

**From:** [Taj Jure](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Development  
**Date:** Sunday, December 16, 2018 7:06:12 AM

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To: The Land Use Commission

I care about preserving the rural character of Kauai and keeping new developments sustainable and respectful of existing infrastructure.

I recommend Alternative 1 – the No Action Alternative from the 2<sup>nd</sup> Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture.

I live on the north shore and drive to Lihue and Kapaa at least twice a week. The traffic has gotten heavier over the last year with more people. We have never come up with an alternative besides the bypass road in the 33 years that I have lived here and this development will not heal that- It will only create more traffic and more homes for tourists- Where are the workers supposed to live?

There is nothing positive about this development for Kauai except for the builders and project owner-

#### **Impacts on Our Island From the Proposed Hokua Place Subdivision**

- 1. Stuck In Traffic: Buried in the 2<sup>nd</sup> 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**

Sincerely,  
Therese Jure