

# SAMUEL MAHELONA MEMORIAL HOSPITAL (SMMH) TRANSIT-ORIENTED DEVELOPMENT (TOD) MASTER PLAN (MAHELONA TOD MP) ENVIRONMENTAL IMPACT STATEMENT PREPERATION NOTICE (EISPN) Scoping Meeting Audio Transcript

Wednesday, May 14, 2025 4:30 PM

Samuel Mahelona Memorial Hospital Auditorium

## **Transcript**

[0:44:07] Can I ask for some definitions because I didn't know all the acronyms?

[0:44:11] Kimi Yuen: Oh sure.

[0:44:11] And, terms. I didn't know what SMA was. Samuel Mahelona...?

[0:44:17] Kimi Yuen: So, SMA is the Special Management Area... It is the red area along the coast that require additional kind of... This is all in the EISPN, which you can also link to. There is a link on our website to download the document, it is very short. It is a quick read. Fifty pages? Most of it, maps? Most of it maps. Most of it maps and descriptions of the master plan.

[0:44:45] I'm sorry, I have a few more general questions. Do you know what 201H is?

[0:44:52] Kimi Yuen: Oh the 201H? So there is a state law that allows affordable housing projects, which is depending on the county, fifty percent plus one unit, or 51 percent of the units, if they are affordable housing. They can ask for exemptions from zoning requirements. They can ask for fee exemptions, in order to accelerate the production of affordable housing.

[0:45:18] Has there ever been one approved on this island?

[0:45:20] Kimi Yuen: 201H. There have been, there is many. It goes through the council; the county council has to approve them. There is a formal application process and it has to go through a formal approval process. Randy is here from the state agency HHFDC. There's another avenue to get to 201H approvals, but they still have to be vetted publicly and typically the council will weigh in and planning department will weigh in. But yeah, there's two avenues to get a 201H project approved. Like if you have the wrong zoning, like if you [are] in a commercial district and you want to do affordable housing there, you don't have to go through the formal process of getting a zone change, right, or actually, for county you guys allow housing everywhere. It's a little different here, but for most of the state other than the county of Kauai, they use the 201H to do that, to bypass a zone change designation in order to build affordable housing.

[0:46:18] One more definition, although, I would like more of the 201H, as far as what zone changes are and thought about. What is a market overview? And I'm sorry, I don't know this stuff.

[0:46:30] Kimi Yuen: So, the market study, I should have Matt explain this, but it's basically a market demand for the different uses on the site. In this case, he is looking at housing demand, affordable housing demand... He is looking at commercial? Are you doing? We are doing commercial, a little, like medical commercial market study. It's basically to say there's this need, right? Clearly, we have an affordable housing shortage. That's part of what gets ruled into the market study to support that this project is being done. Right? If there was no demand for these things, it might not be justified.

[0:47:05] Demand is coming from where? From us?

[0:47:08] Kimi Yuen: Yeah, from the community. It's from the community. Where is the need, so the market study is done to help justify why these different uses are proposed in this plan.

...

[0:47:24] Kimi Yuen: 201H is a whole different can of worms, again. I honestly think we are going to try to get in the special area planning designation, the housing. So, you really wouldn't do this unless there's some other zoning standard or regulation that you want to try to bypass. So, we'll see, but I just put it in there. It's a catch-all. It doesn't mean that everything that's in that list is going to happen, it all depends. If we don't get our SPA, we may have to do the 201H to do the affordable housing. Because we have the wrong zoning, we are on a residential where you can only build one house per acre, so the zoning is not compatible with all the different uses we are proposing.

[0:48:13] Then what's an SPA?

[0:48:15] Kimi Yuen: The SPA is the Special Planning Area. It's going to be a zoning overlay that will basically be our zoning amendment to make sure everything we're going to be proposing in the master plan is consistent with our zoning designation as managed by our county planning department. Yeah, no problem. It's a lot. Any other clarifications?

[0:48:47] For the flowchart of the EIS process, don't you have any other dates? It's just some commitments.

[0:49:08] Kimi Yuen: Technically, what we're trying to do again is to get through the EIS process in parallel with our special planning area, our SPA. So, we are targeting, don't hold me to this, we are targeting the fall for the draft EIS this year and hoping to get to final acceptance of the EIS in the spring. So that tees up with the county's east Kauai community and circulation plan process, which the SPA will be a part of. They are trying for planning commission in the fall. I hope you've disclosed this because now it will be. They are trying to get to the planning commission in the fall for approval and then county council in the spring. So, Alan Clinton, and the team at the planning department, are working on the update of that really old regional plan

for east Kauai. That's why we have this ambitious plan, but that's the hope. No dates dug, but that's our targets. Any other clarifying questions like that?

[0:50:22] I'm kind of concerned about these little changes that were made to this master plan since we've last met. For instance, it was to my understanding that the library was gonna be where the old map was placed, but now—

[0:50:39] Kimi Yuen: No, the library's still there. It's in exactly the same place. It's actually in the same place. So, it's right at the top of the boardwalk. It's on that little, little black...

[0:51:01] But it looks like it's down a lane.

[0:51:03] Kimi Yuen: Oh, it might have shifted a little bit, but...

[0:51:07] Yeah, a little bit, but it's like, pretty major because I live right there. So, you know kind of getting encroached in that if you got the library going...

[0:51:31] Kimi Yuen: So, the old library was not where Dr. Kim's house was. It was either going to get kept or demolished. So, I think it shifted a little bit, but only the width of the parking strip. It didn't go that far down because we were always going to build another building between the library and Ho'ōla Lāhui. I don't think it shifted that much. It's not because Dr. Kim's house was actually going to be where Easterseal's new home was going to be and we had another building that went right over Dr. Kim's building.

[0:52:10] Okay, and then that road, that little road that goes up to Kawaihau from Iwaena...

[0:52:19] Kimi Yuen: The Mimilo Road? Oh, Iwaena.

[0:52:23] Iwaena. That's going to be cropped? I think this kind of impacts the subdivision.

[0:52:30] Kimi Yuen: Yes, and that was always in the plan. So that was in the plan before, and that's why we're proposing, kind of, traffic improvements in that area too.

[0:52:42] I think we need to keep it open.

[0:52:43] Kimi Yuen: The road? We're trying to connect the green space of Gore Park so it becomes more usable, with the uses that are there. That was in the plan though from before, but that's why also have some improvements to make. You know, the intersection at Kawaihau, easier to navigate to get in and out. And then we'll traffic calming to slow cars as they're coming up, because it's a little bit of a blind approach. Honestly, we talked to Dr. Berreman because she's also on our working group, so there's a sightline issue over there too. Her plants, I think it's her plants, that are encroaching, so it's hard to see. So we were like, can you clear that a little bit? But that will all be worked out in our traffic study too, to make sure.

[0:53:40] Is access to the library by Mimilo?

[0:53:45] Kimi Yuen: So access to the library, no, it's going to be off the Loop Road. They just had to extend the parking a little bit. I've actually been advocating for them to get rid of that

strip of parking in front of it so it doesn't separate that way. They've finished their preliminary design. They are going to move into actual architectural design, so these are all things that we will let them know. See if there is a way to not have that little strip and then pull it up. Pull it up the slope for that issue. I can't remember how many stalls are in that strip in front of the library, but we understand. But there's not going to be a roadway connection there. Actually, Scott Kunioka is already working on interim connection from the Loop Road for the infrastructure to it. So yeah, it would be off the Loop Road.

[0:54:48] I have a simple question.

[0:54:50] Kimi Yuen: Sure.

[0:54:51] It's a process question. So, in this process, when you get feedback, do you want the feedback on the Environmental Impact Statement process or what goes in the buildings or different design features?

[0:55:05] Kimi Yuen: What we're collecting tonight is what you guys want us to study as part of the EIS. So, do you have traffic concerns, you know? Do you have view-plane concerns? It's all of the different kind of environmental analysis that go into a draft EIS that we're looking for comments on.

[0:55:23] So, a number of questions. One is, if you're concerned about the traffic and the liability of a library, why don't you put it on the other side, where it's right next to the schools of the public, so people have access to the library, including all those three school that are over there? Instead of putting it down in the area where we currently have homeless people and problems? Now you have it in an area which is a major problem area, but if you had it over here along Kawaihau, next to all the schools, because you got a high school, Catholic school, elementary school, and all the hospital people could end up using the library as opposed to having it hidden away where nobody can get to.

[0:56:12] Kimi Yuen: It's near the bike path. And the concept of the library being there was: we wanted to protect public space. The concept was to have that be the anchor for the boardwalk, so you have community people in that space, as opposed to the homeless people there. And then, the way the building is designed is that there's a gathering space in the back, so that everyone can come to that area and enjoy the view. They talked about doing community activities in that green space on top of the boardwalk. Community movies, or just outdoor kind of community uses. So, that was the vision and the concept there.

[0:56:55] So people won't be able to drive to the library then?

[0:56:57] Kimi Yuen: No, they can. They just need to park on, off the Loop Road in the parking.

[0:57:03] Can you walk to that area?

[0:57:06] Kimi Yuen: Yeah. We have, it's beautiful. We wanted to protect that for public use. So, we have the library there, so people can still come and enjoy the view at that area.

[0:57:20] I don't want to take out that idea, going by [inaudible], but if I can say something about the library from my own personal reaction to what is going on. You have an opportunity to build a really beautiful, architecturally beautiful library that it think would enhance the community if we're interested in spending that money. Not making it look like Princeville, but having that kind of difference, and having it here, it's all crowded in. Can you move it back here so you get this beautiful view of the ocean and maybe have underground parking, because I don't know how much parking they're planning for this? But this is all impacting our neighborhoods in here. All the traffic, all the parking, all the stuff, it's right here. And you could do it here, it'd still be accessible through the boardwalk path.

[0:58:19] Kimi Yuen: Yeah, the access there is actually difficult.

[0:58:21] The other gentleman in the neighborhood talked about this Loop Road, saying like— I really wish you would consider at least taking advantage of the fact that we could have a really beautiful library here if we just put the time and thinking into it, instead of just plunking it right here on Kawaihau Road.

[0:58:40] Kimi Yuen: So, where you were pointing at the bottom is inaccessible because of Kawaihau Road and the topography. Yeah, you can't.

[0:58:45] Okay, so what about right here?

[0:58:48] Kimi Yuen: No, that whole thing is a gulch. It just drops. It's drainage. Yeah, the drainage is rushing through that area.

[0:58:56] Why is K-PAL there then?

[0:58:58] Kimi Yuen: So, K-PAL is there under a lease that may—

[0:59:01] That would be a beautiful place for a library too. And then again, just thinking about things like underground parking? So that, that parking is not just all over our neighborhood like...parking. That's what you see. And I can see all this stuff from my kitchen window and I don't want to be looking at that.

[0:59:17] Kimi Yuen: Some of the other buildings do have that tuck-under. It is really expensive, but we'll take note of all these comments.

[0:59:31] How much parking is being allotted for the library?

[Inaudible]

[0:59:44] Kimi Yuen: Well, let's get to the oral comments. We have one person that did sign up, but definitely write down your comments and your thoughts about all of these things. We will definitely take them down. Who is it? Justin Jensen. If you could speak into the microphone, that would be great.

[1:00:07] Justin Jensen: Absolutely. Thank you for your time there. So, a couple things I had in mind. I am the resident that lives right over there, and you guys are going to put a roundabout

right on my driveway, right in front of me. It doesn't sit well with me. This whole thing is going to create so much traffic already. So, my question to you is, with all the traffic that we have on the main road already, and you guys are going to pack everything, having affordable housing you said? How was that making sense by adding more people to the already bad traffic that we have down by Kealia to Kapa'a?

[1:00:56] Kimi Yuen: We'll have a traffic study done, and I don't know if you were here when I talked about those roundabouts. I did ask our traffic engineer to study that, so he's looking at different options. That will come out in our traffic study, and we have that connector road to help relieve traffic off of Kawaihau Road.

[1:01:16] Justin Jensen: Okay yeah, but to me, just doesn't make sense? It's already packed already. We're going to have more people over here, and we're adding more traffic by Kealia and who knows what now, so just doesn't make sense to me. And the second thing is, who do I need to talk to about this roundabout right in front of my house? Because it's not sitting right with me at all.

[1:01:43] Kimi Yuen: Like I said, we'll have the the traffic study done, and we can talk about that as we develop the traffic study.

[1:01:51] Justin Jensen: So, what is your answer to this whole thing? By adding more people onto the added traffic, on top of that?

[1:01:59] Kimi Yuen: We're having the traffic study. Unfortunately, I don't have the answers yet, and that's part of this EIS process. So, we'll have a traffic study to look at all of your concerns and questions.

[1:02:10] Justin Jensen: Okay, is there a contact number that we can speak with?

[1:02:15] Kimi Yuen: Yeah, just email and write it down. It's us. It's basically us and we're recording it, so it will be part of the analysis on the traffic.

[1:02:30] Kimi Yuen: Is there anyone else that wanted to write on the scope of the EIS? Yes?

[1:02:41] Larry Fernandez: Thank you. My name is Larry Fernandez, born and raised in Kawaihau. Been involved in the community from day one, the whole parents, everything was, this is our community, okay? So I'm going through these couple things. No get me mad. I'm a little bit upset because this is too much we go through, and nobody listens to the community. So first of all, Lance, thank you very much. The last couple meetings, you promised the community that the ER will be totally built with 15 beds before any other project is done on this property. Is that still an option, or are you going to hold to your word?

[1:03:21] Lance Segawa: That is still in the plan.

[1:03:22] Larry Fernandez: It's in the plan, but we're going to build before we do the ER?

[1:03:25] Lance Segawa: Actually, that's not going to happen. The ER is probably going to happen before any of the buildings.

[1:03:32] Larry Fernandez: Any of the houses? Any of these going to happen—the ER is going to, total—full ER with 15 beds? That's what you told the community. So that's going to happen before any of this happen. This EIS can be approved, everything can be approved. You will do our ER first.

[1:03:48] Lance Segawa: The renovation of the ER already has funding, so it will precede any housing development.

[1:03:59] Larry Fernandez: So the ER, fully, with 15 beds. Thank you. We came to so many of these meetings. One more thing I like say, with the community. I'm really upset that you guys hold a meeting at 4:30 when the other younger generation's still working. They need to come here, was going to affect their life. Half of us going to be dead by time this come out. Okay, I know I'm going be gone because they take only the good. I'm going to be gone a long time ago, but we got to talk to the community. You know, we no can just put on one meeting and just say, "Okay, we hold one meeting, and we got community input by three, four people." But the one's going to really get impact is our young generation in this community. They got to be here. They got to know, understand what's going to happen in their backyard, what's going to happen to next to the school. Okay, so this 4:30 on one day is a no, no, that's all one sham, is for shame, what we did on one meeting, but you guys not listening to the community. Okay, so the next meeting is coming up. If I never get that email, I wouldn't have known. I never hear it on the radio, I never hear it nowhere. If you guys going to reach out to community, you reach out to the community. You guys put in the work for the community, not we bend over for you guys when you guys can come, or when you guys like come. Okay, remember that.

[1:05:17] Larry Fernandez: Okay, the traffic. I came to so many of these meetings. I was involved in so many community meetings, master plan meetings. When we talked at the last meeting, nothing. Nothing that the community said is there. Everything that you guys originally said, it's there. We didn't want to a store. We didn't want this. We wanted to move things. It's all out there, yet nobody listen to the community. So, Lance and you. Thank you. You talked about "we preserving the area back there for future." Why we no build back there first and save this for the future in case we got to make traffic? In case we got to change things? Why are we locking up Kawaihau road? Okay, why we no move them all back and save this front portion for the next 20 years? Like you said, right?

[1:06:05] Larry Fernandez: Next question, the library going to move? Terrific. What's right in front the library? I said this before, Kūhiō Highway. The library fall down, Kūhiō Highway is going to fall down. Where we going to put the road, if we do all this? When , Kūhiō Highway fall down in the next 30-40 years, we're going to have to come up this way to get around, because the shoreline going to fall down. Okay? Nobody saying anything about if and when that happens. Okay. Agan, we not going to be here.

[1:06:34] Larry Fernandez: Okay. I really upset on that word of "traffic calming." No, we got to fix the traffic. If you guys out here, after school, before school, or when we get one community event, it's horrendous. It's totally unsafe. The new roundabout, or kidney stoned roundabout that we built, all we did was move the problem from down the road. We never solved nothing. So, all these roundabouts is one easy way out, but it no solve nothing. We have to make proper traffic expansion of roads, double lanes, whatever it takes to move the traffic safety. You guys ever sat out here after school, or before school? You guys ever sat out here? Are you telling me, is that safe? Walking on the sidewalk, kids walking all over the place? Make one sidewalk, now we're going to, more on that road? It's ridiculous people. How many housing units when this whole thing gets built? How many housing units could be on this property?

[1:07:36] Lance Segawa: 498.

[1:07:37] Larry Fernandez: 498, so 500 times two. That's two per car, so 1000 cars a day, plus another 3500 people in this whole process, like the brother said, some traffic, some congestion, some unsafe for our community. Okay, we're going to build— we need housing, we need medical, we need everything. But we're going to build communities people. We're not just going to put things up to solve one problem. All these agencies that's like, solve their problem. If they're in the housing, they should put housing. We no care how it impacts, making we do our share. No, we got to work all together. Okay, now, these roads. I can talk so many meetings. Not one thing I said, other people say, not even on that map at all. Okay, our main concerns for the school. We no have a store, one 7/11, one ABC, right next to the school, where the kids going to be crossing the street to buy all kind junks. And everybody know, any convenience store got to sell liquor or vices to survive. Okay, on that map show one store.

[1:08:42] Larry Fernandez: All our meetings, nobody wanted that store there. So, my thing again, okay, why we no move this whole project? Okay? And save this section for the future like you said, Lance. Okay, was you thinking of the future. We build back there, down here is always open for the next 30-40 years. But we lock them up, nothing can happen. We're screwing up our community.

[1:09:09] Larry Fernandez: Okay? The next thing is, you're going to build a sewer plant? Is a sewer plant in—this is a massive development, and now we got one sewer system?

[1:09:26] Kimi Yuen: That's all part of the preliminary engineering study that we'll be doing. Scott will be looking at wastewater.

[1:09:34] Larry Fernandez: So, not going to be on a map originally?

[1:09:37] Kimi Yuen: The plant won't be here. Right now, we have the commitment from the county, that they could connect us to their sewer. So, they're updating their facility plan for the Wailua wastewater treatment plant. And they said that—

[1:09:49] Larry Fernandez: Who you talk to in the county that say that?

[1:09:51] Kimi Yuen: That's Troy Tanigawa from public works.

[1:09:56] Larry Fernandez: Okay, so the next meeting, you can have Troy here to answer our questions, because it affects all us up here. Gotta put septic systems and all kind of things. They cost us big money. You can put one massive subdivision here, massive development, and go tie into another sewer system that we no can tie into? It's not cool for the community.

[1:10:17] Larry Fernandez: The next thing is, the traffic, this road design. [Inaudible], braddah, you got to, you got to do better work than that, for your community or people. You got to talk to the community. Come sit out here, doing school, doing volleyball games, basketball games, and after school. Got to fix this road for be safe and traffic flows, not just put on roundabout and that's one excuse. "Oh, the roundabout works." No, it no work all the time. Okay, you know, I carry one badge and gun for 40 years, so I know this community real good.

[1:10:48] Kimi Yuen: Maybe just to clarify too, as we design that Loop Road, this new Loop Road that's going to go around the community, we're working with the schools to try to manage their issue with drop off and pick up. So that will be part of the master plan. And then the roundabout we're talking about is the one at the highway. This connector road is meant to help relieve traffic, so they have another way other than Kawaihau, to get in and out.

[1:11:12] Larry Fernandez: Why we never drawing that road expansion, drawing everything for that road. Now, that road sits exactly now. So, if this thing get past, nobody will fix our roads, by the school.

[1:11:26] Kimi Yuen: It's all part of the plan. It's all part of the master plan is to do this Loop Road, right? So Kawaihau is here. So, this Loop Road is to help bring traffic this way to the highway. So, they're not overburdening Kawaihau.

[1:11:38] Larry Fernandez: Ma'am, look at that map. Where's the majority of the housing and everything? It's right on that side of the road, right by the school. People not going to drive all the way around to get out. They going to cut right by the school and get out fast as they can. Human nature, okay? So that side of the road around that school is going to be massively.

[1:11:56] Kimi Yuen: Yeah, so that's part of the design and the traffic study.

[1:12:00] Larry Fernandez: So we should have drawn all that in, that way people like me no get upset. Should have drawn in all that.

[1:12:05] Kimi Yuen: Yeah, so that's there. It's there.

[1:12:18] Larry Fernandez: Okay, knowing my next question, waiting for the next meeting. What is affordable housing?

[1:12:18] Kimi Yuen: It's going to be affordable rental housing. We don't know yet exactly—

[1:12:21] Larry Fernandez: Okay, before you even build them, we better let people know. After we build them, like we build so many projects, then it's \$5,000 or \$3,500 for rent. I mean, the local people cannot rent them. So, before this thing even being built, you guys got to set limits on how much rent going to be, what gone happen. No just built them and expect people to

come. That thing is wrong. This is a massive. Now, we have a housing problem on Kauai. We have homeless, houseless, whatever we want to call them. It's one social issue. We no can dump everything on Kawaihau district. This is on whole island-wide, people from wherever, homeless. Stop putting everything in Kawaihau. This is ridiculous, the amount of housing in one unit, one development to take all the burden. Now, all I'm going to say is talk to the people. No make one meeting at 4:30 and everybody else working. It's our community. We have a say, and when we tell something, you should listen, not just go, "yeah, yeah, yeah" and butter me up and let me walk away. And no do 'em. With all what we talked about, all our last meetings, nothing was changed, nothing. Thank you.

[1:13:40] Everything he said really makes a lot of sense, and that's us, that's the whole community talking like he is right now. Really, I would listen to him. Thank you so much.

[1:13:54] Kimi Yuen: Anyone else?

[1:13:55] Just a quick follow up on the transportation because you're going to hear this from everywhere. It's consistent. Nadine, so you have been updated. DOT just told us that the roundabout and advancement of the two-way bypass road, at the bottom of Kawaihau, they've been telling us for the last five years that they had a line of funding. And I just got word yesterday that they have no funding now, and it's not on the state's plan for DOT to update. So whatever is planned up here, you have a bottleneck down at the bottom of the hill. On Kauai, transportation is a big issue. So, everything they're expressing, their frustration, it's the frustration that all of us get when we get stuck in traffic all the time on the little island. And coming from state DOT, they're the ones that have to fix the highway and the bypass road, because it's not county's responsibility. So, anything you're going to do here, you're going to have to reach out to state DOT as well. Thanks.

[1:15:04] Kimi Yuen: That will definitely happen. Anyone else?

[1:15:09] Just two things. I think the roundabouts are really bad ideas. I really am sad to hear that you're not even thinking about this guy's driveway, and he's in our community. The other roundabout is so close to the ocean, how long do you think that's going to last? Just wondering, because that is an issue on this island and that you can see the ocean in the picture where you put it. It's really, really close.

[1:15:38] Lance Segawa: It's up on top of the hill.

[1:15:40] Up on top of the hill? There's the ocean.

[1:15:44] Lance Segawa: But there's the big cliff

[1:15:50] And, I didn't see veteran housing.

[1:15:54] Kimi Yuen: So, the housing right now hasn't been decided, but definitely veteran housing right? We talked about transitional housing. We talked about housing with Department of Hawaiian Homelands. It's all still potential here. So, the plan is meant to be general on

purpose, so that can all filter in as Lance moves through implementation. So even the price points that Uncle Larry, you mentioned, all of those things, as Lance starts to move through the actual development projects. And it may be that other state agencies, like HHFDC, where Randy Chi was, this is the Hawaii Housing, Finance, and Development Party. He will be able to work on affordable housing. Those price points, if there are certain price points that you want us to look at, absolutely put those down. Because I think all of these things, veterans, housing, all of that is still on the table. We're keeping it general so that we can figure it out as we go, as funding comes available. Those are all still in the plan, even though they're not designated. It's still in the plan. So, if I missed it in the description of the proposed housing, let me know because we will add that back in. It should be in the EISPN. And I'm sorry I didn't mention that, but all of those different types of affordable housing that we mentioned, other than it needs to be rental, it's still in the master plan. Anyone?

[1:17:36] For us as a community, all these different kinds of housing, I really think you should designate a little bit more clearly. For us, we're looking at this plan now, and this is our community. I don't know if that's getting across to you, because I feel the same way this gentleman did. You're not listening to us. There are those of us who have spoken out against the police substation, and you know, I just, I don't feel we're being listened to. Okay? So can't have everything, but, you know, I think you should, you know, be planning for veteran housing. We don't have it on this island. It's been brought up at these meetings, and it's been brought up very concisely and passionately, and I think it should be on the map. Now, I mean, I really think even if you had to move where it is, we should be knowing that this is something that, yes, that's a positive about this plan, because I'm not seeing as many positives since I hoped to see tonight on this plan.

[1:18:37] There was one other thing besides her comment about the parking, you know, there's 498 houses. That's almost 1000 cars, if you think about two cars for every home. And you know, we still don't know who's going to be accessing that housing. And one more question for Lance, and I'm sorry, the transitional housing for our mentally challenged people, health people. They're going to be transitioning with jobs, right?

[1:19:15] Lance Segawa: Some of them will, yes.

[1:19:22] How are they going to get to get to their jobs, because they don't have cars and stuff right?

[1:19:26] Lance Segawa: The program for that population has not been really vetted yet, so we're really at the beginning stages of looking at what the needs are for transitional housing. I don't want to speak to it, because there's not a lot of information that we have that we can say, "Okay, this is the program. This is the population we're going to go after to support." It's early. All we're saying is that that space in the back, we're going to designate for some type of transitional housing for behavioral health individuals. And that's as general as it can be, just because we don't want to be without space as we start to develop some of the programs. I wanted to ask you a question about the veterans. Can you be specific when you say veterans

housing? Specifically, are you talking about independent living? Are you talking about long-term care?

[1:20:25] All of it, because our veterans on Kauai, and he is much more of an eloquence speaker than myself, but I don't see him here tonight. Otherwise, you would get the message right away.

[1:20:36] Lance Segawa: I don't know who you are talking about.

[1:20:39] Ed Kawagura, he's been asking.

[1:20:45] On Kauai, you grow up, you go in and serve your nation. You get to a point where you need a little extra help with housing, assisted living, or even something more medically, you have to go to Hawaii, to the Big Island. Or to Oahu, you can't even stay where you're... You know, that's to me, should be a priority. And like I said, I'm not the eloquent speaker on this. But, I hear him, just like I'm hearing other people in the community are frustrated by some of the things that are still on the plan. And we've said, don't really like that. You know, we can't solve the whole housing crisis on Kaua'i.

[1:21:29] Lance Segawa: An independent veterans home, like the one they have on Oahu and Hawaii Island, the Veterans Administration, they've already determined based on numbers, there's not going to be a home built on Kauai. But, we are talking to them, about them designating beds for veterans that can be housed at Samuel Mahelona, that is the best we can do, because we believe that we want to keep our veterans on Kauai. We're having that conversation. It's there, there's been a breakthrough. Yes, they're open to it. So how many is, is really the next discussion? Right? How many beds do we want to designate at Samuel Mahelona for veterans that need long term care? That's the conversation.

[1:22:21] And I guess, you just have to find out what the numbers are.

[1:22:23] Lance Segawa: Right, because they have to approve it. We are definitely addressing it. I wish I could have said to Ed that, "Yes, we're going to have a home built on Kauai for Kauai veterans." That's not going to happen.

[1:22:39] Maybe someday.

[1:22:41] Lance Segawa: I'm not going to say never. I'm not gonna say never.

[1:22:45] That to me is just terrible that we can't do that.

[1:22:50] Lance Segawa: We're doing what we can to advocate for our Kauai based veterans.

[1:23:03] Mia Cheekley: Hi. My name is Mia Cheekley. I just wanted to make a comment. I think this is a really good opportunity to address some missing middle housing. Sometimes we see when, like in Chinatown, there was such a high density of low income or very affordable housing, and we saw the result of that, right, by having so many affordable in one area. And so, this would be a great opportunity to address the missing middle. My three children are all adults. They all live in our family home in Wailua house lots, and none of them can afford to buy

a house, right? And so, even an affordable rental that is great for a small family, but not so affordable that they make too much money to get an affordable housing. So, I think it's a really good opportunity. And then, I'm very big on green and open spaces, and I like that you've retained so much of that. With that many kids just make sure that we have enough recreation facilities, basketball courts, pickle ball—I know that's controversial because it's loud—but basketball, skate park, all those types of things to help keep them out of trouble. Thank you.

[1:24:42] This is a fairly small detail, but Gore Park as it is now, the main thing it's used for is people parking that are going on the boardwalk. So, I think you should include some kind of parking for those people, otherwise they're going to park all along the roads, and it's going to be a problem, because that is the access point for the boardwalk there, which is very well used.

[1:25:15] Kimi Yuen: Yeah. Thank you. Anyone else?

[1:25:24] Rachel: My name is Rachel. I live in the community, very much impacted by this, very much not happy by this. The gentleman, I can't agree with him enough, and I'm so glad. It feels as if, if he hadn't asked the question, how many houses, we would not have been answered, and we would not be walking out of here tonight knowing that 1000 more people are going to be impacting our environment. I hadn't thought about the sewer treatment until he asked the question. And I'm just wondering, is this just a meeting where we're checking a box, we're pretending to listen, we're going to go back and we're just going to do what we want to do anyway, because we're the government, we can?

[1:26:03] Rachel: And as a neighborhood, who's going to be impacted by the price of our housing, for example, it's going to be lowered, not obviously, to be affordable, but you're going to impact our price which, by the way, is in violation of the Fifth Amendment of our US Constitution, because government cannot, and outside entities, cannot impact the value of our homes without our consent. And I feel like that's what's being done. We're trying to express to you that we're not that happy about this development, but it's happening regardless, right? And I'm just wondering if this meeting is just checking a box, and the next time we have a meeting, we're gonna—“Surprise! Here it is. It's done,” and we're just covering calendar events. But you're not understanding that you're impacting a community in a huge way. And somebody's getting funding, and somebody's getting some gold stars, and somebody's getting some great journalistic awards for this. Meanwhile, you're not considering that there's schools, there are kids. And by the way, it's 2025, I don't understand why we're building a library, because, no offense, I'm a former English teacher, but people really don't use libraries anymore. To me, that seems like a huge waste of space, and I can't believe I'm saying that, but it is true, we don't use libraries anymore. Bookstores are closing. Why are we having that? It just seems like we're not really understanding what we're doing here, but we have these funds, so let's hurry up and build some things, but it's not addressing real needs in this community anyway.

[1:27:36] Thank you. (Community member agreeing with previous speaker on topic of the library)

[1:27:41] Kimi Yuen: Really, just a clarification on the library concept—

[1:27:45] I'm talking, you're not listening to the community. It's all just your plans, your plans. But like you said, it's community, not what you're finding planning here.

[1:28:04] Ku'ulei: Hi everybody. My name is Ku'ulei. We live right off the main road. I could actually point it out over here, right over here. Right now, we have a partial ocean view, but they want to build that building. In addition to that, the roundabout and a whole 'nother road. It's just crazy because my grandparents had bought that property long ago, and it's been in our family, and now it's in my care, and to see all these changes happening is kind of nerve wracking. And like she was just saying, is this something we just talk about and do? And I feel like the span of this project is over decades and decades, and I'm probably one of the youngest people here, me and my other half, so maybe when we're older, this will be happening. But it's like, are you just going to kind of continue on and wait for everyone to kind of die off and not say anything to keep this from happening? I totally support like the public services, but I feel like there's a lot of things that need to be addressed here. Just like the parking by Gore Park, because if that's going to be a park and people are going to try access the boardwalk, it's just going to be really congested and crowded. And the green spaces are amazing. I see Nene Geese in the field all the time, and people like to walk their dogs around there, and I just feel like we're turning into like Maui or Oahu, and that's not what Kauai is about, in my opinion. Thank you.

[1:30:00] Brad Traywick: My name is Brad Traywick, the other half of the pretty lady there. But, you know, we had looked at the different designs, and we put our input into it. And, I do appreciate the fact that you've changed where you wanted to have the police substation. To have that across from Gore Park, it was like a nightmare to think about, the boardwalk and using Gore Park as a parking lot to park your cars. So I kind of, to some degree, can appreciate where the substation is proposed, although I don't really like it, but I also can appreciate having another exit to be able to get out of there. The fact that you're keeping Kim's property, I think, is what you refer to, Dr. Kim, that's a plus. The Gore Park is a plus. Substation somewhere else is a plus. The road going out is a plus. Those are positive things. But it is true, that a lot of people aren't using the library anymore. You know, just like Rachel said, and that is a sloping area that I know one of our neighbors, I think she already left, but, it's right out her back window.

[1:31:24] Brad Traywick: How's that going to work out? I don't know. But having that many people in an area providing housing, I totally get it from a business standpoint. This is state land, and it's free, in a sense, to build on. I get that and you can put it more into the infrastructure, instead of buying the land and doing it too. But I don't really think it's really too much of our responsibility too to have that much housing for people. I just don't, there's a sacrifice to live here. There's a sacrifice to buy and to build and to create, and I don't really see how 1000 cars is going to be a good situation. So that's just my two cents on it.

[1:32:22] Kimi Yuen: Let me just offer one clarification on the library, since it keeps coming up. They recognize that, the State Public Libraries recognize that people don't, it's not book heavy.

So, what their concept, is to be a community learning center, so they would have computers for those who don't have it. They, actually in other communities, have music instruments you can rent and learn there. You can rent movies and CDs. So, they really will cater what happens at the library to what the community wants. I think through their process, it'd be great for you guys to get involved too, because they're really expanding. It's not just about books. And actually, I think half, don't quote me on that, but a big part of what they're planning there is not for books. It's meant to be a community resource center and learning space.

[1:33:11] There's a library already, connected to the school that's within yards. And in Koloa, the community library is the school library. I would suggest something more along those lines, rather than another footprint. We already have a footprint here. Let's combine that use, rather than building something else.

[1:33:29] Kimi Yuen: We can ask. We can ask the library. I think there was a reason they couldn't combine them, but we can ask them. We'll ask them.

[1:33:34] If you look at the Kapa'a High library, as well as the Kapa'a elementary library, which is new, and it's beautiful. And thank you, Nadine, for getting the funds to finish it years ago. But, look at that too. But you know, I'm a library fan. Soft spot for it.

[1:33:57] You're still going to have a bottleneck at Kawaihau and all that. Anyway, you dice it, there's going to be a bottleneck down there. So, I mean, roundabouts are kind of, they are what they are, but there's one needed there more than probably anywhere. And I feel for the neighbors, they're going to have it in their front yard. Because obviously they worked hard. They passed on their property. They did everything, basically right. And then to have a roundabout that they've got to go out of the driveway on. I lived in Hanamā'ulu for seven years, right on the highway. And I had to start out at 20 miles an hour when I left the driveway. So, I don't want them to be impacted, but when you got 1000 cars, yeah, you're going to be impacted.

[1:34:47] Kimi Yuen: We'll have the, like I said, we'll have the traffic study look at that, whether it can operate okay without the roundabouts. But their preliminary was no, but they'll keep looking at it, and happy to keep in touch.

[1:35:02] Lance Segawa: So, the and process that will study all of the various impacts, including traffic, infrastructure support, will determine whether or not this current plan is feasible.

[1:35:22] Kimi Yuen: Yeah, so the EIS will disclose all of the impacts, all of that will come out. And so, what happens next with what actually gets done, right is, is that next step.

[1:35:34] Lance Segawa: I do want to say this. I appreciate all of everyone's passion and emotion, and there is no way that we wanted this project to be in your front yard, so that now it affects your property and where it becomes such a pain point. It's not supposed to be a pain point. So, I just need for my own sense of sanity, look at this vision, this picture. And for starters, again, we're committed to the EIS process. We're going to go through with it. If all the yellow

was gone, there was no yellow buildings. So what is yellow, housing right? All the gone. What's your reaction? Imagine all the yellow is gone. So now we're talking about a hospital campus that's going to try to integrate some services, allowing the hospital to expand services, right? So, it's primarily that. All the yellows are gone. How would you react to that?

[1:36:58] That's a good plan.

[1:37:00] Like I just said earlier, if you do the hospital and community needs, all the infrastructure that the community as a whole needs. Housing is one issue that community needs. If all that gets built first and our community gets a hold of it, get medical, get everything, where our communities, 62% of the population. Then in the future, 20 years down the road, whatever, then put in housing and we plan it correctly, and look at the future infrastructure impact of this whole area, then it's a go.

[1:37:39] Lance Segawa: Now workforce housing, as most of you know, has been a big issue for us on the hospital side, as well as the school side. So, there's some plans for workforce housing, very, very focused that we got to try to make happen as soon as possible. Okay, but beyond that, the rest of it is definitely part of the long-term plan. I hear what you're saying that we can plan it. Now, the EIS will help us do some realistic visioning with it. Why would we do it if we cannot support it infrastructurally? Right? That wouldn't make sense. Nobody wants gridlock in the streets. The hospital doesn't want that. We have issues, ambulance, all of that. We don't want that, right? I mean, so all those things, I think have to be vetted for sure.

[1:38:38] Okay Lance, for me and I think most of the community, we've been through so much of this, and the government backstab us, give the meetings, "yeah, yeah, yeah, yeah" and build whatever they like. They don't listen. Kapa'a Town is a mess. Lihu'e Town is a mess. I mean, many meetings, nobody listens because this counts. The lady said this counts. All that matters. Nobody really listens to us. We need it, but this is good. How will the impact? Is that? What get money, the government say we'll build housing. So, let's just build. Let's burn the money. That's all our taxpayer money. Let's burn the money the best way possible, planning for the total future. Not just, since we get money, we'll put housing. The governor explained it as his proposal, so he gives money needed. We going to burn them. No, I like spend it correctly, in the right way to do it. That's my main thing. You not just going to get money and burn 'em. Legislation not going to give us next year, burn 'em. Burn 'em. Look at the island as a whole also. Housing, houses. Who going to fill them with? We going to make people transfer from west side? They don't like live here, but they got to? The only thing they can afford? Maybe you think some of them want to move on west side? Put housing on west side. Make north shore. North shore gets just as much homeless as Kawaihau district.

[1:39:59] I get one more question. The EIS, who is doing the EIS?

[1:40:03] Kimi Yuen: We are.

[1:40:05] Okay, so when the next meeting comes out on, whenever, 45 days, will all the people, all the participants, who was in the EIS, be in this room? We all like ask each of them questions.

I no want somebody talk on their behalf. If they engineer and they say one roundabout works, I like him explain to me. I like explain the housing agency, just because they going to burn money. I think it's what the community needs. Whoever says, Troy, whoever says, open their mouth, for this project, they should be here, to answer questions from the community.

[1:40:42] Kimi Yuen: Yes, can do. And I like that idea, because part of the EIS is to look at alternatives. So, we can definitely study an alternative with no housing, if that's an option, right? And so, we'll go through that too.

[1:41:01] Lance Segawa: Time for the meeting, 6:30 is a better time?

(Attendees in background in agreeance for 6:30pm for next community meeting time)

[1:41:12] Advertise that, with the school community. Put it in the newspaper, put it in the radio. You guys' email is fantastic, but it's only the people who come to the meetings. Some people, "Yeah, yeah, I signed it", but they cannot come. It cannot just be one, maybe has to be two. People work two jobs.

[1:41:32] Kimi Yuen: All good input. Anything else?

[1:41:35] I have to reiterate the convenience store. That raises problems.

[1:41:42] Lance Segawa: Yeah, maybe I can clarify. The convenience store probably got misstated. So, what we were thinking is, if you're coming to the hospital and you're going to go to pick up medication, in the pharmacy, you would be able to buy some things. That was, it was never meant to be a 7/11 concept, at all. And again, we were kind of thinking about our elderly patients coming to the hospital, see their doctor. "I got to go get drugs, get some blood drawn. Oh, I got to pick up some over the counter stuff." That was thinking. Now we're also thinking about a café, where people can come in and have a meal. And so again, that was the concept. Right now, we have a lot of people coming to the hospital for food. We're part of the whole Meals on Wheels program. So, we have people coming on foot to get lunch. The word is getting out that you can get a decent meal here. So, we're going to kind of continue working with that. So

[1:42:51] We should move it away from the school even more then. If we're going to get that much traffic. We don't want the kids seeing that and trying to run across the street.

[1:42:59] Lance Segawa: Well, I mean, I'm thinking, if the kids wanted to come over to the cafe to grab a sandwich, that's okay too. Because it's close, they can get a good snack. But I mean, definitely we can think about that. You know, what makes more sense?

[1:43:19] The cafe is in the blue area, right?

[1:43:22] Lance Segawa: Yeah, the cafe is in the blue area. And remember, we also have plans for a senior daycare, for some of those individuals too, being able to grab a meal, you know? So, again, that's all the hospital programs that we're kind of contemplating. We're projecting

that as time goes on, a lot of families may need some support with their daycare, support for their seniors, so having it right here is convenient.

[1:44:02] I remember way back 2018 when we were walking the back area. How many new beds have you been able to expand for the elderly who have long-term care?

[1:44:22] Lance Segawa: How many more additional long-term beds have we added? We haven't been able to add anything yet in the plan, because we're still going through a lot of renovation. So ultimately, our plan is to add additional beds to get us to 80 bed capacity. 80 total beds for long term care. That's our long-range plan.

[1:44:48] And still assisted living housing for elderly? Is that being considered?

[1:44:53] Lance Segawa: We're doing some very preliminary conversations with potential assisted living players, but right now, the hard plan is to add more long term care beds to get us to 80. That's the plan.

[1:45:18] Kimi Yuen: Anything else? There's still time to submit comments. June 9 is the 30-day comment period closing. Everything is on our project website, [planmahelona.com](http://planmahelona.com). If you wanted to send in written comments to the mail. These are the two addresses. It goes to Lance and myself. Again, you can also email. It's [planmahelona@gmail.com](mailto:planmahelona@gmail.com). If you need the addresses to go, we have them on a little slip of paper if you want to mail. Kirra has them, and we can get them up front. Otherwise, if you want to jot them down and just drop it in the box. We'll take them tonight as well. We're done. Thank you all for coming.

[1:46:07] And thank you for doing this, it's nice to have a voice. But again, when you're doing this and planning this and making these grandiose decisions for other people, I personally would really like you to think about your home, what you would want, and more importantly, if this were your childhood home, how you would want it impacted. Because you're affecting a lot of people, and I think you're getting awfully caught up in checking a few boxes and not thinking about the long-term and the override personal effects that it's having on people and generational homes. I mean, this is unbelievable, but thank you for letting us voice and for hearing us. I hope.