

Lima Ola Public Meeting
May 25, 2016
'Ele'ele Elementary School Cafeteria
5 – 6:35 p.m.

Representing County of Kaua'i:

Mayor Bernard P. Carvalho, Jr.

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

Planning: Mike Dahilig

Councilmembers: Mason Chock, JoAnn Yukimura

Legislative: Rep. Dee Morikawa

DOE: Paul Zina, Principal

CPE – Anson Murayama, Max Solmonson

Mayor Carvalho provided welcoming remarks. Kanani and Gary provided power point presentation of the Lima Ola Project. Meeting was then opened for questions from the attendees with Mike Dahilig facilitating.

Summary of Questions/Responses

General

In response to facilitator's question, the majority of people indicated they are attending because of interest in purchasing/renting homes.

Comment:

Representative Morikawa stated that the legislative team supports this project. Also, she reported that this project is being watched statewide and can set the trend of what can happen for affordable housing.

Traffic

Comment:

Concerns expressed about noise level, speed and safety of traffic flow once the project is built. Stated that currently, large trucks traverse the highway and the only quiet time is between 2-3 a.m.

Response:

Traffic Impact Analysis Report (TIAR) has been completed and submitted to Dept. of Transportation (DoT). According to the DoT, traffic mitigation will not be warranted until Phase III. This will focus on the intersection of Mahea/Laulima. DoT does not want to approve mitigation measures until warranted.

Housing has advocated for traffic improvement features at the intersection of Mahea/Laulea. Housing is awaiting final answer from DoT whether can proceed with intersection improvement.

Schools

Question:

Does `Ele`ele School have the capacity to support increased attendance?

Response:

`Ele`ele School principal has indicated there is space for growth; only needs a heads up to accommodate growth. The school is looking forward to growth.

Waimea High School principal welcomes more attendance. Increased attendance = increased funding.

Project Design

Comment:

What are plans for utilities?

Response:

Underground cable, water and electricity are planned for the project. Would like it to be the first neighborhood to hook up with natural gas or propane; however, there are cost barriers to consider.

Comment:

Please explain why swales are replacing curbs.

Response:

Grass swales are considered a "green" feature and reduce the amount of concrete and its associated cost. Swales will capture run off water which is filtered through grass and soil, lessening drainage into the ocean. The park area will also double as a retention site.

Comment:

Like Ele`ele Nani, throws out the opportunity to make house sustainable and green. By compressing lot size, losing green space.

Response:

The request for exemption for minimum lot size is to increase density. The request addresses a reduction in "average" lot size.

The 2011 housing survey included questions regarding smaller lots. Survey results indicated a strong preference for lot reduction because home ownership is the priority. Also, people do want green areas.

Question:

Why is the project starting at this particular area?

Response:

The lower end was selected because of access to sewer lines and available connection to sewer system.

Question:

With trend being walkable communities, how will project tie into `Ele`ele Shopping Center?

Response:

Project is designed to encourage walking and biking; working with other partners to create sidewalks, walkable paths, etc.

Comment:

Bus stops are not conveniently located. The nearest one is at the Port Allen subdivision.

Response:

Improvements are being planned in the future.

Targeted Population

Question:

Will single family residences be sold?

Response:

Yes, affordability terms have not yet been determined.

Question:

Will a contractor come in and build all the houses?

Response:

At the time of development, demand will be assessed. By partnering with a private entity, County can control terms of affordability, can direct and guide certain requirements determined by housing studies and community demands.

Question:

Are there plans to increase the job market in this area?

Response:

PMRF, KVMH, and agriculture companies currently need housing for employees.

Question:

Will funding sources assist in determining who will qualify?

Response:

How the project is financed can determine which population is preferred. The Housing policy is to serve families up to 140% of the median income.

LIMA OLA

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

May 25, 2016 Cleo Elementary School ~~Interim~~ ~~Coltrane~~

LIMA OLA

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

May 25, 2016 Stele Elementary School *[Signature]*