

From: [Randall](#)
To: DBEDT LUC
Subject: AGAINST HOKUA PLACE DEVELOPMENT
Date: Monday, December 24, 2018 3:55:12 PM

Dear Land Commission:

Please count me against the Hokua Place development for a number of reasons:

OVER DEVELOPMENT ON KAUAI EASTSIDE

NOT AFFORDABLE

ALREADY TOO MUCH TRAFFIC

SHOULD STAY AGRICULTURAL LAND

PROFIT DRIVEN BY DEVELOPER

WAILUA SEWAGE SYSTEM SHOULD BE FOR WAILUA HOUSELOTS

Sincerely,

Randall Roe
5328 Kihei Road
Kapaa, HI. 96746

Dear Randall,

Kauai is growing like many other counties in the country. Government eventually catches up with infrastructure. The HoKua Place proposes 231 affordable housing units in the range of \$ 175,000.00 to \$ 275,000.00. The developer is so committed to help provide affordable housing in the Kapa'a-Wailua area that he is resolved to minimize profits from the market housing in order to pay for the affordable units.

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. 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".

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.

Kauai had a study completed not long ago on important agricultural lands. The study resulted in Kauai needing only 11,000 acres of land to grow out own food if necessary. There is an abundance of good ag lands and water on Kauai.

The Wailua Treatment Facility is for all Kapa'a and Wailua area. The completion of HoKua Place is projected to be in 5 to 10 years or so. We hope that our government spends our tax dollars wisely and eventually upgrade the sewage treatment facility, as well as other infrastructure.

Aloha and thank you for you comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:25 PM
To: roebro@aol.com
Subject: RE: Hokua Place Development Response
Attachments: Randall Roe.pdf

Aloha Randall,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Robert Zelkovsky](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Monday, December 24, 2018 12:12:12 PM

Please vote NO!
In 5 years we will look back at our current traffic problem and say - "those were the good old days of easy traffic".
There are no solutions to our current traffic situation and it will only get worse.
Please vote NO and reject this project of unaffordable homes.
Thank you.
Dr. Robert Zelkovsky
Wailua-Kapa'a resident 32 years
Kaua'i resident 45 years

Dear Robert,

While government are always a little too late in catching up with infrastructure we must start planning for the identified number one crisis on Kauai, and that is housing. Projects like the Hokua will take at least 5 to 10 years to complete in it's entirety.

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.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:25 PM
To: Robert@bamboomoonvideo.com
Subject: RE: Hokua Place Development Response
Attachments: Robert Zelkovsky.pdf

Aloha Robert,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Susan
To: DBEDT LUC
Subject: Hokua Place
Date: Monday, December 24, 2018 11:48:50 AM

Don't build Hokua Place!!!
Traffic is already
A nightmare &
The project is not affordable to
Most Kauai residents.
Who are we building for?
Certainly not our
Own. We are only enticing wealthy Mainlanders to
Buy a second home at our expense.
The hidden price
Of this development is
Even higher. We
Are loosing locals!
Don't do it.
Susan O'Neill

Sent from my iPhone

Dear Susan,

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

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

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

Please refer to the Updated TIAR report on traffic in the EIS submittal.

Thank you for you comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:33 PM
To: susanonkauai@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Susan O'Neill.pdf

Aloha Susan,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [robin yost](#)
To: [DBEDT LUC](#)
Subject: Hokua Place, Kapaa, Kauai
Date: Saturday, December 22, 2018 4:52:06 PM

December 22, 2018

Dear Land Use Commission,

I have utmost concern for Kauai, regarding Hokua Place. If allowed to up zone the land for development, catastrophic outcomes will occur.

Kauai has ALREADY passed the tipping point, regarding resident population, amount of daily visitors, terrible traffic, AND, aging/insufficient infrastructure.

Please, please, please, choose and vote to keep this land, and have it remain in zoned agriculture, in the state land use Agricultural District.

On this Hokua Place development, please, please, vote for Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Keep this land zoned agriculture. It is IMPERATIVE that you do this.

For the sake of the present-day island of Kauai. And for the future sake of generations to come.

I humbly ask, and thank you,
Robin Yost
Kapaa, Kauai

Dear Robin,
Kauai truly has an identified housing as the number one crisis. HoKua Place is a well thought out project. The Project 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 HoKua Place proposes 231 affordable housing units in the range of \$ 175,000.00 to \$ 275,000.00. This is really affordable.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:26 PM
To: rbnyst@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Robin Yost.pdf

Aloha Robin,

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

Mahalo Nui Loa,

Sara Jehn, RA
Agor Jehn Architects

AgorJehnArch.com
O: 808.947.2467
C: 808.373.6025

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Rocky Riedel](#)
To: [DBEDT LUC](#)
Subject: Concerning Hokua Place
Date: Sunday, December 23, 2018 2:58:38 PM
Attachments: [letter.pages](#)

December 23, 2018

To Whom it May Concern:

I have lived on the east side of Kauai for 24 years (Kapa'a for 1 year, Anahola for 23). I am overwhelmed at how stressful it is to drive here anymore. I have to plan my day out according to the traffic. That is hard for anyone. But it is also a very serious problem. As a senior citizen trying to get to doctors appointments - appointments that my husband and I have often have to wait four months to even get - well, our blood pressure numbers go out the roof in just trying to get there on time! I often wonder how young parents must feel trying to pick up their children in time from school and activities. And I haven't even mentioned all the people trying to get to their jobs!

This is the first time I have ever written to try to get those in power to BUILD THE ROADS FIRST before building more homes. Quite frankly, I never imagined anyone in power would ever let the traffic get to this point. But obviously I was wrong. Please know that there are people actually suffering from this situation. Nobody knows the amount of panic caused in people trying to get to the airport in time, to appointments, to work and to their families. Nobody knows the real damage this horrendous traffic situation has caused. And what will happen in the case of hurricanes and tsunamies and other disasters? Don't you think having alternate roads in order to take good care of the people living here is the most important thing you could do?

Please DO NOT ALLOW the Hokua Place subdivision to be built. Please use the "No Action Alternative" which is Alternative #1 from the second Draft Environmental Impact Statement. This is the most sensible and reasonable choice that the State Land Use Commission can make on behalf of the citizens of Kauai and for our visitors as well.

Thank you for taking the time to read this. I pray that you will make the right decision.

Sincerely,
Patricia M. Riedel
Anahola, Kauai, Hawaii

Dear Patricia,

There is a group of people that are stressing out also. The stress in traffic, but most importantly they stress of the identified housing crisis on Kauai, and in particular the Kapa'a-Wailua area. This group 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 is no comparison between the crisis of the "have nots" and the stress of the "haves" being stuck in traffic.

HoKua Place proposes 231 affordable units selling 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. The "have nots" in the Kapa'a-Wailua area will be the ultimate beneficiaries of the Project.

I hope you can look out for the young population of the Kapa'a-Wailua area and support housing that will benefit them.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:27 PM
To: rockyriedel@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Rocky Riedel.pdf

Aloha Rocky,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Ronald Steiner](#)
To: [DBEDT LUC](#)
Subject: Hokuia Place Kauai
Date: Sunday, December 23, 2018 9:54:54 AM

My question is why! Building a769 units for 600,000 plus is not affordable housing. Selling to mainlanders who want a vacation home or foreigners is taking away from the locals. Why cant the Hawaiian government buy these lands and build housing for residents of Hawaii and make them affordable, under 400,000 dollars. There are many veterans that live here and cant even use the VA Benefits because the housing market is to high. That means they cant use the zero down because they only cover about 410,000. Understand you need to build for locals not outsiders that want to rent out there homes for vacation properties. Also need more senior homes for those on fixed income. Just my opinion. Thank you for listening

Sent from [Mail](#) for Windows 10

Dear Ronald,

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

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. 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

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:27 PM
To: harrietsteiner986@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Ronald Steiner.pdf

Aloha Ronald,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Ruta Jordans](#)
To: DBEDT LUC
Subject: No action on Hokua Place!
Date: Sunday, December 16, 2018 8:47:54 AM

To: Kauai Land Use Commission:
Please do not authorize any more land use for building, especially changes from agriculture land, in Kapaa until the roads are improved! The Cane Haul Road from Kuhio Highway to the roundabout must have a northbound lane added and Kuhio Highway from the entrance of the back road (coming from the roundabout) to where the highway splits at Hanamaulu must have a fourth lane added. The current system of cones changing the direction of one lane has proven to be good only for road workers' job security. It should have been a temporary measure. Adding additional housing now will only exacerbate a bad situation. Have the roads upgraded first!
Ruta Jordans
1731 Mauna Ikena Road
Kapaa

Dear Ruta,

Kauai is growing like all many counties throughout our country. Infrastructure is always a problem when places grow. However, the need for housing also grows. Infact Kauai has identified housing as a crisis. While government always takes care of infrastructuere late in the game, moving forward with planning is a must.

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.

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 10:28 PM
To: ruta.jordans@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Ruta Jordans.pdf

Aloha Ruta,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [sweetwatersharon](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Sunday, December 23, 2018 9:31:49 PM

Development is a two edged sword.
With development comes changes and challenges to the existing residents.
Is the developer willing to pay for the necessary infrastructure to support these 769 new residential units?
The traffic is already untenable between Kapaa and Lihue. Will the developer add another lane to the bypass ? Will the developer help pay for fixing the Wailua aging sewage system? What about schools and fire and police services?
I have never heard that the new property taxes on these new homes will be enough to pay for the needed increased services.
Unless the developer has committed in writing to be responsible for the economic impact on necessary infrastructure improvements due to the impact of 769 new residential units, I ask you to Not approve the up-zoning.

Sincerely
Sharon Geiken

Sent from my Galaxy Tab® S2

Dear Sharon,

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. HoKua Place is doing their fare share in supporting infrastructure.

The DOE has accepted the student counts from the HoKua Place that may impact the schools. 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".

It is hard to believe that you may have made commitments to pay for infrastructure when you bought your home.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:30 PM
To: [sweetwatersharon@gmail.com](#)
Subject: RE: Hokua Place Development Response
Attachments: Sharon Geiken.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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [kahanastreet](#)
To: [DBEDT LUC](#)
Subject: Hokua Place
Date: Sunday, December 23, 2018 8:54:03 PM

Imagine
Getting to your Dr appointment on time while leaving just 20 minutes before from Kapaa.
Imagine
Making your flight to the mainland without stressing about traffic!
Imagine
Sharing laid back aloha while smiling and yielding in traffic as it always was!
Imagine
Growing the economy of Kauai because its such a pleasant and accessible place to be

I am not against low cost housing development. I am against Hokua Place. It is in the wrong place.
Please do not approve changing the 97 acres of agricultural land to urban center zoning. I challenge this body of commissioners to spend some time in Kapaa traffic to understand the impact and importance of this decision.
Thank you
Sharon Geiken Westerberg

Sent from my Galaxy Tab®

Dear Sharon,

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 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".

Traffic increases as we grow, just as many communities do in our country. However, the number one crisis for Kaua'i is 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".

People can enjoy life on Kaua'i if they only can relax. Relax in traffic! It's an island where are you going?

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:30 PM
To: kahanastreet@yahoo.com
Subject: RE: Hokua Place Development Response
Attachments: Sharon Geiken 2.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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Sharon Goodwin](#)
To: [DBEDT LUC](#)
Subject: HoKua Place, Kaua'i Island, Hawaii
Date: Monday, December 24, 2018 8:09:30 PM

To the Land Use Commissioners,

The prospect of a fully built-out HoKua Place, 769 residences on finite Kaua'i Island, right at the Kapa'a Roundabout is ludicrous, an insanely unenvironmental and unsustainable notion.

This property is zoned AGRICULTURE. Keep it that way Commissioners! I asked owner Greg Allen in 2015 where the sewage from 769 residences would go. He answered, "Lydgate plant." Due to climate change updates since then, the Lydgate plant is now located in the "Tsunami Zone" and Must Be Relocated! There is no place for the human waste from HoKua PI to go Commissioners! Partially treated waste is already ejected from Lydgate area out to the ocean in a 600 foot long pipe only to be washed back ashore. To avoid more poop moving in the area near Lydgate Beach Park and Wailua Beach Park, popular with families with children, I strongly advocate keeping HoKua property in its AGRICULTURE DESIGNATION.

Surfrider Kaua'i Blue Water Task Force readings taken December 8, 2018 report enterococcus level at Wailua Beach Park 171 and at Wailua River Mouth 842. Surfrider advises any reading over 130 is polluted! Surfrider's recommendation--Keep Your Eyes and Face Out of the Water!!!

The paramount reason to keep AGRICULTURE DESIGNATION for HoKua property is for just that--AGRICULTURE. With approx- imately 85% of Kauai's foods being imported, HoKua parcel's acreage is valuable for important agricultural products-- vegetables, herbs, fruits, hemp, trees for their woods, native Hawaiian plants, bee keeping, compost collection and sales and the list goes on and on. Kaua'i Island needs lands kept in AGRICULTURE for my future, my childrens' future, and their childrens' future.

Sharon Goodwin
Wailua Homestead
PO Box 446, Kapa'a HI 96746
808-631-7792

Dear Sharon,

HoKua Place proposes a main roadway throught the project going south to north from the bi-pass road to Olohehena road. Another round-a-bout is proposed on the bi-pass road at the entrance of the proposed main roadway through the site.

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

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

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".

Kaua'i has an abundance of good agricultural lands. A recent study on important agricultural lands resulted in the fact that Kauai needs approximately 11,000 acres of ag land to sustain itself. It is certain that should the need for Kauai to grow its own food, there are lots of ag lands and water to facilitate growing our own food.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:31 PM
To: sharonmokihana@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Sharon Goodwin.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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Sharon Tomas
To: DBEDT LUC
Subject: Hokua Place Proposed Up-Zoning of AG to Urban Center
Date: Monday, December 24, 2018 3:20:56 PM

Aloha
State of Hawaii Land Use Commission

I support the no action alternative in the DEIS meaning the Project area would be left in it's current state..Hokua would not be built.

I believe by building this area that it will further contribute to an already untenable traffic situation in Kapaa. We don't need even more cars, with estimates of 1000 vehicles per hour morning and evening. This will increase with two more already approved resorts building in this area.

I believe the impact on an aging infrastructure, roads and waste treatment to be untenable especially given the old malfunctioning treatment plant in Wailua. The plant is in a flood area and will be susceptible to sea level rise that is coming due to climate change.

If past actions are predictive the promise of affordable housing will be so small and unlikely that there isn't enough to offset the traffic and infrastructure issues.
Affordable housing needs more planning and strategy beyond builders promises that affordable means \$650M pricing.

sincerely,
Sharon Tomas
7070 A Kaholalele Pl.
Kapaa, Kauai

Dear Sharon,

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

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. 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 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 Olohehena 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.

Please refer to the Updated TIAR report on traffic in the EIS submittal.

Thank you for you comments.

Aloha,
Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:31 PM
To: sharonlynntomas@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Sharon Tomas.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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Sheri Courtemanche](#)
To: DBEDT LUC
Subject: Hokua Place Concerns
Date: Tuesday, December 18, 2018 9:41:51 AM

Aloha,

I have been coming to Kauai for 40+ years and was fortunate enough to buy a little condo in Kapaa (Kawaihau Sports Villa) in 2010. A true dream come true. It is painfully obvious over the past 40 years that our little island paradise has already succumbed to excessive building/development with resorts and residential areas. This is especially true on the Coconut Coast where the traffic rivals that of Los Angeles and other major metro areas. Problem is, Kapaa and the surrounding eastside is not a major metro area. Unlike the north and south shores, the east and west shores are where the majority of local ohana live. Any new residential construction will not benefit any native Kauaians or other long term residents. There are so few natural treasures left on this Earth. There is no real good reason other than profits to lose another treasure, Kauai, due to the drive for profits of developers who build without consequence then leave.

I urge the Commission to choose Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Take no action and leave the project area as zoned agriculture. Do not authorize the development of Hokua Place. Let the land remain in the state land use Agricultural District.

Kauai has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle.

Mahalo,

Sheri Courtemanche

Dear Sheri,

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". Like you in 2010, these folks deserve to buy an affordable home.

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

Kauai is growing, as with many other counties throughout the country. While government are always slow at keeping up with infrastructure, we need to start housing projects now.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:32 PM
To: slcourtemanche@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Sheri Courtemanche.pdf

Aloha Sheri,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Steven Dick](#)
To: [DBEDT LUC](#)
Subject: No Hokua Place, please
Date: Monday, December 17, 2018 11:18:50 AM

Aloha, As a resident of Wailua Homesteads I am extremely concerned about the effect of building Hokua Place. I truly believe our neighborhood cannot facilitate this type of land use. Please say no to Hokua Place and any further development in the Kapa'a area until solutions to traffic concerns are addressed.

Thank you for your time and consideration.

Respectfully,
Steven Dick
5728 Olohena Rd.
Kapa'a, HI, 96746

Dear Steven,

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

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

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".

A main roadway is planned through the Project from the bi-pass road north and to Olohena Road. The updated TIAR report indicates that this will help the traffic from the bi-pass road to north.

Aloha and thank you for your comments.

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:33 PM
To: ssdjr1@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Steven Dick.pdf

Aloha Steven,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Suzanna Kennedy](#)
To: [DBEDT LUC](#)
Subject: Opposing Proposed Hokua Place Subdivision
Date: Sunday, December 23, 2018 4:31:02 PM

Aloha State Land Use Commission

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

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

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

Dear Suzanna,

Kauai is growing like many counties in this country. Infrastructure is almost always lagging behind development. This will never change, as tax payers will not have their taxes raised to provide infrastructure before any development takes place.

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".

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 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 your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:34 PM
To: [suzannakauai@gmail.com](#)
Subject: RE: Hokua Place Development Response
Attachments: Suzanna Kennedy.pdf

Aloha Suzanna,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Tom Thompson
To: DBEDT LJC
Subject: Planning Dept Irresponsible East side overdevelopment
Date: Tuesday, December 18, 2018 10:51:23 AM

Our bottom-line recommendation to the Land Use Commission:

We are recommending Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement. Under this alternative, no action will be taken and the project area would remain zoned agriculture. Hokua Place would not be built. The land would remain in the state land use Agricultural District.

Kauai has reached a tipping point and we must act now to preserve our reefs, beaches, forests, streams and rural lifestyle. Let's kookia Kauai before it's too late!

Tom Thompson
808.631.6623
tomthompson300@gmail.com

The cure for anything is salt water: sweat, tears or the sea.

Isak Dinesen

Dear Isak,

Kaua'i will continue to grow. Our government will be late in infrastrucute up grades, typical of many counties throughout our country.

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

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

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:36 PM
To: tomthompson300@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Tom Thompson.pdf

Aloha Tom,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Sylvia Partridge](#)
To: DBEDT LUC
Subject: Hokua Place - please keep the zoning agricultural
Date: Monday, December 24, 2018 9:07:18 AM

Aloha State Land Use Commission:

Please say no to the requested zoning change of 97 acres of agricultural land in Kapaa to urban center zoning for the Hokua Place Development:

1) Traffic through Kapaa has already reached nightmarish conditions of overcrowding and the Hokua Place Development of 769 new residential units would make the nightmare worse by adding many more cars to the road.

I live in Princeville and drive through Kapaa to Lihue often so I can say from my own experience that the traffic situation is already resulting in long lines and long delays. Additionally, the physical condition of the roads is rated D minus (with F being the worst) by those of us living in the area with no money or realistic plans for the substantial improvements needed.

2) The starting price of \$650,000 means these new planned units are already out of reach of low and middle income residents so the development will not help with the truly affordable housing units that are actually needed on the island (most favorably located in Lihue where most of the jobs are - not Kapaa).

I live in a condominium complex in Princeville called Kamahana consisting of 30 units. Of those 30 units only 12 are occupied by long term residents such as myself - the rest are mostly owned by mainlanders who may come for one or two weeks a year and the rest of the time do short term vacation rentals to make money. Because of the price of the Hokua Place units, that is probably what will happen in this new development. And this is why we don't need more residential units that are not TRULY affordable. The development of the island is mostly aimed at wealthy people who live elsewhere. And, as we all know, young people born here are being driven away by lack of truly affordable housing.

3) Wastewater - Hokua Place wants to hook up to the Wailua wastewater treatment plant which is old and outdated and most importantly is in a flood zone and susceptible to sea level rise.

Thanks for your consideration in regard to turning this rezoning request down.

Sylvia Partridge
Kamahana
3800 Kamehameha Rd., # 22
Princeville, HI 96722

Dear Sylvia,

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

The group that will benefit most from HoKua Place are the young individuals, young families, and families forced to double up in houses in the Kapa'a-Wailua area. 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 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 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 your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:35 PM
To: sylpartridge@yahoo.com
Subject: RE: Hokuia Place Development Response
Attachments: Sylvia Partridge.pdf

Aloha Sylvia,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: Teri Albert
To: DBEDT LUC
Subject: Hokuia Place, Kauai
Date: Wednesday, December 19, 2018 11:24:18 AM

In response to your upcoming agenda item - the up-zoning of 97 acres behind Kapaa Middle School on Kauai (the Hokuia Place development) - I sincerely urge you to embrace Alternative 1 - the No Action Alternative from the second Draft EIS.

On Kauai we do NOT need single family homes priced \$650K to \$950K. This is not affordable for a vast majority of Kauai citizens.
On Kauai we do NOT need an additional 1900 vehicle trips per hour on the already jam-packed Kapaa road system. I invite commission members to visit the island. Drive, please, and utilize a car to observe:

- (1) anywhere in Kapaa between 7am and 9pm. Bring your patience.
- (2) endless streams of vehicles attempting to access Poipu Rd. from the brand-new condos on Kiahuna Plantation Rd., PiliMai at Poipu. The future is now: long lines of back-up vehicles and furious drivers when they finally achieve Poipu Rd. Why replicate this problem??

The Garden Island has the potential for food sustainability, but NOT if you approve the zoning change from agriculture.

Thank you for your attention.

Sincerely,
Teresa Albert
Koloa, HI

Dear Teresa,

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 notion that the affordable units are going to start at \$ 650,000 is a negative exaggeration fostered by anti-development advocates who submit to the newspaper misleading information.

Kauai has an abundance of good agricultural lands. A recent study resulted in the fact that Kauai needs just 11,000 acres of ag land to sustain itself. Should there be a disaster that would force Kauai to grow its own food, we have lots of good ag land and water to do so. In the meantime, farming struggles because of the lack of farm workers.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:35 PM
To: t.martinalbert@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Teresa Albert.pdf

Aloha Teresa,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Valerie Weiss](#)
To: [DBEDT LUC](#)
Subject: Eastside overdevelopment: Hokuia Place
Date: Monday, December 17, 2018 9:14:34 AM

Aloha Land Use Commission

Please support Alternative 1, the No Action Alternative from the second Draft Environmental Impact Statement.

The HOKUIA Place development with 769 residences is the wrong project at the wrong time for Kapaa. We have allowed almost unlimited development along the Eastside corridor with practically zero road widening, new roads or bridges to carry our ridiculously gridlocked traffic.

Do not continue asking Eastside residents and those who travel our corridor, to be accepting of this ongoing development overload. It is unacceptable.

Under Alternative 1, no action will be taken and the project area would remain zoned agriculture. Hokuia Place would not be built. The land would remain in the state land use Agricultural District.

Save our sanity. Save our Ag land.

Mahalo,

Valerie Weiss
6616 Alahele St
Kapaa

Dear Valerie,

Contrary to your belief, HoKua Place is in the right place and the time is now. 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".

Thank you for your comments.

Aloha, Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnnarch.com>
Sent: Tuesday, April 9, 2019 10:37 PM
To: valerieweiss31@gmail.com
Subject: RE: Hokuia Place Development Response
Attachments: Valerie Weiss.pdf

Aloha Valerie,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

From: [Wil Welsh](#)
To: [DBEDT LUC](#)
Subject: Oppose Zoning Change for Hokua Place
Date: Sunday, December 23, 2018 8:05:12 PM

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 Hokua 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 Wil,

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. 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".

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.

Developers build homes. That is what they do. The developer of HoKua Place had an ag subdivision ready to be approved when the then planning director asked the developer to give up the ag subdivision and plan for a thousand homes. The developer thought about it and decided to do just that and give up the easy big bucks of the ag subdivision because he wanted to do something for the people of Kauai. I recollect this clearly because the developer called me and asked what he should do. I advised him to take the ag subdivision money and run. Instead he chose to go through the painstaking process of approvals to provide housing and 30 % of the total for affordable housing.

Thank you for your comments.

Aloha,

Ron Agor

Sara Jehn

From: Sara Jehn <sara@agorjehnarch.com>
Sent: Tuesday, April 9, 2019 10:38 PM
To: wilwelsh@gmail.com
Subject: RE: Hokua Place Development Response
Attachments: Wil Welsh.pdf

Aloha Welsh,

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

CONFIDENTIALITY NOTICE: The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.