

AH Committee

From: Fred Rawe <fwrawe2@gmail.com>
Sent: Tuesday, June 02, 2020 1:02 PM
To: AH Committee
Subject: Kula Ridge Written Testimony
Attachments: Kula Ridge - June 3, 2020.docx

Dear Committee Members:

Please read the attached statement per my concerns about the Kula Ridge hearing.

Mahalo,

Dr. Fred Rawe

32 Kalihi Place
Kula, HI 96790

TO: Affordable Housing Committee
RE: Kula Ridge Subdivision – Waiakoa, Maui, Hawaii

June 3, 2020

Dear Committee Members:

I wish to preface the following concerns by saying that I thought Kula Ridge was “dead in the proverbial water.” Now that it seems to have reared its head again, I feel strongly that it should be deep-sixed permanently in that “water.”

I am a long-term resident, home-owner in the Waiakoa community. In fact, I was among the many residents of Waiakoa to testify against this development [before the Land Use Commission, in 2011]. You can't imagine with what relief we ultimately welcomed the news that the permission to develop had lapsed.

I would add that one needs to have lived in and loved the Waiakoa community to understand its profound need to retain its unique Upcountry tranquility, far from Kihei and Front Street. How many Committee members know Waiakoa well enough to comprehend that need?

So, then, to my essential questions / concerns:

- How will the drainage issues be resolved, especially in view of the potential for flooding Holy Ghost Church, residences along the Lower Kula Road, and – below the church – residences along Kalihi Street?
- How will traffic flow be regulated so as not to prevent 150 – 200 additional vehicles from surging onto the Lower Kula Road and, subsequently, the Kula Highway every morning, as double-income families leave – at the same time – for their 8 am jobs Down Country?
- How will safety concerns for pedestrian Waldorf School students be addressed when they leave their school grounds and walk up-slope on the shoulder-less Lower Kula Road?
- How much more safe will it be for those same students -- even if sidewalks are installed -- sidewalks that will force the students to cross a road THREE times on their way to the tennis courts or Morihara Store or their homes?
- How, with a significant increase in traffic on the Lower Kula Road, will the currently dilapidated stone wall serve as an effective “guard rail” alongside that which is a sheer 5-to-10 foot drop in some spots?
- How will the now un-enforced 20 mph speed limit be enforced with the exponential increase in traffic?
- How will “Seniors” handle the very steep climb up and down the Kula Ridge hill, after they’ve gone shopping for the dubiously plentiful goods and services in the “urban” environment otherwise known as Morihara Store and the Kula Bistro.
- How will those same Seniors reconcile giving up convenient Down Country amenities / services for Up Country amenities / services that are virtually non-existent?
- How extensive are the “hui’s” that have sought out Kula Ridge properties [solely for purposes of investing, then selling the same properties] not for love of Kula living but for a compulsion to profit?
NOTE: I remember this, first hand, from having heard this from these “investors / carpet-baggers.”

- How will moderate-income families afford both mortgage payments and the sizable increase in gasoline expenses for their daily, round-trip drive? How many subsequent Kula Ridge foreclosures do we see on the real estate horizon?
- How did the developer determine the number of residences [small to moderate to grand] that this region of Kula region could tolerate?
- How do we ACCURATELY measure support for Kula Ridge – or lack thereof – by the residents most directly affected by the incursion of hundreds of people and hundreds of vehicles into an environment currently and safely suited for far fewer residences?

Sincerely,

Dr. Fred Rawe – Resident / Homeowner [32 Kalihi Place, Kula, Maui, Hawaii]