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From: [REDACTED]
Sent: Thursday, October 31, 2019 12:37 PM
To: General Plan
Subject: Fwd: FW: Comments to General Plan

PLANNING DEPARTMENT
COUNTY OF HAWAII

2019 NOV 1 AM 3 27

Subject: Comments to General Plan

Aloha All,

Here are my comments to your draft.

Policy Tran-2.1: Connectivity Standards. New Developments Alii drive, major SMA permits should not be allowed until the Kahului Keauhou Parkway has been completed and is open for traffic. (Band aid- temporary fixes of stub out should not be allowed. La'aloa for one was mandatory for the Alii Heights subdivision, to provide a makai -mauka access, and not intended to sub out for new future developments). Additionally, the congestion will not only be Alii Drive, but, the Highway above of only 2 lanes. This is no safe emergency escape, more of a death trap.

Policy Tran- 3.5 Safe Routes to Schools. Note Kahakai elementary does not have a safe route in case of of emergency. The last Tsunami warning, residence on Royal Poinciana could not get out of their driveways.

Policy TRAN-6.1: Official Concurrency Map.

1. The widening of Queen Ka'ahumanu to four lanes from Henry Street should go further, to Kam III Road.
2. Any rezoning of this area shall be restricted until this widening project is completed.

4.2.3. Goals, Objectives, Policies, and actions:

Land use goal, Alii drive, protect the significant natural and cultural resources, Historic Agricultural, Surfing, Canoe wave riding, and fishing. Maintain our open space for future generations. People without a past, have no future!

Policy LU-2.3: TOD Identified.

7. Kailua Village redevelopment. Importance should not be only be of the village. It should be all of Alii Drive, there are 7 Royal Centers of History. Ideally, close the makai side, encourage pedestrian, bike friendly. Support healthy lifestyle, after all Kona's Ironman Triathlon World Championship has be held here since 1981. Sports is a huge money maker, Ironman sold to Chinese co. Wanda for \$650 million.

4.3.3 Goals, objectives, Policies, and Actions

CLOSING ALL OF ALII DRIVE MAKAI SIDE WILL MEET THIS GOAL! We can all embrace the natural and cultural resources Kona's character together with the built environment, developed in harmony with ecological principles, where residents and visitors enjoy and interact with nature through networked system that promotes a HEALTHY, ACTIVE LIFESTYLE, AND WHERE FINANCIAL AND MORAL COMMITMENT REFLECTS THE HIGH LEVEL OF CARING THAT KONA PEOPLE HAVE FOR THE LAND !!:)

Policy HSG-5.2 Privately-Constructed Affordable Units. Private projects of 201H, subject to over 50% affordable, should be forever and not limited for x amount of years. It should be for purchase and if resold shall meet the same requirements. Common maintenance area fees should not be charged to the affordable portion. Owner-occupancy is required, and no vacation rentals would be allowed so taxes be kept at the minimum. NO land use changes in the SMA area who add density will be allowed.

Actions

Encourage developers to work together with the State and OHA to promote low income housing, mauka side of the resort area north of Hina lani. The people can work for the resorts, less cars on the road. And besides they have nice roads. Check and balance. The cost of living in Hawaii average is low whats left. Most locals just

survive and do not get ahead. Kona attracts the upper class mainland investors. I was told the Alii Drive affordable great for people who want to live in this area, but, can never afford to. My comment was back in the days, almost all were Hawaiians living here, they lost their lands because they could not pay the taxes. Just taken away, or forced to sell, and many sold for cheap in desperation. In California, most are protected in their investments, whatever the taxes were when purchased it remained the same, unless they sold or refinanced. Here is Hawaii, if my neighbors sell for the higher price, my land taxes rise up to what they sold. Many come here as short term investors, so look at Alii Drive and see all the for sale signs.

4.6 Public Facilities, infrastructure, and Services

Important, when a land is reclassified adding density, and new development is approved, if not completed in the permitted time, land reverts back to original classification.

Action PUB-6.2a. Identify deficiencies to the park system.. **INCLUDE NOT ONLY SKATEBOARD, BUT SURFING, ADD A WAVE PARK!!** (Surfing is now added into the Olympic, training is huge at the wave parks) The public as well as tourist would enjoy. Australia is opening the first public wave park. Australia back in the days the government supported Surfing, Hawaii was always challenging. If Kona would be the first it would be awesome!

Policy Energy-1.7 County Lead by Example. Open a trailer Park. Lease space for Mobile homes. With all the disasters, it wouldn't hurt to be able to just move rather than loose everything. Earthquake, Volcano, Fires, Tsunami, Hurricanes, and it would help affordable, and homeless.

4.6.3.4 Sustainable Solid Waste Management.

The upgrade long over due, is now on **HOLD FOR TWO YEARS?** Moratorium is the best management. If not, no reclassification of land adding density. Any major development over \$500K should contribute. Our Ocean is Priority. Without it we will fall flat \$.

Policy PUB-5.2 Solid waste, recyclable, **PLASTIC, NOW WE ARE NOT TAKING PLASTIC BUT WILL BURY TONS IN OUR GROUND?** Seriously need to ban the huge plastic Costco uses to merchandise small items to prevent theft. You buy one small item, and it has huge hard plastic packaging, from China. Also, ban the one time water bottles now. 50 years from now, unthinkable. What will we be leaving for the next generation?

4.8.1 Existing Conditions

4. Redevelopment Needs. The cruise ship arrives great, buses take the tourist directly to Wall mart. Kailua Village as commercial, is absolutely on decline. More big box stores in Kona, too much, as Sports Authority and even Kmart could not survive. The side walks in the village appear to be third world country, and homeless line the pier and the village.(its makes me sad when I see Kanaka Maoli as a homeless). The bus also takes the cruise ship people to Kahalu'u Beach Park. Serious issues here regards to cesspool, sunscreen, coral is dying etc. Kahaluu Beach, up to 1/2 million people use this beach, it could use a huge update. Perhaps charging the cruise ship, and surf schools?

Section 4.1 Transportation

All is geared toward **CARS**, not **PEOPLE**/ we need more **SIDEWALKS**.. Especially if you do not close makai of Alii Drive. We need to think way ahead, not just for now near future.

Action HSG-e

1. Should be at least 50% affordable units, not 25% . Forever, not limited time.

5. Discourage redevelopment infill projects within existing development such as Kailua Village. Where is the public to park? As it is, the employees take up the parking. Traffic on Alii Drive, Kuakini Hwy, Palani, and Henry Street - heavy bumper to bumper during peak hours. Public uses the pier as well, canoe paddlers, swimmers, have to park outside of the village. Ironman, people had to park on the Highway, up on Palani only to have their cars towed. 2,500 athletes participated, not counting all the supporters and visitors. Imagine as an athlete, you paid \$900 to compete, took hours into the dark to finish, only to find your car has been towed. Its crazy. Business along Kuakini were charging huge \$ to park, and filled up quickly. The corner of Alii and Hualalai, parking lot was mandatory for Waterfront Row to have sufficient parking, yet, during the Ironman event they charge vendors to utilize the lot for retail, leaving the public with less parking.

Mahalo for allowing me to comment.

