

From: [D.Chu](#)
To: [DBEDT LUC](#)
Subject: Hokua Place development in Kapaa
Date: Monday, December 24, 2018 4:35:58 PM

Aloha to State Land Use Commission

I just wanted to email my concern in allowing this project to proceed with 769 new residential units and from what I read that 30% will be considered "affordable" starting at 650K. Are you kidding? Where is the affordability for my one and only adult son's ability to afford to buy a 650K home any time soon on Kauai?

I relocated from Honolulu to Kauai to live in a "country" environment where crime and accidents is not a daily event like it is on other islands 35+ years ago.

Can you please do something to keep Kauai housing affordable? Seriously, that's going to happen ever again any time soon. We have homelessness, drugs, people flying to our island from the mainland to get benefits that should be for the locals and seniors, in fact, especially the seniors.

I have friends who are 70+ in age, living in public housing, who pay rent over \$900 and barely make it to buy food for themselves.

This is so sad to see Kauai become a place filled with way too many tourists and the rich guys. Ok, I'm not rich and I worked for more than 45 years of my life. I would like to hope that my future grand children would have that opportunity to live on Kauai affordably. We pay more just to live in Hawaii so who will actually be able to afford a 650K house? These families would probably need to work 3 jobs to make their \$2000+ monthly mortgage?

Very simple... we got enough problems with traffic in Kapaa, the roundabout and driver's whipping in and out of that circle. How can this area possibly get any worse with more cars, residents and non-residents alike. I doubt if the schools in Kapaa can handle another 768 homes. Is the developer planning on giving monies to the schools in Kapaa? Don't think so. I would assume this developer cannot "respect" our way of life on a small island. We are a small island and another so called "affordable" housing subdivision is not affordable. Please give a rip about us as your agency has the power to promote "positive" growth versus "stupid" growth.

More "public" education via newspapers and meetings about this subdivision is needed. I would like to see a 20 page Garden Island supplement published about this project/subdivision. I only read about this subdivision in the local papers today which is why I'm emailing. Not everyone uses Internet, tweets, or social media! Think about what this new subdivision will do to Kapaa?? Will it make us a better community and allow us to grow conservatively or ridiculously out of control --when I hit my 80's in 20 years. Good grief :(Don't just let it happen to make developers richer and if the State of Hawaii is really into making homes affordable, then make it happen so that our kids can return to make Kauai their home.

Thank you for reading this message. I may be reached via email and would be interested in any future meetings or information on this project -- Hokua Place.

Donna Chu
Kapahi Resident

Dear Donna,

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. Please read the Updated Housing Market Study in the EIS submittal.

A housing crisis on Kauai does exist 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 want 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.

Some developers build homes. That's what they do. If not for them you and I would not have a home. The anti-development myth that they are in it only for the money DOES NOT APPLY. The land owner originally was approached to abandon a near approved ag subdivision and was asked to help Kauai by developing a housing project instead. Thus, the developer scratched its lucrative ag subdivision and the HoKua Place emerged.

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

The recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. 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, thus creating a healthy environment and living conditions for all who may live there. 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.

We do appreciate your expressed comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:01 PM
To: pctutor2004@yahoo.com
Subject: RE: Hokuia Place Development Response
Attachments: Donna Chu.pdf

Aloha Donna,

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: Benjamin Gillikin
To: DBEDT LUC
Subject: Land Use Commission - Kauai 2019
Date: Sunday, December 16, 2018 3:01:41 PM

Required to arrive prior to the Commissions 12/24 Deadline!

Aloha, to even hear that there are considerations to up zone agriculture land on the east side from agricultural to an urban center zoning is surprising with the current traffic situation which is building as it is. Also, lets not forget another current concern which is to become more reliant on our own ability to grow more food on island rather than continue to import from the mainland and the other islands. So, the justification to make this change is why?

In addition, to approve any additional resort, hotel or residential projects before the traffic situation is resolved, would be a major mistake. Perhaps if all the developers who would be delayed put their efforts and resources behind the island's traffic problems, we could resolve this problem in a more timely manner.

Mahalo

Benjamin Gillikin
4100 Queen Emma's Dr. #39
Princeville, HI 96722 USA
1.917.502.4823 Cell
bgillikin@me.com

Dear Benjamin,

First of all, thank you for taking time to expres your concerns.

Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should not deprive our young families from the opportunity to own a home. To ask them to wait another 10 to 20 years until roads are adequately upgraded (if they ever do substantially get upgraded) before they can have the american dream of owning their own home is not aloha. In discussions with young people in the Kapa'a/Wailua area, many of them expressed that they would gladly sit in traffic a little longer if they get the opportunity to have their own home.

One of the top priorities for Kauai is housing. The crisis places housing in front of our traffic woes.

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.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:26 PM
To: bgillikin@me.com
Subject: RE: Hokua Place Development Response
Attachments: Ben Gillikin.pdf

Aloha Benjamin,

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: [don hoyt](#)
To: [DBEDT LUC](#)
Subject: Hokua Developement
Date: Tuesday, December 18, 2018 2:20:25 PM

To Whom it May Concern,

As a 10+ year resident of Kapaa I am writing to express my concern about the proposed housing behind the middle school in Kapaa. I oppose this on every level and can't believe it is even being considered. The traffic in the Kapaa corridor is already horrible and this will further clog our roadways.

Thank You

Donald Hoyt
5193 Apelila St.
Kapaa. Hi.
96746

Dear Donald,

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.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times. 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 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.

To deny the young families and those doubling up in houses is on the same level of the locals telling those who came to Kauai to visit and forgot to go home, to leave the island to make more room for the locals. However, that is unreasonable, so we have to co-exist and compromise.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:00 PM
To: dlhkauai19@live.com
Subject: RE: Hokua Place Development Response
Attachments: Don Hovt.pdf

Aloha Don,

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
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From: poppylu@hawaii.rr.com
To: DBEDT LUC
Subject: HOKUA PLACE
Date: Monday, December 24, 2018 11:25:53 AM

This proposed development must be postponed indefinitely!
The existing infrastructure is old and inadequate for the number of structures proposed! Current bumper to bumper vehicle traffic will be doubled. This 97 acres should remain zoned Agriculture!
This proposed development should not be built! Do not rezone this "AG Land".
Kauai is already over whelmed with approximately 30,000 tourists and 10,000 rental cars on Island daily!
Please keep this land in the State Land use Agricultural District.
Thank you,
Bob & Lila Dolan, Kalaheo HI.

Dear Bob and Lila,

In discussions with young people in the Kapa'a/Wailua area, many of them expressed that they would gladly sit in traffic a little longer if they get the opportunity to have their own home.

Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should not deprive our young families from the opportunity to own a home.

One of the top priorities for Kauai is housing. The crisis places housing in front of our traffic woes.

Thank you for taking time to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:29 PM
To: poppylu@hawaii.rr.com
Subject: RE: Hokuia Place Development Response
Attachments: Bob and Lila Dolan.pdf

Aloha Bob & Lila,

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: [Brenda Bateman](#)
To: [DBEDT LUC](#)
Subject: Hokua Place in Kapaa behind Kapaa Middle School
Date: Sunday, December 16, 2018 2:31:44 PM

This area should not be developed. The upcoming development of this land is NOT beneficial to the state of Hawaii or the island of Kauai. In addition the infrastructure can not support the development. Even with 30% designated as 'affordable'; this 'affordable' is not affordable for Kauai residents. It's the same for all 'desirable' locations across the U.S. The developer sells a 'package' that isn't reality.

Regards,

Brenda

mobile: 408.515.3339
email: bjbateman56@yahoo.com

"Don't cry because it's over, smile because it happened." Dr. Seuss

Dear Brenda,

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.

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 think about your last comment. If developers across the US sell packages that are not reality, then why does the country keep growing with new subdivision being fully occupied by lot of young people.

Also, please read the sections concerning infrastructure. This developement has a well to provide the developoment 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 minnally impacted.

Thank you so much for expressing your concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:30 PM
To: bjbateman56@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Brenda Bateman.pdf

Aloha Brenda,

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: Casey Holt
To: DBEDT LUC
Subject: Opposing Hokua Place
Date: Sunday, December 23, 2018 4:36:14 PM

I want to register my opposition to the proposed Hokua Place Subdivision and up-zoning of the 97 acres. The plan creates problems for the community that it has no plans to address, such as:

- Will add to already congested traffic problems
- The aging and insufficient infrastructure will not support this development
- The housing cost proposed (\$650K) is not affordable to most island residents and will only bring more mainland and foreign investors and not a good tradeoff for agriculture lands we would loose.

Please do not let this plan go forward.
Thank you for your consideration.
Casey Holt
Permanent resident of Kilauea, HI 96754

Sent from my iPad

Dear Casey,

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 indisputedly.

Infrastructure concerns have been addressed by the EIS submittal.

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.

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

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

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:38 PM
To: caseyholtmt@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Casey Holt.pdf

Aloha Casey,

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: carl.imparato@juno.com
To: DBEDT LUC
Subject: Testimony on Proposed Rezoning for Hokua Place, TMK (4) 4-3-003:001
Date: Monday, December 24, 2018 7:09:24 PM

Aloha,

I strongly urge that the State Land Use Commission **reject** the proposed Land Use District Boundary Amendment (from Agriculture to Urban) for the Hokua Place Project (TMK (4) 4-3-003:001).

Put simply, the proposed project is located in the wrong place: allowing the proposed development to occur in that location - which is the purpose of the proposed Boundary Amendment - would significantly worsen the already-intolerable amount of congestion in the Kapaa-Lihue corridor. Whatever merits the proposed project might possibly have, those merits would be clearly and definitely overwhelmed by the proposed project's unmanageable and unmitigable negative impacts on traffic in the Kapaa-Lihue corridor.

Please do not make a terrible situation worse: reject the proposed Land Use District Boundary Amendment.

Thank you for considering this concern.

Carl Imparato
PO Box 1102
Hanalei, HI 96714

carl.imparato@juno.com

Hi Carl, thank you for your expressed concern.

Carl, 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 a few years ago. It consists of large parcels where the rich would buy and build their estates. However, 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 recent updated Kauai General Plan, forged by the people of Kauai, designates HoKua Place a "Neighborhood General" designation. 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.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:32 PM
To: carl.imparato@juno.com
Subject: RE: Hokua Place Development Response
Attachments: Carl Imparato.pdf

Aloha Carl,

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: [Carla Key](#)
To: [DBEDT LUC](#)
Subject: 97 acres of agricultural lands behind Kapa'a Middle School to an Urban Center zoning
Date: Sunday, December 16, 2018 8:20:13 AM

To: Who is encouraging this development,

This is unacceptable. We already have traffic problems and the need to keep our agricultural lands. Kauai is not able to withstand this type of growth.

Please be wise and see that there are current issues that are not being dealt with... we do not need another layer of chaos. And this is not affordable housing.

Who are you ? Who is paying your salary?.... We the people of Kauai... you are public servants. Fix the problems we have before we take on more growth.

Sincerely,

Carla Key
2060 Puu Kaa St

Dear Carla,

Surveys, government entities, families that are doubling up in homes 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 a few years ago. It consisted of large parcels where the rich would buy and build their estates. However, 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. To ask those who "don't have" to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is selfish and unrealistic. Housing trumps traffic woes indisputedly and the feeling that too much is being built, etc.

HoKua proposes 231 affordable homes in the range of \$ 175,000.00 to \$275,000.00. The \$ 650K cost that is going around is for the market priced homes, not affordable homes.

The many who want homes, the young families and those families who double up in one residence are also tax payers and they feel the decision makers should be listening to them. Yes we have traffic congestion, but we also are in a housing crisis and people need housing. We need to co-exist in a world that is not perfect. One thing for sure, it is noble of those who accept sitting in traffic little longer in order for 231 families to have affordable homes.

Thank you very much for your expressed concerns.

Aloha, Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:33 PM
To: carkey22@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Carla Key.pdf

Aloha Carla,

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: smithindasun@juno.com
To: DBEDT LJC
Subject: Hokua Place zoning change
Date: Monday, December 24, 2018 10:40:00 AM

To: responsible decision makers, as of 12-24-18. The proposed zoning change/upgrade to Hokua Place on Kauaii, just south of Kapaa Middle School, is a money-driven disaster in the making. We would choke on the increased traffic density. As a 20 year resident of Kauaii I am strongly opposed to this development. Don't do it.
by: Gerald J. Smith 5615 Honua Rd. Kapaa, HI 96746

Dear Gerald,

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. This is affordable. The fact is the developers profits on the market housing will be minimal because the developer is committed to having 231 families the opportunity to own a piece of Kauai.

Thank you for your expressed concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:13 PM
To: smithindasun@juno.com
Subject: RE: Hokua Place Development Response
Attachments: Gerald Smith.pdf

Aloha Gerald,

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](#)
To: [DBEDT LUC](#)
Cc: [steve hardy](#)
Subject: 750 homes in kapaa.NOT SMART GROWTH
Date: Sunday, December 23, 2018 2:37:54 PM

As a resident of Kapaa living near the traffic circle that leads to Kapaa Middle School I feel that 750 more homes in this vicinity is totally ridiculous!
The traffic snarls here are already legendary and driving away tourists.
The appeal of Garden Island is the difference in rural vs urban!
Not only bad for business but an added nightmare to an already deeply flawed traffic system
As the article in Garden Island news points out that if housing really is needed it MUST be AFFORDABLE, AND IN LIHUE
Please prove to me that Kauai is still a place of refuge from MONEY BUYS ANYTHING!!!!

Sincerley
Carlos Hardy
4932 Alii Rd
Kap aa



Virus-free. www.avg.com

Dear Carlos,

Thank you for your expressed concerns,

The housing crisis for the young families and families doubling up in homes is for real! In discussions with the young people in the Kapa'a and Wailua area we hear that they are willing to sit in traffic for a few more minutes if they could have the opportunity to buy a home.

Housing trumps our traffic woes. There is no spin that can dispute this fact.

Traffic is a concern throughout Hawaii and the country. However, many feel that traffic woes should not deprive our young families from the opportunity to own a home.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:34 PM
To: carlomar@sonic.net
Subject: RE: Hokua Place Development Response
Attachments: Carlos Hardy.pdf

Aloha Carlos,

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: [Janet Carafa](#)
To: [DBEDT LUC](#)
Subject: Stop Hokua Place
Date: Sunday, December 23, 2018 5:36:53 PM

Dear Land Use Commission ,

The impact will cause so many problems:

1. **Stuck In Traffic: Buried in the 2nd 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 2nd 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 kokua Kaua'i before it's too late!
In peace with great love for Kaua'i, Gabriela Taylor

Janet Carafa
4183 Waipua St
Kilauea HI 96754

Dear Janet,

Kauai' s top concern is housing. Surveys, government entities and the young people of Kaua'i 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. This is affordable. 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.

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. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

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 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 unreasonable.

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.

Thank you for taking time out to sending in your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:21 PM
To: mimeone@aol.com
Subject: RE: Hokua Place Development Response
Attachments: Janet Carafa.pdf

Aloha 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: [Diane de Vries](#)
To: DBEDT LUC
Subject: Hokua Place development Kapaa, Kauai
Date: Sunday, December 16, 2018 12:17:35 PM

Aloha, Hawaii Land Use Commissioners. When you review the information on the proposed Hokua Place development in Kapaa, Kauai, please keep the following points in mind:

- * These homes will not be affordable at 650K to 950K for most of Kauai residents.
- * The Kapaa traffic corridor, known as the KAPAA CRAWL, is ALREADY BURDENED to a near standstill during Morning and Afternoon rush hour, and often between those times. Adding 769 additional units (1,900 more cars, as per developers EIS) to this only access road to the work areas and airport , will make these vital commutes almost impossible on a daily basis.
- * Our failing infrastructure -water supply, aging roads, troubled sewage treatment system, and school capacity are ON THE EDGE NOW! You can imagine what will happen if we add another 769 residential units to these systems.
- * We desperately need the 97 acres that this development would use up, to grow FOOD, as we currently rely on food barged over from Oahu and the mainland, which is not sustainable, especially during disasters.
- * We suggest Alternative 1 the, the No Action Alternative from the second Draft of the EIS, when you are considering this development. We desperately need your help with this, and we look forward to seeing you, when you meet with us in 2019 on Kauai.

Thank you for your consideration regarding this important matter.

Sincerely,
Diane de Vries
Resident of Kauai

Dear Dianas,

Sent from my iPad

The HoKua Place proposes 231 affordable homes in the range of \$ 175,000.00 to \$275,000.00. The \$ 650K cost you may have heard about is for the market priced homes, not affordable homes. Please read the Updated Housing Market Study in the EIS submittal.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place

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 only 11,000 acres of ag lands to sustain ourselves.

Diane, surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. To ask those who "don't have" to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is selfish and unrealistic. Housing trumps traffic woes indisputedly and the feeling that too much is being built, etc.

Thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:58 PM
To: diane.e.devries@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Diane De Vries.pdf

Aloha Diane,

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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1051 Pu' u' opae Road, Kapa'a, HI 96746
(808) 639-4524 willie.cb@gmail.com

To: State Land Use Commission, dbedt.luc.web@hawaii.gov

Re: Hokua place, Kapa'a – please keep Agricultural

Date: December 21, 2018

Aloha:

May I respectfully request that the land under Hokua Place remain Agricultural, and I very much support Alternative I, the No Action Alternative from the second Draft Environmental Impact Statement to keep these lands zoned Agricultural.

The developers of Kapa'a Highlands – now Hokua Place knew, and were very much aware, when they purchased this property that it was zoned Agricultural land. Their intent was always to rezone it, develop it, flip it, and walk away with their multi-millions, leaving our residents and tourists with all the mess they will leave behind, cast in stone, forever. They never had any intention of doing agriculture, but with their highly-paid consultants and lawyers, know how to navigate the system.

Affordable housing is only tiny percentage of this project but they are touting it as “affordable” - it makes it more warm and fuzzy – as does now giving it a Hawaiian name. I attended a WKNA presentation by Greg Allen a few years ago when it was still Kapa'a Highlands. I asked him about the affordable housing, and he said it would be “up to 30%”. So I asked that, in theory, that could mean 0.5% or 1% - as that is **up to 30%....**, and he got very angry. And homes from \$650,000 - \$950,000 are hardly “affordable!” He also kept insisting he was NOT a developer, which drew some ironic laughter and “of course you are's!” from those assembled.

An estimate of vehicles from Hokua Place, they say 1,500 vehicles for 769 units. That's only two per unit. You know the actuality will more likely be: dad - truck, mom - SUV, son - truck, daughter – sedan, so 4 cars per “affordable” unit at the very least which is more like 3,000 vehicles. So their traffic estimates are way off target. Our rural (and yes, this area is RURAL, not URBAN,) country lanes are very narrow and winding (with huge potholes I might add). Olohena Road and the Bypass just cannot take this extra burden with this HUGE development. Oh yes, and they're going to “preserve the rural-like (“like”?) character of Kapa'a”. **No they're not!** They're going to ruin our rural, green, and lovely, AGRICULTURAL area with URBAN sprawl and an even worse traffic nightmare!

None of this makes sense in this area. It would have made more sense for the developer to have purchased a lot in Lihu'e which was already zoned Urban. With all Lihu'e's many extra new and wide roads and highways all over the place now it would have been more viable, as Lihu'e does not have road/traffic issues as does Kapaa.

Whether we like it or not, tourism is our mainstay on Kaua'i. Without it, our economy would completely collapse. It's bad enough that I have to sit in traffic for hours, but I feel so sorry for our

visitors, who have come here expecting paradise. Instead they wait in traffic for hours just like they did back in LA. Why would you come here and waste your vacation just sitting in traffic when you can do the same thing at home for free? How frustrating. We desperately need the dollars from tourism, and I have seen many letters to The Garden Island newspaper from visitors (some of whom have been coming for many years), shocked at how bad the traffic is in Kapa'a, and thinking they may not return until we do something. Nothing is going to happen with DOT for years, and their choices of what to do to alleviate this are extremely limited and costly. The extra stress on everyone is changing the face of Kaua'i too – at least in Kapa'a. What used to be the land of aloha is now the land of anger and rage in some cases – unfortunate but true. Another blow to tourism.

We all know about the 42% increase in flights coming from the mainland.
So, Let's look at Now, Today. (not 42% later)

Right now, the Kapa'a Crawl is road rage daily. I work in Kapa'a and live in Wailua so turn south on to Kūhiō Highway every afternoon. We just sit. The traffic coming north from Lihu'e turning up to the Bypass, and the traffic coming out from the Bypass heading south causes major gridlock. Just too many people for too few lanes. There are so many near misses with people driving crazy and cutting in and missing you by inches, forcing you out into the other lane, it's insane. It's also made worse by people heading south who do not want to sit on the highway with the rest of us, so they turn on Aleka Loop by Longs, and high-tail over the speed bumps, then on to the Highway and turn into Papaloa Road and then by Kintaro's come flying across two-north bound lanes into the southbound Kūhiō highway. I see crazy driving daily. It's deadly.

The Kapa'a Bypass already gets backed up, particularly heading south a.m. and p.m., by people trying to beat the madness of the overloaded traffic on Kūhiō Highway to get to Lihu'e, and please don't even try to go north on the Bypass on a Wednesday afternoon, when they hold the Farmer's Market by the Armory in Kapa'a. You'll get stuck in traffic halfway up the Bypass and will sit there for 45 minutes, attempting to reach the roundabout less than a mile away. The same when you're trying to head from Kapa'a town up Olohena Road on this same Wednesday. With all the traffic coming from the north on the bypass, from the south on the bypass, there is total gridlock and road rage with too many people for too few, small roads. And they're going to add another lane down from the the Hokua development down to the Bypass road with extra hundreds and hundreds of vehicles? Madness. Complete madness.

Our already fragile infrastructure just cannot take this. We have to make sure our infrastructures are in place, roads, water, sewage (we had serious and major sewage collapse issues a couple of weeks ago from old and apparently improper sewage infrastructure in Wailua which snarled the highway for days and the effluent polluted Wailua Bay), etc. before we do any more development. For too many years, it has been the other way around, and has to stop, for all the logical reasons.

Our Agricultural land is FINITE, and shrinking drastically as we speak. Once it's gone to development it won't come back, it's gone forever. All these lands used to be viable for sugar cane and pineapple, and could be viable again for multi-faceted agriculture. Which is what the intent of the current long-time zoning is. Agriculture. The owners could always lease out small, or quarter, half or one-acre lots to local people to farm so we can actually produce some more of our own food here, help have fresh Kaua'i produce and stop importing so much stuff. Hokua Place could become

Hokua Agricultural Farms (and Market?) instead! Wouldn't that be awesome? Food security is SO important, particularly when you're just a dot in the ocean, the remotest islands on the planet and this would be a wonderful opportunity for some small grass-roots organic agriculture which did not need to depend upon a barge to get here and feed our people.

Will there ever be a time when Urban land gets converted to Agricultural? I don't think so, I wish. This is a one-way highway (so to speak). I'm not against building a *truly* affordable housing development. It just needs to be in the right place, with appropriately zoned land and sufficient infrastructure in place **first**. Kapa'a just cannot handle this.

There is already the looming Coco Palms traffic, plus the development of the lot between the Courtyard by Marriott and the Kaua'i Coast at the Beachboy, permitted a long time ago, despite their negative consequences on traffic, especially during hurricanes/tsunamis. The evacuation route is our same, one and only, two single lanes Kūhiō Highway which just cannot take these extra vehicles. But it has so been deemed. We'll just sit there in traffic and we're all gonna die.

I beg the LUC members to come and visit first-hand, spend a few days here, see what we see what we live with every day. Hope you won't mind the hour plus it could take you to drive 2 miles, and hope you don't have a plane to catch. And that is now. Plus the 42% more tourist vehicles on the road and upcoming approved developments. And add HoKua Place to the mix? Crazy. We have one road, two single lanes. And it aint gonna change. It just cannot take any more. Neither can we, please.

I speak for many of my friends and `ohana here. I implore the members of the Land Use Commission to keep this land in Agricultural zoning. Let's feed our people! Personally, I'd love some arugula!

Thank you very much for your time and consideration.

Mahalo nui loa,



Carol A. Beardmore

Dear Carol,

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.

HoKua proposes 231 affordable homes in the range of \$ 175,000.00 to \$275,000.00.

Infrastructure concerns have been addressed by the EIS submittal.

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

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:36 PM
To: willie.cb@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Carol Beardmore.pdf

Aloha Carol,

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: [Gloria Bandsma](#)
To: [DBEDT LUC](#)
Cc: [Gloria Bandsma](#)
Subject: Hokua Place House"s
Date: Sunday, December 23, 2018 1:03:50 PM

Aloha Members of the State Land Use Commission

First I would like to thank Ann Walton for her article in Sunday’s paper.

I had thought this problem had been resolved a long time ago.

I am assuming that none of you have been to Kauai and tried to drive from Kapaa to Lihue. It is gridlock and so are all of the surrounding streets. It now takes 1/2 hour to go as far as what use to take 5 or 6 minutes. Our island is over run with cars and traffic. Our schools and infrastructure can not handle any more people or traffic.

This housing will not be anything that local people can afford.

Our island is upside down now because of the flooding last April and then again in August. Please don’t add any more turmoil to us than what we have now.

Mahalo,

Gloria Bandsma

Dear Gloria,

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.

Anne Walton and Gabriela Taylor have written pieces in the paper against HoKua Place. Both of them are part of the "have" group. They have conveyed untruthfulness and misleading statements about HoKua Place. They have no regards to those who "have not".

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. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

Yes, it may be frustrating sitting in traffic for 15 minutes or so at times.However, In discussions with 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.

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. Unlike Anne and Gabriela, please reconsider supporting the "have nots".

Thank you for your expressed concern.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:14 PM
To: gbandsma@hawaii.rr.com
Subject: RE: Hokua Place Development Response
Attachments: Gloria Bandsma.pdf

Aloha Gloria,

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: Carol Lum
To: DBEDT LUC
Subject: Hokua Place Proposed Up Zoning
Date: Monday, December 24, 2018 1:07:44 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 2nd 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.

Pls keep ag lands for the farmer and or rancher!

Carolynn Lum
2746 Apapane St.
Lihue HI 96766

Dear Carolynn,

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 indisputedly. The developer, working with our government, is justified in attempting to provide more housing for those who want them, and for 231 families who need affordable housing.

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

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

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:37 PM
To: hawaii96766@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Carol Lum.pdf

Aloha Carol,

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: [Dan Perry](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center
Date: Monday, December 24, 2018 12:42:34 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 2nd 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.

Thank you

Dan Perry
4200 Waileia Place
Princeville
808-634-1771

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:43 PM
To: 808danp@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Dan Perry.pdf

Aloha Dan,

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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Dear Dan,

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. This is affordable. 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.

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. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

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 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.

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 for your expressed concern.

Aloha,

Ron Agor

From: [christine.bandsma](#)
To: [DBEDT LUC](#)
Subject: Hokuia Place House's
Date: Sunday, December 23, 2018 8:27:31 PM

>
>
>>
>> Aloha Members of the State Land Use Commission
>>
>> First I would like to thank Ann Walton for her article in Sunday's paper.
>>
>> I thought that we had already expressed our deep concern and opposition to this project. Apparently I was mistaken so this letter is once again expressing our concern and adamant opposition to this project. I assume that none of you in favor of this proposed project lived here on the east side of Kauai because the impact it will have on our infrastructure is obvious and extremely negative. First of all, as you are aware, our traffic situation is ridiculous. To get from north kapaa into Kapaa or to lihue means you are in bumper to bumper traffic on any given day, including weekends. The contra flow set up is not helping any longer because there are simply too many cars. There is also the problem of extreme congestion at kappa middle school and the round about below there during school drop off and pick up. This zone is so packed during those times (the same as work commute times) that even a few more cars will make this area into a completely gridlocked area. It will be unsafe to the students who are being dropped off and picked up. The next problem is the quality of our roads in this area, potholes abound which slows everyone down even more.
>>
>> We've also had other "affordable housing" projects done in the recent past that aren't even affordable for our local population. So, it won't be for our current residents but for newcomers to the island. The greatest asset we have on Kauai is our 'homegrown' aloha feel and we are selling that out with these types of projects. It will ruin what we love about this place and what brings our visitors.
>>
>> This project will also burden to our utility infrastructure that is outdated and already over used, including our water resources. I also request, if it hasn't been done yet, that an Environmental Impact Statement (EIS) be done to determine whether or not this project is even legal.
>>
>> I urge you all to consider what it is that you love about this precious island and it's limited resources and consider what our actual 'carrying capacity' is before passing this project. I love kauai and it's rural, local lifestyle. Please don't disrespect the 'aina and it's sustainable situation. Thank you for reading my input.
>>
>> Mahalo,
>>
>> Christine

Dear Christine,

Housing is definitely a crisis. Not for those who have, but for young families and families that are doubling up in homes because of the crisis. HoKua Place was invited by the planning department a few years ago to abandon their ag subdivision and plan for a housing project. Housing trumps our traffic woes.

The submittal addresses the infrastructure issues expressed by the "no-development" comments.

Someone said "If we do nothing, then there is no future for the young". Many, many of our young have left Kauai because of the lack of housing for them.

Thank you for expressing your concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:39 PM
To: shebands@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Christine Bandsma.pdf

Aloha Christine,

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 Dinner](#)
To: [DBEDT LUC](#)
Subject: Hoku Place
Date: Monday, December 24, 2018 11:32:23 AM

Dear Land Use Commission

Rather than reiterate all of the arguments against the change of zoning for the ill conceived development known as Hoku Place, I will simply fall back on the excellent testimony of Anne Walton that makes perfectly clear why the vital agricultural land should not be rezoned. In addition, an article in today's TGI reveals that our population in Hawaii has dropped two years in a row and forecasts of future growth may indeed be inaccurate. Development should be focused in Lihue and should be in response to growth, not in anticipation of it.

Please turn this development down. Mahalo for your consideration.

Aloha
David Dinner
Kilauea, HI

Sent from my iPad

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

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.

The Kauai General Plan was recently updated to include a "Neighborhood General" designation. Hoku Place is now designated as "Neighborhood General". The General Plan for Kauai emphasizes the need for housing in all districts of Kauai. Hoku 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. Hoku Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hoku 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.

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 for your expressed concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:50 PM
To: gentlewaver@gmail.com
Subject: RE: Hoku Place Development Response
Attachments: David Dinner.pdf

Aloha David,

Thank you for your comment on the Hoku 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: [Claudia Herfurt](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Proposed Up-zoning of Lands From Agricultural to Urban Center
Date: Monday, December 24, 2018 6:04:55 PM

Aloha,

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.

Sincerely,
Claudia Herfurt
Hanalei

Dear Claudia,

Thank you for your expressed concerns,

The housing crisis for the young families and families doubling up in homes is for real! In discussions with the young people in the Kapa'a and Wailua area we hear that they are willing to sit in traffic for a few more minutes if they could have the opportunity to buy a home.

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. There is no spin that can dispute this fact.

Aloha,
Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:40 PM
To: claudia@kauaistyle.com
Subject: RE: Hokua Place Development Response
Attachments: Claudia Herfurt.pdf

Aloha Claudia,

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: sonree@hawaii.rr.com
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Wednesday, December 19, 2018 8:05:22 AM

Please STOP development of Hokua Place....

Kauai can not handle MORE traffic!!!!

Mahalo,

Corinne CHristensen, MSW,LCSW

Dear Corinne,

Thank you for expressing your concern.

The housing crisis for the young families and families doubling up in homes is for real! In discussions with the young people in the Kapa'a and Wailua area we hear that they are willing to sit in traffic for a few more minutes if they could have the opportunity to buy a home.

Housing trumps our traffic woes. There is no spin that can dispute this fact.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:41 PM
To: sonree@hawaii.rr.com
Subject: RE: Hokua Place Development Response
Attachments: Corinne Christensen.pdf

Aloha Corinne,

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: [D.Freund](#)
To: [DBEDT LUC](#)
Subject: Proposed Hokua Place on Kauai
Date: Sunday, December 16, 2018 7:09:53 AM

I write to encourage 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.

- Dan Freund
5609A Honua Rd.
Kapaa, HI 96746

Dear Dan,

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place.

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 only 11,000 acres of ag lands to sustain ourselves.

Dan, surveys, government entities, families that are doubling up in homes and the young people of Kauai all agree that housing is a top priority. To ask those who "don't have" to wait 10 or 20 years more for improved roadways before they may have the opportunity live in their own home is pono. Housing trumps traffic woes indisputedly and the feeling that too much is being built, etc.

Thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:42 PM
To: danfreund@hotmail.com
Subject: RE: Hokua Place Development Response
Attachments: Dan Freund.pdf

Aloha Dan,

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: [Marc Gagnon](#)
To: [DBEDT LUC](#)
Subject: Hokua place
Date: Sunday, December 16, 2018 7:35:22 AM

I have lived on kauai for 31 years . Our island can't sustain such a development without addressing our current traffic issues . Growth of our Community will certainly happen , let's put a moratorium on growth until we solve our current traffic problems and set up an infrastructure for future expansion . Tourism needs to limit visitors until we solve our traffic congestion and preserve Kauai's natural habitat . Mahalo Marc Andre gagoni

Sent from my iPhone

Dear Marc,

HoKua Place is designed to address the housing crisis on Kauai. It is to provide affordable housing for the young individuals, young families, and families doubling up on houses today. It is said that the housing crisis trumps our traffic woes. The HoKua Place is designed to address the housing crisis of Kaua'i . Young individuals, young families and families doubling up in houses want and need the opportunity to buy affordable homes. Many of these young members of the Kapa'a-Wailua area say that they are willing to sit in congested traffic if they can purchase affordable homes. Housing trumps traffic woes undisputedly.

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.

To put a moratorium on growth is telling these young families that they have to wait 10 to 20 years before they have the opportunity to buy an affordable house.

The developer is contributing to the maintenance of the wastewater plant. They 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.

Thank you for your expressed comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:55 PM
To: elevenblessings@me.com
Subject: RE: Hokua Place Development Response
Attachments: Marc Gagoni.pdf

Aloha Marc,

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

Aloha Land Use Commission,

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

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

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

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

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

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

Mahalo and aloha,

Danny Hashimoto
Kapa'a, Hawai'i

Dear Danny,

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

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.

Infrastructure concerns have been addressed by the EIS submittal. Look particularly at the Updated TIAR. An example is that HoKua Place.

The sustainability plan in the submittal depicts a comprehensive outline of sustianable measures that will be implemented for the project.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:45 PM
To: dakinedanny@yahoo.com
Subject: RE: Hokuia Place Development Response
Attachments: Danny Hashimoto.pdf

Aloha Danny,

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: Jan Pascua
To: DBEDT LUC
Subject: Hokua Place
Date: Sunday, December 23, 2018 6:33:08 AM

I oppose the Hokua Place development.
Jan Pascua

Dear Jan,

They are no details in you comment. Therefore, the response to your comment will be a generic response.

Surveys, government entities and the young people of Kaua'i 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. This is affordable. 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.

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. The project will offered to the DOW water generated from their well to increase the County water supply to their system.

I know 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, 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.

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.

Thank you for your expressed concern.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:18 PM
To: jan.pascua20@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Jan Pasua.pdf

Aloha Jan,

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: [Erik Horsley](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Development
Date: Sunday, December 23, 2018 8:14:40 PM

Hello,
I would like to express my opposition to the proposed development that would convert agricultural land to residential land that would create a windfall profit to the developers, but leave the community to deal with the fallout and without creating affordable housing. That area is already grossly congested with traffic. There are plenty of areas zoned residential for good reasons where development should occur.

Erik Horsley
Kapaa homeowner

Dear Erik,

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

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:10 PM
To: kireeus@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Erik Horsley.pdf

Aloha Erik,

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: [Darian Ponce](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Sunday, December 16, 2018 12:45:33 PM

To whom it may concern at the Land Use Commission,

In regards to Hokua Place please let this project area zoning remain as agriculture. Please let it remain in the state land use Agricultural District.

We also can not handle the infrastructure. Traffic is already such a big problem. This is worrisome for me. We must act now to preserve our home, reefs, beaches, forests, streams and rural lifestyle.

With aloha,

Darian Ponce Peralta
808-346-4232

Dear Darian,

The General Plan, government and studies have found that Kauai is in a housing crisis. Many young individuals, families and families doubling up in houses are in need of affordable housing. The HoKua Place addresses these needs for the Kapa'a-Wailua area.

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 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.

This is Kauai, sitting in traffic for 15 minutes more is a noble cause if 231 families have the opportunity to have a very affordable home.

Thank you very much for taking time to express your concern.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:46 PM
To: darian.ponce@live.com
Subject: RE: Hokua Place Development Response
Attachments: Darian Ponce.pdf

Aloha Darian,

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: [Kapaa Neighborhood Center](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Monday, December 24, 2018 3:03:57 PM

Please don't change the agricultural designation & put in Hokua Pl.
This area can't handle the traffic, congestion, crowding in schools that is already occurring.
Our infrastructure is maxed now.
Plus we need affordable rental housing not market rate housing that local people can never afford.
Thank you for your attention, Marta Hulsman

Marta Miller Hulsman
Site Manager Kapaa Neighborhood Center
4491 Kou St.
Kapaa, HI. 96746
(808) 822-1931
kapaanc@kauai.gov

Dear Marta,

Housing is the number one crisis on Kaua'i, not traffic. The DOE has accepted the projected number of students the HoKua Place may be generated.

HoKua Place is providing 231 affordable housing at \$ 175,000.00 to \$ 275,000.00. In order to meet this commitment, the developer's profit for the market homes will be minimal so the project can pay for the affordable housing.

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.

Thank you for your expressed comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:59 PM
To: kapaanc@kauai.gov
Subject: RE: Hokua Place Development Response
Attachments: Marta Miller Hulsman.pdf

Aloha Marta,

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: [Judith Courtemanche](#)
To: [DBEDT LUC](#)
Subject: Hokuia Place
Date: Wednesday, December 19, 2018 1:32:52 PM

I am a home owner in Kapaa (Plantation Hale). I have many concerns with allowing this complex to be built. The traffic is already atrocious and adding the that many more vehicles on the road is ridiculous. Kauai does not have the infrastructure to support adding that many new residences and vehicles. I totally understand that tourism is important to the island, but if it gets that congested, visitors won't want to come back for another visit. All this will do is frustrate visitors and be a deterrent for future trips. Please reconsider this proposal and do not allow this project to go forward. Thank you.

Judith Courtemanche

Sent from my iPhone

Dear Judith,

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 the opportunity to buy a home is selfish and unreasonable.

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 affordable. 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.

Thank you for submitting your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:44 PM
To: jacourtemanche93@gmail.com
Subject: FW: Hokuia Place Development Response
Attachments: Judith Courtemanche.pdf

Aloha Judith,

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: [seafire](#)
To: [DBEDT LUC](#)
Subject: Respectfully vote NO on Kokua Place
Date: Sunday, December 23, 2018 5:59:11 PM

Dear Land Use Commission:

With respect, please vote NO on Kokua Place as it sits in its current state.

Traffic in Kapa'a has reached its saturation point & gridlock is constant. You would be doing a great dis-service to your residents & to your tourists if you allow this to go through prior to addressing the gridlock that Kapa'a is currently experiencing. It's beyond the "Kapa'a Crawl!" & developers do not care. They just want to develop what & where they can & then move somewhere else to do the same thing. Morals are out the window. It is up to the residents of Kaua'i to care & you as our representatives SHOULD.

Please vote NO on Kokua Place until such time that traffic has been properly addressed.

Secondarily, "affordable housing" should remain "affordable" in-perpetuity. "Affordable" for 30% of current residents such as young adults working at Starbucks, Foodland, the resorts' working staff, Petco, ANY Kaua'i resident making less than \$40,000 (or is it more like \$20,000?) per year SHOULD IDEALLY be able to afford one of these 30% of houses in Kokua Place that are deemed "Affordable".

So here's the math:

A person earning \$15 per hour for 8 hours per day makes: \$120/day

\$120/day times 5 days/week: \$600/week

\$600/week times 52 weeks per year: \$31,200

No vacations included & taxes would still be taken out of this total.

How can someone earning this much afford to purchase a home between \$650,000 & \$950,000?? Simply stated, they can't.

30% is pathetic, by the way. This figure should be more like 75%. How many of YOUR kids can afford to purchase an "Affordable House" in this future neighborhood? How many of YOUR kids will NOT be able to purchase one because they're not part of the elite 30%?? How many of YOUR kids earn more than \$31,200 per year while living in Kaua'i? Hmmm....

These developers do NOT have the best interests of the community in mind & with the abominable Traffic Situation being ignored & "Affordable" being tossed around like the term "green", developers continue to rape & pillage in the name of Progress. Is this Progress to YOU? If so, I have a bridge to sell you....

Shame on you if you allow Kokua Place to go through while ignoring the plight of those who actually LIVE here in Kaua'i.

Sincerely, Respectfully & with Aloha,

Debra Dixon

Kapa'a

Dear Debra,

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.

Thank you taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 8:53 PM
To: seafire@baymoon.com
Subject: RE: Hokuia Place Development Response
Attachments: Debra.pdf

Aloha Debra,

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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