

## **GROUP 1 - RESPONSES TO INDIVIDUAL COMMENTS**

**From:** [Aat Bontje](#)  
**To:** [DBEDT LUC](#)  
**Subject:** FW: Hokua Place Overdevelopment  
**Date:** Saturday, December 22, 2018 4:23:48 PM

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**From:** Aat Bontje [mailto:[abontje@hawaii.rr.com](mailto:abontje@hawaii.rr.com)]  
**Sent:** Saturday, December 22, 2018 12:29 PM  
**To:** [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)  
**Cc:** 'pearl vivian wollin'  
**Subject:** Hokua Place Overdevelopment

Dear Commissioners.

This is to urge you to consider subject's Alternative I, the No Action Alternative from the second Draft Environmental Impact Statement as the most prudent choice for Action. Considering all the negative consequences **No Action is the preferred Action**. We are in complete agreement with Gabriela Taylor's comments in the tgi Forum of Sunday, December 18, 2018, A-10.

Thank you for your Judicious consideration.

Pearl Wollin  
Adrian Bontje  
4120 Omao Road  
Koloa, HI 96756  
[abontje@hawaii.rr.com](mailto:abontje@hawaii.rr.com)  
808 320 3781

Dear Aat,

First of all, thank you for expressing your concern about Hokua Place.

The Kauai General Plan was recently updated to include a "Neighborhood General" designation. Hokua Place is now designated as "Neighborhood General". The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan.

Hokua Place intends to fill the housing needs of the Kapa'a and Wailua area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area, therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles.

As the 2nd DEIS and the Final EIS indicate that Hokua will be adding potable water to the Kapa'a area and not just for the project. The County Wastewater Department has accepted the project with the development assisting in the upgrade of the sewage treatment plant. Solid waste facilities will not be dramatically impacted, as the housing is for residence that already live in the area.

Thirty percent of the housing will be affordable. That is approximately 230 affordable units. The affordable units will range from \$ 175,000.00 to \$ 275,000.00 as depicted in Section 1.2 of the 2nd DEIS.

Kauai has an abundant of good agricultural lands. If the future world conditions demands that we grow our own food, Kauai will not be lacking agricultural lands or water to grow our own food. Currently, the problem in agriculture on Kauai is the lack of farm workers.

Pages 019 to 039 of the 2nd Draft EIS and Final DEIS specifically states the projects conformance to the Sustainability Standards. HoKua Place will be providing diverse and mix housing types for all in the Kapa'a and Wailua area, the walking and bicycle paths to encourage trips to Kapa'a Town will keep residence to sustain their health, providing it's own potable water, and having a large solar photo-voltaic facility on Hokua Lands are examples of a sustainable plan.

Hokua Place will definitely not be impacting any archaeological, biological, botanical, avian or mammalian, or visual environment in the area as stated in the 2nd DEIS as well as the FEIS.

The bottom line is that most of Kauai and government entities have drawn the conclusion that housing is on the top of the list for urgent needs. The Hokua Place will assist in addressing the housing crises.

We have mailed our this response to your comments to you.

Aloha,

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 3:46 PM  
**To:** abontje@hawaii.rr.com  
**Subject:** Hokuia Place Development Response  
**Attachments:** Aat Bontje.pdf

Aloha Aat,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [James Beardmore](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place  
**Date:** Tuesday, December 18, 2018 8:32:11 PM

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State of Hawai'i Land Use Commission  
Department of Business, Economic Development & Tourism  
P.O. Box 2359  
Honolulu, Hawai'i 96804-2359  
Telephone: (808) 587-3822  
Fax: (808) 587-3827  
Email: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)

I do not agree with the development of Hokua Place as it is presently planned. The original plan called for the houses to nearly surround Kapaa Middle School, with no buffer zone. Having been a teacher at Kapaa Middle School for three years, it would be better for the school and the community not to have the lots abutting the school. In its present plan, I do not agree with the change in zoning from agricultural use.

I have reviewed the comments at  
<http://luc.hawaii.gov/wp-content/uploads/2014/10/Support-Statements-on-Hokua-Place.pdf>.  
I do not agree that the development would alleviate traffic, and many of the other points in the letters of support.

The recent article in The Garden Island Newspaper by Gabriela Taylor, "Eastside overdevelopment: Hokua Place," tgi forum, Sunday, December 16, 2018, has many points I agree with, in particular the quality of life. The article does not really say enough, because it lack the point: kapu 'aina seems to be the mana'o of many people, but are they afraid to say so?

I voted for Luke Evslin for Kauai County Council, not because of his housing density standpoint, but because of his background in sustainable living, that he did by living off the grid, which can provide meaningful engagement with ideas, that can apply to island energy sustainability, and to land use.

I voted for JoAnn Yukimura because she instituted and preserved the building height moratorium for Kauai.

We use labels as an excuse for engagement with ideas. I am worried that island land is labeled as an income generating machine, when real wealth is from how people are working together. Adequate protections for the island land can be like what Kauai has done for energy sustainability, a step ahead from the rest, ahead of soft leadership decisions that other places have had.

Please do not change the zoning from agriculture. We can discuss in a meaningful way, without using labels to dismiss the mana'o of many people. For the time being, it would be better to leave the land zoned agriculture. The rush to develop, like rapid urbanization, without time for meaningful engagement with ideas, and the resulting quality planning, will affect the quality of life for years to come.

James Beardmore  
PO Box 741  
Waimea HI 96796

Dear James,

The DOE has welcomed the HoKua Place housing project adjacent to the Kapa'a Middle School. the Project is designed with bicycle and walking path for the children of HoKua Place to safely bicycle or walk to school, thus reducing cars on the road.

Kaua'i number one crisis is housing. In particular housing for the young individuals, young families, and families who are doubling up in houses in the Kapa'a-Wailua area.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits from the market housing will be minimal because of the developer has committed to real affordable prices for 231 homes.

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. To deny 231 families from having the opportunity to buy a home because one experiences heavy traffic at times is unreasonable.

Thank you very much for your comments.

Aloha,

Ron Agor



**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:17 PM  
**To:** palena@hawaii.rr.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** James Beardmore.pdf

Aloha James,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [agu.garcia](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua place comments  
**Date:** Wednesday, December 19, 2018 6:26:36 PM

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Hello Land Use Commission Members,

My name is Agustin Garcia, I was born at Wilcox hospital, went to Kapa'a Elementary School, was a part of the first 6th grade class at Kapa'a Middle School and then later graduated from Kauai High School in 2006. In my upbringing on the island I have learned much with regards to the Hawaiian respect and stewardship of the land, and believe the leaders have lost sight of what is important. Yes, the system we currently use requires money, but that is not the sole purpose to life!

In my youth, I remember the sugar cane plantations still being active on both the East and the West sides. In retrospect, the concept of what plantations (more what the owners decided to do) were doing is completely ludicrous; how can the Hawaiian Islands (total land mass of under 10,000 square miles) with its limited land mass to grow on expect to supply the world (57,505,693.767 square miles [16,791,662.579964 square miles accounting for only 29.2% of Earth's surface being land]) with food!!!! Granted, it was predominately sugar and pineapple, but still! There are many other places with more land and less endangered species living there that could have been utilized to feed the world (preferably more local to the region it supplies); the destruction of the natural habitats that occurred so that these plantation owners can seek a profit is flat out wrong.

The example above with the sugar plantation in the past is similar to the Hokua place now; leaders are being selfish and irresponsible!! Is money really all that matters in this world!?!?!?!? I think not. I hope our leaders are not venal as well.

The Hokua Place will add to Kauai's problems, not help them. Kauai is overpopulated, overconstructed and overused. Addition of overpriced homes that NO Local can afford will only further deteriorate the diminishing Aloha due to increase traffic, increase issues with infrastructure, increase of cost of living on an already exorbitant expenses needed to survive.

I think these lands should stay in agriculture; not agriculture to feed the world, but agriculture to feed the island! It is foolish insolent talk that a majority of the goods needed to survive on the island comes in on a boat, when life has, and can continue to, happened on the island without goods being shipped in; this, I believe is solely for the profit of a few at the expense of the majority. We need to increase the local farmers that sustainably feed Kauai! We need more affordable housing; the bougie plan of Hokua place will only bring in more outsiders like Mark Zuckerberg to purchase vacation homes...not a solution for the struggling local whose housing prices have skyrocketed.

I recommend that we take the No Action Alternative from the Second Draft Environment Impact Statement.

Thank you for your time and hearing out this concerned citizen.

Aloha,  
Agu

P.S. Please feel free to contact me

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Virus-free. [www.avg.com](http://www.avg.com)

Dear Mr. Garcia,

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. Kauai's top concern is housing.

You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position. You may call me if you have further concerns.

Aloha,

Ron Agor  
651-5764

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:09 PM  
**To:** agucito@hotmail.com  
**Subject:** Hokua Place Development Response  
**Attachments:** Agu Garcia.pdf

Aloha Agu

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [A.Russell](#)  
**To:** [DBEDT LLC](#)  
**Subject:** Hokua Place - extreme over-development of Precious Kaua'i !  
**Date:** Monday, December 24, 2018 8:09:55 AM

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I understand that developers' objective is to make money = big money! And what a "better" place than a (used-to-be) laid-back place than this fragile tiny island in the beautiful Pacific Ocean!

Since "reports" are easily skewed and so-called Environmental Impact Statements have been swayed away from the blatantly obvious, Let thousands of us (through a few of us making the time to write, show up - during HOLIDAYS - and speaking up) bring some vital facts that AFFECT ALL LIVE ON KAUA'I to your attention.

If Hokua Place were able to change our sane zoning from urban agriculture to meet their needs and be developed (destroying the healthy habitat of thousands of natural vegetations, animals and humans, the following would just be the beginning of the non-sustainable environment for not only the above-mentioned, but rippling out onto/into the whole island.

1. Hokua would generate 1,900 vehicle trips PER HOUR on our poorly-maintained roadways which are already superly over-crowded consisting of bumper-to-bumper crawl N park traffic. This situation already requires each traveler to do a lot more time on the roads, thus increasing super toxic air pollutants in our living environment !
2. Unfortunately our present infrastructure - water supply, road surfaces sewage and schools capacities are already compromised to the "bursting " point, with few workable solutions on the table.
3. To be more accurate, Hokua Place does not come close to "meeting our affordable housing needs" It is very apparent that whoever purports such a notion does not know the facts of the majority of our people's standard of living. Most human beings living on Kaua'i live below what is termed "poverty level" and could not afford to live in the proposed small - 30% - portion of Hokua Place's "affordable housing".
4. Blazing fact: Single Family Home costing \$650,000 = \$950,000 are financially impossible for the majority of our people who need affordable - in their income range - housing.
5. In a rime in which Kauai'i Island is (outrageously) importuning 90% of its food , to strip this island of one of her most valuable and necessary resources - Agriculture Land - is actually unthinkableably udicrous.
6. There is no true, factual, justification to the statement that Hokua Place is a sustainable development - in the slightest way.

**We highly recommend, and urge:**

**No action alternative from the 2nd Draft Environmental Impact Statement.**

No action will be taken and the project area will remain zoned as Agriculture.  
Hokua Place will not be built  
The land will remain in the State Lands Use Agricultural District

"We, the people" will appreciate your honest, thoughtful consideration.

Sincerely, with devout love for Kaua'i and all her inhabitants,  
Annalia Russell

Dear Analia,

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position.

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:17 PM  
**To:** hulaheart10@gmail.com  
**Subject:** FW: Hokua Place Development Response  
**Attachments:** Analia Russell.pdf

Aloha Analia,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Steve Backinoff](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Kokua Place Development  
**Date:** Saturday, December 15, 2018 11:57:45 AM

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Aloha Land Use commissioners-

I live in Kapahi now after 25 years in Kilauea. Several times in past few months , it has taken me an hour + to get from Kapahi Park to the Houselots. That is one reason to slow down any new large developments in Kapaa area.

In the morning, Kapaa school traffic is bumper to bumper for a mile .  
I volunteer at Kapaa school . The keiki show up without enough sleep , without proper food, from violent situations and get put in classes of 25 + and are lost.

If people who buy new homes in area have children the increase in students will make a crisis worse.

I have been working on solid waste solutions since I got here in late 1980's and we have not only not made progress but all the development of big box stores without any responsibility for managing packaging has made situation worse.

We have made some gains in renewable energy sources but far from sustainable.

We have the best source of water in the world and even that resource is running into problems.

To be quite blunt. Any large development is short term financial gain while saying " To Hell" with the future health of Kauai.  
We are an Island. Not California. And we can see their problems.

This is a lousy spot for any building. We need to get more infrastructure and manage current problems before adding unaffordable housing and increased population and vehicles.

Mahalo for your kokua

Steve Backinoff 808-346-2587 [sbackinoff24@gmail.com](mailto:sbackinoff24@gmail.com)

Steve,

HoKua Place is a well thought out project. The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. HoKua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include walking and bicycle paths integrated with Kapa'a Town's future paths. Overall, HoKua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

The HoKua Place proposes 231 affordable housing units in the range of \$ 175,000.00 to \$ 275,000.00. This is really affordable.

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:32 PM  
**To:** sbackinoff24@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Steve Backinoff.pdf

Aloha Steve,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Frank Kelly](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Development  
**Date:** Thursday, December 20, 2018 2:02:11 PM

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To the Land Use Commission:

Please enact Alternatice #1 from the 2nd Draft Environmental Impact Statement.  
Under this alternative, no action will be taken.  
The land will remain in the State Lands Use Agricultural District.  
Hokua Place should NOT be built.

Mahalo,

Alfred Frank Kelly  
3566 Old Mill Place  
Koloa, HI 96756

Dear Alfred,

While it may be difficult to sit in traffic for 15 minutes or so at times, there are young individuals, families, and families doubling up in houses who want the opportunity to buy and affordable home. The HoKua Place will be providing 231 affordable housing in the range of \$ 175,000-\$ 275,000.00. This is very affordable and realistic.

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:40 PM  
**To:** afkirish@gmail.com  
**Subject:** RE: Hokua Place Development  
**Attachments:** Alfred Kelly.pdf

Aloha Alfred,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Beth Chandler](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Kauai development  
**Date:** Sunday, December 16, 2018 12:11:01 PM

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Dear Kauai Land use:

I am very dismayed by reading the latest article in the Garden Isle news about all the new developments planned on the East side Kapaa area. Namely the Hokua development. If these plans go through, what is going to be done about increased traffic which is already a huge problem? I have seen Kauai's growth since the early 80's and this last time I visited, in October, the traffic was unbearable. I am very concerned about the future of Kauai should this growth be allowed to keep happening. I strongly believe that priority belongs to keeping the land agricultural rather than adding more costly housing, tourist accomodations, and more traffic. Very important!

Sincerely,

Beth Chandler  
Tulalip, WA

Dear Beth,

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority.

You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

Thank you for expressing your concerns,

Ron Agor

---

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:27 PM  
**To:** bchandler88@hotmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Beth Chandler.pdf

Aloha Beth,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [ALLAN JOHNSON](#)  
**To:** [DBEDT LUC](#)  
**Subject:** land use  
**Date:** Thursday, December 20, 2018 3:20:43 PM

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Land Use Commission,

The responsibility for decisions related to the growing dilemma about how best to care for this beautiful island of Kaua'i is in your hands. I would be lying to say that I know any of the answers. I would also be lying to say that I am not part of the very problem by the virtue of living here. But I would also be lying to say that your decisions don't affect me intimately.

Please consider the impact that your decisions will have on this beautiful micro dot of our earth. You have the opportunity to try to preserve its very life or let it fall victim and die to progress the way so many other beautiful micro dots of our earth have been killed.

Thank you for working so hard on behalf of all of us who are so fortunate to call this small paradise home.

Allan Scott Johnson

Dear Allan,  
Kauai' s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider you position. You may call me if you have further concerns.

Aloha,

Ron Agor

## Sara Jehn

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:15 PM  
**To:** allanscott1959@yahoo.com  
**Subject:** FW: Hokua Place Development Response  
**Attachments:** Allan Johnson.pdf

Aloha Allan,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**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 Oloheua 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,

Dawn F. Kawahara, Writer

Delano H. Kawahara, Retired Teacher, Kapaa High School

5753 Noni St., Kapaa, HI 96746

Dear Dawn and Delano,

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Please read the submittal on the updated TIAR, the wastewater and water. HoKua Place will be helping the traffic at the bi-pass road with the a main roadway going through the project from the bi-pass road north to Olehana Road. The DOT plans construction of widening Kuhio Highway from the bi-pass road to the Wailua bridge.

HoKua Place is planned for the individuals and families in the Kapa'a-Wailua area. The vehicles are already in the area. Adding 1500 cars to the area is just stretching the truth.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

To deny the young families and those doubling up in houses is selfish and unreasonable, even coming from a teacher. You can certainly compromise with the those who want this project by staying home in peak traffic hours.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:52 PM  
**To:** dawnkawahara@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Dawn Kawahara.pdf

Aloha Dawn,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [isha1728@yahoo.com](mailto:isha1728@yahoo.com)  
**To:** DBEDT LUC  
**Subject:** Overdevelopment Project of Hokua Place: Still time to comment  
**Date:** Saturday, December 15, 2018 9:09:19 AM

To whom it may concern:

I have been a Resident of Kauai for 19 years. I own a home in Kapaa off Laipo Rd. The traffic over the past 3 years has become unbearable and has impacted my job as a massage therapist providing mobile massage. I also work at 2 spas in Kapaa there is always traffic. It is not sustainable to build Hokua place with 769 more homes. Already Haulua road is backed up with traffic in the morning. The bypass is becoming impossible 2 to 3 times a day backed up. This project is not affordable housing starting at \$650 that is a joke. Most people on the island who are local make less than \$15 an hour. Have you looked at minimum wage lately. Our homeless population is increasing. Let's keep Kauai safe and affordable.

I totally agree with the article below.

Sincerely,  
Alicia Doellgast  
4928A laipo Rd  
Kapaa, Hawaii. 96746

**THE CRUSH OF DEVELOPMENT ON THE EAST SIDE:  
You can stop this over development: It's not a done deal**

**The threat of yet more Kapa'a development further diminishes out quality of life. Hokua Place will have 769 residential units on 97 acres**, at a price range beyond the reach of most of us. This, of course, is along with two resorts already approved and soon to be under development in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa'a (Kealia Mauka). Traffic has increased dramatically increase over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of 1500 more cars from Hokua Place.

The opportunity now is to speak up before it's too late. Email your comments re Hokua Place development to the **State Land Use Commission (LUC)**. The developer is requesting the **up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School to an Urban Center zoning**. Our goal is to keep it zoned Agriculture. **What can you do?**

1. Let the Land Use Commission know your concerns on or before the deadline of December 24, 2018 (yes, Christmas Eve).
2. Please send this notice to all of your social media contacts – through Facebook, Twitter, Instagram and email to all your lists right away to do the same.
3. Get your friends and family to email their concerns to the Land Use Commission at: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)
4. Watch for further emails announcing the meeting of the Land Use Commission on

this issue on Kaua'i in 2019, and show your concern by showing up.

**HERE IS WHAT YOU SHOULD KNOW ABOUT HOKUA PLACE:  
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.**

**BOTTOM LINE RECOMMENDATION TO THE LAND USE COMMISSION:**

We are recommending 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. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua'i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Let's kookua Kaua'i before it's too late!  
In peace with great love for Kaua'i, Gabriela Taylor

Visit us at:

[HeartBeatofKauai.com](http://HeartBeatofKauai.com)

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**Manage Your Subscription**

This message was sent to [isha1728@yahoo.com](mailto:isha1728@yahoo.com) from [kauaimuse@gmail.com](mailto:kauaimuse@gmail.com)

Dear Alicia,

It is so easy to be upset with traffic while commuting. However, there is a crisis that is identified by most government agencies and more important by those who "do not have, that is more urgent than sitting in traffic while going to work. That urgency and need is housing. I had conversations with a lot of young people in the Kapa'a /Wailua area and most believe that they would take sitting in traffic for a few minutes more if they could have a home to own. That being said, we should not advocate for not having homes available to the young of Kauai because we at times sit in traffic for 20-30 minutes while commuting.

Hokua Place intends to fill the housing needs of the Kapa'a and Wailua area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area, therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles. The traffic impact assessment report indicates that HoKua Place will help ease traffic with its major roadway running from the by-pass road up by the middle school and on to Olehena Road.

Hokua Place will not have a major impact on infrastructure. As stated in the 2nd Draft EIS and the Final EIS, the County Wastewater Department have accepted the project, with the developer assisting in the maintenance of the sewage treatment plant. The Project will be providing it's own potable water and has offered the DOW to supply the county water system with more volume.

The affordable housing element of the project plans 30 % of the total units (231 Units) being sold for approximately \$ 175,000.00 to \$ 275,000.00. This will be in conformance with the County Housing Ordinance. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur where Kauai if forced to grow its own food, our island has the land and water to do so.

Pages 019 to 039 of the 2nd Draft EIS and the Final EIS specifically states the projects conformance to the Sustainability Standards. HoKua Place will be providing diverse and mix housing types for all in the Kapa'a and Wailua area, the walking and bicycle paths to encourage trips to Kapa'a Town will keep residence to sustain their health, providing it's own potable water, and having a large solar photo-voltaic facility on Hokua Lands are examples of a sustainable plan.

Thank you for your expressing your concerns.

Aloha,

Ron Agor

## Sara Jehn

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:13 PM  
**To:** isha1728@yahoo.com  
**Subject:** FW: Hokua Place Development Response  
**Attachments:** Alicia Doellgast.pdf

Aloha Alicia,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Peggy Ellenburg](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Development of Hokua Place  
**Date:** Wednesday, December 19, 2018 10:27:11 AM

I am writing to express my concerns about the request to develop 97 acres behind Kapa'a Middle School. This area is in the heart of one of the major traffic problems on the island. Until the county and state have developed a plan to mitigate this problem, making more homes available in this area is only going to add to the traffic congestion and road deterioration. I understand there is a need for more housing. I favor developing housing that is both affordable AND close to our major commercial center (Lihu'e). Thank you for your consideration.

--  
Peggy Ellenburg  
Island School Theatre Arts, Communications  
246-0233, ext. 262

Dear Peggy,

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

Kapa'a Town is the major commercial center in the Kapa'a-Wailua area. HoKua Place is a "smart growth" project. The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town and foster a good healthy community. There will be a variety of mix homes, a place for everyone. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:23 PM  
**To:** [peggy@school.org](mailto:peggy@school.org)  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Peggy Ellenburg.pdf

Aloha Peggy,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

[AgorJehnArch.com](http://AgorJehnArch.com)  
O: 808.947.2467  
C: 808.373.6025

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**From:** [andrew melamed](#)  
**To:** [DBEDT LUC](#)  
**Subject:** hokua place  
**Date:** Sunday, December 23, 2018 9:28:46 AM

---

i am a resident of wailua homesteads. I have lived on kauai for 48 years, and kapaa town has always been the most challenging and difficult area for traffic control and congestion.

the bypass road as well as temporary coning during certain times of the day proved effective for a few short years. However any single mishap or uptick in visitor counts or special events in the area can create hours of congestion that will stretch from kealia beach to Wailua river. Unless the infrastructure changes i cannot imagine another 700 homes and possibly 3000 additional residents and 1200 vehicles concentrated directly above all the congestion that continuously exists.. In times of emergency and or evacuation along the tsunami zone would be devastating. the development and resultant gridlock will have a further negative impact on our visitor experience. Kapaa remains a thoroughfare for travel to the North Shore, and to the Airport situated in the highest concentration of bedroom communitiites on the island.

#### FOR YOU INFORMATION

i was the hvb kauai chapter marketing director from 10 years from 1982-1992. i was also the manager of kauai's radio stations from 1975-2015. and in the most recent passed I have raised over 1million dollars for our Ocean Safety Bureau thru the Kauai Lifeguard Association. 2012-2018

i believe in quality growth and quality experiences for both residents and visitors and adding such a development (or any at all in that area) without thoroughly addressing the traffic issues before hand would be most detrimental to our island ...

mahalo for your time and consideration.

andy melamed  
808 482 0218  
5728 Noni Street  
kapaa hawaii 96746.

Dear Andy,

No community in the country is exempt from growing with traffic impacts. I know how easy it is to be upset about traffic. In discussions with the young people of Kapa'a and Wailua area, many say "yes they are willing to sit in traffic a little longer if they could buy a home.

Kauai' s top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

We have mailed this response to your comments to you.

Aloha,

Ron Agor  
ou

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:18 PM  
**To:** andymelamed946@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Andrew Melamed.pdf

Aloha Andrew,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [chefali@aol.com](mailto:chefali@aol.com)  
**To:** DBEDT LUC  
**Subject:** Hokua place  
**Date:** Saturday, December 15, 2018 10:11:44 AM

---

Aloha-  
As a 10 year resident and Realtor in Kapaa, I have seen lots of changes in the area and I beg you to reconsider approving the proposed land development project called Hokua Place in Kapaa. There is not enough infrastructure in place and these new homes will only benefit the developer. Please don't allow this project to go forward, it would not be in the best interest of the residents already living in the area.  
Thank you-  
Alison Neustein

Dear Alison,

I know how easy it is to be upset about traffic. No community in the country is exempt from growing with traffic impacts.

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Infrastructure, is adequate for this project, as DOW have been offered to take over the potable water well, which will provide all of HoKua, the county wastewater treatment plant for the area has the capacity to handle the project, and a large solar voltiac facility is on the western portion of the HoKua lands.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

Aloha,

Ron Agor

---

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:14 PM  
**To:** chefali@aol.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Alison Neustein.pdf

Aloha Alison,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Ann Perry](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center  
**Date:** Monday, December 24, 2018 12:39:50 PM

---

TO: State of Hawaii Land Use Commission  
RE: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center  
DATE: December 24, 2018

The Hokua Place 2<sup>nd</sup> Draft Environmental Impact Statement (DEIS) does not provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School from State agricultural lands to urban center. As such, I am recommending the Land Use Commission support Alternative 1 in the DEIS – the No Action Alternative. Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community and the rationale as described below.

**FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA'A.** By their estimates, Hokua Place will actually add another estimated 1,000-1,900 vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn't enough, imagine Kuhio Highway when 2000 cars are added to the Kapa'a logjam by two already approved resorts ready to go up in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), an one pending residential development (Kealia Mauka).

**IMPACTS ON AN AGING INFRASTRUCTURE.** Hokua Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State's new SLR Report. And remember, this is just one of 3 new developments coming online

on the east side which will be putting demands on infrastructure.

**PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING.** What is missing from the housing mix on Kaua'i is affordable housing - low and middle income housing. Hokua Place developers want to add 769 residential units to the mix with a price point starting at \$650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then \$650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure.

I urge you not to support the up-zoning of the 97 acres of agricultural lands behind Kapa'a Middle School from State agricultural lands to urban center, the project known as Hokua Place.

Ann Perry  
[annperrykauai@icloud.com](mailto:annperrykauai@icloud.com)  
Text/cell: 808-634-7888

Dear Ann,

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

Infrastructure, is adequate for this project, as DOW have been offered to take over the potable water well, which will provide all of HoKua, the county wastewater treatment plant for the area has the capacity to handle the project, and a large solar voltiac facility is on the western portion of the HoKua lands.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. See the housing market study in Volume II-A. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Thank you very much for your concern.

Aloha,

Ron Agor

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**Sara Jehn**

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:19 PM  
**To:** annperrykauai@icloud.com  
**Subject:** FW: Hokua Place Development Response  
**Attachments:** Ann Perry.pdf

Aloha Ann,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Anne Thurston](#)  
**To:** DBEDT LUC  
**Subject:** Hokua Place - opposed  
**Date:** Sunday, December 23, 2018 3:28:25 PM

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Dear Land Use Commissioners,

I understand the argument that Kaua'i needs more housing, but in my view, Hokua Place is not the answer. I have been sending testimony consistently, from 2015 onward (first to the State Land Use Commission, then to the Kaua'i Planning Commission and then to the Kaua'i County Council), as have many of my neighbours, always repeating the same concerns, the most serious of which are:

- Hokua Place will not make a meaningful contribution to the housing problem on the island. The single family homes will be unaffordable for local residents, and while some of the condos will be affordable, they prices are not protected and can increase. This poses the high risk that Hokua Place homes will be sold to mainlanders rather than benefiting those who need them. This is an urgent problem and needs a solution that is not motivated by financial gain.
- At a time when we urgently need to grow more food to become a more sustainable community and when 90% of our food is imported, allowing Hokua Place would place us at graver risky threatening our food security.
- Our infrastructure is already severely overstretched. Hokua Place would result in real strain on, for instance, our solid waste system, which is not yet at a capacity to handle a substantial additional burden.
- It would be very risky to create major traffic jams with no real solution. Hokua Place, as acknowledged in the second environmental impact statement, is expected to generate 487 vehicle trips per hour, with a higher rate during morning and evening peak traffic hours, or another estimated 1900 cars added to already approved resorts. The developers' solutions do not even begin to address the problem. The claims that they own the bypass road and that this will somehow solve the problem are of real concern, as they certainly do not own it. I live on Kaua'i's North Shore, and the traffic that will be associated with this development would simply cut off our ability to carry out necessary business in Lihue and it will damage tourism.

We ask you now, most sincerely, please do not to allow the severe and crippling disruption that this development would bring.

Yours sincerely,

Anne Thurston

Dear Anne

Surveys, government entities and the young people of Kauai all agree that housing is a top priority. Kauai's top concern is housing. You need to know that the developer originally had an ag subdivision about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. I have spoken to many young people in the area and most say they are willing to sit in traffic for 10 or 15 minutes more if they can buy a home. Housing definitely trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:21 PM  
**To:** athurston@irmt.org  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Anne Thurston.pdf

Aloha Anne,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Anne Walton](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Testimony on the 2nd DEIS for Hokua Place  
**Date:** Thursday, December 20, 2018 2:23:02 PM

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TO: State Land Use Commission  
FROM: Anne Walton, Kapa'a, Kaua'i  
DATE: December 20, 2018  
RE: Hokua Place Development

Aloha Land Use Commissioners,

I am writing you in regards to the proposed land use designation change of the 97 acres directly adjacent to the Kapa'a Middle School on Kauai, which in its current iteration is referred to as "Hokua Place". I say in its current iteration because this particular project dates back to 2004 when it was called Kapa'a Highlands, and had different investors that subsequently went bankrupt, one of which was under federal investigation in Hawaii. Between 2005 and 2013, two separate petitions were filed to reclassify these state agricultural lands for urban use. In 2013, the property went for foreclosure auction and was purchased by a Palos Hill, Illinois based management firm, and now overseen by HG Management of Utah. This is only important because the one common thread throughout these changes has been Greg Allen, the man I heard stand before the Kauai Planning Commission every two weeks for seven months in 2017. With each version of his project the size, scale and scope of the project changed, and at the same time new promises were made in regards to what the development would provide to the community, most of which remain unsubstantiated.

In addition to the observed performance in front of our own Planning Commission and County Council, I made a thorough review of the 2<sup>nd</sup> Draft Environmental Impact Statement. My conclusions for why I am opposed to the up-zoning of Hokua Place from agricultural lands to an urban center designation are based on the following:

#### INCREASE IN TRAFFIC IMPACTING THE EAST SIDE OF KAUAI

The 2<sup>nd</sup> DEIS indicates that Hokua Place is expected to generate 487 vehicle trips per hour (vph) and 560 vph during the AM and PM peak hours of traffic, respectively, then buried in the document they qualify that by saying that: "The AM and PM peak hour trip generation characteristics for Hokua Place were increased by about 90±vph over the DEIS traffic study, primarily due to the use of the average peak hour trip rates for multi-family dwelling units." So what numbers are we looking at here? By their estimates, Hokua Place will actually add another estimated 1,900 vph (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn't enough, imagine Kuhio Highway when 2000 cars are added to the Kapa'a logjam by two already approved resorts ready to go up in the Wailua-Kapa'a corridor. The only solutions proposed by developers are to: **a)** transfer ownership of the By-Pass Road to the State, of which their property simply crosses, but they don't own the whole road – in any case it is already fully operational and not noticeably reducing the Kuhio Hwy traffic congestion; **b)** cutting a road between Olohena Road and the By-Pass Road which is a smoke and mirrors approach to reducing traffic, in no way will it reduce congestion as that is not where the problem lies (except during school drop-off and pick-up hours); **c)** and then the rest of their 48 significant improvements in the DEIS are punted to the State or County

(see HDOT's study *Kapa'a Transportation Solutions*, August 2015).

#### IMPACTS ON AN AGING AND INADEQUATE INFRASTRUCTURE

Aging infrastructure once again became apparent when a sewer cap blew up in November 2018 on Kuhio Highway and a sewage spill contaminated the Wailua River beach area, and nearshore reefs. A few days later there was an island-wide energy blackout. Increased water outages require old water lines and pumps to be frequently upgraded. We know about bumpy potholed county roads, as well as defects in the highway. Adding more cars increases damage to an already poorly maintained network of roads. Data given for Kapa'a Schools capacity is outdated (2010/11), so stating that they are not at capacity is irrelevant until the data reflects the current situation. The fact that County has "several solid waste programs with several other proposals that will likely be implemented by the time this Project is under construction . . ." creates both a dependency on the County to solve the problem of solid waste for Hokua Place, and provides no assurance that sufficient capacity will be in place to handle the additional burden of solid waste generated by an additional 769 residential units (not to mention from the other 4 developments on the east side alone).

#### MISLEADING SALES PITCH ON AFFORDABLE HOUSING

30% of the Hokua Place subdivision condos will be in the affordable category as required by Kaua'i County Ordinance No. 860. However, the projected sales prices in 2<sup>nd</sup> DEIS quotes prices of multiplex and single family houses comes with the warnings: "Prices are subject to market conditions." This means that housing prices can increase at the will of the developer, and if precedent is any indicator, then this will happen. And, in addition to that qualifier, none of the current projected pricing speaks to meeting our affordable housing needs. Single-family units are priced from \$650,000 to \$950,000. In fact, even the lots (without houses) are projected to be selling in the \$216,000-\$316,000 range (note: all these numbers are in 2015 dollars, as stated in the DEIS). Add on the actual building of a house, then these lots clearly exceed the "affordable housing" threshold. It is clear that the audience for Hokua Place is not comprised of current residents, the ones most in need of housing, but rather it is catering to the current trend whereby 41% of residential real estate sales are to mainlanders and foreigners.

#### PROMISES MADE IN THE DEIS TO THE COMMUNITY

**1)** Hokua Place promised to provide a public pool for the community, but conveniently forgot to indicate that they will provide the land but the County has to build and maintain the pool – which the County has yet to agree to; **2)** they proposed to develop a "sustainable community" that "preserves the rural like character of Kapa'a while meeting a growing housing need" – none of these three items have been substantiated by examples in the 2<sup>nd</sup> Draft Environmental Impact Statement; **3)** they justify the urban center up-zoning request to the Land Use Commission by saying they are building within a 10-minute walk of the Kapa'a core center (compact and walkable is a criteria) when in fact the walk access is dangerous in that there are no sidewalks between Hokua Place and town along some of the busiest streets on the island; **4)** they declare they are "preventing sprawl into Open and Agricultural lands" when in fact they are creating sprawl; **5)** they are proposing an area off of Olohena Road for future police and fire sub-stations yet at no time has this need been identified by the County, especially since a new police station was built around the corner near Baptiste Sports Complex not more than 5-years ago (and it is not clear whether Hokua Place wants to lease this land to the County or gift it).

#### THE MYTH OF HOKUA PLACE AS A MODEL OF SUSTAINABLE DEVELOPMENT

The following statement in the 2<sup>nd</sup>DEIS exemplifies how shallow their understanding is of “sustainability: “The management policies will encourage residences to participate in the moral ethics of respecting the surrounding environment, reduce waste and excessive consumption, and fulfill the responsibility as trustees of the environment for the present and future generations. Residences will be invited to participate in policy and decision making.” (2<sup>nd</sup>DEIS). These are simply platitudes without any substance. This does not set a very high standard for “sustainability”.

#### INACCURATE INFORMATION AND DATA IN THE 2<sup>nd</sup>DEIS

Some of the data in the 2<sup>nd</sup>DEIS is old and out dated such that it makes some of the points and projections grossly inaccurate. An example of this is on page 111 of the DEIS which states that we have “roughly 52,00 residents”, however, more recent projections are between 71,000 and 77,000. The DEIS then builds its projected residential sales, residential needs and job growth on these miscalculated numbers in order to justify our future housing needs. The math on this just does not work. Another misrepresentation of information is on page 120 in reference to traffic and vehicle numbers (also mentioned above in the comments on traffic). And another example of misinformation is on page 130 which states “ DOT is presently planning to complete the widening of Kuhio Highway by the year 2019. The widening of Kuhio Highway from the Kapa’a By-Pass Road to Kuamoo Road is included in this traffic impact analysis. Anyone who lives here knows that in 2018 DOT repaved this section and has no intention of going back in 2019 to widen a section of the highway they just paved. These are just an example of some individual misrepresentations of information found throughout the DEIS.

#### RECOMMENDATION TO THE LAND USE COMMISSION

I am recommending that the Land Use Commission support 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 be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. The “no action” alternative would be consistent with the sentiments of the community.

Respectfully,  
Anne Walton

--  
ANNE WALTON | Integrated Ocean Management  
Kaua'i Hawaii USA  
Tel: +1 808.346.9596 | Skype: annewalton53

Dear Ann,

Kauai's top concern is housing. Surveys, government entities and the young people of Kauai all agree that housing is a top priority. You need to know that the developer originally had an agreement about to be approved and ready to go to market. It consists of large parcels where the rich would buy and build their estates. However, a few years ago, when the housing crisis was identified, the then planning director asked the developer to create a housing project to address the crisis. The developer ended up walking away from the big bucks and thus Hokua Place emerged.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. Hokua Place will have 231 affordable units in the range of 175K to 275K. The prices you quoted in your comments are for the market housing. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

The Kauai General Plan was recently updated to include a "Neighborhood General" designation. Hokua Place is now designated as "Neighborhood General". The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hokua Place will be a quality housing complex providing a variety and mix housing for everyone.

Please read the updated TIAR on traffic and the housing market study in the Final EIS. We have also included an update on the DOT scheduling for roadway improvements. Please understand that while preparing this document, information used were from the most current information available at the time. Things do change and we try to update information as we proceed with the process.

My hope is that you can support our young people's endeavor to prosper economically, socially, in health, etc. The project is designed to do this. Please reconsider your position.

Aloha,

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:22 PM  
**To:** annehugginswalton@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Anne Walton.pdf

Aloha Anne,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [David Lemon](#)  
**To:** [DBEDT LUC](#)  
**Cc:** [David Lemon](#)  
**Subject:** concerns re Hokuia Place plans  
**Date:** Monday, December 24, 2018 12:06:13 PM

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While I presume there will always be a need for further development here, I am concerned that the Hokuia Place development as planned would be a significant stress on the island.

It seems affordable housing has become identified as one of the biggest needs (both state-wide and here), but the Hokuia Place development would do little to help. Perhaps they should re-think, and find a way to include affordable houses in the plan.

Additionally, everyone here knows how clogged the traffic is in the Kapa'a area. Adding hundreds (if not thousands) more vehicles without some kind of traffic amelioration measures will just make things much worse. As you know, there's already a fair amount of additional development already in the pipeline for the area.

I appreciate your consideration to these concerns.  
mahalo,  
David Lemon  
Lihue

Dear David,

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and a significant number for the Kapa'a-Wailua area. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Profits for the market housing will be minimal for the developer because of the developer's commitment to providing the 30% affordable units.

The developer believes that the path for young families to enjoy life is to purchase a home as soon as they possibly can. The sooner they can have equity growing for them, the better life will be. It is equity in our homes that we buy cars, enlarge our homes, send our children to college and be well prepared for retirement someday. Housing trumps traffic woes and the feeling that too much is being built, etc.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. However, In discussions with young individuals, young families and families doubling up in homes and many said yes, they are willing to sit in traffic a little longer if they can have the opportunity to purchase an affordable home.

HoKua Place is planned for the individuals and families in the Kapa'a-Wailua area. The vehicles are already in the area. Adding substantial more cars to the area is just stretching the truth.

The country, state and island of Kauai will grow and development will happen. The HoKua Place promises to be a good development for Kapa'a. The project conforms to the General Plan's designation of the property as "Neighborhood General". This designation allows housing projects within a 10 minute walking radius from Kapa'a town. Along with the bicycle paths and walkways to Kapa'a town the General Plan authors (the people) believe that traffic could be minimized by the development. With this development more doctors, dentist, shopping facilities will open up close to the project to serve the population.

Thank you for your concern.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:51 PM  
**To:** typenerd1@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** David Lemon.pdf

Aloha David,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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From: [ARIUS](#)  
To: [DBEDT LUC](#)  
Subject: Hokua PL2  
Date: Monday, December 24, 2018 12:55:50 PM

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TO: State of Hawaii Land Use Commission  
RE: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center  
DATE: December 24, 2018

**The Hokua Place 2<sup>nd</sup> Draft Environmental Impact Statement (DEIS) does NOT provide sufficient justification to warrant the up-zoning of 97 acres of agricultural lands behind Kapa'a Middle School from State agricultural lands to urban center.** Please support Alternative 1 in the DEIS – **the No Action Alternative.** Under this alternative, no action will be taken and the Project area would be left in its current state. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Protect the rural quality of Kauai that all residents appreciate and insist on. Any further construction on the island should be for Kauai residents only who have been here for at least five years. Address the homeless crisis taking into consideration that this is one of the most benign climates in the world. Many "homeless" prefer to live outdoors or in their cars and consider themselves to be "home free" to save on outrageous rent prices. Get real about our situation. We have to wean ourselves off pandering to mainlanders.

**FURTHER CONTRIBUTING TO UNTENABLE TRAFFIC IN KAPA'A.** By their estimates, Hokua Place will actually add another estimated **1,000-1,900** vehicles per hour (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn't enough, imagine Kuhio Highway when 2000 cars are added to the Kapa'a logjam by two already approved resorts ready to go up in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation = **527 units**), an one pending residential development (Kealia Mauka).

**IMPACTS ON AN AGING INFRASTRUCTURE.** Hokua Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State's new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure.

Kapa'a has already been Tapping into the Lihue Ahupua'a illegally. There is not sufficient water to support this development.

**PROJECT PROPOSED UNDER THE GUISE OF MUCH NEEDED AFFORDABLE HOUSING.** What is missing from the housing mix on Kaua'i is affordable housing - low and middle income housing. Hokua Place developers want to add 769 residential units to the mix with a price point starting at \$650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then \$650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), increasing our population and further stressing our limited road system and infrastructure. "AFFORDABLE HOUSING" is not low income housing or housing for the homeless. Get real about our situation here and do the right thing. You are public servants supported by tax money, never forget that.

I urge you NOT to support the up-zoning of the 97 acres of agricultural lands behind Kapa'a Middle School

from State agricultural lands to urban center, the project known as Hokua Pl

Dear Arius,

It is so easy to be upset with traffic while commuting. However, there is a crisis that is identified by most government agencies and more important by those who "do not have, that is more urgent than sitting in traffic while going to work. That urgency and need is housing. I had conversations with a lot of young people in the Kapa'a /Wailua area and most believe that they would take sitting in traffic for a few minutes more if they could have a home to own. That being said, we should not advocate for not having homes available to the young of Kauai because we at times sit in traffic for 20-30 minutes while commuting.

Hokua Place intends to fill the housing needs of the Kapa'a and Wailua area. Some say the project will be adding as much as 1900 vehicles in traffic for the area. Actually, filling the housing needs of the area means that the vehicles are already in the area, therefore the traffic congestion includes vehicles that are already there and not necessarily adding more vehicles. The traffic impact assessment report indicates that HoKua Place will help ease traffic with its major roadway running from the by-pass road up by the middle school and on to Olehena Road.

Hokua Place will not have a major impact on infrastructure. As stated in the 2nd Draft EIS and the Final EIS, the County Wastewater Department have accepted the project, with the developer assisting in the maintenance of the sewage treatment plant. The Project will be providing it's own potable water and has offered the DOW to supply the county water system with more volume.

The affordable housing element of the project plans 30 % of the total units (231 Units) being sold for approximately \$ 175,000.00 to \$ 275,000.00. This will be in conformance with the County Housing Ordinance.

Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur where Kauai if forced to grow its own food, our island has the land and water to do so.

Pages 019 to 039 of the 2nd Draft EIS and the Final EIS specifically states the projects conformance to the Sustainability Standards. HoKua Place will be providing diverse and mix housing types for all in the Kapa'a and Wailua area, the walking and bicycle paths to encourage trips to Kapa'a Town will keep residence to sustain their health, providing it's own potable water, and having a large solar photo-voltaic facility on Hokua Lands are examples of a sustainable plan.

Thank you for your expressing your concerns.

Aloha,

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:23 PM  
**To:** ariushopman@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Arius.pdf

Aloha Arius,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Charles&Janet Nelsen](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Please Do Not Destroy Our Beautiful Kauai  
**Date:** Tuesday, December 18, 2018 1:25:48 PM

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Dear Commissioners,

We strongly urge you to vote against re-zoning land for the proposed Hokua Place on Kauai for two reasons:

First, it irrevocably converts agricultural land into residential property. Changes such as this diminish Hawaii's agriculture industry and, on a deeper level, change Kauai's fundamental nature from a rural gem into just another sprawling suburb.

Second, the current Kauai road system cannot handle even the current traffic load. Adding 1,900 vehicle trips per hour during morning and afternoon rush hours combined (according to second Draft Environmental Impact Statement) would bring travel to a stand-still during those hours.

Please do not permit the development to occur.

Sincerely,  
Janet Nelsen and Charles Nelsen  
4701 Kawaihau Rd. Apt#M201  
Kapa'a, HI 96746  
808-822-2629

Dear Janet and Charles,

Kauai has an abundance of good agricultural lands. A study on important agricultural lands was done a few years ago that resulted in the fact that Kauai needs 11,000 acres of ag lands to sustain ourselves.

There is a housing crisis on Kauai as determined by government agencies and studies. There is no spin that can dispute this fact. Housing trumps our traffic woes indisputably. The young families and families who are doubling up in houses need the opportunity to buy an affordable home. Infact many young people who live in the Kapa'a/Wailua area has said that they welcome sitting in traffic a little longer if they can have their own home.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR.

HoKua proposes 231 affordable homes in the range of \$ 175,000.00 to \$275,000.00. The \$ 650K cost you mentioned are for the market priced homes, not affordable homes.

The recent Updated General Plan formulated by the community has designated the project's property as "Neighborhood General". This designations allows housing developement within the 10 minute walking radius from Kapa'a Town.

Thank you for taking time to express your concerns.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:20 PM  
**To:** jcnelsen1@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Janet and Charles Nelson.pdf

Aloha Charles & Janet,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Mark Wolfendale](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Fwd: Hokua Place  
**Date:** Sunday, December 23, 2018 8:52:42 PM

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Aloha

If the information presented in the Garden Isle is even partially true it would be extremely irresponsible/criminal for individuals on the Land Use Commission charged with protecting our and our children 's quality of life to approve this commercial project.

Kauai can be and should be an ecologically balanced paradise. Poor infrastructure due to years of insufficient investment by weak/corrupt government officials is ruining our children's legacy and livelihood.

Until technology and government courage can solve Kauai 's long existing traffic and pollution problems, commercial projects such as Hokua Place, which will serve only to enrich a few people, must not be approved.

We are depending on you making the right decision. Do not allow this development.

Respectfully

Mark A Wolfendale  
Kilauea

Dear Mark,

It would be a crime if we do not address the identified housing crisis that we face. The young individuals, young families, and families doubling up in houses today need affordable housing. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

The developer is contributing to the maintenance of the wastewater plant. The have offered the county DOW use of their potable water well to supply the county system with more water. The HoKua land has one of the larger solar photo-voltaic facility supplying electricity to the KIUC system. The developer owns the Kapa'a bypass road from the Olehena intersection to the west end of their property. The plan is to dedicate the bi-pass road to the state for the state to improve and continue its use.

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. Hokua Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokua Place intends to meet the standards of the Kauai General Plan, including the principles of sustainability. Please read the General Plan. You will find that HoKua Place will be a quality housing complex providing a variety and mix housing for everyone. HoKua Place is "Smart Growth".

Aloha and thank you for your comments.

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:58 PM  
**To:** mark.wolfendale88@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Mark Wolfendale.pdf

Aloha Mark,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** Elizabeth  
**To:** DBEDT LUC  
**Subject:** Hokua place  
**Date:** Monday, December 24, 2018 4:47:52 PM

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I am a voter and long time resident of Kauai. Please hold on and apply Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. I believe this is a bad idea to take this land out of agriculture.  
Aloha, Elizabeth Scamahorn  
Kalaheo Kauai.

Dear Elizabeth,

The Hokua Place is designed to address the housing crisis in the Kapa'a-Wailua area.

Yes it's frustrating sitting in traffic for 15 minutes or so at times. But there is a housing crisis for the young individuals, young families, and families doubling up in houses. The HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable.

This project will most likely not see construction for another year or so and not be fully developed for at least five to ten years. But we must start the process in order serve the housing crisis.

In discussions with the young people in the area, many say they are willing to sit in traffic another 15 minutes if they can have the opportunity to buy an affordable home.

Thank you so much for you expressed concerns.

Aloha,

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:09 PM  
**To:** elizabeth@readkauai.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Elizabeth.pdf

Aloha Elizabeth,

Thank you for your comment on the Hokua Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Bart Walton](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Testimony  
**Date:** Friday, December 21, 2018 10:51:25 AM

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Aloha State Land Use Commissioners,

Please note that I am against the up-zoning of the 97 acres of agricultural lands next to Kapaa Middle School for the following reasons:

1) Kauai does not actually have a housing shortage. As stated in both the Hokua Place DEIS and the County's General Plan, we actually have a high vacancy rate when it comes to housing. This means a house is largely unoccupied for a good portion of the year (as in second home or investment property), or it is an illegal transient vacation rental (TVR), so considered unoccupied until otherwise shown to be in violation of the law, and in any case not in the inventory pool for long term rentals (one of our areas where we do have major housing shortage). Additionally, as of today, there are 661 houses for sale on the MLS, that does not include for sale by owner listings, or "FSBOs". Not only that, currently, an approximate 41% of residential sales on this island are either to mainlanders or foreigners. So what is missing from the mix is affordable housing - low and middle income housing (including special groups like the elderly and farm workers). This is the landscape.

Now, Hokua Place developers want to add 769 residential units to the mix with a price point starting at \$650K, with the qualifier that these prices are subject to change. If affordable housing means that the cost of housing is no more than 30% of the total household income, then \$650K is beyond the reach of low and middle income families, even when many of these individuals have multiple jobs just to make ends meet. The net effect is we are continuing to build houses primarily for mainlanders and foreigners. Is this who we want to convert our ag lands into urban lands for?

2) The second issue is lack of infrastructure to support this level of development on the east side. First, let's look at waste water treatment. If Hokua Place was a development like Princeville, they would have their own waste water treatment plant. However, Hokua Place wants to hook up to the Wailua waste water treatment plant. Yes, Wailua has the capacity, but the infrastructure for the treatment plant is old, outdated and malfunctioning. In fact, the County Council is now considering funding to update the Wailua facility, even though it is in a flood zone and will be highly susceptible to sea level rise as shown by the State's new SLR Report. And remember, this is just one of 3 new developments coming online on the east side which will be putting demands on infrastructure. Which leads to the next issue of traffic. We have a very limited road network, with a major traffic squeeze between Kealia and Wailua bridge. Depending on how one interprets the DEIS, Hokua Place will either add an additional 1,047 or 1,900 vehicle trips per hour/ per day in the Kealia to Wailua squeeze, along with an equal number of new units and corresponding vehicles coming from the 3 other new

developments.

In the final analysis, if a developer truly wants to add affordable housing to the mix (which they will want to do along with market-based development), then it makes most sense to do this in Lihue for the following reasons: 1) sufficient infrastructure already exists to support new development, 2) that is where the majority of the jobs are on Kauai, so why not eliminate the traffic problem by putting housing and jobs in proximity to one another, 3) it is much easier to get to "affordable" if you are working within an existing infrastructure that can support more development, and 4) finally, using an "infill" or smart growth model will increase the density and attractiveness of Lihue and prevent sprawl and spillover onto agricultural lands and open space. The net effect is that with good planning, Lihue could be a much more livable/likable town and offer up the kind of housing Kauai truly needs. Eastsiders (and even north shore folks passing through Kapaa) will have a less severely impacted quality of life, controlled sprawl and preservation of ag lands for future generations.

Mahalo for listening.

*Bart Walton*  
*Kauai, HI*  
*808-346-9330*

Dear Bart,

Kauai's top priority is housing. There can be no spin to dispute this fact.

The County and developers have determined that 30% of all housing projects should be affordable. That is the threshold where developers can make a housing project with affordable housing pencil out. HoKua Place will have 231 affordable units in the range of 175K to 275K. The prices quoted by anti-growth advocates are for the market housing in the project. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young.

Please read the sections concerning infrastructure. This development has a well to provide the development with potable water and more. In fact the developer has offered the Department of Water to use the well to provide more water to the county system. The Wailua Wastewater facility has the capacity to handle HoKua. The HoKua lands have one of the larger photo-voltaic facility on the island providing electricity to the KIUC system. The market study in the submittal indicates that a large number of existing homes have two families. It is anticipated that many of the homes in HoKua will be filled with families currently doubling up. So the people are already in the area. Many of them will have the opportunity to be relocated in well designed housing complex. Thus, the islands solid waste facilities will be minimally impacted.

A recent study of important ag lands resulted in the fact that Kauai requires only 11,000 acres of ag land to sustain itself. Kauai has an abundance of good agricultural lands. The problem of agriculture is the lack of farm workers. This is the crux of the agricultural communities throughout Hawaii and the country. Should situations occur, where Kauai if forced to grow its own food, our island has the land and water to do so.

Thank you so much for expressing your concerns.

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 8:24 PM  
**To:** bartwalton@hotmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Bart Walton.pdf

Aloha Bart,

Thank you for your comment on the Hokuia Place Development Project. Attached is a response addressing your concerns.

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
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