

Derrickson, Scott A

From: Judie Hoepfner <judie@aloha.net>
Sent: Friday, December 13, 2019 8:01 AM
To: DBEDT LUC
Subject: [EXTERNAL] Fwd: Testimony on Hokua Place - Unfavorable

I object to the EIS presented by the developers of Hokua Place for the following reason:

They show the price of multi-family units as \$250,000 - \$350,000. The omission or lack of consideration of the maintenance fee associated with condominiums is a serious omission. Condo fees on Kauai range from \$700 - \$1200 monthly.

Sincerely,

Judie Hoepfner

3-3400 Kuhio Hwy,

Lihue, Hawaii 96766

808-639-0212

Derrickson, Scott A

From: Michael Goodwin <goodwinkip@gmail.com>
Sent: Friday, December 13, 2019 11:36 AM
To: DBEDT LUC
Subject: [EXTERNAL] Hokua Place Testimony

Aloha Land Use Commission,

We oppose the proposed Hokua Place development, and urge your rejection of a request to upzone to Urban.

From the FEIS "Hokua Place Product Sales Price Projection", 452 of the 767 dwellings are, by County standards, "affordable". Monthly maintenance fees are omitted. Their inclusion would drop the percentage of dwellings that are affordable to below 30%, a violation of the County mandated standard.

As well, with household income not keeping pace with rising housing prices, the listed prices in 2015 dollars means even fewer of the dwellings would be truly affordable. We have seen this bait and switch before. Other, more equitable solutions providing housing are happening or in the planning process in Kauai County.

The HDOT study cited in the FEIS draft is from March, 2017, 2 1/2 years ago. Both the local population and visitor population has grown since and will continue to do so. Their vehicles funnel into the Kapaa corridor, causing an exponentially greater population of vehicles. Hokua Place would input an estimated 1300 more cars into the overburdened Kapaa traffic corridor. I fear my own neighborhood, Wailua Homestead, will be dragged into this traffic mess when frustrated drivers will opt for Olohena- Kamalu- Kuamo`o Roads to bypass Kapaa corridor gridlock.

This car culture oriented proposed development is out of step with the current live-work planning philosophy that is underway elsewhere on the island. We urge you to disapprove this flawed FEIS and deny the developer's petition to upzone from Agricultural.

Thank you for your consideration,
Kip Goodwin
6294Q Olohena Road
Wailua, Kaua`i

Derrickson, Scott A

From: dgcarsten@aol.com
Sent: Friday, December 13, 2019 1:47 PM
To: DBEDT LUC
Subject: [EXTERNAL] Hokua Development

To Whom It May Concern:

The traffic study performed in 2017 did not take into consideration the local “alternative bypass” — Kamalu Road. As a homeowner on Kamalu, I can attest not only to heavy traffic but to the extreme high speeds at which this traffic moves on a street with a 25 mph speed limit. The police appear to currently be unable to enforce this speed limit. I cannot imagine what will happen with even more cars.

The current situation is extremely dangerous for those of us who walk, ride bikes or horses, or walk our dogs. Furthermore, school buses sometimes let young children off at a distance from their homes. These children then walk with their backs to the traffic because the bus allows them to cross to be on the right side for their homes.

The proposed 769 dwellings would add even more traffic. We live in a neighborhood, with many driveways. It is already dangerous to pull out into traffic. I cannot imagine another 769 drivers or more on our little road.

Sincerely,
Donna G. Carsten
1106 Kamalu Rd.
Kapa'a

Derrickson, Scott A

From: Dorothy Perry <dorothy.perry@hawaiiintel.net>
Sent: Friday, December 13, 2019 2:51 PM
To: DBEDT LUC
Subject: [EXTERNAL] Hokuia Place

Aloha

Please do not allow this development to happen, it is wrong in so many ways that all of us can already see. One obvious issue is people walking down that dangerous road. It is really a 30 minute dangerous walk to Kapaa. Another 1300 cars on our roads in that area is horrible. Our roads cannot handle our current traffic in Kapaa. This is so wrong, please do not do this to us.

Aloha

Dottie and Dick Perry