

From: [Danny Hashimoto](#)
To: [DBEDT LUC](#)
Subject: Vote against approving Hokua Place
Date: Sunday, December 23, 2018 9:57:18 PM

Aloha Land Use Commission,

Please vote against upcoming the Hokua Place Subdiv., that is, leave it in Agricultural Zoning for the following reasons.

Traffic is already bad/congested oftentimes throughout the week in the immediate area of the project as well throughout the Kapa'a corridor. And per the second Draft Environmental Impact Statement, Hokua Place will generate a total of approximately 1,900 Vehicle Trips Per Hour during morning and afternoon rush hours combined. Traffic is already bumper to bumper during those peak hours for TOO LONG A PERIOD OF TIME..that is, too many people are stuck in traffic far TOO LONG! This is just one of the problems that need to be solved or at least greatly mitigated before any upzoning for Hokua Place can be granted.

Insufficient Infrastructure and its ongoing aging process...that is, serious upgrades need to be made for road surfaces, sewage, etc.

Most of the single family homes built here would not be "affordable." A new and better plan, including a higher percentage of units need to be show to be affordable and that those prices will not escalate.

Essentially, Hokua Place should not be considered a priority under any means as it cannot be created and categorized as a true "sustainable" development. Better technology needs to be employed and brought to light for any developer to move ahead with a project like this. Our LONG TERM future as a viable and attractive island for visitors and new residents needs to be retained and in fact, improved. Approving Hokua Place and seeing it developed as such would diminish the quality of life for we residents as well as diminish the attractiveness for visitors because existing issues would be exacerbated. Enough studies have been done to prove this.

Please vote for Alternative #1 - the No Action Alternative from the 2nd Draft Environmental Impact Statement...and keep the proposed project land area in Agricultural Zoning.

Mahalo and aloha,

Danny Hashimoto
Kapa'a, Hawai'i