

**From:** [Kathleen Macart](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place  
**Date:** Saturday, December 22, 2018 12:35:29 PM

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Please keep the 97 acres of agricultural lands behind Kapaa Middle School as agricultural and not urban center zoning. Our traffic and roads, waterways and beaches, overabundance of tourists and elimination of corruption in government should be addressed before we add additional weight to a broken infrastructure.

Kathleen Macart  
Wailua Homesteads

[Sent from Yahoo Mail on Android](#)

Dear Kathleen,

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.

Thank you for your comments.

Aloha,

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:41 PM  
**To:** kmac\_94523@yahoo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Kathleen Macart.pdf

Aloha Kathleen,

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:** [Kathryn Sanders](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokuia Place  
**Date:** Sunday, December 23, 2018 6:11:02 PM

Input regarding the up-zoning and development on 97 acres of agricultural land in Kapaa to accommodate the building of over 750 new residential units called Hokuia place in Kapaa:

We have lived at Plantation Hale in Kapaa for three years, having vacationed here for nearly 30 years until we were able to retire.

We schedule our lives so that we are not on Kuhio Highway southbound from Kapaa after 10:00 a.m. due to the increasingly heavy (often stopped) traffic. The addition of a reported 1000-plus cars from this proposed development is astonishing to us. We are fortunate to be retired, and to so far have the luxury of not needing to get into that traffic, but most residents on our island are not.

Additionally, we have witnessed the results of a neglected infrastructure here on the east side of Kauai too frequently (the most recent extreme case being the erupting manhole cover fronting the Hilton Garden Inn). The infrastructure, including highway/roadway traffic that is overwhelmed, must be improved to support the population that already exists prior to adding any additional development to the Kapaa corridor.

Sincerely,  
Kathryn and Darrel Sanders  
(805) 423-4478

Dear Kathryn and Darrel,

I know it can be frustrating to sit in traffic that is, at times, very congested. However, 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-Wailua area. 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 offer 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.

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

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

Thank you for your expressed concern.

Aloha,

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:42 PM  
**To:** kathrynannsanders@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Kathryn Sanders.pdf

Aloha Kathryn,

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:** [katie.parkinson](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hukua kauai  
**Date:** Monday, December 17, 2018 6:26:08 AM

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This development is a terrible idea for Kapaa and Kauai. The road, school and community infrastructure is already maxed out. Kauai needs its agricultural land for food security, and to maintain the environment that makes Kauai unique. This development would not serve to help the people of Kauai and is not wanted in our community.

Sent from my iPhone

Hi Katie,

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 families doubling up in homes in the Kapa'a-Wailua area. 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

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:42 PM  
**To:** katieblack\_4@hotmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Katie Parkinson.pdf

Aloha Katie,

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:** [Sharon Douglas](#)  
**To:** [DBEDT LUC](#)  
**Cc:** [polliloliver@hotmail.com](mailto:polliloliver@hotmail.com)  
**Subject:** Please keep Hokua Place an agricultural area!  
**Date:** Monday, December 24, 2018 1:22:05 PM

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Working for an airline, I get to travel and search out beautiful places, like Kauai.

What I have learned is that so many special places are eventually overrun. What draws people to a place is turned into a commodity, marketed, sold and becomes soulless. Please don't allow this to happen here on Kauai.

In addition there are many who live here that have a vision that we could be self sustaining, growing not only our only food, but investing in fields of for example hemp that in turn can spark many worthwhile side products ranging from building material to clothing and household items.

While many cite traffic, and affordability concerns my biggest concern is one of honoring and celebrating the better than Camelot nature of Kauai.

Thank you for all you do that helps build a Kauai that we love!

Warm aloha  
Sharon Douglas  
P.O. Box 516  
Lawai  
HI, 96765  
(808)652-1896

Sent from my iPhone  
Sharon Douglas

Dear Sharon,

Kauai is beautiful. To self sustain in agriculture means that we must train our children to work on farms. While Kauai boasts having an abundance of good agricultural lands, the industry struggles because of the lack of farm workers. Many locals grew up in the agricultural era on Kauai. Parents worked hard to send their children to college so they won't have to work on the farms.

Kauai is growing like many communities in the country. One thing for sure, we cannot deprive our young families the opportunity to by a home because government left infrastructure behind.

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

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

Aloha and thank you for your comments.

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:28 PM  
**To:** sharrydouglas@yahoo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Sharon Douglas.pdf

Aloha Sharon,

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:** [K SM](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place. NO  
**Date:** Sunday, December 23, 2018 6:56:03 PM

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Soon I'll have lived on the tropical jewel, Kauai, for 30 years.  
Please stop taking away what this beautiful island naturally offer.

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.

NO Hokua Place!!!

NO more added traffic!!!

NO not realistic, mismonered as “affordable” disservice to a community truly in need of authentic affordable dwellings.

ALTERNATIVE 1 is only choice.

Mahalo and Aloha  
Katrina St. Marie  
4441 Kale Place 7  
Lihue HI 967 six 6

Dear Katrina,

The beauty of Kauai and the Kapa'a-Wailua area will not be compromised by the HoKua Place.

HoKua Place is designed for the young individuals, young families, and families doubling up in homes in the Kapa'a-Wailua area. 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

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:43 PM  
**To:** kstmarie99@hotmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Katrina St. Marie.pdf

Aloha Katrina,

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:** [Ken Jopling](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Let's pause before changing open land to Urban  
**Date:** Wednesday, December 26, 2018 12:00:02 AM

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As a resident of upper Kapahi I travel through the proposed Hokua area daily as a home nurse. The roads are already massively crowded with cars for longer & longer periods of time throughout the day. We do not need more urban land in this area. For the health of all Kaua'ians do not change this area to urban as it will not only add more stress to people's lives, but take away potential agricultural land which has the potential to provide food for our island and her ohana

--  
Blessed Be --  
Ken Jopling, RN, BSN  
Kapahi, Kapa'a, Kaua'i

Dear Ken,

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.

Thank you for your comments.

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:44 PM  
**To:** kenxxden@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Ken Jopling.pdf

Aloha Ken,

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:** [Ken Taylor](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Comments on Hokua Place Draft Environment Impact Statement  
**Date:** Monday, December 24, 2018 12:22:43 PM

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Daniel E. Orodenker and Land Use  
Commission

12/24/18

Re: Comments on Hokua Place, Kauai Draft Environment Impact Statement

**NO ZONE CHANGE SHOULD BE GIVEN, UNTIL THERE IS  
ADEQUATE INFRASTRUCTURE IN PLACE.**

**Traffic**

Traffic is the major issue, and the project should not go forward until the infrastructure is in place to take the traffic from this project and all other known projects. We can document the discussion for the construction of the Kapaa relief route between Kapule Highway and Kapaa Stream all the way back to 1973. Forty Five (45) years of growth without the relief route, **IT'S TIME HAS COME.**

1. **Kapaa, Wailua Development Plan 1973 Bill # 304, (as Amended) Ordinance # 254**
2. **Kauai Long Range Land Transportation Plan 1997**
3. **Kauai General Plan (KGP) Ordinance # 753 adopting the KGP was approved by County Council On Nov. 29, 2000**
4. **Federal-Aid Highway 2035 Transportation Plan**

We have received all the development from these documents, but very, very little new road capacity to deal with the increase in traffic. The many or frequent traffic jams and bump to bump, stop and go traffic is not only a social impact on the community and tourism, it has a very heavy economic impact on the whole Island wide business community, which adds greatly to our cost of living. Also one must consider the movement of emergence equipment during

these times.130 unit Ag. Subdivision,

We have "DOUG OURSELF'S INTO A HOLE". Please, "NO" more zone changes till we get the Kapaa relief route between Kapule Highway and Kapaa Stream in place.

The economic activity since late 2014, has been picking up to a point where we may have a 12-20% increase or more in visitors. If we have 18,000 visitors per day on the island, and you have 2.75 people per car that equals a potential of about 6,500 cars on the road, 22,000 visitors the number jumps to about 8,000 cars per day. The last I heard the visitor count was over 25,000 per day. I do not believe the traffic study adequately addresses this issue.

The traffic study also neglected to look at the cumulative affect of traffic from known projects. Increases from Coco Palms Hotel, two condo projects with about 500 units total, just North of Coconut Market Place, the potential increase in traffic from the remodel of coconut Market Place. Then, West of the proposed project you have a 130 unit Ag. Subdivision, further West between Kuamoo Rd. (580) all the way over to Kawaihau Rd., there is about 4000 buildable lots that do not need zone changes. Property owners could go in for building permits at any time.

Then, just South of Coco Palms Hotel along Kuhio Hwy. and across the Wailua river there is a 700 unit Hawaiian Homelands Proposed project.

These impacts, which are cumulatively considerable, when viewed in conjunction with the effects of other past, present and probable future projects must be considered. The project's contribution must be significant, but need not itself constitute a substantial percentage of the entire cumulative impact. Taking all this into consideration, there should be a complete North/South circulation plan.

**Project Alternatives:**

The (DEIS) must discuss both mitigation and alternatives to the proposed

project. Each alt. must be described in sufficient detail to permit a clear and precise comparison with the proposed project. The (DEIS) should focus on alternatives, capable of “substantially lessening” adverse environmental effects. This has not been done.

The project is the project not a alternative

## Storm Water / Drainage

Because of the slops on this site, a plan must show how the wet-lands in and around the site will be protected from polluted storm water runoff. The developments hard surfaces could cover (12-15) acres or more, which will concentrate runoff and create a situation difficult to absorb. Before granting a zone change, require a full storm water/ drain plan.

## Waste Water

Today there is a question as to the capacity and the plants ability to treat the current flow let-a-loan any additional flow. Cumulatively considerable flows need to be looked at with all known projects in the area.

We also know the infrastructure feeding the waste water treatment plant is ageing and in need of replacement.

**PLEASE, “ NO ZONE CHANGE” till the Kapaa relief route, is in place.**

Ken Taylor  
Littlewheel808@gmail.com

Sent from [Mail](#) for Windows 10

Dear Ken,

Housing is at a crisis state on Kauai. Traffic is a close second. Therefore we need to provide for the young individuals, young families, and families who are doubling up in houses an opportunity to buy affordable 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 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 project is now seeking re-classification of lands to urban, in line with the Updated General Plan designation of "Neighborhood General". Once the LUC approve the re-classification, the public and the developer will have opportune time to negotiate particulars of the development during the County entitlement process.

The developer has not overlooked Kauai's infrastructure status or the environment. The EIS submittal confers this.

Thank you for your comments.

Aloha,

Ron Agor

**Sara Jehn**

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:45 PM  
**To:** littlewheel808@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Ken Taylor.pdf

Aloha Ken,

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:** [Michael Goodwin](#)  
**To:** [DBEDT LUC](#)  
**Subject:** HoKua Place zoning request  
**Date:** Wednesday, December 19, 2018 12:05:21 PM

Aloha Land Use Commisioners,  
Hokua Place is a 20th century solution to a 21st century problem: build 540 market priced houses so that 231 affordable to the local population can be built. Besides taxing the already overburdened infrastructure, this "solution " will draw buyers to Kauai from elsewhere. There was a time when the island could accommodate a growing population, but indicators are flashing red that this model is no longer tenable.

The main driver of population growth is more births than deaths in the local population. More visitor industry accommodations and in-migration are close behind. Besides infrastructure shortcomings that carry a prohibitively high pricetag to address, the island's delicate ecosystem is being overburdened, unable to absorb the waste produced by an influx of population demanding a first world consumption lifestyle. Rising enterococcus bacteria levels in near shore waters, recorded monthly by Surfrider Foundation, attest to this alarming development. Hokua Place is a prime example of development that carries long term negative effect.

Additional dwelling units on existing properties, homes built on County land with fixed rents, sweat equity homes in the Habitat for Humanity model, these are solutions to housing that local people can afford. HokuaPlace is more of the same old exploitation of the natural wealth of Kauai for the profit of a few at the expense of everyone else.

Thank you for your consideration,  
Kip Goodwin  
6294Q Oloheua Road, Kapaa

Dear Kip,  
Thank you for your comments.

The County has ordinances that allow property owners to building more housing on their property. This was idea was adopted so the locals can take care of the housing crisis without large developments. This idea is not working on Kauai or Oahu.

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".

At a sacrifice of large profits on the market housing, HoKua Place will have 231 affordable housing at the price of \$ 175,000.00 to \$ 275,000.00. This is very affordable. The project is designed to provide housing for the young individuals, young families and families doubling up in houses now.

Much Aloha,  
Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:47 PM  
**To:** goodwinkip@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Kip Goodwin.pdf

Aloha Michael,

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:** [LAUREL PETTERSON](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Land use re Kapaa resining  
**Date:** Monday, December 24, 2018 8:15:25 AM

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To whom it may concern,

The proposal to build another subdivision in the Kapaa area is absurd for several reasons.

There is no real affordable housing as part of the package so if that's the humanitarian idea attached to this, it's a joke.

There is no infrastructure to support this plan and that's the real issue for the whole area.

We need to solve the traffic, sewage, and public transport problems for this area first.

Thanks, Laurel McGraw

133 Royal Drive, Kapaa

Sent from my iPhone

Dear Laurel,

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.

The EIS submittal addresses the infrastructure concerns.

Housing needs to be addressed now. The project will most likely not start construction for another 18 to 24 months and its completion withing 5 to 10 years. By then, government will get our infrastructure and roadways to a better place.

Thank you for your submitted comments.

Aloha,

Ron Agor

**From:** [LAUREL PETTERSON](#)  
**To:** [Wil Welsh](#)  
**Cc:** [DBEDT LUC](#)  
**Subject:** Re: Oppose Zoning Change for Hokua Place  
**Date:** Monday, December 24, 2018 8:05:41 AM

---

Wil,

Thanks for expressing this so clearly.

Aloha, Laurel

Sent from my iPhone

On Dec 23, 2018, at 8:04 PM, Wil Welsh <[wilwelsh2@yahoo.com](mailto:wilwelsh2@yahoo.com)> wrote:

To Whom It May Concern:

As I understand you are looking for public input to be received prior to 5 p.m. Monday, December 24, 2018, this e-mail is written in opposition to any zoning upgrade that may be considered for the development of 97 acres south of the Kapaa Middle School. Hokua Place proposes 769 residences on land currently zoned for agriculture. As a Kauai resident for over 50 years, I urge you to deny zoning changes or any accommodation that would substantially change land use of this parcel.

While the developers have reportedly touted "affordability" as a selling point and a "shortage" of housing on Kauai, building of homes with price-tags of \$650,000 and higher will have a very small percentage of local buyers. Furthermore, the project would greatly impact already jammed traffic flow. Projected vehicular traffic increases to one or two-thousand vehicles per hour per day is beyond intolerable. Will Hokua be required to put in four-lane highways both north and south to accommodate that increase? Will Hokua be required to provide shuttles into Kapaa town, then north and south to help mitigate the problems the project will create?

In past hearings, the public opinion has been very clear--they don't want nor need this project. If passed, the project may make money for developers, but Kauai residents will pay dearly for the developers profit via lost time in traffic, infrastructure costs, highway repairs, lost time, demands on public services, and others. One example of increased expenses to the public is the pressure on sewage handling on an already overloaded system. Even if developers have partial plans to mitigate the vast

problems this project will create, it can't be enough, and it can't compensate Kauai people for the loss of open space, future agricultural use, and a daily nuisance factor. From the public's perspective, there is no good reason to grant increased density on these 97 acres.

Should Hokuia Place receive approval? Should a zoning change be granted? The answer is a simple and resounding: NO!  
Respectfully,

Wil Welsh

Realtor, Principal Broker  
Waioli Properties, Inc.  
4-1351 Kukui Hwy.  
Kapaa, Kauai, HI 96746  
808-652-8178

Dear Laurel,

The response to your comments is the same as the response to Wil Welsh.

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 \$ 650,000.00 is refers to the market housing.

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. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

HoKua Place is a well planned 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. Hokuia 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, Hokuia 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".

Kauai has an abundance of open land. Just look around as you drive from Princeville to the westside. So much beauty exists and will exist inspite of future development.

A recent study on agricultural lands on Kaua'i resulted in the fact that Kaua'i needs only 11,000 acres of land for us to sustain ourselves. As you are well aware, the agricultural industry struggles today and will continue to struggle in the future because of the lack of farmworkers.

Thank you for your comments.

Aloha,

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:49 PM  
**To:** laurelpetterson@gmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Laurel Petterson.pdf; Laurel Petterson 2.pdf

Aloha Laurel,

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:** [Laurel Quarton](#)  
**To:** [DBEDT LJC](#)  
**Subject:** Kokua Place  
**Date:** Tuesday, December 18, 2018 9:19:20 AM

---

This is to request cancellation of the Kokua Place proposed development in Kapaa. There is no justification for the extraordinarily negative impact this development will have on infrastructure of the area and there is no remotely adequate mitigation for that built into the plans. "Affordable" housing is a joke starting in the proposed \$600,000. range. Listen to the informed community not the paid testifiers. Cancel Hokua Place.  
Respectfully, Laurie Quarton  
Wailua, Kapaa

Sent from my iPhone

Dear Laurel,

The justification for the HoKua Place is the known housing crisis on Kauai. It is said that the housing crisis trumps our traffic woes. 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. The \$ 600,00.00 price you mentioned for affordable housing is a false rummer incited by anti-HoKua advocates.

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

Thank you for your expressed comments.

Aloha,

Ron Agor

---

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:49 PM  
**To:** laurelq@hawaiiintel.net  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Laurel Quarton.pdf

Aloha Laurel,

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:** [Lauren Esaki-Kua](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place reclassification of lands  
**Date:** Monday, December 24, 2018 4:26:54 PM

---

Aloha,

I am writing to urge you to reconsider the reclassification of 97 acres in Kapa'a from agriculture lands to urban center lands for the proposed Hokua Place development.

This top-down approach to planning does not seem to address the needs of Kaua'i residents. While it attempts to provide a mix affordable housing units with market rate single family lots and homes, it does so at the expense of available farm lands and rapidly worsening traffic conditions.

According to the 2<sup>nd</sup> DEIS, traffic which already operates at a LOS "F" will continue to operate at this level with the project. One can only anticipate that the congestion along the Kapa'a Bypass will be exacerbated by 650+ new units, and most residents traveling southbound for jobs located in Lihu'e.

Better solutions to housing or a reduced acreage reclassification, without sacrificing agriculturally zoned lands and quality of life for east and north shore residents traveling daily in bottlenecked traffic along Kuhio Highway should be heavily weighted in this decision.

Thank you,  
Lauren Esaki-Kua

Dear Lauren,

One of the best solution to housing is to have it within a 10 minute walk radius from a town. 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. 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.

This project is not expected to start construction in the next year and a half or so. It's completion may go as long as 5 to 10 years. However, to solve the housing crisis we must start planning now. We can only hope that government spends our tax dollars where we need it.

Thank you for taking time to send your comments.

Aloha,

Ron Agor

## Sara Jehn

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:50 PM  
**To:** lauren@stanford.edu  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Lauren Esaki-Kua.pdf

Aloha Lauren,

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:** [Lauryn](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Please do NOT allow Hokua Place to be created  
**Date:** Sunday, December 23, 2018 11:48:30 PM

My name is Lauryn Galindo. I first moved to Oahu in 1956 with my parents who were in the military. When I returned from college on the mainland in 1977, I moved to Maui since 'Oahu was getting so busy! I maintained a residence on Maui for 14 years overlapping with 9 years on Big Island where I escaped as Maui began to be overrun with development. In 1994, I moved to Kauai, having fallen in love with the rural flavor of this exquisite island.

Everyone I know wants to protect Kauai from ill conceived development which erodes our way of life. Please do not allow Hokua Place to add more congestion to our already crowded roadways.

I am with a group of citizens who have made the following proposal:

We are recommending Alternative 1 – the No Action Alternative from the 2<sup>nd</sup> Draft Environmental Impact Statement. Under this alternative, no action will be taken and the Project area would remain zoned in Agriculture. Hokua Place would not be built. The land would remain in the State Lands Use Agricultural District. Kaua'i has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Please protect Kaua'i before it's too late!  
Mahalo,  
Lauryn Galindo  
PO Box 982  
Hanalei, HI 96714  
(808)639-6543

Sent from my iPad

Dear Lauryn,

HoKua Place is a well planned residential community. 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. 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 Project is designed to ease the housing crisis on Kaua'i. HoKua Place is for the young individuals, young families, and families doubling up in homes in the Kapa'a-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know discussions with young families resulted in them willing to sit in congested traffic if they can buy an affordable home.

Thank you for your comments.

Aloha,  
Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:51 PM  
**To:** lauryn@poi.org  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Lauryn Galindo.pdf

Aloha Lauryn,

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:** [Linda Harmon](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place  
**Date:** Monday, December 24, 2018 8:11:27 PM

This development doesn't meet smart growth objective of providing housing for those in need. It exacerbates current infrastructure problems, among them traffic and sewage. Rather than change from agriculture to urban zoning if anything I would call for rural zoning so householders can grow their own food so as not to put more strain on food sufficiency. Please do not give go ahead to this development.

Dear Linda,

HoKua Place is smart growth. 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. 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.

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

The EIS submittal addresses the infrastructure concerns adequately.

Thank you for your comments.

Aloha,

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:51 PM  
**To:** 4lindaharmon@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Linda Harmon.pdf

Aloha Linda,

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:** [Linda Pizzitola](#)  
**To:** [DBEDT LUC](#)  
**Subject:** STOP development of Hokuia Place  
**Date:** Sunday, December 23, 2018 5:24:01 PM  
**Attachments:** [email-signature.png](#)

---

Why?

Traffic is already out of control along the Kapaa-Wailua corridor and several resorts area already approved to build in the area. It would be insane to add another 1,900 vehicle trips/day.

We need to preserve ag lands to become food sustainable.

The infrastructure is insufficient for what is already here, much less for large scale growth.

The environmental impacts downstream.

It is NOT affordable housing starting at \$650,000.

Please do the right thing for the people and `aina of Kauai. Support Alternative 1 – No Action Alternative from the 2<sup>nd</sup> Draft Environmental Impact Statement.

Thank you.

Linda Pizzitola  
Kauai Design Graphics Inc  
kauaidesign.com  
Mobile 808 635-3703  
Home office/fax 808 822-0055



[linkedin.com/in/kauaidesign](https://www.linkedin.com/in/kauaidesign)  
[facebook.com/kauaidesign](https://www.facebook.com/kauaidesign)  
[instagram.com/kauai\\_design](https://www.instagram.com/kauai_design)

Dear Linda,

The HoKua Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa'a-Wailua area. The vehicles are already in the area. To say the Project is adding 1500 more cars to the area is a stretch from the truth.

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

The 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 the 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.

Thank you for your comments.

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:52 PM  
**To:** linda@kauaidesign.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Linda Pizzitola.pdf

Aloha Linda,

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:** [Lois and Carl Andersson](#)  
**To:** DBEDT LUC  
**Subject:** Eastside Kaua'i HoKua Place  
**Date:** Monday, December 24, 2018 1:49:52 PM

---

Aloha, Please understand that I am not opposed to development, but I am opposed to bad development. This project would place a HUGE demand on our infrastructure. We currently have an issue with the sewer treatment plant. You can drive by there and it will smell to high heaven, not to mention the old pipes that are currently feeding the system. Remember what happened a couple of months ago when the pipe burst on Kuhio Hwy? What a traffic mess that was.

The road ways that we have currently servicing the infamous Kapa'a corridor slows to a crawl twice a day. This frustrates locals and visitors alike. I have friends that refuse to come here because of the traffic. I have stopped shopping in Kapa'a town due to the traffic, choosing instead to drive to Lihu'e. I live in Wailua and I can tell when the traffic is especially bad in Kapa'a town as many folks will come up Olohena and then down Kuamo'o., or vice versa. It seems to be happening more and more every day.

We work hard and long hours in order to live here. When you are spending your off hours stuck in traffic or when you are like my husband having to run to various suppliers for goods needed to conduct his business only to find that the trek that normally takes 20-30 minutes now takes an hour, you start to question the intelligence of our "planners". Having a number of large projects coming online in the Kapa'a corridor is going to create a nightmare and visitors and locals will want to avoid. Be smart with at least one project for the sake of the island and those of us that love it - visitors and locals alike.

Mahalo for your time,

**Lois Andersson**  
808-639-3802

*"I am not young enough to know everything"*  
**Oscar Wilde**

Dear Lois,

The HoKua Place is a well thought out development.

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. 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 designed for the young individuals, young families, and families doubling up in homes in the Kapa'a-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable. You should know discussions with young families resulted in them willing to sit in congested traffic if they can buy an affordable home.

While government is figuring a way to spend our tax dollars for infrastructure, we have to start now to plan for the future of our young families.

Thank you for your comments.

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:53 PM  
**To:** local\_985@hotmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Lois Andersson.pdf

Aloha Lois,

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: [L Osterer](#)  
To: [DBEDT LLC](#)  
Subject: Hokuia Place Development, Kauai  
Date: Sunday, December 16, 2018 6:30:56 PM

---

Dear Land Use Commissioners,

**This development does not provide enough affordable houses for the negative impact it will have on Kauai's traffic and infrastructure. Until those needs are met, the best alternative is "no action" from the 2nd draft of the Environmental Impact Statement.**

**The developer should bear the increased cost of roads, water, sewer, schools, police and fire services, not the taxpayers. History has shown that the county has not collected appropriate costs in advance so that the infrastructure will be ready for increased population. Our local population cannot afford this housing, instead it will mostly provide more mainland investors with real estate profit. Please consider how little remaining usable agricultural land we have and the need for sustainability on Kauai.**

**This development does not stand alone in your evaluation. It comes along with two resorts already approved and soon to be developed in the Wailua-Kapa'a corridor (Coconut Beach Resort and Coconut Plantation, a pending resort redevelopment (Coco Palms), and a residential development on the north end of Kapa'a (Kealia Mauka). Traffic has increased dramatically increase over the past year. Residents of the east side, and those driving through on Bypass would experience an influx of about 1500 more cars from Hokuia Place, when it is already unbearable even without the new resorts. When will it stop? Tourists are already complaining; and they will no longer prefer Kauai as the less crowded more pristine island it was.**

**You have an opportunity to stop this urban development now, before the land and quality of life on Kauai is unrecoverable. Please hear the public opinion against this project and do not let our island be bought out by greedy developers.**

**I am a Kauai resident detrimentally impacted and limited by current development, sincerely hoping for better planning.**

**Lorraine Osterer, Koloa, HI.**

Dear Lorraine,

Hokuia Place will provide 231 affordable housing in the range of \$ 175,000.00 to \$ 275,000.00. This is affordable and realistic.

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

The Hokuia Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa'a-Wailua area. The vehicles are already in the area. To say the Project is adding 1500 more cars to the area is a stretch from the truth.

The Hokuia 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.

Hokuia 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.

We must address the housing crisis now. The completion of this Project will most likely take place 5 to 10 years from now. If government spends our tax dollars properly, traffic could be eased off by then.

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates Hokuia Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokuia 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. Hokuia Place is intended to help preserve the rural character of Kapa'a Town and intended to minimize driving. Overall, Hokuia Place intends to meet the standards of the Kauai General Plan. Please read the General Plan. You will find that Hokuia Place will be a quality housing complex providing a variety and mix housing for everyone. Hokuia Place is "Smart Growth"

Thank you for your concerns,

Aloha,

Ron Agor

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:54 PM  
**To:** losterer@hotmail.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Lorraine Osterer.pdf

Aloha Lorraine,

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:** [Lynn Christensen](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Kauai 2019 Land Use Commission  
**Date:** Monday, December 17, 2018 12:08:34 PM

---

Aloha!

I recently heard that you're considering changing the zoning on the east side from agricultural to urban center. While I understand we have an affordable housing shortage on Kauai, re-zoning our agricultural land is not a fix and extremely shortsighted. Not only do we already have a traffic situation which would be compounded by the proposed move, we'd be stripping our island of precious farmland and impacting our ability to grow our own food.

Would love to hear the rationale and I look forward to an opportunity to weigh in on our island's options.

Mahalo.

Lynn Christensen  
4100 Queen Emma's Dr. #40  
Princeville, HI 96722 USA  
1.415.602.1393 Cell

*May the Force be with you...*

Dear Lynn,

Kauai did a study on important agricultural lands. It resulted in Kaua'i needing only 11,000 acres of ag land to sustain itself. Should Kaua'i be compelled to grow it's own food, we will have an abundance of ag lands and water to do so. We are not growing our own food because of the lack of farm workers.

The housing crisis trumps our traffic woes. Talk to the young individuals, young families, and families doubling up in houses and you will find that many would say that they will take sitting in congested traffic if they could have the opportunity to by an affordable home.

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

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. 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 concerns,

Aloha,

Ron Agor

---

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:54 PM  
**To:** lynnchristensen@yahoo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Lynn Christensen.pdf

Aloha Lynn,

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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Agor Jehn Architects, LLC  
460 Ena Road, Suite 303  
Honolulu, Hawai'i 96815

Dear Persons:

This development near the Kapaa school is in the correct place but there are a number of reasons why it should not be built at this time.

- 1) The number of housing units that will be affordable (they state around \$125,000) is not specified. Affordable is not \$400,000.
- 2) There is not enough green space IN the development. Most is around the edges and not useful for young children.
- 3) The Kapaa sewage plant is at capacity now, even if the county does not admit it. It often smells at the north end of Coco Palms and at the sewage plant itself. Saying it smells because it is underused is just plain silly. If that is the reason it needs a complete redesign and rebuild. Also, as has been proved recently the pipes to the plant are old and need complete redo. The new development needs to build a completely new sewage system in another place, away from the coast. No houses should be built until the new plant is finished.
- 4) The traffic cannot handle any more cars. Even if the by pass is "improved" that will not help. The additional lane where the by pass merges with the highway must be built, and finished, before more traffic is added.

- 5) Improving the bus system will not help unless some of the busses go from there (and from Kapaa) directly to the airport without a change in Lihue and unless all the present busses come every 20 minutes until 10pm seven days a week.

For all these reasons this project should not be built at this time or at any time until these problems have to addressed, solved and finished.

Marge Freeman  
4-820 Kuhio Hwy  
Kapaa, HI 96746

Dear Marge,

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 County Wastewater Department has commented positively for the HoKua Place. The Project will take a minimum of 5 to 10 years to totally complete. Should it be budgeted by the County, an expansion and upgrade will take place highly likely before the Project is fully completed.

Kaua'i has an identified housing crisis. Housing trumps our traffic woes. There is no way to spin this. 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. We can't use traffic, growth, infrastructure needing work, as an excuse to deny these families from "having".

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".

There are 3 major projects set for construction in the Wailua corridor. The project is already looking at working with Coco Palms in providing shuttles for employees to and from work

Aloha and thank you for your comments.

Ron Agor

**From:** [Marilyn Kelly](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place Development  
**Date:** Thursday, December 20, 2018 2:04:50 PM

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To the Land Use Commission:

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

Mahalo,

Marilyn J. Kelly  
3566 Old Mill Place  
Koloa, HI 96756

Dear Marilyn,

The HoKua Place may serve as housing for the employees of the upcoming projects. Shuttles could be used to get employees to work from the Project to the Wailua area.

The project is designed for the young individuals, young families, and families doubling up in houses in the Kapa'a-Wailua area. The vehicles are already in the area. To say the Project is adding 1500 more cars to the area is a stretch from the truth.

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

The 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.

Thank you for your comments.

Aloha,

Ron Agor

---

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:57 PM  
**To:** arilynm@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Marilyn Kelly.pdf

Aloha Marilyn,

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:** [Mari Dente](#)  
**To:** [DBEDT LUC](#)  
**Subject:** REZONING AG ZONE FOR POSSIBLE HOKUA PLACE IN KAPAA  
**Date:** Tuesday, December 18, 2018 1:15:51 PM

---

6335 WAIPOULI RD, UNIT B, KAPAA, HI  
823-8162

Dear Marj,

Thank you for pointing out the precarious student pick-up and drop-off points. HoKua Place will have a main roadway through the project from the bi-pass road north to Olehena Road. I will advocate for a safer pick-up and drop-off center for the students.

The updated traffic TIAR report emphasized a round-a-bout at the new roadway entry to the project on the bi-pass road.

The intent of the retail store on site is to prevent unnecessary car trips to town just to get a carton of milk or bread, etc.

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".

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

Thank you for your expressed comments.

Aloha,

Ron Agor

TO ALL MEMBERS OF THE STATE LAND USE  
COMMISSION DECEMBER 18, 2018

RE: REZONING AG ZONE FOR POSSIBLE HOKUA PLACE SUBDIVISION IN KAPAA,  
HAWAII.

I AM TOTALLY AGAINST ANY CHANGE IN THE ZONING TO ACCOMMODATE THE POSSIBLE APPLICATION FOR HOKUA PLACE. THE OBVIOUS HUGE DAILY ADDITION OF TOO MANY CARS TRYING TO TURN OUT OF AND INTO THE ROAD THAT IS PLANNED MAUKA OF THE KAPAA MIDDLE SCHOOL, WILL INSTIGATE A VERY UNSAFE SITUATION AT ALL TIMES, BUT PARTICULARLY WHEN STUDENTS ARRIVE AND LEAVE THE SCHOOL GROUNDS.

CURRENTLY, DRIVERS DROP OFF AND PICK UP THEIR CHILDREN ALONG OLOHENA ROAD, ON BOTH SIDES OF THE ROAD AND THEN THE STUDENTS WALK / RUN ACROSS THE ROAD TO AND FROM THE SCHOOL GROUNDS. AS I DRIVE THIS AREA EVERY DAY, THE SNARLED TRAFFIC ALONG ALL THE ROADWAYS IN THAT AREA ALREADY CAUSES SERIOUS DELAYS PLUS A VERY UNSAFE SITUATION. I HAVE COUNTED MORE THAN 100 CARS TWICE A DAY CAUSING SERIOUS DELAYS IN THIS LOCATION WITH A MORE DANGEROUS SITUATION OF CARS, BUSES AND TRUCKS HAVING TO STOP AND GO ON THE OLOHENA HILLS GOING IN BOTH DIRECTIONS.

THE ACCESS AND EGRESS ROAD GOING INTO THIS PLANED DEVELOPMENT WILL CAUSE ALL DRIVERS WISHING TO AVOID THE EXISTING ROUND-A BOUT TO CUT THRU THE MAIN ROAD OF THE SUBDIVISION, CAUSING EVEN MORE SAFETY ISSUES WITH STUDENTS WALKING TO AND FROM SCHOOL.

IT MUST BE IN THIS EIS THAT THE DEVELOPERS MUST PAY FOR THE LAND ACQUISITION AND BUILDING OF A LARGE ROUND-A BOUT AT THE FOUR FORK INTERSECTION JUST MAUKA OF THIS PROPERTY AS A POSSIBLE SOLUTION. AND IT UPSETS ME, THAT THIS ISSUE HAS BEEN BROUGHT UP TIME AND AGAIN AND NO CHANGES HAVE BEEN MADE TO ADDRESS THE OBVIOUS PROBLEMS.

SECONDLY, IT IS A MISTAKE TO ALLOW A SMALL CONVENIENCE STORE WITHIN THIS SUBDIVISION. THE ONLY WAY A STORE OF THIS SIZE CAN BREAK EVEN IS TO BE ABLE TO SELL WINE AND BEER AS EXPERIENCED BY THE WAILUA COUNTRY STORE (AFTER THE FACT PERMITTING) WHICH IS UNACCEPTABLE TO ME, AGAIN AS A SAFETY ISSUE. PLUS, THE STUDENTS WILL LOAD UP ON SUGARY SNACKS BEFORE AND AFTER SCHOOL, ADDING TO THEIR PROBABLY ALREADY DEVELOPING DIABETES AND OBESITY ISSUES.

THERE ARE MANY OTHER IMPORTANT ISSUES REGARDING THIS TOTALLY INAPPROPRIATE LAND ZONING CHANGE, BUT I DO NOT HAVE THE TIME TO DESCRIBE THEM, PARTICULARLY SINCE I HAVE HAD TO WRITE LETTERS TOO MANY TIMES ALREADY REGARDING THIS ISSUE OVER THE YEARS WITH NO SIGNIFICANT SOLUTIONS BEING PRESENTED BY THE DEVELOPERS.

WITH ALOHA, MARJ DENTE  
THIRTY YEAR RESIDENT PROPERTY OWNER AT:

**Sara Jehn**

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:57 PM  
**To:** mdente@hawaii.rr.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Marj Dente.pdf

Aloha Marj,

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:** [Marjorie Gifford](#)  
**To:** DBEDT LUC  
**Subject:** Hokua Place  
**Date:** Sunday, December 23, 2018 1:19:08 PM

I would think that the county would learn from the subdivision being installed at the junction of the highways near Hanamaulu. I have yet to see ANY low income homes built in that subdivision yet supposedly some were set aside for that purpose. WE NEED LOW INCOME HOMES.

In order to do this we need an ordinance similar to that passed in Sacramento, CA that said that no additional building permits will be issued except for low income housing until the number of low income homes reaches a certain % of the total number of homes in the city. This moratorium changed the nature of housing in the Sacramento area.

Hokua place should be all low income housing. That may mean greater density in some areas with parks to cut the costs of the electric, sewer, and water installations and it may mean duplex or fourplex houses or homes similar to those built along the highway at the west side of Princeville. The entire plan for Hokua should also include a sewage treatment plant and a water storage at the developers expense. Why should the public be expected to provide these services for people who can afford to buy homes priced above \$700,000?

Let's throw out the entire Hokua place plan and start from scratch with a minimum of 746 low income homes. This is agricultural land with a cost per acre much lower than that of other areas because of its nature. With this lower cost per acre for the land, and with smaller prebuilt homes such as those being built by Habitat for Humanity in Ele'ele, homes should be able to be constructed for \$350,000 per home.

The purpose of a planning commission is to plan for the population needs, not for the needs of developers. I would be pleased to serve on a committee that developed a new plan for Hokua and considered the needs of our island and developed a lower cost plan.

Marjorie Gifford  
Princeville HI 96722  
808 320 8354

Dear Marjorie,

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

It is unreasonable to have a 100 percent affordable housing. The County Council developed the 30% required housing criteria because 30% was the threshold developers could afford in order to provide affordable housing.

Thank you for you comments Marjorie.

Aloha,

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 9:58 PM  
**To:** mfitting.gifford@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Marjorie Gifford.pdf

Aloha Marjorie,

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:** [Mary Lu Kelley](#)  
**To:** DBEDT LUC  
**Subject:** Hokua Place is not smart growth - Do not approve.  
**Date:** Monday, December 24, 2018 2:11:03 PM

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Aloha,

As a resident of Kauai since 1987, I am against the plans for Hokua Place which is to include 769 residential units with prices starting at \$650,000. \$650K is beyond the reach of low- and middle-income families, so we are continuing to build houses primarily for mainlanders and foreigners. We should not be converting our agricultural lands into urban lands for mainlanders & foreigners.

There is a lack of infrastructure to support this level of development on the Eastside. From wastewater treatment where the infrastructure for the treatment plant is old, outdated and malfunctioning to traffic because we have a very limited road network. There are three other new developments coming online on the Eastside which will be putting demands on infrastructure.

Lihue would be a much better place to build affordable housing which Kauai truly needs for the people who live here..

I care about a smart growth approach to future land development on Kauai, and am against the development of Hokua Place. Please deny the up-zoning of 97 acres of agricultural lands, next to Kapa'a Middle School, for Hokua Place.

Thank you,  
Mary Lu Kelley  
3644 Lawaiuka Road  
Lawai, HI 96765

Dear Mary Lu,

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.

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

The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in the Kapa'a-Wailua areai. 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@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:00 PM  
**To:** mkelley323@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Mary Lu Kelley.pdf

Aloha Mary,

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:** [meg.schofield](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place  
**Date:** Sunday, December 23, 2018 8:27:07 AM

To Whom it May Concern,

Thank you for considering input from the public on the proposed Hokua Place development. As Kapaa residents we share the serious misgivings outlined in Ann Walton's recent letter to the TGI editor concerning this project. The project is not truly affordable for the vast majority of local families; the infrastructure is not in place to handle the water, sewage and waste disposal needs; and the devastating traffic impact is easy to imagine given its already critical state without the proposed additional development. This is not "smart growth" any way you look at it. The impact it will have on local residents and on families in need of affordable housing is nothing but detrimental.

Thank you for your consideration.

Sincerely,

Meg Schofield and Robert Woodcock  
Kapaa

[Sent from Yahoo Mail on Android](#)

Dear Meg,

Anne Walton is an anti-development advocate. Many of her information are misleading or untrue.

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

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

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

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:01 PM  
**To:** meg.schofield@yahoo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Meg Schofield.pdf

Aloha Meg,

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:** [m2kauai](mailto:m2kauai)  
**To:** DBEDT LUC  
**Subject:** Hokua Place Subdivision  
**Date:** Sunday, December 16, 2018 1:31:25 PM

This is regarding the proposed Hokua Place Subdivision in Kapaa. I am writing to request that you decide on Alternative 1 – the No Action Alternative from the 2nd Draft Environmental Impact Statement. Please keep the project area zoned as agriculture so that it will 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.

There will be many negative impacts on the island from the Proposed Hokua Place Subdivision:

**Kapaa already has insurmountable traffic!** Traffic in Kapaa is bumper to bumper from 7 AM to 9 PM every day. If built, Hokua Place will generate an additional 1,900 vehicle trips per hour during morning and afternoon rush hours combined.

**The county has an aging and insufficient infrastructure!** The 769 additional units Hokua Place would be adding to the market will only create further impacts on our failing infrastructure: water supply, road surfaces, sewage, school capacity.

**Hokua Place will not meet affordable housing needs!** Single family homes will be listed from \$650,000 to \$950,000, where is the affordability? Only 30 percent of units are required to be affordable the others are "subject to market conditions," which means the developer can increase current prices.

Please vote against this proposal.

Thank you,

Melissa Mojo  
5624 Hoku Road  
Kapaa

Dear Melissa,

HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

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

The HoKua Place is designed for the young individuals, young families and families doubling up in houses right now. In discussions with them, they conveyed that yes, they will sacrifice sitting in traffic congestion if they had the opportunity to own an affordable house. Housing trumps traffic. No way to spin that.

Aloha, and thank you for your comments.

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:17 PM  
**To:** m2kauai@m2mojo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Melissa Mojo.pdf

Aloha Melissa,

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:** Marilyn Woods  
**To:** DBEDT LUC  
**Subject:** This new proposal for massive housing project  
**Date:** Monday, December 24, 2018 9:07:23 AM

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This is a terribly idea and it is shocking that it is even being considered. The public needs more information on the idea and a venue to block it. Many worked hard to get good people elected and appointed. Keep Kauai beautiful,safe, and functional for the citizens who make it the wonderful place it is. Mahalo,

Marilyn Woods

Dear Marilyn,

HoKua Place is a well thought out project. The recent updated Kaua'i General Plan, forged by the people of Kaua'i, designates HoKua Place a "Neighborhood General" designation. The General Plan for Kauai emphasizes the need for housing in all districts of Kaua'i. Hokua Place addresses the characteristics of a "Neighborhood General" designation. The project is within the 10 minute walking radius from Kapa'a Town. The intent of this 10 minute walking radius is to encourage residents not to take their cars into town. 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".

The young individuals, young families, and families doubling up in houses today need affordable housing. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

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

Thank you for you comments.

Aloha,

Ron Agor

## Sara Jehn

---

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:18 PM  
**To:** kauairedmama@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Marilyn Woods.pdf

Aloha Merilyn,

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:** [Nadya Wynd](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Please Stop Hokua Place!  
**Date:** Sunday, December 23, 2018 5:23:27 PM

---

Dear Land Use Commission,

This island is over-stretched already! The infrastructure, especially on the Eastside, cannot handle any more development. Our quality of life is suffering. Please do NOT move forward with Hokua Place!

Sincerely,

Nadya Wynd

Dear Nadya,

I presume when you talk about infrastructure you are referring to the traffic. The EIS submittal addresses other infrastructure.

Please refer to the Updated Traffic Impact Assessment Report (TIAR).

Kauai will continue to grow because people visit and forget to go home. This has been happening for decades. The HoKua Place is planned to address the identified housing crisis on Kauai, in particular the Kapa'a-Wailua area. There are 231 affordable units proposed at prices ranging from \$ 175,000.00 to \$ 275,000.00. This is affordable and realistic. Especially since the developer knows that the profits generated by the market housing would be minimal in order to pay for the affordable units.

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

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

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

---

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:19 PM  
**To:** nadyawynd@earthlink.net  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Nadya Wynd.pdf

Aloha Nadya,

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:** [Vivian Hager](#)  
**To:** [DBEDT LUC](#)  
**Subject:** HOKUA MUST BE HALTED  
**Date:** Friday, December 14, 2018 2:32:44 PM

---

Kapaa simply cannot handle any more traffic. We don't have the proper sewage system sidewalks grocery stores water storage. Our island is at a full limit!  
Vivian Hager  
Kapaa

Sent from my Verizon, Samsung Galaxy smartphone

Dear Vivian,

Kauai appears to be at its "full limit" because we sit in traffic congestion at times. The traffic problem can be solved by other ways than building more roads. Government will soon find ways to reduce traffic without road building. For example, The county and state should look at their departments and have those jobs that workers can do at home, work at home. That would reduce traffic tremendously during the peak hours. Have the school system not allow high school students to drive to school, unless they have a work permit. The state is already exploring these traffic solutions and I believe it will come around.

In the meantime, we have a housing crisis and we must start planning now.

Thank you for your comments.

Aloha,

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:38 PM  
**To:** vhager@msn.com  
**Subject:** RE: Hokuia Place Development Response  
**Attachments:** Vivian Hager.pdf

Aloha Vivian,

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:** Nancy McMahon  
**To:** ron@agorjehnnarch.com  
**Cc:** Orordenker, Daniel E; gallen@habormail.net; DBEDT IUC  
**Subject:** Second DEA Kōkua Place Project Comments  
**Date:** Monday, December 10, 2018 8:37:04 AM

## Section 4.21 Environmental Setting

You have some information in here that is wrong or not worded correctly. An archaeological assessment is an assessment not an AIS when you find no historic properties in the project or parcel. When you find historic properties it becomes an AIS. SHPD wanted subsurface testing which was done. No historic properties were found during this testing nor during the surface field inspection. So the second paragraph is wrong in the DEA.

Here is SHPD letter. I highlighted where is it an AIS now AA because no sites. This section should be in place of the third paragraph on page 32.

Thank you for the opportunity to review the revised draft reports titled *An Archaeological Assessment with Subsurface Testing for the Proposed Kapa'a Highlands Phase II Project, Kawaihau District, Kaua'i TMK: (4) 4-3-003:001* (McMahon and Tolleson). We received the first revised draft on September 27, 2013 (Log No. 2013.5628), the second on January 2014 (Log No. 2014.00035), and final revisions, including Figure 9, on March 26, 2014. SHPD made several requests that an archaeological inventory survey including subsurface testing be conducted on the property due to the identification of historic properties on nearby parcels including TMK: (4) 4-3-003:004, 005 (June 28, 2010, Log No. 2010.2441, Doc. No. 1006MV50; and October 1, 2012, Log No. 2012.1541, Doc. No. 1209SL24). **The current AIS yielded no historic properties and was re-designated an archaeological assessment pursuant to Hawai'i Administrative Rules (HAR) §13-284-5.** The archaeological inventory survey (AIS) was conducted on behalf of Three Stooges LLC in support of a residential subdivision development on a 97-acre property. The AIS involved a 100% pedestrian survey and subsurface testing consisting of excavation of three backhoe trenches. No previously- or newly-identified historic properties were documented in the project area. The project area was assessed as having been extensively subjected to sugar cane plantation agriculture and to now be void of any surface plantation architecture or infrastructure remnants and to lack evidence of subsurface cultural deposits below the agricultural zone. The revisions adequately address the issues and concerns raised in our earlier correspondence (October 1, 2012; Log No. 2012.1541, Doc. No. 1209SL24) and in our consultations. The revised report provides adequate discussion of the project location, environs, cultural and historical background, previous investigations, field methods, and findings. The report meets the standards set forth in HAR §13-276-5. It is accepted by SHPD. Please send one hardcopy of the document, clearly marked **FINAL**, along with a copy of this review letter and a text-searchable PDF version on CD to the Kapolei SHPD office, attention SHPD Library.

Thank you for your comments Nancy. We will certainly correct the report.

Aloha,

Ron Agor

## Sara Jehn

**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:20 PM  
**To:** explorationassociates@outlook.com  
**Subject:** RE: Hoku Place Development Response  
**Attachments:** Nancy McMahon.pdf

Aloha Nancy!

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

Mahalo Nui Loa,

Sara Jehn, RA  
Agor Jehn Architects

AgorJehnArch.com  
O: 808.947.2467  
C: 808.373.6025

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**From:** [Natalie Haneberg](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place  
**Date:** Monday, December 24, 2018 6:52:04 AM

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To Whom it May Concern,

I respectfully object to the proposed upzoning of agricultural land near Kapaa Middle School for the development of Hokua Place. I do not believe that it will provide affordable housing to the residents of Kauai (I would not consider a starting point of \$650k affordable housing), and I think it will cause an infrastructure nightmare. The current traffic in Wailua/Kapaa area is already so congested, I can't even imagine the gridlock that would be created by an additional proposed 769 residential units!

What we need is affordable housing built in existing town centers, such as Lihue. And this is essentially what many of the community have voted for when looking back at the most recent elections. I grew up on Kauai, in Kapahi. I understand that growth is inevitable, but let's please be smart about growth and learn from other communities' mistakes and triumphs.

Please leave agricultural land agricultural, and stop lining rich investor's pockets to the detriment of our very special island. Please reconsider the proposed upzoning.

Mahalo,  
Natalie Haneberg

Sent from my iPhone

Dear Natalie,

The HoKua Place is planned to address the housing crisis on Kauai, including the Kapa'a-Wailua area.

Yes, Kauai is growing and traffic is becoming like every other place that is growing in the country. The Project will be providing 231 affordable housing in the range of \$ 175,000.00 to \$ 275,000.00. The Developer is so committed to provide affordable housing that the established price range will most certainly reduce the profits from the market housing, which starts maybe at \$ 650,000.00.

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

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

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:21 PM  
**To:** natalie.haneberg@yahoo.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Natalie Haneberg.pdf

Aloha Natalie,

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:** [nomakini](#)  
**To:** [DBEDT LUC](#)  
**Subject:** hokua place  
**Date:** Monday, December 17, 2018 3:34:23 PM

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What is wrong with you people. Do you all live and work in Lihue ONLY? Do ANY of you ever drive through Kapaa? Sometimes we sit in traffic for 40 minutes from the north of Kapaa to the south of Kapaa and same thing the other way. Stop building already you are so oo ruining this beautiful island just to make you richer and people who visit here say they are tired of traffic- that's why they come here in the first place, so they can get away from it. I think all of you on the planning commission really are not using your heads and think this through. maybe you All should take a ride through Kapaa.

Norma jean Hall

Sent from my Samsung Galaxy Tab®4

Dear Norma Jean,

One could say what is wrong with those who "have" not wanting to give the opportunity to the "have nots" to own a home. Especially those who came to visit and forgot to go home. The problem started when they did not go home. Locals are willing to accept all and are willing to compromise on a more populated island if allowed by the "haves" to own a home.

We have a highly identified housing crisis. HoKua Place is designed to address the housing needs of the young individuals, young families, and families that are forced to double up in houses in the Kapa'a-Wailua area. HoKua Place will have 231 affordable units in the range of 175K to 275K. This is truly affordable and realistic. You should know that the developer is truly committed to providing housing for the community and in particular affordable housing for the young. Their profit margin for the market housing will have to be minimal because of the commitment to provide housing at the above mentioned prices.

In discussions with the young population in the Kapa'a and Wailua area, they have resolved to the fact that yes, they will take sitting in traffic congestion at times if they had the opportunity to buy an affordable home.

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

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:22 PM  
**To:** nomakini@gmail.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Norma Hall.pdf

Aloha Norma,

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:** [PAMELA BURRELL](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua Place-  
**Date:** Tuesday, December 25, 2018 6:11:44 PM

---

The option to remove good Ag land and open space in the Kapaa corridor where it isn't needed or wanted by the folks that actually live here is crazy!

We don't need housing for investors.. we need affordable housing for residents... and even if that were the case, this would not be the right spot.

You know the added congestion of cars and the lack of infrastructure would take its toll on the residents trying to work, drive their kids to school or god forbid there be an accident to add to the stress. It is demanding enough as it is right now...why take our aloha spirit and crush it further?

There is plenty of other unaffordable housing units available on the market as we speak.  
Everyone works so hard to make ends meet, why unnecessarily add to the problems?  
Please be apart of the solution for Kaua'i. Vote 'no need' on Hokua Place once and for all.

May 2019 be filled with wise decision making.

Mahalo,

Pamela Burrell  
Kalihiwai resident

Dear Pamela,

Kauai is growing like other counties throughout the country. The Aloha Spirit is to accept where we are going and try to co-exist with new developments.

The HoKua Place is planned to address the identified housing crisis on Kauai, in particular the Kapa'a-Wailua area. There are 231 affordable units proposed at prices ranging from \$ 175,000.00 to \$ 275,000.00. This is affordable and realistic. Especially since the developer knows that the profits generated by the market housing would be minimal in order to pay for the affordable units.

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

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

Aloha and thank you for your comments.

Ron Agor

## Sara Jehn

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**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:22 PM  
**To:** pamelaburrell@me.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Pamela Burrell.pdf

Aloha Pamela,

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:** [Petra Sundheim](#)  
**To:** [DBEDT LUC](#)  
**Subject:** Hokua development  
**Date:** Sunday, December 23, 2018 9:50:05 PM

---

Please stop this project. It is not the right place for additional housing. Traffic already is overwhelmingly dense. The proposed housing is not affordable!

I have lived here for 20 years and have witnessed and experienced the effects of change with increased density.

Listen to the people, rather than the developers, who are motivated by money, not the welfare of Kauai or its people.

Thank you. Petra Sundheim

The Updated General Plan, forged by the people, has a designation for lands called "Neighborhood General". The lands for HoKua Place is designated "Neighborhood General".

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

There are 231 affordable units proposed at prices ranging from \$ 175,000.00 to \$ 275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units.

Aloha and thank you for your comments.

Ron Agor

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## Sara Jehn

**From:** Sara Jehn <sara@agorjehnarch.com>  
**Sent:** Tuesday, April 9, 2019 10:23 PM  
**To:** coachpetra@hawaii.rr.com  
**Subject:** RE: Hokua Place Development Response  
**Attachments:** Petra Sundheim.pdf

Aloha Petra,

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: Phil  
To: DBEDT LUC  
Subject: Hokua Place - Smart Growth  
Date: Wednesday, December 26, 2018 10:57:42 AM

**Just read Anne Walton's piece in the Garden Island News regarding Smart Growth for Kauai.**

**As a Realtor many people think that we would be in favor of a new subdivision, but that's not necessarily true; we have to live here too. No need to reiterate; I am in total agreement with everything she suggests about growth. Let's do the infrastructure first.**

**Thank you,**



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

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

Aloha and thank you for your comments.

Ron Agor

**Sara Jehn**

From: Sara Jehn <sara@agorjehnnarch.com>  
Sent: Tuesday, April 9, 2019 10:24 PM  
To: philfudge@hawaii.rr.com  
Subject: RE: Hokua Place Development Response  
Attachments: Phil Fudge.pdf

Aloha Phil,

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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[dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)

December 21, 2018

To Whom It May Concern:

Aloha. My name is Polli Oliver. I am a 45 year resident of Kauai. I have lived this whole time on the South Shore. During this time, I have lived through 2 major hurricanes and I have seen many changes to this island. One of the most obvious and disheartening changes has been in the astronomical increase in the traffic congestion. The overall population has increased and the number of tourists have increased. All this with little infrastructure to accommodate this massive increase. The result is that there is increasing traffic gridlock in many areas of the island, but it is particularly horrible in the Wailua-Kapaa area. The traffic situation is so bad that it has curtailed my travel to that side of the island, in order not to get stuck for long periods of time in traffic. Kauai is a wonderful island and I am happy to live here, but it is changing in ways that make is less convenient and enjoyable. I can't imagine that tourists leave here with a good impression of our island after dealing with our traffic woes.

With all that being said, for that reason alone, as well as other reasons (lack of true affordability) the proposed Hokua Place subdivision should not be allowed. I recommend the "No Action Alternative " which is Alternative #1 from the 2<sup>nd</sup> Draft Environmental Impact Statement. I believe this to be the most sensible, reasonable choice the State Land Use Commission can make on behalf of the citizens of Kauai and for our visitors as well.

Thank you for your kind consideration in this matter. I trust you will make the right decision.

Sincerely,

Polli C Oliver

Koloa, Kauai

Dear Polli,

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

There are 231 affordable units proposed at prices ranging from \$ 175,000.00 to \$ 275,000.00. This is affordable and realistic. Especially since the developer is willing to minimize the profits generated by the market housing in order to pay for the affordable units.

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Aloha and thank you for your comments.

Ron Agor