

To: Land Use Commission

12/17/19

Re: Hokua Place Public Hearing

From: Gabriela Taylor

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"

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. These prices will only attract mainlander/foreign investors.

TRANSPORTATION/ TRAFFIC

Picture another 1300 vehicles pouring onto the Bypass and Kuhio Highway in downtown Kapaa. 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 *speculates* 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. (It's dangerous without sidewalks and is a 30 minute walk). The only plan of DOT has to alleviate traffic in 2020 is to add a short lane on Kuhio HW between the ByPass and Kuamoo Rd, which will bring little Improvement.