

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
JULY 3, 2018**

**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, July 3, 2018, 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: All right. Good morning. I'm going to call today's Urban Design Review Board into session. The first thing I'd like to do is if anyone would like to testify before the presentation you're welcome to do so now. Otherwise, that portion of this is closed.

**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. Testimony will be limited to a maximum of three (3) minutes, with 30 seconds to conclude.**

**C. COMMUNICATIONS**

1. **RD OLSON II INVESTMENTS, LLC requesting a Special Management Area Use Permit for the Keolani Triangle Retail Center, a 4-unit commercial retail space in two structures, with supporting infrastructure, onsite parking, and loading zones, located on 0.779 acres in the M-2 Heavy Industrial District at 520 Keolani Place, Kahului, Island of Maui, TMK: (2) 3-8-079:015. (SM1 2017/0005) (Keith Scott) (Previously scheduled for the June 5, 2018 meeting but there was a lack of a voting quorum present at the meeting.)**

**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. *(UDRB Members: Please bring your copy of the proposed plans with you to the meeting.)***

Mr. Conrad: All right, so first thing on Communications. . . *(Chair Hunton Conrad read the above project description into the record.)* . . . Keith Scott is the presenter. Thank you.

Mr. Keith Scott: Good morning Chair and members of the Board. Thank you for taking time

out of your day to be here and review these projects; that really is appreciated by the Department. This is an infill development and a lot that has been vacant for quite a while. We've gone through back and forth with the developer in terms of some of the design issues and we feel comfortable in recommending it to you. But before you get to that I think I'd like to introduce Brett Davis of Chris Hart & Partners who will make a presentation -- oh, Jordan's going to do it -- okay, Jordan Hart from Chris Hart & Partners to make a presentation.

Mr. Conrad: Thank you.

Mr. Jordan Hart: Thank you very much Keith. Brett Davis has been the lead planner on this. I'm just going to assist with the presentation. So thank you very much for your time. Good morning Chair and members. My name is Jordan Hart, planner, with Chris Hart & Partners. As mentioned by Keith, this is the Keolani Triangle Project in Kahului. You can see the existing Marriott Courtyard in the rendering. I want to back up and introduce the project team. We have Mr. Anthony Wrzosek who is the Vice-President of R.D. Olson Development and a project manager. We have our project architect, Randy Itaya, from AXIS GFA. We have our project civil engineer, Manuel Nuno, from DCI Engineers. Our project landscape architect is David Sereda who is on vacation with his family right now, so I'll be doing the landscape architectural presentation on his behalf. And then we have our land use planner, Brett Davis.

So as far as orientation, this project is basically directly across the street from Costco, between Costco and Kanaha Pond. I'm confident that everyone is familiar with that triangular shape parcel that's there, located here. You have Krispy Kreme located here. So it's Keolani Drive and the Old Haleakala Highway. Character photographs, it's an undeveloped lot at this time.

So at this point I'd like to bring up the project architect to describe the design.

Mr. Randy Itaya: Good morning everyone. My name is Randy Itaya, I'm with AXIS GFA Architects. We're the design architects for this project. I'll just go through these slides and go over the general building design.

As Jordan mentioned we have the triangular shaped property in Keolani Place to the north and Old Haleakala Highway to the south. And it's composed of two buildings. There's a coffee, a drive-thru coffee store and then also another separate retail building with three retail spaces. And on the east, it's bounded by an existing Courtyard by Marriott Hotel.

And here's just another view of the site on Keolani Place, Old Haleakala here.

And here's the overall site plan. The two buildings, the coffee, and could see the circulation through the coffee, the pick-up, and then -- or the order where you order and then you drop

off or pick-up. And then we have our trash enclosure here and a loading, a required loading zone here. The main entrance to the site is off of Old Haleakala Highway. It's a right in, and a right out. And we also have a shared entrance here, a shared access easement and driveway through the Courtyard property.

And here's just a ground floor level. It's kind of suggestion what the floor plan layout would be for each building. And kind of a blow up of what the site, what's happening with the site. And a roof plan. And you can see the mechanical unit for this building here. We don't show it here, but there's a similar unit right above here. You can see it in the rendering. And here's the elevations. It's just a very simple, clean design, very contemporary. And the color scheme is also very simple, I should say. I'll pass this around to everybody. We have two color stucco. Main color is kind of an off-white tan in color for the field, and then a grayish accent color. And then we also have a metal panel for the canopies and the, the cornice for the parapet. And then also as an accent there's a stone tile which is at the base of the building here. Here's some other views. And here's the same, the board's that's going around. So we have the clear glass, Solarban60. Here's the ceramic tile that's at the base. It's kind of hard to see. You'll see it better in the board. The two colors of stucco. The mullion material, and then the roof canopies and the cornice.

And here's some building sections showing some overall building heights. And our project summary gives all of the square footages. We have the coffee at 2,800, and each retail at 2,000, or 1,000, I'm sorry, for a total of 4,800 square feet. And based on the parking ratios, we're required to have 48 stalls total. And that accounts for any outdoor seating for the restaurants. One of the retail buildings is a restaurant, or could potentially be a restaurant, so we accounted for the added parking for that. And so there will be a total of 48 required, and then we're providing 49.

And here are just a few other views throughout the site. This one is from Old Haleakala Highway looking north. And this is the main entrance, showing the right in -- sorry -- showing the right in and right out entrance to the site. And just another close up view of the coffee store with the drive-thru. Thank you.

Mr. Hart: Thank you very much Randy. This is Jordan Hart, again, from Chris Hart & Partners. One thing I do want to point out is that this is an SMA Major Permit so while we're envisioning that coffee could be a good fit there we're -- this is actually a proposed retail. It's just a retail component with a drive-thru feature. It's not, we're not asking for an SMA Major Permit for a in perpetuity coffee facility, but we do think it could fit there.

I'd just like to briefly go over the landscape plan. Very important, I think, is the right in, right out that's being proposed. The primary shade trees are Pink Tacomas with Milos mixed in, some Plumeria for accent, and then there's Foxtail Palms and Areca Palms included. Coconut Palms would be on the on apex of the corner. This is the irrigation plan. This is just a diagram of the plant materials that we're proposing; Pink Tacoma, Milo, Plumeria,

Coconut, Areca Palm, Foxtail Palm, and then with mixed shrubbery that's appropriate for the zone based on Maui County Planting Plan, Third Edition.

At this point I'd like to bring up Manuel Nuno from DCI Engineers to talk a little bit about the grading plan for the project.

Mr. Manuel Nuno: Good morning everybody. Like Jordan mentioned my name is Manuel Nuno with DCI Engineers. Just talking about the grading, it's a pretty basic concept. I don't want to bore you guys with elevations or anything like that. The primary purpose of this plan is really based on accessibility, so we made a purpose to keep the two buildings at the same elevation. You'll see the handicap parking is essentially located right in the center. It provides access in and out both ways. The grades around the site are mostly very gradual, keeping within 2%. The idea being that we have accessibility throughout the site, no major slopes, no major grade changes, etcetera. We mentioned a couple of times, the right in, right out. Because of the condition and the location of this particular project, we have the intersection very close, so it's very important that that left turn be blocked since the . . . (inaudible) . . . island to really force the right in, right out of that area. We mentioned the additional access from the backside, the Courtyard property. That's an existing easement, the reciprocal access easement. It basically allows anybody from, coming in from the Courtyard property can enter through that location. It provides kind of secondary access. Not something that would necessarily be used too often.

Ms. Brandis Sarich: How would people get in if they're driving east on old Haleakala Highway?

Mr. Nuno: So essentially they would have to either make a U-turn or make a turn outside. It's -- the way that this is designed you would, you wouldn't be able to make a left turn into that particular property. You could however come in off of Keolani Place, make a right-turn into the Courtyard property, and then enter through the backside. So that's the secondary access. Most of the traffic we're expecting is going to be coming off Haleakala. But, if you are coming east, you would have to go through Keolani and make that turn in that way. Coming from Haleakala, you would have to essentially make a U-turn and come back the other way.

So what Jordan was mentioning, go ahead.

Mr. Hart: Excuse me. There's -- during the development of the Courtyard there was a reciprocal easement. R.D. Olsen was the original developer of the hotel, and the subsequent developer of this project, so you can actually take a left off of Old Haleakala Highway into the Courtyard property. And then you'll access on the north side you can see there's going to be a connection between the two parking lots, you could access that way as well. Thank you.

Mr. Nuno: Okay, this is a simple conceptual storm drainage plan. Essentially we're following Maui's drainage guidelines for this one. We're looking at underground detention storm drain system, keeping everything onsite. We don't anticipate anything, in terms of runoff coming off the site or anything, anything additional. Again, the grades are very gradual throughout with the retention basin, etcetera, within the property really promoting the accessibility within the site and not create any issues in terms of drainage, or grading, etcetera.

And Jordan, do you want to, do you want to speak to the photo metrics?

Mr. Hart: This is Jordan Hart. Suffice to say we provided a plan, I wouldn't say that I'm, that I'm an expert and capable of getting into details with you on it. We'll comply with the County's ordinance on downward shielded lights and light pollution and we're open to any comments that you have regarding it.

So that's the conclusion of our presentation. Thank you very much for your time.

Mr. Conrad: Thank you.

Ms. Sarich: Jordan, may I ask you some questions?

Mr. Hart: Absolutely.

Ms. Sarich: Okay.

Mr. Hart: I'll just bring up the site plan and then I'll come back to you.

Ms. Sarich: Thank you.

Mr. Hart: Brett will do that.

Ms. Sarich: First off, is this in a flood zone?

Mr. Hart: It is not.

Ms. Sarich: Okay. And then I had a question for Randy, and I was just curious about the design concept and if it speaks to any regional architecture.

Mr. Itaya: It doesn't, to answer your question. We tried to keep it a little more generic because we don't know what tenants are going in there so we tried to keep it, you know, just as clean and contemporary as possible.

Mr. Conrad: Along with that, would you all consider using basalt tile instead of quartzite just

because it is at least it's a material that even though you wouldn't get it from here, it's at least a material that is here so that it has some connection to the community and to the island itself?

Mr. Itaya: Oh sure, yeah, we can consider that.

Mr. Conrad: Thank you.

Mr. Itaya: You said basalt?

Mr. Conrad: Yes, basalt.

Mr. Itaya: Okay. Any other questions.

Ms. Hitchcock: I had a question about the pedestrian access from the hotel side of the property. How would you plan -- I was just looking at this schematics -- it looks like they're going to put themselves at risk from traffic and cars. There's no kind of clear pathway for the hotel guests who would use this a lot I'm sure to cross safely into that little triangle. You know just as a service for those folks, having stayed at Marriott a lot, you're always looking for something outside, so this is perfect. I mean it's a wonderful idea.

Mr. Itaya: Sure, yeah, that's a good point.

Ms. Hitchcock: So do you want them to go along that little walkway, along the side retail one? Is that what you're thinking?

Mr. Itaya: Yes. Kind of the north side of retail one, and we have an access from the sidewalk that leads to that. But, yeah, we don't actually show any direct connection from the Courtyard property.

Ms. Hitchcock: But just something to think about for the safety because I'm sure those cars will be coming in there at a pretty high speed.

Mr. Itaya: Yeah, okay. Yeah, that's a good point. Any other questions?

Mr. Conrad: Any other questions or comments? Yes?

Mr. Harry Hecht: Yeah, I'd like to -- you know, a lot of times Haleakala Highway has cues that go way, way back coming out of Costco. I'm really not very comfortable with the in and out, with the right in, right out. It's a -- it would make a lot more traffic sense to you know enter at those, the driveway back near the Marriott, and have them all go in and just close that off. I don't know if that's viable or not, or you could put another entrance in. But having that close to the intersection, right only and right out, and particularly with traffic in that area.

Mr. Conrad: Thank you. Any other questions or concerns?

Mr. Peter Jacobsen: Comments. It's a great site, but I look at this plan and the whole site is paved. I mean, basically they've maxed out the whole site for very small buildings, so I'm just...wondering if there's a different configuration of the buildings could assume to lessen the paving concerns. It's very urban. It's a very urban, LA project plucked down in Kahului.

Mr. Conrad: Yes. Who would you like to direct your question to sir? Maybe the architect could answer that?

Mr. Hart: This is Jordan Hart representing the landscape architect. We can explore more landscaping around the buildings in order to soften up the hardscape that's there.

Mr. Jacobsen: It's a very car oriented, the circulation on there.

Mr. Hart: That, that is true.

Mr. Jacobsen: It's all about the drive-thru. I mean, it's maxed out with paving.

Mr. Hart: It's true that it is a very car oriented, and unfortunately this area of Kahului is very car oriented at this time, and so for those reason it is, it is a fit for who can access and who is in that area at this time. But as I said we will expand the landscape architectural planting around the buildings from what you have here in our next iteration of this project.

Mr. Conrad: And just an assumption of 48 required parking spaces are part of the County's requirement for the square footage of retail and restaurant that you have. Am I accurate on that?

Mr. Hart: That's correct.

Mr. Conrad: So you have one extra parking space.

Mr. Hart: One extra parking space, you know, basically due to the shape and the constraints of the project site. There are two food service opportunities within the site that expand the parking requirements. We are hoping to get a good amount of pedestrian access from the existing hotel property. Because it's a select service hotel it doesn't have a lot of -- there is food there, but there is not a lot of options so we're, we're intending to get a lot of that traffic. But, you know, one extra stall beyond the County requirement is all we're able to provide at this time. As I'm sure you're all aware, the County is debating updating the parking ordinance, and so we'll have to take a second look at that. My recollection is that generally they were softening the requirements overall for parking, trying to get more towards a walkable design character for the community rather than a vehicle oriented which

is what we've been doing for a long period of time.

Mr. Conrad: Thank you.

Ms. Sarich: I would like to -- this is Brandis -- I would like to say that I think the planning, I think the planning is good for such a small site. There's a lot of green. My concerns, and I would like to ask the other board members, are about just regionalism in architecture our charter says that we're suppose to respect our island cultural traditions and I know we already have Target and that's what retail looks like now is a mid-century look. And just as a general discussion are we following what we're suppose to on this Board by letting very modern commercial go through, or do we want to push for more regionalism in our architecture?

Mr. Hart: Chair, if I could?

Mr. Conrad: Yes.

Mr. Hart: I think that we can address the issue and basically say that the developer is prepared to address regional character for the design, and basically put something together for our next iteration. If there's any character suggestions or more specific recommendations that's what we're here for today.

Ms. Sarich: And I'm also just curious to hear from the other members to know am I off base? Is that the direction we want to go in?

Mr. Gray Ringsby: I think it might be nice to see a rendering of it with like a classical pitched roof, split pitch or something that would really -- it might be worth looking at. I mean, it is -- this is very generic. I mean it's very clean, but it could be anywhere in the U.S. or the world, not necessarily Hawaii.

Mr. Hart: If I could address that. I would like to say that are there flat roof examples of architectures in the State of Hawaii, and on Maui, and if we could, we could look at those and apply some of those character features to this project we would appreciate being able to stick within generally the shape parameters that we selected, but definitely look at examples that we have here in the community that reflect, you know, this architectural tradition.

Ms. Sarich: I'm not trying to pick on your project. It's a good design. I'm just trying to say in a bigger sense of it as we look at these projects do we as a group want to be pushing more for something that's identifiable with Maui and says something about our culture here? Or, do we want to be modern and just go with what's happening all across the country?

Mr. Conrad: You know, when I first --. You know, I'll answer your question for you.

Ms. Sarich: Thank you.

Mr. Conrad: When I first looked at it I thought that it did look, you know, generically commercial, very LA, LA looking. I thought the design is nice, very nice, but I also did think that it did not too regional where the building next door -- which I think the owners is the same owner -- where the building next door definitely has a nod to regional architecture. So that, I was curious about that, and that's why I brought up the basalt, at least something to connect. Because I don't, what I don't want to do as Board is try to dictate the creativity of the architects. And I understand that, you know, regional is, it's a tricky word. And so in my opinion, you know, to try to come up with some way of keeping it modern and at the same time connecting it to our island theme would be a good idea. And I understand there's a challenge there, and so, and I'm not going to try to verbally design it here so, but I think that that is something to take a look at, and I appreciate Brandis bringing it up.

Mr. Hart: We will do that.

Ms. Sarich: Thank you.

Mr. Conrad: Thank you. So, I'm not quite sure how to move forward on this. I think we have several suggestions. So, I think, you know, to keep you guys moving forward we should be able to come up with some way to make -- to accept the overall design with some recommendations, and so that's going to be our attempt here.

Mr. Hart: If I may? Our experience with the SMA Major Permit process is that that is what we receive and basically the Department reviews what we've done as far as adjusting to your comments, and provides an opinion about whether or not they think that we've really tried to meet the spirit of what you've told us today. And we take those comments as recommendations up to the Commission and show them how we've adjusted our original design in response to the comments that we receive here today.

Mr. Conrad: Okay. So, we still have to make a motion to accept with our recommendations, correct? So if I could see a motion to accept with the recommendations and I'll make an attempt to read those out before we take a vote.

Mr. Hecht: Could I, could I say something first?

Mr. Conrad: Yes.

Mr. Hecht: I don't like the right in and the out, and mainly the right in doesn't bother me, the right out really bothers me. It's so close to the intersection. And so I'd like, you know, for them to take a look, is there access that could happen further up with Marriott or, or could we limit it just do a right in and not have a right out? With a big cue on Haleakala Highway

many, many times of the day, and I don't think the right out is a good solution in my opinion.

Mr. Conrad: Thank you.

Mr. Hart: If I could. We, we have met with Public Works, and our traffic engineer has, has taken a look at this specific issue. He was in our meetings with traffic, sorry with Public Works. Our civil engineer is also taking a second look at it. Well, we and Public Works think that it is feasible based on traffic volumes that are occurring there now. Obviously there will be different times of the day when maybe be less feasible or less practical, and we believe that basically drivers will see the options that they have, potential three ways to access this property or exit this property and will choose the one that makes most sense at the time.

Mr. Conrad: Thank you. All right, so can I see a motion to accept this as presented with the recommendations that this Board will be sending on to the Planning Commission?

Ms. Sarich: I'll make a motion -- this is Brandis -- to accept this project with our recommendations.

Mr. Conrad: Is there a second?

Mr. Hecht: Second it.

Mr. Conrad: Thank you Harry. Okay so we're -- I'm going to attempt to make a list of the recommendations. The, the top recommendation is to consider modifying the overall look of the building to bring it into a little bit more of a regional, you know, keeping it a little bit more of a regional architecture and leaving that up to you guys to figures out the spirit of that. Then the second one is that one of our members would like to see no right out because it's close to the intersection. And so that will be to take a look at. And then another one is to add to the landscaping; to make the landscaping a little bit fuller. I think that basically covers it. And then providing a more accessible pedestrian access from the hotel to this property.

Mr. Hart: I could address that as well. So although R.D. Olsen was the original developer of the Courtyard, they don't own it anymore so we can present these issues to the current owner of the hotel and ask for cooperation. There is, there is fully developed access on the streets. There's crosswalks at the triangle and sidewalks around. But with regard abutting private property, we'll just basically need to present to them and ask for their cooperation.

Mr. Conrad: And this is, you know, clearly a recommendation. Obviously, you'll need the cooperation of the, the neighbor.

Mr. Hart: Thank you.

Mr. Conrad: So all in favor? Any opposed? The motion passes. Thank you gentlemen.

Mr. Hart: Thank you very much.

**It was moved by Ms. Brandis Sarich, seconded by Mr. Harry Hecht, then unanimously**

**VOTED: to accept the project with the recommendations as discussed.**  
(Assenting: H. Hecht, C. Hitchcock, P. Jacobsen, G. Ringsby, B. Sarich)  
(Excused/Recused: R. Phillips, D. Sereda, M. Torgerson, D. Unemori)

Mr. Conrad: Why don't we take a five minute break while the next presenter sets up?

*(The Urban Design Review Board recessed at 10:34 a.m., and reconvened at 10:39 a.m.)*

2. **Mr. Ben J. Hall, of MITCHIF, LLC requesting Country Town Design Review of a proposed "HALEAKALA ECOTOURS BIKE MAUI CRUISER PHIL" project for the construction of five (5) new structures with parking, including a two-story main building with offices, a one-story bike storage repair building, a one-story gear storage building, and two (2) one-story storage buildings for a business which will provide bicycle tours from Haleakala. Located at 55 and 65 Kupaoa Street in the Country Town Business District of Kulamalu, Pukalani, Island of Maui. TMK Nos (2) 2-3-066:024 and (2) 2-3-066:004. (CTB 2018/0001) (Ann Cua for Kim Willenbrink) [Proposed plans](#)**

**The Board may review the project and provide its comments to the Department of Planning relative to the Makawao-Pukalani-Kula Design Guidelines and the Kulamalu Design Guidelines.**

Mr. Conrad: Item No. 2 on our agenda today . . . *(Chair Hunton Conrad read the above project description into the record.)* . . . Ann Cua is the planner. Thank you.

Ms. Ann Cua: Actually I'm filling in for the project planner, Kim.

Mr. Conrad: Your name is on the agenda.

Ms. Cua: That's okay. And Erin Wade is also here. Erin and I have done business country town applications. Erin more recently than I. I've done it a long time ago. But we wanted to least be here as resource in case, you know, questions come up of past projects. What I passed out to all of you is to give you some context. I'm going to be introducing the applicant soon, but just to give you some context of the lot that we're talking about. If you look at the, the photograph, the highway, Kula Highway is located in this lower direction

here. And then this is the road that leads to Kamehameha Schools, and you can see to the right of the road is the Long's project. And then you can see where it says Ben Hall lots 1 and 2 at that corner, that's where the project is its location -- located in relation to the surrounding area. So with that I'll introduce David Sands, the architect, and he'll take you through the application and the design, and then we'll come back and discuss some of the design elements with you.

Mr. David Sands: Thank you Ann, and thank you Board Members for being here today. So the, the project as Ann mentioned is in the Kulamalu Town Center, and -- go ahead and begin. So what we did is on the site itself -- maybe go to the site plan and then we'll come back to this. Let's see. We organized the site so that we're actually bringing the buildings out to the road, and putting the parking in behind, so it's really hidden from the road. So you've got landscaping your buildings pretty much the entire perimeter of the property. And then we jump back.

So this is the building from the interior of the property coming off of the parking area. There would be, you know, bus tours that, that use the parking area, so there was a loading area here and then a waiting area under the covered lanai there. And some of the design elements is that we were very much trying to, to stick to a regional architecture with this and such that the two-story building has -- all the buildings on the site have double pitch roofs with gables as well, so a Hawaiian gable as you can see in the rendering. So that's typical for all of the buildings. And then on the two-story buildings we added a secondary eave that runs the entire perimeter so that there's no place where you're looking at a two-story wall of a building. It's all broken up and it's really appropriate to this climate because you're creating, you know, protection for the lower windows, and just has a really nice feel to it and it's a good response to climate.

So this is the existing property. It's two lots, as Ann mentioned, adjacent to each other. It's in the, in front of the Long's in that area where --. There's actually four lots in that area and this is the, the southern two most lots. So we kind of go around the site here. It's, it's, you know, all around the perimeter there's parking along the street, and then there's a turnaround at the southwest corner, like a roundabout, and then across caddy corner from that roundabout is a public parking area. And then the street along the west side is already been built up with two-story commercial. The -- excuse me, the east side. The west side is currently under construction for a Napa Auto Parts building. The, let's see, we're keeping the existing trees that are in the sidewalks. We're having to relocate two of them just to adjust to our entry to the property. It's probably easiest for me is just to work off the site plan, so if we can go to that one. Yeah, there we go. Then I'll use the pointer to find things.

So then this is the eastern perimeter of the property, this is the southern, and this the west. So the Napa Auto Parts is going in right here. This is a park and a ball field here. The roundabout is right in this corner here, and the public parking down in this here. So and then this is already two-story commercial here. Way off, this is basically the split of that, the

current lot area. There's two lot here, and then there's another two lots there, and then the Long's is -- that would be back over there. So again what we've done is we've, we've really tried to green the site as much as possible so these are all planted areas here. And then the perimeter of the building runs right up to the sidewalk here. And then on the sides here. The -- and this area is planted between the other buildings. We did grass pavers as much as allowed by the County on these areas here. And then it's a stamped concrete pattern for the loading zones and at the entries.

And then we've got the Pink Tacoma trees that are all along here. Arecas creating a visual boundary at that point. And then we've got palms all around the perimeter here, and then ground cover, bromeliads and gingers, that sort of thing. And this whole interior area is planted with trees as well. Let's see.

So the, the, the traffic through the site is essentially...what we're doing is the entry will be off of this street here, so the entry will come in through here, and then the exit from the parking will be on this side here. And so the flow through the site for parking is basically single directional running with that.

Let's see. The -- so these are existing trees here. There's are existing trees there. These two trees had to get relocated to make this entry work. The -- I think that really kind of gives you an overview of the site plan, so we'll go to the buildings now.

So the -- we took this color off of the website, but let me show you . . . (inaudible) . . . It's got a sharp edge, but that's the actual color of the . . . (inaudible) . . .

Ms. Erin Wade: Excuse me, I'm sorry, could you speak into the microphone please?

Mr. Sands: Yeah, sure. I'm sorry about that. So this is the actual color of the, the roof surface. We took these off of the website, but when you look at the way the light plays on this, it's much more interesting than what you see in the --. And then you can see that this is the street to the south elevation, Ohia Ku. And again the, the secondary eaves that runs all the way across. We've got board and batten sidings all the way across on, you know, all the street elevations and then also around on the side. There's a covered porches, lanais on either end of the building, and it really softens the impact of the building, creates a more visual flow and connection to the street there.

Let's see. This is one of the little outlying buildings so you can see kind of the relationship. This is the street on the west side, so this is what you would -- the little buildings that face the roads, this is the kind of the elevation that you'd see from there. Go ahead to the next. The main building is the -- has the gathering lanai out front, and then it's two-story with a central kind of atrium space in the middle and offices on both sides. And then let's see, the toilets for the accessibility are right at the entrance way. Okay.

And again, this is the street elevation that you'd see with the board and batten siding. Again this roof on the upper, and then the split bamboo on the upper part. Okay. And then these buildings are quite simple. They're, they're -- there's a bike repair, and bike storage area. There's a gear storage for the bikers where they stop in and pick up their gear for the, doing the Haleakala runs. And then storage for back up bikes and just general storage.

So you have this, the covered railings, and the covered porches. You've got the pink colors that we're looking at for the trim and board and batten. And then this is the siding that we'd be using above the board and batten, and this is the trim around the doors and windows. And this gives you a feel for what that looks like, so this is the board and batten, and this is the split siding that we're particularly using and showing on the elevations. That kind of helps you get a sense of it.

Yeah, and then the, the sign because the clients come in quite early in the morning like, you know, for sunrise, we had a back lite sign for this to make it easy to find the entrance and that sort of a thing so it's pretty simple. It's, you know, it's framed, and then, you know, fairly simple lettering that sort of a thing. And then shielded lights for all of the parking lot.

And then this gives you a view from the south, so that's the, the Ohia Ku entrance to the building there. And then you can see the little buildings how they are drawn up towards the sidewalks so you really are protecting the whole area from all this interior parking. And then even where we could we actually again used grass pavers for the parking where we were allowed. And then, yeah, you can see this will have solar panels on this roof exposure.

Yeah, so then, this gives you a pretty good feel. This is the interior parking. These are our grass, excuse me, grass paving, and then it will be planted out. There's a lot more trees, to show the buildings, we didn't fill out the trees as much, but basically there's a full set of trees here, and a full set of trees there. And then the existing trees along both sides.

So that's good start. I'm sure you guys have questions, and we'll pick up from there.

Mr. Conrad: Thanks Dave.

Mr. Sands: My pleasure.

Mr. Conrad: Brandis?

Ms. Sarich: I wanted to ask what the plate height is downstairs and upstairs, and what the overall height of the building is.

Mr. Sands: Sure. Let me grab a . . . (inaudible) . . . Yeah, the plate height on the single-story building is eight-foot-seven. The floor level for the, in the two-story building, the upstairs is eight-foot-seven, you know floor to plate. And then the --. Yeah, so it's 11 feet to

the second floor from the first level. So the ceilings are nine-feet, and then they've got 18-inch beams and then the floor systems.

Ms. Sarich: And what are your head heights for the windows on both floors?

Mr. Sands: They're at six-foot-eight. Everything is at six-foot-eight. It has to be adjusted because there's a level change across the two-story building -- is the, on the sidewalk, it's six-foot-eight to the top of the windows. And then it's two-stories or about a foot and half or something like that down, and then on the other side it's six-foot eight off of that side.

Ms. Sarich: So I'd like to say that I like all of the elevations except like I feel that the south elevation is way too massive, and I think that that may have to do with one of the guidelines here which says that the downstairs needs a greater height than the upstairs. And I think having that upstairs have the same basic proportions is giving it this very massive feel.

Mr. Sands: Well, what happens is the downstairs is actually from floor level to the second floor is 11-feet. So I've got a nine-feet to the beams, and then there's an 18-inch, so the floor to floor is 11 there, and eight-foot-seven.

Ms. Sarich: Right, but I mean, it's still nine-foot with six-eight windows, and then upstairs is eight-seven with six-eight windows. So it basically gives, in my mind, the same proportion to both floors. And for example, if there were eight-foot head heights on the windows downstairs, then the downstairs would be more prominent and give it more of that historic upcountry look. I don't know if anybody else agrees with me that it looks pretty massive on the south side.

Mr. Sands: There's a bit of a challenge there because I understand what you're saying and I really do hear that. What happened because of the grade change between the two floors is when it gets lifted on that south side the -- it, it -- you're basically at that --. You know the six-eight ends up being right at the ceiling height that make, you know, would make sense on an 11 to eight-foot-seven on the other two elevations. So that --

Ms. Sarich: I don't understand that.

Mr. Conrad: Neither do I.

Mr. Sands: Yeah, maybe --. Yeah, that might help, but I really think it's this one here with the section. Yeah. Oh, I've got an idea that might actually address that is to raise the eyebrow on that side. I tied it in with the eyebrow so it was continuous all the way around the whole perimeter of the project, but that might be a way to, to address that.

Ms. Jennifer Oana: Can you address the entire Board? On the microphone.

Mr. Sands: So I can see a solution for that in terms of -- because when you look at the two floors on that south elevation the upper floor looks taller than the lower floor because of that, the issue with that grade change. So that eave is, it's flexible about where that eave goes. Again I fitted it so that it tied in all the way around the building but it's possible. And I actually did raise it on that side around the entrance way so it's certainly something that we could adapt to and I'd appreciate the feedback on that.

Ms. Sarich: Okay, and I guess I would just like to add as a comment that I would like to see the head height of the first floor windows on that south side be higher than the head height of the second floor windows.

Mr. Sands: Got you. Okay, thank you.

Ms. Sarich: I can keep going.

Mr. Sands: Sure.

Ms. Sarich: So I'm reading through the guidelines for this area, and you've done a good job of trying to mitigate and do a balance façade. I again have an issue with the human scale and the residential scale of the building. I think it is very massive looking on the south side. It's well mitigated on the north, but that's not a side that anybody sees from the road. I also wonder about are you using bamboo casing on the windows.

Mr. Sands: We were on the -- yeah, that's our ideal, but if we can't do that we can adjust to doing the -- taking the board and batten up. Yeah.

Ms. Sarich: I would ask Hunton. I think you have more experience with these guidelines. I think it's suppose to look like a historic Makawao architecture.

Mr. Conrad: Yes, but, you know, in my opinion there, there's potential for some flexibility because even though this building isn't historic. I mean the rooflines and all of that are historic, but the materials certainly are not. And, but it seems to me we should allow some flexibility with that so that there is a little more creativity allowed in these country town business buildings. Ann?

Ms. Cua: Thank you Chair. Maybe this would be a good time for the Department to give some comments.

Mr. Conrad: Yeah, that would be great.

Ms. Cua: So, here's a couple things we need your help on. You know, both the Kulamalu Design Guidelines as well as the Makawao-Pukalani-Kula Design Guidelines, both of which they need to comply with or adhere to. Both talk about wood material, you know, using

wood materials and wood windows. We, we mentioned -- I talked with them a little bit about that today. They're showing vinyl windows. The Board has made exceptions in Kulamalu for vinyl windows only for the affordable housing, the County's affordable housing project as well as the Astronomy Building. There hasn't been any exceptions that Erin and I recall the Board...making to the staff for just regular commercial buildings, so you know, I point that out. And they're, they're fine, if you know, they need to go with the wood windows, they'll do that.

You know, the question for us is the, the -- both design guidelines don't talk about bamboo. You know we think that these are very nice looking buildings, and so that would be something that we would want, you know, your comments on if you feel that you could, you know, recommend to the Department that, you know, the bamboo would be something you could support in the context of business country town.

Ms. Wade: And just to follow that up to is Kulamalu isn't an existing historic town. It is a new town with country town business guidelines applied to it. So, if for some reason you find bamboo is appropriate here, but potentially not in a historic country town, that distinction would be important to hear from you on the record as well.

Ms. Sarich: I think personally the language of the buildings up there would call for wood casings. I like the bamboo shingles. That's an interesting use of the materials. I, I personally would rather see wood casing because it goes better with the architecture that's up there. My only other comment has to do with -- and hopefully I'm reading the right guidelines -- that building siding is fragmented and the cohesiveness of the town needs to be strengthened because we have many standalone buildings. And I see across the street from this, there's an attempt where it looks like storefronts, and I just didn't know with something this massive, is it, is it adding to that town feeling or is it taking away from it?

Mr. Ringsby: I agree with Brandis and that I think this south elevation does look pretty massive, and perhaps if you were to add a gable on that south elevation similar to what you had on the north side. Obviously you can't go out and too far with it, but perhaps it would break up the massing a little bit.

Mr. Sands: That's, that's something we could certainly explore. Yeah, thank you.

Ms. Sarich: And it could be a matter of the cadence of how the windows are arranged on that façade. I don't want to design your building for you but I, I think all the facades balance out pretty well except for that which unfortunately is the most prominent.

Mr. Sands: I mean, it is in terms of the two-story nature probably the towns, the impact on the town itself is probably the west elevation in terms of the, you know, that's where the public parking and all that side is, but yeah I'll take that in. Understood.

Mr. Conrad: All the buildings across the street are two-stories.

Mr. Sands: Correct.

Mr. Conrad: They all have, you know, those parapet kind of roofs too so that adds to the visual height. So I think the fact that your building is sloping back as it reaches its peak is going to actually look softer across the street. It will look a bit residential, but I think the way old communities, I know we're trying to model a new commercial subdivision after an old town, which, you know, I have some issues with. But regardless of that, we're trying to do that. So it seems to me in old towns there were residences, boarding houses, different kinds of things, and I think this building fits into that...visually into that criteria. The materials, again, I think have potential to be an issue, but I, I agree that, you know, bamboo has been allowed now as a construction material.

I have a question for you. There's that, on the north side, that building, the covered area that projects out, what are the columns there? Are they cased in bamboo?

Mr. Sands: They're actually a structural bamboo. They're multiple bamboo poles together.

Mr. Conrad: So they're all combined together.

Mr. Sands: That's right. Yeah.

Mr. Conrad: Okay. So...and, you know...I'm agreeing with both Brandis and Mr. Ringsby that this is the south elevation needs some work, but overall I think it's a well thought out project.

Mr. Sands: Thank you.

Ms. Hitchcock: Can I ask a question?

Mr. Sands: Please.

Ms. Hitchcock: What or how many people will be passing through? I mean, this is the envy of all eco-tour companies to have such luxury to repair, and I know from past experience you spend a lot of time repairing equipment, and to have all the buildings and structures to do that and the storage space as well. So I'm just trying to visualize what the traffic will look like, like during a day, as you say you start early because you're catching the sunrise. So how many people will this be accommodating?

Mr. Sands: Sure. So that there's an -- early morning there's bus tours that go out to go up for sunrise, and then there's typically, you know, another sequence of --. I guess I could have --. Is it okay to invite Ben up to answer that? Okay. Great.

Ms. Hitchcock: Thank you.

Mr. Sands: Oh, Jeremy's going to answer that.

Mr. Jeremy Hall: Hi, my name is Jeremy Hall. That's my father, Ben Hall. He's starting the project. I'm the CEO of Haleakala Eco Tours. To give a reference about how many people are going to pass through, at a given day we'll have maybe, let's say about 100 people at sunrise, about around 25% to 50% will be picked up in our mini buses, so they'll never be leaving the lot itself. We take them up, do a sunrise tour, they return to Kulamalu area either by bike or by our vehicles. Once they're back, we do a second tour during the day currently, but also take in between 50 to 100 people; probably closer to about 50 right. And that leaves a nine o'clock. By the time two or three o'clock rolls out, about 90% of our guests are all back and return and dispersed. So that first 100 people are usually back around 10. The second group has already left around nine. So, that is our current. And we have various other tours that we pick up guests and move around in vehicles. We'll be moving in and out. That's generally the layout of the different groups.

Ms. Hitchcock: Thank you. And it's interesting your use of bamboo as well. I mean, I compliment you on that. It's a renewable resource and I think there was even some discussion at one point about growing bamboo on Maui that could be used for commercial purposes. But anyway, it's just I do support using locally available materials that reflect the, the culture and the nature of the community.

Mr. Sands: Thank you.

Ms. Hitchcock: I just have to compliment you on this presentation because you've made it so easy for us.

Mr. Sands: Thank you.

Ms. Hitchcock: Thank you.

Mr. Conrad: Any other questions or comments? I guess we need to draft a proposal. So I guess I'd like to see a proposal to accept this project as presented with the recommendations that Brandis and Mr. Ringsby and the rest of us have come up with.

Ms. Cua: Chair, could we go over those? Excuse me, Chair, could we go over those just to make sure --

Mr. Conrad: Yeah, I'll make an attempt to do that now, and then before we do the whole proposal and then --. So, if I'm interpreting Brandis and Mr. Ringsby appropriately the south side of the building needs some more architectural articulation, possibly raising the header

height on the windows on the first floor. Possibly adding a gabled structure to the roof over the main entry doors, and possibly as the architect suggested raising the eyelid, or incorporating the eyelid differently to give more of a sense of entry and breaking up that façade. Hopefully I wasn't talking too fast for you.

And then secondly possibly use wood to frame the windows as opposed to bamboo products. The building currently appears to be a combination of board and batten, and bamboo panels as well as bamboo columns, so but that is an accepted material used here in the County of Maui. And even though it isn't traditional to historic architecture on Maui, I think it...blends in well enough that I think it could work in this country town business.

And it is required except for we did, I remember giving exception the Haleakala building, on the observatory building, for it to have wood windows. And do we want to make that a stipulation that they use wood windows?

Ms. Sarich: Yeah. I would like to see wood windows.

Mr. Conrad: Okay, so the Board would like to see wood windows replacing the vinyl windows as specified on the plans.

Ms. Sarich: And I suppose that I would like to see them on the street facades, as opposed to in the courtyard. I would say that doesn't show.

Mr. Sands: Okay, got you, the street fronts.

Mr. Conrad: You mean if they wanted to use vinyl in the courtyard they could, and then have --

Ms. Sarich: I would say yes, but I don't know what everybody else thinks about that.

Mr. Sands: Sure, here's one piece of information that Ben just mentioned that actually the Napa Auto Parts is using vinyl windows right across the street so I don't know, you know, if that impacts your decision making on it.

Mr. Conrad: Is that the case? I'm asking the Planning Department.

Ms. Cua: I, I'm not exactly sure. I don't know if they're supposed to be. We can double check that.

Mr. Sands: Sure. Yeah, I think what had happened for us is that, you know, we met with the Kulamalu Design Board through Dowling and they had said, well, for because of budget and maintenance they would allow the vinyl, but I certainly understand in terms of, you know, if we need to do the wood windows we could certainly do that.

Ms. Cua: We can check that, but I, I don't recall that.

Mr. Sands: Got you. Okay, sure.

Ms. Cua: We can double check that.

Mr. Conrad: It seems that the Board would prefer wood windows and --. Okay, so again I know that was kind of long winded, but I think the main focus is the, the façade on the south side, and raising the headers, and possibly adding a gable, and working with the eyelid to make it integrate better into the streetscape. Anything else?

Ms. Cua: Chair, one more thing.

Mr. Conrad: Yeah.

Ms. Cua: It hasn't been discussed, but I noticed in the presentation, David you mentioned that the sign is going to be internally lit and that's not something that's normally allowed in country towns.

Mr. Sands: Okay.

Ms. Cua: You could have externally lit. You know, to have it in your planter and projecting to the sign.

Mr. Sands: And I think we're okay with that. The only issue was because of the pre-dawn people showing up and making it easy.

Ms. Cua: Right. But internally lighted you would need a plastic sign and that's not allowed.

Mr. Sands: Okay, got you.

Ms. Cua: You have to have a wood sign.

Mr. Sands: Okay.

Ms. Cua: And signage you would process separately. But because it's mentioned, and we would need country town business district approval of a sign anyway, we just want you to know that up front.

Mr. Sands: Sure. Okay, thank you.

Ms. Cua: Thank you.

Mr. Sands: Okay, Raquel just reminded that we did actually make the change.

Mr. Conrad: So may I see a proposal with the recommendations that we've already articulated?

Mr. Hecht: I'll so move.

Mr. Conrad: Thank you Harry. Second? Caryl. All in favor? Any opposed? The motion passes with the recommendations we've provided.

**It was moved by Mr. Harry Hecht, seconded by Ms. Caryl Hitchcock, then**

**VOTED: to recommend approval with the recommendations/comments as discussed.**

*(Assenting: H. Hecht, C. Hitchcock, P. Jacobsen, G. Ringsby, B. Sarich)  
(Excused/Recused: R. Phillips, D. Sereda, M. Torgerson, D. Unemori)*

Mr. Sands: Thank you.

Mr. Conrad: Thank you.

Ms. Oana: Okay, we're going to take a three minute recess.

*(The Urban Design Review Board recessed at 11:17 a.m. and reconvened at 11:20 a.m.)*

## **D. DIRECTOR'S REPORT**

### **1. Agenda items for the August 7, 2018 meeting.**

Mr. Conrad: Thank you. I just needed some clarification on what we just did.

Mr. Clayton Yoshida: Good morning Chair and Members of the Board. Your next meeting is scheduled for five weeks from now on August 7<sup>th</sup>. We do not have a definite agenda item, but we have had several SMA Use Permits filed in the month of June so perhaps that might be ready. If we have an agenda item, another agenda item, then we probably could have that training on the country town design review module, which would have been good for today. However, two things; one, that Item 2 was kind of a last minute addition but had to be done for scheduling purposes because the planner couldn't make it today, but then the architect couldn't make next month, so they would have had to have waited until September. And also I was hoping that the Council would approve the nomination of the Lanai board member on Friday, so if we had the training today then we would have to go back and Lanai, Lanai City, they have a design guidelines there also. So there's quite a bit

of activity should businesses in Lanai City decide to do renovations or improvements. So that's what we have.

We do thank the alternate members for attending today's meeting. Otherwise for communication item 1, several of the regular members had to recuse themselves because they are currently consultants or have been consultants or maybe consultants for the applicant. So, to get a quorum and to deal with that item we needed the alternate members, and we're glad that they were able to be here today. If there are any questions from the members. If not, we wish you all a happy mid-week 4<sup>th</sup> of July holiday.

**E. NEXT MEETING DATE: August 7, 2018**

**F. ADJOURNMENT**

Mr. Conrad: Thank you Clayton. All right.

Ms. Hitchcock: I just wanted to thank Brandis for her really great suggestion and keeping the character and culture of the communities intact, and you know, I think that's so important, so thank you.

Ms. Sarich: Thank you.

Mr. Conrad: All right, with that, the meeting is adjourned.

There being no further discussion brought forward to the Board, the meeting was adjourned at 11:23 a.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**PRESENT:**

Hunton Conrad, Chair  
Harry Hecht  
Caryl Hitchcock  
Peter Jacobsen  
Gray Ringsby  
Brandis Sarich, Vice-Chair

**EXCUSED (E)/RECUSE (R)/ABSENT (A):**

Raymond Phillips (E)  
David Sereda (E/R)  
Mikal Torgerson (A)  
Darren Unemori (E/R)

**OTHERS:**

Clayton I. Yoshida, Planning Program Administrator  
Ann Cua, Staff Planner, Current Planning Division  
Erin Wade, Small Town Planner, Department of Management  
Keith Scott, Staff Planner, Current Planning Division  
Jennifer Oana, Deputy Corporation Counsel