

## FUTURE LAND USE COMMENTS SPECIFIC TO THE EAST SIDE

Submitted to the Wailua-Kapa'a Neighborhood Association  
by Anne Walton, Wailua Homesteads

LOCATION	REFERENCED TEXT/INFORMATION	COMMENTS & PROPOSED CHANGES	RATIONALE
1	<p>Vision, Goals, Policies Section Pg. 27, tables 1-1 thru 1-4</p>	<p>Kauai County Island Wide Population Projections for 2020 of 74,693 have already been exceeded (Table 1-1), therefore, each of the following projections in tables 1-2 thru 1-3 are inaccurate as they are based on these numbers (projections for housing needs and job requirements) . Additionally, the Visitor Arrival Projections for 2020 of 1,150 million have already been matched or exceeded.</p>	<p><b>Comment:</b> Because the General Plan is primarily built around managing growth on Kaua'i, and yet is using inaccurate or dated data sources and associated projections on growth numbers for both residents and visitors, how can it have a sound basis? <b>Recommendation:</b> Update population projections (both residential and visitor) in the GP, then re-evaluate each of the sectors and make a determination if the actions are still appropriate and/or relevant.</p>
2	<p>Vision, Goals, Policies Section Pg. 33, Goal #1, pp 2,3,4</p>	<p>Sustainable development does not endanger the natural systems that support life: air, water, soil, and living organisms. It means meeting the basic needs of society and extending to all people the opportunity to satisfy their aspirations for a better life. It means integrating economic and environmental considerations in policy and decision-making.<sup>1</sup> a key concept related to sustainability is managing growth without depleting the natural environment. Many feel the island is near or at carrying capacity with regard to resources, such as parks, roads, and public infrastructure. There is also concern that Kaua'i's natural resources and ecosystems are being irreversibly stressed or depleted. addressing these issues sustainably means frankly assessing the existing conditions and identifying the tools and resources available to provide for their sustainable use and protection into the future.</p>	<p><b>Comment:</b> The way this narrative is written, one wants to believe that the GP is moving in the direction of developing a "sustainable" growth management model or framework for Kaua'i and the GP. Unfortunately, the GP never actually commits to any specific framework, but rather skirts around a whole series of ideas about growth. <b>Recommendation:</b> Go back to the drawing board and commit to an articulated growth management framework, then align the policies and goals with the framework. More than that, develop a series of actions across all sectors that specifically contribute to realizing that framework.</p>

		there is a common desire to manage or limit growth, visitor traffic, and development on Kaua'i.		
3	Vision, Goals, Policies Section Pg. 38, policy #1	<p>Policy #1: Manage Growth to Preserve Rural Character</p> <p>By concentrating growth within or adjacent to existing towns, we designate where urban uses belong in order to better preserve agricultural lands and open space. Infill and compact growth in existing towns will minimize infrastructure costs and help maintain separation between towns. (pp.1, sentence 5)</p>	<p><b>Comment:</b> The following recommendation in the GP is in direct contradiction of policy #1: Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and added to a portion of Olohena Road near Kapa'a Town. Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School. (pg. 60) <b>Recommendation:</b> The agriculture zoning designation around Kapa'a Middle School should remain as it is and not be changed to "Neighborhood General". Nor should the "Neighborhood Center/General" zoning designation be added to a portion of Olohena Road near Kapa'a Town to give the illusion that these two new designations are now contiguous..</p>	
4	Vision, Goals, Policies Section Pg. 39, policy #3, pp 2	An overriding theme from community input is the appreciation of Kaua'i's distinct towns separated by open space. This physical attribute contributes to the rural character so valued by residents and visitors.	<p><b>Comment:</b> Case in point for why the agriculture zoning designation around Kapa'a Middle School should remain as it is and not be changed to "Neighborhood General". <b>Recommendation:</b> Go back to supplemental #3 of the GP which recommended the area remain as an agriculture zone designation because: "Given the community sentiment after the map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction." (pg. 4-39 of the March 14, 2017 Draft General Plan)</p>	
5	Future Land	1. To protect rural character by ensuring		

	Use Objectives	<p>new growth is designed to be compact and focused around existing town cores.</p> <p>2. To manage land use and development in a manner that respects the unique character of a place.</p>		
6	Future Land Use Pg. 52, pp1, sentence 4	The Map was updated through an in-depth public and technical process. Specific changes were based on community input obtained through visioning workshops, community meetings, and stakeholder consultation.	<p><b>Comment:</b> This statement held true up though supplemental #3 of the GP, after which time Kapa'a is proposed to move from a "<u>Small Town</u>" designation to "<u>Large Town</u>" and the degree of change for Kapa'a has been moved from "<u>Incremental</u>" to "<u>Transformational</u>".</p> <p><b>Recommendation:</b> Return to the recommendation in supplemental #3 which more accurately reflects the input from the community during the "place typing" workshop and assigned Kapa'a town a "small town" designation, with a degree of change as "Incremental".</p>	
7	Future Land Use Pg. 52, pp2, sentence 2	New communities, located adjacent to existing towns, will be designed to support housing for locals, a range of civic space, and the County's multimodal transportation goals. Consistent with the desire to limit growth north of the Wailua Bridge due to congestion concerns, the majority of growth is steered to the Lihu'e and South Kaua'i Planning Districts. This also serves to reduce the cost of living by locating more housing near major job centers.	<p><b>Comment:</b> Given the statement to the left, then why are we faced with a recommendation for the up-zoning of ag land to Neighborhood General and the building of a new development that will not serve residents' needs, particularly in regards to the shortage of affordable housing (Hokua Place). Also, not even mentioned in the GP is the Kealia Development now in front of the Land Use Commission. This is also a contradiction to the statement to the left and not accounted for in this mix at all.</p> <p><b>Recommendation:</b> Considering one of the major concerns on the east side is traffic and infrastructure, and the fact that we have 3 entitled resort developments underway on the east side, it would be in the best interest of everyone to not allow for another development such as Hokua Place or Kealia until we solve our current problems with traffic and infrastructure.</p>	
8	Future Land Use	Neighborhood Center/General applied to previous Urban Center in Kapa'a Town and	<p><b>Comment:</b> These proposed changes represent a back door approach to up-zoning Agricultural lands to Urban, the exact</p>	

	Pg. 60, East Kaua'i	added to a portion of Olohena Road near Kapa'a Town. Neighborhood General applied to previous Urban Center designation around Kapa'a Middle School.	alternative the Planning Dept. said the public did not previously want. And what about the twenty polices laid forth in the General Plan that are intended to "address the issues most important to Kaua'i residents in the face of existing issues and future growth". The interpretation from this statement is that the policies function as a standard in which to gauge whether we are making appropriate decisions about Kaua'i's future. In particular, I would like to note <u>policy 1</u> : manage growth to preserve rural character, <u>policy 8</u> : address Wailua-Kapa'a traffic, <u>policy 9</u> : protect Kaua'i's scenic beauty, and <u>policy 12</u> : help agricultural lands be productive. If this is our guidance, then why is the Planning Dept. proposing to make these changes to accommodate the development of Hokua Place - which does not even meet the most directed <u>policy 2</u> : to provide local housing (at least that is affordable). <b>Recommendation:</b> In regards to changes in <i>land use designations, community designation and degree of change</i> for Kapa'a, let's return to where we were as of Supplemental #3 (March 14, 2017).	
9	Future Land Use Pg. 61,	In order for new growth to support the unique character of existing towns, a place-based zoning framework will allow communities to shape the feel and design of future in all development and housing types. For this to occur, the island-wide application of place types should inform community plan updates.	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extant reasonable, in their own community plans.	
10	Future Land Use Pg. 61, Permitting Actions	2. Build upon place types in future Community Plans and update zoning and development standards to be place-based.	<b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extant reasonable, in their own community plans.	

11	Future Land Use Pg. 61, Plans and Studies	1. Use the community planning process to update and re ne the Future Land Use Maps as needed.	<b>Recommendation:</b> Supported by the statement to the left, remove the “place-based” designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extant reasonable, in their own community plans.	
12	Future Land Use Pg. 62, pp2, sentence 2	Intensive workshops engaged communities in determining how each place sees itself today, how it envisions changing, and what characteristics and values are important to preserve.	<b>Comment:</b> This statement to the left is inconsistent with the recommendations made in the GP as the community did not endorse the “Large Town” designation for Kapa’a or the “Transformational” degree of change. <b>Recommendation:</b> Remove the “place-based” designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extant reasonable, in their own community plans.	
13	Future Land Use Pg. 82, pp3	Preliminary Vision & Priorities The vision and priorities are preliminary as they have not been examined through an in-depth community planning effort. They provide guidance for specific areas and will inform future community planning efforts.	<b>Recommendation:</b> Let the “vision & priorities” be determined by each community through their own community planning process.	
14	Future Land Use Pg. 82 (boxed)	Place Type: Kapa’a: Large Town Degree of Change: Kapa’a: Transformational	<b>Recommendation:</b> Remove the “place-based” designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extant reasonable, in their own community plans.	
15	Future Land Use Pg. 83, pp2,	Kapa’a Town’s future growth pattern depends largely upon the intensity of implementation related to a key community policy regarding	<b>Recommendation:</b> Remove the “place-based” designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let	

	sentence 2	<p>traffic north of the Wailua bridge. The 2000 General Plan does earmark large residential growth at the Hokua Place property near Kapa'a Middle School. The area is designated as Urban Center. However, community opinion remains divided, with strong concerns about the perceived impacts of the proposed development on traffic. Supporters cite the great need for housing and the consistency of the Hokua Place proposal with smart growth principles. Others feel that the proposed traffic mitigation measures won't be enough to counteract negative impacts, that sewer infrastructure is constrained, and that because of the East Kaua'i congestion, affordable housing development should be concentrated in Lihu'e</p>	<p>these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.</p>	
16	<p>Future Land Use Pg. 83, pp3, sentence 3</p>	<p>Hokua Place would organize medium- intensity residential neighborhoods on the Makai side of the property and lower-intensity neighborhoods to the west. In this alternative, residential growth would be absorbed on the Hokua site as well as on opportunity sites in and around central Kapa'a. In particular, sites around the Baptiste sports complex may need infrastructure investment (such as flood control) to make medium-intensity development feasible.</p> <p>In the second alternative, Kapa'a would maintain a Small Town place type, concentrating growth in and around three nodes of existing development along the Kūhiō Highway rather than at Hokua Place. In this alternative, residential growth would be absorbed on opportunity sites in and around central Kapa'a. This alternative would require</p>	<p><b>Recommendation:</b> Remove the "place-based" designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.</p>	

		more intense development patterns in order to accommodate a similar amount of growth as the first alternative.		
17	Future Land Use Pg. 83, pp5	The Future Land Use Map moves forward the 2000 General Plan’s higher-intensity designation for the area, but also updates and refines the designation based on the first alternative map scenario and new population projections. The previous Urban Center designation is changed to Neighborhood General, which will require a mix of residential building types and a walkable, compact form where connectivity to the school and Kapa’a Town is emphasized. The size of the future Urban District boundary amendment should consider watershed boundaries and accommodate future housing projections.	<b>Recommendation:</b> Remove the “place-based” designations, any proposals for zoning changes in and around communities, and proposed new developments from the General Plan. Let these types of changes be heard as separate considerations by each respective community, and included, to the extent reasonable, in their own community plans.	
18	Future Land Use Pg. 84, pp3, Urban Center	The previous Urban Center designation on and surrounding the Kapa’a Middle School has been updated to Neighborhood General and redefined to be located within a 1/4-mile of the Neighborhood Center designation near the roundabout.	<b>Recommendation:</b> Go back to supplemental #3 of the GP which recommended the area remain as an agriculture zone designation because: “Given the community sentiment after the map alternatives were presented publically, the land use maps have been adjusted to reflect the second alternative, in which the Hokua Place site is assigned an Agriculture land use designation rather than Urban Center. The community comments received on the General Plan Discussion Draft support this direction.” (pg. 4-39 of the March 14, 2017 Draft General Plan)	

**OVERALL ASSESSMENT: Future Land Use for the East Side**

- The General Plan is very conflicted and contradictory about growth and development, and on the other hand the public’s need and interest in preserving the rural life style, agricultural lands and overall quality of life. As such, the narrative, policies and actions are full of inconsistencies when it comes to land use.
- The “place-based” designations for Kapa’a town are not supported by the outcomes of the community-based place typing

workshops and were clearly altered after supplemental #3 of the General Plan to support and justify the proposed Hokua Place development.

- Because the very controversial Hokua Place development has become the driver for both the changes in zoning for Kapa'a town and the area around the Kapa'a middle school, as well as the place typing designations for Kapa'a town, this whole bundle should be taken out of the General Plan and returned to the community to go through it's own process to make these decisions.
- In general, specific proposals associated with non-entitled projects such as Princeville II, Hokua Place, and Lima Ola should all be removed from the General Plan and returned to the communities and their planning processes for deciding what is in their best interest.