

From: [Sharon Tomas](#)
To: [DBEDT LUC](#)
Subject: Hokuia Place Proposed Up-Zoning of AG to Urban Center
Date: Monday, December 24, 2018 3:20:56 PM

Aloha
State of Hawaii Land Use Commission

I support the no action alternative in the DEIS meaning the Project area would be left in it's current state..Hokuia would not be built.

I believe by building this area that it will further contribute to an already untenable traffic situation in Kapaa. We don't need even more cars, with estimates of 1000 vehicles per hour morning and evening. This will increase with two more already approved resorts building in this area.

I believe the impact on an aging infrastructure, roads and waste treatment to be untenable especially given the old malfunctioning treatment plant in Wailua. The plant is in a flood area and will be susceptible to sea level rise that is coming due to climate change.

If past actions are predictive the promise of affordable housing will be so small and unlikely that there isn't enough to offset the traffic and infrastructure issues.
Affordable housing needs more planning and strategy beyond builders promises that affordable means \$650M pricing.

sincerely,
Sharon Tomas
7070 A Kaholalele Pl.
Kapaa, Kauai