

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
OCTOBER 7, 2014**

APPROVED 12-02-2014

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Michael Silva, Chair, at approximately 10:00 a.m., Tuesday, October 7, 2014, 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. PUBLIC TESTIMONY -- At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda items are discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered.

Mr. Michael Silva: At this time we'd like to open it up for public testimony. If anybody would to come up and talk and, and not wait for all of the items you could do so now. We would just request that any -- or I guess if you come up now that when the item comes up that you're speaking on that you come up again only if new items that you want to talk about. I do have a sign up for somebody to come. I don't know if they're going to come now or later.

Ms. Randy Wagner: Later.

Mr. Silva: Okay. Do you want to wait until after the presentation?

Ms. Wagner: . . . (Inaudible) . . .

Mr. Silva: Okay.

Ms. Wagner: . . . (Inaudible) . . .

Mr. Silva: If that's the item you want to speak for. We do have, we will open it up to public testimony at that time, after the presentation. Okay, thank you. So seeing nobody for this public testimony, so we're going to close this session of public testimony.

C. ADMINISTRATIVE APPROVAL OF THE AUGUST 5, 2014 MEETING MINUTES

Mr. Silva: Moving on to the next item on the agenda, C, administrative approval of the minutes. Does anybody have any comments on the August 5th minutes? Hearing none so we can approve those administratively.

The Board administratively approved the August 5, 2014 meeting minutes as presented.

D. COMMUNICATIONS

- 1. MR. JORDAN HART, President of CHRIS HART AND PARTNERS requesting comments on the design plans for the Kenolio Apartments Project, a 100% affordable, for rent apartment project consisting of 186 total units, swimming pool and community building with laundry, covered pavilion and bathrooms, landscaped walkways, and other related improvements on 8.2 acres of land situated at the corner of Piilani Highway, Kaonoulu Street, and Kenolio Street, TMK: 3-9-001: 157 and 158, Kihei, Island of Maui. (Paul Fasi)**

The applicant plans to submit an application for 201-H affordable housing approval with an Environmental Assessment to the Department of Human Concerns and the Maui County Council. The applicant also plans to submit a a Special Management Area (SMA) Use Permit application to the Department of Planning and the Maui Planning Commission for approval.

The Board may provide its recommendations to the Department of Housing and Human Concerns, the Maui County Council, the Maui County Planning Department, and the Maui Planning Commission on the design aspects of the project based on the plans submitted for the October 7, 2014 meeting.

Mr. Silva: Next item, communications, the first item up today. First item under communications . . . *(Chair Michael Silva read the above project description into the record)*. . . So we have Paul from the Planning Department.

Mr. Paul Fasi: Good morning. My name is Paul Fasi. I'm the senior planner on this project. I'll be taking this through the -- from this intro to the Planning Commission, and hopefully we'll get this thing through.

As mentioned, it's 100% affordable. It's 186 units. It's a three-story building. The Planning Department doesn't have any issues with this particular concept, and what they presented so far. They are going through an EA process, an Environmental Assessment process right now. They're just in the beginning stages of that. They've got a long way to go, but the department is in favor of this project and has no real concerns with it. I'm going to turn it over to the applicant's representative, Jordan Hart, and I believe they have all the appropriate representatives here to discuss the various aspects of the project. If there are no questions for the Planning Department, I'll turn it over to Mr. Jordan Hart. Thank you.

Mr. Jordan Hart: Thank you chair and members. I'm Jordan Hart of Chris Hart & Partners. As

Mr. Fasi mentioned we are in the process of collecting comments on a draft environmental assessment in support of a 201H application for a 100% affordable project. The project is the Kenolio Apartments. Parcel numbers were already referenced. The subject parcel is 8.2 acres. It's located in Kihei, State Land Use Urban, Community Plan Business Commercial and Multi-family, the zoning is R1 and A1, and it's located in the SMA. Part of our 201H application process is to basically get concessions on the land use designations for the parcel which is an option of this process.

To back up a moment I'm here today with Brett Davis as planner for the project, David Sereda is the landscape architect for the project, both from Chris Hart & Partners, and, as well as the architect, we have Doug Gibson.

Project location, Kaonoulu and Piilani Highway. This is a photograph looking down the Piilani Highway. The project site is on the right. This is looking through the project site towards the West Maui mountains, from near the Piilani Highway. A little background on the company. Since 1998, Pacific Companies have successfully completed more than 125 multi-family and charter school projects in the western United States. Pacific Companies has more than 90 workforce housing or mixed income developments in its portfolio comprising more than 5,000 units across eight western states. The Kenolio Apartments project will be the first project in the State of Hawaii. More information on the applicant can be obtained at their website.

A breakdown of the project itself, 100% affordable, 186 units, 12 three-story buildings. 63 units will be one-bedroom, 100 units will be two-bedrooms, 23 units will be three-bedrooms. Amenities include swimming pool, community building with laundry, office space, fitness area, computer room, community space and storage, covered pavilion and barbeque grills, landscaped walkways and 178 required parking site, and stalls. Excuse me. I'm going to introduce David Sereda to talk a little bit about the landscape. I'm sorry, I'm going to correct that. I'm going to bring up Doug Gibson, architect, and talk about the site and the structures.

Mr. Doug Gibson: Morning. Doug Gibson, Pacific West Architecture, 430 East State Street, Eagle, Idaho 83616. I'm the architect of record for the Pacific Companies. I wanted to just give a real quick history on the Pacific Companies so you would have a better understanding of how we approach our project design and how we arrived at the architecture that we did so I think -- I'll, I'll craft a narrative and give you a little bit better understanding so you can appreciate just how special this project is for our company.

The Pacific Companies is based in Eagle, Idaho. They primarily do work on the west coast of the United States. The majority of the projects being in California. We've done work in the metro areas, Los Angeles, Fresno, Central Valley, Northern California. We also do projects in Nevada, Arizona, and currently I've got two under design in Anchorage, so we're probably one of the largest privately held multi-family apartment development that you've never heard of because Caleb Roope is 43 years old. He is dedicated to creating communities, specifically workforce housing. We've done projects in South Lake Tahoe, Trucking Meadows, Mammoth, California. We appreciate the difficulties in a lot of these areas for individuals to have homes. And, you know, homes is being a place where they don't have to drive for an hour to get to their

place of employment. One of the primary concerns is creating and fostering a sense of community within the development. And so within the context of the project we have a central courtyard, and that's usually typical for all of the projects that we do for the Pacific Companies. We strongly believe in the sensible space. We believe in eyes on the street type of approach where residents can have their kids play in a safe environment where it's, it's as boisterous as you could get in a multi-family development which allows for growth and encourage social interaction between residence and provide an opportunity for residence to feel at home. So, so globally that's kind of the, the design of, of the site.

One of the things also that we're really concerned about is, you know, the environment. And, you know, you have a very beautiful island out here, and we really go for the -- as low impact as you can get knowing full well that construction in and of itself is a difficult process with footings, foundations, wood construction, plumbing. There's a lot of work that needs to go into a particular site. But we are a LEED project. Shellan Rodrigues who's with the Pacific Companies. She's LEED AP. I'm the equivalent of LEED in California. I'm a Certified Green Builder. We've built four LEED projects in California, and I personally been responsible and charged of over a dozen build a green project. So sustainability is an important item. And to that effect, you know, high insulation values, high window values, quality, long term durability of building products and materials. And that kind of gets to the, to the design of the structures.

The layout that we came up with was also inspired by Mr. Roope. He spends a lot of time out here, Kapalua. He loves the islands. Rico Brazil who's also one of the owners of the company, you know, lives down in Kihei, so we're familiar with the area. And one of the things that we wanted to get was an opportunity to provide a little bit more of, of wind flow through the site. So the way the structures are developed is you're going to have hallways and breezeways that actually direct wind into the footprint of each one of the individual units so we can provide for as much natural ventilation as possible at the project.

The structure itself -- can I have you go back to the one slide with the project description? The next one. There you go. One of the things I wanted to bring up in addition to the community building with the laundry, we also have computer rooms, high speed internet, high capacity washer dryers in, in the community building, and a kitchen and meeting space within the community building. And that's all for after school classes, facilitating kind of -- a sense of place for the residents. The units themselves, the 63 units are about 680 square feet. The 100, two-bedroom units are either 900 or 1,060 square feet. And then we've got 23 units, they're going to be the three-bedroom at about 1,140 square feet so they're not . . . (inaudible) . . . by an means, but they're efficiently laid out and the specific intent is to make sure that the spaces maximize the utilization of the space.

In, in addition, the amenities, we really pride ourselves on the quality of our amenities. We want to make sure that the residents feel like they're living in a home, like, it's their place. It's not resort quality amenities which is easy for you all to understand here, but we wanted to make sure that the pool, barbeques, covered trellis, the use of the monkey pod tree onsite to create landscaped areas. So, so that's kind of, of the big picture on the site.

The overall unit layouts if we can kind of go into the next perspective rendering. So this is just more of an aerial, looking up land with Piilani Highway on the left, and the -- I'll try not to --. There you go. So this would be our primary entry in here. As you come in, this is our community building so it's, it's really based on orientation and making sure that, you know, new residence and future residence have an ability to get central access right as they come. And then the units themselves, as you can tell, they're spaced out over the central courtyard. Under the units on the three different varieties that we have we actually have parking underneath the units. So if you don't have the surface parking you'll actually be able to put your vehicle, get it out of the sun. In addition, based upon some feedback that we've received from some stakeholders at KCA we've actually done some redesign so we have areas within the garage for residence to place long boards, surf boards, kind of the bulky cumbersome types of items that they wouldn't maybe necessarily want to carry up two or three flights of stairs. So, so we've been listening to those types of comments as well.

The overall layout of the site though, I think, works well with the property. Also works well with the topography. You know this is a really dynamic view as you're coming up Piilani Highway, and so we're really trying to maximize the, the feeling of this, like, wow, this is something new. This is, you know, for so many years the site has been lying vacant with boulders and job shack, and, you know, so, it's kind of an eye sore along the highway. So our goal is to really make it look as, as nice as possible. And it's something that the, the residence of Kihei would be proud of.

So this just kind of gives you an opportunity of, you know, as you were driving into the site this would be the view that you would have looking, you know, looking upland or upcountry. So the, the landscaping is designed specifically to create a buffer between the existing residential area down towards the coast, and then our subject property. This view here would be the view if you were on Piilani Highway, so this coasts down here. So, you know, different varieties of landscaping. You know, Chris Hart's group, Dave's done a wonderful job working with us on coming up with a, a tremendous variety of, you know, we've got the local native variety plants. We've got focused colorful little areas in the community area and as you come into the site, so you, you get a real good sense of, of kind of the tropical. But we're also concerned about water usage, and we want to make sure that it is a, you know, I believe it's called zero-scape because you obviously don't have zero-scape out here. But it would as low water usage as, as allowed under statutes. Okay, next one please.

So this would be a view from one of the residence units looking out. This would be looking north. The pool's kind of here. So you can tell all the units have little patios looking out. This would be a, a barbeque area, built in, gas powered barbeque, you know, benches. We have a sunshade structure. This rendering doesn't have the monkey pod tree right here in the middle. So I wanted to point that out if you see that there's a discrepancy. We pulled it out because at full, you know, for all of that monkey tree it would basically be this entire thing and you wouldn't really see what we're actually trying to explain. So on the video you'll actually be able to see kind of a better idea of, of what's in there. The next please. Okay, so there you are. That's, that's kind of where the monkey pod tree to kind of give you an idea of what we're planning on doing relative to, you know, large areas for, you know, kids playing. Next please.

Okay, now this, this would be a, a view, like, you step right outside of the door of the community building, and you're looking, you know, here's the tot lot and then right off to your left would be the pool. And then these are kind of the walkways, you know, five feet wide, wide enough for a couple of people to get around. And then our tot lot area would all be buffered by, you know, landscaped features to, to give it a real sense of, of, you know, a community. Go to the next please.

The video. Yeah, let's rock and roll the video. Okay, so actually before you start, I want to kind of give an orientation. So this, this is the same site layout, but we, we didn't have time to get this done for your package, and I apologize. It just takes a lot of data memory to do a presentation like this, so as, as it goes through, if there's any one spot that you want us to stop at to take a look, we, we can do that or we can back up on it. This is to give you an idea of the feeling, okay. It's not 100% representation of what's it's going to look like because I can't guarantee that. But this will give you an idea of the three different color schedules that we have. How the site moves around. So you'll be coming in, kind of doing a fly around. And then we'll also have just kind of moving through the site so you can kind of see how residents and pedestrians would be working and interacting within the site.

So there's your monkey pod trees. Now we're looking kind of to the right. This would be the entry, coming into the site, our monument sign. And then you can see like some of the different color varieties, and it's on the color board with the blues and, and kind of beige and kind of spice things up a bit. Okay, so your community building would be right up on the left there.

Now the community building and the common areas are going to be solar powered. We haven't made a final decision with the developer on solar hot water or a full solar package. A lot of that just depends on the tax credits and with the markets and the position to purchase. Here's your garage with storage areas up underneath. The view into the tot lot. You'll see that lady jogging several times by the way. Busy lady. Okay, so this would be the southern most portion of the project. Now this view would be what you'd see along Piilani Highway. Now we're looking back down towards the coast. And the siding is, you know, ship lap, bat and board with, you know, real aggressive outriggers and some architectural features that, you know, you see here locally. So it's not like we're reintroducing or bringing any style that you haven't seen before. These are some of the breezeways that we talked about for forcing, you know, circulation into the structure and then routed around within the individual units. That's looking at Piilani Highway would be off on the right. So this is actually from Piilani Highway, looking down in towards the project if you're stopped at that intersection. Community building, shower, drinking fountain, bathrooms. It has all the amenities that you expect.

And that's the only time you'll ever see kids stand still by the way. Now the entire site will be designed for Americans with Disability Act (ADA) so it's a fully accessible site. You could take your wheel chair or scooter anywhere on the site to make it work. That's a view, north. Okay, so that's, that's kind of a general spirit of it. We can look at the architectural plans or I can explain the architecture to give you a little bit better idea. We've got three specific palettes that are on the color boards. We're proposing Owens corning or boral stones, entry elements. And

the siding would be, you know, three different values, a blue, the red color, and then a yellow color which initially when we chose it I was really hesitant, but you know, this is a bright sun type of area and I think it gives a lot of opportunity to, to call attention to it. We'll have two different roofing colors. One's kind of a teak, the other's a weathered wood. Those are also colors that you see here on the islands, so we're not introducing anything. We didn't go low slope or white roof, I think, just specifically because this is a, you know, a workforce housing, so we're trying to keep our cost reasonable knowing the construction costs, you know, here in the island are significantly greater than you'd find in other areas. So that's kind of the architecture of the exterior elevations. Windows are going to be double paned low e glass, white vinyl, you know, high efficiency to keep the, keep the sun out and the heat. The, all of the roofing, the walls are all insulated. And then finally the cementitious siding it's a long term durable, and it's a product that's made out of cement basically. I've been to their factor in Reno, and I know it's available here. It's a product that when it goes on it's virtually bullet proof. It's a wonderful type of product. So those are kind of the color boards to give you an idea of the overall look. Can we look at the floor plans?

There we go. Look at that. Okay, so I'll kind of move through this quick so I don't take up anymore time. So what we have is an on, onsite office manager. We will have one, possibly two managers living onsite. That, that's the other thing that our client does. California for a project this size, we need two onsite. So two of the units would be designated, or at least at a minimum, one of the two bedroom units would be designated for the onsite manager. And so they would be here. So residents who would come in, future guests, they, they would go meet with the office manager, go through the whole application process. We have a full service kitchen. It's not a food production kitchen so we don't have a grease interceptor or a hood, so it's more for crock pots and microwave and football party type of deal. Community room, full screen TV, stereo, all the bells and whistle. We also have an exercise room with an access door from the outside so residents who have odd schedules, daylight, or you know, working, you know, night time type of work, they can come in the day time and, and work in the evening.

Laundry facility, now all the units have laundry built in. We, we don't provide washers and dryers in the units. If a resident has one, then they can use them in their units. But in the event that a resident doesn't have one, we have a utility sink, and then like a full scale laundry type facility, restrooms. And then all of this is lockable from the inside so residents can still access the laundry room 24/7 which is also a very important amenity just dealing with the different life styles that people have. Okay, next.

Exterior of the community building. A single story, you know, local vernacular, not real round. We don't build big ones, but at least it gets the job done and I think it make sure that scale wise it's representative of what you'd expect when you build it. Okay, next.

It's kind of hard to see these. I know in your application packages you've got the floor plans. I can explain just kind a, you know, real quick. We talked about the breezeway and the ability for wind, you know, to get through the structures. So each one of the units would have, you know, an opportunity to get breezes, you know, in the front door, and out the back door type of

approach. All of the structures will be provided with fire sprinkler systems so it will be a 13 or 13R we haven't made that determination yet.

Exterior elevations, parking underneath, breezeway and then just your stair towers, you know, very utilitarian in the sense of how its been designed. Okay, type two, like, they're very similar. So residence who are familiar to one, they'll be all familiar with all of the interior units. Okay. We'll kind of go through these.

Ms. Wagner: . . . (Inaudible) . . .

Mr. Silva: If you could, if you could wait for your testimony that would be great. Thanks.

Mr. Gibson: Alright, signage and landscape, so do I do questions now or can we do it at the end? Okay. Thank you for your time.

Mr. Silva: Thank you.

Mr. Green: Can I follow up on her? I was actually going to ask that question. Are there windows? Is there flow through ventilation, the breezeway? I couldn't tell from the floor plan. It didn't look like there were windows. Are there?

Mr. Gibson: We haven't put windows in that space specifically because we don't -- we haven't made the determination if that's an egress corridor. What would end up happening is if you put windows there, it would have to be one-hour rated, and they would be like the small jalousie type where you can open up and close them. They wouldn't be per egress. So we haven't --. So like this is the schematic design and part of the testimony process is taking into consideration those type of concerns. So at this point, we don't show them but we can put them in if that's the question.

Mr. Green: Don't you feel that flow through ventilation would be, would be something that would be inline with the kind of thing you're trying to develop and actual, et cetera.

Mr. Gibson: Correct. Yes. And we would encourage that.

Mr. David Sereda: Thank you. My name is David Sereda. I'm the landscape architect with Chris Hart & Partners, and I'll take you through some of the landscape features. So as mentioned, it's a 8.2 acre site and we have approximately 40% of that in landscape planting, so there's just over 3 1/3 acres of landscaping. Of that, half is grass and half would be ground cover. And the reason we've done that obviously is to create as much useable space as possible given the demographic that potentially lives here with kids and families. So we've kind of created as much open and useable space as we could.

The areas, the, the main, the two main areas of per landscape design were here in the south boundary and in the central courtyard space that was referred to earlier. So we've more or less, you know, see this as being the, the heart of the development with the most activity occurring

here, and then this area here would be a large open, open space with grass which could serve as a place to walk your dog, a more passive area, or maybe some large birthdays could occur out there. And so what we've, we've also done is we have 10 monkey pod trees on the site, and so the idea was that wherever we could fit them in we tried to get the monkey pods in there for shade. And so we have over 150 trees onsite, almost a 100 of those would be . . . (inaudible) . . . trees providing some type of shade. Along the highway, we've added, we have the monkey pod trees on the highway which keeps in the, the theme in Kihei, which, if you've noticed along Piilani Highway there's a monkey, there's monkey pod trees in most of the development along the highway. So we tried to keep that going to tie in with the other developments along the highway in Kihei.

So some of these amenities we have are this is the parking lot lights which is actually the same lights that's on Market Street. There's locations for five bicycle racks throughout the site. And the fencing consists of two different types along the highway and along Kaonoulu Street. It's a chain link fence with vinyl stats. And then a more decorative aluminum rail fence in areas closer to the residences. And along the south boundary where that open space was there's a retaining wall, and on the retaining wall there would also be the decorative fence. And along the street frontage along Kenolio we would have the decorative fences as well.

So we have 12 different tree types. I think we have a nice mixture and quite a few types to keep it interesting. The main palm trees, the Joannis tree. And we haven't, if you've noticed, we haven't used coconut trees just as a maintenance cost issue. Here's the shrubs. I won't go through all of the shrubs, but suffice to say that they are all climate appropriate for Kihei. And then six of the seven ground covers that we have for the over, for the acre and half in shrubs and ground cover would be native plants. We have six native plants of the seven. It would be, again, climate appropriate. And I should also mention that we're, we would use as much of drip irrigation as we could for the ground cover as a water saving measure. And, that's it. Thank you very much.

Mr. Gibson: This is Doug Gibson. I wanted to make a response to your comment, Mr. Green. Those are in the dining room area, and so we can put windows in there to be able to provide that type of circulation. I didn't have a chance to look at it as you asked the question, and I didn't want to make a commitment to putting in a fire rated window. That would have to be an egress window if that was a bedroom along that wall. So I just confirmed in all of our plans that that's an dining area, so we can do that. And that will be changed in the plans. Thank you.

Mr. Silva: Does that conclude your presentation?

Mr. Hart: Yes. Thank you.

Mr. Silva: Okay, thank you. At this time I'd like to open it up for public testimony and we do have someone signed up, Randy Wagner.

Ms. Wagner: Good morning. I'm from KCA, the Kihei Community Association. I'm a board member and a planning committee and design review committee member. And this is the third

affordable housing project that we've reviewed in the last couple of months. And we review them with a score card, but I wanted to share with you how our review process works so I got score cards. It will help you understand. We appreciate anything about this project. The fact that they want to provide affordable housing. That they're trying to make the buildings have a lot of shade and have the wind come through. However, there's some real basic fundamentals about the project that gives us a lot of concern. And when we scored this project, it scored much lower than the other two affordable projects that we've seen, which you may have seen also. One is Cove Village and one is Kalama Affordable Housing. It's just below the Kalama Heights, the one, and the other is on the road nearby. Anyway, those had higher scores for a couple of reasons. Could you put up the site plan, the landscape site plan please? If you look at our score card, the first category is natural heritage and protect the aina, the ocean, the wetlands. And in this area, makai of this project, there's a lot of flooding in the ocean in Kihei, and a lot of mud goes down there. And this site has two major gulches.

Mr. Silva: If you could take a microphone. There's a hand held right in front of Jordan there. It's for the minutes.

Mr. Fasi: We need it for the record.

Ms. Wagner: This site has two gulches. This is a major gulch, and this is a secondary gulch that this traverses the site. And for us in Kihei right now we're really concerned about the effect of the watershed. And this gulch they're proposing to put underground into a conduit which is something that we're really trying to get away from. If you look at the score card you'll see how in drainage to the ocean, we have eight points. The bottom one is maintain and create a vegetative buffer along the gulch. No -- number seven is no impediments to the gulch flow such as culverts. Implement green streets is a principle that we're asking people to do. Return to -- anyway, so, so the fact that they are taking this gulch and putting it underground gives us a lot of concern because it's on already over taxed area. And I understand from the civil engineer that they're legally meeting and actually exceeding the requirements for this site with their drainage plans. However, it's disturbing to us that they would put the gulch. We would rather see the gulch allowed to remain open and have it landscaped and have restoration on the sides with nutrients absorbing plants to keep --. Because when you put it into a pipe, it's our understanding that a lot more of the dirt just flows right through. And when you allow it to stay in its natural state, or actually enhance its natural state, then it can absorb the rain and just not pick up dirt as it's going along. So that's one of our big concerns.

And we were -- we were hoping they would use -- I see that the ground cover is native landscaping, we would like to encourage as much, many of the trees and what not to also be native. So that's vegetation. And we also, when we reviewed the project, there was no solar for the units. There was only solar on the community building and we wanted to encourage them to use, to choose to use solar hot water in a climate like ours where it's actually the law in residential that you have to use it, individual single family homes. So, in this complex we'd like to see that an option.

In letter C, on page 2, include strong connection to all adjacent natural features such as water

waste, green waste. This gulch over here, is our understanding, is there's a retaining wall on the fence that actually separates this gulch from the complex. So there really is no -- you know, it's landscaped but it's not accessible.

And then there's a Hawaiian member of our board who says that by -- he says that the gulches are actually Hawaiian heritage places and to put them into a culvert is a problem for him and that goes under that preserve our history and promote the Hawaiian culture.

Mr. Silva: If I could just interrupt, we're at five minutes, so if you could take a minute to wrap up that would be great.

Ms. Wagner: Okay. The really biggest issue is this street here, Kenolio Road, is the north-south collector road, and the Kihei Community Association is really fighting to keep this a two lane road with a green way and a bike path separated. And when we do the traffic study that's what we're really going to try to and hope that that stays like that. And this is a highway so what we want is that the whole complex could actually become street front and put all the parking on the highway side because when you have parking along the street front like this it doesn't give the street much character. And they were talking about eyes on the street. If this whole courtyard could be developed to go around the gulch and street front, and allow all the back to be the parking, that would be something that would keep this, the complex, farther from the highway and it would give more sense of place to the street.

And one other concern is that these buildings seem really high that it's going to block the view from the highway, and it's going to block the view of the mountain because they are three stories high. So that's KCA's perspective.

Mr. Silva: Okay.

Ms. Wagner: Thank you.

Mr. Silva: Thank you, and we really appreciate you taking the time not only just coming down here today but on your Kihei Community Association time.

Ms. Wagner: Hopefully you'll familiarize yourself with the score card because we use that for every project now.

Mr. Silva: Thank you. I appreciate it.

Ms. Fiona van Ammers: Sorry, I didn't understand. What is the highest score that you can get?

Ms. Wagner: It depends on each project. It's a percentage. So it's -- every project doesn't -- it's not applicable every point to every project. So we picked the points that are applicable to the project -- and we didn't show you this score, this is an empty score card. We choose which points are applicable. If this is applicable to that project, they can get as many points as possible. And then we do a percentage of the overall.

Ms. van Ammers: So this column, maximum possible, it is the maximum possible for an item that you guys can give.

Ms. Wagner: The highest score project has gotten a 75% so far.

Mr. Silva: So this isn't a score card for the project. This is --

Ms. Wagner: No, I didn't distribute that because that's private.

Mr. Robert Bowlus: But they did rate low.

Ms. Wagner: They did rate the lowest, lowest of all the others. Yeah, they rated low. It's based on those fundamental issues, not based on . . . (inaudible) . . .

Mr. Silva: Okay. So do we have any more, actually, questions about the testimony at all? Seeing none. Do you guys have any kind of a response now?

Mr. Hart: This is Jordan Hart. A number of things were covered in, in that testimony so I'll address a few of them. The first item I'd like to address is that we did receive comments from KCA last week, and so we haven't prepared our reply, but I would say that for starters a number of the --. My personal analysis of the score card is a number of the items didn't directly apply to us, and so we're going to reply to them and basically request that they be acknowledge as not applicable.

Another item I would like to address is that the grassed area at the southern end we did make an internal, have an internal discussion and there is going to be access provided. It's not going to ADA accessible but previously it had been fenced and that's not going to be the case anymore. It's going most likely gated.

Regarding the scoring, you know, as it was stated, the highest overall so far has been a 75, and so ours did rank lower, and we'll be replying to those and adjusting where we can. The -- that will not be a private document. We're doing an Environmental Assessment, and so it's going to be in our EA for everybody to see, along with our response to them and ideally a second reply from the KCA.

The, the drainage issue is a really significant issues, and I think that it would really be good for our project civil engineer, Stacy Otomo, to come up and basically just explain to you what had happened in this region as well as project specific, or site specific for the project. So if I could do that.

Mr. Silva: Yeah, great. Thank you.

Mr. Stacy Otomo: Good morning Chair Silva and members of the Urban Design Review Board. My name is Stacy Otomo from Otomo Engineering. As I told the Kihei Community Association, I've been associated with this project for many years. Probably in the mid-1990's when the

Betsill Brothers owned this property. And along with the Betsill Brothers we did three adjacent developments. If you're familiar with the area along Kulanihakoi Gulch which is the major gulch that Randy was referring to that overflows on South Kihei Road, to give some perspective, you know, it is a regional gulch that probably has the greatest flow in all of Kihei. It's roughly -- it's over 10,000 cubic feet per second. Unfortunately at South Kihei Road, there are four concrete box culverts that are six feet by four feet wide. Estimated capacity is like 600 somewhat cubic feet, so that in itself tells you, you know, once that capacity exceed it, it's going to overflow South Kihei Road with or without this project.

Second thing is when the Betsills developed Kenolio Villas which is, I think, about 120-unit condominium project right adjacent to the Maui Lu, mauka of that project, they did a 53 lot subdivision called Kaonoulu Estate Phase Four. To the south of that project they developed the 20 unit subdivision. And along with that they met the FEMA requirements by improving a portion of Kulanihakoi Gulch to take that flow, get it out of the flood plain. And along with that makai of Kenolio Villas to South Kihei Road that land was originally just undulating. There was no -- the flows went there. It flatten out and caused it to flood all of that area. What the Betsill did back in the late 1990's is actually they, they flatten out that area, they dug a little bit deeper and they created a regional storage for four projects. The three that were build and this particular project. At that time and this, this documented in all of the drainage reports at the Department of Public Works. They created a storage volume of 60,000 cubic feet specifically assigned to this Kenolio Apartment Project. If you look at the drainage report, the fully developed requirement for this project is about 23,000 cubic feet. So without the project -- well, with the project, the Betsill already created twice as much, more than twice as much storage as required. However, as part of the improvements for this particular project, we are creating additional onsite detention storage areas. Volume wise we haven't gotten to that particular phase yet, but there will be additional storage on the site, in addition to the 60,000 cubic feet that was already generated.

We respect the KCA's concern about under grounding the culvert. However, I need to mention that a portion of that gulch has already been underground with a box culvert. I would say maybe one third of the land from the north-south collector road to Piilani Highway is already underground. The Betsills already did that. Prior to this developer coming in, we worked with the Betsills, and we had coordination with the people mauka of the highway which is the industrial park at that time, and their drainage included as well, under grounding all of this gulch on their property. So in essence if we do not underground it within this property, I'm not sure we can make it work in terms of getting the number of units, the parking and so forth. So, I just wanted to give you a history of the drainage behind this project. Thank you.

Mr. Silva: Thank you.

Mr. Gibson: If you don't mind, also, just respond specifically to the KCA's concern about the orientation and providing, moving the structures a little bit closer to down to the Kenolio Road. The -- one of the primary concerns is resident safety and the ability of fire apparatus to work its way around the site. As you can see the, the site itself has a design to allow for full unencumbered access to fire apparatus. Three story structures we have to have 26 foot wide

drive aisles. If we moved those two structures closest to Kenolio Road down, flip them, and then -- I'll just kind of show you here real quick -- and put this parking on the top side, if you would of the, of the drawing, it would basically obliterate any of the common area attributes. So you'd end up with a really long, narrow strip of a common area with -- that would be bisected by parking. So as it is right now, the majority of the units have access directly in to the common area. We've got, you know, accessible pathways from these two other nodes. Our primary concern is children moving throughout the development and getting into the central safe areas.

And then in addition, one other aspect I wanted to address relative to the drainage feature. We've done multiple iterations on this site. Probably 30 plus to be, to be honest. And we did do initial design with the premise that we would actually be able to keep that component or portion of it and then provide two bridge structures. And this is a, a, this is a low income housing project and when you're looking at over a million dollars in bridges and culverts to provide this type of, of -- addressing this type of issue. And then secondly I want to make sure I'm very clear about the residents and the individuals that we're going to have here. We totally agree that this is -- it's an existing feature and we want to make sure that we pay respect to it. However, in a multi-family project of this size and scope the last thing we want our kids in and around gullies because of liability issues. You know, I would mention that when we do projects like this, our insurance carrier, our insurance carrier for the client requires fencing. And so, there -- you can't have it both ways in the sense that you have an amenity going to the middle of the site that is prone to flooding. Okay, we all know that's the main purpose. And then be able to provide direct access to it by children who may or may not be watched full time by their parents. That's the reality of it so I wanted to make sure that I addressed that.

So we've done multiple iterations. But I think the main concern about moving these down, and then moving all of the structures. Is it doable? Yeah. Would we hit our unit count which is really the primary driver at this point. I do not believe so. Based upon the cost on a per unit basis to bring this thing to market, we're right at about the bottom. If we start slicing units off and reducing it in order to allow for additional circulation that would definitely affect the viability of the project. So I wanted to make sure that I relayed that to you guys as well. Thank you.

Mr. Silva: Thank you. Sorry, real quick, one more question, and then that, that would be it. If you come to the podium and that would be it.

Ms. Wagner: I just wanted to know what the rental rate, the rate, a range of the actual rate.

Mr. Silva: Okay. Thank you. Yeah, yeah, you can address it now.

Mr. Gibson: I actually, I can address that because I was able to --. Bear with me here real quick. I'll have to dig through my documents because I did get that from Shellan Rodrigues. It's based upon --

Mr. Silva: If you want to get back to us that's fine too because we have other --

Mr. Gibson: Well, I think it's important to understand that --. So for one bedroom it's 60%.

Okay, I'll just, I'll read this verbatim so you can -- the project will utilize 4% low income housing tax credits and bonds. 100% of the units will serve low income individuals and families with incomes at or below 60% of the area median income, AMI, for the County of Maui, not including the manager's unit. The manager's unit wouldn't be included in those calculations. So for a one bedroom unit, 60% rent would be \$908, with a utility allowance of \$156. So incomes would be \$38,700. Two bedroom at a 60% rent would be \$1,090, with a \$200 utility allowance. Approximate income would \$43,620. Then for the three bedroom, 60% rent would be \$1,259, with a \$245 utility allowance, for a median income of \$52,360. Right now I'm showing that the median home value in Kihei is \$498,000. The Kihei median income is \$61,500. Those are 2012. So obviously the, the work and the numbers that we have comes specifically from, you know, Maui County. And these are people like education, administrators, tax preps, surveyors, mappers, community service, fireman, teachers, the individuals that, you know, provide invaluable services but that also need a place to live in that area and don't have to do the commute, so thank you.

Mr. Silva: Thank you. We're actually still on public testimony. Is there anybody else that wants to come up to the podium to speak? Seeing none, so we're closing this session of public testimony. So, as a board, now to move forward, we're gonna go around the table here for -- Paul's got a question.

Mr. Fasi: Actually I don't have a question. I'd just like to make a comment if this is the appropriate time.

Mr. Silva: Sure.

Mr. Fasi: I just want to address the comment and the concerns brought up about the gulch. The gulch is going to flow approximately on 1,100 feet per minute. When you have an open gulch and it's flowing at that rate, if the child fell in the gulch, he's gone. You cannot have an open, flowing gulch in a project like this. It's unsafe. You can put up a chain link fence, but those kids will scale it. If I was a parent living in this project with a three year old child or whatever, he falls in that gulch, he's gone. I'd be worried about him all the time, every day he's outside. So, it's nice to have a gulch, sure, in conception, you know, it's pretty. But, it's impractical. So, you put the gulch underground and you take that worry and that danger out of the equation for this project. It's the right thing to do. You cannot have kids and an open gulch flowing at that rate. It's a recipe for disaster.

The other thing I'd like to mention is the project itself based on what they've done with the drainage concepts acts as a mitigating element itself to the flow of the flood waters. So the project itself is a mitigating element, and so you need to keep that in mind as well. But, I would strongly urge you to not make any alterations to the gulch as planned and proposed by the developer. It is the right thing to do.

Mr. Silva: Thank you Paul. So, now, at this time we're going to go around the table twice. One could be for questions to the applicant and any kind of general comments you want to add. And then the next round would be for our recommendations that's at that time if we can get Paul's

help to jot those down and summarize them when we're all down. So first round, Marie, you want to start us off with questions and comments please?

Ms. Marie Kimmey: Yes, I had a couple of questions. This is Marie. I wanted to find out if these are going to be HUD approvable, Section 8, I believe it is.

Mr. Gibson: At this point the developer is not pursuing government funding in the, in the name of HUD, specifically. There's multiple different types of financing packages available. This is section 42 which is an IRS tax code specific to the distribution and the purchasing of low income housing tax credits. And I don't know if you're familiar with how the low income housing tax credit market operates, but they're basically companies like Verizon Wireless would purchase tax credits in a secondary fund, or secondary market, to offset their tax liability. So it's actually getting common good out of profit that corporations generate. I've not been told that specifically this is a HUD project. And, and HUD projects can be both market and low income housing tax credits so the, the correct nomenclature would be workforce housing in that aspect of it if that makes sense.

Ms. Kimmey: Yes and no. I mean, let's say I have a HUD certificate that says I can rent the house for \$1,100 that's two bedroom or whatever your, your projected rents were, sort of unrelated to, I think, your other funding. I guess my question still would be would that person, could they take the HUD certificate to your office and say I want to rent this place. And then I believe what it is they only pay HUD \$300 or \$400 and then HUD covers the rest of the rent.

Mr. Gibson: Correct. Yeah, and, and it's against Federal law to discriminate, I mean, specifically against Section 8 policy. So if an individual who is not going through any other type of housing aid through Maui County or the State of Hawaii, then they could possibly have HUD.

Ms. Kimmey: Okay, so that's separate from the other, your, your primary funding sources.

Mr. Gibson: Well, and that's not a source of funding. I want to make that clear.

Ms. Kimmey: No, no, no, that's true. That's true. It's just a facility. I believe, again, my understanding is that HUD requires certain, you know, code standards. And I'm sure you probably exceeded those. But, you know, HUD . . . (inaudible) . . .

Mr. Gibson: Uniform Federal Accessibility Standards, you'll hear UFAS going around, and that's specific too. So the project itself, all of the ground floor units will be adaptable. And then, I believe, 5% of all of the ground floor units will be fully accessible and so that's handicap circles, turning radius, all of the necessary requirements within the unit. However, UFAS and the IBC also stipulates that all circulations on the project itself meets those certain minimum requirements, 2% cross slope, 5% max. So all of our parking stalls are ADA and they're designed to be in locations that are closest to the units that are going to be served. And because the community building is its own special and unique building type that is also fully accessible.

Ms. Kimmey: Okay, since you're still here. I had another question also relating to the rents. You said there would be a utility allowance. Does that mean that if their electricity say exceeds \$200 a month then they get a credit from the management?

Mr. Gibson: The housing authority of Maui County provides the utility allowance. So for example if it's -- and every County publishes a utility allowance for gas or electric, and so the rent would be offset by that amount. The Maui County would be cutting a check to go back and to reimburse the developer to pay for the cost of power and the cost for gas. And that's why in the developer's best interest to make these units as efficient as possible. And we are investigating solar hot water because that, that's a really a big concern out here with, you know, diesel cost and the whole cost of electricity out here. Anything that we can do to reduce long term. The owner of the property retains these for 30 plus years. They don't just build them and turn them. They're, you know, specifically designed to keep utility rates low for the long term.

Ms. Kimmey: And so this is at least for 30 years projected to be rentals only.

Mr. Gibson: Correct. Correct, and that's usually, that type of, that runs with the land -- I, I'm not part of the legal determination through the Maui County, but that's usually what it is. It's a 30 year. It's usually a 40 year note, but it's 30 years minimum that the developer has to retain the property. And that goes with the tax credits by the way. And I'll also point out they have annual, and sometimes bi-annual inspections so the State Housing Authority would come out to the project, investigate the project, check out all of the facilities, make sure that their rent roles are acceptable, that they meet minimum standards so you don't have like two people living in one unit and only claiming one income. They actually have to keep very restrictive records on who lives there and the rent that they pay. I mean -- and the Pacific Companies is also the asset manager. So they'll be responsible for maintaining and monitoring all of those transactions.

Ms. Kimmey: Thank you very much.

Mr. Silva: Thank you Marie. Dave?

Mr. Green: My only comments was the one I made earlier about windows and cross flow ventilation. But I'd like to come back and, after we're done with this, just find out, do some of these issues that we've been talking about are they really within our, our scope.

Mr. Silva: Okay. Thanks. Bob?

Mr. Robert Spilker: I only have a question concerning the pool. I don't see any note here that says it's fenced, but I'm going to assume it's fenced. The other question I have is will there be a full-time life guard or is it going to be unattended?

Mr. Gibson: I, I can address that. The pool will be fenced. It will have a six foot high wrought iron. It will have gates. The gates will have key pad access. They'll also be provided with security grills behind them so you can't reach through and unlock the door. The, the vertical members are designed to specifically to be less than four inches across and the distance

between the top bar and the bottom bar are like five foot six so it's designed specifically to keep kids out. We don't have full-time life guards like most other type of developments of this nature. It's, it's a cost issue to, to pay to have somebody there full-time. So it's secure. It's going to be lite, and then it will be sufficiently signed to make sure that no after hour access occurs. And that's why we have an onsite manager to make sure. And for the record the onsite manager's units are usually somewhere near the courtyard so they get like full view of what's going on out there. If there are problems and they need to call, you know, the authorities to come. You know bust a party that some highschool kids are doing or whatever.

Mr. Spilker: And just a comment. Monkey pods are really dirty trees. I'm surprised that you're going to use them. Who's, who's going to clean up all those pods on the ground?

Mr. Gibson: A -- well, we have a -- besides the onsite manager, we usually, a project of this size, will have one or possibly two maintenance staff onsite as well. So the community building has an area for all of the materials, and then we subcontract all of the landscape maintenance. So it would be twice a week you have somebody out there doing work. And that's included as part of the developers budget. It would be a class A property relative to how they keep things cleaned up.

Mr. Spilker: Okay.

Mr. Silva: Thank you. Bob?

Mr. Robert Bowlus: I don't have any questions. I think it was a very thorough presentation and you guys did a great job. I appreciate it.

Mr. Silva: Frances?

Ms. Frances Feeter: I'm very impressed with all the design and everything. I understand the KCA's concern, and we would all like to have nothing developed and have it pristine and natural. But I have to -- personal experience I had a great son severely interest, entered, in a very small stream in a park, and so I know that can happen and for that reason I would be against leaving the gulch open. I, I'm really very impressed with the design too. I think it's, the floor plans are unique for apartments and that's kind of exciting to me. Thank you.

Mr. Silva: Thank you Frances. Fiona?

Ms. Fiona van Ammers: Yeah, I think the, the project is well presented. I think it's a nice project. I think for what you guys are trying to do it looks good. I do have a couple of questions. I'm just curious with the current zoning, what its density would be for the site. Even an approximation, it would be more than the units currently had suggested. It would be higher? Higher or lower?

Mr. Hart: We're going to assume it's going to be higher right now. We didn't do a side by side comparison just because the 201H process allows for -- well, it allows for exceptions in

situations like this. But we didn't do a head to head comparison. We can do that in our final EA, but, but we don't have it now.

Ms. van Ammers: Okay. And then the second question -- I think someone else brought it up -- about the view corridors. We didn't really get a visual from Piilani Highway, looking to the ocean. So I'm just curious if someone could approximate.

Mr. Hart: Building's height are 35 feet.

Ms. van Ammers: So what is the difference between the highway and this?

Mr. Hart: I'm, I'm sorry, the highway. I'd like to address a number of things there. The -- well, let me see if we can see a site photo. This site photo here would be looking to the ocean. I don't -- I don't know if it's adequate to see. I'm not sure if you can see the horizon line from there or not.

Ms. van Ammers: Do you have any idea about how high the highway is in comparison to the site?

Mr. Hart: I'm calling -- Stacy Otomo's coming.

Mr. Otomo: Stacy Otomo again. Fiona, to answer your question, I'm just going to try and get some elevations off of the site plan, but it appears it's going to be any where, the highway, the closest edge of pavement, where the gutter is, it's going to be roughly between three and five feet higher than the finish floor of the building, closest the highway.

Ms. van Ammers: Okay. . . . (inaudible) . . .

Mr. Otomo: Right.

Ms. van Ammers: 32. So like 30 feet.

Mr. Gibson: As a, as a follow up to Stacy's comment. The way the site is also, as you get to the northeast corner, that's the high point of the site. Or, I'm sorry, the high point of the highway relative to the site itself. And then the site, you're kind of chasing it down hill as Piilani Highway goes south. So at that one point you could be between, you know, five and six feet from the curb and gutter on the highway to the building pad for the ground floor. So if you're, you know, doing the map and you're 35 less that six or seven, you're going to be 27, 28 feet at that point. And then because the, the way the pads are moving down the site, as it gets closer those pads are actually moving further down into the gully. So it's not going to be like one consistent height. You'll actually have some articulation. And, and, you know, residence on the third floor may actually get a view out towards the ocean on some of those units just so you know.

Ms. van Ammers: Okay. Then, I guess, to address the comments on drainage and traffic -- actually, you know, I don't have a question. I just have a recommendation. I'll do the second

round on that.

Mr. Silva: You can, or you can just tell your general thoughts so as a Board can understand also.

Ms. van Ammers: Okay. So on drainage I do kind of agree with the testimony about the conveyance of the existing gulch into a pipe. I think her concern was also about water quality as it discharges to the ocean. I understand it's a very large volume, but maybe the applicant can address some methods to address water quality even if it goes underground, so I don't know what that might be, but maybe they could look at that.

And the traffic, the common round about the street view I would agree that the applicant should -- how should I say this -- coordinate with the master plan, you know, for complete streets along that collector road, and just ensure that in the future build out bike lanes, landscaping and pedestrian access would meet whatever the master plan is.

Mr. Silva: Okay. Thank you Fiona. That actually leads into my first question. With, I guess, the 201H affordable housing process, I'm not sure how much County Code you can circumvent, but the Keonolio Road it looks in some spots it's fully paved with, but then it looks on some of like those, like, the one lane, is that intended to be one lane there?

Mr. Hart: Basically part of the 201H request will be to, to serve the project directly and to leave the portion of the south end of the north-south collector road to be paved by, you know, basically the government at a separate time.

Mr. Silva: Okay. And I know it's probably outside the project scope, but do we know if that project is for the County or whatever. I mean, that's a major gulch that gotta cross to with the bridge. I don't know if there's any kind of planning for that that we're aware of.

Mr. Hart: Stacy Otomo can address that.

Mr. Silva: Okay. Thank you.

Mr. Otomo: Stacy Otomo again. To answer your question Chair Silva many years ago the County actually hired AME Pacific at that time to do this portion on north-south collector road, so we do have a preliminary profile which the improvements for this project actually followed. Beyond the end of the proposed pavement is where AME was proposing that the road starts going up to accommodate the bridge at Kulanihakoi Gulch. So as best as we can at this current time we're following the whatever information that's available.

Mr. Silva: Okay. And do you have any idea when that would be coming in? I mean, that's probably not -- that's like crystal ball I'm guessing.

Mr. Otomo: Yeah.

Mr. Silva: But not in the near future.

Mr. Otomo: It might, probably not in the near future, but in my mind, no matter, when the north-south collector road comes in, it basically has to follow a very similar profile to accommodate the bridge.

Mr. Silva: Okay. Thank you. I had a question about the, the fencing and exactly where the fencing is around the perimeters. Is there -- there was the wrought iron that's along Kenolio. Is it along the whole frontage of Kenolio, and is that needed all the way along the frontage of Kenolio?

Mr. David Sereda: David Sereda of Chris Hart & Partners. The fencing, the chain linked fence with vinyl slats runs along Kaonoulu, along Piilani Highway, and then it comes along this part of the property here. I'm sorry, up to here it stops here, and then it becomes the aluminum rail fence along here. And there is no fence here on the boundary, and then the aluminum rail fence would pick up again and run along the frontage.

Mr. Silva: Okay. And are there gates across the driveways? I'm not sure what the fencing is for.

Mr. Sereda: It, it would be more or less decorative.

Mr. Silva: Okay. I'm not a huge fan of the chain linked fence either. If it could be landscaped outside with hedges because that's going to be a pretty major view from the highway or vinyl fence or I don't know if that's -- I mean everything is the cost for affordable housing, but I don't know that, if you looked into that at all, if that was an option during design.

Mr. Sereda: I think cost is probably one issue in terms of choosing chain linked fence and making it as less, you know, have a visual impact, like, between the vinyl slats. And then, and then it's not unlike a lot of fencing along, for the other projects along Piilani Highway.

Mr. Silva: Yeah. You know, that's part of the reason I don't like it because of the existing. I know it's out there and it doesn't look all that great. So I guess I would like to see some maybe some kind of shrubbery or some landscaping in front of it to screen it from the highway. And then, while you're up there David -- sorry, you're walking away -- the testifier did mention about native trees. Is there any specific reason also that more native trees aren't included?

Mr. Sereda: No actually. We have, well, we have Milo and . . . Milo and Heliotrope, that would be the two native trees.

Mr. Silva: Okay.

Mr. Sereda: No. We, we could certainly add more native trees.

Mr. Silva: Okay. Okay, I guess on your landscaping plan too it looks like the ground cover and

some of the shrubs are labeled as native, but the Milo -- the ones that aren't labeled so maybe that's just the labeling also, on the plan. Just a suggestion. Yeah that one. So some of the --

Mr. Sereda: Here?

Mr. Silva: Yeah. The plant material have native behind them so maybe that was what the comment was.

Mr. Sereda: Milo should have native behind them.

Mr. Silva: Okay. Okay. That's all our questions. Anybody else have any other questions before we hit to Richelle for Corp Counsel. So is there -- I guess there's a question on -- David, was it specifically about drainage or, or --

Mr. Green: Why don't we finish this?

Mr. Silva: Well I wanted to finish -- I wanted to get this answered because all of the questions are done so we would need to do recommendations now.

Mr. Green: Well, just, do we care what the rent is?

Mr. Silva: Oh, no. Okay.

Mr. Green: And we spent a lot of time on, on the rent and how much is it, and I just wondered if that's part of our remit and so I don't know why we get bogged down in it.

Ms. Richelle Thomson: It, it's a good question. I think probably to answer it is that the affordable housing aspect of this project does weigh in to your considerations of design and costs and some other things.

Mr. Green: Sure. I understand that.

Ms. Thomson: But, yeah, as far as directly relating, no, I wouldn't say that the rent is a factor that you would necessarily consider.

Mr. Silva: Okay. Paul, did you have something to add there?

Mr. Fasi: Yeah, I can understand board member Green's concerns. Historically financing is not under the UDRB preview, purview.

Mr. Silva: And this is end user you're talking also not necessarily the developer, yeah? Okay. Last chance for questions. So we'll go around now with recommendations to the various agencies listed on the agenda. Marie, do you want to start us off?

Ms. Kimmey: Well, the only recommendation I have is that I think that the use of ventilation in

those dining areas, maybe even in the kitchens, on that open corridor it does not need to be fire rated in the open corridor. I've run in that in another project. So I definitely think that should be a recommendation that they include ventilation by way windows or jalousie in those corridors.

Mr. Silva: Okay, thank you Marie. And Paul, you're getting these down for us?

Mr. Fasi: Yes I am.

Mr. Silva: Great. Thank you. Dave?

Mr. Green: Nothing to add.

Mr. Silva: Okay. Bob?

Mr. Spilker: No comment. Bob?

Mr. Bowlus: Just that I agree that the light ventilation in the -- I agree, the kitchen and the dining room I think that would help bring just the light alone, and I think ventilation is really important. And then the only other comment is along Piilani Highway and I, I -- regarding that chain linked fence, I understand the need for fencing. And maybe instead of the slats, maybe consider instead of the slats is planting on, on this property, along the fence, something that would grow through the hedge and make it disappear. I think that might, might help.

Mr. Silva: Thank you. Frances?

Ms. Feeter: I don't have any other further, further comments.

Mr. Silva: Okay. Fiona?

Ms. van Ammers: I don't have anything in additional to the drainage and traffic recommendations.

Mr. Silva: Okay. My last recommendation I had was just to include more native trees from, that came from the testifier. Any additional comments? To add recommendations? So Paul if you could read those back for us.

Mr. Fasi: Yeah, could I get some clarification on the ventilation in corridors and kitchens?

Ms. Kimmey: Oh, no. I'm sorry, it would be in those kitchen and dining areas along those longer corridors. Right now the plan show no windows.

Mr. Green: The breeze ways.

Mr. Fasi: Are you talking about the kitchens of the individuals units?

Ms. Kimmey: Yes.

Mr. Fasi: Okay. And then corridors. Okay, I got it.

Ms. Kimmey: Just, just in those longer corridors. Right now they show no windows and I believe they should be added.

Mr. Fasi: Okay.

Mr. Green: I don't think corridor is the right word. I think it's breeze ways.

Mr. Fasi: Breeze ways. But, a breeze way is open.

Ms. Kimmey: Yeah, these are the open breeze ways. The ones that are on the lower left hand drawing right in the middle. Right now it just shows railing. Beyond the railing, you need windows. That's all.

Mr. Fasi: So that would be the first recommendation to include ventilation along the breeze ways slash corridors, the kitchens, and the dining areas. The second recommendation is to replace the chain link slats with possibly some hedging material, and this is the fence along Piilani Highway. Take out those slats that they run between the chain linked fence. And the last one is include more native trees.

Mr. Silva: Correct.

Ms. van Ammers: And then my first go around, one was on the drainage that they address the water quality and the conveyance of the existing gulch underground.

Mr. Fasi: Wait. So address the water quality running out of the drain?

Ms. van Ammers: Yes.

Mr. Green: In to.

Mr. Silva: Yeah.

Ms. van Ammers: . . . (Inaudible) . . .

Mr. Fasi: Wait, wait. So you want to address the water quality running into the drain or out of the drain?

Mr. Hart: My, my understanding is to -- I'm sorry, go ahead.

Mr. Otomo: Can I make a comment about that? Okay, regarding this drainage way, you know, I would say 5 to 10% of its total length lies within this property, and out of that 5 to 10% one-

third is already underground, okay. If you're worried about sediment and so forth coming down there, the bulk of it coming from up stream.

Ms. van Ammers: Let me, let me clarify.

Mr. Otomo: Okay.

Ms. van Ammers: I just want to put it in the recommendations that it's considered. That it's reviewed and considered . . . (inaudible) . . . I totally -- so, I don't need all the details now. I --

Mr. Fasi: So, wait, I'm confused. The water is coming down the gulch, it's going to hit this underground culvert, and then it's going to continue on. What is your concern about the water quality at what point?

Mr. Hart: Excuse me? I think I do understand the comment, and I think I can address it. I think that some of the mitigation measures that Stacy was talking about, about onsite retention and using planter spaces and things like for retention, we can use the descriptions of those areas to talk about improvement of water quality in our final EA. And so I think that would be -- it's not a problem at all.

Mr. Fasi: Okay. I got it.

Mr. Hart: Thank you.

Mr. Fasi: Thank you.

Mr. Silva: So, the correct wording would be to --

Ms. van Ammers: Consider address as needed or, you know, the water --

Mr. Silva: Consider improving water quality from the existing gulch.

Mr. Fasi: I, I think that --

Mr. Hart: Could, could it be something to the effect of flowing makai of the project? Like, leaving the project site?

Ms. van Ammers: So, I think Stacy just brought up a really good point that the actual amount of underground piping that's going to be included for this is going to be minimum compared to the --

Mr. Otomo: Can I make a suggestion?

Ms. van Ammers: Yes.

Mr. Otomo: Well one point before that -- because this drainage way is currently unlined, and if you saw the condition of the drainage way there's some, very little dried weeds and brush on it. But for the most part it's earth.

Ms. van Ammers: Yes.

Mr. Otomo: Okay, so in my opinion, if we don't underground this there's more sediment potential to come off the site as it is right now, then if we provided a hard structure. But if your recommendation is to, you know, look at improving water quality on the onsite runoff then that's fine.

Ms. van Ammers: My, my comment was to address the testimony. Her concern, part of her concern was the water quality at the ocean, that discharges to the ocean, as I understood her. So conveying -- so the statement that you just made, if that's in the drainage report or in your EA you're addressing her concern.

Mr. Otomo: Yeah, and again, you know, part of the previous master plans for this area, the area, south of Maui Lu where the retention basin was created, part of the function of the retention basin was to slow down the runoff from Kulanihakoi Gulch and allow sediment to actually settle there before it gets in to the ocean.

Ms. van Ammers: Yeah. And, and I think what you just said, as long as that's addressed and it's explained, I think that addresses my concern.

Mr. Otomo: Thank you.

Mr. Silva: I guess I just want to make one point to you, if we're all happy with the testimony do we need to include it because then it, it's saying we want more, I believe. So I think if we're satisfied with it we wouldn't need a condition.

Ms. van Ammers: Okay.

Mr. Silva: Even, even -- I mean that's all in the minutes. We are discussing the testifier so I think we're --

Ms. van Ammers: Yeah. I guess so. Okay.

Mr. Silva: -- I would recommend not.

Ms. van Ammers: I mean, I was trying to make sure that the testifier's question got answered.

Mr. Hart: If I could address the issue again.

Mr. Silva: Sure.

Mr. Hart: As I said earlier we're going to give a detailed reply to KCA and a good portion of their comments to us related to this issue. So I think that will document it in the final EA as far as our back and forth before we look at their final comment.

Mr. Silva: Okay.

Ms. van Ammers: Then I'll leave it at that.

Mr. Silva: Okay. And then the last one was about Kenolio Road is that -- were we happy with the testimony from the applicant? Or not the testimony, but the applicant's response? That it will be meeting the future road grades and going as far.

Ms. van Ammers: I don't think that addressed the street view question. And, yeah, and my recommendation is just that it be considered and ensure that the frontage improvements are coordinating with whatever the future master plan is for that road for street scapes and -- yeah, I'll use the word complete street. Yeah. Is that --

Mr. Fasi: Chair Silva? If I may?

Mr. Silva: Yes Paul.

Mr. Fasi: Their plans ultimately will have to be reviewed by Public Works and Highways, and so it must conform to their standards and it will be included as being compatible with the master plan. It's not their choice.

Mr. Silva: Okay. We -- I believe it is in our purview to address additional items though. So, I mean, I think we can say that consider complete streets in your design, knowing that, that's Public Works's vision is to include that. I mean, understand what the code and get something else.

Mr. Hart: Just, just to try and add detail to, to Mr. Fasi's comment. We're going for the 201H process so there will be a detailed conversation with Public Works and then an ultimate decision by Council on, you know, what the greater good for the community is in the context of this project. So, so we'll do our best to consider what you're talking about, and we'll go through a process of, of communicating with Public Works and then ultimately up to Council to, to reach the final conclusion on what is going to be built on the frontage of this project. And so we'll do our best to try and get complete street goals.

Mr. Silva: Okay. So since that is a future conversation, I mean, I think, it fits in well with our recommendations, to keep that as a recommendation. So Paul that was four?

Mr. Fasi: That is four, I think. Yes, it is.

Mr. Silva: One about the windows, the screening of the fence, native trees, and then including complete streets.

Mr. Fasi: And the street conforming to the master plan.

Mr. Silva: Okay. So any further discussion by the Board? If we're all in agreement we can go unanimously. If not, if anybody disagrees with any of those we can make a motion to differ. Not hearing any motion, so if we're all unanimous we can forward that. Last chance to speak up if you oppose any. Seeing none, so we will forward those four recommendations unanimously. Thank you Paul.

The Board unanimously recommended approval of the proposed project to the Maui Planning Commission with the four recommendations as discussed.

Assenting: R. Bowlus, F. Feeter, D. Green, M. Kimmey, M. Silva, R. Spilker, F. van Ammers

Excused: H. Conrad, J. Marshall, B. Maxwell

Mr. Fasi: Thank you.

Mr. Silva: And thank you for, to the applicant, for your presentation. Good luck with your project.

Mr. Hart: Thank you.

Mr. Silva: And we'll take a five minute break. I believe you guys are also doing the next presentation so. It is about 11:27 so let's go, let's go until 11:35 a.m.

(The Urban Design Review Board recessed at 11:27 a.m., and reconvened at 11:39 a.m.)

- 2. MR. GLENN TAMURA requesting amendments to approved Special Management Area Use Permit project plans for Pacific Plaza (now known as Tamura's Plaza) on property situated at 99 E. Lipoa Street, TMK: 3-9-002: 215, Kihei, Island of Maui. (SM1 2006/0041) (Keith Scott)**

The Board may provide its recommendations to the Maui Planning Commission on the design aspects within its purview based on the proposed amended Special Management Area Use Permit plans provided for the project.

Mr. Silva: Back to order. Next item on the agenda . . . *(Chair Michael Silva read the above project description into the record.)* Keith Scott from the Planning Department.

Mr. Keith Scott: Thank you very much chair and members of the Board. As mentioned the proposed project is subject of a special management area use permit amendment. This project originated in 2006 when we got our first application and this initially approved in 2007 as an

office complex. The project before you consists of two buildings. One is a commercial building of 5,000 square feet for lease on the front of the property, and the main commercial building which also includes an owner's apartment and office with 25,000 square feet. Brett Davis, of Chris Hart & Partners, will lead the team, fully describing the project for you. And after the presentation, of course, we'll be available for any questions.

Mr. Brett Davis: Good morning Board Members. My name is Brett Davis. I'm a planner with Chris Hart & Partners. The project that we're here to talk about today is the proposed Tamura's Plaza. It's located on Lipoa Street in Kihei. It's currently, State Land Use is Urban, Community Plan zoning is Business, and it is in the Special Management Area. We're here for an amendment of a Special Management Area Permit today. Or, sorry, a future meeting with the Maui Planning Commission. We're here to get comments on the design.

Here's a location map just to orient yourself. A vacant parcel. Here's a few site photos. I've included photos of the surrounding, existing surrounding business uses. One is the -- excuse me -- the gas station as you see here adjacent to the vacant site. And then next to it is the, an existing commercial building. Fabian's is in there. There's a small building up front, and a larger building in the rear. You can see it in some of the other photographs.

This is a slide just outlining the purpose of the request. It's kind of a time line of what's been going on the few years. I won't read that in detail, but we did, we did have a meeting with the neighbors over the summer and we showed them the same designs that we're showing you today. And our next step will be to go to Planning Commission in the future. Again, this, this is an amendment to an existing SMA permit that was approved for a project called Pacific Plaza. Pacific Plaza was a two-story commercial building. It's approximately 40,000 square feet of a two-story office building, and then approximately 4,000 square feet building up front, on Lipoa Street. One thing I'd like to mention in this, in this photo here, you'll see the project entrance on where it's located. And after meeting with Public Works and the Planning Department, they suggested that we realign the project entrance to be directly across from Kuapapa Place. And you can see that we've done that here. You'll also noticed the proposed building up front has been reoriented, and the reason this is, is to make room for the new project entry way required by Public Works.

This is the proposed site plan for Tamura's and our landscape architect will discuss this in greater detail further in the presentation. My next slide is just a project comparison, and this shows you what was approved and what we're proposing. You'll see, you can gage and compare the scale of the projects.

Next, I'd like to just tell you about the types of uses that Tamura's Plaza is proposing. The large building in the back would be a pretty standard grocery store offering, you know, sea food, fresh produce, and those types of use. And then the front building would be Tamura's Fine Wine & Liquor Store similar to the one on Dairy Road. It be a 5,000 square foot building. Some of the improvements that we're suggesting with the project. We'll be retaining 100% of the post development drainage onsite. There will be landscape planting along the edges and shade trees in the parking lot. The project will include solar and, and side walks connecting to Lipoa.

At this point, this is a perspective drawing of a project, and I'm going to turn the presentation over to our project architect, Mr. Phil Johnson.

Mr. Phil Johnson: Good morning Chair and commissioners. Phil Johnson from RSK Architects. We've been involved and it's very similar to what was in color. I'm going to walk you through the colors and materials that we selected before. As the story board shows, standing seamed green metal roof, two different colors or three different colors of synthetic stucco, particle aluminum railings, all very close, very similar to what was originally proposed in the original SMA. Of course the project is significantly smaller in foot print. I think it has the, with the request from Public Works has change, has a nicer street frontage. You're not seeing a whole parking lot of cars from the street having to go in there to help break up that look. Go to the next slide.

Here we're seeing the front building with access from the -- under our covered arcade with, through the parking lot and surrounding landscaping.

Here's some of the elevations. It shows up a little bit better on the rendering but --. Some protection for the building, light reflective materials to reduce heat loads.

Here's the rear, the rear building which would be retail on the ground floor and warehouse. And on the second floor -- next slide -- second floor would contain apartment office and large deck to the rear of the property. Section through the, through the building, larger building, showing the second floor apartment, warehouse space underneath, the open, open space for storage and equipment underneath the open deck in the back. Elevation showing the project and on the flat portion of this, of the main building would be the photovoltaic system.

And we are back to landscape, and that shows the PV panels rather clearly right there. I'd like to turn it over to David.

Mr. David Sereda: Thank you. My name is David Sereda. Landscape architect. Chris Hart & Partners. Essentially the landscape design was, consisted of, around the perimeter, there's a five foot landscaped buffer around three sides. It's four feet across the front, and along this portion here, towards the rear of the property, it's screened with Areca palms to hide some of the rear functions of this building, and also the loading zone from the neighboring property. The parking lot trees, we have 15 required shade trees. We have two different types of parking lot trees, Rainbow Shower and Pink Tacoma. The Rainbow Shower being larger and more colorful than Pink Tacoma, and we also have those in larger planters. You can see the -- I'm sorry, the Rainbow Shower are located here. There's four of them. And then the Pink Tacoma we chose as a parking lot tree because it's a, it can handle heavy pruning, it likes the heat, it can handle wind, it doesn't have invasive roots. And so we've got those as the chosen parking lot shade tree. Along the frontage we have a couple of Manilla Palms here in the four foot planter. And then we would like to put a shrub, Natal Plum shrub, Red Ti, as well as Red Ixora. And the ground sign, I should mention, is here. It's a double sided ground sign. This will be perpendicular to the street and so we would put Ixora in here, the red being, tying in the with

red of the font of the sign. And that's essentially it. Oh, I should also mention that these planters here, there's two smaller planters in the parking lot, but those are still five by five planters for the pink tacoma. Five by five inside the curb. So it's still a generous planter for those trees. Thank you.

Sorry. The signage is again double sided ground sign with CRM base. The sign would be a wood sign which would be sand carved with the raised lettering. The parking lot -- then you can see what the signage is for the buildings. Then the parking lot light would be LED parking. Yeah, I guess, I had some further slides for you. Sorry about that. I'm getting too anxious for lunch. So we have the plant material. I mentioned earlier the shade trees, Areca Palm, Manilla Shrubs, Ilima Papa is a native plant. And now I'm done. Thank you.

Mr. Silva: If that concludes your presentation, I'd like to open it up for public testimony. Seeing no one coming forward, closing this session of the public testimony. So again like the previous applicant we'll go around the, the table twice with the first time it's just for questions or general comments, and the second time for our recommendations. Fiona, you want to start us off with questions or comments please?

Ms. van Ammers: I don't have any comment other than it looks nice.

Mr. Silva: Okay. Thank you. Frances?

Ms. Feeter: I don't really have any comments. I commend you on the landscaping. I like it.

Mr. Silva: Okay. Bob?

Mr. Bowlus: Not really any, any consequential comments. I'm just looking at the circulation, parking lot circulation and the access propose two loading zone. I don't know what size trucks are servicing that market, but it looks like with the cars parked right in front of it's going to be difficult to back in, and difficult access for the trucks. That's the only thing.

Mr. Silva: Okay. Did you guys have any response for the, the trucks at all? Circulation? It does look pretty tight, but it looks like, you know, stall #12 is hidden under that tree.

Mr. Scott: That was certainly one of our concerns early on, and what I've been informed is the deliveries here would not be semi-trailer at all. It would be by bobtails so they'll be able to maneuver and go around.

Mr. Silva: Okay. Bob, you have comments or questions?

Mr. Spilker: I have a question. How many ADA spots do you have here? Is it, is there one under the tree? I mean, I see one, two, three.

Mr. Davis: Yes. This is Brett Davis. Where the -- the plan shows four. There's one hiding under the tree in the front retail building. Let me point that out to you. It's going to be right

there.

Mr. Spilker: I have a comment in that every place I go, all of the ADA spots seem to be taken. I mean, everyone seems like everyone has a disability sticker and I'm just wondering if you might now want to go above and beyond what's required. Because four doesn't say . . . (inaudible) . . . Perhaps two for the liquor store is fine, but I mean, I think you need maybe more for the, the market.

Mr. Davis: This is Brett Davis. If that's a comment that the Board would like to make.

Mr. Silva: Do you, do you know if you are going above and beyond and providing additional or is that required by ADA?

Mr. Davis: The four -- this is Brett Davis from Chris Hart & Partners -- it's my understanding the four is required.

Mr. Silva: Okay.

Mr. Davis: We do have available excess parking stalls shown on that site plan, so there is room for more ADA parking. Yes.

Mr. Silva: Okay. So I had it wrong.

Mr. Spilker: It's a suggestion, not necessarily . . . (inaudible) . . .

Ms. van Ammers: The ADA stalls count is based off your seven to five total parking spaces, right? It's not -- it's based off the parking available on the site for this one.

Mr. Davis: When, when we developed a parking plan we followed the off-street parking ordinance and followed that, used that methodology, coming up with the four ADA stalls.

Mr. Spilker: I have a second question. In the rear, behind the loading zones -- and it's just a question -- what is that opening suppose to be for? Between the Arcas?

Mr. Sereda: David Sereda of Chris Hart & Partners. This area here?

Mr. Spilker: Yeah. That, that space there.

Mr. Sereda: That is a graphic error.

Mr. Spilker: Okay.

Mr. Sereda: The trees will actually be coming all the way through.

Mr. Spilker: Okay. Thank you. I thought you maybe a sneaky way to tell --

Mr. Sereda: No big design ideas there. Just the plants.

Mr. Silva: Is that it Bob?

Mr. Spilker: That's it.

Mr. Silva: Dave?

Mr. Green: No comments or questions.

Mr. Silva: Okay. Marie?

Ms. Kimmey: Actually I'm -- I live just on Kuapapa Place and some of my neighbors did attend your earlier presentation and they were very impressed and pleased with it as am I.

Mr. Silva: I had a couple of questions actually. Actually, I would actually break in the planting, on the other side. On the old plan, there was connection to the adjacent parking lot, and I was wondering if there's been any -- well, I guess, the decision on why to close that off, the connectivity to the adjacent parking lot to the west? Actually the old site plan says "potential access point," so I thought it was, it was in there, but --

Mr. Hart: One moment please. The property owner has no objections to a pedestrian access to the other --. It's basically two commercial properties on both ends. There's no significant objections.

Mr. Silva: Okay. So pedestrian is the --

Mr. Hart: To clarify there is on the, the neighboring property, there's an existing fence.

Mr. Silva: Okay. And then I had some other comments about the data you had. Not necessarily in our purview I don't think, but just so you guys can maybe take a look at it. On your project comparison I was kind of confused with the water, average daily water demand of up to 9,000 gallons a day, and then the sewer waste water generation was up, was like 10%, 20% of the 1,537. Usually those are pretty close. I wonder how those numbers are so far off. Again, not necessarily a concern for this Board, but future permitting and Planning Commission.

Mr. Otomo: Stacy Otomo again. Chair Silva, this project went through several iterations so --

Mr. Silva: There you go. So on the bottom table, on the right column, the water of 9,600 gallons and then below that you have 1,500 for waste water. It seems -- typically, yeah, the water has to go some where. I don't think irrigation can take up that much.

Mr. Otomo: Yeah. The waste water, actually, we came up with 1,730 and the daily demand for water was 9,600 and this was strictly by the Department of Water Supply standards so, you know, you do it two ways based on actual usage and land area. And unfortunately we always

gotta to use the one with the higher number so that's where any qualities may have come in.

Mr. Silva: Okay. Okay, yeah, just something I wanted to point out for, again, your guy's future meetings. And then the last, the next one, you had project improvements. I just wanted to clarify on the drainage. It said 100% of post development drainage will be retained onsite. Is that 100% of the increase in development, or 100% of everything that falls on the site? So just checking with the wording.

Mr. Otomo: Stacy Otomo again. Just to clarify, the previous owner of this property had an SMA permit, and at that time the commitment was 100% of the increase which is the standard, and 50% of the existing flow. So the 50% was like over and beyond what we were required to, and the intent was to carry that on for this particular project as well.

Mr. Silva: Okay. So I would suggest that changing that slide for the 100% of post development drainage will retain onsite. That's one of the -- yeah, that one there.

Mr. Otomo: We'll work with Brett and getting that correctly stated.

Mr. Silva: Okay. Thank you. And then last question actually was the -- I mean, we're looking at SMA or revised plans for an SMA, but we did have the SMA letter that had conditions and I wondered if you guys are proposing to change any of the conditions. It does call for bike lanes, sidewalks, that type of stuff on Lipoa which aren't reflected on the plan.

Mr. Hart: That, that's noted. Your comments are noted. There's no proposal to change any of the existing condition, just the configuration of the structures and the use.

Mr. Silva: Okay. Okay. Thank you. Any other questions by the Board? If not we'll go around with comments, and Keith if you could, our recommendations, sorry, to the Planning Commission, if you could jot those down. Fiona, can you start us off with recommendations to the Planning Commission.

Ms. van Ammers: My only recommendation, I guess, piggy backing off what you already pointed out. Some of the calculations, I just noticed the drainage calculation too. I think someone should review that. But other than that, I don't have any other comments. I like the project.

Mr. Silva: Thank you. Frances?

Ms. Feeter: I don't have any comments.

Mr. Silva: Okay. Bob?

Mr. Bowlus: I have no recommendations.

Mr. Silva: Bob?

Mr. Spilker: I have no recommendations.

Mr. Silva: Dave?

Mr. Green: None.

Mr. Silva: Marie?

Ms. Kimmey: No recommendations.

Mr. Silva: Okay. I also don't have any recommendations. So the only recommendation is to just to, like, look through the exhibit and correct the calculations.

Mr. Hart: Could that not be a UDRB comment to the Planning Commission? We'll absolutely double check those and make sure everything is correct in our, in our presentation.

Mr. Silva: Yeah. I would, I would -- yeah, the only concern that we have because it was presented to us, but that's definitely things that are outside of our purview so we would -- if you're okay with that.

Mr. Hart: We can make a re-transmittal to the UDRB for your records in that context including Stacy's report if, if that's acceptable. All numbers were stated correctly to you by our civil engineer.

Mr. Silva: I see. Yeah, and I --

Mr. Hart: It's a grammatical -- not a grammatical, but basically an error, typographical error on our part for this presentation.

Mr. Silva: Okay. I think if it's on the record, on the minutes that you're going to correct it. And again it's outside of our purview these type of technical engineering comments.

Mr. Hart: I really appreciate that.

Mr. Silva: Okay. So having no recommendations I imagine that's going to be unanimous. Anybody have any opposition please speak up. Hearing none, so we would forward no recommendations to the Planning Commission unanimously. Thank you. Thank you for your guys presentation. Good luck.

Mr. Hart: Thank you.

By unanimous consent, the Board recommends approval of the project as presented.

E. DIRECTOR'S REPORT

1. Reports from Board members who attended the 2014 Hawaii Congress of Planning Officials (HCPO) Conference - September 10-12, 2014, Sheraton Maui, Kaanapali, Island of Maui.

Mr. Silva: Next item on the agenda is actually Director's Report, and I need to be the first one up on the report. Jane and I went to the Hawaii Planning Officials -- or Hawaii Congress of Planning Officials Conference. I'll give some quick feed back on, on, on the conference. Jane is not here today, but she did give me some things and I had notes that I was planning on printing out before I came here but the power went out so I'll be brief. We've been long. It's 12 o'clock already. Well that's alright. I made some quick stuff. But Maui Planning Department did a fantastic job putting on a conference. I was really impressed with the, the speakers they brought and the key note speakers from outside the state. They had one from Grand Rapids, Michigan, who not necessarily a planner, but he was, he was, I guess, more of an event organizer. He had a thing that he put on call Art Prize. It wasn't --. It's an art competition, but it wasn't set inside like the gallery. It was like an open call to anybody in the city so it was up to the artist to put it wherever in the public space or open up their galleries, and people went around the town and gave their votes. It was really interesting. They had, you know, like, everyday they'd move this huge red ball and all the kids would try go find it and post where it was. It was really interesting, you know, engaging the public in a space. He did Tedex talks. He also had another kind of art exhibit that he opened it.

Another key note speaker -- I don't have any names because I didn't have my print. But a lady came from Toronto which I believe that was probably the Director of Planning. Talking about how her city has grown so much and had all the, actually had a lot of stats on the ranking and how it's such a great place to live. And what they do to keep it that way and encourage, encourage improvements for the living space.

And then the last speaker that I wanted to mention was, I believe, was out of San Francisco, Urban Green. But he went through the process of how they look at projects and try to increase green design. And again, it's a lot of the public involvement in the spaces.

There's a few break out sessions that we went. I went to one with Maui Planning Department, the shoreline, shoreline erosion issues. Talking about how it's -- actually the armoring of the shoreline is, is not healthy for the beaches with the sand's movement and banking and the deposits, how that moves. So would like to get away from that as much as possible, but there's a fine line of protecting, you know, existing properties, and then also keeping the sand shoreline.

They also had some examples of projects they've been working on. South Maui volunteers had some really cool construction of ramps, like, dune walkovers, I believe, they were called. So it's, you know, walkways that are elevated on planks, like, a boardwalk type that gives accessible access down to the beaches. I think there was all three, Kamaole I, II and III. They've done, they've done these ramps. Pretty neat. So that doesn't affect the flow of sand.

On Oahu they had Fort Island. That was a cool example. This is at the, this is at the mouth of Pearl Harbor. They had a serious erosion coming somewhat of southwest facing shore. Serious erosion coming and they built out into the ocean, so they had like growing, rock growing that, that stick up above the surface so it help weaken the waves from eroding. So it was pretty neat what they did. So you could -- they actually dredge Pearl Harbor because they need to make the harbor deeper for the boats, and that's where they put the sands. So, it was a win/win for, you know, that whole area.

And they also talked about Kaanapali, what they're doing out there. They're looking to do some, some sand -- importing sands at the, I guess, at the Hyatt end which is the south end because they get a lot of southwest waves and those are, the, the, the storms that tend to erode the most.

And I also went to another break out session on complete street. I know that was a hot topic that, I guess, the County of Kauai has been really involved with. I think it seems like they're pretty much the leader in the State right now. Hopefully Maui follows pretty quickly after them. A little discouraging hearing the Department of Transportation, the guy talked, he didn't really sound like he was all in for, you know, all the users being bikes and pedestrians, yeah, getting on the highways. Some of the valid point that where's the funding's coming from. I hate hearing where the funding is coming from. But he had a point that the cars are the ones that pay the gas taxes so you're actually penalizing the drivers for having to pay for these other uses which if the drivers go away, then you're putting more burden. So it's kind of an old thinking but --

Mr. Spilker: . . . (Inaudible) . . . you have to include bike ways and all that stuff.

Mr. Silva: Yeah, everybody. So hopefully we get more --. I guess Mokulele Highway was a nice example. They had the bike pathway, you know, built so we need to see more of that type of stuff.

And then some of Jane's notes, so I can go through them. Call out bad planning. I thought that was pretty interesting too that, you know, don't just look at a plan and say that's what we're going with. You know, say, hey, that's wrong, we should change that, so that was one of the comments.

Integrate or die. Sweat the small stuff. Sweat the small stuff was actually from the lady from Toronto too, so you gotta pay attention to all the details. And then actually for the complete streets, I think the, the lady lived on Oahu, but she was talking about the transit. And she's saying if the transit is successful, it's going to be her first choice. So it's not -- you know, you're trying to get out of the mind set that the car's your first choice.

Let's see planning for 100 years. And she had made some more notes. There was mention of location efficient mortgage, and that is to allow people to take out more money, more loans than typically qualified if they're near a transit or transportation hub. Because the thought is they're not going to be using funds for transportation, like cars, insurance, and gas, and those

types of stuff. That was pretty interesting too. And then she also mentioned about Form Based Code. And I believe the R&T Park, the Kihei R& T park was the presenter there. But the Form Based Code is a land development registration -- regulation, sorry, that fosters predictable build results and the high quality public realm by using physical form rather than separation of uses as the organizing principle for the code. So that's what she has written. I didn't attend that one so I'm not exactly sure how that goes.

So I just wanted to thank the County Planning Department again for putting that on. There was a lot of, you know, great comments from all the Counties, so it seems like a big competition each year to put on the best, the best conference, so I think you guys did a great job. And so thanks for sending a few of our board members. That's it for me.

2. Status of the Board vacancy

3. Agenda items for the November 5, 2014 (Wednesday) meeting.

Mr. Yoshida: Thank you Mr. Chair. I guess as a chair of the activities committee for golf and tennis, I want to thank the board member, Bob Bowlus, for his participation in our tennis tournament. Recognize that he's one of the outstanding players along with our Deputy Planning Director Michele Chouteau McLean.

Moving on, our status of the Board vacancy, there's no change in status as we're not informed of any nomination from either the Council or the Mayor's Office to fill that vacancy. Well, you know, December's around the corner, so they'll be accepting nominations to Boards and Commissions which the Mayor will submit at the end of January, early February.

Agenda items. Our next meeting is on Wednesday, November 5th because General Election day is November 4th, Tuesday. And the item we have scheduled is the plans for the proposed West Maui Hospital and Medical Center above Kaanapali. It's not in the SMA, but it is -- it will be a public facility so we would want to have the Board's comments on that. So it's on a Wednesday, instead of the regular Tuesday.

F. NEXT MEETING DATE: November 5, 2014 (Wednesday).

G. ADJOURNMENT

Mr. Silva: Okay. Alright, thank you Clayton. So please don't show up on the first Tuesday next month. Go vote. And we'll see you guys on November 5th. Sorry, meeting adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 12:13 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

PRESENT:

Robert Bowlus, Vice-Chair
Frances Feeter
David Green
Marie Kimmey (alternate)
Michael Silva, Chair
Robert Steiner (alternate)
Fiona van Ammers

EXCUSED:

Hunton Conrad
Jane Marshall
Bryan Maxwell

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Paul Fasi, Staff Planner
Keith Scott, Staff Planner
Richelle Thomson, Deputy Corporation Counsel