



HoKua Place

Petition for Land Use District Boundary Amendment
Land Use Commission Docket No. A11-791
Kapaa, Kauai, Hawaii

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Deputy Director Highways Division
Hawaii Department of Transportation

Project Background

Hawaii Department of Transportation (HDOT) reviewed the Project's Final Environmental Impact Statement and its appended Traffic Impact Assessment Report (TIAR) dated September 29, 2017 and provides comments for the State Highway System based on the following:

- Petitioner proposes to reclassify approximately 97 acres from Agricultural to Urban.
- Proposed use is a residential subdivision with 683 multifamily units, 86 single family homes, 14 acres of greenways, a 3.1-acre park, 1.4 acres of commercial use, 1 acre for County police and fire substations. (30% workforce housing)
- Project site is at the corner of the Kapaa Bypass Road (State Route 5600) and Olohena Road (County), which is regionally accessed by the Kuhio Highway (State Route 56).
- Kapaa Transportation Solutions (KTS) was prepared in 2015.



HDOT Comments

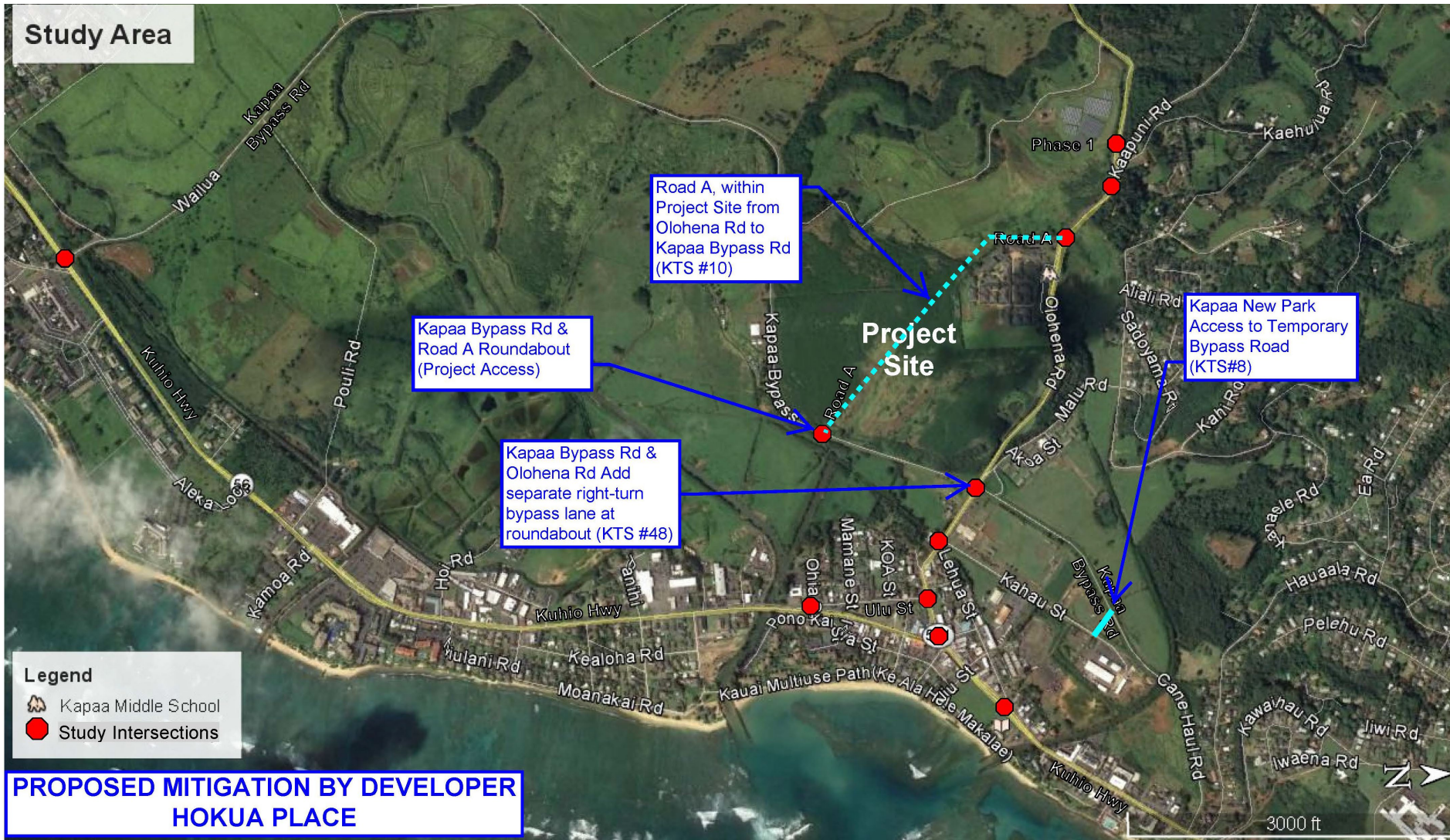
1. Letter to Office of Planning (HWY-PS 2.4135), summary as follows:
 - a. Petitioner shall submit an updated TIAR that addresses comments made by HDOT and the County of Kauai for review and acceptance. The TIAR shall provide mitigation measures for traffic impacts due to the project to maintain the operating Level of Service (LOS) and delay level conditions. The TIAR has identified the State facilities that are Kuhio Highway (State Route 56) and Kapaa Bypass Road (State Route 5600) which require assessment.
 - b. The TIAR shall include regional transportation improvements to be provided on a pro-rated basis with a proportional share impact fee estimate based on the estimated percent trips generated by the project.
 - c. The Kapaa Bypass Roadway right-of-way shall be dedicated at no cost to HDOT, and a 100-foot building setback from the right-of-way shall be established per the Memorandum of Understanding, dated May 30, 2002.



HDOT Comments (cont.)

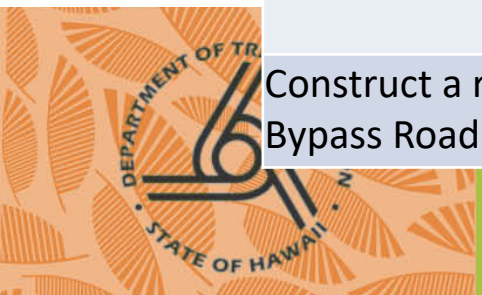
2. Additional comments:

- a. The TIAR Traffic Assignments should be re-assessed for reasonable trip distribution. For example, it seems inaccurate that a high percent of AM peak trips go northbound. Therefore, for the HDOT to accept the trip distribution further justification is requested.
- b. The improvements in the Kapaa Transportation Solutions (KTS) plan have been identified for both State and County roads, and is intended to be constructed by the respective agency. However, the schedule to complete the majority of these projects is unknown. Therefore, several projects assumed completed in the TIAR are not. These assumptions should be corrected.
- c. At a minimum, HDOT recommends the following improvements be considered for regional transportation mitigation in the updated TIAR:
 - Add a Separate right-turn bypass lane at the roundabout from makai bound Olohena Road to southbound Kapaa Bypass Road. (KTS #48)
 - Create a direct access from Kapaa New Park to the Temporary Bypass Road, including bicycle/pedestrian access between the existing park and proposed soccer park. (KTS #8)
 - All proposed improvements should be justified in the updated TIAR.



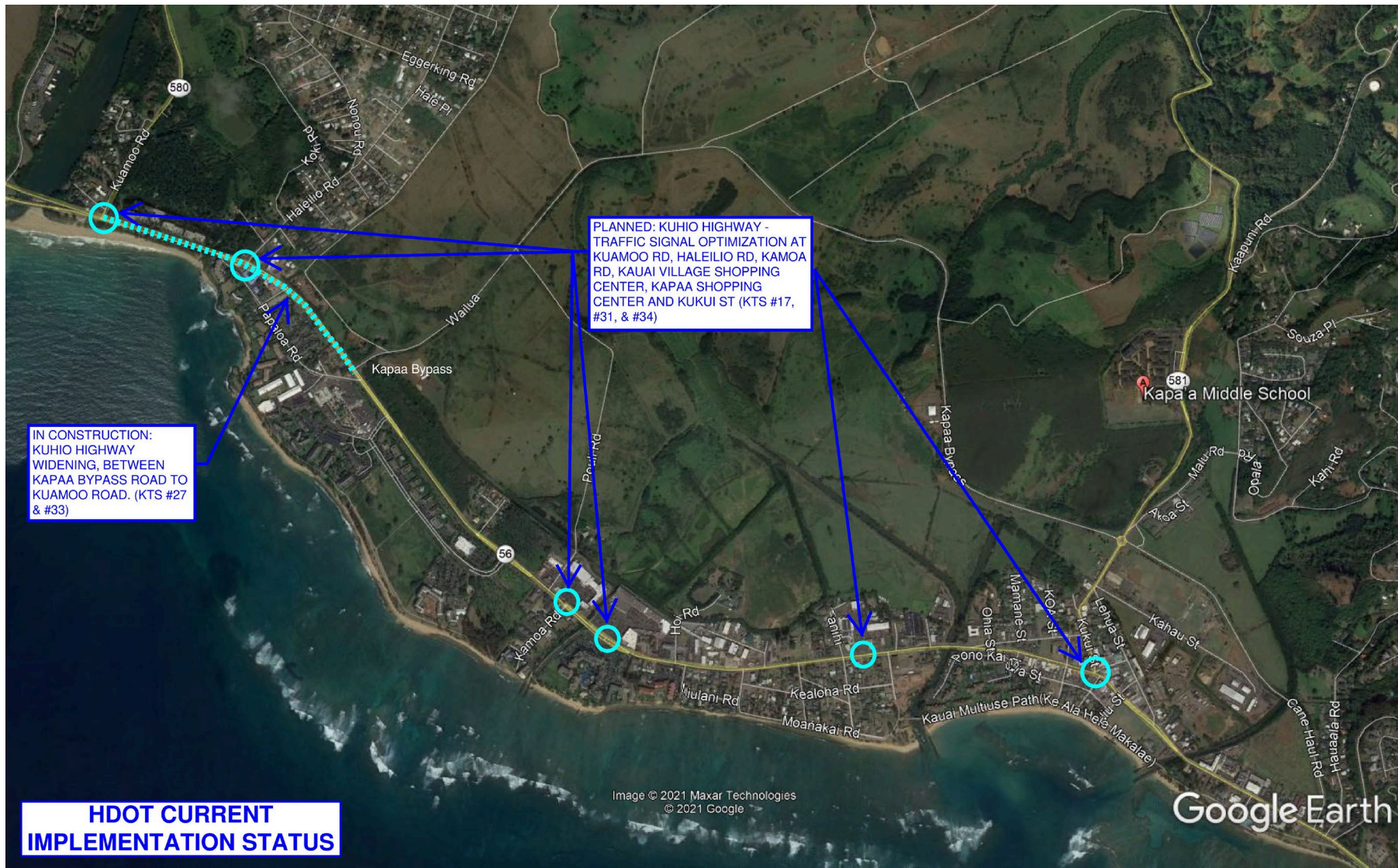
Status of TIAR Projects

PROJECT	JURIS-DICTION	STATUS	RECOMMENDED BY
Widen Kuhio Highway between Kapaa Bypass Road (South Junction) and Kuamoo Road to provide two through lanes in each direction	HDOT	In Construction	TIAR Without Project KTS #27
Restripe median on the north leg of Kuhio Highway at the Kapaa Bypass Road (South Junction) to provide a median refuge lane	HDOT	Not Programmed	TIAR Without Project KTS #28
Restripe parking and shoulder lanes on Kuhio Highway through Kapaa Town to provide additional through and/or left-turn lanes	HDOT	Not Programmed	TIAR Without Project
Modify the traffic signal operations at the intersection of Kuhio Highway and Kukui Street to reduce queuing and delays	HDOT	Planned	TIAR Without Project KTS #17
Add a right-turn bypass lane from makai bound Olohena Road to Kapaa Bypass Road southbound at the roundabout intersection	HDOT	Not Programmed	TIAR Without Project KTS #48
Realign Kaehulua Road to intersect Olohena Road and Kaapuni Road to create a four-legged, channelized intersection	County	?	TIAR Without Project KTS #11
Extend the median refuge lane/two-way left-turn lane on the north leg of Kuhio Highway and Lehua Street	HDOT	Not Programmed	TIAR Without Project KTS #20
Construct Road A from Olohena Road to Kapaa Bypass Road	HoKua Place	Not Started	TIAR With Project KTS #10
Construct a roundabout at the intersection of Road A and Kapaa Bypass Road	HoKua Place	Not Started	TIAR With Project



Memorandum of Agreement

- The Petitioner and HDOT have not initiated a Memorandum of Agreement (MOA).
- HDOT recommends the imposition of a condition that the Petitioner shall mitigate all project-generated traffic impacts as required by the HDOT. Petitioner shall initiate, coordinate, and meet with HDOT, to agree upon the regional pro-rate share and to develop a MOA, which is required to be executed prior to the submittal of a subdivision application to the County of Kauai.
- Previously, a Memorandum of Understanding (MOU) between HDOT and the property owner of the Project's property including the temporary Kapaa Bypass Road was executed with an effective date of May 30, 2002. The MOU agreement includes the dedication of the Kapaa Bypass Road right-of-way to the State at no cost and as a condition of Subdivision approval, a building setback of 100 feet from the right-of-way.



Kapa'a Transportation Solutions

- The Kapaa Transportation Solutions (KTS) project was completed in August 2015 by HDOT with the County of Kauai and Kapaa community members.
- The purpose of the KTS was to develop “near, mid and long-term” transportation solutions to address mobility needs and congestion for all modes of transportation in the Kapaa area. It assessed feasibility of the solutions to shorten the project delivery process.
- All steps in the KTS process involved two stakeholder groups: the HDOT/County of Kauai Technical Advisory Committee and a Citizens Advisory Committee.
- Current Implementation Status:
 1. HDOT Project in Construction – Kuhio Highway Short Term Improvements, Kuamoo Road to Temporary Kapaa Bypass Road (KTS #27 & #33)
 2. HDOT Project Planned (to be done after previous project is complete) – Kuhio Highway – Traffic Signal Optimization (KTS #17, #31 & #34)

