

August 2, 1971

Mr. Robert R. Way
Planning Director
City & County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

RE: Proposed 20,000 sq. ft. Fire Station - Kahaluu,
Alternate Site E.

Dear Mr. Way:

Within the past year, I have purchased the 9.671 acres of which your "Site E" is a portion. I purchased this property for the express purpose of providing low cost housing in the Kahaluu area.

Because approximately 65% of the land is low lying and too unstable to build upon, I have failed to put together a feasible development on two separate venture attempts with two large developers.

I am now involved in a third attempt and have entered into an option agreement with developers capable of providing the three million plus in financing and also the technical ability to develop some very attractive low cost housing.

However, the corner of the property desired for fire station use is the prime land of the Total area, and a deletion of even a half acre for any purpose would probably result in a third failure to provide housing in this critical area and would result in a tremendous loss of use as the remaining 9. acres would not have enough usable area to make a planned development possible. A tremendous loss of value for the remaining acreage would result and would have to be considered in any condemnation costs.

I respectfully request that other area be employed for this purpose.

Sincerely,


Robert H. Gutcher