

VIA EMAIL

Maui Planning Commission
c/o Department of Planning
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Dear Chair Thayer and Members of the Maui Planning Commission,

We, the Board of Directors of the Wailea Fairway Villas (WV) condominium Association, respectfully submit our comments related to the Wailea Golf Course Redevelopment proposal. The information we have reviewed seems to support a thoughtful proposal process. However, we do have comments on the following—

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|-----------------|--------------------|
| Public Outreach | Water |
| Transportation | Cumulative Affects |
| Fire Resilience | Schedule |

Public Outreach

As neighbors and abutting property owners immediately adjacent to the proposed redevelopment, we would have anticipated being made aware of any public outreach efforts. We only recently found out about the proposal from another AOA when they sent us a link to a video presentation on the proposal. The presentation states that there has been significant community outreach including meetings with stakeholders, a public workshop, and an on-line open house. We disagree with this statement as WV was not made aware of any of these steps.

Transportation

Building housing in close proximity to jobs is a good strategy to help reduce the total number of vehicle trips. Incorporating alternative transportation choices will also help reduce the total number of vehicle trips. However, even with these steps, there will be a significant increase in traffic volume from a development of this size. No traffic analysis was shown as part of the presentation, but a project of this size will generate at least 1000 peak hour trips and multiple trips throughout the day per household and business. The presentation indicates that most of these trips will be routed to Kalai Waa Street which is not an arterial but a local street. A generally accepted volume for a local street is about 1000 cars per day. With this type of increase in volume, it will not be possible to make a left turn in or out of our property much of the day. This traffic-related impact makes this completely unacceptable to our community.

Traffic volumes of this size should be routed to major arterials and highways. However, this is also a potential problem as both the Piilani Highway and the South Kihei Road already have volume and capacity problems. The traffic signals on Piilani Highway operate at Level of Service F during the morning and afternoon peak periods. Each signal operates independently, as opposed to being interconnected and operating as a system, which further exacerbates the problems. Many of the new trips being created by the Wailea Golf Course Redevelopment will use the Piilani Highway adding to the congestion that already exists making access in and out of South Maui difficult.

A thorough traffic analysis needs to be conducted to fully understand all the impacts and identify the steps that need to be taken to ensure the development is accountable for required mitigation both at the local level and the regional level.

Fire Resilience

The video presentation noted that a number of steps will be taken for fire preparation and risk mitigation. An emergency access road along the mauka side of the property has been identified as a firebreak. While this maybe helpful under certain weather conditions, the most dangerous fires occur under strong winds. Embers from wildfires can blow for several miles meaning that careful community planning needs to occur at the start. Careful consideration needs to go into building material, landscape design, and how the added traffic will impact emergency access and egress for evacuation. Emergency evacuations need careful consideration of the transportation system. As outlined above, both the main routes out of South Maui have capacity challenges today. Additionally, power is often lost during major wildfires leaving signalized intersections useless further exacerbating the problems with emergency evacuations. Roundabouts or grade separated intersections/interchanges are one way to avoid the impacts of power outages and make the transportation system more resilient.

Water

South Maui frequently experiences water restrictions due to drought. Water restrictions are currently in place and have been for many months. Potable water usage by the current golf courses versus potable water usage by the proposed redevelopment needs to be carefully analyzed to ensure there is adequate water for all South Maui residents. The water analysis also needs to ensure there is adequate water capacity to fight wildfires without hydrants running dry.

Cumulative Affects

All the above comments have been focused on this project. However, there are plans and proposals for other South Maui developments such as Honua'Ula and Makena Mauka. These projects also contribute to the same concerns identified above. There must be a coordinated review all proposed projects for South Maui and the impact they will have on each other. In addition, the cumulative impact on the region as a whole must be considered along with planned mitigation measures.

If such steps are already underway, our community would welcome any information that would help us understand those steps.

Schedule

The proposed next steps on the schedule identifies proposal approvals in the third or fourth quarter of this year. That would appear to be a very aggressive timeline for a project of this magnitude with all the significant issues that are yet to be answered. While we support streamlining approvals and permitting processes, the process should not be rushed to the point where critical items get overlooked and unintended consequences result in an intolerable situation.

Sincerely,

Board of Directors

Wailea Fairway Villas Condominium Association

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