly.com>
Sent: Sunday, May 10, 2015 4:40 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

David James

Email

dwjames@investlpg.com

Comment

It's about time. The residents of Kauai and others who love the island have been waiting too long for an affordable option for owning their own place in paradise.

Peter T Young

From: gjepps@gmail.com [no-reply@weebly.com]
Sent: Tuesday, June 16, 2015 1:27 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:**Name**

Garry Jeppesen

Email

gjepps@gmail.com

Comment

I believe that unplanned sprawl, especially in the more rural areas of Kauai is much worse than a well planned development close to a major town. There is going to be growth on the island and something that is well planned is going to have less impact than random single homes going up all over. I believe that concentrating the development close to Kapaa will mean less traffic and less miles driven than the same number of homes spread all over. The other amenities like the new swimming pool and roads will benefit all and this is something that doesn't come with single homes being built. It's time for almost all growth to be done in a similar manner to HoKua Place. Planned growth is necessary to provide the best future for all of Kauai. Garry Jeppesen

Peter T Young

From: copydoc@hotmail.com <no-reply@weebly.com>
Sent: Wednesday, June 10, 2015 5:29 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

LeGrand Lee

Email

copydoc@hotmail.com

Comment

I don't understand the dilemma Hokua place is answering many of the problems that have plagued Kapa'a and Kaua'i for years. they will be putting in roads and helping Kapa'as traffic problems. they will be making Kapa'a middle school safer to get to and from. Supplying parks, pool, and most important housing for the working class. It is in an area planned for housing, all with no significant negative impacts. obviously anyone complaining about this has not looked at all of the facts and are merely reacting with no investigation. the more I look at the facts the more excited to see Hokua place move forward.

Peter T Young

From: christy_kauai@hotmail.com <no-reply@weebly.com>
Sent: Sunday, May 10, 2015 3:20 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Christy Kauai Lindstrom

Email

christy_kauai@hotmail.com

Comment

I will be amazing to have homes we can afford.

Peter T Young

From: PeterYoung@Hookuleana.com <no-reply@weebly.com>
Sent: Wednesday, June 10, 2015 9:56 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Micah Mokuahi

Email

Comment

I hope that Hokua place will be truly affordable and attainable for the people who live and contribute to our community. We don't need another vacation home community, that our working people can't afford. Which is another multifaceted issue, but I think this is a step in the right direction.

They seem to have done their due diligence in fitting in with the area they want to build. Addressing traffic concerns, giving the whole community usable spaces like the pool and bike paths. Also using an area that was already in the plans for residential usage. All in all, this is a good thing for Kapaa.

Peter T Young

From: phil@pachawaii.com <no-reply@weebly.com>
Sent: Thursday, June 11, 2015 7:48 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Phil Mulligan

Email

phil@pachawaii.com

Comment

I feel that this would be a good fit for Kauai and wish we had something like this on Maui. It is being done the right way at the right time. Affordable housing is truly needed and should be fast tracked to help the working people.

Please approve this project to help the community to provide jobs, housing and a new community.

Phil Mulligan

Peter T Young

From: NewBuild75@aol.com
Sent: Tuesday, May 12, 2015 6:16 AM
To: Info@Hookuleana.com
Subject: HoKua Place

To whom it may concern ,

I wish to send my letter of support for HoKua Place development and housing .

The housing and development is well thought out , friendly to the area and environment in addition to the fact that housing is very much needed in this area .

Peter T Young

From: newbuild75@aol.com <no-reply@weebly.com>
Sent: Wednesday, June 03, 2015 4:57 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Rick Newton

Email

newbuild75@aol.com

Comment

What an amazing project ! A development like HoKua is just what Kauai needs ! Let's push this through !

Peter T Young

From: nitta@kapaahs.k12.hi.us <no-reply@weebly.com>
Sent: Thursday, October 08, 2015 5:52 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Ian Nitta

Email

nitta@kapaahs.k12.hi.us

Comment

Aloha Land Use Commission,

I am the father of a young family, with long roots that stem from Kekaha. We rent in Wailua. Our dreams for our family is to be able to own a home here on the island as our parents before us. Small communities like this can make those dreams possible.

I understand that changes to our local neighborhood can be scary. In the past decade we have seen many. However, there is great potential for positive change in the local community, especially with a future of new young residents who know the communities intimately and are vested in it's positive growth.

I foresee young local families being able to set roots and raise a generation aware of the local needs of the community. Our local schools will benefit from the young families. Local families currently residing in multi-generational houses may find opportunity to develop their own strong roots in Kapaa, building upon the already long rich history.

Young families will also benefit the businesses of the city. We have 3 large schools that will benefit from growing enrollment, providing jobs. Local commerce in Kapaa will also benefit. With more regular residents, small Kapaa businesses can lessen their volatile dependence on the tourism market.

I think there is a lot of potential in this neighborhood and it looks like Hokua Place is really doing their part to make it beneficial to the local population. Besides, if we don't make place for our young generation here on Kauai, we'll lose them to Maui.

Sincerely,

Ian Nitta

Teacher, Kapaa High School

Peter T Young

From: dpr2000@msn.com <no-reply@weebly.com>
Sent: Monday, June 15, 2015 6:37 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Doug Richards

Email

dpr2000@msn.com

Comment

I think this would be a positive planned community for Kauai

Peter T Young

From: kitrobinson@digis.net <no-reply@weebly.com>
Sent: Wednesday, June 03, 2015 10:02 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Kit Robinson

Email

kitrobinson@digis.net

Comment

I am in total support of the development of HoKua Place. Kauai needs all kinds of single and family affordable housing and HoKua Place will greatly assist in fulfilling that requirement. Smart growth for Kauai is mandatory and the developers have the only well constructed plan that will provide for the immediate needs of our community and sustainability for our future.

Please feel free to contact me should you have any questions.

Peter T Young

From: cherievas@gmail.com <no-reply@weebly.com>
Sent: Wednesday, June 03, 2015 9:32 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:**Name**

Cherie Sarme

Email

cherievas@gmail.com

Comment

My family of seven children are now young adults and we are excited at this opportunity for them to become homeowners in our community
We hope to see your project move forward.

Peter T Young

From: surfski@aloha.net <no-reply@weebly.com>
Sent: Friday, June 05, 2015 1:20 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:**Name**

Kathleen Schmidt

Email

surfski@aloha.net

Comment

Aloha OEQC

It is very important that we all give our support to the development of HoKua Place. The future for our children and their ability to stay on Kauai when they grow into adults depends on the development of more housing like HoKua Place. Our adult children have been forced to move off the island in order to afford a home due to the shortage of affordable homes on Kauai. HoKua Place offers more than affordable housing and will benefit the entire community and schools.

We ask that OEQC please take the time to consider all of the benefits that this development has to offer the people of Kauai. It is badly needed.

Mahalo,
Kathleen A Schmidt
Kenneth J Terheggen

Peter T Young

From: kauairoostercards@gmail.com <no-reply@weebly.com>
Sent: Wednesday, June 10, 2015 5:05 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Andy Stennett

Email

kauairoostercards@gmail.com

Comment

This is definitely the way to grow our infrastructure, and increase the supply of much needed housing in Kauai. I know of so many people who can't even find a reasonably priced place to rent, let alone buy because of the housing shortage. Kauai, especially the east shore, is going to need to grow no matter what--and this is the way to make sure that it happens professionally, orderly, and beneficially for all.

As far as I can see, what, if any serious concerns, have the developers failed to address?

And in return for the proper clearances and approval they are going to give us sooo much.

How is this not a good idea?!?

Andy Stennett
Lihue

Peter T Young

From: Story@coffman.com <no-reply@weebly.com>
Sent: Wednesday, June 10, 2015 4:23 PM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Elias Story

Email

Story@coffman.com

Comment

Hokua Place is a smart investment for our community on Kauai. I will be very happy to see the improvements that it will bring. It appears to be a good use of the land that follows the plans that Kauai has made.

I give my support for Hokua Place.

Peter T Young

From: surfer1949@yahoo.com <no-reply@weebly.com>
Sent: Sunday, May 10, 2015 9:39 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Vivian Walker

Email

surfer1949@yahoo.com

Comment

I like the idea of the parks, bike path, single family homes and most of all to alleviate traffic in Kapaa. A road from the south end of the bypass going to Olohena would help. This is such a great plan for the island of Kauai, we should all be on board.

Peter T Young

From: surfer1949@yahoo.com <no-reply@weebly.com>
Sent: Thursday, June 11, 2015 12:39 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

Vivian Walker

Email

surfer1949@yahoo.com

Comment

Reading about HoKua Place makes one think this is what is needed here on Kauai and the other islands, to have affordable housing, in an environment where we can feel safe. In a community with everything within ones reach, parks, swimming pool, and traffic to flow better. We need this type of life style now. We need traffic to improve especially when we have an accident and get backed up for hours. This seem like a simple solution to many problems we face now. Where the future for the children can offer them to live here and work here instead of moving to the mainland to buy homes. This is the future for Kauai.

Peter T Young

From: cgwithers8@gmail.com <no-reply@weebly.com>
Sent: Thursday, June 11, 2015 10:01 AM
To: PeterYoung@Hookuleana.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your [HoKua Place](#).

Submitted Information:

Name

William Withers

Email

cgwithers8@gmail.com

Comment

Knowing Greg Allen and all involved, this will be a subdivision of highest quality and integrity. This is a vision to do the right thing for Kauai. There will always be growth but this subdivision is focused on enjoyment and conveniences for the family community. Please support HoKua Place.