

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
JUNE 7, 2016**

**APPROVED 09-06-2016**

**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 10:03 a.m., Tuesday, June 7, 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: Good morning. I'm going to call this meeting to order. The first thing is if there's anybody from the public who would like to give testimony who can't be here after the presentation you're welcome to do so. Seeing none, the public testimony portion of this meeting is closed.

Alright, now we're looking at administrative approval of the last two meetings of the UDRB so --

**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 MARCH 1, 2016 AND APRIL 5, 2016 MEETING MINUTES**

Ms. Frances Feeter: I move they be approved.

Mr. Conrad: You move that they be approved? Can I have a second?

Ms. Feeter: Oh, you were doing administrative.

Mr. Conrad: That's okay. Either way.

Mr. Robert Bowlus: I'll second it.

Mr. Conrad: He's seconding it. So we're accepting both sets.

Mr. Harry Hecht: I'd like to abstain from the first one. I wasn't here.

Mr. Conrad: Well then you just can't vote.

Mr. Hecht: I can vote on the second one.

Mr. Conrad: You can. Alright, so they've been passed.

**The March 1, 2016 and April 5, 2016 UDRB meeting minutes were administratively approved as presented.**

#### **D. COMMUNICATIONS**

- 1. MR. MARC TARON of ARQUITECTURA LLC. on behalf of ED and SUSAN MARSZAL requesting a Special Management Area Use Permit for the demolition and construction of a single family dwelling and pool in the R-3 Residential District at 465 Front Street, TMK: 4-6-002: 016, Lahaina, Island of Maui, (SM1 2015/0002) (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: So this morning, communications . . . *(Mr. Hunton Conrad, Chair, read the above project description into the record.)* . . . Keith Scott is the planner.

Mr. Keith Scott: Good morning Chair and members of the committee. Thank you for taking your time today to listen to this presentation. I've been working with Mr. Taron for the last couple of years to bring this to fruition. And Mark is here to make a presentation to you about the details of the project.

Mr. Marc Taron: Good morning Chair and members of the committee. My name is Marc Taron, and I would like to present the Marszal residence proposed project in Lahaina. I guess I'll go ahead and sit down. Okay, so the project team is Castaway Construction, Loren and Matt Hecox; myself and Dennis Harmon are the project architects; Stacy Otomo for civil engineering; Joel Corpuz for structural; Carolyn Pace for interior design; and Zach Hansel for -- is he's the landscape architect.

The project is in Lahaina just, just south of the Lahaina Shores Condominiums, zoned R3-residential, single-family and it is in the Special Management Area, ocean front. The project is proposed to be a two-story, single-family residence, ohana and a swimming pool. Enclosed square -- enclosed living is about 5,400 square feet, but when you add lanai and garage it's about 8,400. The style is to compliment the Lahaina plantation style of large overhangs and use of, use of natural materials.

The landscape, indigenous drought tolerant species. And sustainability, we're gonna use the high efficiency appliances, low flow fixtures, and some passive energy techniques, mainly being photo voltaic. And previously on this site there's a house. It's been demoed

about last January. These are photos of the, of the pre-existing house. And here's a site plan showing all of the development to the mauka side of the shoreline setback. It's got a double garage entrance to Front Street, and then you enter through a courtyard and great room -- I won't walk you through the whole plan.

Elevations...on the, on the Front Street side, the massing, the massing is one story, and on the makai side, the massing is two-story, so that would soften it up from the Front Street side. And then on the -- the Front Street side is the upper elevation, and the lower elevation is the makai side, and that will have some large overhangs and covered lanais. And then this would be the north and south elevations which are pretty much hidden from view. On the north side we've got Lahaina Shores, the condos, which would be the upper elevation. And then the south elevation is along the south property line there.

And this is a rendering on the -- of -- on the upper rendering is what it would look like from the ocean side. The lower rendering is from the street side, and you can see the one-story massing along the street there, along Front Street. Then these two elevations are the north and south sides.

A landscape plan. And then these are some of the plant materials that we've specified.

And that's, that's it for this part of the presentation. I do have photos of all of the -- of several existing properties along Front Street...if you guys would like to see those.

So this is, where the yellow car is right there, the black fence, that is the, the proposed site. Lahaina Shores is in the background. This is Front Street, looking the opposite direction, looking to the south. Then these are some properties on the same side of the road, the makai side of the street. Next door. A couple of houses down. This is kind of a nice house, I like this one. A lot under construction. And at 433, there's this house. So this is, this is just going north along Front Street, looking towards the ocean.

And I've got some photos. Well, to the south we've got 505 Front Street, Shaw Street. And I can find those photos in just a second if you'd like.

Okay, so these are some of the properties on the mauka side of the street. And then this one is almost directly across from the property. Lahaina Shores. Right at, on the corner of Shaw Street, there, I believe. That's the public parking at Front Street and Shaw Street. Shaw Street and 505. Okay. I believe that's it. Open for questions.

Mr. Scott: And I think that's end of the presentation; available for questions.

Mr. Conrad: Any questions?

Mr. David Green: I didn't notice a second floor -- a second story floor plan.

Mr. Taron: You know, I didn't have that in the power point, but I did print off some floor -- I wasn't sure. Can I pass this out? I was only able to make six copies.

Mr. Conrad: So is everyone satisfied with what they're seeing? Do you have any questions, concerns?

Mr. David Sereda: I have a couple of questions.

Mr. Conrad: Yes.

Mr. Sereda: So, on the north side, is there a fence? Near Lahaina Shores?

Mr. Taron: On the north side, on the north side there is a fence and a, a beach access walkway. On the north side, there's the parking lot to Lahaina Shores, but between the parking lot there's a, the beach access with a, a wire, or a chain linked, wire fence, six foot tall, both sides.

Mr. Sereda: So there's -- it goes Lahaina Shores, and then there's a beach access?

Mr. Taron: Correct.

Mr. Sereda: How wide is that? Is it like 10 feet or something?

Mr. Taron: It's six feet.

Mr. Sereda: And then there's a chain linked fence between the beach access and the Marszal's property?

Mr. Taron: Correct.

Mr. Sereda: And there's no screening or anything along the fence?

Mr. Taron: Right now there is --

Mr. Sereda: I mean proposed?

Mr. Taron: Well, well, what we have on our design is a -- it's actually an elevated area between the house -- let me see if I can show that. There's an elevated area between the house and the Lahaina Shores parking lot, elevated above the base flood elevation because that's where the A/C and the trash enclosure are. And there will be a guardrail there with some planting. That's what we have proposed between the house and the parking lot.

Mr. Bowlus: Excuse me, where would that planting be? It looks like that fence and that walkway is right on the property line?

Mr. Taron: Right. We're, we're not talking about large plants, just some small shrubs. I mean there's planters that are built into -- let me get the site plan. There's planters that are built into the built up area. This is the built up area from here and to here.

Mr. Bowlus: Right.

Mr. Green: Can you enlarge that?

Mr. Taron: Okay. So right here, we have some steps. The grade here is about six feet above sea level for the whole lot. But the base flood elevation is nine feet so we're going 10 feet for base flood elevation, and all of our equipment has to be raised above base flood elevation. So we're raising the area from here, to here, to 10 feet, and putting our equipment in this area here. Now it's a little hard to see, but we have some boxes that represent some planters that would be within --. They're not raised planters, they're holes in the concrete basically 18-inches by, say, six feet long, so foot and a half wide, six-foot long -- we've got one, two, three, four, five, six -- all along here, just for some low, low shrubs, no major trees.

Mr. Bowlus: So that's your retaining wall on the property line then?

Mr. Taron: Correct.

Mr. Bowlus: You're filling behind that?

Mr. Taron: Correct.

Mr. Bowlus: Yeah. Okay.

Mr. Sereda: Should we be concerned with any -- if it's a public access, like a beach walk access that's viewable so you're looking into that property? Is that within our purview to sort of make comments on that as used from a public space? Is that --? Or is it strictly from Front Street that we should be --?

Ms. Jennifer Oana: No, the whole design aspect; the entire project.

Mr. Sereda: The, the rendering, this, the rendering, the east facade rendering, it looks like you can kind of see it. It looks like there's a -- the beach walk is on the right. I don't know maybe -- yeah.

Mr. Taron: It's right here.

Mr. Sereda: Oh, it's different from what's in our packet. I guess the one in our package shows a little bit more to the north. But you can see -- it looks like the, the, there's the beach access and then there's a landscape strip. It looks like it's about six or eight feet. And then there's the building, the retaining wall.

Mr. Taron: Right. And I apologize for that. What may be in your packet was a generation earlier. My renderer guy put that landscaping strip between the --. Right, right, right. So the, the beach access is actually right against the property line, and against that retaining wall, there is no planting between the house and the --.

Mr. Sereda: That's the only question I had. I just wanted to...to understand that.

Mr. Bowlus: So on the, on the street, on the street facing side on this exhibit that I've got, it looks like from sidewalk or the curb out front, there's a set of stairs that goes up into that side yard access and the ramp, is that, equipment -- equipment moving in and out?

Mr. Taron: Right. Right. Yes.

Mr. Raymond Phillips: Looking at the facade on the, on the west facade on the rendering, I guess, from the makai, looking from the beach, and as for the stairs, I noticed there's no hand rails that would be, say, say running down the southerly side of the stairs. Is there a possible safety issue that might be in consideration on that?

Mr. Taron: We had planned on putting a hand rail on the north side against next to the, that, that privacy, slash, retaining wall.

Mr. Phillips: Uh-huh.

Mr. Taron: But not on the south side by the pool...that could be, that could be added to the project. It probably wouldn't be a bad idea.

Mr. Phillips: Okay. And another, just...another little aside, it's a nice spread of stairs...we have a similar situation at our house, and we wound up installing a part of the stairs as a ramp because of the little bit more capability for people with a little disability issues.

Mr. Taron: We actually do have a ramp, it's on the opposite side of the pool. Not really too visible in the rendering at this point. You can see it in the site plan perhaps I passed out. If we put a ramp where those stairs are on the west facade, it would, it would be a pretty steep ramp in order to stay out of the shoreline setback, and so we put it on the other side.

Mr. Phillips: Great. Thank you.

Mr. Taron: Thanks.

Mr. Conrad: Yes, Harry.

Mr. Hecht: I had two questions. One, one from the street, Front Street itself, when you look at the building straight on you'll see two parking garages -- right, each with two cars -- is that the view you would see from the street?

Mr. Taron: Right so what this rendering is showing -- what, what we're proposing are glass paneled overhead garage doors that would be more opaque. The, the rendering here shows them as pretty clear. What you see are the cars inside the garage, so they would be opaque garage glass panels. But is your question -- was that your question?

Mr. Hecht: I just wanted to know what you're going to see from the street. It looks like it would be two parking garages is what you're going to see.

Mr. Taron: Correct.

Mr. Hecht: And not much else.

Mr. Taron: You see the garage on the north, and garage on the south, and then between them we would have the entry gate to the court yard.

Mr. Hecht: And then I have one other question -- thank you -- that is the drainage. You proposed to take the extra drainage off the property and put it into a pipe underground?

Mr. Taron: All drainage is actually contained onsite. We have Otomo Engineering onboard, and we've designed some retention onsite.

Mr. Hecht: I was worried about the ground water and would that actually drain in that, on that site.

Mr. Taron: On the site or on the side?

Mr. Hecht: Yeah. Evidentially you're going to retain it underground.

Mr. Taron: Correct.

Mr. Hecht: And a perforated pipe, will drain?

Mr. Taron: It will drain. I mean...I can't speak to the technical specifics of it, but we do have Otomo Engineering onboard and they have designed --

Mr. Hecht: And ground water is not an issue.

Mr. Taron: They, they have designed to do so. It's in our, it's in our SMA report. Correct.

Mr. Hecht: No other questions.

Mr. Taron: There will actually be less ground water going to adjacent sites now or, or with this proposed design than there currently is.

Mr. Conrad: Any other questions or concerns?

Ms. Fiona van Ammers: I was just going to add on to what Harry said. That was actually something that I noticed as well. I'm pretty familiar with Front Street, and I think the ground water table is fairly high, so you may want to have your engineer review that. I'm not sure that you would be able to do subsurface detention at the back of the property, possibly the front of the property, but something to consider.

Mr. Taron: Okay.

Mr. Sereda: I actually have a couple of more questions too that occurred to me. So, this one might be for Keith more, but when you started out working on this project you said a couple of years ago with the existing house which has been demolished. Were there any...has there been any comment or discussion related to view corridors...from the previous structure to the current structure?

Mr. Scott: Yeah. Actually the previous structure pretty well blocked any views of the ocean from Front Street...between the structure and the landscaping that was there.

Mr. Sereda: And then was there a sample board? Or I haven't heard too much discussion on...on the architectural materials so I was just wondering if there's a sample board. And then my other question is -- well, is there a sample board? Are there sample of the --?

Mr. Taron: I don't have a sample board.

Mr. Sereda: Okay. My other question is...in keeping with plantation style, you mentioned that the architecture tries to achieve that, and I was just wondering what aspects of the -- what characteristics of the architecture are we keeping with, with Lahaina plantation style in the historic district?

Mr. Taron: Primarily with the large overhangs, the hip roof, the natural materials, the stepping back of the massing, and that's pretty much, that pretty much says it all.

Mr. Bowlus: Isn't the exterior material stucco? It looks like stucco. Is it wood sided or stucco?

Mr. Taron: No, it would be stucco...with a stone base.

Mr. Bowlus: Yeah.

Mr. Conrad: Any other questions? Concerns? Can I see a motion to accept it as presented?

Mr. Sereda: Wait, I do have -- I'm sorry, I'm saving my comments. So I think that maybe we should ask if they could do a little more landscape screening between the beach access and the building. It might actually be beneficial for your client. I'm not sure if they want people staring into their windows. I'm not sure there are windows on that side that are viewable from the public access, but --

Mr. Taron: Can I address that real quick?

Mr. Sereda: Sure.

Mr. Taron: We are showing...we are showing screening all along this property line here, and then this is where it elevates. The concrete elevates four feet above the, above the existing grade. And this is where we have those planters along that area there. Sorry. So this area here is where we have the landscaped screening between the ocean and this elevated area. This is the elevated area with planting along that property line there as well.

Mr. Sereda: Yeah, I guess the question is what are the plants, and how big do they get, and what they're going to look like, and did you consider like a fence or anything more solid?

Mr. Taron: No, we didn't -- we didn't consider putting a fence. They were just going to do with landscaping. A fence would be fairly easily done though.

There, there is the existing chain linked, chain linked fence along that property line, but we were not going to add another one.

Mr. Sereda: Well, I don't know. I'm just kind of opening this up for discussion. Does anybody else feel like there should be some, some, any type of --

Ms. Feeter: They've done -- I think they've done adequate for what they have. You only have so much space there and if you put in too many plants then it's going to overflow probably and it's going to be too much of a maintenance if they put in . . . (inaudible) . . . I think it's adequate. If the homeowners are happy, I think that the homeowners are the ones that's most impacted by this rather than people going through. But if they're happy. . .

(inaudible) . . .

Mr. Conrad: Alright. Any other comments? So before we have a motion, I will add what I think are the comments that we can add. There was a suggestion to add a handrail on the stairs by the pool. And the way the code works is you have to have a handrail for every six feet of staircase is more than three rises, so there will be need for -- DSA will...let you know about that.

Mr. Taron: Sure.

Mr. Conrad: And then it was brought up to have the civil engineer, Otomo, take a look at the water table levels. So these are comments that we're making. They're not requirements, but they're comments that we're making so far, so I want it make it clear that we're all there. And then there was not a sample board shown, but I'm assuming that everyone is accepting the colors, which I'm assuming are accurate. Kind of a light, off-white, sandy beige color of the house, and some natural field stone. Is it field stone or --?

Mr. Taron: It, it would be a blue rock perhaps.

Mr. Conrad: Okay. Okay, so blue rock, and off-white stucco, and, and is it a tiled roof?

Mr. Taron: It is a tiled roof, yes.

Mr. Conrad: And it's Moniere concrete tiled roof?

Mr. Taron: It would be a flat, a flat profile, Moniere tile, yes.

Mr. Conrad: Okay. So if anyone wants to request this, a board, now would be the time to do that. Otherwise, we're going to pass it as presented. Okay? Any then there's been some suggestion for some more landscape screening...and possibly a solid fence along the boundary between...the right-of-way and the property. Would that accurately describe what you're saying, David?

Mr. Sereda: Yeah, that, I would adequately describe my comment. I'm not sure if we need to make that...a motion for approval.

Mr. Conrad: Oh, no, these are just comments.

Mr. Sereda: Comments for the Planning Commission to for further discussion.

Mr. Conrad: Yeah. Yeah.

Mr. Sereda: Yes.

Mr. Conrad: So these are just comments. They're not recommendations. Alright, may I see a motion to pass this?

Mr. Bowlus: I have, if I could, I have one other question.

Mr. Conrad: Absolutely.

Mr. Bowlus: In looking at the guest's parking in front of the two garages, it's a big house, and it looks like there's lots of entertaining area. Is there room for cars to park in the driveway between the garage door and the...property line? It looks like it's less than a car space in depth.

Mr. Taron: We, we don't have plans for extra car parking other than what is available on the drive, on the driveways.

Mr. Bowlus: I'm talking about the driveways, is that enough between the property line and the garage door for a car? It looks fairly close. I don't know what the set back is there.

Mr. Taron: Between the property line and the driveway?

Mr. Bowlus: Between the property line and the garage door.

Mr. Taron: Oh, I see. I see. Okay. Yes, that's about 25 feet.

Mr. Bowlus: It is? It's way less than the depth of the garage.

Mr. Taron: Oh, it's about 20 feet. Correct me. Well --. It's about 19 feet from here to here. Then you have another six feet to the actual site. This is the apron, the apron of the driveway so there is room for parking.

Mr. Bowlus: Is that a sidewalk or will there be a sidewalk in front of the property?

Mr. Taron: There is, there is currently no sidewalk. This, this is the edge of the road. So I guess if there is a sidewalk, then we would have about 15-16 feet right here of drive.

Mr. Bowlus: Yeah. Okay. No other comments.

Mr. Conrad: Okay. So I'm looking for a motion to approve as presented with the comments that have already been presented. Ray?

Mr. Phillips: I'll move.

Ms. Feeter: Second.

Mr. Conrad: All in favor? All opposed? Motion passes. Thank you.

Mr. Taron: Great. Thank you very much. I appreciate your consideration.

**It was moved by Mr. Raymond Phillips, seconded by Ms. Frances Feeter, then unanimously**

**VOTED: to approve as presented with the comments as discussed.**  
**(Assenting: R. Bowlus, F. Feeter, D. Green, H. Hecht, R. Phillips,**  
**D. Sereda, F. van Ammers)**  
**(Excused: D. Callinicos)**

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

### **1. Agenda items for the July 5, 2016 meeting.**

Mr. Conrad: Okay, and then now we have a Director's Report.

Mr. Clayton Yoshida: Thank you Mr. Chair, members of the Board. Your next meeting is scheduled for July 5<sup>th</sup>. We have no definite agenda items to announce at this time. We would note that we have received a total of two SMA Use Permits for the calendar year to date, and both of them are County projects. One is for the closure of the Old Hana landfill, from the Environmental Management, and the other is for a bridge replacement project in Hana on the Kipahulu side of town from the Department of Public Works. So I think it's going to be kind of a slow summer for the Board unless we get a lot of Country Town Business applications or sign variances, but that's all that we have to report at this time.

Mr. Conrad: Alright, thank you Clayton. Is there something else that's not on the agenda?

Mr. Phillips: Hunton?

Mr. Conrad: Yes?

Mr. Phillips: I was speaking to Don Couch about the sign variance situation and how we're seemed to be overrun for the sign variances. So he said to me, is there something about the sign code that should be altered concerning the UDRB? I said sure there is. So he said would you care to come up and speak to us about that at the Council? And I said sure. But he said, do you have any recommendations now, I said I don't. Are we interested in doing that?

Mr. Conrad: As a Board –

Mr. Phillips: Don...speak to Don directly.

Mr. Conrad: Yeah, maybe if you would write up what your, what you think are the issues. I mean I know that --

Ms. Oana: Maybe we could put that on the agenda for the next, just for discussion among the Board.

Mr. Conrad: For the next time?

Mr. Phillips: Sure. Yeah. Don said, you know, what, what are you guys stuck with all the time? I said sign variances all the time.

Ms. Oana: So why don't you just put that on the agenda so you guys have discussion that's agendized.

Mr. Phillips: Cool.

Ms. Oana: And then at that next meeting when you guys have a discussion maybe vote to have you formally present the things to the Don Couch. Does that sound good?

Mr. Conrad: Okay.

Mr. Yoshida: Can we call for a short agenda -- a recess for purposes of meeting with the Deputy Corp Counsel on a matter?

Mr. Conrad: Okay, so we'll take a, what, a five minute recess?

*(The UDRB recessed at 10:37 a.m. and reconvened at 10:41 a.m.)*

**F. NEXT MEETING DATE: July 5, 2016**

**G. ADJOURNMENT**

Mr. Conrad: Meeting back to order. It's been asked that the Marriott has a small adjustment on the interior of the property that the Planning Department has determined is not of significant order. To add something to an agenda we need to have the public have the opportunity to testify. Because it is considered insignificant by the Planning Department, but significant possibly for the UDRB, that we are asked -- they are asking to add this agenda item to today's meeting for a short presentation. And if -- we need two-thirds of the people present to vote for it in order to have that accepted.

Ms. Oana: In terms of the entire membership.

Mr. Conrad: The entire membership, so we need six votes to, to legally allow that, to be added to the agenda today. So I'm asking for that now, and then --

Ms. Feeter: Do you need a motion?

Ms. Oana: And if I may, if I could just put something on the record?

Mr. Conrad: Yeah.

Ms. Oana: Mr. Scott, could you confirm that this agenda that you'd like to add is not a reasonably major importance and the action will not affect a significant number of people?

Mr. Scott: That is correct.

Ms. Oana: Okay. Thank you.

Mr. Conrad: So I need people, six people to raise their hand in favor of adding this to the agenda.

Ms. Oana: Actually let's get a motion to add this Marriott item to the agenda.

Ms. Feeter: I move that we add this...item to our agenda today.

Mr. Bowlus: Second.

Mr. Conrad: Alright, all in favor? Okay, the motion carries, you're allowed to make the presentation.

**It was moved by Ms. Frances Feeter, seconded by Mr. Robert Bowlus, then unanimously**

**VOTED: to add the Wailea Marriott project presentation on the agenda.**

**(Assenting: R. Bowlus, F. Feeter, D. Green, H. Hecht, R. Phillips, D. Sereda, F. van Ammers)**

**(Excused: D. Callinicos)**

Mr. Scott: Thank you very much. Katie MacNeil with Group 70 Architecture came to us just very recently, and in fact after your agenda was published, with some minor adjustments that they wish to make to the Ohana Pool area at the, at the resort. This was an item that

was reviewed by UDRB quite a while ago, and while we believe that it's non substantive in general, we wanted, as a courtesy, to bring it to you and see if you had any major concerns with it. If you do, we could bring it back to another meeting for a full discussion. But we did want to make this presentation to you at this time. And with that, Katie MacNeil will make the more detailed presentation.

Mr. Conrad: Thanks Keith.

Ms. Katie MacNeil: Good morning, and thank you for your time. I appreciate you adding me to the agenda, or adding the Wailea Marriott, in particular, to your agenda. I recognize many of the faces as we presented the project...back in...September 1st, 2015 was the original presentation to this Board which you approved the SMA application with no comments. And so at that time we had a total of six different items. If you're familiar with Wailea Marriott, it's right off Wailea Ala Nui Drive, and it's accessed through a long driveway under the canopy of banyans and a second driveway. And then it has a long shoreline frontage of the beach walk.

So back in September we presented a comprehensive plan, and we are -- gone through a design and engineering with the project, and are moving forward with that improvement. One of the items, which is the Ohana Pool, which is located here...on the property, number 3, is an existing pool, keiki pool area on the property and it was being proposed to be improved. And the improvement which is shown here included a refurbishing of an upper pool area, an existing upper pool area, and a expansion of a lower pool area here. And this was approved September. Included in that approval was a slide feature of such that we had...bolted into the landscape design, and I know that with the UDRB, you know, materiality, aesthetics and looks are very of high importance, as it is for the Wailea Marriott and Sunstone, the developer. And so there's been a lot of sensitivity to making sure that the amenity of the pool slide is handled in an aesthetically appealing way for the resort and the property.

This was the approved design which has the slide...embedded within a rock wall. So it was kind of a volcano theme, so it was an outcropping of rock, and that extended across the, the diameter of the slide. And what you see up here is the attendant area and the slide platform. So this is the basic design principle. And so we went through the design and engineering, and also when we had gotten to our cost, pricing and bid, the construction cost has escalated in ways that the owner asked us to rethink the design and theme because the structure for holding the rock is a tall structure, tall concrete, free-standing structure required a lot more engineering and materials, and it's supporting the rock work on the outside. So we rethought the theme, and are now proposing a, a much lighter structure, one that is a tree house, tree hale shade structure, and a opening up of the slide. And so the slide we pulled down the rock work to be within the visual plain of the pool and the pool users, and have planted behind the rock work and are going to allow the landscaping to grow and provide a garden and planter like environment around the base of the slide. Further we've

incorporated the semi-transparent railing system. It's going to be a combination of picket rails and bamboo screen fencing to...recreate that, that sense of a playhouse on the top here, and added a shade structure to where the attendants would be. Both provides, you know, the functional aspects -- the shade -- but as an aesthetic cap to the feature here.

So to that end, you know, we wanted to present that to you. And as, as Keith has commented, receive any comments or feedback. The slide itself, the landing, and the structure, the slide feature itself has remained largely unchanged, and we've added the shade structure. And then color material selection, what we liked about the...the rock configuration here is that there is the natural material aspect of it. So we're working with the...working with the slide manufacturer, which is White Water, on selection of slide colors that would blend into the natural color palette of rock work. So we're still picking between these color ranges, but the slides will be one of these colors. The lower rock work would be reminiscent of the moss rock that we find throughout the island. The cap of the shade structure would be a synthetic thatched material. We presented the same material for a luau amenity structure as part of the earlier SMA. It was well received by this group so, you know, we're continuing with the same palette. And the railing would be a fall bamboo railing.

So just kind of in conclusion, we feel that there's been a, a good, with the re-theme of the slide, a good trade off with regards to opening up slide to light and air. We have the opportunity for greater visibility into the slide, so part of the feature that we're looking at for security purposes too is doing some translucent tubing so that there's, there's some visibility into the slide. And for the second slide having it open air rather than fully enclosed which would have been the case if was within the mound of rock. All told with the removal of the, the full height rock screen, the overall mass of the, the slide has balanced out.

That's the end of the presentation. We promised that would be short.

Mr. Conrad: Thank you. So questions, comments?

Mr. Green: I just wondered about the height. Is the height the same as the platform of the, of the hale, kind of where the top of the mountain was before and then the hale structure is additional or is it the same as the --?

Ms. MacNeil: Your first statement is correct. Your first statement is correct. The top of the slide -- the landing is where it was before and the hale shade structure is additional.

Mr. Conrad: I have a question. It looks like these large sweeping curves of the slide are completely suspended without any support, is that accurate?

Ms. MacNeil: You know that's a good question. I'm sure there's some vertical support below the slide. But this is the rendering that we got from the slide engineers, and I'll

double check.

Mr. Conrad: It looks pretty like sky hook kind of a thing.

Ms. MacNeil: Well actually and, again, only, you know, my background is taking my kid to the water park. They are sections that can cantilever.

Mr. Conrad: Yes. Yes. It looks just the whole thing is cantilevered, so, okay, thank you. We get magic on Maui.

Ms. Feeter: I, I like this . . . (inaudible) . . . someone goes down.

Mr. Conrad: Pardon me, I didn't hear what you said.

Ms. MacNeil: I said you have a great magnetic force here on Maui.

Mr. Conrad: And you like it.

Ms. Feeter: Yeah, I like it.

Mr. Conrad: Any other questions, comments from the Board?

Ms. van Ammers: So my question would be is this the view that you're going to see from the beach? I think Section-AA kind of looks like that would be --. I don't know. I guess my question is if I'm off the property, am I going to see the slide like this? Because this was actually, I think, one of my concerns in the original design. That was something I specifically looked at that you're not going to see the slide from neighboring property or from the beach.

Ms. MacNeil: There's a view from the beach because you have this open space area on the left. Right now you . . . (inaudible) . . . So, yeah, you'll a . . . (inaudible) . . . view to the pool and to the side. The luau here is a lower area, but you can see distance wise this is our 150 shoreline setback, and then we're probably another 150 feet back to the slide area so that -- you know where that outcropping of rock would be. And it favors the inside face of the, the Ohana Pool site.

Ms. van Ammers: So you would you say maybe Section-B might --

Ms. MacNeil: Oh, of these two?

Ms. van Ammers: Yeah.

Ms. MacNeil: It would be closer to this...one.

Ms. van Ammers: Okay.

Ms. MacNeil: Section-B because this one is actually a view, kind of looking at it this way.

Ms. van Ammers: Okay.

Ms. MacNeil: Does that helping?

Ms. van Ammers: Yeah, that helps. And then...I guess to help understand the change, why the change. Can you give us an estimate of what the cost difference is?

Ms. MacNeil: I don't have it off hand, but I think it was in the million dollar range because of the concrete –

Ms. van Ammers: Do you have a percentage, like, save 50%? Was it 10% savings?

Ms. MacNeil: 20%.

Ms. van Ammers: Yeah, I would like to see it a little bit more covered. I would like to see something a little --. Well, I understand the reason for the change, but in my opinion we shouldn't be looking at...false, false structure. I don't know if that's the right terminology, but I would like to see more of a natural look from beach and the ocean.

Ms. MacNeil: I think what you'll get predominately is that natural feel. I'm going to try and orient this because, you know, similarly nobody wants --. You know the property is equally interested in preserving the feel of the environment, the natural awe, and it doesn't distract from the beach walk experience. You know, like I was saying is that you are...your, your main focal point here will be the luau lawn. The foreground will be Hale 7, this existing hotel. You do have long views out towards the ocean. If I can orient this somewhat similarly so we're, we're kind of in this direction. So you can see we're right at -- we're right at the corner this, this building here, so we're tucked in quite a bit. So we're right here.

Mr. Bowlus: I have a question that may help...if I can.

Ms. MacNeil: Sure.

Mr. Bowlus: I'm assuming that a lot of the understructure would be landscaped away. Is that reasonable?

Ms. MacNeil: Absolutely, yeah.

Mr. Bowlus: So you won't be looking at all of the bracing, and shoring, and propping from

underneath. I'm pretty sure that will all be landscaped away.

Ms. MacNeil: It will be landscaped away. We tried to represent that, and it looks a little muddy in the rendering, but those are all, you know, visual landscape to, to screen the structure further with the colorization. Any support structures will be colored in a way to blend in rather than pop out. I think we had a rendering during the first SMA of the, the slides because water people, water people are like let's do bright blue and yellow, and make it fun, and we're like no. This is, you know -- that's not the look that we're, we're trying to achieve here. You know the other aspect of this is I feel that it enhances the landscape experience because you can now penetrate in to and see through it. There's going to be light coming through. You'll see the landscape screens in kind of multiple layers. It's kind of more filigree rather than solid mass. Okay.

Mr. Bowlus: Okay.

Mr. Conrad: Ray?

Mr. Phillips: Going along with what Fiona has to say, I can definitely see the difference between the original one and this one in terms of appearance. Where this one looks a little bit more carnival Disneyland type of look to it instead of the more natural look of the original one; however I do appreciate the difference in cost and pricing, but I think if you can screen it out landscaping wise, most assuredly because it definitely is a different look...a way different look.

Ms. MacNeil: Thank you.

Mr. Conrad: To me it looks a little bit like Willy Wonka meets Robinson Crusoe. So, so, you know, I can see the whimsy in it, the Willy Wonka side.

Ms. MacNeil: There's whimsy. The kids will appreciate it.

Mr. Conrad: And at the same time, I think for the adults and as Fiona has brought up for the people that are off property, I think screening it as much as possible is really necessary.

Mr. Green: What is the question that we, we have to respond to? That this is minor?

Mr. Conrad: I think if we consider it minor then we can pass it as proposed.

Ms. Oana: Mr. Scott, what exactly do you want the Board to do?

Mr. Scott: I think we were just looking for a general response. Does this look reasonable? We're not looking for anything in detail unless you wanted to actually come back and do that.

Ms. Oana: Are you guys going to be coming back before this Board for another reason or is this going to be it?

Mr. Scott: No. No, this, this would be it, unless the Board wants us to return to them.

Ms. Oana: If you guys wanted to do formal comments you can. If not...just, just your verbal comments.

Mr. Conrad: Yes, I think we would like to make some formal comments.

Ms. van Ammers: Yes, I agree.

Mr. Conrad: So do you want to do -- do individuals want to do that or do we just try to do a summary of comment?

Ms. Feeter: I might say something. I, I probably am in opposition to some of you, but my feeling is the original was so monolithic and obviously artificial that I can't see that it fits any better than this one. I kind of like this one because it has more of light and airy feeling, and, and that's my only comment.

Mr. Conrad: Thank you. Fiona, would you like to be the one that sort of summarizes our comments?

Ms. van Ammers: Nobody else has comments? I suppose the comment is to -- or that we recommend or we -- recommend that as much landscape screening as possible...such that view plains from adjacent or beach walk reflect the more natural feel.

Mr. Conrad: Alright, does that adequately answer your concerns, Keith? Elizabeth? Alright, so I don't think we have to do -- do we have to make a motion?

Ms. Oana: Everybody agree with that comment unanimously?

Mr. Bowlus: Yes.

Mr. Green: Yes.

Ms. Oana: No opposition?

Mr. Conrad: So proceed with the comments about the landscape screening.

Mr. Scott: Thank you so much.

Ms. MacNeil: Thank you for your time.

Mr. Conrad: And if you guys would like your presentation packets back you're welcome. I think we're adjourned at this point.

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 11:04 a.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE:**

**PRESENT:**

Robert Bowlus  
Hunton Conrad, Chair  
Frances Feeter  
David Green  
Harry Hecht  
Raymond Phillips  
David Sereda  
Fiona van Ammers, Vice-Chair

**EXCUSED:**

Demetrios Callinicos

**OTHERS:**

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