

Lima Ola Public Meeting
May 24, 2016
Hanapēpē Neighborhood Center
10 a.m. – 12:00 p.m.

Representing County of Kaua'i:

Mayor Bernard P. Carvalho, Jr.

Housing: Kanani Fu, Gary Mackler, Steve Franco, Keith Perry, Kerri Barros, Shelley Teraoka

Planning: Lea Kaiokaimalie, Marisa Valenciano

CPE – Anson Murayama, Max Solmonson

Mayor provided welcoming remarks. Kanani provided power point presentation of the Lima Ola Project. Meeting was then opened for questions from the attendees.

Summary of Questions/Responses

General

Comment:

Inadequate information provided; unfair to ask for testimony with short deadline.

Response:

Draft EA is located on website. Comments are accepted up to June 8.

With regard to FONSI finding, disagreements or concerns can be submitted as comments.

(4) Exemptions are being sought in the 201H process:

1. Zoning – requesting exemption to proceed without obtaining an amendment to the General Plan
2. Development Standards –
 - a. exemption to allow for less than minimum 5,000 sq. ft. lot
 - b. exemption to permit one parking space for elderly housing
3. Subdivision –
 - a. exemption from curbs, gutters and sidewalks; allow vegetated swales and pedestrian walkways
 - b. exemption from requirement to provide 1.75 acres of land for park/playground per 1,000 persons. Replace with 3.2 acre park.
4. Exemption from maximum block length to twice required length.

Comment:

As taxpayer, concerned that this project may take up more taxpayer money like Eleele Nani (?)

Response:

We are not familiar with the problems that occurred with the project.

Comment by Tom Shigemoto, A&B:

All land involved in this project was formerly owned by A&B. A&B had planned on developing market housing at this site. However, A&B was approached and approved purchase by then Mayor Bryan Baptiste for affordable housing development.

A&B retained ownership of adjacent land. Plans are to develop 20 acres below this parcel for a regional park.

A&B encourages support of the 201H process. A&B has gone through the regular process numerous times and it takes 8-10 years. If the development of affordable houses were to go through the regular process, those young folks and families needing homes now will be a lot older.

Project Design

Question:

Since there will be different phases and possible different developers who will provide oversight for the entire development?

Response:

The Housing Agency will provide oversight. Developers propose restrictive covenants which are then reviewed by Housing. Oversight is also accomplished through development agreements, provisions to review architectural design.

Question:

Will lots be available for sale where owners can build their own?

Response:

Preference is for turnkey sales. That option has not yet been determined for future phases.

Question:

How many multi-family units will be available?

Response:

133 multifamily units are planned; either duplex or four plex.

Question:

How walkable will this project be to Eleele Shopping Center?

Response:

Walk will be approximately ½ mile; anticipate walking route down Mahea, then Eleele.

Question:

Will the park be available for baseball and other activities? Will park be for Lima Ola residents only? Why the park is planned in Phase I?

Response:

Park will be developed as a community park and will be designed by park planners. It will be open to residents of adjoining neighborhoods as well as Lima Ola.

The community park presents an opportunity for public and private partnerships.

Question:

What is green swale? Is it possible to get grass crete?

Response:

One of the exemptions requested is for use of pervious material instead of concrete curbs and gutters. The grass will filter the water before it is release into the system.

Affordability

Question:

What measures will be in place to assure low income affordability?

Response:

The objective of the Housing Agency is to provide and preserve long term affordable housing. Buy back restrictions are imposed to support preservation of affordability.

Infrastructure

Comment:

Attendee expressed concerns about water and sufficiency of water for the project.

Response:

Phase I does not require any infrastructure update. There is sufficient water capacity for 150 units in Phase I. Existing source is located in Hanapēpē Valley. Development of subsequent phases will involve going back to the Water Department for storage reassessment.

Question:

Is county working on addressing the traffic impact of this project?

Response:

Phase I does not warrant traffic improvement; Phase II will warrant traffic mitigation. Currently the County is working closely with DoT re traffic updates. DoT is cautious, will not install traffic light until warranted.

Schools

Comment:

These plans to do not seem to include any school designation.

Response:

The project does not include plans for a school. However, principals of neighboring schools, i.e. Waimea High School, Eleele Elementary School have been approached and notified regarding the potential increase in students. Both welcome the potential for increased student enrollment.

LIMA OLA

MAHALO FOR YOUR ATTENDANCE. PLEASE SIGN IN AND PROVIDE YOUR CONTACT INFORMATION.

May 24, 2016 . *Harvey*

LIMA OLA

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Macy 24, 2016 - Hanapepe, HI