



# Ron Agor

Planning/Design/Architect

# Introduction to Ron Agor

- ▶ Architecture and Land Use Planning
- ▶ Principal Architect, Agor Jehn Architects
- ▶ Ron Agor established his practice on Kauai in 1986
- ▶ Representative Projects:
  - ▶ Koloa South Town
  - ▶ Koloa Creekside
  - ▶ Kikiaola Land Company
  - ▶ Lihue 56

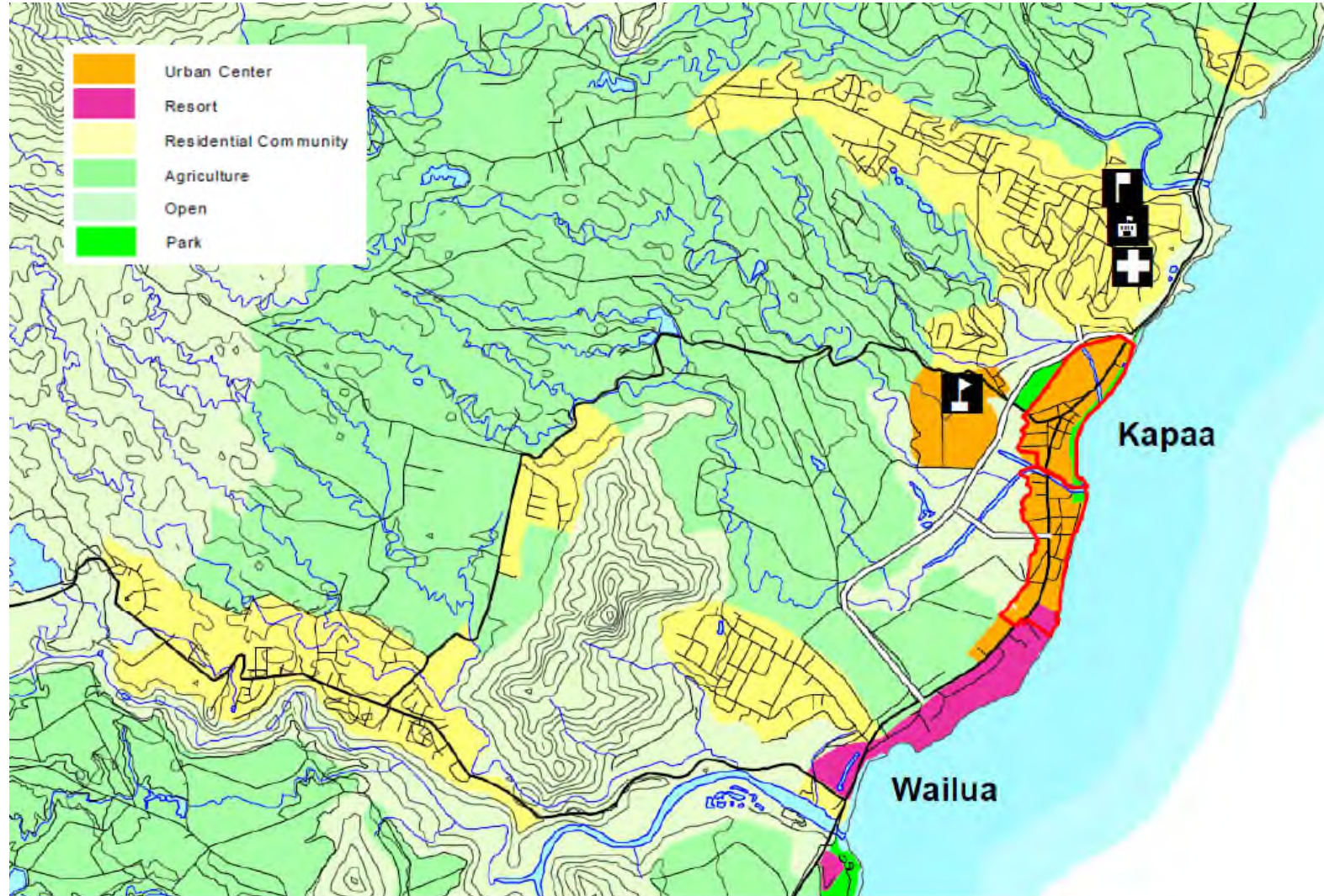
# HoKua Place



# HoKua Place Property

- ▶ HoKua Place is a large undeveloped parcel close to Kapaa town
- ▶ HoKua Place is reasonably close to government services
- ▶ HoKua Place will provide housing close to where people work, should alleviate traffic coming from the north.
- ▶ Despite being classified as prime, HoKua Place property subject to trade winds, lacks irrigation water and is inappropriate for intensive cultivation given proximity to Kapaa Middle School
- ▶ County does not propose to include HoKua Place in its designation of IAL lands

# Kauai General Plan-Kawaihau



# Kauai General Plan

- ▶ Since 1980, Kauai General Plan designated Property as Urban Center
- ▶ 2018 Kauai General Plan East Kauai Land Use Map designates the Property as Neighborhood General
  - ▶ Neighborhood General is a new land use designation for medium density mixed use environments that support a town core, including a range of multi-family housing types.
- ▶ HoKua Place would accommodate residential growth in central Kapaa
- ▶ HoKua Place complies with the goals, objectives, and policies set forth in the Kauai General Plan

# Minimal Wetlands

- ▶ Unnamed stream runs along western greenbelt of the project and merges with Kainahola Stream near southwest corner of property
- ▶ Wetland area could be 0.3 acres
- ▶ HoKua Place will not develop stream bed but wants to include it in the Urban District

# No Endangered Species

- ▶ No endangered or threatened species of plant, bird or mammal was found on the Property.
- ▶ No endangered invertebrates found on the Property



# Noise Control

- ▶ The increase in traffic related noise due to HoKua Place is not considered significant.
- ▶ HoKua Place operations are not expected to cause a significant noise impact; no mitigation measures beyond compliance with applicable regulations and standards is required.
- ▶ Contractors must consult with DOH per Title 11, Chapter 46, HAR (Community Noise Control) if construction noise levels are expected to exceed DOH maximum permissible property-line noise levels.
- ▶ Walls, fences, landscaping and other sound attenuation measures can be incorporated into project plans to help buffer the project from the impacts of vehicular traffic noise as well as minimize impacts of noise from the project on nearby residences.

# Air Quality

- ▶ Short-term impacts to air quality during construction can be expected from fugitive dust.
- ▶ Mitigation measures include watering and installation of construction screens.
- ▶ Following construction, any change in air quality due to HoKua Place expected to be well within Federal and State ambient air quality standards.
- ▶ HoKua Place will participate in any air quality monitoring program required by DOH

# Government and Utility Service to HoKua Place

- ▶ Kaua‘i Police Department provides police protection for Kapa‘a area from a substation in Kapa‘a Town approximately 0.5-mile from the Property.
- ▶ Kauai Fire Department provides fire protection for Kapa‘a area from a new county fire station at the north end of Kapa‘a town, approximately 2 miles from the property on Kūhiō Highway.
- ▶ Mahelona Medical Center in Kapa‘a is approximately 2-miles from HoKua Place and Wilcox Hospital in Lihue is approximately 8 miles from HoKua Place
- ▶ HoKua Place will include a park and a location for relocation of a County swimming pool
- ▶ KIUC and Hawaiian Telecom will provide electricity and telecommunications service to HoKua Place
- ▶ Solar generating facility located at HoKua Farm Lots will transmit electricity to nearby KIUC transmission lines.

# Public School Facilities

School	Capacity	2018-19 Enrollment
Kapaa Elementary K-5	942	904
Kapaa Middle 6-8	781	607
Kapaa High 9-12	952	1,083

- HoKua Place is not a designated School Impact Fee District, No contribution required.

# Hawai`i State Plan Compliance

- ▶ HoKua Place complies with many goals, objectives, and policies set forth by the State Plan and the State Functional Plans, particularly plans for:
  - ▶ Affordable housing
  - ▶ Socio-cultural advancement
  - ▶ Employment
  - ▶ Population growth
  - ▶ Transportation
  - ▶ Recreation

# Coastal Zone Management Compliance

- ▶ HoKua Place is ½ mile inland from shoreline
- ▶ HoKua Place will mitigate storm and surface water run-off concerns by retaining excess storm water in on-site detention basins
- ▶ No known historic sites or burial sites or customary and traditional Native Hawaiian subsistence, cultural or religious practices exercised on property
- ▶ Satisfies *Ka Pa`akai O Ka Aina* test

# Urban District Standards

- ▶ HoKua Place site is bordered by Kapaa town, lands either used or planned for residential and other urban development, and characterized by "city-like" concentrations of people, structures, streets, urban services and related land uses.
- ▶ HoKua Place implements policies of 2018 Kaua‘i General Plan by developing lands designated Neighborhood General, contiguous to Kapa‘a town and neighboring residential community.
- ▶ HoKua Place is 8 miles from Lihue and is adjacent to Kapaa, Kauai’s primary centers of trading and employment.
- ▶ Basic services such as parks, wastewater systems, drainage, water, transportation, public utilities and police and fire protection readily available to HoKua Place.
- ▶ Reclassification of HoKua Place is reasonably necessary for urban growth.
- ▶ HoKua Place will not contribute toward scattered spot urban development necessitating unreasonable investment in public infrastructure or support services.
- ▶ HoKua Place site topography is elevated and reasonably free from flood, tsunami, and adverse environmental effects.