

From: [Dawn Kawahara](#)
To: [DBEDT LUC](#)
Subject: STRONGLY OPPOSE HOKUA PLACE DEVELOPMENT
Date: Monday, December 24, 2018 4:02:15 PM

Dear Land Use Commissioners,

We offer testimony today strongly opposing the development of the proposed "Hokua Place" in Kapaa on Kaua'i. We offer many reasons, including the fact that Kauai does not actually have a housing shortage, but a shortage of missing affordable housing--low and middle income. Facts gleaned from realty sales back up this statement.

How anyone of sound mind can think that having Hokua Place developers add close to 800 units with a starting price of \$650,000 is going to help our island's housing problems is beyond us. This asking price is so "out of the picture" for people who really need housing that it's ridiculous. But the proposed development--including the Kauai lifestyle and tropical scenery, temperatures and relative safety--will be affordable to many higher income folks, a good number of whom who'll be moving here from off-island for either part of all of the year. . .with cars in tow.

We say cars, plural, because most have a car apiece, so even guessing low at two vehicles per unit, 769 x 2 will put more than 1500 more vehicles onto our already jammed Kapaa highway, traffic circle and bypass road included. Already people who can are timing their trips through Clog Alley (Kapaa), and those who can't, often take Olohena back behind the Giant to hele on down to the pile-up at the Kuamoo Rd. T-junction with Kuhio Highway, or vice versa, depending on whether heading north or south. This already serious traffic matter is and has caused road rage, accidents, and a huge amount of stress as well as large quantities of wasted commute time. . .

Besides Hokua Place vehicles adding into our already terrible Kapaa crawl, there's the matter of an outdated waste treatment facility, which is already under review for age and inefficiency and with three new developments supposedly in line for Eastside development. (The news has carried the disgusting "blow" of a manhole in the recent past, and some of the waste matter is just waiting for a good rain to finish the "wash job" into the ocean.)

Let's not court the Hokua Place developers and their money, please!
Let's think carefully about smart growth solutions that have and are being offered for Kauai.

Last, we are shocked that you've made Mon., Christmas Eve Day during this terrifically busy holiday season as your deadline for testimony. This in itself--knowing how people are so overburdened with work and family obligations and extra holiday occasions--shows a lack of any kind of reasonable planning. . .or perhaps those who set such a deadline were counting on less testimony-? We wonder. . .

Again, we entreat you to back away from such development as is on the table in Kapaa at this time and review carefully a smart growth model that may increase the density and energy and attractiveness of our main town of Lihue, parts of which are sorely neglected and appear as crying for some attention and an economic boost to revivify the town center.

Sincerely,

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