

## LAST CHANCE TO SPEAK UP AGAINST TRAFFIC ASSAULT

Once again, we have the opportunity to stop Hokua Place, the proposed development on 93 acres behind Kapaa Middle School with 769 dwellings. Hokua Place has submitted a petition to the State Land Use Commission (LUC) to change the zoning from Agriculture to Urban. The developer has also submitted a Final Environment Impact Statement (FEIS) that must be approved by the LUC, who will come to Kauai hold a public hearing.

**Please email this to your contacts on Facebook and email trees so that we have a huge turnout. LUC Public Hearing from 9-4 pm on Tues, December 17. Sheraton Coconut Beach Resort in Kapaa (behind Longs) 15 copies of your testimony must be handed before speaking. Testimony can also be emailed at least 48 hours before the hearing to: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)**

The rules for testimony are very strict. Public testimony must address specific points in the FEIS, eg Traffic. It isn't enough to say "Hokua Place will create even more crippling traffic in Kapaa, which has diminished our quality of life here." You must provide a specific example from the FEIS to show how the traffic study is flawed, outdated, etc. Since the FEIS is 150 pages long, I will spare you the time reading it. This email will give you the information on what and where I found a discrepancy or error in the document, which must be clearly referenced in your testimony.

### HOUSING

#### 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	

Looking at the above chart you can see that 231 multiplex dwellings will be affordable, which is 30% of total 769 dwellings, as mandated by county law for affordable housing. The highest priced dwellings are single houses on a lot, which can be purchased for: \$650,000 - \$1,250,000.

**PAGE 12.** 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 DEIS,

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because monthly fees make the Hokua Place Multi-Family condos much more expensive than listed. It is also common for maintenance fees to go up over the years as buildings age. The going rates for condo fees on Kaua'i are \$700-\$1200/month. That's a big chunk of money to overlook in the FEIS.

**PAGE 12.** The above 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" When people look at the chart to see the listed prices, they need full disclosure to know if they can afford it. The above chart is inadequate and misleading.

### **TRANSPORTATION/ TRAFFIC**

Picture another 1300 vehicles pouring onto the Bypass and Kuhio Highway in downtown Kapaa. Frightening? Unbridled gridlock traffic may be the most worrisome impact for both residents and visitors. There is good reason for that, given the prolific traffic jams now crawling along from north Kapaa to the Wailua River and back. Traffic madness can be anytime, not just during commuter hours. **PAGE 116.** Access or egress to and from Phase 1 of Hokua Place will be via driveways along south Olohena Rd. Access to/ from Phase 2 will be provided by an intersection at Kapaa Bypass Rd. The 2 intersections will be connected by a roadway, running through the property, referred to as Rd A, which the developer hopes will mitigate the project's traffic at the roundabout.

**PAGE 119. Outdated Traffic Analysis:** The State Dept of Transportation (HDOT) did studies in 2015 and March 13, 2017. The traffic has exponentially increased since these outdated studies were performed and the developer's foresight appears to be blinded to that reality as he comments on impacts of the development: "The Hokua Place access intersections at Olohena Rd and the Bypass Rd are expected to operate at satisfactory Levels of Service, during the AM and PM peak hours of traffic." Right now, Olohena Rd. with 2 lanes, is jammed with school buses and parents dropping off kids and will worsen with several driveways and Rd A pouring onto it. **PAGE 121:** "The existing traffic congestion on Kuhio Highway through Kapaa Town can be mitigated by restricting on-street parking and re-striping the shoulder lanes to provide additional through lanes" **PAGE 8.** Other such foolishness is expressed when they say it's a 10 minute walk to Kuhio Highway in Kapaa Town along the Bypass Rd. (dangerous without sidewalks and more like a 30 minute walk).

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Additionally, the traffic analysis does not adequately take into account the visitor count/day. Where are these numbers in the traffic analysis.? Add that to the new developments already approved: Coconut Beach Resort, Coconut Plantation Village and CocoPalms in the Wailua corridor.

**Please testify for the love of Kaua'i, Mahalo nui loa, Gabriela Taylor**