

From: isha1728@yahoo.com
To: [DBEDT LUC](#)
Subject: Overdevelopment Project of Hokua Place: Still time to comment
Date: Saturday, December 15, 2018 9:09:19 AM

To whom it may concern:

I have been a Resident of Kauai for 19 years. I own a home in Kapaa off Laipo Rd. The traffic over the past 3 years has become unbearable and has impacted my job as a massage therapist providing mobile massage. I also work at 2 spas in Kapaa there is always traffic. It is not sustainable to build Hokua place with 769 more homes. Already Hauluaa road is backed up with traffic in the morning. The bypass is becoming impossible 2 to 3 times a day backed up. This project is not affordable housing starting at \$650 that is a joke. Most people on the island who are local make less than \$15 an hour. Have you looked at minimum wage lately. Our homeless population is increasing. Let's keep Kauai safe and affordable.

I totally agree with the article below.

Sincerely,
Alicia Doellgast
4928A laipo Rd
Kapaa, Hawaii. 96746

**THE CRUSH OF DEVELOPMENT ON THE EAST SIDE:
You can stop this over development: It's not a done deal**

The threat of yet more Kapa'a development further diminishes out quality of life. Hokua Place will have 769 residential units on 97 acres, at a price range beyond the reach of most of us. This, of course, is along with two resorts already approved and soon to be under development in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa'a (Kealia Mauka). Traffic has increased dramatically increase over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of 1500 more cars from Hokua Place.

The opportunity now is to speak up before it's too late. Email your comments re Hokua Place development to the **State Land Use Commission (LUC)**. The developer is requesting the **up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School to an Urban Center zoning. Our goal is to keep it zoned Agriculture.**

What can you do?

1. Let the Land Use Commission know your concerns on or before the deadline of December 24, 2018 (yes, Christmas Eve).
2. Please send this notice to all of your social media contacts – through Facebook, Twitter, Instagram and email to all your lists right away to do the same.
3. Get your friends and family to email their concerns to the Land Use Commission at: dbedt.luc.web@hawaii.gov
4. Watch for further emails announcing the meeting of the Land Use Commission on

this issue on Kaua'i in 2019, and show your concern by showing up.

HERE IS WHAT YOU SHOULD KNOW ABOUT HOKUA PLACE:

Impacts on Our Island From the Proposed Hokua Place Subdivision

- 1. Stuck In Traffic: Buried in the 2nd Draft Environmental Impact Statement and By Their Own Admission, Hokua Place Will Generate a Total of Approximately 1,900 Vehicle Trips Per Hour During Morning and Afternoon Rush Hours Combined. Traffic now is bumper to bumper 7am -9pm.**
- 2. Our Aging and Insufficient Infrastructure: The 769 Additional Units Hokua Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure: water supply, road surfaces, sewage, school capacity**
- 3. How Can Hokua Place Be Touted As Meeting Our Affordable Housing Needs: Only 30% of units are required to be affordable the others are “ subject to market conditions”, which means the developer can increase current prices.**
- 4. Single Family Homes from \$650,000 –\$950,00 Where is the Affordability?**
- 5. Food Security in a Time of Uncertainty: Conservation of Agriculture Lands Should Be a Priority, Not Urban Sprawl.**
- 6. Hokua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.**

BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION:

We are recommending Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua'i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Let's kokua Kaua'i before it's too late!

In peace with great love for Kaua'i, Gabriela Taylor

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HeartBeatofKauai.com

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