

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 1, 2015**

APPROVED 11-03-2015

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. Hunton Conrad, Chair, at approximately 10:00 a.m., Tuesday, September 1, 2015, 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. Hunton Conrad: . . . Urban Design Review Board to order. The first order of business is to call for public testimony. If anyone wants to make public testimony and can't speak at the time when the presentation is made then you're welcome to come forward now. Seeing no public testimony, so public testimony is closed for now.

C. ADMINISTRATIVE APPROVAL OF THE JULY 7, 2015 MEETING MINUTES

Mr. Conrad: The -- we'll call for administrative approval of the minutes from the July 7th meeting. Anybody have any comments or corrections? Then they will be approved administratively.

The July 7, 2015 UDRB meeting minutes were administratively approved as presented.

D. COMMUNICATIONS

1. **SUNSTONE HAWAII 3-0, LLC requesting a Special Management Area Use Permit and a Step II Planned Development Approval for the Proposed Renovations at Wailea Beach Marriott Resort Project involving replacing signage, a new sidewalk along the entry driveway, renovation of outdoor pools, luau ground improvements, guestroom building improvements, a shade trellis off of the Grand Lanai, landscaping and related renovation of existing resort facilities at 3700 Wailea Alanui Drive, TMK: 2-1-008: 061, 074 (por.), and 076, Wailea, Island of Maui. (SM1 2015/0006) (PD2 2015/0001) (Keith Scott)**

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

Mr. Conrad: Item D, Communications. . . *(Mr. Hunton Conrad, Chair, read the above project description into the record.)* . . . So, Keith?

Mr. Keith Scott: Good morning members of the Board. Sunstone Hawaii purchased the property last year, and is endeavoring to bring the property up to current standards in terms of a resort. And as you can see from the introduction there are a lot of pieces to the puzzle in terms of what is being put together. And so we have Bryan Esmeralda from Munekiyo Hiraga to begin the report and we'll have some other people following on to give you a more detailed introduction to the project.

Mr. Conrad: I'm going to ask everyone to really speak up today since we have re-roofing going on. It's a little bit difficult to hear. Thank you.

Mr. Bryan Esmeralda: Good morning Board members and staff. Thank you very much for having us this morning. My name is Bryan Esmeralda of Munekiyo Hiraga, and I'm here with the project's applicant and design team to present the plans for the proposed renovations at the Wailea Beach Marriott Resort and Spa.

I'd like to take a minute to recognize the project team. The landowner and applicant is Sunstone Hawaii 3-0 LLC. We have with us this morning, Stacy Camp and Guy Lindsey. Project's architect and civil engineers, Group 70 International; we have Katie MacNeil and David Brotchie with us this morning. Landscape architects, McCelvey Associates. And the planning consultants, Munekiyo Hiraga, myself and Mark Roy are here this morning.

Now everyone's familiar with the Wailea area, but just to give some context of the location of the resort. This is the location map of Wailea. The resort is located here, just behind the Shops at Wailea, and adjacent to the Wailea Beach Villas. The resort is accessed via a driveway off Wailea Ala Nui Drive.

The resort is comprised of three tax map keys. The majority of the resort facilities and structures are located on parcel 61. The resort's parking structure is located on adjacent parcel 76. And the access driveway is on an easement on parcel 74 which is the Shops at Wailea parcel. Again, that driveway comes off Wailea Ala Nui Drive and then turns into the resort.

As was mentioned, the applicant is requesting a Special Management Area Use permit and Planned Development Step 2 approvals for the proposed project. The existing zoning for the three tax map keys are as follows -- for parcel 76, which is the parking structure, it's zoned BR, Resort Commercial. For parcel 61, which is the hotel site, it's zoned BR, Resort Commercial; H-1, Hotel; H-2, Hotel; and Open Space. And for parcel 74, which is the driveway, it's zoned BR, Resort Commercial; and H-2, Hotel.

Before I turn it over to Katie to go over the plans, I'm just going to quickly go over the scope of work summary for the project. There are seven items that are contained within the development applications. The first are improvements to the entry drive. This includes new identification signs, re-paving of the driveway, the construction of a concrete parallel parking area adjacent to the driveway. I'd just like to note that this is a change from the original plan of constructing a sidewalk. And the decision to convert this into parallel parking was to -- it was intended to meet County parking requirements for the resort. In addition, there will be minor demolition, regrading for the creation of additional grass parking, new landscaping and lighting, the relocation of the parking structure entrance and exit control devices and ticket dispenser, and recladding of the pedestrian entrance into the parking structure.

The second scope of work item includes the creation of extended lanais with individual spas on the east side of the Maluhia Serenity Pool in front of the resort's Hale 4 building, and the construction of a new Serenity Pool Bar.

The third, the third item is improvements to the Ohana Kid's Pool and the Luau Grounds. This includes the enlargement of the existing kid's pool with the addition of water slides and a new bar area; a conversion of an existing storage building to restrooms for both the pool and luau facilities; construction of the new pool mechanical equipment and luau storage, and luau bar and dressing room structures.

The fourth item involves improvements to signage, and the replacement of awnings and railings at the stairwells within resort Hale Buildings 4, 5, 7, the Haleakala Tower and the lobby building.

The fifth item is the construction of a new trellis over the makai side of the Grand Lanai, near the hotel's lobby.

The sixth item involves extending the Ground Floor Lanai of 14 hotel units in Hale 4, 5, and 6.

The last item is the infill of a portion of the existing koi pond for the small event lawn.

At this time I'm going to turn the presentation over to Katie MacNeil to go over the development plans for the project.

Ms. Katherine MacNeil: Thank you Bryan and good morning Board. I'm with Group 70, Katie MacNeil, architect. I'd like to go through the plans today with you. In addition to the packet that you have which is our power point, we brought some visuals. This is the key plan. It's also in your packet. As we move through the presentation because we're making improvements throughout the resort, we thought this would be useful for you to reorient yourself to the property. Also, we have some material boards so you have a sense of what the selection for construction material are for the various improvements.

So the key plan identifies seven areas of improvements, and we'll go through each of them. The first one being the entry drive which is number one and red color coded. So you can see up here on this, it would be this whole area. This extends out from the porte cochere, up to the

. . . (inaudible) . . . and out to Wailea Ala Nui Drive.

The overall plan for the project involves a multi-million dollar, up to \$50 million all told at the end of the improvements. It involves exempted actions such as guest room renewal, interior improvements, operational improvements, and then the actions that have been described within the SMA application that's in front of you. The intent is for the Sunstone had purchased the property. I think a lot of people are familiar with the property. It's adjacent to the Shops at Wailea, Grand Wailea is to the south, the new Andaz is to the north. It's a property that's been in --. It was constructed back in the 80s first as the Intercontinental Hotel, and then it became an Outrigger, and then finally now it's being operated as a Marriott. It's in need of improvements, and the renovation is really to bring the property up a specific level with its neighbors.

Overall there's a general improvement in the landscape. And what I want to do here is take some time and talk about the sustainability features of the improvements. So along with improvements to the operational side, system side that will bring us more energy, efficient, the improvements that we're seeing here today, is one, to recognize that this is a project that is utilizing this new development plan. So the overall net development, footprint remains similar to the existing conditions because we are reusing development. The project maintains the open space. If you've been on the property, this is one of the resort areas that really have a sense of open space as it relates to shoreline . . . (inaudible) . . . It minimizes disruption, degradation of the coastal lands. The individual improvements will utilize low flow fixtures, plumbing fixtures, low flow toilet and showers. Any A/C that we're putting in, improvements there will be, . . . (inaudible) . . . based refrigerant will be phased out. And variable frequency drives will be utilized for the new pools.

All the pools are utilizing a saline system which is friendlier to the environment. And then all of the interior finishes will be of a low VOC selection. We'll be choosing recyclable, recyclable materials as much as possible. And then all the site lighting is going to be switched out for LED lighting, so again, lowering our energy footprint.

For landscaping the existing property has many mature trees. So the matured trees and large palms will be retained to provide shade, erosion control, . . . (inaudible) . . . control. Native species, endemic and drought tolerant species have been selected in the renovations. Any of the enhanced landscaping will incorporate both native and Polynesian introduced plant species. Our irrigation equipment and layout, we'll use the current standard and water saving technologies, and choose equipment to increase efficiency and water saving. And it would be automatic, water efficient, irrigation system. It would be used on a timer, so the majority of irrigation, watering time would be timed off peak water use to maximize efficiency and to minimize water loss due to evaporation and wind.

This slide gives us the overview of our civil improvements. Because it is a renovation, minor grading for renovation will not alter the current drainage patterns. The resort's landscaping provides a great buffer between the ocean and also the gulch. There's an existing gulch along the northern edge of the property here; and then this is the ocean edge of the property here.

Runoff will continue to flow to lawn areas, so the existing condition is maintained. Planters and dry wells throughout the site. And then we also expect that any impervious areas introduced will essentially balance. This one being removed, to remain consistent to the existing conditions. If there's an localized area of increase runoff, new dry wells will be used for discharge.

Our lighting plan, we are improving all the lighting. As I mentioned, replacing them with higher efficiency lens, so LEDs will be utilized. All lighting will be fully shielded. This is the overall site plan. There's two -- there's general landscape lighting that's described here, as well as some decorative lighting in the front banyan lawn. And then two areas of improvements that we have some more detailed drawings of. The entry drive and then staff parking, which is a surface lot, parking lot.

So entry drive improvements, this is the improvement area identified in the key plan with the bullet point, the red, number one. So as Bryan said the property has two TMKs, and an easement to Wailea Ala Nui Drive. And that easement is owned by the Shops at Wailea. And that easement connects from the highway -- or from the drive here, back in to our property. And it's along this that you have very mature banyan trees. It's a beautifully shaded drive. It happens that the drive itself is quite wide, and within that curved curb we identified the opportunity to add a feature along here to meet the County's requirements for parking. And what we're introducing along here, as Bryan said, it's a bit of a change from initial. It is a parallel parking strip that will be identified as a different pavement, concrete pavement, versus the asphalt of the drive. The drive, two way traffic will be maintained. And the drive clear width for travel lanes are 13-feet each, so it's well within safety.

Landscape as I mentioned we're utilizing native and Polynesian introduced, so a lot of the landscape in here is mature. Much of the work is really pruning back and reestablishing introduction of any new. It would be like the Red Ginger, Ferns, the . . . (inaudible) . . . local plants.

The lighting concept in here, it's a beautiful drive. At night we want to keep that magic and we introduced lanterns. The lanterns are fully shaded, but they area unique in that they're hanging from the mature banyan canopy so it creates a dappled lighting effect along the drive in the evening.

And signage, with the property this large, 18-acres, way finding is a key to guest enjoyment if they know where they're going. So we've introduced a signage for the property, as well as signage for each of the guest hale. This key plan goes over the signage for the property. We have property monument signs located at Wailea Ala Nui Drive; property signage at the knuckle where traffic turns the corner; directional signage that includes, you know, stop signs and directions to the various areas; as well as, a kind of a photo op sign at the waterfall, right up front of the porte cochere.

So in more detail, these are the detailed renderings of that signage. There has been a signature stone selected for the whole property. It's a beautiful natural stone with a very subtle,

variation in tone and color. We have a sample for that. I'll show you in a moment. And that will be utilized in all of our monument signs. These are two property signs flanking the entry drive. The property will be identified with its logo, which is the taller sign, as well as, the name of the property. The prop -- the sign itself will be back lite, and flushed behind so that there's no light trespass beyond the signage itself.

Further along in that knuckle area, what we call is the transition from the entry drive into the approach to the porte cochere. There will be, again, improved landscaping; continuation of the existing sidewalk to a crossing that brings the pedestrians to the Shops at Wailea over here on your right. A discontinuation of the sidewalk where we have a lot of cross traffic into the parking garage. This is a safety precaution. An enhanced landscaping around that property sign which is located here which will help direct guests into the hotel. Additional work in this area is resurfacing of the staff parking and then also introduction of a grass field. It is currently a slab on grade landscaped yard. That will be taken down. It will be regraded and grassed, and it will be largely open, but used for parking as needed. There's already existing curb cut right there as well.

This illustrates some of the lighting improvements on property. The surface parking area, all of the parking lighting will be replaced with high efficiency LEDs. Site lighting will be replaced with more contemporary looking fixtures but still fully shaded meeting the County codes. And then this is an illustration of the signage at that turn. The turn is located right here. And so in order for the guests to be way -- have way finding to the property, an introduction of more property signage, directional elements, and then a cleaning up of the visual clutter that's in there. There's a vehicular gate arm that controls staff parking. We're going to replace that with a decorative gate, also motorized. This is just another illustration of some of the consistency in signage that will be utilized throughout the property for directional and way finding. Again, you can see the use of that signature stone.

There's an existing parking garage on...onsite and the access to which is here. We're going to make small modifications to the ticket spitter bringing it inside the lot itself, so the results are -- this is the existing condition here on the left. Cleaning up that visual clutter, bringing the mechanical elements, something to . . . (inaudible) . . . So bringing that, the mechanical arm, cleaning up that area, and then also, as you can see here, the parking garage needed to be dressed up a little bit. You can see the second floor parking. We'll be introducing a visual screen of the parking here, in a warm wood like material. Actually we have some of the...materials for the entry drive, and we can pass these around too if it interests you. This is the signature stone. It will be utilized both in a textured pattern that we have here or . . . (inaudible) . . . But as you see it's a light stone with a variation in tonality. It's a natural stone. The signage will all be the dark bronze; kindard coated because of our location near the ocean; all of our walls will be a lighter color stucco finish; and then this is the screening for the parking, and it's a wood toned aluminum product.

I understand you'll ask questions at the end. Feel free.

More of the improvements. This is at the parking garage. This is the main entry, exit to the

parking garage . . . (inaudible) . . . porte cochere. This is, you know, again, enhancing the guest experience on property. This is the existing condition. We'll be cleaning up and editing the landscape, bolstering the architecture with the incorporation of a stucco, a cement stucco wall, signature stone and some new lighting to enhance that, that corner.

And then finally for the entry drive improvements, you're going to arrive at the porte cochere area. Currently the porte cochere has a center island, and it's planted with palm trees. That configuration doesn't change. The center island stays in place. The porte cochere stays as originally designed. What we're doing is taking out the palms and replacing it with a stone wall, a low stone wall planters and a signature art piece in the center. And then since we're on the plan here, there's an existing waterfall that is a photo op for many of the guests on property. We're going to be adding a back drop for that, that would include the signage for the property, as well as some drama, and you'll see that in the next couple of slides.

So this is the center island. What I -- what you see here is the development of the low walls to hold the landscape bed, as well as the signature art piece. The signature art piece is in development. This is primarily to show the scale with the intent of the art. The ownership is engaging a cultural consultant, as well as an art consultant in the development of this piece. This is a good idea how tall and the size of it. It will be...commissioned. It will have kind of an abstract component to it, but it would be the related back to the property itself.

On the left here you start to see that signature back drop with the introduction of a fire element into the waterfall landscape . . . (inaudible) . . . you know part of that photo op for the guests that they are on property and have arrived here in Hawaii.

So our second area of improvement, number two, correlates to the board here. The serenity pool bar and lanai, and it's in the heart of the property. There's an existing pool. It's referred to either as the Maluhia pool or the serenity pool. So I might mix those up a little bit as we know they kind of mean the same thing. And there's two areas of improvements. One is an extension of lanais along the edge of the existing building here, the Hale 4. And the other is an introduction of a little pocket bar area right next to the pool in the zone right here.

So this is the existing conditions for both those pieces. This is the edge of the Hale 4 where the lanai would be extended out to take advantage of that great view out west to the ocean. And then this is the area of the courtyard in here, this landscape bed, that will be replaced by the serenity pool bar.

Here's our architectural drawing. This is how the pool bar fits in the landscape. It's a minimalist. More shade structure than anything else that includes a bar area and lounge seating. And then a series of extended private lanai off of the guest rooms that will actually be tiered for shade lounges on the lower tier, and drop in spas on the upper tier. The decking will be . . . (inaudible) . . .

The serenity pool bar plan and elevations are on the next page. And actually David, can you help me with some of the materials? This is a multi-tiered structure. It's less than 1,000 square

feet, all totals. There are three major roof elements. Here, at the upper level which provides shade and shelter for the bar area; a mid-level; and a lower level which provides outdoor seating all with views out to the . . . (inaudible) . . . area and the ocean front.

It's intended and designed as the minimalist structure, so all the materials also are very minimal and quiet in their coloration, to blend in with the existing serenity pool bar. What we have here are the floors and walls are the light form gray. The bar top is the lighter gray. This is the bar sky wall, so this is the, you know, the height of the bar and wall. And then the structure itself are in the gray tonality, the light silver here, a kinard color, or kinard finish aluminum frame for columns and beams; gray finish roofed; and the ceiling is the metal perforation ceiling, and then a shade structure, a shade . . . (inaudible) . . . for when the sun is too bright that you can pull down. Okay. You can pass that around.

Our third area of improvement is the luau area here -- it's existing -- and the ohana pool, the children's pool, here. So this whole area, both of these activities are existing. There's an ongoing luau event that utilizes the stage here. There's, overtime, structures that have been added. And then the children's pool here. There's an existing slide, and actually a two level pool that are not interconnected. This is some of those photos. Here's the existing kid's pool, slide, play area, deck, and this upper area of the kid's pool which currently is deep. They actually used it for some scuba training; it's that deep.

The ohana pool will be improved in that we're going to take that whole area and integrate it. So rather than having the kids area here and then the, the, the deeper pool up there, we've integrated into one feature in the landscape, hide it together with tropical planting and rock work that it mimics the local rock formation. Incorporation of a very exciting pool feature which would actually be a double pool, double slide. And then for the younger kids, some real fun elements like water spouts and spray guns and things like that. So it really -- it's been renamed to the Ohana Pool. It's something for everybody, all age groups. There will be F&B piece right in the center here that would also serve as their towel and activity hut.

You see here are just some images of the pool features. As you note, you know, all the colors tonality are natural. They're to blend in with the landscape and it will have a real feel of grotto and tropical landscape. These are the pool sections. There's going to be a number of features such as waterfalls, giving away little spa areas, and the, the slides are integrated into the raised area. So this is the technical design of the, the slide, but they're going to be hidden by rock work and planting. They're integrated into the hill side. There's actually a natural fall to the land from top to bottom that we're taking advantage of. This is a higher elevation and then it falls down to here, so the slides take advantage of that fall.

This is an illustration of the pool bar at the kid's pool. It's largely a shade to add shade to that area. But there are also elements of guest amenities such as a towel bar area, activity accessories that they could pick up on the back side here; and the front side, a bar and a food and beverage service. And then seating that would be both table seating and bar stool seating. We have...some more materials to show you...of both the pool and the --. But this, this is the pool itself. So this is the pool plaster. The pool deck will be a salt finish concrete with a

colorized colorization to be more like a salt like. Our pool coping will be the basalt, either puku basalt or in the hone. And then our pool bar picks up that tonality of the natural colors. This is the bar's sky front. This is the side wall, so this would be a highlight within the bar. It would be everywhere. This bar wall is this center piece that differentiates the towel area from the food and beverage side. The slender columns and many of the metal underside here would be this darker bronzed aluminum finish. The ceiling of the bar would be the natural wood ceiling. And the bar top is actually going to be the small stones. And then the roof will mimic shake, peter shake, but it will be a class A. It's actually a metal style roof.

And then lastly on our materials, our last materials, is the luau structure. So what we're -- what we're improving down here is that overtime the luau activity has put up some sheds and dressing areas and various service oriented to enhance the activity of the luau. They've hung lights from palm trees and sound speakers, and what we've done is to take all that and consolidate it into a much more aesthetically pleasing structure. So this would be our luau structure. It's functionality, it's multi-functional. It has a bar front for service of mai thais; a very large service. It wouldn't be open all the time; just during luau performances. A dressing room for both men and women for the performers, as well as a convenience toilet that would be ADA accessible. This storage area also provides access to a mezzanine area, and the mezzanine area is built as a sound and light room so that we can remove all those lights from the palms trees, create a more natural environment for the performance, and move all the, all the lights to be controlled from this area. Also we are improving the toilet room. This is the existing storage area. We're renovating it and converting it into toilet rooms for both men and women.

This will be convenient for both the users of the Ohana Pool, as well as the luau. And then...a very background building. Right now the pool mechanical for the kid's pool is housed in a fenced area, an open fenced area. We're going to enclose it with a structure that's quiet. It's going to be heavily landscaped with all the features of it. We'll pick up the features of the hotel hale building which tends to be the light colored, plaster, and a concrete tile roof to blend into the background.

Our fourth area of improvement are more along the line --. The four is the area of way finding. So there's a number of haes throughout the property. There's the opportunity to add signage so that the guests know where they're going both during the day and in the evening, as well as improve the experience as you walk around the property. So all of the red that you see on this plan is the larger signage. All the green is the smaller signage. Elements and monuments that will be placed in the landscape utilizing the signature stone, the back lite signage lettering. I'll go through these quickly and if you have any questions we can always go back to them. So this is the rendering of that larger signage, clear lettering, clear way finding. The lighting concept so that it's all back lit and that there's not a lot of light traffic path. And then opportunities within the resort itself to highlight areas of connection so we'll be replacing the canvas canopies with glass canopies, allowing to open up the view more and bring more light into the interior environment.

The fifth area of improvement is singular. The lobby area is a big, open hale style roof with

lobby seating. We call it the grand lanai. And off of the grand lanai is an underutilized terrace. And it's underutilized because as we know in Maui it's very hot when the sun's out and there's not enough shade. So the improvement here is to add a shade trellis off of the back. This is the existing structure with the lobby seating below. But to extend the utilization of that terrace through a use of a shaded structure that will be built out of aluminum and steel pieces, and that will have a wood texture much like the screening of the parking garage.

Element number six is in this area of the Ohana pool, in the lanai that faces the Ohana pool, and out towards the ocean. I think Bryan had a count of about 14. The ground floor lanais, what we're doing is we're extending them with a series of sand set pavers with grass jointed, joints in between. And so this is the existing edge of the lanai now. Okay, it's a small area. By extending it out here, we're actually able to put shades and family eating areas out on the lanai. And then to give them a sense of privacy, a aluminum screen, lanai screen, would be added between units. And then to make that area usable, again with the same idea of adding shade, is that we'll add a shade canopy trellis feature above. It also gives them some privacy from the second floor lanai looking down on them. And so in that area, that's all indicated by these green dots. So those are the number of lanais that we'll be improving on the ground floor.

And then our final area of improvement, number seven, is the small events lawn. It's an existing open spaced area. There's a koi pond that is roughly about this size of the laser as it goes around. Historically, I guess, it was the original pool, but it has since then been re-landscaped as a koi pond. We want to retain. There's a little water fountain feature here, and retain a little bit of the pond, but fill in the majority of the pond along this side to open up the width up here to create another flat grassed area that small events could -- like a small wedding or something along those lines -- could be held in that, that area. And it tucked right in here between the grand lanai lobby and the first guest hale. Mahalo. Thank you for your time.

Mr. Conrad: Any questions?

Ms. Frances Feeter: I'm curious. Where is Sunstone's Headquarters?

Unidentified Member of the Public: Aliso Viejo, California.

Ms. Feeter: Where?

Unidentified Member of the Public: Aliso Viejo, California.

Ms. Feeter: Okay. I know where that is. Thank you.

Mr. Conrad: Fiona?

Ms. Fiona van Ammers: I just had one question regarding the entry drive-way. I might have missed it in the presentation. But you're going to change it to parallel parking and a sidewalk?

Ms. MacNeil: No, just parallel parking.

Ms. van Ammers: And how would pedestrians get to –

Ms. MacNeil: Currently there is no pedestrian sidewalk. It is just a paved driveway. The sidewalk ends at that knuckle area...here. The pedestrians are left to walk to the shops(inaudible) When we had first started to look at the existing width there, there was a width for a sidewalk. We said that might be nice, you know, to add that into the, the project. We ran into the need to provide parking to meet County requirements. And so we'll be developing that width to allow for parallel parking. It's not wide enough to be both.

Ms. van Ammers: Okay. I don't know what the County requirements are on pedestrian access, but I would think you're narrowing road width so you're limiting pedestrian safety. Just an Urban Design Review Board comment. So then the second question was all that parking is going to be for the hotel; it's not beach parking.

Ms. MacNeil: Correct.

Ms. van Ammers: Okay. That's my only questions.

Mr. Robert Spilker: I have a –

Mr. Conrad: Just one second. I acknowledged David first.

Mr. David Sereda: I just have one question about the process. Have you gone to the Wailea Community Association or are you going after?

Ms. MacNeil: We've reviewed the plans with Wailea Community Association at the concept level. They reviewed them. They sat down with us. They've given their formal approval. We'll be going with our developed drawings afterwards. We'll continue to meet with them through each step of our design development.

Mr. Sereda: So they haven't seen all the sample boards and material choices and all of that.

Ms. MacNeil: Correct. They've seen the renderings.

Mr. Conrad: Bob?

Mr. Spilker: Just a, just a -- I don't know if it's a comment, an observation. You've got a lot of foreign tourists coming and all of that, all over the world, a stop sign is an octangular red sign, and you're removing those and putting stone monuments with the word stop in it, but will they be noticeable to a person who's used to a sign being red and octangular?

Ms. MacNeil: Yes. Not my area of expertise. I think it's a good comment, and I think, you know, having the ownership here to hear that. It's something that we are doing our due diligence on. It is on private property so we're not –

Mr. Spilker: Well, I understand you're not required but –

Ms. MacNeil: Right, no, I think your point is the safety issue.

Mr. Spilker: Yeah, it's potentially a safety issue and especially with foreigners who go by --. I know when I travel overseas I go by the signs, you know, the shape, the figures on it, all that kind of stuff. And I'm not sure I would recognize that as a, a stop sign.

Ms. MacNeil: Understand.

Mr. Conrad: Any other questions?

Mr. Demetrios Callinicos: I want to get back to this lack of a sidewalk from the road. You're saying the main reason for the whole development is to bring this existing resort to where it can compete with the surrounding properties, other resorts in the area. In your preliminary look at the surrounding properties, did you noticed if they had pedestrian sidewalks down into them?

Ms. MacNeil: I can't say that for sure. My recollection, though, is that it's not equipped with it.

Mr. Callinicos: Some have and some don't.

Ms. MacNeil: Right.

Mr. Callinicos: I kind of want to tack on to the observation made across from me here that the sidewalk would be good. We, we're -- I don't know if any of you are from Maui -- we take a lot of trouble to have sidewalks around our community, and people get used to them. Now a lot of people walk along Wailea Ala Nui, and suddenly they arrive at your, your entrance, and they may be wanting to come down, to go down to the restaurant there. I mean, I've done it. I've been to that restaurant many times, and no sidewalk. And you risk going down a road with parallel parking, where they pull out, which side of the road do you walk on? I think you should look at that again.

Ms. MacNeil: We are limited by the easement. It's not our, our property.

Mr. Callinicos: You're saying that road is, is an easement?

Ms. MacNeil: Yes. So, we can't -- we can't take more room, so we have to meet the County's requirement. So there was a –

Mr. Callinicos: Okay. I understand. No more questions.

Mr. Conrad: I have one question, I guess, comment. The grass parking area for the employees or overflow parking or whatever it is, I'm assuming that that's geostabilized lawn as opposed to just lawn.

Ms. MacNeil: I don't know if we've gotten to that level of development. It is going to be events -- utilized only in the need for overflow. The staff parking itself is this . . . (inaudible) . . . That's all asphalt. Yeah, so that -- and that actually we're going to be . . . (inaudible) . . . with the new LED lighting . . . (inaudible) . . . The smaller lot of 18 is whatever the County requires. I don't think we're looking at geostabilization because I believe that our soil and the way that we're going to grade it will be stable enough for, for use.

Mr. Conrad: Okay. Thank you. Any other questions or comments?

Mr. Sereda: I have a comment.

Mr. Conrad: Yeah?

Mr. Sereda: I'd just like to -- who's the representative from the landscape architect?

Ms. MacNeil: Unfortunately, McCelvey is our landscape architect, and they actually had a couple of issues with being here today; a family leave. But, yeah, they prepped me as much as I could be prepped.

Mr. Sereda: Well you could just relay that I appreciate the use of their native plants.

Ms. MacNeil: Great.

Mr. Sereda: So that's my only comment.

Ms. MacNeil: I will. Thank you.

Mr. Conrad: So do we have any recommendations? I call for, I call for a motion to pass as presented.

Mr. Spilker: I'll second it.

Mr. Conrad: Well, I'm calling for the motion. I can't make the motion.

Mr. Callinicos: I make the motion.

Mr. Conrad: So Demetrios is making the motion that this plan is passed as presented. And Robert is seconding it. Thank you.

Ms. MacNeil: Very good. Thank you.

Mr. Conrad: And, I'm sorry, all in favor? All opposed? Okay, now it's passed. Thank you.

Ms. MacNeil: Thank you for your time.

It was moved by Mr. Demetrios Callinicos, seconded by Mr. Robert Spilker, then unanimously

VOTED: to recommend approval as presented.
(Assenting: D. Callinicos, F. Feeter, G. Ringsby, D. Sereda, R. Spilker, F. van Ammers
Excused: R. Bowlus, D. Green, R. Phillips)

E. DIRECTOR'S REPORT

1. Status of board vacancy

Mr. Conrad: So the next item on the agenda is the Director's Report.

Mr. Clayton Yoshida: Good morning Mr. Chair and members of the Urban Design Review Board. With respect to the Board vacancy, the Department has taken a more proactive role and we've made suggestions to the Mayor's Office as to possible people, ways to fill the vacancy. So hopefully they can pursue that and find a person.

2. Agenda items for the October 6, 2015 meeting

Mr. Yoshida: Our next meeting is -- your next meeting is scheduled for October 6th. We have one item so far. That's your review of the SMA Use Permit plans for the proposed Paia Courtyard Project. It's located if you're turning up from Hana Highway on to Baldwin Avenue, heading towards Makawao, just before you get to the Patsy Mink Post Office on your right hand side, is the property. And it's a mixed use development -- multi-family and commercial -- being proposed by David Spee, a Maui attorney; and Henry Spencer, who developed the subdivision in Sprecklesville. So, your review of those plans is scheduled for the October 6th meeting.

Mr. Conrad: Thanks Clayton.

Mr. Yoshida: That's, that's all we have to report.

F. NEXT MEETING DATE: October 6, 2015

G. ADJOURNMENT

Mr. Conrad: Okay, thank you. Anything else? Yes Fiona?

Ms. van Ammers: I just want to make a suggestion. I just feel like on the past couple of projects, but, previously -- well last year, a lot of times we would make comments on the project, even if they were positive. So it might be -- because we're giving a recommendation to the

Planning Commission. Right now, it seems like we're saying no objections. So perhaps we should be commenting on aspects that we like about the project, if any apply.

Mr. Conrad: Oh, yeah, and I think that's always been available. I just noticed myself that today nobody made a comment.

Ms. van Ammers: Yeah. Yes, yes.

Mr. Conrad: And, I guess, you know, we could've, I could've asked for that, but please feel to make positive comments as well as questions.

Mr. Spilker: Yeah, I think that this is so big and so many pages that it was just kind of overwhelming to me. You would have to pick out little pieces rather than generalized.

Mr. Gray Ringsby: Yeah, I appreciate -- I just wanted to say -- I appreciate the environmental concerns that they addressed, the LED lighting, and trying to keep it...more subtle colors and tones. And I think the scale was appropriate and the signage didn't seem too large. So those were positives that I saw.

Mr. Conrad: And you did make a positive comment, David.

Ms. van Ammers: And maybe next time we could remember.

Mr. Conrad: Yeah. Yeah. And, you know, please Fiona feel free to just pitch in, and, you know --

Ms. van Ammers: I will. I realized that after we, oh, we're going to vote, it's too late.

Mr. Conrad: Yeah, and I thought about it myself, but at the end, I just decided as the Chair to be quiet.

Ms. Jennifer Oana: Clayton, Leilani, can we attach the minutes to the letter you send so they can, the Maui Planning Commission, see their comments?

Mr. Yoshida: The Department does generate a letter to the respective planning commission with respect to your comments. And it is part of the record, it is something that they consider. So, like, when you reviewed the, on Lanai, the Manele Bay Hotel Improvements, your comments were transmitted to the Lanai Planning Commission, and they did consider that as part of the Department's report, and they did consider those comments.

Mr. Conrad: So what you're asking for is if the positive comments that were just made could be made part of that letter?

Ms. Oana: Or as an attachment to the letter. Because I'm uncomfortable because they left and we've already moved on, so to add something to the letter -- but the minutes attached to it or

just that portion of the minutes.

Mr. Conrad: So is it an overall agreement from the Board that they did a nice job with this, with this project?

Mr. Spilker: Yes.

Mr. Callinicos: Actually the Planning Commission would infer from the way we finished the meeting that we did not think it was a bad project, there was nothing wrong with it overall, you know, it was a unanimous vote to approve it. I think therein they would see that we liked the project. In the past we have, we have commented, and people have gone on the record with their comments. I think I said, I thought the presentation was really good. I think it's a good idea we could have a go around, just a round of comments.

Mr. Conrad: Okay. So, yeah, remind me maybe we could ask for a round of comments at the end before we vote, whether positive and/or negative, of whatever anyone wants to say about it, and include positive comments as well as.

Mr. Callinicos: That would be on the record. They would get to see that.

Mr. Conrad: Okay. I'll try to remember, Fiona, but if I don't, you can remind me.

Mr. Callinicos: We'll remind you.

Mr. Conrad: Alright. Well, thank you. With that, I think the meeting is adjourned.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:57 a.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE:

PRESENT:

Demetrios Callinicos
Hunton Conrad, Chair
Frances Feeter, Vice-Chair
Gray Ringsby (alternate)
David Sereda
Robert Spilker (alternate)
Fiona van Ammers

EXCUSED:

Robert Bowlus
David Green
Raymond Phillips

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Keith Scott, Staff Planner
Jennifer Oana, Deputy Corporation Counsel