

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
MARCH 5, 2013**

APPROVED 05-07-2013

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Ms. Linda Kay Okamoto, Chair, at approximately 10:00 a.m., Wednesday, March 5, 2013, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

A quorum of the Board was present (see Record of Attendance.)

B. RESOLUTIONS THANKING OUTGOING MEMBERS - LINDA OKAMOTO and DARRYL CANADY

Ms. Linda Kay Okamoto: Item on our agenda, I guess that's Clayton.

Mr. Clayton Yoshida: Thank you Madame Chair, members of the board. We come to a time of the year when we thank our outgoing members who have – who will be completing their five-year term on the – as members of the Maui County Urban Design Review Board at the end of this month. And the first one we'd like to read the resolution for is – well both of you, Kay Okamoto and Darryl Canady get a letter from the Mayor congratulating you on a job well done. So to both of you the Mayor says:

“Congratulations of a job well done. On behalf of the people of the County of Maui please accept my deepest appreciation and gratitude for your dedication and service on the Urban Design Review Board. Your efforts and contributions have made a positive difference. I truly believe that it is important for citizens to play an active role within both our community and government. The process of recruiting and selecting nominees to the various Maui County boards and commissions has given me a greater appreciation for volunteerism and community service. I would like to commend you for your willingness to devote your time, energy, resources and insight to the betterment of Maui County. Once again, thank you very much for doing your part to make our County the best it can be. I hope that your experience has been rewarding and worthwhile. Sincerely, Allan M. Arakawa, Mayor, County of Maui.”

So, both of you will get the letter and I guess a certificate, framed, with the Mayor's signature. But, we'd also like to extend a resolution from the board too thanking these two outgoing members. So we'll do the resolution for Linda Kay Okamoto first. Whereas – this is a resolution of the Maui County Urban Design Review Board.

“Whereas Linda Kay Okamoto has served the County of Maui since June 2008 as a member of the Urban Design Review Board, and

Whereas Ms. Okamoto has served as Vice-Chairperson from April 2009 through March 2010, and as Chairperson from April 2010 through March 2013 of the Urban Design Review Board, and
Whereas Ms. Okamoto has served with distinction and has performed her duties in the highest professional manner with the Urban Design Review Board, and
Whereas Ms. Okamoto's term of office expires on March 31st, 2013,
Now therefore be it resolved that the Urban Design Review Board hereby commends Ms. Okamoto for her dedication and untiring public service to the people of Maui County, and
Furthermore, be it resolved that the Urban Design Review Board expresses their sincere appreciation for Ms. Okamoto's services and extends their best wishes in her future endeavors, and
Furthermore be it resolved that copies of this resolution be transmitted to the Honorable Allan Arakawa, Mayor of the County of Maui, and the Honorable Gladys Coelho Baisa, Council Chair of the Maui County Council."

So if the members can sign the reso, then we'll give it Kay and also transmit it to the Mayor and to the Council Chair.

The next reso is – resolution is for Darryl Canady. This is the resolution of the Urban Design Review Board.

"Whereas Darryl Canady has served the County of Maui since June 2008 as a member of the Urban Design Review Board, and
Whereas Mr. Canady has served with distinction and performed his duties in the highest professional manner of the Urban Design Review Board, and
Whereas Mr. Canady's term of office expires on March 31st, 2013,
Now therefore be it resolved that the Urban Design Review Board hereby commends Mr. Canady for his dedication and untiring public service to the people of Maui County, and
Furthermore be it resolved that the Urban Design Review Board expresses their sincere appreciation for Mr. Canady's services and extends their best wishes in his future endeavors, and
Furthermore, be it resolved that copies of this resolution be transmitted to the Honorable Allan Arakawa, Mayor of the County of Maui; and the Honorable Gladys Coelho Baisa, Council Chair of the Maui County Council."

Ms. Okamoto: Thank you Clayton. Moving on, item C on our agenda, communications. (Ms. Linda Kay Okamoto, Chair, read the following project description into the record.) Candace?

C. COMMUNICATIONS

1. MS. KAROLEE "JOSIE" BIDGOOD, Senior Vice-President and Manager

of BANK OF HAWAII, requesting a Special Management Area Use Permit for the consolidation of Parcels 6 and 19 into one (1) single lot, removal of the temporary sales center located on Parcel 6, demolition of existing structure on Parcel 19, construction of an approximately 13,500 sq. ft. banking center and related improvements including banking services, administrative offices, training and meeting rooms, ATMs, night depository, trash enclosure, parking for approximately 63 vehicles, loading zone, and landscaping at 87 and 101 Puunene Avenue and Kamehameha Avenue, TMK: 3-7-009: 006 and 019, Kahului, Island of Maui. (SM1 2012/0009) (Candace Thackerson)

The Board may act to make recommendations on the various project design aspects within their purview to the Maui Planning Commission.

Ms. Candace Thackerson: Good morning. This item is under your review because the proposed Bank of Hawaii, Kahului Branch is located within the Special Management Area requiring a review of the project under HRS 205. The parcel is State Land Use District Urban, and the Community Plan Designation is Business Commercial, and County zoning is B2, Business District.

The project site is located along Puunene Avenue at the corner of its intersection with Kamehameha Avenue. The proposed banking center will replace the current BoH's existing bank branch in Kahului which is also currently located along Puunene Avenue. The proposed project site is currently two parcels that will be consolidated into one lot, of approximately 34,462 square feet. The existing buildings on the parcels consist of a temporary FABMAC home structure which will be relocated to an alternative site, and at-home animal hospital which will be demo'ed.

The proposed Bank of Hawaii, Kahului Branch will be a two-story building with a total gross floor area of approximately 13,500 square feet with banking services, ATMs, offices, parking for approximately 63 vehicles, loading zones and landscaping. Access will be provided via a driveway off of Kamehameha Avenue and a separate modified driveway off of Puunene Avenue. The applicant is here and they have provided – prepared a presentation that will discuss in more detail the design, visibility, and accessibility of the proposed Bank of Hawaii.

Mr. Michael Munekiyo: Good morning board members. My name is Mike Munekiyo and we are assisting the Bank of Hawaii in the processing of this SMA application. What I wanted to do, board members, is to briefly introduce the project team, then go through some of the project parameters, and then turn it over to our project architect, Steve Marlette. And I'll begin with the introduction. The applicant, of course, is Bank of Hawaii. Representing the bank today is Kevin Baptist. He's the Maui Regional manager here on Maui. Natalie Fogle and Kevin Sakamoto from the Bank are also working on the project. I mentioned Steve Marlette, MC Architects. He will be going over the architectural details in a minute. We also have Bill Mitchell from Hawaii Land Design as our landscape architect. And representing our civil engineer, Sato and

Associates, is Mike Ishikawa.

So as Candace had mentioned the Bank of Hawaii proposes a development of a new banking center. And the banking center will be located at the intersection of Puunene Avenue and Kamehameha Avenue. And as Candace also mentioned, it will replace the existing Bank of Hawaii facilities which is also located on Puunene Avenue.

Then this map just provides some geographic reference to the proposed project so –. I think you can see or if you can't see Kamehameha Avenue and Puunene Avenue intersects and at that location is where we have the proposing banking center. And further towards Kaahumanu Avenue is the existing bank branch, existing branch of the Kahului Branch for Bank of Hawaii. So, again, just a geographic reference point.

Again, here is a little bit more detailed map showing the locations of property itself. Kamehameha Avenue at the bottom of the slide, Puunene Avenue on the left side of the slide. And that's the intersection you can see the two parcels labeled 6 and 19. It might be not readable from your location, but basically parcel 6 and parcel 19 will be the two parcels which will be consolidated for the new banking center.

Just to recap really quickly. Candace did go over this, but the Bank of Hawaii does own both parcels, and when consolidated it will total approximately 34,400 square feet.

This photo is looking from Puunene Avenue towards parcel 19, and on parcel 19 there is a vacant building, block building. It is vacated. Formerly occupied by a veterinary clinic.

Then moving on to parcel 6 which is the larger parcel. This is a photo taken from Kamehameha Avenue and Puunene Avenue intersection. I think that structure may be familiar to many of you. It is the temporary sales office for FABMAC Homes, and FABMAC Homes provide affordable factory built homes to their customers on Maui. And again this particular structure will be relocated. The veterinary clinic building, the old clinic building, will be demolished.

Just to recap the project then. It would involve the consolidation of parcel 6 and parcel 19 into a single lot. It will involve the removal, relocation and demolition of existing structures on the property, and it would include the construction of an approximately 13,500 square foot banking center and related improvements. At this point I'd to turn it over to our project architect, Steve Marlette, and he'll go over the architecture design parameters for the new banking center.

Mr. Steve Marlette: Aloha. My name is Steve Marlette. I'm with MC Architects and we're the project designers for the new Bank of Hawaii building. What you're seeing up here is the site plan. Again, Kamehameha – Kamehameha Avenue on the top, Puunene on the side. We've located the building for the most part harder to the corner of the intersection with a 12 foot setback off of Kamehameha Avenue. Minor amount of parking on the Puunene side. And we're working off of two curb cuts for accessing the parking lot. One in behind the bank building which is a right in and right out movement primarily for some, some for customer access, but primarily for access to the two loading bays back here for armored car delivery. Second access

is off of Puunene, and away from the intersection as much as possible. So with the bulk of the parking in front of the overall building.

Again we have loading bays in the back for armored car access, a small trash enclosure located in the front, and one monument sign proposed for the Puunene Avenue frontage. The bank's size is 13,500 square feet, two-story configuration, and we're showing approximately 62 parking stalls, full size parking stalls, on the overall site to facilitate customer parking.

Floor plan. This is the first floor plan which is primarily the bank branch. Main entry centered on the building off of here. Small lanai that does have the ATMs and night depositories on the back side. And elevator access to the second floor. Stair access to the second floor. The bulk of the branch is located with the large open lobby here, teller line along the rear of the lobby area, other services, vault for safety deposit, and then back of house, back here.

Second floor. Access to the second floor primarily through stair case and elevator up in front. Second floor is primarily commercial banking services including training rooms, and rooms that are available for community use for financial education and various other services and seminars on the second floor. The, I guess, the highlight of the design of the upper level as well as the lower is a glass atrium that allows natural light down through the middle of the building, through the center of the building down to the lower level lobby.

Roof plan. This is the roof plan of the building. It's primarily a flat roof surrounded on all sides by a mansard that's set up to screen the air conditioning units and other equipment that's on the roof. We're showing locations of proposed air conditioning units, roof access, and again, the center piece is a large translucent panel skylight that allows light penetration through the middle of the overall building. There are remnants of the roof area, up here, is we're looking into installation of PV systems up there as much as we can get on the roof. The bank does have PV systems on several of their other new buildings and currently has a program of retrofitting a lot of their current buildings with PV systems. So we're trying to leave as much room up there as possible for photovoltaic panels.

This is a section through the overall building. The floor to floor height is 14 feet. Overall building height is 31 foot, 8-inches, from ground level to top of parapet. Again, this is a, this is pretty much representative of the overall section. Again, parapet, mansard on the side is set up to screen the air conditioning units on either side, and this is the atrium of light wells essentially going through the middle of the building, allowing light penetration into the second floor spaces, and all the way down into the central lobby area.

Exterior elevations. The architectural style is typically a territorial architectural style that we're using for the overall project. Tile roof, stone base at the base of the overall building. Efface plaster finish. Bronze anodized frames. Multi-color, plaid color roof tile for the top. Tones are browns and greens for the roof tile. Generally the exterior finish is a plaster finish. The elevation on the top is the makai elevation. You can see the main entry to the branches over on this side, and there is a lanai on the second floor that overlooks the intersection that's set up for banking events and potential community service events on that second level. The

second elevation is the Kamehameha Avenue elevation. Again, the entry on the left hand side on the lower level. Lanai over here. We have signage for the bank located on this side with sort of a dormer element on this side of the building, and spaces designated on this side of the building for art work. The intent would be mosaics of some sort that depicts the – some regional event or it's undetermined what that will end up being or what that will look like, but a local aesthetic will go into those art panels.

The lower level right elevation is the front entry of the bank. Again, highlighted by archways that surrounds the main entry, covers the main entry. Second floor lanai with an open rail. Signage, again, on the Puunene frontage here. And again, we have art panels on the lower level with a tapa pattern flanking the entry way. Similar tapa pattern that surrounds the bank as part of a freeze that goes all the way around the overall building on that lower level.

The left elevation is what we would be calling the rear elevation where services happen. Screen wall screening out the trash enclosure. One entrance over here that comes into the rear of the bank for deliveries, armored car deliveries and things like that. Next one.

What I'd like to do at this time is turn the microphone over to Bill Mitchell with Hawaii Land Design to give a little bit of a narrative on the overall nature of the landscape plan.

Ms. Okamoto: Excuse me. Just one quick question. Your front entrance is the one facing Puunene Avenue?

Mr. Marlette: Correct.

Ms. Okamoto: Okay. Thank you.

Mr. Bill Mitchell: Thank you and good morning members. My name is Bill Mitchell. Project Landscape Architect with Hawaii Land Design. You'll have to excuse my rendering here. I kind of brought a new meaning to the term "green roof." It's not quite showing Steve's interior here of the parapet so there is – you'll notice from his architectural plan, roof plan, that is actually a parapet inside and the green roof tiles are on the outside. Not a lot of landscape area. Primarily just dealing with parking and we're proposing to use Pink Tacoma Trees as the main parking lot tree to satisfy the County of Maui off street parking and loading ordinance. And then supplementing that with Joannis Palms where we have space to give some vertical accent to the building and into the edges of the parking lot. The boundary of the parking lot will be planted in shrubs and ground cover on drip irrigation, a combination of Eldorado shrubs and Golden Duranta with some low ground cover, and then the area we do have a little bit more space to work with is Kamehameha Avenue side and framing. Steve mentioned the art work and the sign will have some additional Macarthur Palms and shrubs and ground cover along that elevation. So fairly simple and we want to keep it pretty maintenance friendly, and irrigation and water, water friendly as well. Thank you.

Mr. Marlette: Thank you Bill. Go to the next slide. I want to call attention to a bunch of the items that we're integrated into the overall construction and design of the overall building with

a lot of emphasis on energy conservation. The bank will not be pursuing a LEED certification on this, but just as a matter of general practice we're using a bunch of the LEED guidelines for – to direct a lot of the material selections and the whole design process. So highlighted things in this particular design is again a light well down through the center of the building bringing natural light down through the middle of the building for day lighting the interior. We're looking again at potential PV system for the overall roof on the project. Exterior lighting in the parking lot is shielded LED light fixtures, pole mounted light fixtures on the periphery of the parking lot. High efficiency air conditioning systems. White colored roof for reflectants for the flat roof area. Low flow toilets. Waterless urinals. Use of permeable concrete paving in the parking lot to recharge the overall system. So again the entire parking lot on this one will be pervious paving. So we will, for the most part, not have any connection with existing storm water system. Keeping everything onsite as much as possible. And again, the landscaping for the most part is low water usage planting as much as possible.

This is a rendering from the – taken from the corner of Puunene and Kamehameha Avenue that gives you a little bit better character of the overall building and the setting that we're proposing out there. You can see sort of the foreground out here, the actual property line runs right at about this line, and there is a bunch of additional right-of-way that's currently unimproved out till you hit the roadway. And we are proposing to landscape that roadway area, within the right-of-way, and maintain that as a nicer foreground, I guess you might say, to the overall project.

We do have a color material and sample board that I'd like to share with you that does give a feel for the overall project finishes. In the upper right hand cover is the tile roof in a five color scenario. Primarily green with spotting of brown tile in a roof. A medium bronze anodized frame for the windows. For the most part we're using clear glass on the windows. The bulk of the building color is a beige with an accent color of a slightly different almost taupe color. The lower level stone. For the most part is a random selected coral finish.

One other thing I would like to share with you is the signage that we're proposing for the front corner of the building, a monument sign on the Puunene frontage. This is an example of their typical monument sign that is relatively low in scale and basically we've done, we believe that we would like to make sure that it is included as part of the record of the project.

With that that completes our presentation and we would open it up for questions.

Ms. Okamoto: Thank you. You want to start Morgan? We're just doing questions at this time. And I don't know which one you want to – you want to be the one to field the questions to the correct people? Morgan?

Mr. Morgan Gerdel: Okay. I was looking at the site plan on Puunene Avenue. I was wondering is this sidewalk getting improved there or is it just going to stay as it is?

Mr. Munekiyo: I wonder if this is a question for Mike. We'll call our civil engineer, Mike Ishikawa.

Ms. Okamoto: Thank you.

Mr. Mike Ishikawa: Good morning commissioners. Mike, it might be better to go back to that landscape plan. It might show and illustrate it a little better. But to answer to your question, that's correct, we are – I don't know if we really call it, call it a sidewalk on Puunene right now. It's an at grade slab even with the pavement. But what we're gonna do is we're gonna demo, demolish that out and put in curb, gutters, sidewalk along the frontage. And then connect back into the sidewalk that is facing American Savings Bank.

Mr. Gerdel: Okay. And then my other question where the concrete parking lot is, is that a paver system that is permeable or how does that work?

Mr. Ishikawa: It's a, it's a pavement six system that is permeable. Basically instead of there's a lot of fines mixing with the binder, there's a – we get rid of the fines that allows the water to seep through into the base where the water is stored.

Mr. Gerdel: Okay. Thank you.

Ms. Okamoto: Bryan?

Mr. Bryan Maxwell: I don't have any.

Ms. Okamoto: Jane?

Ms. Jane Marshall: Can you explain the coral material a little more thoroughly? Is that coral? Is it tile? Is it –? What is it? Is it a tile or is it coral?

Mr. Marlette: It's a tile. It's a veneer.

Ms. Marshall: It's a veneer that is coral?

Mr. Marlette: It is a manufactured. It's a synthetic coral.

Ms. Marshall: Okay.

Mr. Marlette: In other words it's not cut from –

Ms. Marshall: And this is a photograph of the actual product that you are using or is this a simulated photograph of something similar?

Mr. Marlette: That's a photograph of, of the products that we would use.

Ms. Marshall: How thick is it?

Mr. Marlette: It comes out about an inch.

Ms. Marshall: How are you dealing with the outside corners?

Mr. Marlette: . . . (inaudible) . . . outside corners.

Ms. Marshall: Do they?

Mr. Marlette: Yeah. Around the corners.

Ms. Marshall: Okay. Are all the ATMs in the enclosed entry foyer?

Mr. Marlette: That is correct.

Ms. Marshall: Okay. And what do you – what are the plans for the existing Bank of Hawaii building?

Mr. Marlette: I'll let one of the bank – Kevin – bank representative speak to that.

Ms. Marshall: It's a neighbor.

Mr. Kevin Baptist: Good morning. Hi Kay. Kevin Baptist. I'm the regional and island manager for Bank of Hawaii. So the existing branch at Kahului, we hope to sell it. So, you know, we're gonna be moving our staff from there to this new banking center that we're building.

Ms. Marshall: Thank you.

Ms. Okamoto: Any further questions Jane?

Ms. Marshall: No. Thank you.

Ms. Okamoto: Bob?

Mr. Robert Bowlus: No questions.

Ms. Okamoto: Linda?

Ms. Linda Berry: Yes, I'd like to know how pedestrians and bike riders, specifically pedestrians, get safely on to the site from those sidewalk on the street.

Mr. Marlette: So right now the site is being brought up in elevation from where it is right now. The, the – this is outside the flood zone. Flood zone is about a half a block makai of this flood elevation. It's roughly elevation eight. And we're bringing the building up from an existing grade of roughly seven in this area, up to eight point five. And so we have some great transitions all the way around the periphery here and access to the overall building from the public sidewalk is via a ramp that's located on this side that comes up about a foot to a foot and a half off of Kamehameha Avenue to the front of the building.

Ms. Berry: Thank you.

Mr. Marlette: Much better.

Ms. Berry: Yes. Can you point at that again?

Mr. Marlette: Right here. There's a ramp that comes up off of the edge of Kamehameha Avenue that does get to the front of the building.

Ms. Berry: Great. Thank you. What about bicycle parking?

Mr. Marlette: You know what we haven't really integrated that into the plan, but we would be happy to find a home right up front or off the side here that we can do a bike rack.

Ms. Berry: Good. Thank you. That's it.

Ms. Okamoto: Darryl?

Mr. Darryl Canady: No questions. Thank you.

Ms. Okamoto: Andy?

Mr. Andrew Carson: Yeah. I had a couple of questions for you. I'd like to follow up on some of the stuff you were talking about with regards to energy efficiency and sustainability.

Mr. Marlette: Okay.

Mr. Carson: You mentioned that it's not going to be a LEED certified building. That means you're not considering any kind of certification other than alternative certification, third party are all just –

Mr. Marlette: No. They're not – the bank is not pursuing –

Mr. Carson: – any type of certification?

Mr. Marlette: – formal LEED certification on this one. We're using all the LEED guidelines for the design and construction –

Mr. Carson: Right. I got it.

Mr. Marlette: – of it, but not the formal piece of paper.

Mr. Carson: Thank you. 100% conditioned space, I'm assuming.

Mr. Marlette: 100% condition space.

Mr. Carson: And do you know the size of the air-conditioning units that will be installed there?

Mr. Marlette: You know we haven't gotten to that element of the design process yet to determine the actual sizes of the units.

Mr. Carson: Okay.

Mr. Marlette: The intent is it would be zoned units essentially on both levels so that in off banking hours the upper level can be shut down independent of the lower level.

Mr. Carson: Great. Great. That was my next question. Any local Hawaii or Hawaii materials?

Mr. Marlette: Any local Hawaii material?

Mr. Carson: Well, it would be nice if you could get something from Maui. But if not Maui, is there any materials being used from Hawaii, specifically in the design?

Mr. Marlette: The question is is anything manufactured here, right?

Mr. Carson: No, I'm asking if you're using any products from Hawaii.

Mr. Marlette: Other than the landscaping per se, everything is actually manufactured like most other locations off island or on the mainland, and generally brought in here. I haven't looked into the detail of the sourcing of a lot of these materials. But I would suspect like most of our other project you find that most of the materials are sourced from the mainland. Yeah.

Mr. Carson: Great.

Mr. Marlette: Just don't have a lot of people making things here. But, if there – if you know an opportunity we would be happy to look at that.

Mr. Carson: Alright. And any electric vehicle charging stations?

Mr. Marlette: Correct. I believe we're mandated to provide at least one electric vehicle charging station for this one, and current designation would be what we call stall #12 out here for the most part.

Mr. Carson: Wow. That – #12 in far corner there will be the electric charging station right?

Mr. Marlette: That's the area designated for it right now.

Mr. Carson: Okay. I'm just gonna mark my paper here and make sure I get that corrected.

Mr. Marlette: We had a detailed discussion as to where to actually locate that. The nature of bank services is that it's a quick in and out situation so we wanted to keep everything up front as much as possible for the quick in and out. And we're thinking that if anybody is going to use the charging station it's probably more of long term parker. And thought that is at an

appropriate location for that.

Mr. Carson: Okay, great. Thank you.

Ms. Okamoto: Mike?

Ms. Thackerson: Actually, I just wanted to add to the electrical vehicle charging stations because I'm getting a lot of those permits for the SMA area. Candace Thackerson, staff planner. It's one for every 100 vehicle stalls. That's the, that's ordinance that I'm having to deal with right now. So it's one for every 100. So the Bank of Hawaii actually would not be required to put one in. It would be great if they would. I mean, we're getting new electric rental car companies that are coming here and things like that so it will, it will be more of, you know, normal thing to see. And also there are guidelines in the ordinance about where are, where they're suppose to be located. I'm not sure if 12 will end up being close enough. I think it was actually a closer radius to the front. I mean, they want to make that an advantage to have an electric vehicle, so they want to –. But I see, you know, the logic in putting there because it might take a little while. But there's an ordinance that the applicant will be holding to when the time comes if they want install an electric vehicle charging station that will have their own design guidelines that they've put into place.

Mr. Carson: Okay, now I need to ask a follow up question.

Ms. Thackerson: Yeah.

Mr. Carson: Because maybe I misunderstood. I thought you said you were installing one in space #12, and now it sounds like you're telling me that when they get to the point of deciding whether or not they want to install one, they might do it. So are we installing one as part of the project or are we gonna maybe get to that down the road?

Mr. Marlette: I believe that the intent was for us to install one.

Mr. Carson: Okay.

Mr. Marlette: And although, like Candace has indicated, the bank isn't mandated to actually install it. I think it's just – it's proper etiquette to do it.

Ms. Thackerson: And if they're not mandated, then they can put it wherever they want. It's the only the ones that are 100 spaces or greater. Like the Queen Kaahumanu or right here at the County building then they're mandated to put it in a certain location. Should Bank of Hawaii choose to do it their self, we can't really hold them to the 30 foot radius from the entrance or whatever else the ordinance says. It's great that they want to put one.

Ms. Okamoto: Thank you.

Mr. Carson: No more questions. Thank you.

Ms. Okamoto: Michael?

Mr. Michael Silva: My question was about the, the flood zoning. I understand that you guys are outside of the flood zone and the flood elevation is eight-feet, and I guess, the County usually likes to be one foot over, but that's their input or to be part of the insurance program. But at 8-1/2 you're only about six-inches over the flood limit. Is there any consideration to raise the building to a foot over?

Mr. Munekiyo: I'll ask Mike to respond to that.

Mr. Silva: Okay. And understanding that, I guess, it was a couple years ago, now that the flooding from the tsunami created by the Japanese earthquake reached all the way up to the intersection. I was curious about the flooding.

Mr. Ishikawa: That's a good question. The problem we have with that is the flood elevation is eight which I believe just before the intersection of – or the private driveway at American Savings Bank and the clinic. You're correct, the tsunami did come up to Puunene, but I don't believe it was that high. The problem – getting back – the problem we have if we try to – the area surrounding, surrounding us is approximately elevation seven. The problem we have is the higher we raise this, the harder it is to transition back into Kamehameha and Puunene. On top of that as you know or as mentioned earlier, we're trying to retain our runoff on site. So by raising the building higher, we have to make the transition, or start the transition back to Puunene and back to Kamehameha further back which creates more – basically it would allow more runoff to, to come off on to these streets. And that's why we kind of did a happy medium about eight, eight-and-a-half.

Mr. Silva: Another question for you Mike. Is there any intention to put or – is the permeable paving taking care of your drainage so you don't have any onsite basins for retention?

Mr. Ishikawa: Yes. We, we are putting in a sub drain around I guess three or around the perimeter, but that is mainly for the roof runoff. So instead of allowing the roof runoff to heap flow onto the parking lot and then seep in, it would be piped directly to the sub drain. But, yes, you're correct. The remainder of the lot is this, the pavement.

Mr. Silva: Okay. And about the pavement. That's an asphalt it sounded like, an asphalt pavement that's permeable?

Mr. Ishikawa: Well there are, there are two types. Basically there's a permeable concrete pavement, and there's a permeable AC pavement. I think at this time we're leaning towards the AC.

Mr. Silva: Okay.

Mr. Ishikawa: We haven't made that decision yet.

Mr. Silva: Okay, and is there, I guess, a cleaning maintenance program that has to be vacuumed and, you know, expected life for the pavement? You know, if it clogs in 10 years they're gonna have to replace it.

Mr. Ishikawa: You know, to tell you the truth this would be the first project that I'm doing with this system. Although our company has done it in, in major retail in Honolulu. So I don't necessarily have the answer to that. But obviously you want to clean up oil spills. And you don't want a lot of debris like silt getting in and plugging the, the voids.

Mr. Silva: Yeah. Okay. That's all my questions.

Ms. Okamoto: Thank you. At this time, we'll open it up for public testimony. Did anyone sign up for public testimony? No? Is there anyone here to who wants to give public testimony? If not, public testimony is closed and we will go around with comments, suggestions that we have on the project itself. Mike, we're going to start with you.

Mr. Silva: I don't have any comments.

Ms. Okamoto: I'm sorry, can we stop? Clayton, remind us exactly what action – or Candace – that we're taking because it's different for different times.

Mr. Yoshida: The applicant has applied for Special Management Area Use Permit and the board is making design – recommendations to the Maui Planning Commission regarding design aspects, architecture, landscaping, lighting.

Ms. Okamoto: Okay. So we are making recommendations to the Maui Planning Commission this time. Okay, Mike, comments?

Mr. Silva: I still have no comments.

Ms. Okamoto: No comments. Andy?

Mr. Carson: Can I pass and come back?

Ms. Okamoto: Yes. Darryl?

Mr. Canady: I have no comment. Thank you.

Ms. Okamoto: Linda?

Ms. Berry: No comment. Good job.

Ms. Okamoto: Bob?

Mr. Bowlus: Yeah, I'd like to make that same comment. I think, you know, it's a beautifully

designed project and it seems very un-FABMAC and it's a big improvement. I like it.

Ms. Marshall: Ditto.

Ms. Okamoto: Bryan?

Mr. Maxwell: . . . (inaudible) . . .

Ms. Okamoto: Morgan?

Mr. Gerdel: Yeah, I really appreciate the massing and colors of the building. I think it works really well. One comment I have maybe something you can consider is if there's a way it incorporate that signage on the entry elevation more like the one on the Kamehameha elevation. It just seems like it's – I don't know if the signage is large compared to the space on the wall, but maybe if there's a way to incorporate that more into the design of the building.

Ms. Okamoto: Is that the one on the – that the blue is longer, is that what you're saying?

Mr. Gerdel: I guess the Puunene Street elevation, it seems like the sign is large in relation to the columns or the entry. Maybe there's a way to incorporate that more.

Ms. Okamoto: Any other? Okay, now we'll come back to you.

Mr. Carson: Okay, great, I'm ready. Thank you. A few comments and recommendations. Because of the amount of air-conditioning, I'd like to recommend that you get an enhanced commissioning by a third party maybe after construction just to make sure that everything is dialed in and operating as efficiently as possible. Possibly also for your lighting system – I know I didn't ask you about your artificial lighting system, but there are even dynamic systems that could balance artificial light with the natural light and that would be worth enhance commissioning as well. You might even talk to lighting specialists and incorporate some of your interior design for maximum reflectivity to minimize your need for interior lighting. As far as local materials, there are some local materials particularly for finish work, so that would be a good place to incorporate some of that. And also possibly recycled or salvaged materials also.

The PV you mentioned for your roof because of the – I forgot to ask you your parapet height, but it looks like it's about three or four feet which is gonna create a shading issue for any kind of PV. So you're pretty actually, significantly limited on your space on your roof. So, I know it's probably not cool to do it, but it would be nice to see some building integrated PV. I know they make a ceramic tile photovoltaic cell. It would be nice to see that someday. Maybe not on this project. And also because of your limited space, you might consider doing some of that in the parking lot as well. Just covered parking PV. Also, and I'm assuming your outside light you said there were shaded LEDs. I'm assuming they're just on at dusk, and off at dawn. Static all night long. I, again, prefer to see two level lighting so that when nobody is around it drops down to an idle mode, and then comes back on brighter when it senses activity.

And then the other thing I had to mention was that on the overhead view I didn't see a lot of future space there for potential bus stop and especially on that right there, the Puunene side right there. It seems like a prime spot for a bus stop someday soon. So that might be a consideration. Alright, that's all I had. Thank you.

Ms. Okamoto: Where are the current bus stop in that area? Does anyone know? Oh, Mike knows. Okay, where's the current bus stop?

Mr. Silva: I know we're working – our office is working on a project that is going to be installing one a block in each direction on the Lono – in front of the Lono Building and Salvation Army. And then the other way, in front of the Safeway and Maui Mall, yeah.

Ms. Okamoto: My only comment would be to be sure that there is at least bike racks, and add those in. Any other comments from the board? You want to try to review those?

Ms. Thackerson: Yeah. I'm definitely going to get help from Carson on a few of these so –. I've got that bicycle racks should be incorporated into the proposed project site plan. That the signage on Puunene Avenue will be more seamlessly incorporated into the building design frontage. Is that a good way to word that?

Mr. Gerdel: Yeah. Yeah, I think that works.

Ms. Thackerson: Okay. You know, it's tough to get these comments into, into, into things the Planning Commission can then just read and know what we were all discussing. I've got that the applicant shall pursue the use of – or the applicant shall use local materials for finish – or pursue the use of local materials for finish work as well as recycled and salvaged materials. It's hard to day "shall do," when they're gonna to pursue the use of it. That the applicant –

Mr. Carson: Excuse me?

Ms. Thackerson: Yes?

Mr. Carson: In the past we've used the word "consider."

Ms. Thackerson: Consider, I like that. That you consider. Strongly consider? Okay. That the applicant shall consider the use of building integrated PV panels or solar paneled carports. And then will you please repeat the comment about the lighting? The energy efficient and down lighting. How would you like that phrased?

Mr. Carson: Consider bi-level lighting for the exterior lighting fixtures in the parking lot.

Ms. Thackerson: The applicant shall consider bi-level lighting, on the exterior of the building? And interior?

Mr. Carson: More for the exterior parking lot. Like the pole lighting and anything like that.

Ms. Thackerson: Okay. That the applicant shall consider bi-level lighting in the parking areas. In the project parking areas.

Mr. Carson: And then I can actually help you write the next one.

Ms. Thackerson: That's great.

Mr. Carson: The applicant, the applicant shall be encouraged to strongly consider using a third party enhanced commissioning the air-conditioning system upon operating.

Ms. Thackerson: The applicant shall be strongly – that the applicant shall strongly consider using a third party – what was that?

Mr. Carson: Enhanced commissioning agent.

Ms. Thackerson: Enhanced commissioning agent.

Mr. Carson: To ensure proper operation of air-conditioning and lighting systems.

Ms. Thackerson: To ensure – what was that?

Mr. Carson: Proper operation.

Ms. Thackerson: Proper operation.

Mr. Carson: Of air-conditioning and lighting systems.

Ms. Thackerson: Air-conditioning and lighting systems. I'm gonna need these minutes. Okay.

Mr. Bowlus: That's at completion of construction upon completion.

Ms. Thackerson: Upon completion of construction.

Ms. Okamoto: For my own, that's saying that you're getting a third party company in to study –

Mr. Carson: Right, somebody – a third party comes in, they look at the specs, they go in, they look at the installation and they confirm that everything is operating as designed. And then they can point out weaknesses if it's not, right?

Ms. Okamoto: Okay. So we all understand. Okay, thank you. Is that it then? Do we have any other comments? Is there any questions amongst the board regarding the comments? Is everyone okay with the comments?

Mr. Bowlus: Yeah.

Mr. Canady: And I'll so make a motion.

Ms. Okamoto: Okay, I was going to see if I have a motion. It's been moved that we send those comments on to the Planning Commission. Do I have a second?

Ms. Berry: Second.

Ms. Okamoto: It's been moved and seconded. All in favor say aye. Opposed? Very good.

Ms. Thackerson: Thank you.

Ms. Okamoto: Thank you.

Mr. Munekiyo: Thank you very much board members.

It was moved by Mr. Darryl Canady, seconded by Ms. Linda Berry, then unanimously

VOTED: Recommend approval of the project to the Maui Planning Commission with six additional recommendations.

D. DIRECTOR'S REPORT

1. Agenda Items for the April 2, 2013 meeting

Ms. Okamoto: Next item, Clayton, agenda items for the April 2nd meeting.

Mr. Yoshida: Thank you Madame Chair, members of the Board. Our next board meeting is scheduled for April 2nd. I guess the Council Policy Committee approved the nominations of the Mayor's nominees to this board last month, so we're hopeful that on March 15th the full Council will approve the nominations. So hopefully we'll have the new members on board. And if we have another item to couple it with, we'll have an orientation session and election of officers for the new commission year. As far as activity, let's see, we got zero SMA use permits the first six months of last year, eight SMA use permit applications for the second six months of last year, and so far we've received two. So we're getting a little busier than we were. So that would be what we might have for the next meeting on April 2nd.

And again, I'd like to take a moment to thank board members Darryl Canady and Linda Okamoto for their five years of service on this board. Say with Kay the meetings were always, you know, organized, run as efficiently as possible with her three years as board chair.

Ms. Marshall: Yes. Thank you very much.

Mr. Bowlus: And run with a smile.

Ms. Okamoto: Thank you. Gotta have a smile. Yes. Thank you. Anything else?

Mr. Carson: I do have one question. I know at one point I asked if it was possible to have the option of the packet electronically, and I just wondered if we ever found out if that's possible.

Mr. Yoshida: I guess we're kind of still exploring that, but maybe it could be a matter of discussion at the next board meeting because you'll have the new incoming members. And we'll try to provide an answer to that question at the next board meeting.

Ms. Okamoto: Does the – usually the applicant gives you the proposal in the digital format or not. They always have it when we come. Do they give you that in advance usually?

Mr. Yoshida: I think we – well, maybe sometimes they do, and sometimes they don't. If they do, then –. Yeah, we'll explore the matter above providing that to the board digitally.

Mr. Maxwell: The problems is a lot of the time I'm doing the same type of presentation and your meeting is a couple, you know, a couple of days prior to that and you're changing stuff. So, you know, all of sudden, you go, oh, we need to do this, or – so it's much harder that way.

Mr. Silva: I think if they give us this, they can give us electronically when they give – I mean, it could be different than the presentation.

Mr. Maxwell: Exactly, and just say . . . (inaudible) . . .

Mr. Carson: They could highlight changes, point it out.

Ms. Berry: But I think the file size . . . (inaudible) . . .

Ms. Maxwell: Maybe through a drop box.

Ms. Marshall: Like a file transfer of service or something.

Mr. Silva: And the issuance of Ipads to all the board members.

Ms. Marshall: Everybody has to be able – everyone needs a large format printer though.

Mr. Maxwell: Speaking of board members, who's the ones that are –. Do you have a list of new people?

Mr. Yoshida: I believe we have David Green from Lanai, and Frances Feeter from Molokai. And we have an alternate member that is appointed. So with that we'll have nine regular members, and four alternate members. So we'll be, you know, all the positions on the board will be filled for the first time in a while.

Mr. Maxwell: Great. Thank you.

Ms. Okamoto: Okay, any other business? If not, meeting is adjourned. Thank you all.

E. NEXT MEETING DATE: April 2, 2013

F. ADJOURNMENT

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:54 a.m.

Respectfully submitted by,

LEILANI A. RAMORAN-QUEMADO
Secretary to Boards and Commissions II

RECORD OF ATTENDANCE:

PRESENT:

Linda Kay Okamoto, Chair
Linda Berry, Vice-Chair
Robert Bowlus
Darryl Canady
Andrew Carson
J. Morgan Gerdel
Jane Marshall
Bryan Maxwell
Michael Silva

OTHERS:

Clayton Yoshida, Planning Program Administrator, Department of Planning
Candace Thackerson, Staff Planner
Michael Hopper, Deputy Corporation Counsel