

## LU Committee

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**From:** A. Takakura, Appraiser LLC <a.takakura@amauiappraiser.com>  
**Sent:** Tuesday, July 11, 2017 10:40 AM  
**To:** LU Committee  
**Subject:** FW: Paia Courtyard Project (TMK: 2-5-005-063)  
**Attachments:** WRITTEN TESTIMONY.pdf  
  
**Importance:** High

Gentlemen,

I am attaching a "written testimony" with regards to the above reference PAIA COURTYARD PROJECT for your review.

Please do not hesitate to contact me via email or telephone.

Sincerely,  
Avis Takakura  
(808) 281-0293

July 11, 2017

County of Maui Land Use Committee  
County of Maui Council Chambers  
Wailuku, HI 96793

**RE: PAIA COURTYARD PROJECT**  
**120 Baldwin Ave.**  
**Paia, HI 96779**  
**TMK: 2-5-005-063**

To Whom It May Concern,

I apologize that I was not able to attend this very important Public meeting. My name is Avis Takakura, and I am a third generation resident of Paia. I am writing on behalf of myself and parents Wayne and Esther Takakura who are also residence of Paia since the early 1940's.

I have reviewed the above reference "Proposed Project", requesting a "District Boundary Amendment", and "Change in Zoning" from Agriculture to Urban for the 9.04 acre parcel and am totally AGAINST this project! It would be devastating to see Paia Town over built and congested with, **(6, two-story mixed use retail/office buildings; 9 upper story residential units; 56 senior living apartments and additional facilities)**. I actually "cringe" by just reading his proposed development.

My concerns are as follows:

\*No major Development should be approved until the infrastructure, roadways, and parking issues are first addressed in Paia.

I've experience bumper to bumper traffic coming into Paia from Haleakaka Highway; bumper to bumper traffic coming down Baldwin Avenue from Paia Mill; bumper to bumper traffic coming into Paia from Mama's Fish House; people using the mini bypass and turning Makai hoping to get through the Hana Highway traffic faster; and a lot of frustrated drivers trying to make their daily commute.

I see illegal parking throughout the Town, along the streets, on the sidewalks and within Residential neighborhoods. This creates hazardous conditions for pedestrians and motorists.

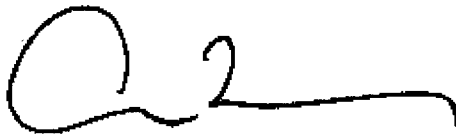
\*The proposed project is very "commercialized" and will ruin the old town "character" of Paia. The two-story buildings are MASSIVE and will block the beautiful park and ocean views that should be enjoyed by all.

\*The use/uses within the 6, two-story buildings for retail/office and upper level residential units is NOT necessary as we have numerous "vacant" commercial units. The Residential apartments will create short-term rentals that will add to more congestion and traffic in Paia.

These are just a few of my concerns as to why I am against this proposed project. It would COMPLETELY change the character of our so called "Home" if this project were to move forward. Therefore, I am requesting for you all to please consider my concerns and DENY the owner's request.

If you have any questions, or require additional information, please do not hesitate to contact me at (808) 281-0293, or Esther Takakura at (808) 281-4366.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a horizontal line that ends in a small upward flick.

Avis Takakura  
P. O. Box 791897  
Paia, HI 96779