

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
JUNE 2, 2020**

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Caryl Hitchcock-Sprinzel at approximately 10:01 a.m., Tuesday, June 2, 2020, online via BlueJeans Meeting No. 944270016.

A quorum of the Board was present (See Record of Attendance).

Ms. Caryl Hitchcock-Sprinzel: The board meeting to order. Thank you. Alright. So I want to thank everyone for being here today. We have two items on the agenda, and the first item is the Lahaina Cannery Retail Owner LP, requesting a Special Management Area Use Permit for the Lahaina Cannery Mall, Phase 2B, which is a project consisting of construction of two new retail buildings, additional parking area and electric vehicle parking stalls; site work; infrastructure improvement; installation of photo voltaic panels; a new mauka-makai multiuse pedestrian-bicycle path; and landscape improvements at 1221 Honoapiilani Highway, Tax Map Key: (2) 4-5-011:004, Lahaina, Island of Maui. And the planner associated with this project is Paul Fasi. So I'd like to turn it over to Paul.

B. COMMUNICATIONS

1. **LAHAINA CANNERY RETAIL OWNER, L.P. requesting a Special Management Area Use Permit for the Lahaina Cannery Mall Phase 2B, a project consisting of construction of two new retail buildings; additional parking area and electric vehicle parking stalls; site work; infrastructure improvement; installation of photo voltaic panels; a new mauka-makai multiuse pedestrian-bicycle path; and landscape improvements at 1221 Honoapiilani Highway, Tax Map Key: (2) 4-5-011:004, Lahaina, Island of Maui (SM1 2020/0001) (Paul Fasi)**

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. Paul Fasi: Yeah, hi. Good morning everyone.

Ms. Hitchcock-Sprinzel: Good morning.

Mr. Fasi: Okay, well, I'm not going to get into the details of the project. I'll let the applicant do that. Basically the introduction that you just gave basically is what I was going to say. The applicant's name and owner is Lahaina Cannery Retail Owner, LP. The total acreage of the Lahaina Cannery is 15.5 acres. They are in the community plan, the West Maui Community Plan, Business Commercial Open Space. The County Zoning is . . . (Inaudible – technical difficulties.) . . .

Ms. Hitchcock-Sprinzel: Sorry Paul, we'll have to mute the microphone. Sorry Paul. It should be okay to continue now. There are a lot. I think they are here for the second item of business so I'm hoping that we continue with the first item, and Paul Fasi was introducing the presenter. Can you go ahead Paul?

Okay, I'm sorry for the delay, but we seem to be having issues with the sound. So Clayton, do you have a suggestion?

Mr. Clayton Yoshida: Good morning Madame Chair. Clayton Yoshida here. Here with Leilani, Leilani, your board secretary, as well as Jennifer Oana from the Corp Counsel Office, and Kristina Toshikiyo from the Office of Corp Counsel.

Ms. Hitchcock-Sprinzel: So Clayton, I don't know if you were able to hear, but Paul was talking and about to introduce the presenter for the first item of business for the Board to review.

Mr. Jeff Overton: Chair, Jeff Overton with G70. I'm prepared to present on Lahaina Cannery at your direction over.

Ms. Hitchcock-Sprinzel: Okay, that's fine. Then we can come back to Mr. Fasi, perhaps at the end of your presentation if he has more to add. So I would invite you to go ahead.

Mr. Overton: Thank you very much. Jeff Overton. I'm a planner with G70, Group 70 International based in Honolulu. And we've been working with Lahaina Cannery Retail Partners. And I'm going to share my screen with the presentation on it so...I'm putting that up. Can everyone see that?

Ms. Hitchcock-Sprinzel: Yes, just fine. Thank you. Nice and clear.

Mr. Overton: Great. Okay, thank you very much. So we are, again, representing this property in West Maui, Lahaina Cannery; well known. And this is what we're calling Phase 2B. It's a small retail expansion of Lahaina Cannery. And we thank you very much representatives of the Urban Design Review Board for the opportunity to present again before you today. I'm going to represent -- I'm sorry, present, introduce the members of the team that are in attendance today for the call. And this is very exciting a virtual presentation. I'm sure everyone is enjoying this in the comfort of your home office or elsewhere.

Jay Kerner is with us. He's the President of US Realty Partners, the managing partner of Lahaina Cannery Retail Partners. Michael Wright, the development manager. Myself, I'm a principal planner at G70. My partner, Jim Stone, who is a principal architect with G70. Jason Umemoto who is a landscape architect with Umemoto Cassandro Design Group. And also Ryan Char, a civil engineer partner with G70. And last, Shorab Rashid, he's a traffic

engineer with Fehr Peers.

We will jump right into it here and talk with you about the location. As you're well aware Lahaina Cannery in West Maui along Honoapiilani Highway. We're in the State Urban District. It's an urban growth area of the Maui Island Plan, business and commercial under the West Maui Community Plan, and light-industrial zoning primarily here. It is now an existing shopping center serving the community for many years at this location. And it's surrounded by existing uses, a shopping center across the highway. Stanford Carr and the Weinberg Foundation Group with the Kahoma Villages project that's here. I'll flip to the next slide and you can see bounded by Front Street, Kupunakea to the north, Honoapiilani. Here is the intersection with Kiawe Street and the bypass connection. And the area that we're talking about for the retail expansion is dashed here in this call out which is planned for a couple of new retail buildings, parking and landscaped areas that presented. And this is Stanford Carr's project across the stream here, on the south end.

Some of the activities, you know, there has been an effort over the past four years for Lahaina Cannery to really make improvements to the existing center, and they've gone ahead with improvements to Safeway. And Jay Kerner will talk about those in terms of the location for the retail improvements. It's basically the area that's on the south side of the project area that's open, consists of some parking and maintenance building, and these are some of their photos of the surrounding area.

I'm going to turn this over to Jay for a moment. Introduce himself and talk a little bit about what they've been working on the past few years. Jay? I'm hoping Jay can hop in here. If not, we'll have Michael speak on behalf of Lahaina Cannery.

Mr. Jay Kerner: Can you hear me now?

Mr. Overton: Here's Jay. Thank you.

Mr. Kerner: Sorry about that. Okay. I apologize. Jeff, thank you very much. I'd like to start off saying good morning. And I'd like to thank the staff for all of their guidance and feedback through the SMA process. And I'd like to thank Urban Design Review Board for hearing us this morning and doing so remotely in these kind of crazy times. I'll keep my comments brief. You know, by way of history we acquired Lahaina Cannery in 2016. And our vision has been to update and improve the property for the benefit of the local community. And so we spent a lot of time over the last four years in various meetings with stakeholders in the community including the Mayor and Council Members and Lahaina Town Action Committee, West Maui Taxpayers, and Lahaina Hanaloa Seniors to name a few. And, you know, we've taken their thoughts and suggestions to heart as we tried to make our way through the process. And you know, this a long-term project, and we're just in, you know, the earlier phases here. And we have to date for many of you who have been to the property in recent days we've expanded and completely renovated the Safeway store. And

we took it from a 37,000 square foot operation that was a bit dated and needed some tender loving care to a larger 65,000 square foot state of the art facility with many new offerings for the local community and prepared foods, and just more, more things to choose from and more opportunities.

We've also in the recent past processed an SMA application for the addition of a fuel pad, a Safeway fuel pad, offering low priced gas to the community and that will be coming soon as we start construction.

We've signed deals with Denny's which is, as most of you probably know, a much liked diner type concept with great breakfast and fair prices. We've also have Jersey Mike's coming soon, and an indoor new food . . . (inaudible) . . . in the near future as well.

The reason that we bring this proposal to you today and with this timing is that Bank of Hawaii who has maintained a presence in Lahaina for generations has a ground lease on their current location in Lahaina that's expiring. And we've been working with them for a new facility. They really want to locate here at the Cannery, and so they want to be this pad building that we are bringing before you today. And their timing is such that, you know, now is, now is really the time because their existing lease is, is expiring. So we want to keep them in West Maui, we'd like to bring them to our project, and we'd like to hear your comments today on our, on our proposal.

Finally, you know, you know that times are hard in Hawaii as well as the rest of the United States. And you know the unemployment is high, and you know, we believe that this is an opportunity to bring some additional jobs to the community. Initially, you know, from a construction standpoint and . . . (inaudible) . . . full-time jobs for employees of, you know, of the bank and of other retailers within the project. But we did a very quick economic study to determine, you know, what would that really mean for this project, with the addition. And the study came back and says that it will generate approximately 64 full-time job during the construction period of one to two years, and the estimate is for another 48 full-time jobs upon completion for the retailers and bank. So, you know, we're hopeful that, you know, we can help to contribute to the community this way, and we're prepared to move forward once the committee has approved our project. So with that I'd like to turn it back over to Jeff, and thank you for your time.

Mr. Overton: Thank you Jay. That's a great overview. In terms of the proposal that's before you with the Special Management Area Use Permit, we're talking about two new retail buildings. It's the Bank of Hawaii location and the retail building. The first building being roughly 6,900 square feet. And then a complimentary second building of roughly 2,700 square feet adjacent to it.

Another key element that will be really, I think a great benefit to the community is a, a new multi-use pedestrian bicycle path. That will connect from Honoapiilani Highway down to

Front Street, along the edge of the property fronting Kahoma Stream. I'll show you in the pictures. We're really excited about that. There will be addition parking that's provided to satisfy the needs here; roughly 32 spaces added to support the retain component.

We will have EV, electric vehicle charging stalls, seven of them, that are installed as a part of the project up front. And as well, the required drainage, infrastructure, low impact development pieces that Ryan will speak about. And Jason will talk a little bit about the landscape components.

Here's the plan and the overview of the property, and I wanted to just walk through some of the details. Again, this is the main entrance to the Lahaina Cannery that comes off Honoapiilani Highway. There are other entrance points along here that are existing off of Front Street and Kupunakea. The location of the bank and retail building, first, is here, across from the fuel station that is in permitting for construction. And the second retail building here. It's adjacent to an existing maintenance building that's at this location. You can see the supporting parking and landscaped components in this area. So it's very complimentary to the existing center and the flow of, of people and patrons at the center. And this lighter brown, tannish color is the extent of this multi-use bicycle and pedestrian pathway that will meander along this edge of the property and connect up with Front Street. So what's great about this is it's going to provide this mauka-makai connectivity in here, a great open space, enjoyable use for the community, as well as access, ease of access to the center here from a number of different locations.

Moving on here. I'm going to ask Jim Stone, our architect partner at G70 to talk about the design please. Jim? Hopefully we get Jim on audio. While we wait for Jim to come in, I'll just walk through some of the elements here. Again, as we address the design aspects for the new retail buildings here, we're really paying respect to what is the architectural character of Lahaina Cannery in here. So you can see that we borrow quite a bit from the industrial character of the Lahaina Cannery, and the colors, and the materials, and the spacing. It doesn't sound like Jim.

Mr. Jim Stone: Sorry Jeff. I was -- I've been muted by someone on, on controlling the side.

Mr. Overton: Okay, so here's Jim Stone to talk about the architecture.

Mr. Stone: So I switched it. So thank you very much Urban Design Review Board. It's Jim Stone, architect, G70. We've been able to work with Jay and even the Omori Corp previously with the variety of the renovations here. And so we've provided a consistent architectural theme through here which embraces and continues the Lahaina Cannery aesthetic with a toe-tongue roof with the various grades and everything that harken back to the original warehouse cannery that used to be there. And when I grew up in Lahaina, me and friends used to ride by the old cannery so I'm very well attuned to what was taken away and replaced with by the Omori Corp. And so we're considering consistent heritage with that

with the shed roofs, the toe-tongue. We have come in with a more recent renovations to provide some retail accents in terms of the ship lap siding and other signage enhancements. But our intent here is to keep the scale, the clear story, the openness, and the storefront that allows a lot of natural light to come in and create a very vibrant retail condition.

Can you go to the next slide, please, Jeff? This is a simple drawing showing the clear stories and the toe-tongue roof with the multi-. . . (inaudible) . . . with the standard storefronts that we've continued to use throughout the mall. And the material palette on the side continues to be the metal siding, the decorative aluminum side. And now we've added in this architectural siding which is called a Resysta which is a sustainable natural wood product that we used at the new entrance by Safeway. You saw one vision of that earlier in the slides. You can see the clear story is on the top with the traditional warehouse cannery profile having that popped up monitor in the middle. And so our intent is to continue that with this village of retail buildings that will welcome you as you enter the site. We don't have anything other specifically so I'll turn it over to Jason if he's on to talk about the landscape.

Mr. Jason Umemoto: Thank you Jim. Good morning. Yeah, so the landscape, the proposed landscape will just be an extension really of the beautiful existing Lahaina Cannery landscape. And the parking lot will continue to have canopy trees, shading and cooling the parked cars and the asphalt, and will be in accordance with the Maui County Planting Plan. And the planting area is near the new building. We'll have plants that are either Hawaiian Native plants, or the existing Cannery plant species that have been rated as low risk for invasiveness. So all the new and proposed plant materials, you know, have been checked again with the Hawaiian Pacific Weed Risk Assessment List and the Pacific Island Ecosystem Assessment list for potential and future invasive list. So it will be a very nice environment. And most of all the landscape will just continue to be an asset to the Lahaina Cannery property. And really . . . (inaudible) . . . including and supporting the park like setting of the multiuse path, pedestrian and bike path so we're pretty excited about that. And I think I'll turn it back over to Jeff.

Mr. Overton: Thanks Jason. Ryan Char is going to speak a little bit on the engineering and drainage aspects. Ryan?

Mr. Ryan Char: Sure. Thanks Jeff. Can you guys hear me? Great. So obviously, you know, with the location of this project and the property here, the management of storm water is going to be very important to the project development. And so as part of, you know, this project obviously with the new retail buildings and the additional surface parking lot that's going to go in impervious areas will increase on the site. And thus from that we'll need to plan and design for an increasing storm runoff which need to be mitigated. And so as part of the project our plan would be to install detention type best management practices to reduce runoff flow rates and volumes leaving the project site. And we would also use water quality best management practices to ensure that the storm water that is leaving the site is treated

and is an appropriate quality.

As part of these BMP's we would, the detention BMP's, we would use retention systems as well that would promote storm water infiltration into the ground to help us reduce those runoffs, flows and volumes within the site. And then some of the water quality best management practices that we would employ, we'll typically do things like infiltration trenches, bio rotation filters, rain gardens, vegetative swales, things that would use natural processes through the landscaping and the plant, and the soil onsite, to help treat and filter out pollutants from our storm water runoff.

All the designs would meet, you know, the appropriate Maui County standards for both water quantity and water quality requirements. And during construction we would employ all the . . . (inaudible) . . . control measures and the best management practices to protect our water quality.

One thing I can say also is that the site plan has the bike path along the stream as Jeff kind of showed it. And that would allow up to make sure that all of the slope and grading is directing the runoff back into the project site. It does not allow any kind of runoff to get to the stream. And kind of currently the way it is as well right now and so that condition will be maintained as we move forward here with the planning of the project itself. That's all I really wanted to say about the drainage concept, so I'll turn it back to Jeff here.

Mr. Overton: Thanks Ryan. And we also show the flood map here to show that we are outside of the flood zone with the proposed site for the retail expansion. That really wraps up our brief presentation on the retail expansion proposal here. We are available as a team to respond to questions from the Board. Thank you very much for your attention. I can bring up the site plan if you'd like or stop sharing my screen and we can go back to the Hollywood's squares.

Ms. Hitchcock-Sprinzl: Thank you so much Jeff and all your team for the wonderful presence today, and informative presentation. We appreciate it. I would like to open the forum for public testimony on this project at the moment. I don't think we received any written testimony on this one. So if anybody wants to testify by video -- sorry, can I finish -- video or audio, then please register with Clayton Yoshida through the chat function and then we can take your testimony. Clayton, do we have anybody who is registered to testify?

Mr. Yoshida: Madame Chair, I don't have anyone that's specifically signed up to testify on this project and I don't -- I believe we haven't received any written testimony. But I don't know if there's anyone out there who wants to specifically testify on this project.

Mr. Hokuao Pellegrino: Yes, I'd like to testify please?

Ms. Hitchcock-Sprinzl: Okay, so if you can introduce yourself and just to --

Mr. Pellegrino: Sure.

Ms. Hitchcock-Sprinzl: -- remind you the testimony is limited to three minutes. And I don't know if we have our alarm bell, Clayton, but once you hear that, you have 30 seconds to, to wrap up. So, if you'd like to go ahead and introduce yourself, we would be happy to hear you now.

Mr. Pellegrino: Sure. Mahalo. Aloha. My name is Hokuao Pellegrino, and I actually wasn't going to be testifying on this particular agenda item. However, I'm going to be testifying in my capacity as the President of an organization named Hui o Na Wai Eha which is a non-profit native Hawaiian organization that seeks to or protect mauka to makai stream flow and watershed management.

I'm testifying based on this particular project and I just wanted to say that I appreciate the engineer's critical responses to potential runoff because this project does -- is located adjacent to the Kahoma Stream. And while that stream may be channelized under the State Water Commission there are now -- there is now an . . . (inaudible) . . . that has been placed interim . . . (inaudible) . . . standards in place. And so there is mauka to makai stream flow that is within that portion of a channelized stream that flows mauka to makai. We are aware of many native Hawaiians and community members that access Kahoma Stream for gathering of native aquatic stream life such as O'opu, Pii Wai, and Opai, as well as those that gather from the . . . (inaudible) . . . wai or the estuary adjacent to Kahoma Stream in the ahupuaa of Mala. And so it's important to note and again appreciate the BMP, and the retention basins that are going to be in place to ensure that there's minimal or no storm water that runs off into Kahoma. But I wanted to just be on record to ensure that those processes and best management practices are in place because there are a number of community members especially those who are native Hawaiian who have traditional customary rights in that ahupuaa and adjacent ahupuaa that access and continue to access that stream for cultural resources. So I just wanted to share that mana'o and mahalo to the presenters.

Ms. Hitchcock-Sprinzl: Mahalo. That's great. Was there any other testimony? And I appreciate your input on the stream, and its importance to the, to the cultural community. Were there any other testimony folks on this project and I'll just give you a moment. Okay, and if not, then public testimony is closed. So at this time I would like to open the project up to comments from, from the Board. Comments and questions to Jeff's team or recommendations as they relate to the Special Management Area Use Permit. So I don't know if you want to do a round robin. Maybe we could do it that way. Perhaps we could start with Peter. Good morning Peter.

Mr. Peter Niess: Good morning Caryl. Yeah, I just have a couple of comments looking at the design of these buildings, and it --. First, it would just be the roof has simple. It's pretty early

on the design but they don't -- it could use a little refinement where there's a little nipple that sticks up beyond just because one of the gable width is wider. But I would just say a little refinement in the roofs where they come together would make it more aesthetically pleasing potentially, make it make sense a little bit.

And besides that they spoke to the materials used. I would just want to reiterate that the importance of debating to, to the existing cannery building and use and not having it...having it look like a strip mall or a mall across the street where it's they used a whole bunch of different materials that can get a little bit chaotic or be unnecessary.

It seems like you've done a pretty good job. In one elevation I can see four different aerial views which is maybe a lot. But it does break up the building nicely and overall I think it's going to -- it, it looks good.

Ms. Hitchcock-Sprinzl: Great. Thank you Peter. Marie?

Ms. Kimmey: Okay. Hi. I'm -- had a few comments or mainly questions at this stage. On the landscape and site plans you show just an open area at the top and the bottom of the site. And I'm wondering whether those are, are for future for parking or is there any plans that the developer has for those property lots? They're not landscaped so I'm not sure what the plan is regarding that. Yeah, that would be there and there. I'm doing it on mines, but just next to the fuel station there's a little area.

Mr. Overton: I had to take myself off mute. Sorry, I'll go back to the screen share. And I'm going to ask Jason to also come in, but I think the, the important thing here is that -- and Jay, you may also want to come in -- about sort of long, long range plans for this corner, Jay.

Mr. Kerner: Yeah so the -- with respect to the corner closest to the highway, so at some future date we'll likely make a presentation for some additional proposed development there. At this stage we don't have anything, nothing that's concrete in order to present. And so we've, you know, we've talked to some various tenants over the years and we just don't have anybody far enough along or in position at this point in order to bring something forward. But I do anticipate you will see us in the future with a small proposal in that area in the years to come.

With respect to the area closest to Front Street, that area is within a zone where we have shared parking with the luau. And so we're -- we're required to supply 70 parking locations within that general vicinity closest to Front Street. But we have no plans to build anything in, in that area.

Ms. Kimmey: Excellent. So then on the upper part, the one by the fuel station, that's just going to be a grassed area for now?

Mr. Kerner: That's correct. It will remain as it has been.

Ms. Kimmey: Okay. Well, that answers my questions. And I did have one comment which is I like the multiuse pedestrian bicycle pathway. I think that's a very nice amenity. And I know that they're going to be doing quite a bit of residential over to the right of this property as I review these plans. And I think that's going to be a benefit to those people so thank you for including that.

Mr. Overton: Thanks for your comments.

Ms. Hitchcock-Sprinzel: Thank you Marie. Then if we can go on to Darren Okimoto. Hi Darren.

Mr. Darren Okimoto: Thank you Caryl. I think overall the project looks good. I agree with Marie how the multi-use pathway going down to Front Street. I know a lot of plans are out there where they're trying to fit within one of the right-of-ways and one of the existing streets but because it's so tight, it just doesn't work. So actually putting this in for the community I believe is great.

And I like the drainage plan how you're draining it back into the site, and trying to get it away from not only the channel by being so close to the ocean that's a responsible design.

I did have a question on the site lighting. What is that going to look like?

Mr. Overton: Maybe Jim Stone can talk a little bit about the lighting for the retail area.

Mr. Stone: Yeah, thank you Jeff. Can you hear me?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Stone: Oh great. So we do have a requirement to comply with the dark sky standards so that all light fixtures in the parking lot will be cut off at the standard degree as to not reflect up. And it also will stewardship the petrels and some of the other native wildlife that's out here.

Within these stores themselves all of the light fixtures except for downward sconces as we've established on the original building will be used to provide safety and task lighting around the buildings because we do have an existing maintenance building between these two buildings with a chiller plant and so on. So they will all subscribe to not increase any light pollution. Within the stores is actually, per each of the tenants, will provide their interior lighting. But we don't anticipate a great deal of light spillage or displays like we sometimes see in Waikiki creating a lot of light pollution. Does that address your question?

Mr. Okimoto: Yeah that, and I guess the type of lighting is going to be similar to the parking lot. It's just going to be a continuation of what's in the --

Mr. Stone: It will be LED. We will be looking at probably LED unless that's not allowed and they need to screen for a certain color. I'm more used to working on the Big Island's dark sky requirement. But we will work with our electrical engineer, Albert Chong, to get the right color and type as required.

Mr. Okimoto: Okay, thank you. And then my last question was just if there's been any outreach to the community regarding this expansion project.

Mr. Overton: We do have Shane Peters on our team who has done quite a bit of direct consultations with organizations and individuals. And Shane I don't know if you wanted to step up and just say a few words.

Mr. Shane Peters: Thank you Jeff. I hope everybody can hear me. Thank you member Okimoto. Yes, we've been in an ongoing engagement with the community overall. Just recently before the COVID-19 shut down in fact, we had the opportunity to make a presentation to the full Lahaina Honolua Senior Citizen's Group. We've been involved in very robust community outreach for the past three years. Obviously I think as you heard from Jay there's been an overall process to enhance and update the property for the past three years. And so we have, you know, engaged with folks like May Fujiwara who was sort of a star work in the community. Even prior to her passing, we consulted with her. We consulted obviously, as Jay mentioned, with West Maui Taxpayer's Association and Lahaina Foundation and number of others throughout this process to ensure we gathered their feedback. And ultimately it has been the community that has driven the vision for this property so much so that, you know, the actual bicycle and pedestrian pathway you see before us today as part of this plan is a direct input and response to their feedback to see the opportunity to connect Honoapiilani Highway and Front Street where there is no such connection for pedestrians up until this point. So it's a huge community benefit and give back that we're including as part of this expansion.

Mr. Overton: Thank you Shane.

Mr. Okimoto: Thank you. No further comments or questions, Caryl. Thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you for the great questions and responses. That was super. So moving on to Mandy. Good morning Mandy.

Ms. Mandy Saito: Good morning. Thanks. This project looks pretty good. I do have some questions about the traffic flow just because Kiawe Street is currently the terminus of the bypass right now and there is a lot of traffic that comes across. The entrance shown for this

retail and bank area, the first one that's closest to the entrance to the Lahaina Cannery along Honoapiilani Highway is rather close. And I don't know if there will be enough room for a queue if, you know, there is an increase in usage of the bank, and the retail area, and also traffic coming across. Also with the pedestrian bicycle path, you know, just crossing the area safety would be a concern there too.

Mr. Overton: Those are great questions. Thank you. We will ask Sohrab Rashid, our traffic engineer, with Fehr Peers to respond to that please. I see him, but I don't hear him.

Mr. Sohrab Rashid: No, I just say I was I just unmuted. Can you hear me okay?

Mr. Overton: Yeah, you're on.

Mr. Rashid: Great. Thanks. Sohrab Rashid with Fehr and Peers. Ms. Saito, the questions you asked, the, the first driveway that's closest to the highway is one that we don't envision having any problems. The plan ultimately is to have a keep clear designation across there. So for any cars that are queuing back from the signal they would leave a gap and then vehicles could turn in. Another option that was considered and still could be implemented here would be to restrict the movements to, not just out bound only so that the vehicles would go down just a little bit further on the curve, and they can enter the lot a little bit further sort of makai. So that would be a situation there. And based on the traffic volumes, using the driveway, including the fuel station and this expansion, we haven't projected that that was going to be an issue from a queuing perspective.

So, and then you asked a question also about the multiuse, pedestrian and bicycle pathway. We don't envision any issues there from a safety perspective. In fact, we see this as a real enhancement. The path is going to basically provide where there currently isn't one, a path for people to come from the highway, in to the center, connect to the retail, and even make their way through day to get to, to the new retail. And then could make their way to get through to the existing center. So we really see that as an overall benefit for the project, and really removing those users from the parking lot area. So we definitely see that as overall site enhancement.

Mr. Overton: Thank you Sohrab. Does that address your question?

Ms. Saito: Yes it does. You know, however, I still think that the routing of traffic within this area. Just because I work out in Lahaina, and I've been to this area when there is, you know, a lot of people using, going to the grocery store, doing different things, there is traffic congestion, and so as long as that is considered.

Mr. Rashid: Yeah. Just to be clear. It was and like I said we looked at queuing. This is also something that State DOT that has jurisdiction over the highway was concerned about. And again, we did a queuing analysis to look at that to determine how far back the traffic was

going to queue. And again, based on the peak hour volumes so the highest volumes during the course of the day, that queuing and that congestion although it exists temporarily during each signal phase is not going to cause a circulation problem within the site. The other thing I would say that if for some reason there is a queuing issue that is consistent there are multiple opportunities for vehicles parked in that lot to either use the Kupunakea Street or the Front Street access points. So, they're still with that makai entrance to the parking lot. There's still an opportunity to use multiple access points. So if it becomes a problem, you know, on an intermittent or infrequent basis there's still ways for them to get out.

Ms. Saito: Okay, thank you.

Mr. Overton: Thank you Sohrab. I would add there was a letter also received in review of the SMA application from State DOT which approved -- they reviewed and approved the traffic study and offered some of the statements that Sohrab has shared in terms of the dynamics of the traffic here. Any other questions?

Ms. Saito: No, that's it. Thank you.

Mr. Overton: Alright, thank you.

Ms. Hitchcock-Sprinzl: Thank you Mandy. So if we can go on to Mikal. Good morning Mikal.

Mr. Mikal Torgerson: Good morning. I, I guess to follow up on the traffic question that Mandy just raised. That was a concern of mine as well. When we were presented the, the fueling station, we were told that it was expected that the cars would queue around that curve. And it appears that we're introducing a drive access to these buildings in an area where we have expected car queues, and it does -- to just tell people to leave a gap so that people can come in and out of the center seems like a retrofit solution, not something we would plan for ahead of time. I guess I'm, I'm wondering if maybe Sohrab could talk about that a little bit more.

Mr. Rashid: Sure. Sure. The queuing -- one of the main concerns on queuing that DOT had and then I think some of the members of the community had was queuing into the fuel station. And again, with the amount storage that there is, vehicle storage there is prior to the fuel pumps, there's queues for -- and I forgot the number that we actually calculated for that -- but it was in the order of, you know, room for 24 to 28 cars, kind of. And that's within the area on the fuel station property if you will. So we do not anticipate any queuing on the driveway coming inbound, and the outbound. Again we did look at that very specifically through the traffic study, not only for the retail we're considering today, or you're considering today, but the fuel station. And we did not project queues that would cause any problems. And just to give you a perspective on the traffic volumes because I think sometimes that's an important piece of it, the, the total traffic volume in the p.m. peak hour which is the higher

of the two, morning versus evening, is just over an average of about one car a minute coming in. So just to give everybody a perspective on the additional traffic that's going to be generated by the project, a little bit more than a car a minute just over that. So, so that shows this is not something that's going to be generating sort of ten cars typically at one time. It's going to be much more fluid than that.

Mr. Torgerson: That sounds logical that it wouldn't necessarily generate a lot of extra traffic. It seems like there's already an issue there. And I, I don't know if it's -- if people are just cutting through your shopping center and it's really not something they should be doing or if this an expected route of travel. But I know scuba diving boats, you know, big trailers are driving through here multiple times a day and everything. And it seems like we're doing a lot of things that are going to make those, those movements that much more difficult and dangerous. I guess that's my concern. I follow what you're saying that the addition of these buildings probably isn't contributing significantly to the traffic. It's just that there's an existing problem, and actually I, I expressed my concerns about the fueling station for the same reason.

Mr. Rashid: Yeah, like I said, I think if a -- and again, I would defer to the project team. I don't think there's an issue. We talked about it previously. But, you know, restricting that particular northern driveway to even a right-in and right-out so you wouldn't be able to make a left turn in that would allow -- that would basically force everyone entering the lot to go down to the bottom of the curve. That's very feasible and it should be functional given the very small number of spaces in that lot. So that would -- that should help to eliminate any issues. That would mean that the queues could extend all the way back down towards the end of the curve before impacting inbound traffic, yeah before inbound traffic at all.

Mr. Torgerson: Yeah, it's seems like either of those entrances to that parking lot are going to be problematic given that cars are already queuing in those areas. If you're ultimately expecting that we're going to educate the public to leave a gap there, and the bulk of the people that come and go from the center are tourists so it's going to be a never ending process of education if that's really the solution.

Mr. Rashid: Yeah, again. Yeah, sorry, we have not projected a queue even with this whole development to extend as far back to that bottom driveway. So that's the first question. We haven't observed it in the field multiple times even with the existing uses, recognizing some of that cut through traffic you mentioned, we have discussed that previously. And again, to keep clear designation is a, it's sort of, you know, it's a regulatory sign that is part and parcel with everything else that you see on the road in terms of informing people about what to do and how to behave from a driver's perspective. But we don't, we just don't have -- the queues are not expected to extend back as so far as to, to block this driveway. And again, to keep clear, it's just one more treatment to inform the drivers that they need to keep that area clear so that vehicles can turn in from the driveway. So we just have a projected, the concerns that you're expressing.

Mr. Torgerson: Okay. Yeah that's -- that is a concern of mine and I would recommend that if we could make that access point closest to the Honoapiilani Highway a right-in, right-out, that would certainly be an improvement over the current design. And that goes some sort alleviating this. But it does seem like we're creating a lot more congestion in already very congested intersection without --. And the solution putting up signage and telling people not to block the access with their congestion seems like a retrofit, not a design ahead of time. That's my two cents.

Mr. Rashid: No, thank you for your comment.

Mr. Torgerson: Thank you. That's all I have.

Ms. Hitchcock-Sprinzel: Okay, thank you Mikal. And so Darren Unemori. Good morning Darren.

Mr. Unemori: Hi. Good morning Caryl. I've heard the answers pretty much to all of my questions. The project looks good, so I have no further questions of my own. Thank you.

Ms. Hitchcock-Sprinzel: Thank you so much. And then finally Joshua, but last by not least. Good morning Joshua.

Mr. Circle-Woodburn: Hi. Good morning. Yes, most of my questions and comments were addressed. The only maybe comment I had again, I know a lot of these are very preliminary plans, but the large if you will sort of lawn area along the multi-use bike path under the monkey pod, I was just wondering if it, if it isn't considered if it could be that as this moves forward that area accommodates for picnic tables or benches or some other use since there is quite a bit of lawn there and it could be a nice place for people to sit outside if they're buying food at any of these restaurants, or, you know, say if they want to stay close by and just have a little picnic area? I just thought I'd throw that out there.

Ms. Hitchcock-Sprinzel: Thank you Joshua.

Mr. Circle-Woodburn: Thank you.

Ms. Hitchcock-Sprinzel: So Paul, did you want to summarize the recommendations as they were presented by the Board? I can help you with my notes if you like or, or I can try to do it. Go ahead though. Paul, is Paul Fasi still on the call? Okay. I'll give him a moment. And if in the meantime if he doesn't so what I was showing in my notes is the recommendations include a recommendation about the traffic flow and consideration to avoid congestion and that a possible solution would be that right-in, right-out at the access point on the Honoapiilani Highway end. To use consistent materials so that the overall design and connection to the other portions of the shopping center are consistent and kind of blend and

meld together. To have a relook at that roof design where it joins; that it's a little awkward. And the things that we really liked about and applaud you, of course, as a community input the, the multi-use bike pathway, the drainage plan and the dark sky standard plans for the lighting. And also one final recommendation is, is you know, to consider the stream flow in the mauka-makai and its cultural significance to the local residents. So I hope I covered everything as much as possible there. Did I miss anything?

Ms. Kimmey: Yeah Caryl, I like the idea of picnic tables. Maybe some trees for shading in that front part, it might make it a little more friendly, neighbor friendly.

Ms. Hitchcock-Sprinzel: Okay.

Ms. Kimmey: It was the last commenter mentioned that.

Ms. Hitchcock-Sprinzel: Great. So a recommendation of some shade tree landscaping and perhaps picnic tables so that the, the bikers and walkers could stop and have a rest in the shade. Okay that's it. So if we're in agreement then if I could have a motion to propose that we accept the plans, the plans as presented with the recommendations that we specified.

Ms. Kimmey: This is Marie. Caryl, I will so move.

Ms. Hitchcock-Sprinzel: Thank you Marie. And a second please.

Mr. Niess: This is Peter. I'll second that.

Ms. Hitchcock-Sprinzel: Thank you Peter. And then Leilani complimented us on how easy it was for her to do her notes when we did the round robin so perhaps we could do that again. So I'll just call your name and if you state whether you're in favor or opposed, and I'll just go through it like that. So starting with Peter.

Mr. Niess: In favor.

Ms. Hitchcock-Sprinzel: Okay Peter in favor? Yeah, okay. Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Thank you. Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy Saito?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: And Mikal Torgerson?

Mr. Torgerson: In favor.

Ms. Hitchcock-Sprinzel: Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: And Joshua.

Mr. Circle-Woodburn: In favor.

Ms. Hitchcock-Sprinzel: Alright, it's unanimous so the motion is carried.

It was moved by Ms. Marie Kimmey, seconded by Mr. Peter Niess, then unanimously

VOTED: To accept the plans as presented with the recommendations/comments as discussed.

(Assenting: J. Circle-Woodburn, M. Kimmey, P. Niess, D. Okimoto, M. Saito, M. Torgerson, D. Unemori)

(Excused: S. Marlowe)

Mr. Rashid: Thank you very much.

Ms. Hitchcock-Sprinzel: Thank you so much. We appreciated you all being here today. This is wonderful attendance. We, we really get to see more people this way than, than we do normally so it's rather exciting. Thank you.

Mr. Overton: We appreciate all of your attention. Aloha.

Ms. Hitchcock-Sprinzel: Thank you so much.

Mr. Rashid: Thank you all very much.

- 2. MR. MICHAEL MUNEKIYO of MUNEKIYO HIRAGA, INC. on behalf of SUPREME BRIGHT WAILUKU, LLC requesting comments to design aspects of the proposed Hotel Wailuku for its Draft Environmental Assessment (DEA). The proposed hotel will be designed as a six-story structure to provide approximately 156 rooms, at-grade parking, and landscaping on parcels near Market Street, Main Street and Maluhia Drive located within the Wailuku Redevelopment Area's Commercial**

Mixed-Use District. Tax Map Key: (2) 3-4-012:004, 006, 016, 017, and 061. (MRA 2020/0003) (Scott Forsythe)

The Board may provide its recommendations to the Applicant and the Maui Redevelopment Agency on design aspects relative to the Wailuku Redevelopment Area Design Guidelines for inclusion into the DEA during the documents 30-day public review period.

Ms. Hitchcock-Sprinzel: Alright. So moving on to the second item of business today is Mr. Michael Munekiyo of Munekiyo Hiraga Inc, on behalf of Supreme Bright Wailuku, LLC, is requesting comments to design aspects of the proposed Hotel Wailuku for its Draft Environmental Assessment. The proposed hotel will be designed as a six-story structure to provide approximately 166 rooms, upgrade parking and landscaping, on parcels near Market Street, Main Street and Maluhia Drive, located within the Wailuku Redevelopment Area Commercial Mixed Use District. Tax map key is 2-3-4-012:004, 006, 016, 017 and 061, and the planner is Scott Forsythe. So the Board is invited to provide its recommendations to the applicant and the Maui Redevelopment Design Agency on design aspects relative to the Wailuku Redevelopment Area Design Guidelines for inclusion into the DEA during the documents 30-day public review period.

So I believe we will begin with a presentation of the proposed development and I would like to turn it over to the presenter.

Mr. Michael Munekiyo: Thank you Madame Chair, this is Mike Munekiyo.

Mr. Scott Forsythe: Good morning Board. This is --

Mr. Munekiyo: Sorry Scott. Go ahead.

Mr. Forsythe: Yeah, prior, before you start. Good morning Board, this is Scott Forsythe with the Planning Department, small town planner. Paul was listening to your comments through the last item so just let you know about that. But we're having some audio problems.

So now moving on to this item, the proposed Hotel Wailuku. This project, or this proposed project is being presented to you during the 30-day public review period. There still are other actions that would need to occur including this project going to the Maui Redevelopment Agency for further actions. So your comments today will be drafted and provided to the consultant team for inclusion in the Draft Environmental Assessment. So I will now turn it over to Mike Munekiyo to lead the presentation, and at the end, try to summarize the comments for you. Go ahead Mike.

Ms. Hitchcock-Sprinzel: Thank you so much Scott. I appreciate your efforts to summarize the comments and welcome Mr. Munekiyo for the presentation. Thank you so much for

being here.

Mr. Munekiyo: Thank you Madame Chair. Am I being heard okay?

Ms. Hitchcock-Sprinzl: Yes. You're very clear. Thank you.

Mr. Munekiyo: Okay. Good. Thanks. So Madame Chair, I'm Mike Munekiyo, and I'm here on behalf of Supreme Bright Wailuku, the applicant for the proposed Hotel Wailuku project. And I'll go through the slides briefly before turning it over to the design team more to provide an overview. So let's see, just for clarification before we proceed Madame Chair, Ruairi is this your --? You've got control over the share screen?

Mr. Ruairi O'Connell: Yes. Thank you.

Mr. Munekiyo: Okay, great. So Ruairi is a member of our team so he's controlling the power point. So let me continue. We do have several members of our project's technical team logged on and available for questions following the presentation. And of course, we do have our project principals logged on as well, Helen Nielsen, Jonathan Starr and Taylor Jacobs. For the power point presentation itself, in addition to myself, our presenters will be Kevin Sund and Gene Fong. They are the project principal architects. Our local design consultant is Jim Niess, and our landscape architect is Bill Mitchell. So they'll be also presenting as part of this power point. So Madame Chair, I'll proceed with the next slide just to provide an overview. Ruairi, slide number three please.

So the project site encompasses five tax map key parcels in Wailuku town. It does have a combined total area of about 58,700 square feet. And as you can see it is located in the midst of Wailuku providing an ideal example of a walkable infill project. You can see at the corner of Main and Market, boarded and parcels bisected by Maluhia. There is an offsite component along Lower Main Street, and you can see that in the upper right corner of the project site slide. There is approximately 356 foot sewer line segment which needs to be upgraded from a ten inch clay pipe to a 12-inch PVC pipe. We'll move on to slide four.

So this is just another overall map showing the TMK, the relative location of the project to some of the local streets. We'll move on to some slide -- site photographs if I may for the next three slides. So photo number one on the left side of the screen is a photo taken from Main Street, across Main Street looking north towards Maluhia. And parcel 16 is on the left side of Maluhia, parcel six on the right side. On the right side of the screen, photograph number two, that is a photo from Maluhia looking at parcel 16. We'll move to the next slide please. Photograph number three from, photo taken from Main Street looking direct north along Maluhia. Photograph four is a view makai, again across Main Street looking at parcels four and five. And we move to the next slide. And this is just a view of parcel six from Maluhia Drive looking east. Next slide.

Okay, so just a high level overview of the regulatory requirements for the proposed hotel project. The project site does fall within the Wailuku Redevelopment Area as Scott mentioned, and therefore is governed by the Wailuku Redevelopment Area Zoning and Development Code. As part of the Wailuku Redevelopment Area land use designations, the parcels are designated Commercial Mixed Use. And within the Commercial Mixed Use land use category hotels of 20 or fewer rooms are permitted. For hotels of more than 20 rooms, an MRA use permit is needed, and one will be needed for this project as it does call for 156 guest rooms.

In addition to the use permit, variances from the Wailuku Redevelopment Area Zoning and Development Code will be requested for height and setback. And Kevin Sund, our project architect, will show a couple of slides for those requests. And we'll move on to the next slide.

So just as mentioned by Scott in the intro we are preparing an Environmental Assessment pursuant to Chapter 343, Hawaii Revised Statutes, and this is just for information. The technical studies that we have prepared for that study include a Preliminary Engineering report, Traffic Impact Analysis (TIA) report, Archaeological Study, and Cultural Impact Assessment.

At this time Board Members, I'd like to turn the presentation over to our design team to talk more about the design of the project. And I'll hand it over to our principal architect, Kevin Sund. Kevin.

Mr. Kevin Sund: Hello everyone. Thank you so much. Well, we're really excited to present this project. This slide is a quick overview of the hotel program. And the project is, as Michael planned is a -- consists of several parcels east and west of Maluhia Drive. We situated the hotel to activate the . . . (inaudible) . . . I'm sorry. There's some background noise. So, yeah, we situated the hotel to activate the Market and Main intersection. You can go to the next slide.

So this slide shows an overview of the property. The pedestrian front entrance off of Market is to activate the street and highlight the intersection. This also shows improvements along Maluhia to create a drop off area. We also spent much effort to maximize parking. And we also created an entrance off of Main Street which also provides shuttle access as well.

So to talk more about the landscape design, I'd like to turn it over to Bill Mitchell. Bill, can we hear you there?

Ms. Hitchcock-Sprinzl: Bill, you might have to unmute your microphone.

Mr. Sund: I see him logged in. Yeah, we hear you Bill.

Mr. Bill Mitchell: Can you hear me?

Ms. Hitchcock-Sprinzl: Yes. Yes, we can.

Mr. Mitchell: Alright. Thank you. Sorry about that. Yeah, alright, thank you. Well this is a -- this is going to be a wonderful opportunity to introduce landscape here on this section of Main Street. So in combination of screening and softening the parking frontage, it also will give us the opportunity to get some, some landscape along the Main Street corridor with the introduction of shade canopy trees, palm trees and landscape as we wrap into Maluhia Drive. And then we'll also have a nice grade level planter that steps up along the frontage of the hotel on the Main Street elevation. And then that landscape will wrap into the North Market Street entry. We'll be providing a six-foot screen wall along the north boundary of the parking lot to, to provide privacy and screening on that elevation to the existing lots there. And we think that will, that will do a great job. And you'll also see the PV canopy over many of the parking stalls and the parking lot. So we'll have some parking lot lighting, but of course, it will be all downwardly shielded LED type of lighting in there. So with all that we think it will be a greatly enhanced pedestrian experience, not just for the guests but also for everybody in Wailuku town. With that, I'll turn it back over to Kevin.

Mr. Sund: Thanks Bill. We can jump to the next slide. So this a blow up overview of the ground floor program. I'll just highlight a couple of areas. One of is which this shows some of the improvements of the drop off area off of Maluhia Drive. And also an outdoor area that really opens up this, this Maluhia Drive intersection. And we also have the food and beverage portion or program fronting along Main Street and Market just to activate that street as much as possible.

I also would like to mention, and turn it over to Jim Niess who we collaborated with on this project, and he can discuss more of the design elements, the exterior. Jim, are you there? We cannot hear you.

Ms. Hitchcock-Sprinzl: For those of you who are having trouble finding the microphone, if you just float your curser at the top of your screen, the menu will come down and you can unmute yourself from there.

Mr. Jim Niess: Can you hear me now?

Ms. Hitchcock-Sprinzl: Yes, perfectly. Go ahead.

Mr. Niess: Somebody unmuted me. Aloha folks. For those of you who don't me, I'm Jim Niess. I'm a practicing architect here on Maui, and particularly in Wailuku for the past . . . (inaudible) . . . for the past five decades. That's how old I am. I'm the founder of the Maui Architectural Group. But I was asked by Jonathan and Helen to consult with the design team to assist in creating a design here, this project that would be relevant to Wailuku and

its special character. You're fortunate to have a creative design team lead by Gene Fong and Kevin Sund of the Axis Architectural firm, and they're experts in the design of this project type. But beyond that they were very good listeners and accepted comments, suggestions and critiques from Jonathan and Helen, myself, as well as the Planning Department over the past year.

Now it just takes a brief stroll down Market and Main Streets to see that there are really two types of styles in the current business district for commercial buildings. Plantation, simple plantation style which is prevalent around the turn of the previous century. And then other buildings that were introduced in the 30's, 40's, and 50's, it have quite of bit of art deco detailing. And the difference between plantation and commercial and art deco are really involves the introduction of curves and soft edges, repetitive patterns and detailing, and the facades. Yeah the theater is probably our best example and the Pono Building and a whole number of buildings all down, mostly on the makai side of Market Street have deco detailing. And we felt the deco was more appropriate for a taller building of this nature that a simple plantation style just doesn't really work with a larger building. You can only look at the promenade to see that. Could we go to the next slide please?

This slide just shows that there are references in the design guidelines to art deco designing factors highlighted quite a bit. I'm sure you've all read this already. The next slide please.

So this slide shows you how some of these details were incorporated into the current design before you today. I guess most importantly is the canopy which is a major organizing element from the Market Street side, and it wraps all the way around to the Maluhia side. It's an example of the streamline class of art deco design. And also the two-story element is -- stands proud and it creates a base, a visual base for the building. And also relates to the two-story plantation commercial buildings going down Market Street. It was important, we felt, to have a pedestrian scaled entry on Market Street, and just provided that experience to happen. And then the upper four-stories are set back and the materials are changed as well as the color scheme to differentiate the taller aspect of the structure that now relates to all of its . . . (inaudible) . . . up and down Main Street from the Realty Suites to One Main Plaza.

And also the prominent corners are all rounded and so they are softer edges. And then you can see the patterning details that was incorporated over the windows and the, in the columns, and the horizontal banding was added to, to give shadow lines and to create more articulations in the façade.

One important improvement as the design progressed was opening up the lower corner on the Maluhia Main Street side for dining terrace or an outdoor living terrace. What it really what it does is it opens up the corner for a pedestrian experience. And there's an excellent slide of that open spot. And it just reduces the apparent size of the building, as well as it gives a very gentle entry experience for both vehicles and pedestrians. And it also energizes the street because there's people to people. And I see we haven't put any masks

on our people yet, but we'll have to do that, I think.

Could you go back to 17? 17 -- okay, these two slides just show the art deco detailing in Wailuku itself reflected in the hotel design. The MAPA building and a few familiar buildings. The MDG building right across the street, etcetera. The next slide please.

And again, more examples of the detailing that is . . . (inaudible) . . . or directly from some of the existing buildings on Market Street.

On balance, you know, I think, I think the design team has done a very incredible job of incorporating these elements into the project's design. So nod to the past, yes, but this project is really about the future of Wailuku. So at this point, I'll turn it back to Kevin to show you further renderings and discuss the project in a little more detail. Aloha.

Mr. Sund: Thanks Jim. And I'd like to introduce Gene Fong, the, the founding partner to speak some words on the project as well.

Mr. Gene Fong: Good afternoon Board Members. Can you hear me?

Ms. Hitchcock-Sprinzl: Yes, fine. Go ahead.

Mr. Fong: Okay. Thank you. Well, my name is Gene Fong, founding partner of Axis GFA. We're the project architects for the Wailuku Hotel, and very happy to be a part of the team. I want to thank Jim earlier in his description on how we collaborated on the design, taking cues from the historical portion of Wailuku, how we embraced the site. What's important to us is to have something that fits within the environment and urban concepts. On this view here, as Jim mentioned, you know, great care was taken to make sure that we engaged Market Street. That the canopy aligned with what's under the . . . (inaudible) . . . canopies are, that wraps all the way around Market, down Main and Wailuku. It's a strong feature. As he said, streamline art deco. The two-story portion again sets the base that anchors the building, in line again with existing building along Market Street. That's also very important. And then the, the midsection are the floors above that. Next.

And as Jim mentioned, it's very important for us to open the corner of Main and Maluhia with a lanai. A lanai that engages into the lobby area. We wanted to make the interaction as great as possible with an indoor, outdoor feel. So this corner, again, expresses what we are saying, the invitation for outside guests to come in and neighbors.

This view here is from the east, looking, looking west. From the parking lot, you can see the hotel, one of the entrances there, the lanai partially on the left, and most notable, note the mural, the existing mural that was on Market and Main is going to get relocated to this corner to pay the historical homage to the people who participated in the mural. Very much our local art.

This is the south elevation. Again, Jim touched on many of this, the item we talked about, the canopy, the two-story element. The site starts out on the left. Market Street, it slopes about five and a half, six feet. The introduction of terrace planters to soften the edge. The canopy giving its shadow eye. The openness of the . . . (inaudible) . . . to create the transparency that we need. Again, the corner of Maluhia and Main to invite guests in at the lanai area to really soften that edge. Next.

A few of these slides now that I'm going to show you are rendering photo montage super imposed on existing conditions. It kind of gives you an idea as we pull back what, what, what the hotel looks like. Here, I didn't mention on the slides previously. Oh, sorry, go back to the last one. Yeah, I didn't mention this slide previously. You see the lanai on the corner of Maluhia and Main? The building is kind of a U-shape, and has this amenity deck in the middle with the pool and the terraces. I think it's a great opportunity for people gathering. And then if you look west, up Main Street, you can see the beautiful mountain in the background. Next.

This is the view from Church and Main looking down, and looking east and you can see the hotel in the, in the background.

Another view, this one down, further down as Main Street is traveling up, west, and you see mountain again in the background, the hotel is just above the tree line, just above the tree line and the power line.

A view from Market Street. As you walk down Market Street, go south, you see the, you know, historical portion of Market and Wailuku. We want to blend that in, you can see the hotel in the background just popping up above the existing building.

And I think the -- okay, I think these two, this one obviously is an aerial of the hotel sitting within this urban context and the surrounding building of Wailuku, and the beautiful Maui again in the back. At this time, from this slide, I'm going to turn it over to Kevin. You can take over this one, Kevin, and then the next few slides going forward.

Mr. Sund: Thanks, thanks Gene. Yeah if you want to go, Ruairi, to slide 28, also I believe is an aerial view showing the...the site within the surrounding neighborhood. And then the last two slides that we have are really just showing that we've submitted for MRA variances. This slide and the next slide. And, and from there, I'd really just like to turn it back to Michael Munekiyo, and in closing, closing item. Thank you all.

Mr. Munekiyo: Thank you team. Madame Chair, we would be happy to answer any questions that the Board Members may have at this time.

Ms. Hitchcock-Sprinzl: Great. Thank you very much for the most interesting and

informative presentation. You can see that a lot of thought went into the architect and design to preserve the local character of the community and the design. So thank you Kevin Sund, Gene Fong and Jim Niess for their historical and thoughtful input into all of this. So, at this point actually the next item is to open for public testimony. And I know the Board has received much -- quite a few written testimony letters, so I'm going to ask Clayton Yoshida to help me here. We have, at least, I think we all as a Board have read the written testimony. There was a lot. And, of course, it's really nice to see the folks who lived in the community and are going to be impacted by, by this building, how they feel about it. And so I read them in great interest. So, Clayton, I'm not sure how we handle the written testimony. But are we open for video testimony at this time?

Mr. Yoshida: Yes, thank you Madame Chair. Clayton Yoshida with the Planning Department. Leilani Ramoran-Quemado has circulated all the written testimony we have received thus far. I guess there's a three minute per person time limit on oral testimony. The first person who signed up to testify is Hokuao Pellegrino, to be followed by BKS.

Mr. Pellegrino: Aloha Commissioners of the Urban Design Review Board. My name is Hokuao Pellegrino. My Hawaiian ancestral lineage to Wailuku goes back six plus generations. My fourth great-grandfather on my English and French side were Edward Bailey and Eugene Bell, both of whom were engaged prominent Wailuku residents. My great, great, great Portuguese grandparents Amelia Augusta De Mello and Arsenio De Rego, and their daughter, my great, great grandmother, Maria De Gloria De Rego . . . (inaudible) . . . married Garcia, established Maui Dry Goods Company, as well as built a home that is now historic building that is being proposed to be demolished by the Wailuku Hotel project. Prior to that this land was historically awarded to Chief Kuihelani and the Royal Patent and Land Commission Award 420, and they incorporated a much larger cultural landscape of ancient agricultural systems as well as sand dune burial systems in . . . (inaudible) . . .

Let me first state that this Hotel Wailuku project does not conform with the Wailuku Redevelopment Area Design Guidelines. First and foremost it has been said over and over again by the developer that Wailuku has had a number of hotels. However, it is important to note that these hotels were never more than three stories in height. The Grand Wailuku was the largest at only two-stories and with 61 maximum rooms. The proposed Hotel Wailuku is planned to accommodate 600 guests with 156 rooms. These design guidelines also state that contemporary high rise buildings do not conform to Wailuku's architectural character and are . . . (inaudible) . . . detail including One Main Plaza and the Maui Medical Building.

The design guideline states that the new building should conform to small town core, and not exceed the height of other buildings by more than one-story. The surrounding buildings are no more than one or two stories, therefore the maximum height of a building within the small core would be three-stories. The proposed project is pushing for six-stories which is greatly deviates away from the design guidelines. This is far more than just a variance.

Furthermore, the proposed hotel has generated strong public opposition. The Maui Redevelopment Agency, on November 15th, 2019 of which I attended and testified attracted a massive crowd. Of those present, majority of those testified in opposition to the raising height limits in Wailuku has stressed the hotel's incapability with Wailuku's small town core.

Next, this project will obstruct view planes. Large contemporary buildings which will include the proposed Hotel Wailuku would block views in all directions especially that in mauka and makai directions.

Next, parking. According the design guidelines, it's undesirable to having parking lots that dominate the streetscapes, as opposed to onsite parking along the rear of lots further away from the streetscape. This project will negatively affect those long standing residents or community members on Maluhia Drive. There's no doubt that Wailuku needs economic revitalization which includes some great development. Tearing down historic sites, removing important tenants such as Native Intelligence would help bring back some of Wailuku's historic and Hawaiian cultural identity back is not what we had in mind.

Lastly, we are in the middle of a major, global pandemic, and over 90 percent of all hotel, condo, and travel related businesses are completely empty and there's no end. It is far from near. Moving forward with a project to build another hotel by a Texas based corporation on Maui is not what this community needs, and what this Agency should be faced with right now. Please keep in mind that are more and more hotels within a two to three mile radius being proposed. The Windward Hotel next to Costco, the proposed hotel at the Old Kahului Shopping Center, the revitalized both Seaside and Maui Beach Hotel, and lastly the proposed building of a new hotel --

Ms. Ramoran-Quemado: Three minutes.

Mr. Pellegrino: -- between the current Maui Beach and Seaside Hotel. We don't need any more hotels especially Hotel Wailuku. Mahalo.

Ms. Hitchcock-Sprinzl: Thank you Hokuao for your testimony. Then if we can invite BKS to speak, you've got three minutes.

Ms. Joy (____): Hi. Can you hear me?

Ms. Hitchcock-Sprinzl: Yes, just fine.

Ms. Joy (____): Okay. So yes, my initials are BKS, and my name is Joy. I'm a Wailuku resident and homeowner for the last 13 years. Maui resident for the last 32 years. I wanted to testify. I cannot speak as eloquently or as detailed as my previous speaker, but I do support all of the points he has pointed out. I'm going to speak from an emotionally point of

view because I feel living in the area, being a caregiver for a person with disability, and having been one of those people who walk around the neighborhood feel safe, even late at night, walking to First Friday, and everything like that, I feel like this is a -- it's going to really change the character of the area. I don't think it fits what we need. With COVID, I agree that tourism is --. This is like a refuge. Wailuku feels like a refuge from always having to cater to tourists. And as having been kind of like a middle aged person in Wailuku, and looking at our options, I feel like Wailuku is one of the few places I could possibly afford to start a little business versus some place like Paia, Lahaina that has already been developed. Doing this would overrun the situation to where it would make it unaffordable. Yes, it might increase our property values in general, but I'd rather lose property value than have it change the character of the neighborhood. Right now it's safe, it's nice. The traffic on Main and Market is ridiculous at times. I don't think this hotel can do this. And the size of the building and the --. It is kind of --. Sorry somebody's on voice and I can hear an echo. The height is just, now looking at the drawings, I do appreciate the architect and the designers. I feel like that they did job, but there's nothing taking they can do to hide the height of the building and how much of a monster it looks in the middle of Wailuku town. It is not something that they can like Godzilla in the middle of the city. You know, this is not what we need. I don't think Maui needs this. I would be a little bit more open to seeing if it was something like low income housing, but that's not what this is. This is for tourists, and this is not something Wailuku needs. This is not what the residents of Wailuku, I feel, every person I talked to feels like that this is wrong. And I do not think they should get an exception. If they do want to continue within the law to do the 20 room hotel, then that's what they should do. But a 165, six-story hotel just seems completely unreasonable. We have plenty of hotels on Maui. Thank you for your time.

Mr. Yoshida: The next person who signed up to testify is Jen Fordyce, to be followed by Alena Ornellas.

Ms. Jen Fordyce: Thank you. My name is Jen Fordyce. Just checking; everyone can hear me okay.

Ms. Hitchcock-Sprinzl: Yes. Fine, Jen, go ahead.

Ms. Fordyce: Thank you. I am a resident of Waikapu and off of Wailuku. And I am a teacher at Hawaii Tech Academy and a board member. I'm representing myself, not the school. But I do want to note that we are the closet school to this site and not mentioned once in the, the EA.

So, this project is seeking to change building height restrictions right in Maluhia Drive, and add more traffic to an area that's already congested. Will alter the very same small town historic charm which it is hoping to capitalize, as it's stated in the EA. Once these changes happen, once these laws are broken, it is extremely difficult to go back. Once that hotel is there, it's there. So I urge everyone to proceed with extreme caution, to protect one of the

few towns that does not focus on tourism. And as Hokuao mentioned we see the problem with that vividly right now here on Maui.

Regarding impacts on our school, our school is on the second floor of the Promenade building. We're a K through 12 charter school. We're a satellite campus of the largest charter school in Hawaii. How would this impact our school? Charter schools have to pay rent unlike large public schools that give free facilities by the state. And we have to do that with a lower per pupil student funding than DOE schools. And at this moment our schools are potentially facing 20 percent budget cuts, if not now, then soon, right? So I'm concerned about how difficult it is for us to find a place to have our school, and for the non-profits in the area, Na Hoaloha, PACT, all of -- there are a quite a few non-profits in this area. Also because there's affordable office space. So there's that.

The gentrification would price non-profits, schools and other small businesses that serve our community right out of Wailuku. And where would they go? I'm also concerned that it will change the face of this community forever once it becomes a tourist facing town. And looking at these illustrations.

Ms. Ramoran-Quemado: Three minutes.

Ms. Fordyce: I'm more concerned that ever. It's a monstrosity. It's, it's a well-designed, smooth, streamline, monstrosity, but it's a monstrosity. And it towers over the tiny, little, old Wailuku buildings on slide 19. I can already imagine how quickly our beloved small businesses will disappear and get pushed out. And that cannot be changed. And I also noted --. Okay, thank you.

Ms. Hitchcock-Sprinzl: Thank you Jen for your comments. And, and so to allow everybody time to have their say we would like to invite Alena to testify.

Mr. Yoshida: The next person to testify is Alena Ornellas, to be followed by Lexi F.

Ms. Alena Ornellas: Aloha. Aloha maikako. Can you guys hear me?

Ms. Hitchcock-Sprinzl: Yes, very well. Thank you, Alena.

Ms. Ornellas: Okay. Aloha. I'm here testifying on the proposed Wailuku development project. I'm really concerned. Oh, wait, actually, sorry. I'm really nervous. Let me start this again. Aloha, maikako, o au Alena Ornellas. . . (spoke in Hawaiian). . . I am a resident and a direct lineal descendent of Iao Valley. My kupuna has been dwelling in this ahupuaa for 1,000 years. Mahalo for that.

I'm here to, to voice my concerns of this hotel coming into our small town for the benefit of who is what I'm trying to figure out. 156 rooms, 600 people capacity, and I can't imagine

how much cars that's going to add to our small town already. So I'm worried about the traffic that's going to happen. I come down from the valley and into the town, and on Main Street and High Street that, that light itself is a traffic jam in the mornings and the afternoons. And we're going to add more traffic onto the roads from, directly from inside of that traffic area. It makes no sense. This building does not conform to Wailuku's agricultural character. I'm wondering where these people are going to park now. I know that there is somewhat of a parking structure being developed, but is everybody at the hotel going to park there? Are they going to be able to pull up to their hotel? Is there an area for cars to pull over? Are they going to have valet? Where is that pull over, and how is that going to affect traffic? Where is the ripple effect on that? What else do I have?

And, and I just feel that maybe something that wasn't taken into consideration was the wind flow. The, the -- the wind flow change that will happen once a building of that size is going to be developed. And the shadow of the sun, the residents who are right there in that area will be impacted by a shadow. Well maybe they're growing food and it will deplete of their sunlight or that hours of energy that possibly could be depleted for them to grow food. And again, who does this benefit? Because with what's going around the world, it's not time for us to be developing more tourist attractions in our island. It's time for us to invest in our community, and the direct businesses of this small town of Wailuku. We need to invest in that, not invest in more development. So that's my opinion on that. So if anybody has any questions I'm open to that, or comments on any of my questions that would be great too, like parking and curb side drop off.

Ms. Hitchcock-Sprinzel: Thank you Alena. We will ask the Board for their recommendations and comments just as soon as the public testimony is through. So I hope you will be interested in what they have to say also. Clayton, who is our next person?

Mr. Yoshida: The next person to testify is Lexy F, to be followed by Lani Eckart Dodd.

Ms. Hitchcock-Sprinzel: Alright Lexi, go ahead.

Ms. Lexi Figuerroa: Aloha maikako. My name is Lexi (____) Figuerroa. I have – I have been living in Wailuku my entire life. I went to Wailuku Elementary School. I go to Maui Medical when I'm sick. My brother went to Hawaii Tech Academy which is right next to this hotel. And first of all I just want to start off by saying that we shouldn't even be having a meeting right now. If you folks were aware with what is going on right now which is extremely triggering for the black people in our community which is going on. Yes, it is happening in America, but it still affected here. And the fact that you folks didn't even take the time to reschedule this meeting that was better accommodate everybody so that not everyone has to speak so openly about the thing that is so triggering on top the actions that are being placed right now is really disrespectfully.

When you folks are marketing this hotel, it is very strategic when you say that it is for local

people and not native Hawaiians. Because local people are considered people who come here and probably live here for two years and claim that they know everything about this place. You should be listening to people like Hokuao Pellegrino who just talked, and Kumu Kona Ai who you are putting out of business as a native Hawaiian man with this hotel. This is the people that you should be listening to. Not these local people that you are claiming to be helping and not native Hawaiians. Because if you really understood the implications of this hotel, you would understand that native Hawaiians wouldn't even be able to afford to stay in this hotel because they have to pay attention to paying off their --. Sorry, I'm also very nervous. They have to be paying their rent. They can't be staying at a hotel. I understand this project at all. But even as you folks keep trying to market it, and market it, and market it in a way that is for us, it's really not. And we, as native Hawaiians and also local residents take notice to this. I'm very concerned with Iao Valley and how that place is going to be negatively affected because I'm of high, high, high, high, high ranking alii rests there. And the more people who are not accustomed to the history of Iao goes there, the more that they think that they can just treat it as any other place like here. So with you building this hotel, you are bringing more traffic that is going to lead into these places. And you're saying that it's going to help bring more jobs for the local people. People work at Maui Medical Group. People are teachers like the one just talked from Hawaii Tech Academy. How are you helping them by displacing them? How? I don't understand. You are displacing people who already have jobs. Those jobs that I know that you are not going to hire people, who actually know the history of this place.

Ms. Ramoran-Quemado: Three minutes.

Ms. Figuerroa: I'm just really disappointed in your actions, but I'm not surprised because this is why people continue to think that they can build hotels because of your mentality that you will never listen to native Hawaiians who are actually accustomed to this. Who are used to being displaced throughout our history over and over again. I really don't understand. That's all I have to say.

Ms. Hitchcock-Sprinzl: Thank you Lexi. I would like to invite Lani to -- who wishes to testify next.

Ms. Lani Eckart Dodd: Aloha mai --

Mr. Yoshida: The next person to testify is Lani Eckart Dodd, to be followed by Albert Perez.

Ms. Hitchcock-Sprinzl: Thank you Clayton. So Lani, go ahead.

Ms. Dodd: Mahalo. Thank you. My name is Lani Eckart Dodd. I live at 252 Iao Valley Road, Wailuku, in my home town. One thing I wanted to say and I wanted to . . . (inaudible. Spoke in Hawaiian) . . . what Lexi was saying. I feel like there's a little bit of an inequality in this process here that the . . . (inaudible) . . . were allowed to speak with no time limits. And for

those of us who are residents and citizens of Maui, and residents of Wailuku are given a three minute time limit. I feel like you folks it would behoove you to make time to listen. I'll keep my points brief. I appreciate everyone's time, but I just needed to make that point.

So Wailuku is my home town, and I do not want this to be gentrified. Wailuku's a small town, and I'm a regular at local, locally owned businesses like Native Intelligence, Wailuku Coffee Company, Uni. I support my neighbors and my friends, and . . . (inaudible) . . . In the convenience . . . (inaudible) . . . in my neighborhood is part of the reason why I love living in Wailuku. We know now more than ever the importance of building an economy that is not reliant on tourist's dollars. And my family has been steadfast and mindful about putting our mouth -- or money where our mouth is about this matter. Taking up and building more real estate that caters to tourists is irresponsible in this moment. And in the long run, if and when tourism were to get back to the levels that it once was and . . . (inaudible) . . . Wailuku, it will have an impact on the culture and the character of our small town.

So, the building of this hotel will not help to fortify the small local business economy in Wailuku or in Maui. One thing I have to take issue with is the developer trying to use other hotels around Wailuku a 100 years ago to justify building another larger hotel. It's offensive that history would only start a 100 years ago. There's plenty of history before that. Wailuku was a thriving community and this hotel would be built on very productive, what was once a very productive . . . (inaudible) . . . agricultural land so let's be mindful about where our history start. We want to use history to push our agenda.

Parking is another issue as Alena kind of made the point that I would like to make so we don't have to talk about that much more. But the size of this building --

Ms. Ramoran-Quemado: Three minutes.

Ms. Dodd: Yeah. I'm going to finish because there's a lot of interruption. So, it's a six story hotel and it would impact the skylines, it would impact the environment of Wailuku. It would block the view of Iao Valley and Puukane which are prominent as they should be. And this large building would have -- would mar the natural beauty and it would affect the play of the light. It would affect the movement of air. It would affect the view of the majestic mountains and the valleys. And say to this does not have an environmental impact, it will affect the physical environment of Wailuku as well as the social . . . (inaudible) . . . Mahalo for your time.

Ms. Hitchcock-Sprinzl: Thank you so much Lani. Albert Perez, please, testimony is open now.

Mr. Yoshida: The next testifier is Albert Perez, to be followed by Tom Croly.

Mr. Albert Perez: Aloha, can you hear me? Hello?

Ms. Hitchcock-Sprinzl: Yes, we can hear you. Go ahead Albert.

Mr. Perez: Good. Yeah. Hi, I'm Albert Perez. I'm executive director of the Maui Tomorrow Foundation. And as I understand it, this Board will be providing comments to the Maui Redevelopment Agency about the adequacy of the Environmental Impact Assessment for the proposed hotel. And the rules that govern whether that document is adequate are contained in Hawaii Administrative Rules 11-200.1, Environmental Impact Statement Rules. And then there are 13 significant criteria, one of which is whether or not a project will have a substantial adverse effect on scenic vistas and view planes during day or night identified in County or State plans or studies. And I would note that the views that were presented in the applicant's presentation were specifically chosen to give the impression that there would be no impact. This is clearly not accurate.

These views to Iao Valley and the Pacific Ocean were specifically identified in the Wailuku Redevelopment Area Design Guidelines as corridors that should be protected. In fact that was called out in the Planning Department letter of April 17th, 2019. At the time, they looked at the project as an opportunity to strengthen the commercial core, enhance its architectural character, and develop a pedestrian friendly environment. Instead the applicant proposed a six-story building that this next letter from the Planning Department said the view impacts to Iao Valley and the Pacific Ocean would be difficult to avoid with this current proposed design.

So the only way to avoid that significant impact would be to redesign the building. Since they're not doing that a full environmental impact statement needs to be prepared and I would urge you to recommend that to the Maui Redevelopment Agency.

It's not just those guidelines that are being violated, and I was very surprised. Actually if you go through the document and search for the word view, you will find it violates the Hawaii State Plan, the Countywide Policy Plan, the Maui Island Plan under scenic resources. Specifically they talk about protecting views to include but not be limited to a whole lists of views, but specifically Iao Valley, Mauna Kahala Wai, West Maui Mountains, and the Pacific Ocean. So this is in violation of the Maui Island Plan, and all of these statements that are in...in the environmental assessment, it either says that they support those policies or that they're not applicable.

Ms. Ramoran-Quemado: Three minutes.

Mr. Perez: Okay, I'll wrap up. And that is false. So all of those statements need to be corrected. And per the significant criteria, the EIS rules, they're caused to require a full environmental impact statement and I ask you to recommend that that be done. Mahalo.

Ms. Hitchcock-Sprinzl: Thank you Mr. Perez. I would like to invite Tom Croly to testify.

Mr. Tom Croly: Aloha, Board, Tom Croly. The comments to what I would add to what has been said already and germane to your kuleana that this six-story is really not in scale. I think that's fairly obvious with the surrounding buildings. I really do like the art deco design that they chose, but the six-story really loses it completely. This, if you were making a recommendation I would make a recommendation that this building be not more than four-stories. Now, that would obviously cut down the number of rooms that they have and might then make the parking close to adequate. But the 156 rooms that have been proposed and the small amount of parking that has been proposed is almost criminal that they would even consider that.

Wailuku has a few bed and breakfast that are much more in keeping as accommodations for this area. One of them is up by the, by the County building. The other one is just down Market Street from that. If we were -- if we have a need for more accommodations for Wailuku town I would strongly would support more bed and breakfast coming into this area and being more in scale with the community. But the, the six-story design of this, of this project, it's, you know, it's a non-starter. I hope it is for all of you guys when your kuleana is trying to see is this in character of this, of this area.

I also would point out which kind of got lost in presentation, this overlooks a neighborhood right behind there where there are some folks who, who live, who are claiming a homeowner exemption. And I, I, I would give a great deal of, of consideration to those neighbors for whom this, this hotel will tower over. Thank you for, for the time.

Ms. Hitchcock-Sprinzl: Thank you Mr. Croly. Clayton?

Mr. Yoshida: The next person to testify is Haunani, to be followed by Kaena.

Ms. Hitchcock-Sprinzl: Okay. Haunani, go ahead.

Ms. Haunani (____): Aloha kakou. My name is Haunani, and I am a kanaka maoli, and a resident in Wailuku which means I'm a Hawaiian descendent of many, many centuries of ancestors here. I was also Miss Lao Valley in 2010. And I want to note that one of the streets that you guys are using is Maluhia in Hawaiian means quiet and peaceful tranquility, and which is completely opposite of what you guys are developing here in Wailuku.

I originally grew up in Kihei, and one of the things I still do with my family is go to watch sunset in Kihei. And 100 percent of the time we get talked to from foreigners or transplants that are now residents here that they were the only Hawaiians they've ever seen in Kihei. So there's been a lot of places in Maui where we feel very invaded and infiltrated and overcrowded in, and now you want to do the same thing in Wailuku town. You talk about the benefit of the future of Wailuku. And if you really wanted to invest in the future of Wailuku you could invest in affordable housing. You could do low income housing especially in

Happy Valley where many families still need that. You could build platforms for hula halau to perform or create fish ponds again so people and visitors could actually see ancient practices that once were done here. Your profit is really at the cost of our Hawaiian culture and the prostitution of our land, and so it is very, very unwelcome. And that is my spoken behalf of many people here. Mahalo.

Ms. Hitchcock-Sprinzel: Kaena.

Mr. Yoshida: The next person to testify is Kaena, followed by Elizabeth McGain.

Mr. Kaena Eleban Manua: Aloha no kakou. (Spoke in Hawaiian) . . . Kaena Eleban Manua . . . (inaudible. Spoke in Hawaiian). . . o Maui. My ancestors as well come Kahakuloa, Honolua, and Wailuku. I'd like to support what Albert said. I would like to see a full EIS done on this hotel. I also agree with everything Hokuao Pellegrino said and Lani Eckart. Another thing that concerns me is the parking. I think there's going to be 96 parking stalls. Where are the other cars going to park? There's not too much parking in Wailuku for the locals already so we're going to be putting hardships on the locals by putting tourists in those parking stalls, so that a big concern for me. What happens to the existing hotels that are nearby? Maui Beach Hotel and so on; what happens to those hotels? Now you take business away from those hotels that are barely scraping to get by. What happens to those places? Like, is it going to another K-Mart, is it going to be another Lowe's where these places build new areas and then leave these areas empty behind, nothing but cement walls and cement structures. What's going to happen? You know, you guys, you guys just keep on developing, developing, developing, and...you just leave behind nothing but cement. Nothing but cement.

Another concern of mine is how, how is this supporting the community? How is this supporting the community of Wailuku? If anything you guys are going to detriment the community of Wailuku. Like others have said, this is one of the only spots that you can go to that is not overrun by tourists. One of the only towns you can go to that is not overrun by tourists. But when you walk around you see a lot of locals; one of the only places. I think we should keep it that way.

Another concern of mine is like everybody said COVID-19. We have just seen that tourism as an economic driver does not work. It does not work. Look how many people are unemployed in the State of Hawaii because we put all of our money into one pot. We need to start to diversify and like others said we need to get back to what the community really needs and it's not a six-story hotel in the middle, in the middle of a community driven town. That's all I got to say. Mahalo for your time. A hui hou, and much aloha to my brothers and sisters standing up for the good fight, trying to keep these foreign interests away our, our communities and all of our open land that is very hard to come by nowadays here in Hawaii. Aloha no.

Ms. Hitchcock-Sprinzel: A hui hou Kaena. Mahalo for your testimony. And so I would like to invite Elizabeth next.

Mr. Yoshida: The next person to testify is Elizabeth McGain, to be followed by Richard Dan.

Ms. Hitchcock-Sprinzel: Elizabeth go ahead. You might have to unmute your microphone. If you can just put your cursor at the top of the screen you'll see a little icon with a microphone there. Just click on that any you'll see it go green.

Mr. Yoshida: The next person is after Elizabeth McGain is Richard Dan, to be followed by Kalele.

Ms. Elizabeth McGain: Okay, can you hear me?

Ms. Hitchcock-Sprinzel: Yes. Yes.

Ms. McGain: Great. Thank you so much. I agree with everyone who has spoken before me. Wailuku is one of the last remaining towns we have that represent our local culture here on Maui. They're being taken away all the time to tourism. Small local businesses cannot afford rent anymore. Look at Paia and what's happening there. And mainland businesses are coming in with merchandize that's deemed Hawaiian. That's very different than allowing the Hawaiian culture to proliferate and survive here. Without the culture we are not Hawaii so that is foremost. This hotel is removing, if anything, the opportunity for local businesses, for our community. Look at what's happening at Lao Valley. It's overrun now, and it's difficult that the residents to go in and enjoy. There's so much history and so much lineage in that one location. Now it's moving down to Wailuku. That's not okay. We need to preserve, restore, and take care of the vision we go forward with, and COVID-19 is giving us that opportunity. So we need to redirect and diversify what we're doing here on the island of Maui to preserve our culture. Otherwise we're . . . (inaudible) . . . Otherwise we're a place where people go because it's warm and it has nice beaches. We don't want to be a theme park. We have a culture that we need to protect here and this hotel does not honor that. It is too high. It is not in keeping with the area. And it's bringing exactly what we don't need which is more tourism to that area as opposed to preserving what is already there. Thank you for your time and I appreciate everybody listening.

Ms. Hitchcock-Sprinzel: Thank you Elizabeth. And we appreciate all of your patience, and keeping your comments brief so that we can hear everyone. So I would like to invite Richard to speak next.

Mr. Yoshida: The next person to testify is Richard Dan, to be followed by Kalele.

Ms. Hitchcock-Sprinzel: Okay, Richard, you can go ahead.

Mr. Yoshida: Richard Dan. Then it's Kalele.

Ms. Hitchcock-Sprinzel: Are either of you there? Again, if you just put your cursor by the top of the screen a menu bar will appear and you'll see your microphone. If it has a line through it, you're muted, so just click on it and it will allow you to speak.

Mr. Yoshida: The next person --

Ms. Kalele Kekauohu Schultz: . . . (inaudible) . . . I'm here, but I'll wait for Richard.

Ms. Hitchcock-Sprinzel: Okay Richard Dan. Okay, Richard doesn't seem to be on the call at the moment, so Kalele if you're there go ahead.

Ms. Schultz: Okay, interestingly enough I actually didn't request to testify at this point. But I was actually asking Ruairi if he could unshared his screen. And I made a couple of requests out there because I feel really cut off visually unlike the Lahaina Cannery presentation. I feel very cut off visually. Oh, thank you.

But I will take the opportunity to share some mana'o because I'm a fairly good listener, and I've been hearing a lot, you know, in the presentation I heard a lot of amazing verbs like providing, and just doing a great job, and what, you know, enhancing, and you know, using a lot of creative expertise. And that we should be fortunate to have that there's such a creative and able body of a team that has, you know, putting forward this proposal. I believe Jim Niess was talking about how very good listeners that you all have been in this. All I can say is we truly listen to the people because so far I have heard not one kanaka, not one community member, in support of this. And I'm sure you can rally up that support. But for us who live in this moku, and I do live in Wailuku, and I do have ancestral and lineal ties to Maui, and Koapiilani. I simply have no -- I am completely against this monstrosity as I think was a really great term that was put out there. It is a lot of camera tricks and really awesome well-orchestrated. You know us kanaka and gangs out there, I know I've got plenty of us listening in right now. Plenty of people I love and that we have loved for this aina. We've got to rally up the same way and get organized the same way because they gave a really well-orchestrated . . . (inaudible) . . . And it takes two to tango so let's, let's really serious activate our ike, and our mana, and stand against this hotel, whatever this vision of. This is not our vision as a community member, and as a native of this aina. So mahalo nui for this opportunity. Aloha.

Ms. Hitchcock-Sprinzel: Mahalo Kalele for your testimony. Clayton?

Mr. Yoshida: The next person to testify is Perry Kunin, followed by Hakuole.

Ms. Hitchcock-Sprinzel: Alright, so Perry.

Mr. Perry Kunin: Yeah, I'm here.

Ms. Hitchcock-Sprinzl: Okay.

Mr. Kunin: Yeah, I think most of the people who already spoken were pretty much spot on and represent the majority of the opinions about this hotel. It is obviously an eye sore of untold dimensions, and I simply think that the people --

Mr. Dan: Hey, Martha, you've got to tone it down. I'm about to, to testify.

Mr. Kunin: I'm sorry, is it too loud?

Ms. Hitchcock-Sprinzl: No, go ahead. I think that was someone else. I think that might be Richard who was having trouble with his microphone. I apologize.

Mr. Kunin: Yeah. So very simply, this space could have been redesign and built by these people for something small, maybe a couple of stories for businesses that would suit the Wailuku community and possibly some visitors, small businesses and things like that, that could have been used for space. But this hotel, you know, they basically change the name and go built it somewhere like in Kihei or Lahaina because that's where it belongs. It does not belong in Wailuku town, period. Now that's pretty much all I've got to say. I think most people spoke against this and this thing should never happen. And you don't change height rules to suit one particular person. So that's all I wanted to throw in. Thank you.

Ms. Hitchcock-Sprinzl: Thank you Perry. So I would like to call Hokuole. Hakuole, sorry.

Mr. Hakuole (____): Hello. Hakuole. . . (spoke in Hawaiian) . . . At least you tried. At least you tried. At least you tried. Well Hakuole is a deep rooted family name from, from Kipihulu to Wailuku. My daughter is named Kahalau, and Kahalau was one of the first princesses for Wailuku ahupuaa in the 1700's, so my family have been here ever since. That hotel will be a crushing blow to the native community. And for you guys to use that, that hotel to represent local is out of this world. I mean this, this COVID-19 just proved that visitor population is the biggest impact to our aina. It just shows how much, how much that -- if you go out right now the water is coming cleaner. Life is coming back. Forest is coming back. It's crazy. The air quality. 30,000 cars off of this street.

Here I Googled how many hotels and resorts that are on Maui. There's 147 altogether. I worked at Grand Wailea myself for 17 years. That has not helped the local community at all. Let's see, let's see. I kind of got lost afterwards. Montage, Wailea, Four Seasons, Aston Maui, all the Aston resorts, Maui Beach, Lumeria Maui, Maui and Hotel. I wrote like three pages down. Three pages down of resorts and hotels that is closed right now due to the pandemic. It's crazy. It's crazy where it's going. It's not -- it doesn't represent me at all. I mean if you look at the maps and what you guys were showing, and the pictures that was

showing, there was not brown skin little cartoon figure on that. Not one. I'm not racists at all. I love everybody. We got to protect this land. I mean, look at it. I'm still out of work. There are tons. I've talked to a lot of the hotel resorts. They're just getting unemployment. How much? 61 million. How much? One point billion that you guys receive in stimulus? I have it. I'm a Hawaiian kanaka owner. I own U'i Gallery. I haven't gotten any stimulus help. There's so much people that are out of work right now, and here we're trying to push through another hotel. And you guys dare show pictures of old hotels that was built in Wailuku. Guess what, they didn't survive.

Ms. Ramoran-Quemado: Three minutes.

Mr. Hakuole (____): Just got to let you all know you guys got to do that right choice. Think about that. It's for the future of my children. Mahalo. We got to protect this place.

Mr. Yoshida: . . . (Inaudible) . . . Richard Dan is back --

Mr. Hakuole (____): You guys got to, you guys got to understand that.

Mr. Yoshida: -- to be followed by Jacky Sabado-Eitel.

Mr. Hakuoke (____): Thank you. And . . . (spoke in Hawaiian) . . . everybody that came on here, please...come up with a cultural place that will support the things that we have now other than having another fake hotel pushing fake cultural agendas. Thank you.

Ms. Hitchcock-Sprinzel: Thank you Hakuole. Richard, finally you have a chance to, to speak also. Go ahead.

Mr. Dan: Can you hear me?

Ms. Hitchcock-Sprinzel: Yes, loud and clear.

Mr. Dan: My name is Richard Dan. My family has owned retail stores on Market Street for the last four decades. Personally we own the corner building of Market and Vineyard, and a retail business. I've watched Wailuku go through blight and not get out of it. Wailuku is now what's called an opportunity zone which is a designation given to properties that are extremely low value and in economic areas that are distressed. I watched what happens when we cut off tourism to the Market Street economy just recently. We watched two stores just open and close. Tourism is a big part of the economy. The way tourism was should not be again, I hope not, but it is a part of our economy.

Now as to this building, I am 100 percent in favor of it. I think it will...complete the gentrification of Wailuku. Wailuku was partly gentrified. They started the project of doing the street where they put all those . . . (inaudible) . . . out and redid Market. And now they're

continuing the project into the parking lot which makes a lot of sense because parking is the primary reason Wailuku went into the blight situation it's in right now. So when they complete the parking lot, the parking will be great. Now we have a hotel that's going to bring more people into Wailuku who will go ahead and enjoy Wailuku with the rest of us. It's not just ours. Wailuku is the gem, has to be the gem of the Pacific, and we have to make it that way. I'm a 100 percent in favor of the hotel. That's all I have to say.

Ms. Hitchcock-Sprinzel: Thank you Richard. I'm so happy you solved your microphone problem. That was good. But Clayton, who do we have next?

Mr. Yoshida: The next person to testify is Jacky Sabado-Eitel, to be followed by M. Paet.

Ms. Jacky Sabado-Eitel: Aloha everyone. I am a Wailuku resident and current business owner. I'm located directly across the street in the old Maui Thing. I'm looking out my window at this moment of where this building is proposed and imagining just how horrific it would look from Market. But anyways, my first workshop was also located in the Dragon Arts Center located where this hotel is proposed. I am grateful that Market Street is a place that has always allowed middle classed, local entrepreneurs, many of which are first-time shop owners, to have the opportunity to open a shop. In my opinion, this hotel would end this. To bring up the word gentrify is a negative thing, and to be used as it is. It would completely push out local small businesses.

I also have many concerns regarding traffic. Watching traffic at various times in the day such as right now, without, without tourists here, school closed, and many people out of work, the streets are still busy. I am also concerned for the through traffic for the residents on Maluhia Drive. This seems to be the loading, parking, valet zone, and would deeply those residents. I also don't understand where the overflow lot would be. Obviously if the rooms, if the hotel capacity is 156 rooms, if it meets its capacity with tourists -- which it would be, would be tourists -- I don't know where all those cars would go.

I am extremely concerned with who the applicant listed on the proposal submitted to the County, Supreme Bright, LLC, the person on the list who is James Houser, whose email address, if Googled, and address for the location of the application is for a Texas based company called Newcrest Image. This firm who exclusively franchises lower end Hilton, Marriott, Hyatt and Starwood bringing in a real estate holding company in our little Wailuku town would be an incredibly upsetting decision. Thank you very much. I also agree with everything that everybody else has said.

Ms. Hitchcock-Sprinzel: Thank you Jacky. Clayton, who's next?

Mr. Yoshida: Okay, the next person is M. Paet, to be followed by Alexandra Love.

Mr. Matthew Paet: Aloha. My name is Matthew Paet. I am a fire fighter here on Maui, also a

business owner with my father. We own Bentos and Banquets. We were a long time business owner on Market -- sorry, on Church Street and Vineyard Street from 1991, closed in the last decade but we still operate Bentos and Banquets with a mobile catering company and food truck. I'm a graduate of St. Anthony School, parishioner all my life, so I've been a part of Wailuku town basically all of my life. I also own an apartment in Lao Gardens for a while. And I just want to say that, you know, it's concerning to me. I have a cousin that owns a business and will be -- have to be relocated as a result of the project. So I would like to see a bit more concern to the small business people as I am a part of the community as well as my cousin. She owns Friends and Faire right now and has been closed over this pandemic and was recently allowed to open again. And you know, if things had to start later on this year she will be displaced after going through all of this. And I just think it's going to be hard for small businesses to kind of pick up the pieces after a pandemic. And this is just kind of a really bad time for all of this to be occurring right now. So I would like to see a little bit more concern for the small business people as well as possible projects that are going to help revitalize that first before you guys talk about anything of this large of a scale. We have so much problems right now. You know, sustainability on our islands. We depend on so much stuff, and we should be focusing on sustaining our people agriculturally, . . . (inaudible) . . . with some type of livestock, as well as our small businesses that can keep the economy going during times like this because it seems like nothing is going to change for a while. We look at the numbers, the mainland with all of the stuffs going on, these numbers are going to increase. We're not going to see tourism for a quite a while and we need to focus on what we can do to solve our problem of sustaining our people here before we go into something huge like this in such a, such a place like Wailuku which is a big part of my heart. And if you hear my voice shaking because I feel so strongly about, about this place that I've grown up my entire life. So I have a lot done here to testify to you guys all, and I hope that we can stay strong together, and see this out. Aloha everybody.

Ms. Hitchcock-Sprinzl: Thank you Matthew. Thank you very much. Alexandra.

Ms. Alexandra Love: Aloha. My name is Alexandra Love. I am born and raised on Kailua, in Kailua of Oahu. And I watched my home town become gentrified. I'm glad that I got to -- I get to share after that term was used in a positive way because it was not positive for me or the people I grew up with. Kailua became over the past 20 years a tourist hot spot. And the result is that small businesses have been priced out, chains and large businesses have come in and it has made it more of, even more of a tourist destination. Those of us who raised in town, we did what we were supposed to do. We worked hard in school, we went to college, we came home and we could not find homes that we could afford. We have been priced out, and I don't want to see that happen to my children. I moved to -- we moved to Wailuku three years ago, and I'm a resident and a small business owner.

What was mentioned in the presentation was that the designers wanted the building to blend in. It was also . . . (inaudible) . . . but on a previous slide, it said that other art deco buildings in the area are one to two stories. This six-story structure will not by any means

blend in. It will stand out like a sore thumb. When I first moved to Maui, I lived on Maluhia Drive for a time, for a few months. Even if only a part of that is made two-ways it will be crazy for those residents. It is of mixed use zone, but it is primarily residential and it will drastically impact the residents of that street. You're talking about putting a hotel in their backyard. That is unacceptable.

Additionally I rent an office on Central Avenue. I'm a licensed marriage family therapists. I provide mental health care for this community. And because I'm able to rent at a lower rate because this is a nice place for small businesses, I can give back to the community with pro bono sessions, therapy sessions, and reduced rate sessions for local residents. If my rent goes up which it will when something artificial like this comes in and changes the face of this community, I won't be able to give back in the same ways that I can and I'm just one person. I'm thinking of all of the lawyers, other business owners who are able to give to the community and support local residents who will be impacted by this project. I don't want to see Wailuku become what Kailua did for me. I don't want that to happen, and so I'm saying a'ole to Hotel Wailuku.

Ms. Hitchcock-Sprinzel: Thank you Alexandra for your testimony. Clayton?

Mr. Yoshida: The next person to testify is GeAna, to be followed by Mahina Martin.

Ms. Hitchcock-Sprinzel: So Briana?

Mr. Yoshida: GeAna.

Ms. Hitchcock-Sprinzel: GeAna, sorry.

Ms. GeAna Saffery: Hi?

Ms. Hitchcock-Sprinzel: Are you there? We can hear you. Go ahead.

Ms. Saffery: Hello?

Ms. Hitchcock-Sprinzel: Yes, go ahead.

Mr. Yoshida: The last person who signed up to testify is Mahina Martin by phone.

Ms. Mahina Martin: Hi Clayton. Can you hear me? Can you folks hear me?

Ms. Hitchcock-Sprinzel: We can hear you.

Ms. Martin: Okay, hi. Aloha, thank you for your time. My name is Mahina Martin. I'm a resident of Wailuku. Born and raised here, still living here, and appreciate you giving up

your time. We're all on our lunch break so I know it's a long morning.

There are a few comments. I want to ask that Urban Design Review Board consider caution in its review and the comments that you do offer moving forward. I am in opposition. I have submitted written testimony so I won't reiterate everything I've written. But I do want to note that I appreciate that the Board has on its checklist of standard concerns highlights the need for community input. So I appreciate that we make your list of necessity for any project.

I do want to say that I agree with the Planning Department's question posed in their comments to this project, or the hotel in Wailuku, especially number 18-1. In the Planning Department's item number 19, they asked the developer for a market study and occupancy of demand projections. . . (inaudible) . . . Someone needs to mute their phone. Okay, can somebody mute their phone? Thank you.

So in question number 19, the Planning Department asked the developer for a market study and analysis of occupancy and demand projections of the current hotels just down the road, Maui Beach, Maui Seaside, or the option of new hotels. I do want to highlight that the response from the project was that it quote, it has an understanding of market conditions. I don't think that would, you know, that doesn't make for a good qualified response to the Planning Department's question.

Planning Department asked about the visitor to residential ratio as outlined in the Maui Island Plan. I agree.

In item number 21 in their letter, they asked for what type of community engagement was conducted. There's a nice lengthy list of information meetings that were done, but no compiled assessment of feedback given. You can go around and talk all you want to a lot of organizations of people, but if no one knows what those comments or feedbacks were, then it just looks like you've done due diligence without being complete.

And finally I want to say that it's a Hilton today, but it could be another owner later on. I do not favor having Wailuku be vulnerable to any hotel let alone changing ownership which is the norm for most hotel properties. And another owner may not be as committed as the current ones profess to be.

And also finally, you know, I see that in the designing of the structural façade, you know, it makes reference to local queues. I'm certain it's a way of describing things as you design buildings. But I think there's another view of what local queues are, and maybe from a community impact view they would be different from just making it look okay from the outside.

So I do request that the Board and its members not position yourself in support of the project. There's --

Ms. Ramoran-Quemado: Three minutes.

Ms. Martin: -- thank you -- significant concerns exists from the Wailuku community and Maui's broader community. So someone spoke about the future of Wailuku. I do want to say that hotel should not be the best we can do for a town like Old Wailuku. So I just want to invite all of you to keep those things in mind. And even when you hear about, you know, I saw in the pictures so many tall buildings. You know those tall buildings served the community, served the citizenship, they're not a hotel. So I don't favor moving forward on this one, and I hope that you will keep that in mind in your comments as well. Thank you.

Ms. Hitchcock-Sprinzl: Thank you Mahina. So Clayton, do we have any other?

Mr. Yoshida: Mahina was the last person who signed up to testify.

Ms. Hitchcock-Sprinzl: Okay. So it's really wonderful to hear the community input on this project, and we thank you for your time and patience in waiting to testify. So public testimony is now closed, and I would like to ask, invite the Board. And thank you for your patience and good listening as we've gone through all of the public testimony. So, so now maybe if we can do a round robin for comments or recommendations that you'd like to share. So Peter, did you want to begin?

Mr. Niess: I want to start by disclosing my dad is the design architect on this, and we're financially independent from each other, but I still want to leave it up to the Board. I feels a little funny to be able to vote on this.

Ms. Hitchcock-Sprinzl: Well, I think you can recuse yourself from the vote, but however we, we still -- I think you can, can comment and participate in the discussion.

Mr. Niess: Okay.

Ms. Martin: Chair, I would, I would -- Chair, I would oppose that. I mean, it could be easily conceived as influential to the rest of the Board members to have someone so intimately connected to the project. No offense to the, to the gentleman of course.

Mr. Pellegrino: I second it.

Ms. Hitchcock-Sprinzl: Sorry, I didn't know who was speaking. Jennifer?

Mr. Pellegrino: This is Hokuao Pellegrino. I agree that this, this may partially be a conflict of interest, and I would like him to recuse himself from this.

Ms. Martin: And this is Mahina. Please recuse yourself including comments.

Ms. Hitchcock-Sprinzel: Yes, yes Jennifer.

Ms. Jennifer Oana: Chair, if I can just address this, this situation. So you do have rule 12-101-17 in your Rules of Practice and Procedure. And what that basically says is if there is a potential conflict of interest, the Board Member shall disclose its circumstances. And then the Board can determine whether there's a conflict or not. And if the Board determine there is a conflict, then that member shall be disqualified from voting. Also Mr. Niess can on his own decide if he wants to recuse himself. So this is either Mr. Niess' decision or the Board as a whole to determine whether there's a conflict that prevents him from, from voting.

Ms. Hitchcock-Sprinzel: Thank you Jennifer. So Peter, what would you like to do?

Mr. Niess: I have thoughts and opinions, but I would rather --. I don't want it to complicate things for either sides. I don't know what to do. I'd probably recuse myself from the vote, I think, is the simplest.

Ms. Hitchcock-Sprinzel: Okay, so noted. So, may we proceed then with discussion and the comments or recommendations? Go ahead Peter.

Mr. Niess: Do I still get -- I'm still speaking to that?

Ms. Hitchcock-Sprinzel: I believe that you can, yes.

Mr. Niess: Okay. I've watched the design process from the beginning, and the art deco that it has ended, where it's at now, is leaps and bounds. It's come a long ways and it is way more Wailuku appropriate.

Ms. Martin: Chair, I got to say it's so inappropriate.

Mr. Niess: I want to be clear that I'm speaking --. I want to be clear that I'm speaking just to the design aspect, not the use. I'm not saying that I feel that a hotel is what Wailuku needs in any way. I'm just speaking to the design elements and the character of the building. I do feel like the building as its presented now is, is a little bit -- it's more timeless. It's not going to be a bad that's going to go away. It will blend in with some of the character that is prevalent in Wailuku with some of the older commercial buildings. Just to try to make it match a plantation era would be a mistake in my opinion. So in terms of the design itself, I feel like it does achieve a positive outcome for Wailuku. And that's all I have to say.

Ms. Hitchcock-Sprinzel: Thank you Peter. So going around the Board, then Marie, if you'd like to comment or make recommendations.

Ms. Kimmey: Caryl, hi. Are you talking to me? This is Marie.

Ms. Hitchcock-Sprinzel: Sorry, yes I am.

Ms. Kimmey: Okay. Yeah, you know, my internet went down so I missed the last 10-15 minutes of the meeting.

Ms. Hitchcock-Sprinzel: Gosh.

Ms. Kimmey: Yeah, I finally called Clayton, and he gave me a call in number that works. The one I had did not. Anyway, going to my comments, and I'm sorry that I've missed Peter's and anybody else's comments from the Board. But I am very much opposed to going over four-stories if there's a variance involved. I'll say that right off the bat. I think that there were other concerns that were voiced by the folks who were, the opposed group. And I, I've also noticed that the redevelopment -- or that the Wailuku Redevelopment Area Design Guidelines show very clearly that if you are going to even a four-story, then you need to do some setback a little bit more than just the several feet setback they have from the second to the third level on this building.

I, I guess on the other hand, I think that design of the art deco style is interesting. But it's from an era that's in between the old plantation era and today. And I'm not even sure that it is valid.

I, I apologize for having such a negative attitude on this because I'm, I'm all for progress, but I'm not really sure this project represents project. I mean, process...progress. You know, I will also say and it's my thought -- this is from one of the comment letters -- the landowner has a bad record of maintaining his property. The property that he has that's just up the street now towards the Iao Valley from the proposed hotel, gosh, you just walk in there and you kind of cringe from the dirtiness of it. And you go to the elevator and it's just, it just feels trashed, and I feel sorry for those agencies that have offices in that building. I think, oh my goodness, this is a fairly new building, and yet they're being subjected to an environment that is low standard. And if this is the way that this particular reported landowner manages his buildings, oh gosh, we're going to have this empty pulp of a building in the middle of Wailuku. Anyway, again, I'm trying to stay to design issues, but that one kind of stood out in my mind is what goes beyond the design. Do we want to have a dirty building in Wailuku? And I think since I missed 15 minutes of comments, I will stop right there.

Ms. Hitchcock-Sprinzel: Thank you Marie. Darren Okimoto if you'd like to go next please.

Mr. Okimoto: Thank you. I'm going to try to constrain these to just the design features that are the UDRB. You know, we're basically commenting on the design. I understand the frustrations from the community and I appreciate actually everyone coming in and voicing their opinions. This is the most we've ever had in our -- since I've been on the Board, but it's good to hear.

Starting up with some positives that I kind of wrote down. I know that the design team seemed to try to address as many of their comments that were received earlier regarding, you know, airport shuttles for the guests to try to help out with traffic, relocating that art rail. That is a good thing, the art deco to match the buildings in the area. Also providing greenery and landscape to an area that basically has none right now. And upgrading that old clay pipe, that ten-inch sewer line to a new 12 inch PVC sewer line that they're going to install which seem like, on their dime, which helps us as the public because we benefit from that. It's not a potential, you know, point where you're going to have a spillage or something like that. They're fixing it.

But I do agree with Marie that the design guidelines do say a maximum height of four-stories. And, you know, they're going for six, which is why the variance, but that is . . . (inaudible) . . . They have to address that with the MRA since the MRA is the one that gives the approval. We're just providing comments. But that would be a concern that I agree with what Marie was saying.

I did have a question about Maluhia Drive. Am I correct in saying the two-way traffic is only fronting the hotel at that lobby area and then past the hotel further north Maluhia remains one lane. So residents would come in through the hotel entrance and then continue onto Maluhia Drive to get home?

Mr. Munekiyo: Madame Chair, this is Mike Munekiyo. May I respond?

Ms. Hitchcock-Sprinzl: Yes, of course, go ahead.

Mr. Munekiyo: So, yes, Board Member Okimoto, the two-way section is limited to that portion which fronts the hotel only.

Mr. Okimoto: Okay. So the resident would drive through the hotel, I guess, entrance?

Mr. Munekiyo: If it's appropriate Madame Chair and Board Members, may I ask our traffic engineer, Mike Packard from SSFM to respond to that question?

Ms. Hitchcock-Sprinzl: Yes, that will be fine. Thank you.

Mr. Munekiyo: Thank you. Mike?

Mr. Mike Packard: Yes. Thank you Michael. Chair, Board Members, my name is Mike Packard. I'm a traffic engineer with SSFM based out of Honolulu. We have offices in Maui and across the Hawaiian Islands.

In regards to the question regarding the access of the residents, the intent is that their

access will not be changed at all with this configuration. The road, the Maluhia is being proposed for upgrades per the County of Maui's requirements to go from the one-way ingress to become a two-way road. Signage and additional measures are going to be put up to discourage hotel users from proceeding further down Maluhia past where the residents are and therefore hotel traffic will be contained to a two-way stretch of which they're doing improvements on. There would be no intended change to the way residents are, are accessing their houses. I hope that answers your question.

Mr. Okimoto: Yeah. Sort of. I guess the concern that was brought up, not only in testimony but also in some of the letters we received was I guess when you have the busy time, the check-in, you have people trying to park or valet or what not, have there been traffic studies that have done that? Or is there going to be someone out there kind of directing traffic so it doesn't have an impact to the resident's ability to get home and they don't have to wait for, you know, the queue to clear and anything like that?

Mr. Packard: Yeah. Absolutely. You make, you make a good question and a good point, and I should clarify that. The hotel ingress is actually through the parking lot driveway which is makai of Maluhia. It's reutilizing an existing curb cut that's just mauka of the Minit Stop. That entire area was being redeveloped with a surface parking lot, and per requirements of the, of the State DOT who are the owners of Main Street, fronting the project, they did not want access to come through Maluhia specifically as it relates to the orientation of Maluhia proximity to Market Street. So any queuing or turns into the hotel will be directed through the parking lot.

Mr. O'Connell: I have a graphic I can show if screen sharing is okay.

Mr. Packard: Yeah. That would be helpful. And so as that, as that graphic comes up I can help speak towards that. But the intent being that hotel, hotel users and residents won't have any sort of congestion or interaction. And that residents will be entering through Maluhia. However, hotel users will be entering through the parking lot driveway. You can see the proposed reconfiguration of Main Street with a left-turn lane so it's to not block through traveling vehicles. And this is actually an improvement from what exists there today where...anyone trying to make a left-turn into those areas would block through traveling vehicles. And the configuration we're showing here, Maluhia Drive has been reconfigured to right-in, right-out, and that was per recent request from the State DOT to not provide additional queuing through the intersection with Market Street. Does that, does that answer your questions, board member?

Mr. Okimoto: Yeah. Thank you. Yeah, Caryl, I don't have anything further right now.

Mr. Packard: Thank you.

Ms. Hitchcock-Sprinzl: Okay, thank you Darren. So going on to Mandy, comments,

suggestions, recommendations?

Ms. Saito: So I do agree with a lot of what Darren said, you know, particularly the height does not align with the design guidelines, and also the traffic concerns that he expressed. But other than that I don't have any other comments.

Ms. Hitchcock-Sprinzel: Okay. Thank you Mandy. And then Mikal. I think you'll have to unmute yourself because we can't hear you. There you go.

Mr. Torgerson: I apologize. I lost my power and internet as well so I had to switch over to my phone. I guess my first question was to help me understand. It seemed like there was a discrepancy between the makai elevation and the rendering that was shown in slide number 23 in the power point, and I'm wondering if I'm missing something there. And what I am referring to specifically is this second-story band. It was shown to continue around the Maluhia side of the building in the rendering but -- or in the elevation -- but doesn't appear to do that in the rendering. Is that true?

Mr. Munekiyo: Madame Chair, Mike Munekiyo again. May I ask Ruairi?

Mr. Torgerson: I guess I'm trying --

Ms. Hitchcock-Sprinzel: Of course, yes, go ahead.

Mr. Munekiyo: Sorry, board member for interrupting. Ruairi, would you mind pulling up slide 23 and Kevin if you could address board member's question please?

Mr. Torgerson: Well, this, this slide actually shows it pretty well. So this second-story --. Oh, sorry.

Mr. O'Connell: I'll pause on this one.

Mr. Torgerson: I guess the question I had is you, you said that we're doing this two-story façade to sort of relate to the downtown properties. But you kind of terminate that halfway down the street and don't wrap it around Maluhia, and I was wondering why that was. I think the elevation showed it wrapping around, but maybe I misunderstood it.

Mr. O'Connell: You're right. The, the canopy marque wraps all the way around the building. However because we have an open lanai dining area here at the street frontage, it wasn't really appropriate to bring this little white two-story element around because it's open beneath.

Mr. Torgerson: Okay. But above on the second story it didn't seem appropriate to do that. It feels a little bit like when someone builds a house in suburbia and they do their street facing

façade and brick but then don't, you know, they just barely wrap it around the corner, the thought being you're not really going to see it. But really that Maluhia façade is a, is a very prominent façade as you're coming up into Wailuku. I guess that feels a little unresolved unless there was a good design reason to do that.

Mr. Sund: Yeah, I can maybe comment a little bit on, yeah, it's related to the openness that Ruairi is talking about. There's some detailing and articulation with that two-story element that is trying to terminate at one point rather than trying to continue those large pieces from continuing around the corner. It really is just a goal to keep that as open as possible.

Mr. Torgerson: Okay. Thank you. The second question, I guess you sort of just answered it a moment ago. I had a question about how traffic was going to flow on this, and I see that there is an access directly into the parking lot. But if I'm coming to this hotel, if we take and say these are people travelers from Oahu and other islands coming in to do business, they don't, they're not familiar with this hotel. They're clearly going to try to pull in right next to what appears to be a porte corche right here on Maluhia. It doesn't seem like they'd be inclined to pull into a parking lot down the block. And so you really are going to get a lot of traffic pulling into Maluhia whether you want that or not. And it does seem like that would have a pretty significant impact on the residents down that street. I'm pretty familiar with that street. I used to lease a property on it years ago, and there's auto shops back in there. There's a lot of residences and that kind of thing. Would there be some significant signage way down at the parking lot? Is that how you expect to draw people in down there or how do you expect that to happen?

Mr. Munekiyo: Mike Packard, do you mind respond?

Mr. Packard: Yes. Absolutely. Thank you Michael. Mike Packard again, traffic engineer. As you, as you questioned the, the visitors that would be accessing this hotel, those coming from the airport are largely heading in the mauka direction, up Main Street, and so therefore they would pass the parking lot first. And the intent would be for all of the signage and directions to draw people in through the parking because the intended circulation through the porte cochere focuses on coming into the area through the parking lot. If there was some way to show the...overhead site access you can kind of see how as you turn into the parking lot it, it then reorients you through to the porte cochere. So we would use signage and other notifications to get people to draw through that area. So while it would be unknown for the majority of, of visitors, that is the first entrance that they'd be passing which would have all the signage and notification to draw people into.

Mr. Torgerson: But visually they would see the hotel they're actually going to up ahead with the porte cochere beckoning them on a public street. It doesn't seem like people would be inclined to go into what appears to be just a surface lot. And I guess that's another comment I would have is it doesn't necessarily seem appropriate to have a large surface lot in a downtown historic urban area. It seems like just like we see in other urban areas that you

would have structured parking underneath perhaps underground or partner with the city's parking structure. But to have a surface lot across the street represents a little gap in the façade, you know, the streetscape along that primary street. So from a planning standpoint that seems like a weakness, and from a functional standard point, it seems like you're going to have confusion about where people should be pulling in that we're just going to have signage for. And just like people are going to be inclined to continue down Maluhia down to Central to get back out of there because they can't go left pulling back out of Maluhia. So the only possible way to head back to the airport would be to go down Central right? Am I missing or when you leave the airport and want to go to the hotel, is there a way to go to the hotel without going down Central?

Mr. Packard: To answer your question regarding that, the hotel users would be, would be prohibited from continuing down Maluhia through signage. And that would be communicated to, to those people. And so to continue back towards the airport, they would need to a circuitous movement likely turning right on to Market, up Vineyard, and then back down Church before heading in the makai direction. And these are --

Mr. Torgerson: I don't --. I guess I don't believe that anybody would actually do that. It's a public street. Maluhia continues as a one-way. It brings you down to an easy access out of the place. To say that we got to drive up to High Street or wherever else and turn around and come back and head back towards the airport doesn't seem logical or likely. And legally there's nothing you can do to keep people from continuing down a public street, right? You're just going to put a sign out there, just like you put a sign that you should be pulling into this parking lot down the way.

Mr. Packard: I hear your comment.

Mr. Torgerson: Anyway. As far as the design, I guess I had a question. The elevation was labeled as a maximum height of 79-feet, and that was so that parapet that sort of stepping down. I'm wondering what the actual over all height of the building would be with the elevator parapet, or the elevator penthouse. Maybe that's for the design team.

Mr. Munekiyo: Kevin?

Mr. Sund: Yeah, I can answer that quickly. That, that parapet is including elevator overrun and mechanical screening.

Mr. Torgerson: Okay. They looked in the renderings like it was the penthouse was coming above the parapet but I guess not. Okay. And then I guess my, my last -- more comments really related to the design. I guess we sort of have to operate on the assumption that these folks can prove to which ever organization decides the variance on height that that's appropriate. And then we're sort of looking at the design and saying, well, given that is the design appropriate.

It seems like art deco fundamentally if you look at, you know, just the architectural definition of art deco, and I did, it talks about strong vertical emphasis, intense highly geometric decoration at the parapet. And this parapet the way it slides down the hillside reads more like it's trying to stay under 80-feet than it was designed to greet the sky in a meaningful way architecturally. The rib pattern up there is nice and I do see a tie in to some of that historic references, but the parapet doesn't --. The one thing I would say about art deco design is you look them in south beach or other prominent places where art deco is prominent. The parapet is highly designed. It's typically symmetrical and if it's not, it's not for a reason. This one sort feels like it's just sliding down the hillside trying to stand under 80-feet to meet some arbitrary criteria, essentially for seeking a variance. So that's a concern I had about it.

In terms of its relationship to the historic downtown and some of their surrounding properties, I personally think that six-stories is, is far too tall. I think it's out of scale for its neighbors just like the nine-story County building was inappropriate when they built it doing the historic courthouse and the planning and building department there. One Main Plaza . . . (inaudible) . . . in Wailuku too, and to cite those as context and say this is appropriate I think doesn't make a lot of sense. So I'm really struggling with the extra height on the building being appropriate. It seems like they're under parking the facility. I recognize that some tourists arrive in shuttles or whatnot. But you're going to have a lot of employees and 156 rooms, and I guess I heard that there was 90-something parking stalls, it seems way under par. And parking it in a surface lot, as I mentioned, I think is inappropriate for the downtown as well.

The canopy is very nice I think in the way that it relates to the pedestrian scale along the streetscape. I think that's very nice and I like the outdoor living area down along Maluhia. That's those kind of people in that area, I think, would give some vitality to the downtown.

And then lastly I would say in terms of the use -- and this really isn't our kuleana -- but I do think bringing some residential into the downtown Wailuku area is a good planning. It creates more of a 24-hour downtown. The businesses and the downtown would benefit from that. I don't think that a hotel is necessarily my first choice. I think housing would be two thumbs up for me. I think that would be terrific, but again, that's sort of outside of our, our criteria. But I would mention that bringing housing to the downtown does seem positive. And although the hotel isn't as nearly as positive it would have some good impact.

The last thing I'd mention is the overhead power lines. I realized that the Wailuku Country Town Guidelines celebrate the overhead power lines, and I think they say that they should stay in place. But it's a pity to me that they obscure the view of the Lao Valley much as the six-story building would frankly. And it would be nice as these redevelopment occurs we could underground our overhead power lines. But that's, that's sort of a personal preference. So I guess I would, I would not support the project for those reasons. Thank

you.

Ms. Hitchcock-Sprinzl: Thank you Mikal. So Darren Unemori.

Mr. Unemori: Yeah, I have a question for the applicant. So the project requests exemptions from the WRA guidelines for height and upper story setback, and it creates a large surface parking lot on Main Street. And those were basically two of the objections that Planning Department raised against guidelines that I guess originally envisioned in that area, shorter buildings and buildings with a continuous frontage along Main Street. Can somebody summarize perhaps what other site configurations were considered and what made them infeasible?

Mr. Munekiyo: Kevin, is that something you could answer or is that a Taylor question?

Mr. Sund: Taylor may have some good key points on it. I mean I can say that we studied various different configurations trying to solve, you know, the parking issue. We know parking is a concern and we try to maximize the parking as much as we could. The main configuration that saw the most positivity was trying to engage with that Market and Main intersection as much as possible to create an enhanced pedestrian experience that Market has and try to continue that down Main. So there was --. Taylor, I don't know if you have any more points that you would like to share.

Mr. Unemori: So was there any examination of say a, a four-story building with perhaps partially underground parking, or perhaps some kind of shared arrangement with the municipal parking structure down the street? Any exploration of that kind of arrangement?

Mr. Taylor Jacobs: Hello Board and Chair. Thank you for being here, or letting us be here to discuss our project. We, we did specifically look at the exact configuration that you just brought up. A couple of points I want to bring up, the focus for us as we looked at the site was a focus on activating and maximizing the site in terms of the best use that we, that we thought as a team for the community which was to bring the hotel and the use closer to Market and Main intersection which was the focus of activating the use. And that was why leaned there as a, as a point.

Now to your direct question around underground parking, we did explore that. We wanted to minimize obviously with development there is, there is digging that is obviously a part of the project. We wanted to minimize going underground, to disturb the underground less. That was the focus of our team. So that was considered but quickly not done or decided to not pursue.

As it relates to using the east site, again, the focus was staying towards the west to activate. And in terms of parking which is a valid question, we, we sought to maximize the amount of parking. The required code actually doesn't require even 50 percent. We made a concerted

effort with the design team to over park this and we feel that it's parked appropriately in combination with the amount of shuttle that will use that we see used in these types of projects. Does that answer your question or I can answer some follow ups on specific configurations?

Mr. Unemori: Yeah. I guess maybe very briefly. Could you describe what configurations, other configurations you considered?

Mr. Jacobs: Sure. The other configurations that were considered were on the east site that included some above grade parking with, with hotel above. We found that to be more problematic from a view perspective as well as it didn't allow the arrival experience onto Market and Main to be maximized, and it would cause a larger height of building to then be a -- then go down towards Market Street which would be incongruous. Because we would again, we were focused on maximize parking so the west site would then need to have more parking to support. And we found that not maximize the site, and we were really focused on -- again, we believe that this is a very important site and an important corner for the town of Wailuku. And those were the types of the constraints we were trying to bring into account when we looked at this design and why we ended up on that site.

Mr. Unemori: What's the normal parking ratio for a Hilton Garden Inn in town?

Mr. Jacobs: Good question. So we -- it really depends on the use or the area in which the hotel is located. What you're seeing in, in a lot of places is the, the amount of what we call parking capture with hotels in these types of areas, trends below 50 percent for these infill type projects. As you, as you know a lot of folks, and, and in resort, resort destinations though -- I do want to make clear the focus of this hotel is not towards tourism. And I completely understand that that is going to be -- that folks will, that are here, that are in Maui, tourism may look at this as an option. The focus was to focus on providing places to stay for folks at Kaiser Permanente Hospital, that are doing business locally, and local residents for, you know, the community for the families that are coming to visit to create an opportunity to stay. And those type of demand which it will be filling the hotel don't typically need to bring a car. And that was why we, you know, we focused on that. I'm sorry, I kind of went out of your question a little bit, but that's where we, you know, we focus on that, when we see that kind of 50-percent or less focus.

Mr. Unemori: Okay so for your target market then the, the one parking stall for two-rooms would be a workable arrangement.

Mr. Jacobs: Yes, we confidentially believe that.

Mr. Unemori: Okay. Thank you. so the . . . (inaudible) . . . responses to early consultation comments indicated there would be an emphasis on pedestrian, bike, and transient use to help offset for auto use, both for gas and employees. Are there any improvements being

proposed which would improve connectivity for pedestrian, bike and transient?

Mr. Munekiyo: I think from a -- Mike Munekiyo here -- I think from an operational stand point what the applicant is seeking to do is provide shuttle service. Of course, just from a locational standpoint the project itself is located in a place that's quite accessible via bicycle or even pedestrian modes. And that, that's really where, I think, the infill location comes into play.

Mr. Unemori: Okay, thank you. Right now, you know, in the project's frontage along Main Street, there's a number of traffic signs, utility poles located in the middle of the sidewalk. I couldn't determine from any of the presentation materials whether those are going to be removed or the walkway widened to basically accommodate the better pedestrian flow. Like I think Planning Department had requested something like that. Narrow the primary improve the sidewalk. Was that intended to be done?

Mr. Munekiyo: I wonder if I could ask our civil, Ron Fukumoto, to respond to that question. Ron?

Mr. Ron Fukumoto: As far as the improvements on Main Street, the existing poles are basically going to be remain in their locations. There's one electric pole that has to be relocated, but it has to be aligned with the current pole, other pole locations. So basically it's just sliding along its alignment.

Regarding sidewalk improvements, there is an existing sidewalk, I guess, that runs between Market and Maluhia. The width of that might be widen slightly, possibly a foot. And the section of sidewalk below Maluhia will be widen just slightly also, maybe the foot. So that's the extent of the sidewalk improvements.

Mr. Unemori: Okay. The reason I asked about the sidewalk width is across the street, on Main Street, and above, on Main Street above Market Street, I believe the -- and along Market Street, I'm sorry -- I believe the sidewalk is considerably wider. I think it's something like eight-feet, maybe a little bit more. You know there are no planters along the walkway to narrow it, and I was curious whether there's any consideration to providing that kind of width, a similar width as on Market Street and on the other side of Main Street.

Mr. Sund: I can jump in. This is Kevin with AXIS GFA. We have as Ron mentioned, it is widen slightly. There is a balance of wanting to soften that, that sidewalk scape with, with plantings, with the planter that we have proposed and providing wider pedestrian area. So there is a balance there, we wanted to soften and provide as much landscaping as much as possible. That's what the current proposal shows.

Mr. Unemori: Okay. Thank you. I have no further questions.

Ms. Hitchcock-Sprinzl: Thank you Darren. And Joshua.

Mr. Woodburn-Circle: Yes. Hi. I wanted to kind of comment a little on some of the pedestrian elements and parking, and I appreciate all of the comments today. The letter from Planning asked the project team to look at, you know, extending the awning over the sidewalk, and possibly reconfiguring the planters to sort of help incorporate a little bit of a pedestrian feel and maybe some more shade and protection and enjoyment of the sidewalks surrounding the building. And I was just wondering, assuming this were to be moving forward at all, is that something you guys are reevaluating or looking to incorporate? Because I do think that would create some separation from the street and the hotel itself and provide some pedestrian corridor and experience there that I think for Wailuku and a pedestrian element would be, would be important. That's my first statement.

And then secondly, I am a little -- I'm just concerned and confused a bit on the parking count as well. I know others have raised that, but are, are you guys using 19.36A or B? Because can you still qualify under A which would allow for one for every two units? But 36B is one for each unit. And I don't think you can do compact anymore either. So I'm just kind of want to make sure we're, we're taking apples to apples here, or have the right count because it is a concern for me and obviously many for Wailuku.

Mr. Munekiyo: Kevin, would you mind taking those from Joshua? Relative to the awning and parking count?

Mr. Sund: Sure. Yeah, I mean, the current proposed, you know, we were conscience of the pedestrian experience. Obviously, we focused on the main intersection and extending that canopy as much as possible to create a sense of entry there.

In terms of the parking, yeah, we currently have it under A, and we have additional hand of parking stalls which puts us over the limit of, of 36A.

Mr. Woodburn-Circle: Okay. So have you -- I guess has Planning confirmed that you can still qualify to use 19.36A since they have a new parking code now, and this project still only in its planning's phase? I just want to make sure that's going to be acceptable or allowable.

Mr. Forsythe: This is Scott Forsythe, small town planner. Can you hear me?

Ms. Hitchcock-Sprinzl: Go ahead.

Mr. Forsythe: So the parking that would apply would be the Wailuku Redevelopment Area Zoning and Development Code, and there was an addendum, I believe, in September 15th that does have a parking requirements for Wailuku. It's not the overall parking requirements for the County that would apply.

Mr. Woodburn-Circle: I see. Those were all my comments.

Ms. Hitchcock-Sprinzel: Okay. I'm so glad Joshua you brought up the point about the canopies and the planters because that was exactly my -- and I would even add that the planters, you know, in some of the art deco design would be a, a great palette to, to use because right now they are just poured concrete which is a little bit boring. So they could, they could be incorporated into the design. But, but I thank the Board Members for their thoughtful comments, and questions, and suggestions. So then right now I would ask Scott Forsythe to go over the recommendations that he's taken copious notes on, and I thank you for doing that. That's hard work.

Mr. Forsythe: So Caryl, I may need a little bit of assistance here. I didn't hear many comments regarding the project. And I did hear some that are in support, and a few of you who are in opposition. So in trying to develop a uniform set of comments, I may have to rely on some of your suggestions. I recon go down the comments that I did capture and see how you feel about responding to those.

Ms. Hitchcock-Sprinzel: Okay.

Mr. Forsythe: I did hear from both Peter, Marie, and Darren I believe on the art deco aspect. And there were some comments that were positive, and some that identified as being inappropriate. So I'd like to get some clarification on how the UDRB would like to present that. Or if you would like to have a different perspective as well.

Ms. Hitchcock-Sprinzel: Do any members of the Board want to jump in here because you folks are the experts in design? How do you want your recommendation captured?

Ms. Kimmey: Caryl, this is Marie. I think I'm going to get on the TV pretty quick, but I'm still on the phone. Anyway, I think that we might to -- oh, there I am -- we might need to vote on the issue of the height. I think that that is key because there's a variance involved, and I was thinking maybe we would do a straw poll of whether people would want to have in our recommendations a mandate, or at least a strong recommendation, that they go to four-stories.

Ms. Hitchcock-Sprinzel: Okay, that's a, that's a really good suggestion because I think that was one of the major concerns. That was brought up both in testimony and by the Board Members. Would you want to just -- I can see most of you. Marie, would you, would you -- what would our motion be then? -- to, to recommend a four-story height limit?

Ms. Saito: Can I --

Ms. Kimmey: Yes.

Ms. Saito: -- add a comment on that? There is -- they are submitting for a variance under the MRA Permit. I'm not familiar with it. I think that we should let, you know, that whole review process happen and not try and restrict it in the Urban Design because I don't know if it's within our purview, I guess.

Ms. Kimmey: Really. To me that's a major design issue guys.

Ms. Hitchcock-Sprinzel: It may not be and I think Jennifer --

Ms. Kimmey: We can strongly recommend, you know, send down a recommendation and they can deal with it as they wish is my recommendation.

Ms. Hitchcock-Sprinzel: Right. And Mandy, I think you're correct in that it's not really our purview but we're just recommending that.

Ms. Kimmey: That's what we do. Right.

Ms. Hitchcock-Sprinzel: That the, that the height be not above four-stories.

Ms. Kimmey: Alright. But I would like to see that we have a consensus. Not a consensus, but a majority of Urban Design Review Board in that opinion. Otherwise I don't think it's fair.

Ms. Hitchcock-Sprinzel: Well, if we can just take a quick poll. I can see Peter, and Darren, and Mikal, and Joshua, and Mandy. If you raise your hand would you agree that it should be -- that the variance shouldn't be -- the hotel should not be six-stories, it should be four or less. So just raise your hands quickly if I can see. Okay, so --. So Marie, I only see one hand, oh two hands. Okay.

Ms. Kimmey: Okay I'm still here on the phone. I'm still trying to get it on the, on the screen, but go ahead. Yeah, I would be in favor of four-feet, I mean, four-stories.

Ms. Hitchcock-Sprinzel: So that would be three hands. Alright. I think --. Jennifer, I'm definitely going to need your help here. I mean the height was one thing. The traffic concerns were another huge thing, Scott. The parking...as well.

Mr. Forsythe: . . . (inaudible) . . . capture a few, if I may Madame Chair. So I think, first, addressing the height as far as a recommendation goes. Am I capturing it correctly is that three members are in opposition to the -- an increase above four stories, and the other members are -- they support it.

Ms. Hitchcock-Sprinzel: I think so.

Mr. Forsythe: Okay. Then the other comments I did capture --. Let me start with Peter. So

Peter had the comment on the art deco design and that he believes it achieves a positive outcome in Wailuku.

Marie was in opposition to going over four-stories. And in regards to the design guidelines indicate that that's, the current design must be greater than what is proposed. And not certain if the art deco is appropriate.

Darren indicated that there were positives including the art deco design matches the current area. And that the landscaping is an upgrade to the existing character. And also agrees with the four-story height limit.

Mandy did indicate that height does not align with current standards.

And Mikal, you had a number of comments that I tried to capture. And one was that the two-story façade on Main Street from slide 22 that wraps around to Maluhia appears to have a disconnect. Also, a comment regarding the traffic patterns or transportation is that the entrance to the hotel ingress and egress may be misleading due to the massing of the structure on Maluhia, and giving the appearance that that may be the main entrance and not the parking lot. The large surface parking area would be inappropriate and not appropriate -- is a large surface parking area is not appropriate to the streetscape. For the canopy, the canopy to pedestrian scale along Maluhia is appropriate. Bringing some residential into the area would be more of a positive experience. The overhead power lines, they may obscure the view of Lao Valley. And undergrounding of the power lines may be more appropriate.

And there were -- Darren had some questions as if there were improvements for bicycle, and pedestrian, and transient. And would like to see the sidewalks widen more appropriately.

Ms. Hitchcock-Sprinzl: And could I add Scott, if possible to, you know, to have the utilities moved underground if at all possible. I know that needs coordination with another agency. But there's nothing destroys a view more than electricity lines and poles. Mikal?

Mr. Forsythe: Sure.

Mr. Torgerson: If I could weigh in on that. I believe the Country Town Guidelines actually say that we should keep those overhead power lines. So I'm expressing my view point that that's inappropriate, but I think they actually are consistent with the code in that regard.

Ms. Hitchcock-Sprinzl: Yes, you may be right. It's just a personal --

Mr. Torgerson: Yeah. Thank you.

Mr. Forsythe: So Caryl, I did capture that for the planter section along Main Street that an art deco design, the current box, cement planters are not as appropriate as to a more typical style, detached . . . (inaudible) . . .

Ms. Hitchcock-Sprinzel: No, it's, it's just that they are, are, you know, cast concrete and, and very . . . (inaudible) . . .

Mr. Forsythe: Cast concrete. Okay.

Ms. Hitchcock-Sprinzel: . . . simple. And I think one of the suggestion that Joshua mentioned came from the Planning Department was that they be moved towards the street so that, that the landscaping would be street side, and then the pedestrians would be in this cozy little corridor with a cover, you know, shaded from the sun and the rain, and it would be a much more pleasant experience, more of a . . . (inaudible) . . .

Mr. Forsythe: Correct. And that comment is captured in the Munekiyo Hiraga April 10th letter in response to the Department's January 17th comment letter. And that would be item number seven. So that may capture what you are referring to.

Ms. Hitchcock-Sprinzel: Yes, and I was just adding that perhaps there's some elements of the art deco design that could be used in the concrete core to make it a little more interesting than just a concrete core.

Mr. Forsythe: Okay.

Ms. Hitchcock-Sprinzel: And kind of -- that reflects, you know, it's part of the symmetry of the building. But I also do agree that six-stories is a bit of a monster in, in Wailuku town. And I hear the residents' concerns. You know if I lived next door, I would have concerns probably also. But that's just my point of view; not part of the Urban Design Review Board recommendations. So how are we doing, Scott? Are we, are we getting there?

Mr. Forsythe: We are getting there. And if I may ask, I'm not certain if it's appropriate or not, working all these comments into a unified letter may take some work. Would it be appropriate if I were to more thoroughly look at the notes as well as review the audio from today's presentation, draft the letter, and provide it to you for your review?

Ms. Hitchcock-Sprinzel: Yes, I'm happy to be an editor.

Mr. Forsythe: Then with that, what type of recommendation would we --

Ms. Hitchcock-Sprinzel: Well, I think we can, we can probably discover a lot by just asking for a motion to submit the recommendations on the -- is it a Draft Environmental Assessment? I have to get my meeting notes here.

Mr. Forsythe: Correct.

Ms. Hitchcock-Sprinzel: As written just now. And, and then if we have that motion and we vote on it we'll see how many people are in favor and how many are opposed.

Ms. Oana: Chair? Excuse me? Are all the Board Members clear on the comments as stated by Scott? I was listening along, and it seem like there were differences of opinion regarding the art deco style as well as the four-story. But other than two issues, do the Board Members, are all of you guys in agreement with all of the other comments that Scott mentioned?

Ms. Hitchcock-Sprinzel: I think one thing, Jennifer, I would add is consider the alternative design that was a four-story that might have alternative layouts for, for the building and the parking.

Ms. Kimmey: This is Marie. I would agree.

Ms. Oana: So Scott if you would add that on. And then going back to my questions, Board Members, are you all on a board with that? So what I'm thinking about is -- so there's two issues that I heard differences -- art deco and the four-stories. Let's put those two issues to the side. Maybe make motion to approve those other comments as stated by Scott. And then after that motion is done let's go back and talk about the art deco and the four-stories. And maybe do two separate motions on that to be your final word on those two items.

Ms. Hitchcock-Sprinzel: Okay. That sounds, that sounds good. So could we have the motion on the first of three items then?

Ms. Kimmey: I will --.

Ms. Saito: Could we just repeat them really quick just for clarification just what we're approving or in agreement?

Ms. Kimmey: Yeah, that's a good idea Mandy. Scott, can you read it again?

Mr. Forsythe: Sure. So the -- as far as the motion goes or as far as the comments go?

Ms. Hitchcock-Sprinzel: The comments that we agree on.

Mr. Forsythe: The comments.

Ms. Hitchcock-Sprinzel: The comments we agree on because we're going to vote separately on the height and the art deco.

Mr. Forsythe: So going down the comments that I captured again. That...the design is an upgrade to the existing landscape aesthetics in the area. The -- got a height comment again. The two-story façade on Main Street around to Maluhia has a disconnect as shown on slide 22 of the presentation. The entrance to the hotel, the ingress and egress patterns for the, the --

Ms. Oana: Members -- I'm sorry Scott -- members, if you have any changes for Scott now, I think it would be best for you to bring it up so he can write down exactly what you want to say.

Mr. Torgerson: Chair, could I weigh in what he just said because I was asking about a disconnect that I didn't understand in the drawings? But I don't necessarily need that comment to remain. That was, that was a concern that I was just not understanding things correctly about the disconnect and the two-story façade. Thank you.

Mr. Okimoto: Yeah, the first comment was, I believe, was my comment. This is Darren Okimoto. And it was just saying going from the existing which is just buildings and parking, and actually putting landscaping, that is an upgrade. Not necessarily design the building or anything like that, just adding in greenery, to me, is beneficial to Wailuku.

Ms. Kimmey: This is Marie. I'm going to kind of agree with that. I don't think we said this was a wonderful addition to Wailuku. I think there are some genuine concerns, not only on the Board Members, but look at all the members of the public who have testified and are probably listening. I think we really need to be very careful how we phrase this . . . (inaudible) . . . Thank you.

Ms. Hitchcock-Sprinzel: So Marie --

Mr. Forsythe: How would you --

Ms. Hitchcock-Sprinzel: Scott --

Mr. Forsythe: Go ahead Caryl.

Ms. Hitchcock-Sprinzel: -- because...so we can get it right and so that it captures everybody's mana'o. Marie, you're on mute right now so we can't hear you if you're speaking.

Ms. Kimmey: Okay, I got it. Yeah, sorry. No, I was just going to say what Darren was clarifying is that what he see today is an upgrade of what was presented initially in the project. Period. Not that it's a superlative upgrade, a wonderful improvement to Wailuku. I don't think that's what he meant. I'm just trying to be real clear here so that we come out

looking like honest, honest people. Okay, that was my comment.

Mr. Forsythe: Darren, how would you like to re-word that landscaping, and I'll capture exactly as you state it.

Mr. Okimoto: Just that adding in landscaping to this area would benefit the area. That we agree with having landscaping would benefit the area, just in particular, just this topic of landscaping, not the rest of the project, but just this topic. Because it seems that we're going we're going topic by topic versus overall comments.

Ms. Hitchcock-Sprinzel: Yes, I heard that too. So, Scott, it's adding landscape to the area would, would benefit the ambiance. I mean having, having all the trees and plants in, in that area would certainly be an improvement.

Mr. Okimoto: And even as a suggestion if the Board agrees is having the applicant take a look and see if he could use native landscaping or talking with the community what type of plants they grew before, you know, that kind of sort of . . . (inaudible) . . .

Mr. Forsythe: So what I have captured here for the landscaping is adding the landscape -- adding landscaping is an added benefit to the area's ambiance, and the Board request the applicant assess native plant types for the project's design.

Ms. Hitchcock-Sprinzel: No, I think we were happy with their plant choices. You can just stop at the end of the -- that we, we support the landscaping.

Mr. Forsythe: Okay, I got that one then. Alright. Moving on to the ingress and egress for the hotel parking lot and Maluhia Drive. Would someone like to propose how that issue should be worded?

Ms. Hitchcock-Sprinzel: Mikal, that was your suggestion so maybe you can help with the wording.

Mr. Torgerson: Well, I'm surprised there isn't more concern about this. We're basically turning a tiny portion of a one-way road into two-way, but we don't want any of these people coming to use the hotel to actual utilize the road that seems obvious because it's right next to the porte cochere. They need to use a drive-in to a surface parking lot. Honestly I'm having difficulty with a lot of these things because I feel like they need to go back to the drawing board and start with a much different scope. I'm having difficulty seeing how I can support some comments on a design that I think is totally inappropriate. But I'll hold that to myself and I'll just vote no I guess.

Ms. Hitchcock-Sprinzel: So Board, for Scott's benefit, what I'm hearing you saying, tell me if I'm right, is that you have concerns about the ingress and egress from the property from

Main Street. That it's not clear where the folks should go to access the hotel, and then how to return back to the airport.

Mr. Torgerson: Yeah, what we're telling them is they can't utilize a public street that goes down through a neighborhood that would lead them back to the airport. But rather they need to go out, drive around a few blocks, and figure their way back. That seems . . . (inaudible) . . . to me.

Ms. Hitchcock-Sprinzel: In just a few words, it's you know, revisit the, the traffic flow and congestion that the project would bring to the community.

Mr. Torgerson: Yeah, revisit traffic flow, parking location, and building height, and scope.

Ms. Hitchcock-Sprinzel: Okay.

Mr. Torgerson: Thank you.

Ms. Hitchcock-Sprinzel: Thank you Mikal. So, so it's almost coming down to that we can -- there are more things we agree to vote no on than, than, than yes. So perhaps we can do a motion. So let's write something about the height, and let's write something about --. Well, that's really the next major concern is, is the height. That they recommend they consider a design that is not above four-stories. Is that appropriate? Marie, would that capture what you were saying?

Ms. Kimmey: Yes, that definitely captures, and just a recommendation, yes.

Ms. Hitchcock-Sprinzel: So our recommendation is that they would consider a design that --

Ms. Kimmey: That they would consider going to four-stories and follow the design guidelines of Wailuku town.

Ms. Hitchcock-Sprinzel: . . .(inaudible) . . . the variance. Right. Okay, do you want to read that back to me, Scott?

Mr. Forsythe: I have for the height, recommend considering a design that is four-stories and is consistent --. I should add that this is for the Wailuku Redevelopment Area Zoning and Development Code. The design guidelines are not completely specific on that. But that would be to the Code. So I would write recommend considering a design that is four-stories and consistent with the Wailuku Redevelopment Area Zoning and Development Code.

Ms. Kimmey: Excellent.

Ms. Hitchcock-Sprinzel: Okay, got it. Okay. So, starting with the height, and then parking,

and then the other point. One final reading so we can do our motion and --. Are you ready Scott?

Mr. Forsythe: Yes, and I'm not certain if we have captured them all. But I'll start with the first one and that adding landscaping to the area is an added benefit to -- sorry. Adding landscaping is an added benefit to the area's ambiance. Two, concerns about ingress and egress from the property and recommend revisiting the traffic flow and parking location as applied to the building.

Ms. Kimmey: Do we mean parking lot location?

Mr. Forsythe: Parking lot location...in the building's design. So I have concerns about ingress and egress from the property, and to revisit the traffic flow and parking lot location in the building's design. Sound good?

Ms. Hitchcock-Sprinzel: Okay.

Mr. Forsythe: For the height. I have recommend considering a design that is four-stories and consistent with the Wailuku Redevelopment Area Zoning and Development Code.

Ms. Hitchcock-Sprinzel: Okay.

Mr. Forsythe: There were comments regarding the undergrounding of utilities and the visuals aspects with that.

Ms. Hitchcock-Sprinzel: Okay, we're going to leave that one because they have, they have the guidelines already in place so I think we'll -- if everybody's in agreement, we'll just table that one. Because the guidelines actually recommend keeping the telephone and the utility poles.

Mr. Kunin: Can I just interject something?

Ms. Hitchcock-Sprinzel: I don't know who is speaking, but yes.

Mr. Kunin: Well, I just want to point out that that bus has been driven out by the new thing that's happening on Church and Vineyard. They're burying the utility so that rule is already off the books. So I don't see why you shouldn't bury it all over town because it looks horrible. Thank you.

Ms. Hitchcock-Sprinzel: Okay, thank you. So then let's say consider continuing to locate utilities underground.

Ms. Kimmey: Yes, good one.

Ms. Hitchcock-Sprinzel: Okay. So we're --

Mr. Forsythe: Consider continuing to locate utilities underground.

Ms. Hitchcock-Sprinzel: Excellent. Okay, so now do I -- are we ready for a motion?

Ms. Kimmey: I will make that motion what Scott has now written.

Ms. Hitchcock-Sprinzel: Okay, thank you Marie. And a second?

Mr. Torgerson: Yeah, I'll second.

Ms. Hitchcock-Sprinzel: Thank you Mikal. Alright, so I'm just going to do my round robin check marks. And so Peter is recusing from the vote. So, Marie?

Ms. Oana: Chair, I'm sorry, this is Jennifer. Can we just make the motion a little bit more specific? Is that a motion to approve the comments as written down by Scott?

Ms. Hitchcock-Sprinzel: Yes.

Ms. Kimmey: Yes.

Ms. Oana: Okay, thank you. And, and the second agrees, right?

Mr. Torgerson: Yes.

Ms. Hitchcock-Sprinzel: Thank you Jennifer. Alright, Marie, in favor or opposed?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Alright. And Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Thank you Mandy. Mikal?

Mr. Torgerson: In favor.

Ms. Hitchcock-Sprinzel: And Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: And Joshua?

Mr. Woodburn-Circle: In favor.

It was moved by Ms. Marie Kimmey, seconded by Mr. Mikal Torgerson, then unanimously

VOTED: To approve the comments as discussed.
(Assenting: *J. Circle-Woodburn, M. Kimmey, D. Okimoto, M. Saito, M. Torgerson, D. Unemori*)
(Recuse: *P. Niess*)
(Excused: *S. Marlowe*)

Ms. Hitchcock-Sprinzel: Okay, so the motion is carried. Thank you so much everyone for, for your, your time and attention. This was really an exciting meeting, and it's so wonderful to have so much community input and have people who are passionate about their community participate in, in the process. So, this is, this has really been an awesome experience. So the final piece of business is the Director's Report, so Clayton, can you take that?

Mr. Munekiyo: Madame Chair? Madame Chair, this Mike Munekiyo. On behalf of the team, we just wanted to thank the Board for their time. I know it's been a long meeting, so thank you so much.

Ms. Hitchcock-Sprinzel: Well, and thank you to your team for your presentation and, and thoughtful answers to the questions. I'm sure that you'll have a lot to go away and think about because a community that really needs our support so I'm sure we can come to a good closure. And thank you for being here today. Okay, so Clayton.

C. DIRECTOR'S REPORT

1. Agenda items for the July 7, 2020 meeting.

Mr. Yoshida: Okay. Thank you Madame Chair. Good afternoon members of the Board. The next meeting is scheduled for July 7th. We have two possible items. One is Seabury Hall Faculty Housing project review. And the other is the Hui No'eau Woodworking Building review. Again, we thank the Board for your time and efforts. It was one of your longer meetings.

D. NEXT MEETING DATE: July 7, 2020

E. ADJOURNMENT

Ms. Hitchcock-Sprinzl: Thank you Clayton. So – and thank you everyone on the Board for your time today. So with that, the meeting is adjourned.

Mr. Okimoto: Caryl, before we adjourn, I just had a few things that kind of came up in today's meeting especially since it's unusual that we had so many people attend.

Ms. Hitchcock: Yes.

Mr. Okimoto: Is it possible -- this may be a question for the staff -- when people sign in, can we automatically mute their mics? It seems like we've been having a lot of . . . (inaudible) . . . a lot of time?

Ms. Hitchcock: I think Clayton and Leilani because the meeting host moderator helps --. Well, I mean, when I teach, I moderate my own meetings, but, so therefore I can respond quickly when I can jump on it. But it's really nice for me to be able to concentrate on chairing the meeting, and having somebody else be the moderator. So I think there's a setting in Bluejeans where you can have people when they come in, they're automatically on mute.

Mr. Okimoto: Okay, I think that would be helpful.

Ms. Hitchcock: Yes, it would be super helpful. This is an ongoing problem with the video conferencing world is making sure that, or reminding people to mute their microphones. But if you're the moderator, you can mute the microphone yourself, I mean, but only you can do that.

Mr. Yoshida: Yeah, we can look into it.

Mr. Okimoto: Okay, another question I had was is it possible, like this meeting was extra-long. Certain people, you know, they're taking off work to testify especially when you go back into actual session. Could we have or open it up at the beginning of the meeting if there's anyone that needs to leave they could provide their testimony so they don't have to stay around the whole time? I just know that if someone's working they got to take off half a day not knowing when they can testify when the agenda item comes up. Having them be able to do it at the beginning so they can leave and go to work that would be helpful, I think, to the community in general.

Ms. Hitchcock: That, that's a really good point Darren. The reason why I didn't do it that way today is because everybody is working from home, at least, I think most people are. In, in

normal meetings, we, we do that first so that people who can't stay and want to testify can do that. And typically that is, that is the order, or the, you know, step-by-step process in a meeting. But things, things are changing weekly. Maybe our next meeting will be live and face to face where we, where we can do that, but it's a good suggestion to keep in mind and I will certainly ask if there is anybody who is on a time constraint who wants to testify in any future meetings. That's a good suggestion. Thank you.

Mr. Okimoto: I think there are certain people too that may be working from home, but with their planning conference calls and meetings, it's hard to schedule around a board meeting and agenda items. So just something to think about going forward. Thank you.

Ms. Hitchcock: No, that's a very good suggestion. Thank you.

Ms. Saito: Chair, since we're on that topic, I do have another comment. I guess when we move into discussion within the Board, we typically don't get disruptions from the public. You know, when you allowed the round robin thing where we provide comments, maybe, can we just, I don't know, briefly just say, like, we're moving into this, and these are the rules, maybe wait till the speaker is done speaking, and if there is a concern they can interrupt. But I noticed there was a lot of interruptions during, you know, when we were providing comments based on the projects and what we've heard from the public.

Ms. Hitchcock: That's an interesting comment, Mandy, because, I mean, I heard people not muting their microphone, but I didn't hear anyone actually interrupting you making your comments. So maybe I'm mistaken and I didn't catch that. I'm sorry if I didn't, you know, I didn't hear. I only heard people not turning off their microphones as they signed into the meeting. Because several times people have left and come back because they had internet problems.

Ms. Saito: Yeah, it happened a few times in the beginning, and then I guess they kind of caught on that we're trying to, you know, provide comments. And I think it was particularly when Peter was trying to recuse himself from the discussion, I think, there was a lot of opposition for that type of thing.

Ms. Hitchcock: That was inappropriate and I agree that that focus should be more cognizant of the, you know, the meeting rules and the meeting process. So I will -- I'm not sure that I can --. I mean I know what you're saying and then that was inappropriate from the, from the public. So I'm not sure if the moderator can then give permission to a person to use their mic and that it's turned off permanently. So maybe that is something we should look into Clayton so that would prevent that from happening.

Ms. Saito: There are applications that have, like, the raise hand feature where it will ding you. I don't know if Bluejeans has that, like, capability. That might be something to consider because then at least, it, it signifies that we're going to address their concerns when the

time is appropriate and we're not just ignoring them. Because there is a lot of chatter going on in the chat box too.

Ms. Hitchcock: Right. And because we're, we're not supposed to communicate via chat, I have been ignoring that so I don't go there and I leave that to the moderators to manage the chat which is, which is really, you know, the staff's responsibility.

Ms. Saito: Okay, that makes sense.

Ms. Hitchcock: Okay, again, I apologize for the length of the meeting, and thank you, all of you for your time. I mean, your turn out has been awesome so thank you for your, for your commitment to the Board and your service. So the meeting is adjourned.

There being no further discussion brought forward to the Board, the meeting was adjourned at 1:52 p.m.

Respectfully submitted by,

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

RECORD OF ATTENDANCE

PRESENT:

Joshua Circle-Woodburn (alternate)
Caryl Hitchcock-Sprinzel, Chair
Marie Kimmey
Peter Niess, Vice-Chair
Darren Okimoto
Mandy Saito
Darren Unemori
Mikal Torgerson

EXCUSED:

Stuart Marlowe

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Paul Fasi, Staff Planner
Scott Forsythe, Small Town Planner

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Jennifer Oana, Deputy Corporation Counsel
Kristina Toshikiyo, Deputy Corporation Counsel