

Hawai'i Construction Alliance

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November 6, 2013

Land Use Commission
P.O. Box 2359
Honolulu, HI 96804-2359

RE: A85-595 Kuilima Development Co. (Oahu)

Dear Commissioners,

The Hawai'i Construction Alliance offers the following comments in support of Turtle Bay Resort. The Hawai'i Construction Alliance is comprised of four of the largest construction unions in the state, representing over 15,000 working men and women in the four basic crafts of Hawaii's construction industry.

Over the past few years, the owners of the Turtle Bay Resort have embarked on an extensive outreach plan to consult with local stakeholders regarding the future of their property. We appreciate their efforts and believe that the public input has created a development plan which sensibly balances the economic, environmental, and cultural concerns of the community. Reversion of the land to the agricultural district would thwart the years of community planning and outreach that have gone into this project, and would frustrate the wishes of local residents who have patiently waited for economic development and affordable housing opportunities on the North Shore.

The current plan proposed by Turtle Bay Resort, which is described in detail in their SEIS, would inject \$770 million in total construction spending into the local economy, generating a total of 3,263 direct construction jobs and 5,482 indirect or induced construction jobs through 2025. This build-out schedule proposed by Turtle Bay Resort will help to ensure that Hawai'i's construction workers remain gainfully employed during any fluctuations in market cycles.

The current expansion plan proposed for Turtle Bay Resort will produce positive economic impacts for the North Shore community, generate thousands of construction and resort jobs, protect valuable environmental resources, and create affordable homes for local families. We believe Turtle Bay Resort should have the opportunity to implement this plan in a prudent and responsible way.

Mahalo for the opportunity to offer these comments.

Aloha,



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