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AUG 05 2019

STATE OF HAWAII
LAND USE COMMISSION

From: KEN TAYLOR

Aug. 5, 2019

To: Daniel E. Orosenker & Land Use Commission

Re: Comments on A-17-803 Keaila Properties LLC

No Zone Change Should be Given, Until
There Are Adequate Road-way
Infrastructure in Place.

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route Kapule Highway/Kapaa Stream to Kuhio Hwy. all the way back to 1973. Forty Six (46) years of growth without the relief route. IT'S TIME HAS COME.

- 1) Kapaa, Wailua Development Plan 1973
- 2) Kauai Long Range Land Transportation Plan 1997
- 3) Kauai General Plan, Nov. 29, 2000
- 4) Federal-Aid Highway 2035 Transportation Plan

We have received most all the development from these documents, plus about a 40% increase in visitor arrivals, but very very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams & bumper to bumper traffic is not only a social impact on the community and tourism it has a very heavy economic impact on the whole island wide business community.

We have done ourself's into a hole. Please "NO" more zone changes till we get the Kapaa relief route between Kapaa Stream and Kuhio Hwy. in place.

While the traffic study for the Keaia project look at the cumulative impacts of Six (6) projects it did not look at the Hawaiian Homelands 700 unit project just South, across the Wailua river, the increase in tourist traffic or the potential of about 4000 units that could be built between Kuamoo Rd & Kawaihau Rd, West of Olohena and Komalu Rd. No zone change needed. Also missing is the traffic increases from the remodel of the Coconut Market Place.

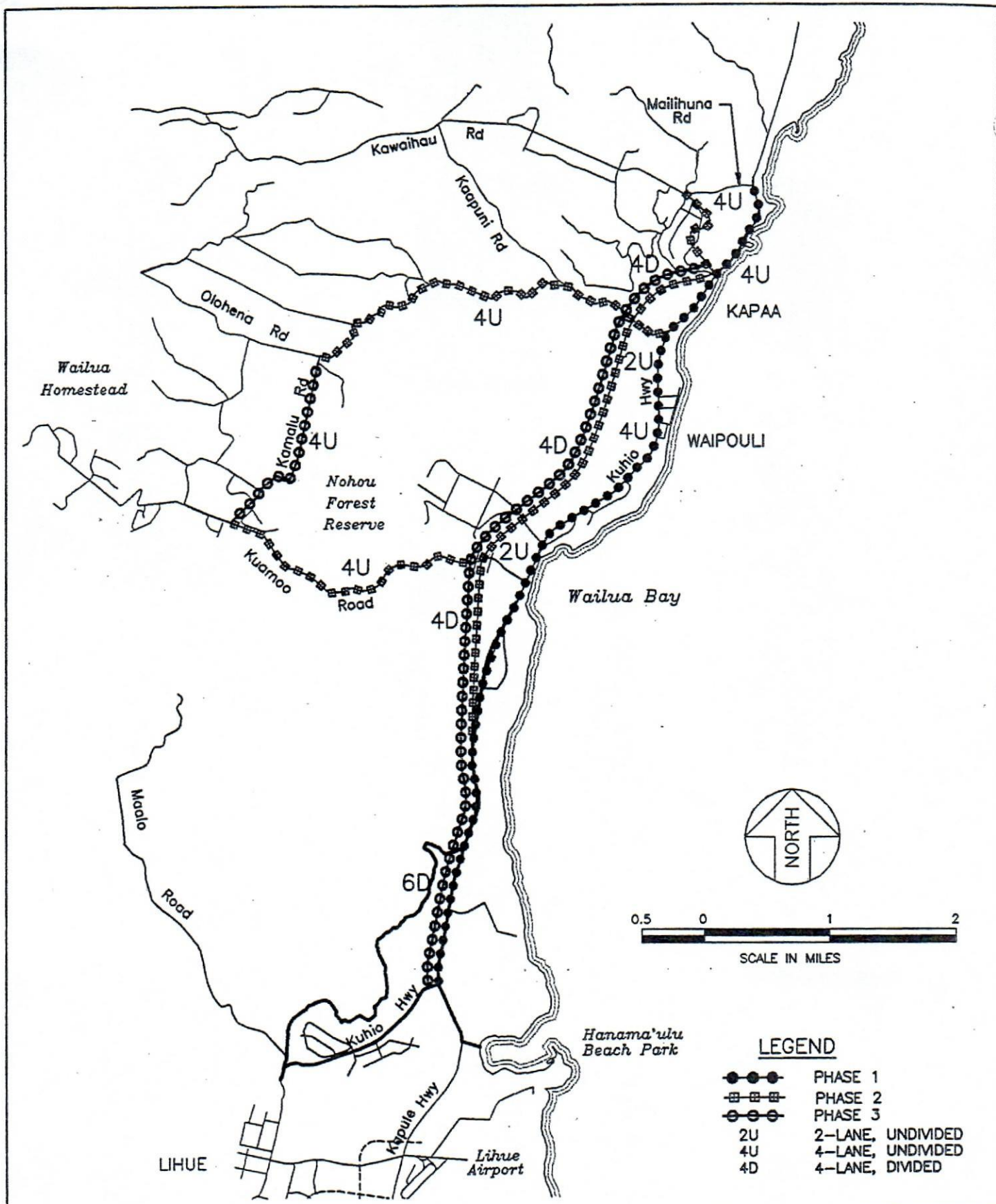
The short term road improvements will not relieve traffic problems. They will in most cases only relocate problems. One example: currently we have a bottle neck where the bypass road intercepts with Kuhio Hwy. By adding a lane at this point, heading South to have two lanes will relieve the problem there, but will shift the problem across the river where the two lanes of traffic will be required to feed back into "one" lane.

Affordability?

If a 6000 sq. ft lot sells for \$100,000.00, how many people can buy a lot. Most banks will not loan money on bear land, and if they did where would the money come from to build a home?

KEN TAYLOR

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KAUAI LONG-RANGE
LAND TRANSPORTATION PLAN

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, HAWAII
**HANAMAULU-KAPAA AREA YEAR 2020
RECOMMENDED IMPROVEMENTS
AND IMPLEMENTATION PLAN**

FIGURE

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