

## **FOR IMMEDIATE RELEASE:**

### **Proposed Development in Kailua Raises Concerns**

*Kailua, Oahu – May 16, 2020* – The proposed plan for a 95,689 square foot, four-story affordable housing complex at 460 Kawainui Street in Kailua, O’ahu, would put a “monster development” in the heart of an historically low-rise neighborhood. A “monster development” is characterized by buildings that maximize the footprint on land unaccustomed to intensive use. It is considered “out of place” in the geographical location where it would be introduced, even if an admirable purpose such as affordable housing is used to justify it.

If the affordable housing variances being requested for this project are approved, the proposed development would be decidedly larger in scale than what is presently allowed under the residential zoning code, and it would set a precedent for the future building of similar structures. The proposed development would alter the character of the neighborhood by creating incompatible density in an area of low development and would be visually disturbing in an area of low-rise buildings, obscuring the views of sky and mountains that Kailua residents rightfully value.

In addition, the development, which includes over 70 units on a parcel currently occupied by 7 units, will put undue strain on traffic congestion in an area directly abutting one of only two main ingress/egress arteries into Kailua town. It will also add stress on street parking in the area given that only 53 on-site parking stalls are being proposed.

An affordable housing project of this size should be built at a more appropriate site in Kailua, and alternative locations should be explored.

Community outreach for this project has been inadequate given the current restrictions on public hearings/meetings due to the COVID epidemic and the short time frame for notification. A plan such as this would noticeably impact the existing residential character of the neighborhood. It requires very wide public input with weight given to residents whose quality of life and property values would be directly affected.

#### **About the Lani-Kailua Outdoor Circle (LKOC)**

LKOC is a branch of The Outdoor Circle (TOC), founded in 1912. TOC is widely known and appreciated throughout the islands as the “go to” organization for keeping Hawai’i “clean, green and beautiful.” The Lani-Kailua Branch was founded in 1948 and over the years has undertaken improvement projects and advocacy efforts that enhance the livability of Kailua for residents, local businesses, and visitors. Thanks to these efforts, Kailuans and the general public enjoy the benefits of tree-lined streets, public parks, schools, and open space with quality shade trees and a biodiversity of plantings. For more information visit [www.outdoorcircle.org](http://www.outdoorcircle.org) and [www.lkoc.org](http://www.lkoc.org). The Outdoor Circle and its branches are 501(c)3 tax-exempt organizations.

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