

Dear Edmund C. Olsen Trust 2,

We are Diane and Noland Palacol, owners of Quinn's Restaurant located next door at 75-5655 Palani Rd. We are writing to introduce ourselves and to express some concerns regarding the planned redevelopment of the property at Kona Seaside Shops.

We are excited for updates that will bring more people to Ali'i Drive. Once completed, we believe the addition will be mutually beneficial, and we hope to build a relationship and work together during the demolition and rebuilding process. We understand the plan is to demolish three (3) buildings and rebuild/redevelop the site, including adding another restaurant/food venue on the property.

As a business that serves guests daily, we want to be good neighbors. At the same time, we are concerned about construction impacts during operating hours, as well as trash collection and placement that could affect guest comfort and experience—especially for our outdoor dining area.

1) Construction During Our Operating Hours (Noise/Dust/Access)

Our restaurant is open, 11:00 AM to 10:00 PM. During these hours, construction noise—such as jackhammering, demolition work, and heavy equipment operation—could directly impact our guests' ability to dine comfortably.

Would you please provide:

- Demolition and construction schedule (dates and approximate timelines)
- Construction hours of operation (including whether you will work evenings/weekends)
- Whether noisy demolition activities (jackhammering, concrete breaking, etc.) will be limited to certain hours
- Any steps you will take to reduce impacts such as:
 - Dust control, Noise mitigation (equipment muffling, barriers, scheduling), Maintaining safe and clear access for neighboring businesses.

We are also asking if you could share a point of contact for day-to-day construction issues should they arise.

2) Trash Collection Plans & Placement (Odor/Visibility)

We also wanted to address trash handling. During the redevelopment, you mentioned that trash will be collected from an area outside of our outdoor dining. However, we are concerned about:

- Possible odor/smell
- Visibility of trash bins from our outdoor dining area
- Whether the trash area can be kept clean and screened

Could you please let us know your plans for:

- Where trash containers will be placed during construction
- Where trash containers will be placed after construction (for the new restaurant and any other tenants)
- What odor control, sanitation, and cleaning procedures will be used
- Whether containers can be screened/relocated to minimize visibility and guest concerns

3) Request for Coordination / Timeline

To help us plan for guest experience and minimize disruption, we would appreciate receiving:

- A demolition schedule (start/end dates for each building or phase, if available)
- A construction schedule for the rebuild (including major noisy phases)
- An estimated project completion timeline
- Any information on how you plan to manage neighbor access, traffic, and logistics

Thank you for taking the time to read this letter. We are hopeful we can coordinate so the project moves forward smoothly while minimizing disruption to our staff and guests.

If it would be easier, we would welcome a brief meeting or phone call to discuss the schedule and trash plan. Please feel free to contact us at 808-329-3822 or Quinnshawaii@gmail.com.

Sincerely,

Diane and Noland Palacol

Owners, Quinn's Almost by the Sea

 Quinnshawaii@gmail.com

 808-329-3822

75-5655 Palani Rd. Kailua Kona HI 96740