

Group 3 - Responses to Comments on Community Related Concerns

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 11:36 AM
To: jxenofos@yahoo.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Judy Xenofos.pdf

Aloha Ms. Xenofos,

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: judy xenofos <jxenofos@yahoo.com>
Sent: Tuesday, June 16, 2015 4:55 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov
Subject: Protesting

Aloha,

I am adding my protest to the other voices of Kauai who do not want more housing development in the Kapaa area until the necessary infra-structure is in place. There have been times when it took me nearly one hour to get from Safeway to Kuamoo Rd. The bypass road feeding into the highway makes traffic crawl. Imagine how awful it will be if even more cars come down that road.

Also, agricultural land must be protected and used only for that purpose and not for development.

When housing is planned for development it should reflect prices more in line with the incomes of those who are middle to low income - and not the rich.

Thank you.

Judy Xenofos,

Response, 10/01/2018:

Dear Judy Xenofos,

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.

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.

Exhibit "C,1" Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kaua'i has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kaua'i be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 11:38 AM
To: cwelti@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Cynthia Welti.pdf

Aloha Ms. Welti,

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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Peter T Young

From: Cynthia Welti <cwelti@gmail.com>
Sent: Monday, June 22, 2015 10:19 PM
To: info@hookuleana.com; luc@dbedt.hawaii.gov
Cc: Bruce Welti
Subject: Welti Comments on Hokua Place

Dear Mr Young,

We have read the extensive Draft Environmental Impact Statement for Hokua Place and remain opposed to this development for 2 reasons,

1. Traffic. Though the DEIS addresses traffic along with many subjects, the fact remains Kapaa is already overloaded with vehicular traffic and the new improvements will not do enough to alleviate what we already have. The DEIS study dates from almost 2 years ago for its Existing Conditions, and traffic has grown significantly worse since then. Indeed between the hours of 8-6 traffic comes practically to a halt in at least one direction of the highway if not both, and beyond these hours as well.

2. Upzone. We are opposed to upzone without significant mitigation. While there is clearly some good mitigation in the proposal, we are unable to determine if it compensated for the enormous financial benefit of changing the zoning to urban.

Despite the impressive amount of content in the document about the site and beyond, we have severe misgivings about it for multiple reasons and wish to voice our strong opposition to the development.

Sincerely,

Bruce and Cynthia Welti

Kapaa

Response, 10/01/2018:

Dear Bruce and Cynthia Welti,

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. 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 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. Think about of young families please.

The General Plan now designates the project site as "Neighborhood General". It is substantially within a 10-minute walk to Kapaa Town. The development will include smart street design, short residential blocks, walking and bicycle paths integrated with Kapaa Town's future paths, etc. The project is intended to help preserve the rural character of Kapaa town and intended to minimizing driving. 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: Friday, October 5, 2018 12:23 PM
To: valerieweiss31@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Valerie Weiss.pdf

Aloha Ms. Weiss,

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,

Sara Jehn, RA
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Peter T Young

From: Valerie Weiss <valerieweiss31@gmail.com>
Sent: Friday, May 22, 2015 11:28 AM
To: iuc@dbedt.hawaii.gov; Peter Young
Subject: DEIS HOKUA PLACE

5/22/2015

RE: Hokua Place DEIS

Aloha,

I do not support this project under the pretext that it's 759 residences will not impact our horrendous traffic situation or that our schools will only be impacted by an additional 156 students as opposed to approximately 1500. I also cannot support any development of this size in that crowded location and without any required financial contribution toward extra traffic lanes on Kuhio Highway and the Bypass other than a left turn lane to road A. The financial impacts of extra police, fire, and educational personnel also will borne by the public and not the developers which is a large problem.

This 97 acre parcel should be kept in it's current agricultural designation until proper infrastructure is in place prior to development.

Valerie Weiss
Kapaa

Response, 7/10/2017:

Ms. Weiss,

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. 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. Think about of young families please.

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.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 11:42 AM
To: elaloha@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Elli Ward.pdf

Aloha Ms. Ward,

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,

Sara Jehn, RA
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Peter T Young

From: Elli Ward <elaloha@gmail.com>
Sent: Saturday, June 20, 2015 5:27 PM
To: luc@dbedt.hawaii.gov, info@hookuleana.com, mwilliams@kauai.gov, counciltestimony@kauai.gov,; info@hookuleana.com; mwilliams@kauai.gov; counciltestimony@kauai.gov> >
Subject: Hokua Place Development

Aloha Land Use Commission Members and Friends of Kauai. We are writing you to request that you DENY the developer's request for a Zone Change of their 97 acre Agricultural parcel. You have heard from several residents of Kauai about this matter, some in support, others in opposition like us. We oppose the development for these reasons: (1) health and safety concerns. We have experienced the serious traffic congestion and pedestrian safety issues, particularly during the Kapaa Farmers Market days. School children dodging cars to get to their rides, the absence of crosswalks and cross guards, and the popularity of the Market itself all contribute to a serious safety issue. (2) Any large scale development at this point, on top of the three hotels that are scheduled for the TOWN of Kapaa, will only be one more nail in the coffin to bury this special town with its small town charm that appeals to residents and tourists alike. The existing infrastructure cannot support any additional demands on it, such as the waste water treatment, pollution and environmental stress from additional population and vehicles, and the overall quality of life for the year round population. (3) The Agricultural zoning for this parcel should not be changed for any developer. Zoning laws are meant to protect our island and her people, not to be changed, chopped up, trimmed down here and there. There have been too many exceptions, special use permits, conditional uses with no safeguards in place to assure that the conditions are met, granted to too many developers over the years.

We respectfully request that you DENY a zone change so we can preserve our Agricultural lands and retain our semi-rural character that makes our island special to us, the residents of Kauai. Thank you for your consideration and careful study of what is before you.

Sincerely,

David and Elli Ward
Kilauea (808-651-5618)
Response, 10/01/2018:

Dear David and Elli,

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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HoKua Place addresses and will help our water system and waste water system. The Petitioner will be providing a well to serve water for the Project and further proposes to contribute to the County water system. They will also be contributing to the upgrade of the waste water system to handle the project and future developments.

Exhibit "C,1" Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kaua'i has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics for farming just does not work. The comfortable fact is that should Kaua'i be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Thank you for voicing your concerns,

Ron Agor

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 11:45 AM
To: bartwalton@hotmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Bart Walton.pdf

Aloha Mr. Walton,

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,

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O: 808.947.2467
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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 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. Think about of young families please.

HoKua Place addresses and will help our water system and waste water system. The Petitioner will be providing a well to serve water for the Project and further proposes to contribute to the County water system. They will also be contributing to the upgrade of the waste water system to handle the project and future developments. You can be assured that the final design will address on-site retention of rain run-off generated by the Project.

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.

Businesses are expected to be positively impacted by HoKu Place. The residents can walk bicycle into town. HoKua Place will bring new business to Kapa'a Town to service the needs of residents who are within walking distances,

Section 5.1, Volume I of this 2nd DEIS addresses the Goals of the General Plan. HoKu Place will contribute to "A Sustainable Island", protect the "Unique and Beautiful Place", contribute to a "Healthy and Resilient People", and contribute to "An Equitable Place with Opportunity for All".

Thank you for voicing your concerns,
Ron Agor

From: Bart Walton [bartwalton@hotmail.com]
Sent: Thursday, May 14, 2015 2:14 PM
To: luc@cedet.hawaii.gov
Cc: info@hokukuaia.com
Subject: Hokua Place Development

Dear Land Use Commission,

As a full time resident of Kauai, I am very concerned about the proposed Hokua Place Development that will add some 800 dwelling units in Kapaa. I currently live in Wailua Homesteads and already the traffic congestion in kapaa is near gridlock for much of the work day. At the present time, my wife and I have to plan our day in order to avoid going through Kapaa between 10:00 A.M. and 5:30 P.M. During these times, the traffic congestion is so bad that it takes 25 minutes to drive from the Kuamoo Rd. intersection, to the Public Library in Old Kapaa, a distance of less than 3 miles.

If you add to the Tokun Place proposal, the proposed new development at Coco Palms, Coconut Beach resort and Coconut Plantation, it's expected that an additional 1800 vehicles will be added to the traffic load along the Kapaa Wailua corridor. Has anyone considered how this is going to work in light of the current gridlock that already exists in Kapaa from 10:00 A.M. to 6:30 P.M. every day?

As a resident of Wailua Homesteads, we are particularly affected by any increase in traffic volume on the East side. As you know, we have only two routes down to the main highway: 1) Oloheua Rd., or 2) Kuamoo Rd. Let me address each of these.

1) Oloheua Rd. is a winding, narrow, two lane country road. Adding 800 housing units proposed by Hokua Place will turn this road into a congested main feeder into old Kapaa town. Neither the road, nor the traffic circle at the bottom of the hill were designed to handle the volume of traffic being proposed. Also, have you considered the effect this development will have on Kapaa Middle School? When school lets out in the afternoon, traffic on Oloheua Rd. essentially comes to a halt until all the buses can leave. During this time, the whole Hokua development will be essentially unable to get in or out.

The Kapaa Bypass road is not going to be sufficient to serve as any solution to this problem. As with Oloheua, it's a winding road and can be dangerous at the speeds people often drive there. With this new development, you can predict terrible congestion and a lot more traffic fatalities.

2) Kuamoo Rd. is somewhat wider and straighter than Oloheua Rd., but still it's already congested at certain times of the day. For example, if you try to go down the hill at 7:30 A.M., the traffic is sometimes backed up 1.5 miles, all the way to Opaekaa Falls.

It's my understanding that the traffic plans developed in 1997 have not been completed. Since that time, the Kapaa area has grown substantially. New long-term plans have to be developed before any new development is approved.

I am not against development per se. But before development is approved, the roads, drainage, sewage and refuse infrastructure have to be updated in order to handle the substantially increased volume of cars and people.

Other problems that concern me are:

a. Environmental impacts on storm drainage, land fill and recycling centers, as well as the impact on the land from sewage and septic systems.

b. Impact on Retail Business - Already the traffic is so bad that many people are avoiding Kapaa retail businesses and finding ways to do their shopping on-line, or on other parts of the Island.

c. Impact on Quality of Life and Tourism - The main reasons people want to visit our island is to enjoy the rural lifestyle and to get away from the stress of urban living. Already in parts of the Island, we have missed this benefit. What effect do you think it has on vacationers who come here and find they have to spend an hour in traffic just to buy groceries?? Are we going to continue down this path until Kauai is simply no longer a pleasant place to live and visit?

In my opinion, Hokua Place should not be approved until ALL the impacts on our community can be thoroughly addressed.

Thank you for considering our concerns.

Bart and Anne Walton
Response, 7/10/2017:

Bart and Anne Walton,

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.

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
 Sent: Friday, October 5, 2018 11:48 AM
 To: mailemichiko@gmail.com
 Subject: Response to Hokua Place DEIS 2015 Comment
 Attachments: Q-3 Maile Walters.pdf

Aloha Ms. Walters,

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,

Sara Jehn, RA
 Agor Jehn Architects

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Hokua Place Development
 Maile Walters
 to:
 luc
 06/15/2015 03:47 PM
 Hide Details
 From: Maile Walters <mailemichiko@gmail.com>
 To: luc@dbedt.hawaii.gov

Aloha,

My email is to express my concern that the development behind the Kapaa Middle School will have a big impact on the already terrible traffic congestion in Kapaa. Also, there should be more than 25% affordable housing included in the development.

Thank you. Maile

Response, 10/01/2018:

Ms, Walters,

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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Hokua Place is committed to develop housing in accordance with the Kaua'i Housing Policy Ordinance 860. It is the mission of the Petitioner to provide housing for people in all income categories,

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 11:51 AM
To: Robbwall@aol.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Robb Wall.pdf

Aloha Mr. Wall

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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Response, 10/01/2018:

Mr. Wall,

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The lots you are referring to are available because they have inflated sales prices.

Hokua Place will be a well designed, walkable, bicyclable community within a 10 minute walking distance to Kapa'a Town. Businesses will be positively impacted by the nearby population of the Project. New businesses will move into Kapa'a Town to service residents of Hokua Place. The Petitioner is looking to profit from the Project, but the main mission is to provide housing for Kaua'i at all income categories. Hokua Place will be profitable for its residence and nearby businesses as well.

Please note that the Petitioner at one time had the property virtually approved for an ag subdivision. At that time, the former planning director met with the Petitioner and asked that the land be used to provide housing for the Kapa'a-Wailua area. The request included providing affordable housing in accordance with the County Housing Policy. Greg Allen thought about it and decided to forego the potentially profitable ag subdivision and committed to the planning director's request.

Please refer to the updated Traffic Impact Analysis Report from May 2017 for your traffic concerns and the solutions proposed. 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. Think about of young families please.

Thank you for voicing your concerns,

Ron Agor

Peter T Young

Subject: FW: Proposed 800 new housing units surrounding Kapaa Middle School

From: Robb Wall (RS) Kauai [mailto:robbwall@aol.com]
Sent: Friday, June 19, 2015 9:29 AM
To: info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov; judydalton123@gmail.com; gabrieli.aires@hotmail.com
Subject: Proposed 800 new housing units surrounding Kapaa Middle School

Dear Kauai Leaders,
Please consider the attached testimony of my concerns about allowing "up-zoning" of valuable AG lands surrounding the Kapaa Middle School. If Developers wish to build new neighborhoods, there are plenty of residential zoned lots for sale. The Wailua uplands scheduled for the Hawaiians should be a priority - not rezoning. Up-zoning hurts property values and our burdened roadways can NOT handle another car. Please see the attached.
Sincerely,
Robb Wall, Realtor Broker
Wailua Houselots
Cell: 808-635-4606

----- cut here -----
JUST SAY "NO" TO UP-ZONING OUR PRECIOUS AG LANDS

THERE ARE CURRENTLY 76 LOTS FOR SALE ON THE EAST SIDE OF KAUAI - as of 6/17/15

THERE ARE CURRENTLY 87 UNSOLD HOMES FOR SALE ON THE EAST SIDE OF KAUAI

THERE ARE CURRENTLY 47 UNSOLD CONDOS FOR SALE ON THE EAST SIDE OF KAUAI

50% OF KEALIA KAI HAS NEVER SOLD - ANOTHER AG "UP-ZONED PROJECT."

THE 50 PLUS UP-ZONED AG UNITS AT KEALANANI HAVE GONE UNSOLD.

THERE IS CLEAR EVIDENCE THAT UP-ZONING AG LANDS ON THE EAST SIDE IS NOT PROFITABLE.

THE OWNER OF THE KAPAA MIDDLE SCHOOL AG LANDS CAN LEGALLY CPR AND SELL AG FARMS RIGHT NOW WITHOUT UP-ZONING.

THE EMERGENCY BY-PASS SHOULD "NEVER" BE CONSIDERED FOR ANY FURTHER BURDEN OF USE - WE ALREADY HAVE A CHURCH ON THE BY-PASS.

EMERGING PROJECTS ALREADY APPROVED:

350 TIMESHARE UNITS IN FRONT OF PLANTATION HALE
250 CONDOS IN COCONUT GROVE BY COURTYARD MARRIOTT

TRAFFIC IS ALREADY AT GRIDLOCK - DEVELOP THE WAILUA UPLANDS FOR THE HAWAIIANS.

AN EIS "MUST" BE DONE ASAP TO REDIRECT THIS PROJECT INTO AG PURSUITS.
THERE ARE TWO PLANNED HOUSING DEVELOPMENTS COMING FROM GROVE FARM IN AREAS THAT CAN HANDLE THE BURDEN OF DEVELOPMENT IN PUHI AND HANAMAULU.

THANK YOU FOR CONSIDERING THESE PERTINENT FACTS.

Sincerely,
Robb Wall, Realtor Broker
Wailua Houselots

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 11:53 AM
To: jwskatz@yahoo.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Jill W.pdf

Aloha Ms. Jill W,

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: jwskatz@yahoo.com <no-reply@weebly.com>
Sent: Saturday, May 23, 2015 7:44 AM
To: PeterYoung@Hookuleane.com
Subject: New Form Entry: HoKua Place

You've just received a new submission to your HoKua Place.

Submitted Information:

Name

Jill W

Email

jwskatz@yahoo.com

Comment

I understand and agree with need for increased affordable housing development. There is much talk of traffic and road infrastructure and that is just a fragment of the impact of a large scale housing development. I understand that most of what is printed on you website speaks to the mass cry but there are other items that are missing on your list of improvements that might help sell your project as well. There is only one mention of building a new school and that is hidden in with other items. As a parent and educator I know of the overcrowded schools. That should be a priority in pushing your plan as well as a shopping center.

The density of families that will be living in the new community will not only impact roads. It is the assumption of the public that all residents will get in their cars, bypass Kapaa and head to work in Lihue. That's just not real life. They will have children who need to go to school and EAT. I would not choose a neighborhood where my child will be on of 40+ students in a classroom. There are already 30+ per class in many of the Kapaa schools as Hawaii has no class size limits, only what is dictated by the fire department. I would not choose to purchase in a community where I would need to drive down a hill to a grocery store where I would still get caught in Kapaa traffic because the roads near the groceries were not being improved and then waiting on even longer check out lines....I'd choose to move elsewhere. This is not a simple "If I build it they will come".

I would happily move into a planned community with a grocery and school in my neighborhood. Bike paths and a pool are just to placate. You need to stop reacting to the superficial cries, but that is

cheaper, isn't it. As developers you are aware that communities like the one I described are successfully built and sold all over the world. It's what people want. It does cost more and take more time to build, as you know. However, if you presented the public with a livable plan, a plan for the future with shopping, schools, a bike path and a pool, the public would accept it with open arms and you would appear to have been listening all along.

Response, 7/10/2017:

Jill,

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.

The Department of Education (Heidi Meeker) accepted the information about the Kapa'a Elementary, Kapa'a Middle, and Kapa'a High schools having an excess capacity of 1,387 students collectively.

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. A note, there is discussions of having the project association providing a shuttle bus from the project to Kapa'a town,

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. Think about of young families please.

The General Plan discusses the preservation of the rural characteristics of our community, HoKua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa'a Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Diversified housing units will provide homes for all people. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents. HoKua Place contributes to the preservation of Kapa'a rural character.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 11:57 AM
To: taylorlk021@hawaii.rr.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Ken Taylor.pdf

Aloha Mr. Taylor,

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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6/22/15

Daniel E. Orodener
Land Use Commission
235 S. Beretania St. Suite 406
Honolulu, Hawaii 96813

Daniel Orodener and Land Use Commissioners

Re: Comments on Hokua Place
Draft Environment Impact Statement Volumes 1 & 2

**NO ZONE CHANGE SHOULD BE GIVEN, UNTIL THERE IS
ADEQUATE INFRASTRUCTURE IN PLACE.**

Because the applicant has failed to answer most of the questions raised back in Jan.2015, this document should not be accepted. It should be returned for clearer and more precise answers to all questions.

LET'S BE CLEAR, THIS PROJECT IS NOT SUSTAINABLE.

What's the first law of sustainability? You've heard thousands of people talking endlessly about sustainability; did they ever tell you the first law? Here it is: **population growth and/or growth in the rates of consumption of resources cannot be sustained.**

Traffic

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route between Kapule Highway and Kapaa Stream all the way back to 1973. 42 years of growth without the relief route, it's time has come.

- 1) Kapaa, Wailua Development Plan 1973 Bill# 304 (As Amended) Ordinance # 304
- 2) Kauai Long Range Land Transportation Plan 1997
- 3) Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council on Nov. 29, 2000
- 4) Federal-Aid Highway 2035 Transportation Plan

We have received all the development from these documents, but very, very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams and bump to bump traffic is not only a social impact on the community and tourism, it has a very heavy economic impact on the whole island wide business community. Also one must consider the movement of emergence equipment during these times.

We have "DOUG OURSELF'S INTO A HOLE". Please, "NO" more zone changes till we get the Kapaa relief route between Kapule Highway and Kapaa Stream in place.

The traffic studies for this project were done in 2012-2013 maybe even earlier, as we were still feeling the effects of the 2008-09 economic down turn. The economic activity since late 2014 has been picking up to a point where we may have a 12-20 % increase or more in visitors. If you have 18,000 visitor per day on island, and you have 2.75 people per car that equals a potential of 6,500 cars on the road, at 22,000 visitors the number jumps to 8,000 cars per day.

The traffic studies also neglected to look at the traffic increases from Coco Palms Hotel, two condo projects with about 500 units total, just north of Coconut Market Place, the potential increase in traffic from the remodel of Coconut Market Place. Then west of the proposed project you have a 130 unit Ag. Subdivision, further west between Kuamoo Rd. (580) all the way over to Kawaihau, there is about 4000 buildable lots that do not need zone changes. Property owners could go in for building permits at any time.

Just to the south of Coco Palms Hotel along Kuhio Hwy. and across the Wailua River there is a 700 unit Hawaiian Homelands Proposed project.

And looking north we have a 3000 unit project. Because Lihue, is the center of commerce of Kauai, all the residents from this project will be traveling from time to time to Lihue.

Traffic from all projects will have substantial adverse effects on human beings now living on Kauai.

These impacts, which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects must be considered. The project's contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact.

The major traffic congestion comes when these projects come together at the intersections of Kukui street and Kuhio Highway and then at Kapaa Bypass and Kuhio Highway.

Project Alternatives:

The (DEIS) Must discuss both mitigation and alternatives to the proposed project. Each alt. must be described in sufficient detail to permit a clear and precise comparison with the proposed project.

The EIS should focus on alternatives, capable of "substantially lessening " adverse environmental effects. This has not been done.

Storm water/ Drainage

Because of the slopes on this site, a plan must show how the wet-lands will be protected from polluted storm water runoff. The developments hard surfaces could cover (12-15 acres) which will concentrate runoff and create a situation difficult to absorb. Before granting a zone change, require a full storm water/ drain plan.

Waste Water

Today there is a question as to the capacity and plant's ability to treat the current flow let-a- loan any additional flow. There also is a law suit in place and "NO REZONE" should take place till we see the outcome of the suit. If the County loses they could be required to build a new treatment plant, which may take 3-5 years or more.

Water

The project is within Kauai County Department of Water service area and must be required to deal with the water district. They must not be able to build their own water system.

ADA

Show how all walks, paths, and streets meet ADA requirement? A map is needed showing the grades of all walks, paths and streets, as well as the

connectivity to old town. It should also show how one may get to the church across the street, swimming pool and commercial areas of the project.

Show a complete North/South circulation plan.

How does the transportation plan and its mitigation promote resiliency for the community?

Please, “NO ZONE CHANGE” till the Kapaa relief route, is in place.

luc@dbedt.hawaii.gov

info@hcookuleana.com

4 pages

Thank You

Ken Taylor

taylork021@hawaii.rr.com

Response, 10/01/2018:

Mr. Taylor,

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 dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa'a Town.

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. Think about of young families please.

Chapter 3 of the 2nd DEIS states the Environmental Impact Statement Alternative.

Page 94 of the 2nd DEIS has a preliminary drainage plan with detention basins to be incorporated in the final drainage design. Run-Offs in the detention basins will be used for landscape irrigation.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal # 1 specifically states that "Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources".

HoKua Place provides opportunity for housing for all people as they aspire for a better life. The need for housing is very current. The Project will substantially address the current need for housing in the area. The development will not deplete our important resources. HoKua Place is designated as "Neighborhood General" in the General Plan. It is substantially within a 10 minute walking distance to Kapa'a Town. It's close proximity to Kapa'a Town offers opportunity for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of HoKua Place offers agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1.8 MW solar voltaic system that is contributing to clean energy. Thus, HoKua Place contributes to Goal # 1 of the General Plan, a Sustainable Island.

HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area. The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

The ADA design for the HoKua Place will be done during the final design of the subdivision.

HoKua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa'a Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus.. Diversified housing units will provide homes for all people. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents. HoKua Place contributes to Goal #3, a Healthy and Resilient People.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 11:59 AM
To: isobel148@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Isobel Storch.pdf

Aloha Ms. Storch,

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: isobel <isobel148@gmail.com>
Sent: Monday, June 22, 2015 9:46 AM
To: info@hookuleana.com; luc@dbedt.hawaii.gov; mwilliams@kauai.gov
Subject: Re: HoKua Place Draft EIS - Kauai - public comment

I am a permanent resident of Kauai and live at 5837 Olohehena Road. As such I will be directly impacted by the proposal to open an entrance onto Olohehena Road from the proposed housing project. My house is only a few feet from the road and I already observe a great deal of traffic on a regular basis coming in both directions day and night. In addition, despite the extremely curvy nature of the road, many vehicles drive at an excessive speed. Creating an opportunity for more traffic to use this road will only increase the noise and potential for accidents, especially since I read nothing in the EIS that would reduce the speed limit allowed on this road.

I am opposed to the proposal to open an entrance to Olohehena Road from Hokua Place due to the negative impact it will create on the community already living here. If, however, such an opening were to be built, then I would recommend a change in the speed limit to 15 mph.

Lastly, I oppose the proposed zoning change from agriculture to urban. My family and I are farmers; we live on Kaua'i precisely because of its agricultural history. We strongly believe the economic future of this little island lies in sustainable agriculture and not in housing development. There could be sufficient affordable housing here if the county would step up and create regulations for rent control as well as other appropriate means to allow our families to live affordably. Furthermore, the prices listed in your proposal are hardly affordable!

Thank you for the opportunity to make my comments.

Isobel Storch

Response, 10/01/2018:

Ms. Storch,

Please refer to the updated Traffic Impact Analysis Report dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa'a Town.

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. Think about of young families please.

Exhibit "C.1" Agricultural Suitability Report states what most people in the agricultural business have known for some time now. That is, Kaua'i has an abundance of agricultural lands to sustain our island. The problem is the lack of farmers and the lack of farm workers. The economics of farming just does not work. The comfortable fact is that should Kaua'i be forced to grow its own food due to some national economic disaster, we do have an abundance of agricultural lands to sustain ourselves. The County of Kauai Important Agriculture Lands Study of 2015 supports the attached Agricultural Suitability Report.

Ms. Storch, I applaud your and your family's determination and fortitude to continuing farming. It is not an easy task

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:01 PM
To: oz77@hawaiiantel.net
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Robert Rowny.pdf

Aloha Mr Rowny,

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: Robert Rowny <oz77@hawaiiantel.net>
Sent: Thursday, June 04, 2015 9:04 AM
To: luc@dbedt.hawaii.gov; info@hokuleana.com
Subject: Hokua Place!

Robert Rowny opposes the pending Hokua Place development because of the negative impact on the infrastructure & quality of life... for all residents & tourists on Kauai. Sincerely, Robert Rowny

Response, 10/01/2018:

Mr. Rowny,

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 dated May 2017 for your traffic concerns and the solutions proposed. This TIAR has addressed the State DOT and the County PW department's comments. It also describes the North-South circulation plan for the area. There is a discussion about having the project association providing a shuttle service from the project to Kapa'a Town.

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. Think about of young families please.

The 2nd DEIS adequately addresses the concern of infrastructure.

The General Plan developed "Visions" and "Goals" to guide Kauai in future developments. Goal # 1 specifically states that "Sustainability means growing responsibility to meet the needs of current and future generations without depleting important resources".

Hokua Place provides opportunity for housing for all people as they aspire for a better life. The need for housing is very current. The Project will substantially address the current need for housing in the area. The development will not deplete our important resources. Hokua Place is designated as "Neighborhood General" in the General Plan. It is substantially within a 10 minute walking distance to Kapa'a Town. It's close proximity to Kapa'a Town offers opportunity for town businesses to grow and provide economic opportunities for the businesses as well as the residents of the project. Phase I of Hokua Place offers agricultural lots that will offer opportunities for local food production. In anticipation of this Project, Phase I has an existing 1.8 MW solar voltaic system that is contributing to clean energy. Thus, Hokua Place contributes to Goal # 1 of the General Plan, a Sustainable Island.

Hokua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area. The Project has a tested water well capable of supplying more water for the project than required. The Petitioner is currently in discussion with the County DOW about having the well dedicated to the County for the general public use.

Hokua Place is intended to be designed to offer a healthy lifestyle. The project is substantially within a 10-minute walk to Kapa'a Town. It entails walking/bicycle paths that will be integrated in future town paths. The Project is a proposed to be a walkable/bicyclable community to minimize driving. The Petitioner has been having dialogue with The Kauai Bus about offering one bus pass for each housing unit to encourage members of each unit to use the bus. Diversified housing units will provide homes for all people. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents.

Thank you for voicing your concerns,

Ron Agor