

From: **Maui Meadows** <mauimeadowsna@gmail.com>

Date: Thu, Mar 24, 2022 at 10:40 AM

Subject: MMNA List of Questions

To: Chris Sugidono <chris@munekiyohiraga.com>, Dean Frampton <dean@fwmaui.com>

Cc: Daniel Kanahela <tookie49_2004@yahoo.com>

Aloha Chris and Dean,

Thank you for your offer on Monday to thoroughly respond to our questions in writing within a week. We look forward to your responses.

Here is our first round of questions:

THE PROCESS

We hope you received our email below regarding our question about meeting with us: Has your intention always been to limit your responses to writing only? If so, why not tell us that in advance of our scheduled zoom meeting? If not, when and why did that change?

CONSTRUCTION TIMETABLE

Please explain how the construction timetable will work for the whole project?

1) First the Piilani road needs to be built out to 4 lanes from Kilohana?

Project roads will be graded at the same time?

Will this be all roads or just roads in the Phase I map area?

2) When will grading happen?

Is grading dependent on Piilani widening?

Will all grading happen at once or by Phases, with Phase 1 first?

Will you put up retention fencing to reduce dust?

What about all the critters (rats and mice) that may be driven into our neighborhood?

3) When will drainage retention basins and associated piping be installed?

Will this be all basins at once, or just basins in Phase I map area?

4) When will water and sewer pipes be installed?

Installation all at once or just Phase 1 first?

LIGHTING

1) Are you intending to meet the Dark Skies lighting standards in development areas between the Maui Meadows border and the first gulch to the north?

If not, how will you avoid the typical light pollution that current county standards allow?

2) What is actually planned in the areas along the Maui Meadows border - from the 116 ft "buffer" to the first gulch - how many units will be there and what kind of lighting will you have for parking lots and apartment buildings?

3) Will any testing be done to see how potential types of lighting affect our neighborhood?

4) Will any Maui Meadows representatives be invited to view the test area of proposed outdoor

lighting and offer feedback?

5) Would our feedback be seriously considered in the project's lighting design?

DRAINAGE

1) What methods will be used for drainage basin construction? Will there be "blasting"? How deep will each drainage basin be?

2) It appears that there's a good sized drainage basin by Hoala Drive - right by the proposed park. On the maps it looks like that area is more like "green space"- but if the basin is constructed will it potentially be a place of intense construction?

3) There are basins in areas that have been shown as part of the Maui Meadows buffer on past maps the community has been shown, so are those areas really part of the "buffer" or part of the project's drainage infrastructure?

ROADS

1) Which map shows what roadways are planned? The documents turned in to the Planning Commission were from different years and showed different road locations. Can we get current road maps?

2) Are all of the roads planned to be county, or private and maintained by your homeowners association?

3) You seem to have the same traffic consultant who worked for Ledcor/Wailea Phase II. Their traffic report stated that only one additional lane was needed to handle all expected traffic on Piilani's south end until 2035. Is this consultant going to recommend the full 4 lane widening, and when does he estimate it will be needed?

4) Have you met with HDOT recently? When is the last time? Have any agreements been signed? Will we be included in future discussions?

5) What agreements do you have with the Paeahu Solar farm about the road and about the overhead transmission line? Can we see those agreements? Can we get copies of signed agreements?

HOUSING

1) What is the density, number of units and type of units in the area along our border? Especially what is the density of the "new" housing complex on the northwest end of the project nearest the Maui Meadows border?

Thank you.

Sincerely,

Debra

Debra Greene
President
Maui Meadows Neighborhood Association

www.MauiMeadowsNA.com

On Wed, Mar 23, 2022 at 9:22 AM Maui Meadows <mauimeadowsna@gmail.com> wrote:
Aloha Chris and Dean,

Thank you for providing copies of your slides from our brief zoom on Monday.

My Board members are still baffled, as am I, as to how our long awaited meeting with you went from being an actual meeting with dialog, to the unusual approach of written responses only.

Please tell us, did you have any intention of an actual meeting of the minds, or was it always your sole intent to write down our questions and provide written responses at a later date?

We look forward to your answer to that question, as we are trying to determine how this misunderstanding happened and what we can expect going forward. Thanks.

Sincerely,

Debra

Debra Greene
MMNA President
www.MaiMeadowsNA.com