

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 10:31 AM
To: burnitbro@yahoo.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Jess Montgomery.pdf

Aloha Ms. Montgomery,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the week to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Jess Montgomery [burnitbro@yahoo.com]
Sent: Monday, June 18, 2018 8:34 AM
Subject: Hokua Place etc

To Whom It May Concern:

Regarding the upcoming decisions as apply to Hokua Place Housing Development, Coco Palms Resort, and the 2 other pending resort projects in the Wailua corridor

It is understood that the Land Use Commission Planning under Building Chapter until to even consider allowed any of these projects without a road and a bridge plan for upgrading Kalia Highway to 4 lanes between the south end of the Kapa'a Bypass and the Wailua River Bridge. Indeed, the main result would show that it is more square than the existing the corridor lanes every day than it would have cost to widen and pave the highway in the first place.

In addition, if helping the local economy is the true goal of any of the projects then the work should ALL be performed by Kapa'a-home contractors/workers. That it is more long than the time for completion the local economy would be more sustainably served, and local people might be able to afford some of the homes or visit the resorts they are building.

Respectfully,

Jess Montgomery

Response, 10/01/2018:

Ms. Montgomery,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. Basically, at times there will be real heavy traffic, however, this project will have a positive impact to the traffic in the area. The additional Road "A" and a round-a-bout at Road "A" and the Bypass Road in particular will help traffic going north and south. The Bypass Road is owned by HoKua along the roadway boundary of the project. Should this project be approved, the Bypass Road will be dedicated to the State for continued use in the long future.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapa'a area so the traffic will not necessarily add substantial amounts of new cars. People who live in the area already contribute to the current congestion that is experienced at times.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

It is the intent of the Petitioner to hire local contractors for the build-out.

Thank you for voicing your concerns,

Ron Agor

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 10:33 AM
To: kauaimuse@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Richard Diamond.pdf

Aloha Mr. Moll,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

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Response, 10/10/2018:

Mr. Moll,

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HoKua Place will provide a healthy and quality way of life for its residents. It will be a walkable and bicycable community. Opportunities for businesses to grow in town to service residents and employment opportunities for the residents will be available.

Thank you for voicing your concerns,

Ron Agor

Subject: FW: Hokua Place Development

From: Richard Diamond [mailto:kauaimuse@gmail.com]
Sent: Monday, June 22, 2015 5:09 PM
To: info@hokua.place.com; luc@ddedit.hawaii.gov
Subject: Hokua Place Development

Aloha,

Considering the increasingly burdensome traffic in the Kapaa area, the Hokua Place project will severely exacerbate our dire problems. The massive amounts of materials needed and then using them for construction here will make an unacceptably substantial contribution to global carbon dioxide pollution, not to mention erosion, increasing our already desperate climate situation.

The Hokua Project proposes 86 single-family lots and 683 multi-family units in townhouse units, or 769 family homes. It has been estimated that as much as 1,500 vehicles or more could be added to our roads in the Kapaa area, resulting in overwhelming congestion on our already taxed road system.

It is outrageous that the developer has denied the need for significant changes in road construction, saying that traffic studies done in 2012 are adequate and that traffic impacts due to the project are not considered important. It is obvious that the traffic impacts of 1,500 vehicles added to our roads would actually be quite significant!

Further, the developer's own Traffic Impact Assessment Report, written in 2012, as part of the Draft Environmental Impact Statement for the HoKua Place development recognized that the traffic flow through the Kapaa roundabout and the intersection of the Kapaa bypass and Kuhie 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.

It is clear that the substantial potential problems of this massive development will contribute, inevitably, to the lowered quality of life on our tiny garden island.

We implore you to urge the State Land Commission to reject the DEIS.

Thank you for your attention to this, and to the numerous other letters you have received in opposition to this proposed development.

Aloha

Richard (Diamond) Moll

P.O. Box 113

Kapaa, HI 96746

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:38 AM
To: glennruth2030@gmail.com
Subject:
Attachments: Q-A Glenn Mickens.pdf

We apologize, the prior attachment did not include the second response to your additional concern. Please refer to this attachment for both response to your concerns,

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:35 AM
To: glennruth2030@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment

Aloha Mr. Mickens,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Mahalo,

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O: 808.947.2467
C: 808.373.6025

Peter T Young

From: Glenn Mickens <glennmickens@gmail.com>
Sent: Tuesday, June 26, 2018 2:04 PM
To: info@hokuaarea.com
Subject: Traffic and infrastructure

Until new roads and wider roads are put in, NO NEW DEVELOPMENT SHOULD BE PERMITTED.

TRAFFIC IS AT A CRISIS NOW AND BY ALLOWING MORE UNITS TO BE BUILT UNDER THE PRETENSE THAT IT IS GOING TO GIVE US MORE AFFORDABLE HOUSING IS COMPLETELY WRONG!! Any unbiased, neutral HIR that is done would HAVE TO SHOW THAT INFRASTRUCTURE MUST BE PUT IN PLACE BEFORE BUILDOUT BEGINS.

PLEASE DO NOT LET THIS PROJECT OR ANY OTHER PLANNED PROJECT BEGIN UNTIL INFRASTRUCTURE IS FIRST PUT IN PLACE.

GLENN MICKENS
3520 KINI PLACE
KAPAA, HI 9746

808-6498

Response, 10/10/2018:

Mr. Mickens,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area so the traffic will not necessarily add substantial amounts of new cars. People who live in the area already contribute to the current congestion that is experienced at times.

Please note that the Petitioner's survey of young people in the Wailua-Kapaa area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness.

The Petitioner's intent is to provide housing for all income brackets and is not focused on only affordable housing for the lower income brackets.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

HoKua Place will provide a healthy and quality way of life for its residents. It will be a walkable and bicycable community. Opportunities for businesses to grow in town to service residents and employment opportunities for the residents will be available.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Glenn Mickens <glennruth2030@gmail.com>
Sent: Friday, June 19, 2015 1:26 PM
To: info@hookuleana.com
Subject: NO KNEW DEVELOPMENTS

There is no way that this new development of 800 units should be approved UNTIL INFRASTRUCTURE IS SOLIDLY IN PLACE TO TAKE CARE OF THE ADDED CARS AND PEOPLE.

I have been on that bypass road (I use it at least twice a week or more) when traffic is backed up from the round a bout to Kuhio highway and obviously a potential 1600 more cars exiting on Kuhio Highway will only exacerbate the problem

Not just this projec: but ALL AND ANY NEW PROJECTS' should be mandated to improve our infrastructure before construction begins or put a moratorium on building until new roads are built to carry the traffic.

Sincerely,
Glenn Mickens
5920 Kini Pl
Kapaa, 96746
822 0998

[Response, 10/10/2018:](#)

[Mr. Mickens,](#)

[Please refer to our response to your June 23, 2015 comments,](#)

[Thank you for voicing your concerns,](#)

[Ron Agor](#)

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:40 AM
To: halawaihale42@hawaii.rr.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Joni Benton.pdf

Aloha Ms. Lesser-Benton,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the week to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

Response, 10/10/2018:

Ms. Lesser-Benton,

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Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness,

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HoKua Place will provide a healthy and quality way of life for it's residents. It will be a walkable and bicycable community. Opportunities for businesses to grow in town to service residents and employment opportunities for the residents will be available.

HoKua Place will not be burdensome on sewer, water, schools, fire and police services. Please refer to Chapter 4 of Volume I, 2nd DEIS.

Please note that without developers, you most likely not have a home on Kauai. Developers do developments because that is what they do, that is what their monies are earmarked for. With increasing government regulations and increase resistance by some people, developer's profit margins are minimal these days. But they continue to develop because that's what they do. They also take pride in providing good living and working environments for us.

Thank you for voicing your concerns,

Ron Agor

Subject: FW: Hoku Place Development

From: Joni Benton [<mailto:halawaihale42@hawaii.rr.com>]
Sent: Monday, June 08, 2015 10:25 PM
To: info@hookuleana.com
Cc: uc@dbedt.hawaii.gov
Subject: Hoku Place Development

To Whom It May Concern:

I am a psychotherapist in private practice. I reside on the East side of Kauai island in the Wailua Houselots. This used to be the perfect commute until traffic increased and the waste management site on the corner of the highway and Hale Ilio Road began to regularly malfunction; causing quite an unpleasant smell to overwhelm the lengthy wait at this light.

My clientele include adults who are unable to leave their homes due to medical and or mental health issues. To that end, I have chosen to bring my services to them. That means that I drive a great deal throughout the weekdays. As recently as two years ago, I was able to drive from the Wailua Houselots into downtown Lihue within 15 to 20 minutes; these days I have to budget my time to at least a half hour or more for the same distance. In the afternoons, I am often in the Waipoli area and find that the current traffic is at a virtual standstill in both directions, often backed up all of the way into Kapaa proper in one direction and the stop light at Coco Palms (the entrance to Wailua Homesteads. In the past two years, this snarl of traffic has included the bypass road.

The idea of adding more long and short term accommodations in the Kapaa area without having first completed extensive expansions to the infrastructure, both in terms of actual roads and upgrading the waste management systems currently in place is frankly ludicrous.

Yes, housing is at a premium but a rush to put housing that is not affordable to most current residents on this island without a well thought out long term plan to address the current burdens placed on the existing systems demonstrates a short sighted, greedy and rather cynical perspective.

This year, Kauai beat out the other islands in this state for increases in visitor presence and spending. That is due in great part to the rural nature of our island. Becoming Maui or Oahu by thoughtlessly over building to simply make developers wealthy shoots the goose who is beginning to lay golden eggs for our lit island.

Take your time and complete studies that provide you with answers based in reality.

Thank you,
Joni Lesser-Benton M.S.W., L.C.S.W.
Joni Benton [<mailto:halawaihale42@hawaii.rr.com>]

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 10:43 AM
To: k2yogafitness@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Karen Kenny.pdf

Aloha Ms. Kenny,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the week to come.

Mahalo,

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Peter T Young

From: Karen Kenny <k2yogafitness@gmail.com>
Sent: Sunday, June 07, 2015 11:20 AM
To: info@hockuleana.com
Subject: Hokua Place

This is a terrible and inappropriate idea. I'm a former real estate developer and I doubt that you see yourself as a creator of misery, which is what will happen if this project is built. Just try to drive in Kapa'a any afternoon and you will see.

Be kind whenever possible. It is always possible. -The Dalai Lama

Response, 10/10/2018:

Ms. Kenny,

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Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 10:45 AM
To: abi@aloha.net
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Abilgail Jones.pdf

Aloha Ms. Jones,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Peter T Young

From: abi <ABI@ALCHA.NET>
Sent: Sunday, June 14, 2015 11:45 AM
To: info@hookuleana.com
Cc: luc@dbedt.hawaii; mwilliams@kauai.gov
Subject: Make HoKua Place Go Away !!!

Hi Peter, State Land Use Commission, and Planning Department,

I am writing this letter in response to the proposed HoKua Development in Kapaa. I have lived in Kapaa for 20 years and watched the traffic increase to the point of currently being horrific. I have had to change my lifestyle around the traffic. Please do not change the zoning on the proposed parcel from "agriculture" to "urban zoning". We need more agriculture on this island, which is why it was zoned for farming, as we are overly dependent on food shipments, which is not a good position to be in when there is a crisis, such as a dock strike in California. We already have an overloaded infrastructure, ie our schools, water, etc. why make it worse? Don't sell out to Greg Allen and his Mainland investors, and add 1600 cars and at an average of 4 people per household 3000 people to the already overloaded Kapaa corridor. You are all in excellent positions to help this island, please don't add to its destruction. Infrastructure first, moritorium on bulding in the most conjested areas, until the infrastructure has been upgraded to the point where it can handle it. Think less cars, less crowding in schools, clean air, clean water, organic farms, industrial hemp fields ! Have respect for this aina a and it's people!

Much Aloha,
Abilgail Jones

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area so the traffic will not necessarily add substantial amounts of new cars. People who live in the area already contribute to the current congestion that is experienced at times.

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HoKua Place will not be burdensome on sewer, water, schools, fire and police services. Please refer to Chapter 4 of Volume I, 2nd DEIS.

Also, refer to Exhibit "C.1", an Agricultural Suitability Report conducted in June of 2018.

This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient. Basically, Kauai has an abundance of good agricultural lands. The problem with sustainable agriculture is the lack of farmers and workers.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:49 AM
To: pennylynnwendel@msn.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Penny Heiple.pdf

Aloha Ms. Heiple,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

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Agor Jehn Architects

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O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Penny Heiple <pennylynnwendel@msn.com>
Sent: Saturday, June 20, 2015 12:22 PM
To: info@hokualsana.com; luc@dbedt.hawaii.gov
Subject: Hokua Place DEIS

Aloha,

I am writing to share my concern about this project. While I recognize and appreciate the need for housing on Kauai, I do not believe the proper infrastructure is in place (nor will it be in place by the time development is completed) to support the project at this time. The traffic in Kapaa -- with the approval of the Waipouli Hotels, the Coco Palms Hotel, and then the traffic from this development -- would be severely impacted, to put it mildly. This affects people's lives in major ways -- not only residents, but also tourists. Please keep this land in it's current agricultural designation until the proper infrastructure is in place prior to development.

Sincerely,

Penny Heiple
Kalaheo, HI

Response, 10/10/2018:

Ms. Heiple,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. Basically, at times there will be real heavy traffic, however, this project will have a positive impact to the traffic in the area. The additional Road "A" and a round-a-bout at Road "A" and the Bypass Road in particular will help traffic going north and south. The Bypass Road is owned by HoKua along the roadway boundary of the project. Should this project be approved, the Bypass Road will be dedicated to the State for continued use in the long future.

Also, refer to Exhibit "C.1", an Agricultural Suitability Report conducted in June of 2018.

This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient. Basically, Kauai has an abundance of good agricultural lands. The problem with sustainable agriculture is the lack of farmers and workers.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving (less cars). Please read Section 5.1 of the 2nd DEIS.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:52 AM
To: esti@bobstropicals.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Esti Grinpas.pdf

Aloha Ms. Grinpas,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the week to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Esti Grinpas <esti@bobstropicals.com>
Sent: Tuesday, June 02, 2015 9:33 AM
To: info@hookuleana.com
Subject: NO to Hokua Place

Dear Peter Young

I do not approve of Hokua Place subdivision being built in Kapaa. I live in Kapaa and the traffic is very difficult as it is, and during tourist season, Kapaa comes to a total stand still. Until the traffic problem is improved, we cannot with good conscious approve any more large subdivisions to be built in Kapaa. This subdivision is not being built for the reason to make Kapaa a better place! Please use your power to make Kauai a better place, not worse!

Thank you,
Esti Grinpas
Kapaa resident since 35 years

Esti

Esti Grinpas
NORDIC WALK Hawaii
Bob's Tropicals
808.373.6025
esti@bob-tropicals.com
www.bobstropicals.com

Response, 10/10/2018:

Ms. Grinpas,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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Also, refer to Exhibit "C.1", an Agricultural Suitability Report conducted in June of 2018. This proposed development is on land that is not considered Important Agriculture Lands, and does not play a part in Kauai's goals of becoming self-sufficient. Basically, Kauai has an abundance of good agricultural lands. The problem with sustainable agriculture is the lack of farmers and workers.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Thursday, October 4, 2018 10:55 AM
To: shinyhappyislandgrl@yahoo.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Rebecca Gorsline.pdf

Aloha Ms. Gorsline,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the week to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Rebecca Gorsline <shinyhappyislandgrl@yahoo.com>
Sent: Friday, June 19, 2015 11:32 AM
To: info@hookuleana.com
Subject: Hokua Place is a Bad Idea

Aloha,

I live right down the road from the proposed location of the Hokua Place Development. This is not a good idea. Traffic is already a crazy nightmare. Right now this is a country area. Building this there would start to change all that. Please consider all of us who live and work in this area and ditch this plan. Thank you.

Rebecca Gorsline
Kapaa, HI

Response, 10/10/2018:

Ms. Gorsline,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. Basically, at times there will be real heavy traffic, however, this project will have a positive impact to the traffic in the area. The additional Road "A" and a round-a-bout at Road "A" and the Bypass Road in particular will help traffic going north and south. The Bypass Road is owned by HoKua along the roadway boundary of the project. Should this project be approved, the Bypass Road will be dedicated to the State for continued use in the long future.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up. While we sit in congested traffic at times, we must still do all we can to provide housing for our young families. The way to prosperity for young families is to have their home equity work for them as soon as possible. Congested traffic (at times) should not deny our young families from pursuing a good life, liberty and happiness.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving (less cars). Please read Section 5.1 of the 2nd DEIS.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 2:07 PM
To: sharonmokihana@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Sharon Goodwin.pdf

Aloha Ms. Goodwin,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

From: Sharon Goodwin <sharonmokihana@gmail.com>
Sent: Wednesday, June 17, 2015 1:45 AM
To: luc@dbedt.hawaii.gov; info@hookuleana.com; mwilliams@kauai.gov; counciltestimony@kauai.gov
Subject: DEIS HoKua Pl published 5-8-15 by OEQC

Dear Members, Land Use Commission
Members, Hookuleana EIS Co and Mr Peter Young
Ms Marie Williams, Kaua'i County Planning Dept
Kaua'i County Council Members

Mr. Young, thank you for your email response to my 1-22-15 EISPN email regarding HoKua Place. You touched on many of my concerns of how this development would impact Kaua'i Island, its land and its citizens--Traffic, Affordable Housing, Problems with Access Into and From HoKua Pl, Construction Waste, Ample (not just adequate) Sewage Treatment, Abundant Clean Water Supply, Pedestrian (especially school children) Safety, School Capacity. I also want to reiterate the impact of "enormous density" (my last paragraph) which would result in major infrastructure stresses, and I hereby add, environmental stresses.

On 12-27-14 Mr. Greg Allen (Developer) presented HoKua Concept Plan at Wailua-Kapa'a Business Assoc meeting. He calls Kapa'a a "City" and an "Urban" area, and desires a zoning change from Agriculture to Urban Land Use. His plan shows an 800+ dwelling subdivision.

On Wednesday, May 27, 2015 between 2:30 to 3:15pm (a 45 minute interval) a citizens' vehicle count was taken to grasp awareness of road usage in vicinity of Kapa'a Middle School (KMS) / Kapa'a Bypass Rd / Kapa'a Roundabout / Kapa'a Farmers' Market (KFM).
To begin. Wednesdays. KMS dismisses 2:55pm. KFM begins 3:00pm.

Two counters, one situated across KMS entrance on Olohena Rd. 60 vehicles parked on grounds (i.e. personnel, visitors). From Mauka (mountain) 23 vehicles entered School. 48 vehicles exited and drove Mauka. 236 non-school vehicles drove directly Mauka.

From Makai (oceanside) 35 vehicles entered School. 44 vehicles exited School driving Makai. 192 non-school vehicles drove directly Makai.

Counter #2 situated adjacent to Kapa'a Skate Rink. 251 vehicles (including at least 6 School buses) drove from Mauka (Olohena) into Roundabout. 248 vehicles entered Roundabout from South Entrance Bypass Rd. From the Roundabout 84 vehicles drove onto Kahau Rd where KFM, Police Station, Park, etc are located, going against traffic from Kukui and Lehua Sts. This number does NOT include any vehicles entering Kahau Rd from Kukui and Lehua Sts.

We needed 1-2 more persons to tally to gain fuller understanding of magnitude of traffic numbers. There was almost steady stream of vehicles from North Entrance Bypass Rd (including Malu St) entering Roundabout. These were not tallied, as vehicles from Kukui/Lehua Sts were not, neither vehicles traveling South on Bypass Rd, an important # to have since HoKua Pl project plans an Entrance/Exit on that Road.

Tallying, as it was, is inexact. Traffic at times extremely intense. At moments the jam was so full, only 1 vehicle could go. Worse yet, sometimes NO vehicle moved. This happened when vehicle from Roundabout wanted to turn Left on to Kahau Rd (KFM) and vehicle leaving Kahau wanted to turn Left on to Kukui.

The State Dept of Transportation (DOT) identified at least 2 Kapa'a intersections they score a Level of Service F. (LOS) F = severe congestion with stop and go conditions, what I just described above!

Another potential serious traffic hazard is the Main Rd through HoKua Pl designed to exit West on to Olohena adjacent to KMS's parking lot. Equally compelling to resolve is the 3-way intersection where drivers on Ka'apuni have a blind roadway to their Right and drivers on Olohena must negotiate a steep upward incline.

Kaua'i County Public Works Dept. in their " 2035 Transportation Plan for Kaua'i District" plans only to repave existing roads and add a Southbound lane from Wailua Bypass exit, fronting Coco Palms to Kuamo'o Rd. Think about it ! 800 - 1600+ vehicles owned by HoKua Pl occupants, combined with cars from 2 recently approved hotels in Waipouli, plus our existing traffic problems, would certainly put Kaua'i traffic right up there with Oahu's traffic woes.

In the face of HoKua Place's "enormous density", Kaua'i Island's infrastructure, in my opinion, is seriously lacking. To avoid further sewage problems, shouldn't HoKua Pl have a plan for their own septic systems? For this many dwellings, septic systems must be a minimum requirement ! Mr. Allen informed us raw sewage/effluent would travel all those miles to Lydgate Sewage Plant. It seems foolhardy, to me, for the County Wastewater Dept to go along with this plan. Kaua'i County wants to require residences with out-dated cesspools to install septic systems upon their sale. To not do so would result in environmental degradation. I think HoKua Place needs to take care of its own waste. The services of the Waste-water station at Kuhio Hwy/Hale'ili'o St and the Wailua Waste Water Treatment Plant will already be in high demand once the 2 new Waipouli hotels are hooked up.

At present this 97 acre property is designated "agricultural". Until traffic impacts and environmental impacts are responsibly addressed. I think a change in zoning should not take place.

Sharon Goodwin, Wailua Homestead
PO Box 446
Kapa'a, HI 96746
808-822-7646

Response, 10/01/2018:

Ms. Goodwin,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

Please refer to the updated Traffic Impact Analysis Report from May 2017 (Exhibit "H") for your traffic concerns and the solutions proposed. Basically, at times there will be real heavy traffic, however, this project will have a positive impact to the traffic in the area. The additional Road "A" and a round-a-bout at Road "A" and the Bypass Road in particular will help traffic going north and south. The Bypass Road is owned by HoKua along the roadway boundary of the project. Should this project be approved, the Bypass Road will be dedicated to the State for continued use in the long future.

It is the intention of this project to provide housing to those who live and work in Wailua-Kapaa area. People who live in the area already contribute to the current congestion that is experienced at times.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapa'a Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths, etc. The project is intended to help preserve the rural character of Kapa'a town and intended to minimizing driving. Please read Section 5.1 of the 2nd DEIS.

Please note that the Petitioner's survey of young people in the Wailua-Kapa'a area puts housing needs in front of congested traffic. Some say yes, they are willing to wait a little longer in traffic if they can buy a home in the area they grew up in. Owning a home is the key to families growing equity to better their lifestyle. I don't believe having to stay in traffic should prevent a family from having a home in pursuit of a good life, liberty and happiness.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Thursday, October 4, 2018 2:10 PM
To: montessorihale@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-A Noreen Dougherty.pdf

Aloha Ms. Dougherty,

The attached response addresses your concerns about Hokua Place. Thank you for taking the time to reach out and voice your concerns. This concern has been included within Exhibit Q of the DEIS.

A second Draft Environmental Impact Assessment (DEIS) will be published for comments in the weeks to come.

Mahalo,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

Subject: P.W. letter

From: Noreen Dougherty <noreen.dougherty@hawaii.gov>
To: Peter T Young
Sent: 08/02/2018 10:22 AM
Subject: P.W. letter

Noreen Dougherty
P.O. Box 685
Kapapa, Hawaii 96744

June 21, 2018

State Land Use Development

"I suspect that the State of Hawaii Land Use Dept. should be able to come up with positive developments that can improve the life of the residents and encourage visitors to come and enjoy Kauai. The visitors do not want to spend their time in a traffic jam. The present traffic situation in Kapapa is shawty, without a doubt, that the roads and infrastructure are not ready for the proposed Hokua Place subdivision."

The roads are maxed out right now with the number of vehicles in the Kapapa area. As a resident of the Wailua-Kapapa area for almost 40 years, I have seen it. Never has the situation been this serious.

The condition of the roads that our people are using daily to get their family members to school and work are not being properly maintained. Actually some of the roads are extremely unsafe since the yellow lines are worn down and in many of the most crowded places they are totally worn away. Roadblocks that were once in place are long gone. There are areas where there are no signs indicating a rockfall or a narrow road ahead on what is heavily traveled roads. There are signs that are not visible due to vegetation or fading.

I actually live near the proposed subdivision and I have been experiencing the traffic congestion, the slow "crawl" through Kapapa, the dead stop when there is an accident, and the "bottling pins" along Kuhio Highway.

It is only lately in the last year or so, that I have seen many drivers shake in a line or even knowing they will not get to the time in time to do their very important business, I've seen them give up and call a U-turn in despair. "Take last month I did exactly that. (Once on Kuhio Highway, and once on the Bypass). As I turned around heading back to the road about from a dead stop on the Bypass, I thought, "Well, at least I can go to the bars here in Kapapa". When I got back to the stand alone and got some Kuhio Hwy traffic, was not moving well enough to even accomplish that. This is not OK."

We must stop developing until all necessary related concerns have been addressed. Stop putting the cart before the horse. Kauai needs to formulate reasonable, attainable, comprehensive, consciously designed plans taking into consideration all aspects including our community and the safety of our people.

Now is NOT the time for more subdivisions.

Sincerely,
Noreen Dougherty
(808) 224-0618

Response, 10/01/2018:

Ms. Dougherty,

Please note that a "Second Draft Environmental Impact Assessment 2nd DEIS" will be published for comments in the weeks to come. In order to address concerns of the already published Draft Environmental Impact Assessment, new information in the form of reports, and studies were added. Therefore, the submittal of the 2nd DEIS will allow the public to comment on the new information.

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Thank you for voicing your concerns,

Ron Agor