

Group 3 - Responses to Comments on Community Related Concerns

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:03 PM
To: sdaver1@mac.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 David Rosenberg.pdf

Aloha Mr. Rosenberg,

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: S. David Rosenberg <sdaver1@mac.com>
Sent: Monday, June 22, 2015 1:24 PM
To: luc@dbedt.hawaii.gov
Cc: info@hookuleana.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 am trying to understand why this is even on the table and can come up with only three possibilities

- The members of the Land Use Commission are ignorant of the reality of life in Kapaa.
- The members of the Land Use Commission don't care about the reality of life in Kapaa.
- The members of the land use commission have contempt for the citizens of Kapaa and Kauai.

I know that these sentiments are harsh, but: given that the traffic congestion in Kapaa is near gridlock for much of the work day, it is hard to think otherwise. I regularly avoid going through Kapaa during the day between 10:00 A.M. and 6:30 P.M. The congestion during these times means that a trip from Kapahi (Helena Lane where I live) to Safeway and back takes no less than an hour. I know I'm not the only one who avoids Kapaa during these times and that's got to have an adverse impact on Kapaa businesses.

If you add to the Hokua 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 you know people in Wailua, have only two routes down to the main highway; 1) Olohena Rd., or 2) Kuamoo Rd.

1) Olohena 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 Olohena Rd. essentially comes to a halt until all the busses 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 Olohena, 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 Olohena 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 ruined 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 my comments.

Dave Rosenberg

Response, 10/01/2018:

Mr. Rosenberg,

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. 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.

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 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. Discussions are also taking place on having the project association provide a shuttle to Kapa'a Town. Diversified housing units will provide homes for all people in all income levels. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents.

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.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 12:08 PM
To: karen@landofmist.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Karen Mavec.pdf

Aloha Ms. Mavec,

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

AgorJehnArch.com
O: 808.947.2467
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Peter T Young

From: Land of Mist <karen@landofmist.com>
Sent: Thursday, May 21, 2015 8:58 PM
To: info@hookuleana.com
Subject: Hokua Place Development / for Peter young

Dear Peter,

I would appreciate your taking another look at the Hokua Place project proposal. I am a 20 year resident of Wailua and have great concern for what I hear about the development.

The DEIS is supposed to be the official response to previous comments and concerns raised by the community. It appears that the document not only fails to address most of the concerns raised by the community it also fails to resolve potential infrastructure problems.

- 1) The developers have denied the need for changes, saying that traffic studies done in 2002 are adequate. How valid is that?

I travel from my home down Oloheua Rd to the roundabout on work days between 7:30-7:45am every morning and I can tell you the traffic regularly gets backed up to the Middle School. There is not one morning where there is less traffic than that unless school is not in session or it is a Holiday.

Adding more density to the environment before we resolve traffic issues is a great mistake. It may look great to everyone who is looking at the proposal on paper but I can tell you from personal experience that if the development is allowed to go ahead it will have a very negative impact on the entire Kapaa corridor as there will be gridlock at the Roundabout, in Kapaa town, at the Wailua Bridge multiple times a day which will affect

- being able to get from point A to point B on a timely basis
- local businesses
- the tourist industry in a negative way. Who will want to come visit if they can't travel with ease from one area of the island to another. No one wants to sit in traffic as if it were L.A.

- 2) The DEIS also fails to address the very real problem of lack of adequate water pressure and storm runoff issues that will increase due to re-contouring the land.

For 10's of years the big concern about building in the Wailua corridor has been the lack of adequate water pressure. Moreover, when there is heavy rainfall the water run-off is a serious

problem. There is always flooding and road closure that goes on due to water running off" from NonNan 347

3) The development fails to address the issue of affordable housing.

Moreover, the most egregious error is the lack of provision for affordable housing. According to the DEIS only 34% of 183 dwellings in the multi-family apartments are to fall in the affordable housing category which is mandated by the County. Single-family dwellings on lots will be in the "\$150,000 to \$350,000 range with projected prices as noted in 2015 dollar".

Who can afford that?? For average Kaulaia already holds two jobs to try to make ends meet. There is not enough time in the week to work even more hours.

Please re-consider what is at stake here!

Arona Karen Mavec

A wailua resident

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.

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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.

Thank you for voicing your concerns,

Ron Agor

Response, 10/01/2018:

Ms. Mavec,

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Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:09 PM
To: wailuat@hawaiiintel.net
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Lynn.pdf

Aloha Ms. Lynn,

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

AgorJehnArch.com
O: 808.947.2467
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Peter T Young

From: Scott Derrickson <SDerrick@dbedt.hawaii.gov> on behalf of &LUC
<luc@dbedt.hawaii.gov>
Sent: Friday, May 22, 2015 8:34 AM
To: info@hookuleana.com
Subject: Fw: hokua place subdivision

Aloha Peter:

Forwarded on response to DEIS. Aloha, Scott

State of Hawaii, Land Use Commission
Phone: (808) 587-3822
Fax: (808) 587-3327
Website: <http://luc.state.hi.us>
----- Forwarded by Scott Derrickson/DBEDT on 05/22/2015 08:34 AM -----

From: wailuat@hawaiiintel.net
To: luc@dbedt.hawaii.gov
Date: 05/20/2015 03:16 PM
Subject: hokua place subdivision

I am in total opposition to this subdivision. As a life long resident of this island I have seen the changes that have impacted our highways and lives some good, but for the most part not. To me this is not smart growth.

Before homes, we need our highways and roadways updated and improved. Let us not put the cart before the horse.

Seen way to many of those happen on our island. Do it rite and correct. Not after the fact.

Affordable housing has become such a trite word. For whom is it affordable to? I know that anything above

500,00 dollars is not affordable for the local people, my question then is to whom are these homes targeted to.

I say No Adequate Highways, No Homes. Am just saying Not here and not now

aloha

Lynn

Response, 10/01/2018:

Lynn,

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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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".

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Thank you for voicing your concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:11 PM
To: joanlevy47@icloud.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Joan Levy.pdf

Aloha Ms. Levy,

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

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

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Peter T Young

Subject: FW: serious concerns about the proposed Hokua Place development

From: Joan Levy [mailto:joanlevy47@icloud.com]
Sent: Saturday, June 20, 2015 1:53 AM
To: bblevy@thegardenisland.com; Mayor@kauai.gov; KauaiCountyCouncil; arwilliams@kauai.gov; lucie@hdbd.hawaii.gov; info@bookuleana.com
Subject: serious concerns about the proposed Hokua Place development

Aloha,

I live in the Wailua house lots in Kapaa. It is unimaginable and I think completely irresponsible to consider allowing agreement for this development (by re-zoning ag to urban land use) before we have the infrastructure in place to accommodate the increased traffic, waste treatment, and classroom overcrowding.

Not to mention whatever other unforeseen negative impacts on our rural kauai lifestyle the proposed increase in island resident and tourist population will bring.

We must be righteously committed to only sustainable growth here on Kauai. Developers promises of environmental sensitivity and sustainability have no basis in what actually happens. Their concerns are on the profits they will make. Not on any ill effects that the community will suffer because of what they have built here.

This particular developer has pointed to written safeguards and allowances that are ambiguous at best with no tangible dates, financing, or definitive plans. Pie in the sky hopes that will only turn into mud on our faces.

Just today the bypass was considerably backed up, going south. Market day on Wednesday in Kapaa is already a horrendous traffic mess. Adding 1600 cars from the Hokua Place development right smack into the congestion that already exists there can only lead to a total nightmare for us.

The waste treatment substation at Haleilio road already smells like you know what. The traffic light can last 6 minutes with a bunch of cars having to sit right next to that stench. If we can't manage our waste now, what will happen as the proposed Coco Palms opens it's doors - especially with the existing plan to route their guests right onto Haleilio. Then there are the Waipouli Hotels planned. Do we really need 3 new hotels in Kapaa???? With no beautiful beach to offer their customers, none will be hanging out at the hotel. They will be on the roads from dawn till ...

Numerous times I have ventured out along Haleilio planning to go south or north only to turn back not wanting to deal with the traffic congestion and delays. The post office can wait. I'll get that food I need later. I hope my bank balance can wait to deposit this check another day...

Do you really think tourists (who remain Kauai's bread and butter) will continue to flock here to sit locked in traffic congestion while they have to smell noxious waste treatment failures?

This is such a no brainer. Our future is in YOUR hands. We have entrusted you to watch over our a'ina and island community needs.

Please deny the application for a zone change from ag to urban for the proposed Hokua Place Development.

Thank You!
Joan Levy
POB 160, Kapaa, HI 96746

Joan Levy
joanlevy47@icloud.com

Ms. Levy,

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Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 12:12 PM
To: makotolane@yahoo.com
Subject: Response to Hoku Place DEIS 2015 Comment
Attachments: Q-3 Makoto Lane.pdf

Aloha Ms. Lane,

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Peter T Young

From: Maureen Lane (maureenlane@yahoo.com)
Sent: Monday, June 15, 2015 8:31 AM
To: PeterTYoung@hawaii.net
Subject: Mahalo, a Place, development

Aloha,

The traffic congestion on Kaula is a problem where many drivers are on road congested in up-pulling and coming to the city of Kaula town. It is a emergency and safety issue where the road is not safe to drive. It is a problem where the road is not safe to drive. It is a problem where the road is not safe to drive. It is a problem where the road is not safe to drive.

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Kaula is a good place to live in. It is a good place to live in. It is a good place to live in. It is a good place to live in. It is a good place to live in. It is a good place to live in. It is a good place to live in. It is a good place to live in.

We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area. We have many other things to do in the area.

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Please do not let us end up being the new Orange County.

Mahalo Lane
Vice-President Kauai Young Democrats
10/11/15 - 10/11/15

Response, 7/10/2017:

Mr. Lane

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.

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.

The intention of the Petitioner to provide housing for all, including for all income brackets, HoKua Place is committed to providing housing in conformance to the County Affordable Housing Policy.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:13 PM
To: kenxxden@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Ken Jopling.pdf

Aloha Mr. Jopling,

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: Ken Jopling <kenxxden@gmail.com>
Sent: Sunday, June 21, 2015 7:23 PM
To: info@hookuleana.com
Subject: Kapaa Highlands development

As a citizen resident of upper Kapahi I cannot support the proposed Hokua Place development. The highway infrastructure cannot support such development with 800 new homes and the cars that each home will have entering Kapaa at the current roundabout. As far as your proposed feeder road from the current Bypass to Olohena Road goes against the initial purpose of the Bypass to not have intersections along its route.

Also I feel strongly that Agricultural Land should remain for the production of local food sources and not be rezoned for residential purposes.

Ken Jopling, RN, BSN
Support Your Health

Response, 7/10/2017:

Mr. Jopling,

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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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 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 12:15 PM
To: 2da1wahine@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Sandra Herndon.pdf

Aloha Ms. Herndon,

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: FW: Proposed HoKua Place development

From: Sandra Herndon [mailto:2da1wahine@gmail.com]
Sent: Saturday, June 20, 2015 12:42 AM
To: Injo@hookulea.com
Cc: Marie Williams; Mayor Bernard Carvalho; counciltestimony@kauai.gov; raymond.j.mccormick@hawaii.gov; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.l.smith@hawaii.gov; mmcule@kauai.gov
Subject: Proposed HoKua Place development

Aloha Mr Young and other interested parties,

I am writing in opposition to the proposed Hokua Place development. While I certainly agree that Kaua'i needs more affordable housing, I don't believe that this is the appropriate time nor place for this project to go forward.

Until such time as the infrastructure has been established, it does a huge disservice to the rest of the community, to accommodate the new construction.

I live in the Wailua House Lots division, having moved recently from Kapahi. I used to have to schedule trips past the middle school, so as not to encounter the backed up traffic from parents dropping off / picking up their children. With the additional homes planned for this area, the congestion will only be worse, but likely not as bad as it is now, on Kuhio Hwy through Kapaa town. The roads need to be in place before the construction commences.

I'm also concerned that these homes will not be affordable for the average citizen of Kaua'i, but instead will be priced out of the market. Pricing these homes out of financial reach of the majority of the community only increases the homeless situation, which we're dealing with particularly on the Eastside area.

Another concern is the sewage system. For years, traversing the area around Coco Palms/ Haleilio intersection is a strong reminder that the waste water treatment plant is insufficient to handle the current load. The odor is so strong at times you have to hold your breath, even with the windows up. It's inconceivable that 800 new residences could be added to this already overloaded system, without major pollution problems. Again, we need to have infrastructure in place prior to construction.

Although this testimony may be regarded as merely "anecdotal", it is what we live with on a daily basis; If the intention is to increase the quality of life here on Kauai, consider locating the development in Lihue, where residents can walk to the shopping centers, etc. The roads have already been widened to accommodate more traffic, there is plenty of vacant land across from the centers and it would serve to centralize the community.

Mahalo for the opportunity to speak to this issue.

Sandra Herndon

Kapaa, HI

"Thought is Creative, and YOU are the Thinker"

Response, 10/01/2018:

Ms. Herndon,

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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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 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 in all income categories. The increase in housing units adjacent to Kapa'a Town provides economic opportunities to the businesses and residents,

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,

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:17 PM
To: mdente@hawaii.rr.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Marj Dente.pdf

Aloha Marj Dente,

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: Marj Dente <mdente@hawaii.rr.com>
Sent: Sunday, June 21, 2015 9:03 PM
To: luc@dbedt.hawaii.gov; info@hookuleana.com
Cc: raymond.j.mccormick@hawaii.gov; rodney.y.funakoshi@dbedt.hawaii.gov; michael.k.hinazumi@hawaii.gov; donald.l.smith@hawaii.gov; mwilliams@kauai.gov; mmoale@kauai.gov; Kauai Council
Subject: Concerns related to the Hokua Place, Kapa'a Zoning Change

RE: DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) , MAY 2015 FOR APPLICATION OF ZONING CHANGE FROM AGRICULTURAL TO URBAN LAND USE as prepared by Ho'okuleana LLC, known as HOKUA PLACE in Kapa'a, HI.

Aloha to all personnel, State and Kauai County, who will be reviewing the above application DEIS.

I have spent a considerable amount of time reading the (DEIS) for the above application. Among many important items outlined in this document, I have time to write the issues only I am most concerned about, after having researched information that has prompted me to comment on issues and ask the following questions.

1) Page 130: TRAFFIC RELATED ISSUES: The applicant suggests that to mitigate a potential problem for pedestrians and bicycles to safely cross the Kapa'a By-Pass Road, that a multi-use overpass be constructed. According to Don Smith of the Hawaii Department of Transportation (HDOT), overpasses are seldomly used and are not a good investment in State funds. The DEIS does not indicate who would be responsible for building the overpass if approved. I find this suggestion unacceptable.

2) Page 131: TRAFFIC RELATED ISSUES: The applicant admits that the intersection of Olohena, Ka'apuni and Keahulua Roads is presently poor. They are proposing a round-a-bout be constructed near this intersection, leading into their project at their main drive-through road which is immediately at the property corner of their project and the Kapa'a Middle School. Not only is this probably the worst possible sighting for a round-a-bout being so close to a steep grade from and to Olohena Road (causing all traffic including school buses to consistently stop and start on this hill, but there is a huge drop off on both sides of this area. Should navigation by school buses be impaired for any reason, buses could easily fall over the edge of the embankments. Also, the cost of round-a-bouts has been quoted to me by the HDOT as costing between 5 and 7 million dollars. Since this intersection is NOT a state highway, the County of Kauai would have to pay for this suggested mitigation as the applicant is not offering to do so in the DEIS. This is an unacceptable solution.

3) Page 136: TRAFFIC RELATED ISSUES: In a letter dated February 11, 2015 from Raymond Mc Cormick, then District Engineer of the HDOT, he states that one of the solutions being proposed to hasten traffic around Kapa'a, is to add an additional lane to the North end of the Kapa'a Bypass. Not only is there no time line for funds to be available for this addition, but according to the HDOT, a traffic signal would have to be installed at the intersection with Kuhio Highway, causing more of a traffic tie up than what already exists. Since no funds have been allocated by the KDOT, it could be many years after any development is approved and constructed on the applicant's property. This is not an acceptable solution.

4) Page 79: WATER RESOURCES: The applicant admits that there may be a contamination problem with the well that they are proposing would either be connected to the Department of Water (DOW) storage tank on Ka'apuni Road, or used directly within their project development. Regardless, I find these two proposals are assuming that their well water will be potable water for human consumption since this exploratory well is not indicated as having been already tested by the Hawaii Department of Health (HDOH), and not now meeting the requirements of the DOW. The well is indicated as being on two separate maps in two separate places in the DEIS as being within a few feet from an existing stream and about 300 feet from the stream. QUESTION: Which map is correct?

Regardless, the stream that flows through or near the applicant's property originates west and northwest of Olohena Road, flowing through major cattle, goat and pig country for years and years. Plus, is there any research to be done regarding overflowing or leaching cesspools within the uplands of this stream?

5) Page 80: WASTEWATER: The applicant is proposing that all wastewater from any potential development will be routed to the sewer lines that traverse through Kapa'a and Wailua into the Wailua Water Treatment Plant (WWTP). This plant, originally

constructed in 1964 meets only the minimum requirements for wastewater treatment per Hawaii's Administrative Rules. Although the WWTP has been expanded to deal with a higher peak flow, it still is pumping a minimally treated outflow into the ocean at Lydgate Park as well as being used as irrigation for the Wailua Golf Course.

QUESTION: What kind of testing and how often is the outflow pipe into the ocean researched? Also, are there signs at both the Lydgate beach location and the golf course advising swimmers, surfers and golfers that they may be subject to pollution and bodily harm, particularly if studies and research are not done consistently and independently of the management of the WWTP?

I would appreciate your consideration of my concerns as you review the DEIS for this project and will expect detailed responses via e-mail and/or at a future public hearing to be held on Kauai.

Māhalo and with Aloha.

Marj Dente, resident and property owner for over 25 years
6335-B Waipouh Road, Kapa'a, HI 96746 808-823-8162

Response, 10/01/2018:

Dear Marj Dente,

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.

HoKua Place will be contributing to the upgrade of the existing wastewater facility to handle the Project and future growth in the area. I have not been able to get information on the effluent discharged into the ocean and the golf course for irrigation. I will have to get back to you on this issue.

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 in all income categories. 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

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Friday, October 5, 2018 12:19 PM
To: liladevi@yahoo.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Lila Devi.pdf

Aloha Lila Devi,

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: lila devi <liladevi@yahoo.com>
Sent: Friday, June 12, 2015 7:00 AM
To: info@hookuleana.com
Cc: luc@dbedt.hawaii.gov
Subject: 800 house development Kapaa

Please don't ask for approval for this development until the infrastructure in Kapaa can be improved by the DOT. The sanitation needs improving and the flow of traffic through the Kuhio Highway shopping area. The tourists are not going to continue to visit here once they experience the traffic gridlock.

the locals will have to do our shopping in the evening or early morning hours to stay out of the gridlock. It is already slow most weekday afternoons and we don't even have the traffic from the approved 3 hotels yet to experience.

Is the developer going to live and commute from his development. I doubt it!

Hold off till DOT and local politicians can improve the traffic and sanitation.

Thank you, Lila Devi (Wailua Homesteads homeowner)

Response, 10/01/2018:

Dear Lila Devi,

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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Kauai is on the verge of forcing people to use the Bus, shuttles and car pooling. We have no other choice. People have the freedom to own homes, to visit and not go home. We cannot control the population. Government is and will always be slow in catching up with transportation improvements.

The three projects you mentioned will most likely be completed within 5 years. HoKua Place will have housing available for the workers of the projects. Innovative ways of getting the workers to and from their work place are being discussed. A shuttle by the hotels and the project association from the Project to and from the hotels is a viable.

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.

Thank you for voicing your concerns,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Friday, October 5, 2018 12:21 PM
To: goodwinkip@gmail.com
Subject: Response to Hokua Place DEIS 2015 Comment
Attachments: Q-3 Michael Goodwin.pdf

Aloha Mr. 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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Response, 7/10/2017:

Mr. Goodwin,

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Thank you for voicing your concerns,

Ron Agor

Peter T Young

From: Michael Goodwin <goodwinkip@gmail.com>
Sent: Monday, June 22, 2015 10:55 AM
To: luc@dbett.hawaii.gov; info@hookuleana.com; Michael Goodwin
Subject: Draft EIS, Hokua Place

Aloha to those reviewing this application,

After reviewing the Draft Environmental Impact Statement of May 15 for application of zoning change from agriculture to urban use as proposed by Ho'okuleana LLC, aka Hokua Place in Kapa'a on Kaua'i, I do not think the developer has made a convincing case for this development in this location being a better use than its current designation for agriculture.

Attending a meeting with Dept. of Transportation personnel Ray McCormick and Don Smith, I learned that funding for road upgrades that would mitigate the increased traffic on the already overburdened Kapa'a-Wailua corridor, arising from this development, will not be forthcoming for a long time, if ever. Traffic congestion is already a real safety issue for buses transporting children to the adjacent Kapa'a Middle School, for children crossing Olohena Road in front of the school, and for emergency vehicles being delayed in dense traffic on Kuhio Highway.

The developer is claiming an on-site water source sufficient to serve all 800 homes. There is no independent corroboration of this claim. An independent study, paid for by developer, needs to verify the quantity and potability of water from a well on the property.

Wastewater is proposed to go to Lydgate where it would be partially treated and much of it then pumped into the ocean. Please consider there are three already permitted, yet to be built resorts in Waipoli/Wailua, all to be served by the 1960's era Lydgate waste treatment plant. Developers, not taxpayers, should pay for waste treatment upgrades. But first and foremost it should be determined that the already stressed eastside ecosystem can absorb all this added waste at all.

On a personal note, I used to drive from my home on Olohena Road to Wailua Beach frequently, but I have stopped because of the stress and personal risk of confronting the traffic tie-up at the Kuhio Highway, Kuamo'o Road intersection. It's a small example of a loss of quality of life, difficult to measure and quantify, endured by residents of the east side of Kaua'i.

Kaua'i needs housing for its people in areas that have the capacity to receive them. Kapa'a-Wailua is not one of those places.

Thank you for your consideration,

Michael Goodwin
Member of the executive committee, Kaua'i Chapter, Sierra Club