

From: [Dennis Mendonca](#)
To: [DBEDT LLC](#)
Subject: Hokuia Place
Date: Monday, December 24, 2018 11:19:30 AM

Please do not approve of this change.

Please take pity on those of us who live on Kauai. Traffic is out of control. My clients who live in Lihue don't want to come to my office because the traffic is so out of hand.

It isn't the right time to expand and this isn't the right project, Kapaa is the working class neighborhood of the island; 30% affordable housing equals 70% unaffordable housing.

Our current infrastructure cannot handle further expansion at this time. Please take pity on us and vote for common sense restraint.

Thank You!
Dennis Mendonça

Dear Dennis,

Pity should be given to those individuals, young families and families doubling up in houses in the Kapa'a-Wailua area.

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

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

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

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@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 8:54 PM
To: dennism08@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Dennis Mendonca.pdf

Aloha Dennis,

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: dgcarsen@aol.com
To: DBEDT LUC
Subject: Hokuia Place
Date: Sunday, December 16, 2018 3:46:19 PM

To Whom It May Concern:

The idea of an additional large housing complex — especially one with virtually no affordable units — in Kapa'a is unconscionable. We already have severe traffic problems through Kapa'a town and the by-pass. Further, as a resident of Kamalu Road, which is already used as a "better" bypass option, I find this plan horrifying. At the present time, the 25 mph speed limit on Kamalu Road is routinely and consistently disobeyed. Speeds in excess of 50 mph are commonplace and, for those of us who live here, extremely dangerous.

Additional construction behind the Middle School would negatively impact our neighborhood with more traffic and more speeders. This increased traffic would also require better road surfaces and more police presence.

In short, I am totally against this construction.

Dear Sir/Madame,

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.

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

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 8:55 PM
To: dgcarsen@aol.com
Subject: RE: Hokuia Place Development Response
Attachments: dgcarsen.pdf

Aloha

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: [Diane Chait](#)
To: DBEDT LUC
Subject: Hokua Place Proposed Upzoning
Date: Monday, December 24, 2018 12:15:54 PM

I am a full time resident of Kauai for more than 15 years
I am concerned about the proposed Hokua Place development.
We need affordable housing but it does not sound like this will provide housing most residents can afford. I think the developer needs to set aside lower priced housing. Monies toward infrastructure to alleviate issues of burdening our already outdated wastewater plants and roads are also needed. This proposed upzoning seems to need further study to make sure it benefits the community. Maybe there should also be restrictions on this housing for full time residents only and no short term rentals if not already in place.

Thank you for your consideration of my concerns.

Diane H. Chait

Dear Diane,

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

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.

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.

Finally, there have been studies over studies of the Kapa'a/Wailua area. It is time to solve the problems identified by these studies. Housing is the number one crisis.

Thank you so much for expressing your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:56 PM
To: d.chait@earthlink.net
Subject: RE: Hokua Place Development Response
Attachments: Diane Chait.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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From: [Don Cunningham](#)
To: DBEDT LUC
Subject: Hokua Place
Date: Monday, December 24, 2018 9:18:38 AM

Honorable members of the State Land Commission,

I am writing to implore you to consider an alternative philosophy to growth on Kauai. No one appears to be willing, or to have the authority for comprehensive planning crossing margins of housing, commerce, farming, transportation, utilities, and more.

The proposed development of Hokua Place is yet another example. First, the Kauai economy is virtually entirely driven by tourism, despite decades of trying to diversify the economy. The hospitality industry is notorious for having a large number of very low-paying jobs, incapable of generating wages sufficient to support a family even with multiple jobs and/or wage earners. The beginning price point of Hokua Place is out of reach of the typical Kauaian family with multiple tourism-based incomes.

In addition, if this development is considered in the context of overall available resources on Kauai, it makes no sense, certainly not in this location. Kapa'a is our biggest population base, Lihue is our biggest employment base. The transportation corridor between the two is already highly congested and has the worst traffic on the island. The lack of a four lane highway between these two centers wastes hours of residents' time, hundreds of gallons of gas, and is a source of high levels of frustration for tourists.

In addition, the mere act of buying the family groceries is already difficult in Kapa'a, and will be made more so with hundreds of new households and no new sources of groceries. Otherwise, Kapa'a residents must go to Lihue for additional grocery resources, adding more pressure on that overcrowded transportation corridor.

Before we move forward with any more significant development projects, we must come up with solutions to Kauai's lack of infrastructure to support our current population and tourism load. Many residents believe we have reached a tipping point on Kauai, where available infrastructure is about to be overwhelmed by the demands of a growing population and growing tourism. Further large-scale growth makes no sense under these conditions.

Yet growth is inevitable. But the residents of Kauai have been unable to get the entities of the County, State, and Federal governments to commit to work together to address these issues before they become critical.

I ask that you take a step back and re-examine the benefit of further unbridled growth, and consider a moratorium until the various Federal, State, and County agencies can gather to discuss a plan for managed growth of population **and** infrastructure on Kauai.

Respectfully,

Don Cunningham
Princeville

Dear Don,

The HoKua Place is intended to be a well designed residential community primarily for the Kapa'a-Wailua area. 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.

HoKua 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.

Don, surveys, government entities, families that are doubling up in homes 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. 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 indisputably and the feeling that too much is being built, etc.

Thank you for expressing your concerns.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 8:59 PM
To: islandgeezer@yahoo.com
Subject: RE: Hokuia Place Development Response
Attachments: Don Cunningham.pdf

Aloha Don,

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: [Donna Holevoet](#)
To: [DBEDT LUC](#)
Subject: NO ACTION on the upzoning of Hokua Place
Date: Monday, December 17, 2018 2:08:57 PM

We recommend NO ACTION on the upzoning of agricultural land at Hokua Place in Kapaa would cause a huge increase in traffic that would feed directly into the biggest bottleneck on the island.

The 769 residential units are not affordable and would result in traffic congestion that would affect tourism and the resident travel around the island.

We strongly recommend Alternative 1, until the traffic congestion on the 3 lane highway is resolved.

Dear Donna,

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 State Department of Transportation is currently scheduled to add the fourth lane to Kuhio Highway from the bi-pass to the Wailua river bridge by end of this year. It most certainly be completed before construction on the HoKua Place begins.

Thank you for your concern.


Ron Agor

From: [Donna Resort Properties](#)
To: [DBEDT LUC](#)
Cc: [omltaylor@gmail.com](#)
Subject: Hokua Place 769 residential units We recommend Alternative 1 NO ACTION
Date: Monday, December 17, 2018 2:04:49 PM

Upzoning the 97 acres of agricultural land in Kapaa would cause a huge increase in traffic that would feed directly into the biggest bottleneck on the island.

The 769 residential units are not affordable and would result in traffic congestion that would affect tourism and the resident travel around the island.

We strongly recommend Alternative 1, until the traffic congestion on the 3 lane highway is resolved.

Donna Holevoet, BROKER Resort Properties of the Pacific, LLC Call or text 808-635-6500
Office: 808-826-4280  [Real Estate Sales, Long term and Vacation Rentals](#)
www.resortpropertiespacific.com

Dear Donna,

Dear Donna,

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

The State Department of Transportation is currently scheduled to add the fourth lane to Kuhio Highway from the bi-pass to the Wailua river bridge by end of this year. It most certainly be completed before construction on the HoKua Place begins.

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.

Thank you for your concern.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:04 PM
To: getawaykauai@gmail.com
Cc: donna@resortpropertiespacific.com
Subject: RE: Hokuia Place Development Response
Attachments: Donna Holeyvnet 2.pdf; Donna Holeyvnet.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: [Robin Shannon](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Sunday, December 23, 2018 8:19:26 PM

Dear Land Use Commission,
We are very concerned about the strain that the Hokua Place development will place on the infrastructure of Kauai. From wastewater to traffic, Hokua Place is a very bad idea. If they are going to build this development, then it needs it's own wastewater treatment plant instead of hooking up to the outdated Wailua plant. In addition, have any of you ever driven from Wailua to the area where the development will be? We have, and it's a nightmare. Living in the Homesteads, it's gotten to the point where we have to plan our errands as follows: first Foodland, then Safeway, then the Post Office, then Hoku Foods. Then home by the back roads (Olohena Road, Kamalu Road, then Kuamo'o Road) which takes longer but not as long as sitting in gridlock all the way back to Kaumo'o Road on the highway. This happens all day long every day. It is ridiculous to plan errands going only one way thru Kapa'a, but it has to be done due to the traffic situation. Adding 1900 cars to the road from this development is insane. And, because of where the development is located, the back roads home will no longer be an option as they will also be filled with cars from Hokua Place.

Please reconsider and do not approve this development.

Sincerely,

Doug and Robin Shannon
Kapa'a

Dear Doug and Robin,

The HoKua Place is to address the housing crisis on Kauai and provide affordable housing for the Kapa'a-Wailua area. The 231 affordable housing proposed will be \$ 175,000.00 to \$ 275,000.00. That affordable and realistic.

The State DOT plans on widening Kuhio Highway from the bi-pass road to the Wailua bridge. HoKua will add a main road through the project from the bi-pass road north to the Olehena Road. This will certainly ease traffic in the area. Please read the Upddated TIAR in the submittal.

The Project is intended to provide house for the Kapa'a-Wailua area. The vehicles are already in the area so the 1900 added cars to the area is not a correct statement.

Thank you so much for your expressed comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:06 PM
To: shannonsuniverse@att.net
Subject: RE: Hokua Place Development Response
Attachments: Doug and Robin Shannon.pdf

Aloha Doug and Robin,

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: [Do](#)
To: [DBEDT LLC](#)
Subject: I am against the Hokua development on Kauai
Date: Sunday, December 23, 2018 1:07:34 PM

Please, No more developments until the roads and infrastructure are brought up to where they can handle it. Traffic has been bad for years and gotten much worse in last two years. Fix the roads!!!
Doug Ross
Wailua Homesteads
Kauai Resident years

Dear Doug,

There are upcoming plans to start construction on the widening of Kuhio Highway from the bi-pass road to the Wailua bridge. The HoKua has a main roadway going through the project from the bi-pass road north to Olehana road. This will certainly help the traffic in the area. Please read the updated TIAR in the submittal.

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 9:07 PM
To: pua1doug11@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Doug Ross.pdf

Aloha Doug,

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: [Eliel Starbright](#)
To: [DBEDT LUC](#)
Subject: Hokua Place; No Action Alternative from the 2nd Draft Environmental Impact Statement
Date: Friday, December 14, 2018 8:23:07 PM

To Whom it concerns:I am 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! **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.**

Dear Eliel,

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

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

The project is for the Kapa'a-Wailua area. The vehicles are already in the area. To say that the project will add 1900 cars is stretching the truth.

Please read the Updated TIAR in the submittal.

Thank you for your comments,

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:08 PM
To: elielstarbright@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Eliel Starbright.pdf

Aloha Eliel,

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: [JaNee Dominique](#)
To: [DBEDT LJC](#)
Subject: Kokua Place
Date: Monday, December 24, 2018 11:02:42 AM

Please do not authorize the building of this sub division. It is on important ag land, is not affordable, will overtax infrastructure and will create even worse traffic problems.
Thank you for your time.

Sent from my iPhone

Dear JaNee,

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.

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.

Kaua'i 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.

Thank you for submitting your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:19 PM
To: magicfaerie@hotmail.com
Subject: RE: Hokua Place Development Response
Attachments: JaNee Dominique.pdf

Aloha JaNee,

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: Gabriela Taylor
To: DBEDT LUC
Subject: Honua Place Subdivision Comments
Date: Wednesday, December 19, 2018 10:30:02 AM

To: The Hawaii state Land Use Commission
Re: Hokua Place Subdivision: Comments: 2nd Draft Impact Statement
From: Gabriela Taylor, Kapaa, Kauai

Commissioners:

I am 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 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. Here are the reasons.

Since 2004, residents on the east side of Kaua’i have been under the threat of yet another development with 769 residential units, at a price range beyond the reach of most residents, which in its current iteration is called Hokua Place. This, of course, is along with two resorts already approved and soon to be under development in the Wailua-Kapa’a corridor (Coconut Beach Resort and Coconut Plantation = 527 units), a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa’a (Kalia Mauka). The residents of the east side, and those driving through, want to know when is enough, enough?

Impacts on Our Island From the Proposed Hokua Place Subdivision

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 the Morning and Afternoon Rush Hours Combined.

The 2nd DEIS indicates that Hokua Place is expected to generate 487 vehicle trips per hour (vph) and 560 vph during the AM and PM peak hours of traffic, respectively, then buried in the document they qualify that by saying that: “The AM and PM peak hour trip generation characteristics for Hokua Place were increased by about 90+ vph over the DEIS traffic study, primarily due to the use of the average peak hour trip rates for multi-family dwelling units.” So what numbers are we looking at here? By their estimates, Hokua Place will actually add another estimated 1,900 vph (AM plus PM) to Kuhio Hwy and the By-Pass Road, further miring us in perpetual gridlock. If that isn’t disaster enough, imagine Kuhio Highway when 2000 cars are added to the Kapa’a Crawl by two already approved resorts ready to go up in the Wailua-Kapa’a corridor. The Kapa’a Crawl has ballooned over the past year to create major traffic jams on Kuhio Highway, from Wailua River to Kealia and beyond, from 7am to 9pm daily. What more needs to be said about the diminishing quality of life on the Eastside? The only solutions proposed by developers are to: **a)** dedicate the By-Pass Road to the State, of which their property simply crosses, but they don’t own the whole road – in any case it is already fully operational and not noticeably reducing the Kuhio Hwy traffic congestion; **b)** cutting a road between Olohehena Road and the By- Pass Road which is a smoke and mirrors approach to reducing traffic, in no way will it reduce congestion as that is not where the problem lies (except during school drop-off and pick-up hours); **c)** and then the rest of the 48 significant improvements are punted to the State or County (see HDOT’s study *Kapa’a Transportation Solutions*, August 2015).

2. Our Aging and Insufficient Infrastructure: The 987 Additional Units Hokua Place is Adding to the Market Will Only Create Further Impacts on Our Failing Infrastructure.

Aging infrastructure reared its ugly head recently when a sewer cap blew up on Kuhio

Highway and a sewage spill contaminated the Wailua River and beach area. Along with the contamination of the river and nearshore reefs, east bound traffic backed up all the to Hanamaulu, creating 2-hour traffic travel time from Lihue to Wailua. A few days later there was an island-wide energy blackout. The landfill is almost full and land purchased at a high cost for a new one. Increased water outages require old water lines and pumps to be frequently upgraded. We know about bumpy potholed county roads, as well as defects in the highway. Adding more cars increases damage to an already poorly maintained network of roads. Data given for Kapa’a Schools capacity is outdated (2010/11), so stating that they are not at capacity is irrelevant until the data reflects the current situation. The fact that County has “several solid waste programs with several other proposals that will likely be implemented by the time this Project is under construction . . .” creates both a dependency on the County to solve the problem of solid waste for Hokua Place, and provides no assurance that sufficient capacity will be in place to handle the additional burden of solid waste.

3. How Can Hokua Place Be Touted As Meeting Our Affordable Housing Needs: Single Family Homes Starting at \$650,000 – Where is the Affordability?

Only 30% of the Hokua Place subdivision condos will be in the affordable category as required by Kaua’i County Ordinance No. 860. *Note: this is important! The projected sales prices in 2nd DEIS quotes prices of multiplex and single family houses comes with the warnings: “Prices are subject to market conditions.”* This means that housing prices can increase at the will of the developer. Single family units are priced from \$650,000 to \$950,000. In fact, even the lots (without houses) are projected to be selling in the \$216,000-\$316,000 range (these numbers are in 2015 dollars). Add on the actual building of a house, then these lots clearly exceed the “affordable housing” threshold. However, units that locals can’t afford can be purchased by mainlanders and foreigners, further exacerbating our housing shortage.

4. Food Security in a Time of Uncertainty: Conservation of Agriculture Lands Should Be a Priority, Not Urban Sprawl.

We need to grow more food, not houses on that 97 acres. The Draft Environmental Impact Statement indicates that the poor soil cannot support most commercially viable agriculture, yet these lands have a history of being cultivated in sugar cane. Clearly importing 90% of our food to Kaua’i makes us vulnerable when hit by tsunamis, hurricanes, floods and other increased natural disasters frequenting the islands. Climate change further threatens our imported food supply and food security on Kaua’i.

5. Promises, But No Commitments Actually Made: What About Improving the Quality of Life for Residents?

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

6. Whose Looking Out For the Environment?: Potential Impacts From Hokua Place on Federally Protected Species.

The following species have been observed in the Project vicinity and listed as threatened or endangered species: Newell's shearwater, Hawaiian petrel, Band-rumped storm petrel, Hawaiian Hoary bat, Hawaiian stilt, Hawaiian goose, Hawaiian moorhen and Hawaiian coot. Of particular concern are impacts to Hawaiian petrel, the Band-rumped storm petrel and Newell's shearwaters that are all known to transit the area and prone to collisions with objects in artificially lit areas. Both during construction of the Project (use of night time lighting for expediency) and after completion (for safety and security), outdoor lighting could pose a threat to these nocturnally flying birds. It is not clear if simply "consulting" with USFWS and the mitigation measures recommended in the 2nd DEIS will lead to the needed and necessary actions to protect these species.

7. Hokua Place and the Myth of a Sustainable Development: Give Us a Model of Sustainability With Some Substance.

The six points laid out above should be a clear indicator that Hokua Place does not resemble the expectations of sustainable development. Their statement in the 2nd DEIS exemplifies how shallow their understanding is of "sustainability: "The management policies will encourage residences to participate in the moral ethics of respecting the surrounding environment. Reduce waste and excessive consumption, and fulfill the responsibility as trustees of the environment for the present and future generations. Residences will be invited to participate in policy and decision making." (2nd DEIS). These are simply platitudes without any substance. This does not set a very high standard for "sustainability".

Mahalo, Gabriela Taylor, Kapaa

Garbriela,

Responses to you are numbered in sequence to your comments.

1. You have taken the TIAR report out of context to support your position. HoKua Place is for the young individuals, your families, and families who are doubling up in home in the Kapa'a-Wailua Area. The vehicles are already in the area. To say HoKua Place will add 1900 cars to the area is misleading. The County and State Engineering and Transportation departments have accepted the TIAR.

2. Solid waste generated by the homes in HoKua Place will be generated by the same families that already exist in the Kapa'a-Wailua Area. HoKua Place has offered the County DOW access to their water well to add capacity to the county water system. The statements in the submittal on infrastructure support the viability of HoKua Place. Again, you have stated inaccurate information on the number of housing units proposed. 987 Units is a far cry from the proposed 769 Units

3. Again you have stated inaccurate information about the price of the affordable units. HoKua Place is committed to providing 231 affordable units ranging from \$ 175,000.00 to \$ 175,000.00. You have conveniently used the \$ 650,000.00 number for the market housing for the affordable housing.

4. Gabriela, you know for yourself that Kaua'i 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 agricultural lands to sustain ourselves.

5.. The developer is not promising, but is committing to meeting the goals of the recently Updated Kaua'i General Plan with regards to building a housing development within the "Neighborhood General" lands.

6. The submittal with the sections regarding endangered species have been quite clear of the developer's commitment to protecting all endangered species.

7. Sustainable plan in the submittal commits to the sustainable principles and goals outlined in the General Plan.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:11 PM
To: gabrielataylor40@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Gabriela Taylor.pdf

Aloha Gabriela,

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: [JessGmail](#)
To: [DBEDT LUC](#)
Subject: NO on Hokua Place PLEASE
Date: Monday, December 24, 2018 1:19:12 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

Aloha Commissioners,

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 for your service,
Jessica Haskin

Dear Jessica,

Your comments seem to be taken from a circulated advocate against HoKua Place. The response to your comments are similar to responses to those using the same format as your comments.

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 1900 cars to the area is just stretching the truth.

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

To deny the young families and those doubling up in houses is selfish and unreasonable.

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.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:42 PM
To: jesshaskin@gmail.com
Subject: FW: Hokua Place Development Response
Attachments: Jessica Haskin.pdf

Aloha Jessica,

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: [Wiedow, Gale](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Wednesday, December 19, 2018 12:05:13 PM

My wife and I have been visiting Kauai annually for over 25 years, and have seen the degradation of the transportation system due to increased development. Please do not contribute further to the already overcrowding of our roads on the eastern shore. We love Kauai and hope to continue to enjoy your beautiful island home.

I am writing in support of Alternative 1, the 'No Action Alternative' from the second Draft Environmental Impact Statement. It is my understanding that under this alternative, no action will be taken and the project area would remain zoned agriculture. Hokua Place should not be built. We request that the land remain in the state land use Agricultural District.

Thank you for your attention to our concerns.

Gale Wiedow & Laura Horton
132 S. Dakota Avenue #206
Sioux Falls, SD 57104

Dear Gale and Laura,

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

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

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

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:12 PM
To: gale.wiedow@dsu.edu
Subject: RE: Hokua Place Development Response
Attachments: Gale Wiedow.pdf

Aloha Gale,

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: Karen Backinoff
To: DBEDT LUC
Subject: Concerns for Kaua'i Future and Hokua Place
Date: Sunday, December 23, 2018 11:21:04 PM

Aloha,

I am Completely Against the proposed development of Hokua Place. I live in Kapahi, and the traffic generated from this development would create an impossible situation in already congested east side Kapa'a and Wailua. In addition to regular and middle school traffic at certain times "Hokua" would create a Lot of traffic just on that part of Olehena, particularly on a Wednesday when the farmers market happens in Kapa'a.

TRAFFIC is Terrible as it is, and over tourism as well as these several developments will make gridlock a deeper nightmare than it often is already.

INFRASTRUCTURE. Is in extremely BAD shape. I travel Kawaihau Rd. or Ka'apuna most days and those roads are rife with potholes. BAD shape in some places. I had to replace the shocks on my car last year and I do think it is partly due to poorly maintained county and state roads! Good job repaving by Coco Palms. That is a big improvement and I wish Kapahi's main artery roads could have repaving too.

Not only roads would be impacted by "Hokua", but WATER, SEWAGE, GARBAGE, RECYCLING. The island is already straining with overuse. There are other resorts being planned or developed on the east side. WHAT?????????

Have you all seen Southern California in the 1950s before it was developed so much? Absolutely gorgeous. Clear Skys, open spaces. Orange groves. Or Boulder, Colorado, or Santa Cruz or the Bay Area, or even parts of New England. All over beautiful places attract people and they get over developed and consequently they are not as wonderful and spacious as they used to be. I have lived in all these areas and more, and seen this over and over. Have you heard that song Pave Paradise, Put up a Parking Lot? We do not get a plan B if this beautiful island gets more and more and more developed, for profit above quality of life. I vote for preservation of the amazing culture, environment and natural beauty that is Kaua'i. WE must malama the aina and develop common sense and a workable plan going forward.

THIS IS NOT TRULY AFFORDABLE HOUSING!

AGRICULTURE LAND SHOULD BE kept Ag and utilized for FOOD production. What happens here when the boats and planes stop coming? Or a hurricane strikes again. This place could truly be the GARDEN ISLAND.

To quote Gabriela Taylor, whom I agree with:

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

Mahalo,

Karen Joy

Dear Karen,

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 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.

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.

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

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

Yes, Kauai is going through what your former home in the mainland went through. But if you think about it, you may be one of those who came to visit and forgot to go home. Thus, being the biggest contributor to the problems you are noting. The locals won't ask you to home, so try to co-exist. It would be a noble cause if you can find it in yourself to make sure the "have nots) get the same opportunity to own a home on Kauai like yourself.

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

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:37 PM
To: idoweddings@hawaiiantel.net
Subject: RE: Hokua Place Development Response
Attachments: Karen Backinoff.pdf

Aloha Karen,

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: [Hanapepe Hotel](#)
To: [DBEDT LUC](#)
Subject: NO ACTION to upzoning Hokuia Place
Date: Monday, December 17, 2018 2:15:33 PM

This is near the biggest traffic jam on Kauai. Please don't make it worse.

We will lose our visitors and locals will be locked into their sections of the island because traffic will be impossible.



Hanapepe Hotel,

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

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

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

Thank you for taking time out to express your concerns.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:15 PM
To: hanapepehotel@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Hanapepe Hotel.pdf

Aloha,

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: Janet Esaki
To: DBEDT LUC
Subject: Smart Growth
Date: Sunday, December 23, 2018 7:35:47 PM

Aloha,

I am casting my “vote” **against** development of lands behind Kapa’a Middle School. More development on the East side does not constitute smart growth. We can barely sustain the traffic, as is, let alone stand to wait on more infrastructure development.

Mahalo,
Janet Esaki

Sent from my iPhone

Dear Janet,

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. HoKua Place is “smart growth.”

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

To deny the young families and those doubling up in houses is selfish and unreasonable.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:22 PM
To: jesaki@rocketmail.com
Subject: RE: Hokua Place Development Response
Attachments: Janet Esaki.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: [Harry Guiremand](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Proposed Up-zoning
Date: Monday, December 24, 2018 1:06:19 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.

Sincerely,
Harry Guiremand

6163 Waipouli Rd.
Kapaa, HI 96746

Dear Harry,

Kaua'i'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 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 9:16 PM
To: harry.guiremand@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Harry Guiremand.pdf

Aloha Harry,

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: [Jennifer Lovelett](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Monday, December 24, 2018 9:07:59 AM

Kauai deserves smart growth. We repeat the same mistakes. Lack of feeder roads or lack there of any infustrucure improvements from previous development continues to happen again with this project.

Currently driving from Kaapuni & Olehana to round about during “school rush hour” (.6 miles) is 20 minutes. Add another 20 minutes at the highway in Hanamaulu at Ho’oluana. To drive 12 miles from my hale is more than an hour. 3 resorts already moving forward in the Kapaa Wailua Corridor, add Kealia development which is our heels.

No where have I heard what the owners interest on the island are. I don’t see a vested interest other than their profit.

This is not a project that our decaying water works can support either. Rising waters and the plant is in flood zone. Builder doesn’t care. Seems Hawaii.gov doesn’t either.

Not welcome.

Kauai cares.

Do you care enough to bypass greed and plan pono?

Mele Kalikimaka Eve

--

Jennifer

JLL

808-278-2745

Dear Jennifer,

The recent updated Kaua’i General Plan, forged by the people of Kaua’i, designates HoKua Place a “Neighborhood General” designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua’i. Hokua Place addresses the characteristics of a “Neighborhood General” designation. The project is within the 10 minute walking radius from Kapa’a Town. The 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. HoKua Place is “smart growth.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable. The developers profit from the market housing will be minimal because of the price range of the affordable units. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for our young families.

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 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 because of traffic congestion, at times, is unreasonable.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:23 PM
To: jandtllovelett@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Jennifer Lovelett.pdf

Aloha Jennifer,

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: [Joan Levy](#)
To: [DBEDT LUC](#)
Subject: HOKUA PLACE
Date: Sunday, December 23, 2018 4:57:36 PM

Dear Land Use Commission:

I live in Kapaa and have been on Kauai 26 years. Just in this relatively short time, I have witnessed development multiply irresponsibly, with little regard to the limitations of existing infrastructure.

We on Kauai are at an important crossroad. Development decisions made now will determine whether Kauai maintains the rural lifestyle the majority of residents desire. And whether or not we will be able to grow sustainably with regard to quality of life, housing affordability, environmental safety, and responsible road, traffic, water and waste management.

I, and many people I know, are very worried about how the current planned development of Hokua Place is in direct conflict with these concerns.

Affordable housing clearly has nothing to do with this development. And if the 30% allotment for affordable housing is anything like what has happened at the development in Southern Kapaa across the street from Kintaro's - where the affordable pricing only lasted ten or so years and then are being returned to market prices - well that is no solution at all.

What is affordable about a single family home costing \$650,000 to 950,000? Is this a joke?

These developments only bring profits to the developers. Much of the construction work is brought in from workers off island. So even the notion of job increase is a myth.

We have already seen the devastating effects of climate change here with the incredible destruction from the heavy rains and flooding last spring. These climate anomalies are going to continue to increase until they are no longer anomalies at all, and just a fact of life. We need food security. Conservation of Agriculture lands is imperative.

We do not need wealthy people buying yet more property to either vacation rent out or just leave empty waiting for the owners to come to Kauai for a vacation in one of their multiple location homes.

Yes we need more housing. But new housing MUST BE SUSTAINABLE. And must address local resident needs, not developer profits, or wealthy people who buy property and then do not even live here full time.

Please choose Alternative 1 - the NO Action Alternative from the 2nd draft environmental impact statement. Kauai residents do not need Hokua Place. Please do not let it be built. We are at a tipping point.

Kauai is at the mercy of your decision now. Too late is too late and there is no turning back. Please help us keep Kauai Kauai!

In appreciation for your care for Kauai and her residents, I thank you!

Joan Levy, Kapaa resident

Dear Joan,

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

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

Please read the sections concerning infrastructure. This 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 minnmlly impacted.

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

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. HoKua Place is "smart growth.

HoKua Place is committed to the Sustainable principles outlined in the Updated General Plan.

Thank you for submitting your comments.

Aloha,

Ron Agor

From: [Michael and Jenica Coon-Waymen](#)
To: [DBEDT LUC](#)
Subject: Fwd: HOKUA PLACE
Date: Monday, December 24, 2018 3:45:42 PM

Dear Land Use Commission,

I agree with the points made in Joan Levy's letter to you, dated Dec 23/18 - see below. In addition, I would urge the LUC to withhold approval of any new developments in the Kapa'a area until such time as the sewage, highway and water infrastructure is improved to not only adequately handle the existing load but the added loads derived from future development projects. Only then should new projects be contemplated.

Michael Coon
4375B Hookui Rd, Kilauea, HI 96754.

----- Forwarded message -----
From: Joan Levy <joan@joanlevy.com>
Date: Sun, Dec 23, 2018 at 6:57 PM
Subject: HOKUA PLACE
To: <dbedt.luc.web@hawaii.gov>

Dear Land Use Commission:

I live in Kapaa and have been on Kauai 26 years. Just in this relatively short time, I have witnessed development multiply irresponsibly, with little regard to the limitations of existing infrastructure.

We on Kauai are at an important crossroad. Development decisions made now will determine whether Kauai maintains the rural lifestyle the majority of residents desire. And whether or not we will be able to grow sustainably with regard to quality of life, housing affordability, environmental safety, and responsible road, traffic, water and waste management.

I, and many people I know, are very worried about how the current planned development of Hokua Place is in direct conflict with these concerns.

Affordable housing clearly has nothing to do with this development. And if the 30% allotment for affordable housing is anything like what has happened at the development in Southern Kapaa across the street from Kintaro's - where the affordable pricing only lasted ten or so years and then are being returned to market prices - well that is no solution at all. What is affordable about a single family home costing \$650,000 to 950,000? Is this a joke?

These developments only bring profits to the developers. Much of the construction work is brought in from workers off island. So even the notion of job increase is a myth.

We have already seen the devastating effects of climate change here with the incredible destruction from the heavy rains and flooding last spring. These climate anomalies are going to continue to increase until they are no longer anomalies at all, and just a fact of life. We need food security. Conservation of Agriculture lands is imperative.

We do not need wealthy people buying yet more property to either vacation rent out or just leave empty waiting for the owners to come to Kauai for a vacation in one of their multiple location homes.

Yes we need more housing. But new housing MUST BE SUSTAINABLE. And must address local resident needs, not developer profits, or wealthy people who buy property and then do not even live here full time.

Please choose Alternative 1 - the NO Action Alternative from the 2nd draft environmental impact statement.

Kauai residents do not need Hokua Place. Please do not let it be built. We are at a tipping point.

Kauai is at the mercy of your decision now. Too late is too late and there is no turning back. Please help us keep Kauai Kauai!

In appreciation for your care for Kauai and her residents, I thank you!

Joan Levy, Kapaa resident

Dear Michael,

The Developers of the HoKua Place do not take providing housing for the needs of the Kapa'a-Wailua area as a joke. Housing is at a crisis, especially affordable housing. HoKua Place will be providing 231 affordable housing at the real prices of \$ 175,000.00 to \$ 275,000.00. This is very affordable and realistic. Profits from the market housing will be minimal because the Developer wants to offset the affordable units at the aforementioned prices.

The project is to provide for the local young individuals, young families, and families doubling up in houses. In discussions with these young families, they have said that they will sit in congested traffic if they could have the opportunity to buy a home at the above mentioned prices.

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

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:44 PM
To: michaelandjenica@gmail.com
Cc: joan@joanlevy.com
Subject: FW: Hokuia Place Development Response
Attachments: Joan Levy 2.pdf; Joan Levy.pdf

Aloha Michael and Joan,

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: JMall
To: DBEDT LUC
Subject: Hokua Place
Date: Monday, December 17, 2018 11:15:29 AM

Please keep the land for this development zoned as agriculture and not developed with houses.

Jim Hesterly
Kauai resident

Sent from my iPhone

Dear Jim,

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. HoKua Place is "smart growth."

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 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.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:25 PM
To: jim.hesterly@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Jim Hesterly.pdf

Aloha Jim,

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: judie@aloha.net
To: DBEDT LUC
Subject: Hokua Place
Date: Sunday, December 16, 2018 6:21:53 PM

I am writing to express my extreme concern over the development of Hokua Place. It is estimated to add 1500 vehicles to the already stand still traffic in Kapaa. This would be the absolute worst development for the eastside of Kauai. PLEASE take note - this is a HUGE issue!

Aloha, Judie Hoepper

8086390212

Dear Judie,

The 1500 vehicles added to the Kapa'a-Wailua area is misleading, as anti-HoKua Place advocates have been doing. HoKua Place is designed for the the families of the Kapa'a-Wailua area. Their vehicles are already in the area. The only difference is the cars will be parked at the HoKua Place.

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. HoKua Place is "smart growth.

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 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.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is affordable and realistic.

Thank you so much for sending in your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:32 PM
To: judie@aloha.net
Subject: RE: Hokua Place Development Response
Attachments: Judie Hoepper.pdf

Aloha Judie,

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: [Judy Dalton](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Proposed Up-zoning of Lands from Agricultural to Urban Center
Date: Monday, December 24, 2018 1:42:15 PM

Aloha State of Hawaii Land Use Commission,

We are witnessing the demise of Kaua'i. What was once an island whose quiet, rural way of life was still left mostly intact as recently as 10 years ago has steadily been developed far beyond its carrying capacity. Where there once was remaining open space, we see nature being covered over, smothered with more and more development. This has resulted in highways being clogged to the point of insanity. We sit in our stopped cars, moving an inch at a time and not just during the rush hours.

Hokua Place would contribute to traffic in Kapa'a creating a nightmare situation for both residents and visitors. It would 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 adding 527 units), an one pending residential development (Kealia Mauka).

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.

Hokua Place is being proposed under the guise of affordable housing. It is anything but affordable. Hokua Place developers want to add 769 residential units with a price point starting at \$650K, with the qualifier that these prices are subject to change. \$650K is well beyond the reach of low and middle income families. The net effect is we are continuing to build houses primarily for mainlanders and foreigners (constituting approximately 41% of residential sales), further stressing our limited road system and infrastructure.

I strongly urge you not to support the up-zoning of these 97 acres from State agricultural lands to urban center. The development benefits nobody except the developers of Hokua Place. It is in fact a brutal assault upon the people who call Kauai home and a crime against nature.

Thank you for taking my comments into your consideration for this crucial decision. The future of Kauai is in your hands. Please do the right thing by denying the Up-Zoning of 97 acres of agricultural lands for this project.

Judy Dalton
4330 Kauai Beach Drive, F-12
Lihue, HI 96766

Cell: 808-482-1129

Dear Judy,

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 1900 cars to the area is just stretching the truth.

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

To deny the young families and those doubling up in houses is selfish and unreasonable.

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.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:34 PM
To: judydalton123@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Judy Dalton.pdf

Aloha Judy,

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: JUDY PATTEE
To: DBEDT LUC
Subject: Hokua place
Date: Saturday, December 15, 2018 8:50:05 AM

Notwithstanding the problems of sewage treatment, road maintenance, school classroom size, couple thousand cars dropped onto 2 lane overused current roads, my concern is about removing large acreage of agricultural land and covering that land with concrete . Growing food for the current residents of the island seems immensely more important than putting more structures up to bring even more people to this small 22mile by 33mile rock. Please do the pono thing for the island, not the developers. Thank you for saying no to this development

Judy pattee

Get [Outlook for Android](#)

Dear Judy,

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 because of traffic congestion at times, is unreasonable.

Thank you for your comments,

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:35 PM
To: spiritfeathers13@msn.com
Subject: RE: Hokua Place Development Response
Attachments: Judy Pattee.pdf

Aloha Judy,

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: [aquapuravida](#)
To: [DBEDT LUC](#)
Subject: Kapaa Hokua Place must be Dis-approved
Date: Sunday, December 23, 2018 10:38:22 PM

Developing this in the core of our congested area makes no sense. Please explore Lihue area and not Kapaa. It negatively impacts the poor and middle class on the north and east side that will encounter more traffic and expense trying to drive the east side....and more importantly this development is NOT affordable for neither middle nor low income residents. It will only attract more off-island buyers, which will further increase our dire traffic congestion in Kapaa and the entire north and east side of Kauai. If you havent been through Kapaa in a while, I pled for you all to try to drive through at a couple different times during any given day. You will very quickly notice hour long standstills and nothing moving as-is. Adding 600+ more non-affordable units will severely hurt our low income families trying to commute and our already overly-clogged traffic.

Respectfully, Kane M., Apopo Rd, Kappa, A Concerned Resident

Sent from my Verizon, Samsung Galaxy smartphone

Dear Kane,

The Updated General Plan depicts the housing needs of the Kapa'a-Wailua area. There is a housing crisis on Kauai. The HoKua Place addresses the housing needs of the young individuals, young families, and families doubling up in houses today.

HoKua Place is providing 231 affordable housing at \$ 175,000.00 to \$ 275,000.00. This is really affordable. 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.

Housing trumps traffic. There is no way to spin this. In discussions with young families and individuals, they are willing to sit in traffic congestion if they can have the opportunity to buy and affordable home.

Thank you for you comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:36 PM
To: [aquapuravida@gmail.com](#)
Subject: RE: Hokua Place Development Response
Attachments: Kane M.pdf

Aloha Kane,

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: [Karen Gibbons](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Monday, December 24, 2018 11:48:34 AM

I am sincerely hoping that serious consideration is taken when decisions are made regarding this project . Housing is of course an issue that needs to be addressed. We also need to keep in mind the bigger picture and the impact this project will have on the environment and the people living on the East and North side of this magnificent island. Thank you for the opportunity to let you know my concerns.

Aloha
Karen Gibbons
Kealia, Kaua'i

Sent from my iPhone

Dear Karen,

We not just only need housing, lack of housing on Kauai is a crisis. HoKua Place is designed for the young individuals, young families, and famlies doubling up in homes. 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.

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The 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. HoKua Place is "smart growth.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:38 PM
To: alohakareng@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Karen Gibbons.pdf

Aloha Karen,

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: [Tai Jure](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Development
Date: Sunday, December 16, 2018 7:06:12 AM

To: The Land Use Commission

I care about preserving the rural character of Kauai and keeping new developments sustainable and respectful of existing infrastructure.

I recommend 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.

I live on the north shore and drive to Lihue and Kapaa at least twice a week. The traffic has gotten heavier over the last year with more people. We have never come up with an alternative besides the bypass road in the 33 years that I have lived here and this development will not heal that- It will only create more traffic and more homes for tourists- Where are the workers supposed to live?

There is nothing positive about this development for Kauai except for the builders and project owner-

Impacts on Our Island From the Proposed Hokua Place Subdivision

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**

Sincerely,
Therese Jure

Dear Therese,

The HoKua Place proposes 231 affordable housing units in the range of \$ 175,000.00 to \$ 275,000.00. This is really affordable. The developer is so committed to help provide affordable housing in the Kapa'a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. Most of them are locals. They already existing in the area, with their vehicles, with their children going to school in the area, and many work in Kapa'a Town. To say that HoKua Place will add 1900 cars in the area is misleading. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

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

Thank you for you comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:36 PM
To: taj@tajjure.net
Subject: RE: Hokua Place Development Response
Attachments: Therese Jure.pdf

Aloha Therese,

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: [Land of Mist](#)
To: [DBEDT LUC](#)
Subject: Hokua Place Development
Date: Saturday, December 15, 2018 5:56:39 PM

To Whom It May Concern,

I write a letter to point out the pit falls that this development has in 2015 and I only just receive an answer to my concerns several months back.
I am resident in the Wailua-Kapa'a corridor for over 20 years. I know that the current infrastructure is insufficient to bear the intensity of this new proposed development called Hokua Place. The answers I receive from the departments that review my concerns are completely unconvincing.

I recommend alternative No. 1 : No Action from the 2nd Draft Environmental Impact Statement. This land that is proposed to be taken out of Ag status and put into Urban Center Zoning is crucial to our ability to create self sustainability on Kauai. It should be allowed to be used as it is zoned for agricultural purposes.

Hokua Place should be tabled as a potential development on Kauai. Kauai is currently at a tipping point. It is in no ones best interest to build this superfluous development (except the deveoplrs) which in no way whatsoever improves the lifestyle of current residents of Kauai. If anything it will completely destroy the attractiveness of Kauai as a tourist destination. Traffic is already way beyond tolerable. This development will throw Kauai into a complete standstill for hours at a time. Who wants to sit in traffic whilst on vacation OR living their every day life.

NO ONE. I repeat NO ONE.

Please bring common sense and realistic assessments into the picture. Doing so points to alternative No. 1: No action from the 2nd Draft Environmental Impact Statement.

Aloha.
Concerned in Kapahi, Karen Mavec.

Dear Karen,

Kauai has a housing crisis. Especially for the young individuals, young families and families who are doubling up in houses. Housing trumps our traffic woes, as people who need, are most important. The HoKua Place is a well thought out project. The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The project will include smart street designs, short residential blocks, walking and bicycle paths integrated with Kapa'a Town's future paths. This will help minimize the use of vehicles going into Kapa'a Town. 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. HoKua Place is "smart growth.

The aim of HoKua Place is to provide homes to the young individuals, young families, and families who are doubling up in houses in the Kapa'a-Walua area. 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.

Traffic and infrastructure are not being overlooked by the developer. You may refer the the updated TIAR, the sections referring to infrastructure endangered species. HoKua Place is committed to protect our environment.

Kauai did a study on important agricultural lands. It resulted in Kaua'i needing only 11,000 acres of ag land to sustain itself.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 9:39 PM
To: karen@landofmist.com
Subject: RE: Hokua Place Development Response
Attachments: Karen Mavec.pdf

Aloha Karen,

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: [Karen Wood](#)
To: [DBEDT LUC](#)
Subject: No Hokua place please
Date: Sunday, December 16, 2018 1:39:19 PM

Way toooooo crowded, our roads can not handle,if there is a tsunami we would be gridlocked . Build somewhere else. Thank you Karen Wood

Sent from my iPad

Dear Karen,

The HoKua Place is designed to address the housing crisis Kaua'i is in. 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.

During a tsunami, no one should be on the road. Kauai has learned that from past weather crisis.

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The 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. HoKua Place is "smart growth.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:39 PM
To: createaloha@hawaiiantel.net
Subject: RE: Hokua Place Development Response
Attachments: Karen Wood.pdf

Aloha Karen,

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: [Katherine Blanco](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Sunday, December 16, 2018 6:30:42 PM

To whom it may concern at the Land Use Commission,

I am writing to express my concerns about the proposed Hokua Place development. As a family we are already experiencing stress because of increasing traffic delays, terrible road Surfaces that are directly related to increased maintenance costs on our vehicles, and Over capacity school situations which are impacting my son's life negatively. I cannot see that The additional pressure that Hokua Place would place on the already over-pressured Infrastructure in the Kapaa is going to benefit the community or the island.

We are hoping for affordable housing opportunities and this development is not even close to being Affordable for our family. We are committed to healthy living and prefer that the land Remain agricultural. Or if there are to be any developments that they address the need For truly affordable housing for residents, not single family homes starting at \$650,000.

I recommend Alternative 1 for the Land Use Commission - the No Action Alternative from the 2nd Draft Environmental Impact Statement.

Sincerely,
Katherine Bourdillon de Blanco

Dear Katherine,

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.

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.

The DOE has indicated that the schools in the Kapa'a area has the capacity for the proposed HoKua families. In fact, the HoKua Place is designed for the individuals and families in the Kapa'a-Wailua area. The children already exist in the area and attending the schools there.

Thank you ffor your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 9:40 PM
To: katherinemaryblanco@icloud.com
Subject: RE: Hokua Place Development Response
Attachments: Katherine Blanco.pdf

Aloha Kathrine,

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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