

David B. Reader
2531 S. Kihei Rd. C-403
Kihei HI 96753

Dept. Business Economic Development & Tourism
Land Use Commission
P.O. Box 2359
Honolulu, HI 96804-2359

August 30, 2014

RE: Pi'ilani Promenade Project

Commissioners,

I am submitting these comments in opposition to the subject Project.

Since the area under consideration is zoned "light industrial," please be certain the Applicant can adequately explain how a significant shopping complex and 226 residential apartments is "light Industrial." If it is, the Kihei-Makena Community Plan is likewise void and our future can become "whatever" as the new planning and approval philosophy. Are you willing to set that example?

I am a ten year Maui resident and a property owner since 1988. My education is a graduate Economist from Wharton at the University of Pennsylvania. I would offer the comment that the Pi'ilani Promenade project seems a doomed business plan. Only nowadays with so much capital seeking financial return would investors put money in anything this speculative. I believe the Promenade is unlikely to have tenancy that can even begin to compete with all that is offered now in Kahului especially given the scope of the Maui Business Park anchored with Target. And, we have nearby Walmart, Lowe's, Home Depot, Costco, The Queen and medical offices only a 15 minute drive from the proposed project. You would do a favor and spare Kihei the embarrassment of a vacant mall five to ten years after its opening by the developers to great fanfare. Vote for a new beginning that makes sense.

I look forward to learning of your wise judgment.

Sincerely,



David Reader

2014 SEP - 3 A 7: 58

LAND USE COMMISSION
OFFICE OF RECORDS

September 5, 2014

Department of Business, Economic Development & Tourism, Land Use Commission
PO Box 2359
Honolulu, HI 96804

2014 SEP -9 A 7:28

Att: Daniel Orodener,

I am writing in regard to the mixed-use project in North Kihei. I appreciate the opportunity to ask questions.

It is my understanding that the Kihei McKenna Community plan established 4 specific areas of development in Kihei—the area around Foodland, the area around Azeka, the area around Long's Drugs, and the area around the old Suda market. These areas were planned to be accessed by S. Kihei Rd., to minimize traffic on Pi'ilani highway, and to serve the Kihei McKenna community.


These areas have all been development, except for the Suda market in north Kihei.

This plan is still in effect. To change or amend it would require a legal response. Am I correct? Are there plans to do so?

I have 4 other specific questions.

- 1) Where is the water coming from to fill the million gallon tank you propose?
- 2) Traffic on Pi'ilani backs up morning and evening now as the existing schools open and end. The Kihei high school has not been built. The number of cars on Pi'ilani is a serious issue. Mr. Jencks at a meeting at the Kihei Community Center last year stated that this project would mean a 25% reduction in traffic. 25% from what? The first plan? That is a conjecture, if that is what Mr. Jencks meant. What did he mean?
- 3) Have the number of empty stores and buildings in existing Kihei businesses been counted? How would new buildings alleviate this situation?
- 4) Who comprises the expected shopping clientele? Locals? Tourist?

I look forward to your response.

Sincerely,

Paula Baldwin
78 Alena Place
Kihei, HI 96753

Cc: Chris Hart and Partners Inc.
Sarofim Realty Advisors
Kihei Community Association

September 10, 2014

The Department of Business, Economic Development & Tourism
Land Use Commission,
P.O. Box 2359, Honolulu 96804-2359.

LAND USE COMMISSION
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
HAWAII
2014 SEP 12 A 7:56

Dear Sir or Madam:

Subject: Piilani Promenade
Kihei, Hawaii
TMT: (2) 3-9-001:016, 170-174

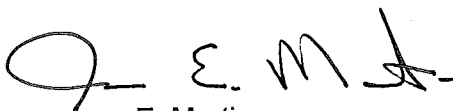
I am writing to raise concerns regarding the following areas of this planned project.

First, I want to recognize the efforts of the company to reach out to the community, meeting with the Kihei Community Association and holding a large public meeting in July 2013. Overall, I think the project is a good one and provides much needed local retail for families in South Maui, as opposed to stores that focus on the visitor trade.

I would like answers to the following questions:

1. What are the public infrastructure improvements for traffic and who is paying for them?
2. What are the water improvements associated with the project and who pays for them?
3. How will the project address a frontage road along Piilani Highway and how does the project address changes from the original proposal made to the State Land Use Commission?

Sincerely,



Joan E. Martin
85 Manino Circle
Kihei, HI 96753

cc: Chris Hart & Partners Inc., 115 N. Market Street, Wailuku 96793.

Piilani Promenade North LLC and Piilani Promenade South LLC, c/o Sarofim Realty Advisors, 8115 Preston Road, Suite 400, Dallas, Texas 75225.