

ORIGINAL

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Docket A06-767 Waikoloa Mauka, LLC Order to Show Cause

STATE OF HAWAII
LAND USE COMMISSION

For the record, my name is Julia Alos and I am testifying today on my own behalf. I live in Waikoloa Village, and have appeared for oral and written testimony on this specific docket previously.

Petitioner Waikoloa Mauka, LLC, TMK: (3) 6-8-002: 016 had submitted its "Annual Report - Docket No. A06-767 dated February 29, 2016, and on behalf of Planning Consultant Sidney M. Fuke, and pursuant to Condition 21, and after LUC likely sent a reminder (stated in closing of this document) "stating apology for not being able to submit one last year and intent to submit another one around this time next year. Inasmuch as very little progress has been made since the last report, the updates are noted in bold, using the existing report". This report reflects:

I. GENERAL BACKGROUND

B: Project History and Proposed Development (paragraph 2)

In 1995, conditions B and C of Ordinance No. 90 160 were amended. The amendments (Ordinance No. 95 51) required final subdivision approval of no less than 175 lots be secured within a 5-year period. It further required the construction of channelized improvements at the intersection of Waikoloa Road and Pua Melia Street/Paniolo Avenue before June 30, 1996, as well as the construction of traffic signalization improvements when the number of lots exceeded 350 or as may be required by the Department of Public Works.

Paragraph 6: (states)

While the reclassification request was being considered, the Petitioner requested further amendments to Ordinance No. 05 157 relating to the nature of the traffic improvements at the intersection of Waikoloa Road and Pua Melia Street/Paniolo Drive allowing another access to the subject project. Relative to the intersectional improvements, at the request of the councilmember and a number of residents of the Waikoloa community, the Petitioner requested that the improvements be changed from a traffic signal to a roundabout system.

Paragraph: 9 (states)

Please also be informed that, to date, tentative subdivision approval was issued on April 5, 2007; the onsite infrastructure construction plans have been prepared; the construction plans for the roundabout improvements at the Waikoloa Road/Paniolo intersection have been completed; right-of-access to the site has been issued to the U.S. Army Corps of Engineers for the purpose of conducting remedial investigation and removal of any residual munitions, as is common in this area; and efforts to dedicate 10+ acres of land situated proximate to the subject site to the County of Hawaii for a community center and park are ongoing. This is to help address the County rezoning park and recreation fair share requirement for the proposed 398-lot subdivision.

C. Reversion on Failure to Complete Project

The petitioner understands that its failure to complete buildout of the project or secure a bond will be subject to possible further review by the Commission to determine whether the property should revert to its previous Agricultural classification.

Exhibit C (Exhibit 12) R.M. Towill Corporation - Letter of Transmittal dated March 17, 2008 and addressed to Department of Public Works, Attention: Ms. Robyn Matsumoto, Engineering Division
Subject: Waikoloa Highlands Sub'd - Roundabout Sub'd No. 89-179 DPW Folder No. 6858 RMTC Project Number: 1-20580-OE Description: Waikoloa Roundabout At Waikoloa Road, Pua Melia Street & Paniolo Avenue Plans (Dated February 29, 2008) was submitted with three (3) copies.

Remarks:

Robyn:

Persuant to Ordinance No. 07-127, we are submitting the off-site intersection improvements (Roundabout) for review and approval.

Author: HaroldT@rmtowill.com (808) 842-1133

In closing the residents of Waikoloa Village have been anxiously awaiting the "traffic improvements" imposed on this developer for many, many years, and as mandated by the County of Hawaii and Department of Public Works and as a condition of the petitioner, as stated earlier. I am respectfully requesting the State of Hawaii Land Use Commission's Commissioners, when deliberating to be very mindful of Petitioners obligation for this intersection improvement and mandate this as a paramount condition and sensitive safety issue when considering the fate and outcome of the petitioner and as a top priority on the list.

We are most concerned and have recently received the data from Hawaii County Police Department's "Speed Trackers" to analyze against the developer's Exhibit "Traffic Impact Analysis Report" dated January 2007, prepared for Petitioner Waikoloa Mauka, LLC for Waikoloa Highlands Subdivision whereby the author (Julian Ng) utilized Existing (2005) Peak Hour Traffic and Future 2010 and 2025 Conditions of Traffic, and clearly 18 years old and obsolete, but we are desperate to have this "Condition" of the Petitioner to move forward as soon as possible for the safety of our residents and the thru traffic from Daniel K. Inouye current terminus at Mamalahoa Highway / Belt Road that was not even considered in the TIAR of 2005 as well as other commercial development that will indeed commence within the next two years; Waikoloa Plaza Shopping Center, Affordable Housing Projects (including the petitioners if this moves forward), Good Fellows Asphalt and Cement Batching Plant and a recently announced prospect of a 250 Acre Solar and Battery Back-up Farm/Plant; 2 miles east of this intersection with a private company and HELCO. We are gravely concerned for or safety and welfare and I cannot iterate this subject enough.

Mahalo for your time and consideration of my request to ensure the public safety concerns our County addressed on multiple occasions with the Petitioner of this Subdivision and for our community. The County realized years ago that this was necessary, and this must be included as an essential component of the petitioner moving ahead.