

## PSLU Committee

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**From:** Michael Gach <mrgach@att.net>  
**Sent:** Saturday, May 30, 2020 5:32 PM  
**To:** PSLU Committee  
**Subject:** Decline Wela/Ala Koa Housing Development Proposal

### Aloha: Planning & Sustainable Land Use Committee —

We are opposed to this re-zoning proposal as proposed by Lehua Builders for the nearly 7 acres (Well to Ala Koa Street).

This strip of land is a vital water buffer that protects during storms and other usual land and weather conditions to **prevent erosion, environmental hazards, and dangerous water drainage problems**. We believe that climate change, potential flooding and tsunami occurrences are huge issues to consider in this area.

One of our concerns is the increased traffic and the project's effect on the precious environment, including the nearby ocean where we swim daily.

There's a lot of **traffic to consider**, study and address.

What percentage of cars will go down Wela to Ala Koa Street? Will they exit directly out on to South Kihei Road along with residents exiting from Maui Hill Condos, Keawakapu Apartments, and four Kilohana Ridge streets? Will cars exit by proceeding up Ponana, Ahekolo, Hoohale or Hoolapa Streets residential streets?

There is already a **problem with Keawakapu beach parking**.  
Has Planning & Sustainable Land Use Committee dealt with

this, especially since The Days Inn took away over 20 of our parking spaces. This rezoning is only going to make that unresolved problem worse.

Certainly **the pedestrian walkway between this Wela plot and Kihei Surfside/Mana Kai** Maui resorts and Sarento's is a very busy intersection. One person was injured by a car on Kihei Road just recently despite being in this designated crosswalk (with lights flashing). Please visualize what can be anticipated when children residing in these affordable housing units start crossing Kihei Road, going to the beach. We think this is potentially dangerous.

**The intersection of South Kihei Road and Ala Koa Street**, where much of the Wela Street traffic will go — is already a busy intersection, where it's extremely difficult to make a left turn. Again, this is another reason why this is a potentially dangerous intersection that will require a traffic light at the Kihei Road/Ala Koa intersection.

Ultimately, each and every one of these questions should be given a public, reasonable, and plausible answer before any final decision is made on this permit proposal.

We hope the final decision is to Decline this housing development and rezoning proposal.

Thank you considering our testimony.

Sincerely,

Barbara & Michael Gach  
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