

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
FEBRUARY 2, 2016**

**APPROVED 03-01-2016**

**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 10:02 a.m., Tuesday, February 2, 2016, 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).

Mr. Hunton Conrad: I'll call this meeting to order this morning. First order of business is if anyone wants to make public testimony on the – on the Maui Mall Project, we are able to hear you now if you can't speak at the time when they have made their presentation.

**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.**

**C. ADMINISTRATIVE APPROVAL OF THE DECEMBER 1, 2015 MEETING MINUTES**

Mr. Conrad: Seeing no one, that portion is closed. Now we will –. Does anybody have any comments on the minutes from last time? Okay. I move that we accept them administratively. No objections? Accepted. Alright.

**The December 1, 2015 UDRB meeting minutes were administratively approved as presented.**

**D. COMMUNICATIONS**

- 1. ATC MAKENA HOLDINGS requesting a Special Management Area Use Permit for the proposed Makena Resort M-5/M-6/S-7/B-2 Project, a proposed mixed use community which includes 26 single- family custom estates, 20 single family cottages, 88 multi-family units, and recreational amenities, as well as a resort-oriented commercial village consisting of 14 condominium units above retail/ commercial space, 10 transient vacation rental units, and various other related grading, utility, landscaping, parking and roadway improvements at TMK: 2-1-008: 080, 098, 099, 100, and 106, Makena, Island of Maui. (SM1 2015/0012) (Ann Cua)**

**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.**

**Applicant submitted letter requesting deferral to the March 1, 2016 meeting.**

- 2. MS. KARLYNN FUKUDA, Executive Vice-President of MUNEKIYO HIRAGA requesting a Special Management Area Use Permit for the Proposed Retail and Restaurant Buildings and Renovations at Maui Mall Project including the development of a 10,000 square foot retail building and 5,000 sq. ft. restaurant/retail building, renovation of existing Maui Mall lobby and lounge space, 3,600 sq. ft. storage addition at Whole Foods Market, the addition of 30 new parking spaces, and related site and landscaping improvements at 70 E. Kaahumanu Avenue, TMK: 3-7-009: 004 (por.), Kahului, Island of Maui. (SM1 2015/0008) (Candace Thackerson)**

**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: This morning we had two items on the agenda, but Makena, ATC Makena Holdings has asked to defer their presentation so we will be starting with Ms. Karlynn Fukuda (*Mr. Hunton Conrad, Chair, read the above project description into the record.*) Candace Thackerson is the planner.

Mr. Demetrios Callinicos: Mr. Chair?

Mr. Conrad: Yes sir.

Mr. Callinicos: Approval of the last minutes?

Mr. Conrad: We just did that.

Mr. Callinicos: We did that. Sorry I didn't hear you.

Mr. Conrad: That's okay. You were busy.

Ms. Candace Thackerson: Staff doesn't have anything further at the moment. I'll go ahead and let the applicant do their presentation, and I'll just be here to gather your comments and read them back.

Mr. Conrad: Okay. Thanks Candace.

Ms. Marisa Fujimoto: Good morning Chair Conrad and members of the Board. Thank you for taking the time to be here today. My name is Marisa Fujimoto, and I'll be presenting. Is that better?

Mr. Conrad: Yeah. Thanks.

Ms. Fujimoto: My name is Marisa Fujimoto and I'll be presenting information about the proposed retail and restaurant buildings and renovations at the Maui Mall, along with other members of our project team. We have Brian McFarland from W-ADP Maui, as the applicant; Anthony Riecke Gonzales from Riecke Sunnland Kono Architects; Kevin Tanaka from K. Tanaka Landscape Architecture; and Mark Matsuda from Otomo Engineering; and myself and Karlynn Fukuda from Munekiyo Hiraga.

Most of you are probably familiar with the Maui Mall. It's located between Kaahumanu Avenue and Kamehameha Avenue at Puunene Avenue intersection. This – Sorry about that. This area map shows you some of the other land marks in the general vicinity of the mall, in addition to Kahului Shopping Center which was labeled in the previous map. You can also see Kahului Harbor here, as well as Kanaha Pond. The mall has three accesses on Kaahumanu Avenue, three on Kamehameha Avenue and two on Puunene.

Proposed improvements include two new buildings, a 10,000 square foot retail building and 5,000 square foot restaurant or retail building. It also includes the additional storage area for Whole Foods, 30 parking stalls and related landscaping and utility improvements. The original SMA application also included renovations to the existing mall, but those renovations have since been removed from the application. And as noted here, construction of the buildings may be phased.

So here's the site plan. The 10,000 square foot building is located here between American Savings Bank and the TJ Maxx building. The 5,000 square foot building would be by the Regal Cinema Theaters. And the Whole Foods addition is here, and the 30 parking stalls are up here at the corner.

Mr. Conrad: Miss? Could you speak up a little bit? It's hard for us to hear.

Ms. Fujimoto: Sure.

Mr. Conrad: Thank you.

Ms. Fujimoto: So these are the photos of the location of the new 10,000 square foot building. The photo on the left is from the Puunene Avenue entrance, and in the photo on the right is from Kamehameha Avenue. And TJ Maxx is there in the back.

Here are photos of the proposed location of the 5,000 square foot restaurant and retail building. The one on the left was taken from across Kamehameha Avenue at Hoohana Street, and the other was near the Kamehameha Avenue entrance by Alamaha.

And here, the photo on the right is where the – I'm sorry. The photo on the left is where the proposed Whole Foods storage would be located, and the photo on the right is where the 30 new parking stalls will be added.

And I will hand it over to Anthony Riecke Gonzales of Riecke Sunnland Kono Architects to share about the building elevations and design.

Mr. Anthony Riecke Gonzales: My name is Anthony Riecke Gonzales with Riecke Sunnland Kono Architects. The building that we're looking at right here is the one that's going to be by the American Savings, back of the bank. It's a 10,000 square foot building. The highest point on the building is at 30 feet where the peaked roof is on the bottom elevation. And the colors on there are represented awnings and tile work, and there are some cast stone at the very base of the building. It's a kind of a longer building that's fairly narrow with parking on both sides. And we're proposing to have the service area on the, kind of the back side which would be also the back side of the American Savings Bank.

Can you go to the next slide, Karlynn? This is the 5,000 square foot, either restaurant or retail building, and it's actually going to be located on the – the east side of the theaters and kind of kiddie corner of IHOP if you're familiar with mall. And there's right now there's kind of a large trash enclosure area over where this building would be going. We would reconfigure that trash area to be able to allow this building to be set there. And again it's – has a maximum height of 30 feet. Colors are from awnings and tile work. I do have a – not really a sample board, it's more of a downloaded sheet of colors from the Dell Tile company that we would be interested in using. If you're interested I can pass it around. If any of you are familiar with the mall, they did just recently paint all the roofs to a darker brown, and we would match that color for all of the roofs that you could see. I do have a sample here, though, if any of you are not familiar with the mall, that you could take a look at of that color is.

If we could go to the Whole Foods. On this building we are proposing that we use locally source split faced block for the surrounding of the building. I'm sure as you saw in the previous photo this the warehouse section of Whole Foods so it's not the prettiest face of Whole Foods. It's actually behind a fenced area and there's usually containers around it. But we would match the same roof color that the mall has now been painted which is the darker brown. And other than that, it's mostly split face block.

Mr. Conrad: So the split face block isn't painted?

Mr. Riecke Gonzales: No it's not, and I sample here, Conrad, if you'd like to take a look at it. It's kind of heavy to pass around, but most of us are familiar with what split face are.

Mr. Conrad: Yes. I just didn't, in the color rendering, it was difficult to tell whether that was a paint color or not. Thank you.

Mr. Riecke Gonzales: No. For the signage concept, you know, we're pretty much following – pretty much – we're following Maui County guidelines. We don't know, you know, how many

tenants would be in each of the spaces, but we have allowed where if it did get broken up into lots of smaller tenants, that each of them could have a 12 square foot sign above their entrance to be able to identify them. Similar on the restaurant, possibly retail building. On this one there aren't quite as many potential entrances to the space. It really lends itself there to a restaurant building. But again it's the same idea on the signage.

And that's pretty much my conclusion...for, yeah, for the architecture. I'm going to turn it over to the landscape architect. He'll do his presentation now. Thank you.

Ms. Fujimoto: So this is just a list of the tree shrubs and ground covers that are proposed for landscaping. And the next slide we have the landscaping plan. The existing trees are in the background, and the proposed new trees are the brighter ones that stand out. And on the next slide we have drainage improvements. The drainage system will, at minimum, retain the increase in runoff generated by the project. It also meets the County requirements, and we'll include the Storm Water Treatment Best Management Practices.

And additional project considerations – basically this is a great location for this project. It is within the urban growth boundaries, located within a commercial and retail core, it's along an existing County bus route and there's existing pedestrian paths, and it's a nice refresh for mall.

Thank you very much for your time. Do you have any questions?

Mr. Conrad: Alright. Do I have any comments? Shall we put it up for – can I see someone make a motion to accept it as proposed?

Mr. Callinicos: I make a motion that we approve as submitted.

Ms. Frances Feeter: I second.

Mr. Conrad: All in favor? The motion passes. Thank you very much.

Ms. Fujimoto: Thank you very much.

**It was moved by Mr. Demetrios Callinicos, seconded by Ms. Frances Feeter, then unanimously**

**VOTED: to approve as submitted.**

## **E. DIRECTOR'S REPORT**

### **1. Status of the Board vacancy.**

Mr. Conrad: So now we're going on to the Director's Report.

Mr. Clayton Yoshida: Good morning Mr. Chair and Happy New Year to all as this is our first meeting of the year 2016. As far as the Board's vacancy, I believe that the administration does have a name that will be submitted to the – or that will be or has been submitted to the Council, that will go through the confirmation process, and hopefully that person will be onboard by the April meeting.

**2. Agenda items for the March 1, 2016 meeting.**

Mr. Yoshida: As far as agenda items for your next meeting scheduled for March 1<sup>st</sup>, we received about – we received 12 SMA Use Permits for calendar year 2015, so that's about one per month. We have the Special Management Area Use Permit for the Kamaole Point multi-family project. It's an affordable housing project located in the vicinity, I think, across the street of Kamaole II in Kihei. And then, of course, we probably will have the Makena Project that was scheduled for today, but was deferred so that they can consult with some other parties based on input from the Planning Commission meeting a week ago. So those two items should be enough.

Mr. Conrad: . . .(inaudible) . . . digest.

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

Mr. Conrad: Alright. Thank you Clayton. Well, this is the shortest meeting in history.

**F. NEXT MEETING DATE: March 1, 2016**

**G. ADJOURNMENT**

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 10:16 a.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE:**

**PRESENT:**

Robert Bowlus  
Demetrios Callinicos  
Hunton Conrad, Chair  
Frances Feeter, Vice-Chair  
David Green  
Peter Jacobsen (alternate)  
Raymond Phillips  
David Sereda  
Fiona van Ammers

**OTHERS:**

Clayton Yoshida, Planning Program Administrator, Current Planning Division  
Ann Cua, Staff Planner  
Candace Thackerson, Staff Planner  
Jennifer Oana, Deputy Corporation Counsel