

To: State Land Use Commission

ORIGINAL

December 17, 2019

From: Noreen Dougherty

Re: HoKua Place FEIS



Aloha Land Use Commission,

Mahalo for coming. All page numbers are from the FEIS

#### TRAFFIC

Pg. 119 states "The access intersections at Olehena Rd. and the bypass are expected to operate at satisfactory levels of service at am and pm peak hours of traffic". What is this based on?

Every road is jammed in the morning and afternoon. Cars are taking alternate routes through neighborhoods, the Marketplace, and back roads. Concerned parents post signs, "Stay on the Highway!" Cars are merging onto the only road we have from both sides in multiple places.

Page 121 "restricting on-street parking and restriping the shoulder lanes to provide for additional through lanes..." will seriously upset our local businesses and residents. There is no alternative parking. Look behind our stores. See for yourself.

#### WATER SOURCE

Pg. 79 "Hokua Place has a proven well site". What makes me uncomfortable is: "HoKua Place is committed to working with the DOW on pertinent water issues during the design and development phase". AND THEN WHAT?

...."In the event the Department does not approve Petitioner's Water Master Plan, then Petitioner will develop a private water system, using the well to furnish water to the Project". How can this be approved?

#### SOLID WASTE:

Page 102 "The management policies will encourage residences to reduce waste and excessive consumption," and live a pono lifestyle as a "respected trustee for present and future generations."

How will that affect the solid waste problem on Kauai? We are not prepared for the increase in population and can't manage what we have now.

## TOTAL RESALE MARKET, CONDOS, AND HOMES CHART

Page 104: This is indicative of concerns that are not relevant to our community and how this project is for investors and outsiders to buy the multi-family units and prime house lots. Our residents want and need affordable housing that honors their culture and lifestyle.

## SCHOOLS

Pg. 115 DOE Heidi Meeker states "there is sufficient capacity in the Kapa'a schools to accommodate the students who will reside in the Project. As an educator I question this. It is not a matter of matching chairs to kids. The schools cannot accommodate the students they have now. The number of special needs students has skyrocketed and we don't have enough staff.

## CLOSING

Surely the changes that would be necessary to create Hokuia Place would cause great hardship on the citizens and Kauai. Please, Do Not change the Land Use District to Urban nor proceed with Hokuia Place. It's time to honor the local people their culture, the community, the aina, and this unique place on the planet that should have been nurtured and protected the last 25 years. It's never too late to start. The town of Kapaa cannot expand. To the east, we are right on the ocean and the waters are rising. To the west, we have a mountain and the only way to get down to town is along the Wailua River or on the north end of the mountain where there are 4 schools and buses to the college, Island School, and charter schools.

Mahalo for your consideration.

Noreen Dougherty

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RECEIVED  
DEC 17 2019

To: Land Use Commission

12/17/19

Re: Hokua Place Public Hearing From: Gabriela Taylor

STATE OF HAWAII  
LAND USE COMMISSION

The burden of a 769 unit dwelling development in Kapaa would only exacerbate the almost continuous state of traffic paralysis that extends day and evening, creating traffic jams from Hanamaulu to Kealia and compromises our quality of life, as well. Yes, we need affordable housing, but it's not **convincing** that is what Hokua Place will be delivering.

**HOUSING (page numbers refer to FEIS)**

**HOKUA PLACE PRODUCT SALES PRICE PROJECTION**

Housing Produced	Total Units	Retail Price Per Unit	Home Site Only Prices
A House Lot Package, Large Lots (10,000 sf)	36	\$750,000-\$1,250,000	\$225,000-\$250,000
A House Lot Package, Medium Lots (7,500 sf)	50	\$650,000-\$850,000	\$200,000-\$235,000
Multi-Family Dwellings (4 Plex, 8 DU/Ac)	452	\$250,000-\$350,000	
Affordable Housing Dwellings (12 DU/Ac)	231	\$175,000-\$275,000	

**P12.** Looking at the Hokua Place housing chart you can see that 231 multiplex dwellings are affordable, as mandated by county law. The largest number of dwellings, 452, are Multi-Family Dwellings/ Condos, priced from 250,000-\$350,000. This is where we have to look more closely. I have confirmed that there will be monthly maintenance fees for these condos just as there are for all condos on Kaua'i. The lack of transparency regarding monthly maintenance fees is a serious omission in the FEIS, because monthly fees make the Hokua Place Multi-Family condos much more expensive than listed. It is common for maintenance fees to go up over the years as buildings age. Going rates for condo fees on Kaua'i are \$700-\$1200/month. That's a big chunk of money to overlook in the FEIS.

Conclusion: These multi-family condos are not affordable for local families!

**PAGE 12.** The Housing Chart describes "POTENTIAL PRICING" of the units in the development. Potential prices are noted in "2015 US Dollars". and **PAGE 13.** Final Pricing is "SUBJECT TO MARKET CONDITIONS"

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