

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
JULY 7, 2020**

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Caryl Hitchcock-Sprinzl at approximately 10:00 a.m., Tuesday, July 7, 2020, online via BlueJeans Meeting No. 846669374.

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

Ms. Caryl Hitchcock-Sprinzl: Okay, thank you everyone for your time this morning. This is the Urban Design Review Board meeting for July 7th, and I'd like to call the meeting to order. And that reminds me just a little thing about the virtual environment, if you could please mute your microphones when you're not speaking. And Stuart there's a little icon. Can you hear me?

Mr. Stuart Marlowe: Yes.

Ms. Hitchcock-Sprinzl: There's a little icon. If you hover your cursor over the top of the screen you'll see a little microphone. Just click on it until there's a line through it and that means your microphone is off. And then when you want to speak, you just click on it again and it will turn it on. Otherwise we get interference from the background noise and we can't hear quite so well.

Mr. Marlowe: Got it.

Ms. Hitchcock-Sprinzl: And the presenter, also, I don't know if you're familiar with screen share, but you have that option to screen share a power point presentation of your project to the, to the public and to the board. Did you find it Stuart?

Mr. Marlowe: Yes.

Ms. Hitchcock-Sprinzl: Okay, wonderful. So just click it till there's a line through the microphone just once and that should --. Oh, that turned your video off. Just the microphone is fine. We're all getting used to this new world aren't we?

Mr. Clayton Yoshida: So I guess Madame Chair, this is Clayton Yoshida with the Planning Department. And with me is Leilani Ramoran-Quemado the secretary to the Urban Design Review Board. We also have Kristina Toshikiyo from the County Corporation Counsel office. And Jennifer Oana from the County's Corporation Counsel Office. Let's see we already have about 32 people on the . . . (inaudible) . . . but I guess we'll turn it over to Paul Fasi who is the planner for the first item which is the Liloa Senior Housing . . . (inaudible) . . . Paul are you there?

B. COMMUNICATIONS

1. **LILoa SENIOR HOUSING, LP, requesting a Special Management Area Permit for the Liloa Hale Senior Affordable Housing Project, a project consisting of a single three-story building containing 117 affordable senior housing units, amenities, landscaping, parking and improvements on approximately 3.61 acres at 300 E. Welakahao Road, Kihei, Island of Maui, Tax Map Key (2) 2-2-002:072 (por.). (Paul Fasi)**

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

Mr. Paul Fasi: I am here Clayton. Okay, this is Paul Fasi. Are we ready?

Ms. Hitchcock-Sprinzel: Paul, we're getting a little bit of feedback because we need everyone to mute their microphone except for the person who is speaking.

Mr. Fasi: Stu, you got to mic your -- you got to mute your microphone. Okay, well, here I go. So, this is the Liloa Hale Senior Affordable Housing project. It's 100 percent workforce housing project. It's being process through Maui County Code 2.97 which is the residential workforce housing policy incentives and exemptions.

This, this particular project the Planning Department supports. It still has to through County Counsel review. That may happen around August 26th or so. And I will take your recommendation to the Planning Commission when that time comes. It hasn't been scheduled yet. I'm not going to get into the details of the project because the applicant has a presentation and all of the details are there so I don't want to be repetitive. Are there any questions as far as the regulatory context of this project for the Planning Department? If not, I would like to have the applicant start their -- begin their presentation and get into the project. Thank you.

Ms. Hitchcock-Sprinzel: Okay. Go ahead.

Mr. Grant Chun: Good morning everyone. Can you hear me? This is Grant Chun.

Ms. Hitchcock-Sprinzel: Yes.

Mr. Chun: Good morning. My name is Grant Chun and I am the executive director of Hale Mahaolu. Thank you very much for having us this morning. It is my pleasure to be here to share with you all a new senior affordable housing project called Liloa Hale which will be situated on Liloa Drive on a portion of the Hope Chapel campus in Kihei, adjacent to the existing senior affordable housing community of Hale Mahaolu Ehiku.

We are particularly pleased to be able to introduce you to our partner in this development Mr. Mo Mohanna who is the president of Highridge Costa which is very highly regarded

builder of affordable housing, and actually recognized as one of the nation's leading developers of affordable housing communities. Highridge Costa has already done a few projects on Oahu, but Liloa Hale is their first here on Maui and we're excited to be working with them.

The project is currently making its way through the process with review having occurred at the community level before the Kihei Community Association and the South Maui Advisory Committee. Aside from the review that will occur with you all here today, we are also scheduled for initial review before the County Council's affordable housing committee in August. And we anticipate review by the Hawaii Housing Finance and Development Corporation in the coming months.

I'll just take a quick moment to introduce the rest of our team who is here today to present the project for your review and consideration. From Munekiyo Hiraga, our planning consultants, are Yukino Uchiyama and Mark Roy. From Design Partners, the architects for Liloa Hale, we have Johnny Wu and Lina Tamashiro. From Otomo Engineering, Ashley Otomo joins us. From Chris Hart and Partners, the landscape architect for the project we have David Sereda. Tyler Fujiwara is with us on traffic from Austin Tsutsumi and Associates. And Tanya Lee-Greig is also on the call on archaeology. We have a presentation planned for you all this morning, and so I will turn the floor over to Yuki to move us forward. Thanks again for having us.

Ms. Yukino Uchiyama: Thank you Grant. Do you see my screen...everyone?

Ms. Hitchcock-Sprinzl: Yes. We see your presentation Yukino.

Ms. Uchiyama: Okay. Thank you very much. Yeah, thank you Grant. Good morning Chair and the members of the UDRB. Again, this is Yuki Uchiyama from Munekiyo Hiraga. Okay, today we are requesting UDRB's review of the project and recommendation to the Maui Planning Commission.

This is the regional location map of the project. The project is located in Kihei and just makai side of Piilani Highway, mauka of Liloa Drive. This is a closer look of the project site. The project site is located just south Hope Chapel in Kihei. This shaded area is a single TMK which encompasses about 17.9 acres. And the applicant is planning to condominimize the . . . (inaudible) . . . portion of the TMK and develop the project on this 3.61 acre site which is over here. And located to south of the project is Hale Mahaolu Ehiku, another senior affordable housing managed by Hale Mahaolu. And across the, across Piilani Highway is the Kihei Wastewater Treatment Plant. And located to the west is the existing single-family residential neighborhood.

Project Overview; this project involves the development of a 100 percent senior affordable housing rental community, and it will be a single three-story building containing 117

apartment units including one and two bedrooms and related improvements. Again, this will be managed by Hale Mahaolu, and project is located on about 3.61 acres site south of Hope Chapel in Kihei. And onsite amenities will include a community gathering space for the residents, the mailroom, property manager's living unit, office space for onsite staff, and 143 on grade parking stalls and two loading stalls.

In terms of product type and floor area, there will be two unit types; one bedroom, one bath, and two-bedroom and one bath. For the one bedroom unit there will be 101 units in total including five ADA units. And the floor area is about 660 square feet. And for the two bedroom units, there will be 16 units in total including one ADA unit. And the floor area for two-bedroom unit is about 900 square feet. All units will be adaptable as guided by fair housing act and we'll go over the floor plans of these unit types later in the presentation.

In terms of land use designations, it's located within the State Land Use District Urban. Under the Maui Island Plan, it's located within the Urban Growth Boundaries. The Kihei-Makena Community Plan designates the site as Project District. And the County Zoning for the site is Project District V Piilani Village. And it is also located within the County of Maui's Special Management Area.

In terms of regulatory context of the project, the project triggers Chapter 343 EA because there will be some infrastructure improvements within the County's right-of-way. But this is a 100 percent affordable housing project, an EA exemption declaration has been issued by the Department of Housing and Human Concerns. And again this is an affordable housing project so a Chapter 2.97, Maui County Code, fast tracking housing application has been submitted and being processed by DHHC to request exemptions from various County requirements. And again, the project is located within the County SMA so the SMA Use Permit application has been submitted and being processed by the Planning Department.

We have some photos of the project site. As you can see the site is currently vacant, and this is the interior view of the project site, facing south-west. And another interior view of the project site facing north-west. And this is the view south along Piilani Highway, and the project site on the right-hand side over here. And this is another interior view, north towards Hope Chapel. This is the Hope Chapel building parking lot. And then this is another view, north towards Hope Chapel on the right, and then to the left is the existing storage facilities. And these containers are located on the same TMK but outside of the project site.

Okay, so with that, I would like to hand over to Johnny Wu of Design Partners and he will present the site plans and the architectural design.

Mr. Johnny Wu: Hi. Good morning. Can you all hear me?

Ms. Hitchcock-Sprinzl: Yeah.

Mr. Wu: Okay, great. And you can see my screen yeah. So good morning all. Yeah, I just wanted to say that we are very excited to be a part of this project in providing more affordable housing to Kihei. We, we have several goals in mind in developing this project and want to make sure that we design a building that fits the neighborhood. We wanted to maximize the amount of natural light and view from the site. We want to create a very safe environment for the occupants of the building, and so on the site given that this is a senior affordable housing project. And want to make sure that the scale of the building in context of the neighborhood fits well. And we also want to make sure that the aesthetics of the building fits.

So we have all these challenges, and we, we think that we did a fairly decent job in tackling these and what you see in front of you what we are proposing as the site plan for the project. As Yuki noted we have a total 117 units with about 143 parking stalls situated around the site. We wanted to maximize the distance from the property line to the building to allow some of the spatial and landscaping separation from the highway and also Liloa Drive.

So the entire building is about three-story. And it sits about seven to eight feet below the existing Piilani Highway. So when you drive on the highway actually you're looking at about a little over two-and-a-half, three story building. So we thought scale wise that, that is sort of a good benefit from people driving on the highway looking at the project being based on a very big building. And we also want to create a very decent size internal courtyard which we landscaped. And David, our landscape architect can go over the landscape later, but the courtyard, it's about 100 foot wide. And that should provide quite a bit of good shading and for the residents to go outdoor in a safe environment.

So we designed the building in sort of in three wings. We have the west wing which is sort of the left side of the, of the building. We have the east wing. And we also have south wing on the bottom. The main entrance into the building is located in the middle of the south wing where you also see a porte cochere. So the primary entrance, vehicle entrance, into the project is on Liloa Drive. And when you come in the parking lot is surrounding the building and the, the porte cochere it's right in front of you, easy to spot on the left side. I'll go a little bit more in detail when we go to the building plan.

The other feature that I wanted to note on the site plan is that we plan to have a six-foot high moss rock wall, moss rock wall, around the Piilani Highway. This is primarily to shield the noise from the highway into the residence. The other property line along the north and along the west, we plan to have aluminum perimeter fence that surrounds the property for safety. We're also providing an access, potential access to the future area between our site and the Hope Chapel site. So we're providing a, a pedestrian access that is located sort of to the left of the west wing of the building.

We will then -- I will move on the floor plan. So this is the first plan. And as mentioned

earlier, the main entrance to the facility is off of the south wing. And when you enter the building we have a foyer and a clubroom, and that clubroom opens up to the middle of the landscaped courtyard. That is one of the key features for the project. We have about 40 units per floor, and that makes up the total of 117 units total. The rest of the public spaces on the first floor includes the mailroom, two laundry facility, trash room, and a fitness area. There's also a leasing office and a manager's office. And we have an onsite manager that will stay in the facility.

This is the second floor and the third floor. Very similar floor plans for the upper two floors. And we have an activity room located on the east wing towards the elevator. And we have two sets of elevators, two each, located sort of at the intersection of the west-east wing with the south wing. And located in this area, you can see the cursor.

Okay so this is an enlarged area of the first floor entrance. As noted earlier we have the main entrance and come to a nice foyer with a clubroom in the middle. And we have a kitchenette off to the right side with the fitness area to the right of that. The access to the elevator, to access the upper floors, are located on the east side of the lobby area.

This is our typical one-bedroom unit; about 642 square feet. And these are all adaptable units, 100 percent, and we do have a percentage that's ADA units. And this is a standard two-bedroom unit with the area of 878 square feet, approximately. And this is a typical ADA one-bedroom unit, less slightly . . . (inaudible) . . . floor area with 653 feet. And this is our typical two-bedroom ADA unit with the 916 square feet.

Okay this is our proposed elevation of the project. As you can see it's a three-story building, and we tried to break down the scale of the building by proposing different materials, finishes, colors. We proposing to have rock moss siding on the bottom floor, and a board and batten finish on the third floor, finished with a standing metal seamed roofing that's shaded in green color. We have some features on the elevation. As you can see we have some . . . (inaudible) . . . Hawaiian what we to refer to as Hawaiian decorative patterns. We also have window shading that is on some of the windows that provide a good aesthetic feature as well as creating shade for the residents within the units.

This is a view of the east and west elevation. And again, trying to bring down the scale to the potential level by creating very down to earth type color tone. We have moss rock, some features, some columns and whatnot so that will blend in what we feel is appropriate for the project.

And this is the, the color board that we're looking at the finishes. So in the middle, on the lower body color we're looking at a medium tan color base. And then on the upper body of the building we're looking at a little lighter. And the materials that we're looking at is sort of like into hardy siding. That type of material, very low maintenance. And we have a few accent colored choices that we're looking at in the brown shade. And for the railing we're

looking at the aluminum dark bronze, similar to the photos sample that we have on the board.

So as mentioned earlier we wanted to -- safety is one of our . . . (inaudible) . . . for this project. We wanted to make sure that it is well lite, and at night as the residents go about so we have incorporated LED lights throughout the parking. These are 100 percent shielded so they do not light up into the sky. And we also have sort of those pedestals bollard type lights within the courtyard in the middle so at night they will be lite but not as bright, but then enough for safety to enjoy the courtyard at night.

And now I will turn it over to David who will go over the landscape plan, the landscape concept of the project.

Mr. David Sereda: Hi. This is David Sereda. Can everybody hear me?

Ms. Hitchcock-Sprinzel: Yes David.

Mr. Marlowe: Yes.

Mr. Sereda: You should be seeing my screen now.

Ms. Hitchcock-Sprinzel: We can see it.

Mr. Sereda: Okay, great. Thank you. So my name is David Sereda. I'm with Chris Hart & Partners. We're the landscape architects for the project. The main sort of landscape element for the project as you can see is the outdoor, the main outdoor amenity for the project is the courtyard. And the way it's going to, with the building on three sides, and orients . . . (inaudible) . . . there should be plenty of shade, and it should be very comfortable capturing the trade winds as well. So we think that will be nice gathering space for the residents. And so what we have done is we've, the main thing we've done there is added four large canopy Rainbow Shower Trees. As you can see this is the Rainbow Shower symbol our plan. And the Rainbow Shower Tree is there's 20 of them on the plan, I believe, which is the main sort of showy large tree that will be the most noticeable throughout the site.

Some of the other trees that we have --. So we're shading the parking. So we think we have plenty of trees to shade the parking areas. And those parking lot trees will be Milo which a native Polynesian introduced species, the Fern tree and the Geiger Tree. And the nice thing about all of the tree selections is that they will be drought tolerant, won't have a lot of litter, and won't have any intrusive roots within the parking area.

A couple of the other tree species we have are the Singapore Plumeria and the small flowering Jatropha tree. And those will be just accent trees located throughout the property.

One of the other ideas that we like to introduce is the use of fruit bearing species of trees for the residents to harvest. And so what we have done is we've added a couple of different citrus trees, avocado and papaya. And we've located those along the northern perimeter so that they're away from anywhere that they could fall, or be slipped on, or become a hazard, and -- but close enough for everybody to, to enjoy the fruits of the trees when they do start bearing those fruits for the residents to enjoy. . . . (inaudible) . . .

One of the other elements we have is screening along the street perimeters. Along the highway there's going to be a -- as Johnny mentioned there's a six-foot rock wall. And on the inside of the rock wall will be the native (Naio) tree. And the nice thing about that is it can be maintained at a suitable height. So if it's, you know, considered to be too short, if they wanted to be up above the six-feet of the wall to screen more of the highway, then that's always an option for the, whoever is managing the property. We have that along all three perimeters of the property, here, here, and here.

Another feature that we have is are these two large Monkey Pod Trees. There's one here and here, at the top and bottom corners, next to the highway. And the reasons we felt it might be nice to have those is because there's a theme along the highway that currently started from north where there's Monkey Pod trees next to, adjacent to a lot of the neighborhoods and the park. And so we thought we would keep that theme going by adding a couple of Monkey Pod trees for this project as well along the highway.

There will be a pedestrian connection here that will access to the north from the site. And so this would be future connection for the development that would occur on the adjacent property to the north.

This is the conceptual irrigation plan, and a couple of things to point out here are that we would like to take advantage of the nearby reclaimed water line from the County. It's already being used by in the park nearby, so we would like to incorporate that to use the reclaimed water, R1 water. And then also, within all of the shrub areas as much as possible we'd like to use water conservation measures which would be the drip irrigation, as well as in the lawn areas we would use high efficiency novels for the lawn.

This is the conceptual site plan -- I'm sorry, the conceptual signage plan. So the entrance sign would be here on the left side as you enter the property. And the idea here is to have -- it's both four feet high and 11 feet long, and the lettering would complement the existing Hale Mahaolu which is nearby, the adjacent property. And so we would do the same lettering type, and the same CMU with off white colored stucco as the background. And then we would also incorporate a couple of pilasters one on either side. And those would use the moss rock veneer that would be also found on the, on the building.

Thank you. I'm going to turn it back over to Yuki.

Ms. Hitchcock-Sprinzl: Thank you Darren.

Ms. Uchiyama: Okay, so Johnny is going to explain the renderings. Johnny, are you on?

Mr. Wu: Yes. Can you hear me?

Ms. Uchiyama: Yes.

Mr. Wu: Okay. So this is a conceptual rendering showing the project and sort of the reinforces our design ideas and concepts . . . (inaudible) . . . project. So what you see is looking from north to south, and we have the residential, the existing residential area to the right. And what we did our best to try to maximize the distance from the existing single-family residential. So right now, we -- to the face of our building, it's about 250, approximately 250 feet to the face of the existing residential area. And it is our attempt to maximize that distance. And as you can see from the, on the Piilani Highway side, we did try to lower the finish grade. And basically when you're driving on the highway, you're looking at about two, two-and-a-half story height building. So Yuki next.

Yeah, okay, so this is the second of the two concept renderings that we did. And this is a view from the Piilani Highway looking at our project site. And from, from the highway, it's about 165 feet to the face of the building. And again, we're trying to maximize this distance as well. And what you also see is the moss rock wall that we're trying to shield noise from the highway to the residents. And also the lush landscaping that we're proposing surrounding the project site. Thank you.

Ms. Uchiyama: Thank you Johnny. So in summary we are here today to request the UDRB's review of the project and then your recommendation to the Maui Planning Commission. And this brings us to the end of the presentation. Again, we have Grant Chun and Mo Mohanna from the applicant team to answer any, you know, financial or operational related questions. And also, we have the project's engineer, architect, landscape architect, and also project archaeologist for any archaeological or cultural questions, or traffic engineer for traffic related questions to answer your questions. Thank you again.

Ms. Hitchcock-Sprinzl: Thank you Yukino. So at this time I would like to open public testimony on the project. I know we have received one written letter in testimony from the Kihei Community Association which was written by Mike Moran. But Mr. Yoshida, I think although the Board have received copies of this letter with the nice summary of the recommendations. And I wanted to go back and just thank the team for a wonderful presentation. That was very informative and really nicely done, so thank you. So Clayton, do we have any video or audio testimony people who signed up?

Mr. Yoshida: Madame Chair, Clayton Yoshida with the Planning Department, to my

knowledge, testimony, written testimony that we have received on this agenda item. Based on the chat, I don't see any people that had signed up to testify. I don't know if there's anybody on the phone who wants to testify. There's about 42 people attending the meeting at this time, but we don't have anybody via chat who had signed up to testify.

Ms. Hitchcock-Sprinzl: Thank you Mr. Yoshida. So at this time then unless we hear, then public testimony is closed. And I would like to open up the discussion up to the Board to have their comments, and questions, and recommendations. Do they want me to go over the recommendations from the Kihei Community Association or wait until the end? I think maybe waiting till the end might be better, and then we can put all of our recommendations together. So, what seems to work in this virtual environment was kind of a round robin. So if I may start with Peter. If we could have your comments or recommendations on the Liloa project.

Mr. Peter Niess: Peter Niess here. Yeah, overall this is an exciting project. It seems like it's going to be in terms of use. In terms of comments I would...sounds like you're going to get exempted from the EA process so I just hope that at some point there is input from the archaeological side . . . (inaudible) . . . who reviewed projects in the neighboring area recently and there was a few sites so be sure you guys have considered that. I just want to bring that up and make sure there's a plan for that.

The other thing would be traffic. It's kind of frustrating street that needs a...Welakahao needs something where it meets up to Piilani Highway. I'm not a traffic engineer but that is an awkward area now that you can only turn right, and it's frustrating. So I just want to make sure that traffic has been considered the impacts on this going both north and south on Liloa. Not assuming everyone's going to go one way out of there to get up to Piilani Highway.

And the other item would be shading. Just along the south elevation I noticed that you did awnings on some of the windows, about half of them, and then you left the other ones out. I'm not sure if that was a design move or not. I would just maybe consider shading the other bedroom windows on the south elevation only, not on the east, west or north. With the similar awnings, if it fits in the design when you guys model it you can see it.

And I noticed in – one other thing there's a mass wall on the east and west elevations. It wasn't in your latest elevations and in this presentation, but it's in our packet and in the, the 3D modeling, and there's one wall that is a solid mass and I was wondering if there's any element used elsewhere in the project that could be used to break that up. That one there on the right. There's just no windows or . . . (inaudible) . . . You have that design element. You've used the, the one that you mentioned is the Hawaiian type element to break it up. Maybe there's something you could do to break up the mass wall on the east and west elevations in some way just so it's not 29 feet by 30 feet high. Yeah, that would be --.

One more is for David Sereda. My knowledge of shower trees isn't that great, and I know that a lot of the ones I see aren't getting watered correctly so they lose all of the foliage for a chunk of the year. So I'm wondering is that true with shower trees in general? Do they drop all of their flowers and leaves for a good portion of the year like Plumerias or is it --? And I'm just noticing ones that aren't being watered or feed correctly so that they're not keeping their foliage year around. I have a question and a comment. That's it.

Mr. Sereda: This is David. I can answer that.

Ms. Hitchcock-Sprinzel: Thank you Peter.

Mr. Sereda: Do you want me to answer that question?

Ms. Hitchcock-Sprinzel: Okay. Go ahead.

Mr. Sereda: Yeah. Sure. Yeah shower trees they can lose a lot of their foliage during the year and -- but with, yeah, with proper watering and good conditions they shouldn't be bare, like what you might be seeing in certain areas. If you're seeing in the parking lots maybe that aren't getting enough water, that's a possibility. But they shouldn't look bare like the . . . (inaudible) . . . Plumeria does for part of the year.

Mr. Niess: Okay. Thanks.

Ms. Hitchcock-Sprinzel: Okay Peter, did you have any other questions or shall we move on to the next board member?

Mr. Niess: Yes.

Ms. Hitchcock-Sprinzel: Okay.

Ms. Uchiyama: Can we answer some of, can we answer some of his kind comments or questions right now or should we wait until the end?

Mr. Niess: Yeah, maybe answer.

Ms. Hitchcock-Sprinzel: We can wait until all of the members have had a chance to give their comments or recommendations, Yukino.

Ms. Uchiyama: Oh, okay.

Ms. Hitchcock-Sprinzel: Okay. Yeah, I'm like you, just taking notes and then we can summarize at the end. Thank you. Alright, so moving along to Marie.

Ms. Marie Kimmey: Yes. Hi. I am -- I actually live near this so I think it's a good project overall and definitely well needed. There were just a few things. Peter just touched on one of them which is the bare empty wall as he said he hope, you know, in a more updated version there's been some kind of a décor or even put windows there. I also agree with Peter that especially on the south side although sometimes west and east here in Kihei gets pretty bright, perhaps more awnings judiciously placed would be good.

There was one other comment that I had that it is right next door to an existing low income project and I think that a foot path between the two would be beneficial. Let's see, I think, other than that, I believe they've done a pretty good job based on I'm sure cost considerations. So that's really are all of the comments I have at this phase.

Ms. Hitchcock-Sprinzl: Thank you Marie. That's great. So Darren Okimoto?

Mr. Darren Okimoto: Thank you Chair. I'd first like to say I do like this project. I think it's great that is right next to the existing affordable rentals, or existing Hale Mahaolu Ehiku. And I like how the developer is co-developing with Hale Mahaolu, and that Hale Mahaolu will operate this facility as long as, as well as the Ehiku, so it seems very efficient. I like the central courtyard landscape area. I think that's a great feature for the project. Has there been any, I guess, thought into putting PV or any other renewable type of resources? I didn't see any in the presentation, but that's something that can be looked at for, you know, this many residences. And the other question I had was I noticed there's only one entrance off Liloa Drive. I just wanted to see if that is something that Fire Department is okay with. That's it Chair. Thank you.

Ms. Hitchcock-Sprinzl: Thank you Darren. Does the team want to respond to that piece? I think I remember you said you had someone from -- who has done the traffic, who is, you know, in charge of traffic for this project. Would they like to answer that question?

Ms. Uchiyama: Yeah. Tyler, are you on? I'm not sure. But we --

Mr. Tyler Fujiwara: Yes, I'm here.

Ms. Uchiyama: Oh, yeah.

Mr. Fujiwara: So with regard to the access, I personally am not had any discussion with the Fire Department. In terms of the traffic that's being generated by the project, however, it is pretty low. We're looking at only about ten to 15 vehicles being generated by the project in each of their respective peak hours. We looked at a.m. and p.m. peaks. So, you know, in total along the regional roadway, South Kihei and Piilani Highway, we're only looking at about five vehicles per direction per peak. But, yeah, we can make note of your comments and check with the Fire Department on that.

Ms. Hitchcock-Sprinzel: Thank you Tyler. Great.

Mr. Okimoto: Thank you.

Ms. Hitchcock-Sprinzel: Alright. So does that answer your question?

Mr. Okimoto: Yeah. And I agree with Tyler because it's senior affordable rentals. The amount of traffic would be expected to be less. And it's going to be something that comes up when the project goes for construction plan . . . (inaudible) . . . Fire Department. So as long as there's . . . (inaudible) . . . that's important. Thank you.

Ms. Hitchcock-Sprinzel: Yes. I agree, and the whole fire evacuation plan I'm sure will be reviewed again, so that's, that's a really good question. Thank you Darren. So Mandy, questions, comments, suggestions?

Ms. Mandy Saito: Just some comments. I guess I do like this project. I think it's a good project for the community. It does have a lot of nice design elements incorporated. I especially like the fact they will be utilizing the reclaimed water for landscaping. That's important because this area is really dry. You want to make use of the resources that we have available. But I think the previous board members already asked the questions I had. Thank you.

Ms. Hitchcock-Sprinzel: Thank you Mandy. So moving along to Darren Unemori.

Mr. Darren Unemori: Okay, I wanted to start with a question for the project team. Is the project requesting any exemptions on this 201H that you'd like the Urban Design Review Board to speak to? Parking? Building heights? Low grade frontage improvements? Any of those things are under request for exemption?

Ms. Uchiyama: Yes. So actually this is new process called Chapter 2.97 application.

Mr. Unemori: Okay.

Ms. Uchiyama: So it's slightly different from 201H application, but we do have a list of exemptions that we are requesting as part of the project. I'm sorry I can't pull up the list. But one thing that I can speak to...there will be -- sorry I'm going to -- the sidewalk improvements along, on Liloa Drive. But since the project is just a portion of the TMK, the improvement will be just in front of the project site. So not, it's not going to cover the entire TMK. So that is one of the exemptions that we are asking as part of the application. And...team, do you guys have any other exemptions...that we should mention here? I'm pulling up the list right now. Many exemptions that we're requesting is the waiver from the, you know, fees. For example, like payment of wastewater assessment fees . . . (inaudible) . . . payment, and payment of . . . (inaudible) . . .

Mr. Unemori: Yeah, actually I was really referring to those that would affect physical improvement like you mentioned . . . (inaudible) . . . sidewalk accessing. Okay, so that seems like the only one. And so parking wasn't a -- need to required parking ratio?

Ms. Uchiyama: Actually there's an exemption request for the parking requirement, parking requirement as well. So we are requesting less parking spaces because this, you know, because this type of, you know, project doesn't require as much parking. So, that's one of the exemptions.

Mr. Unemori: Okay. Thank you. I had a second question related to my first question for Mr. Chun if you don't mind answering it. So regarding the parking exemption, your ratio is about 117 units to 143 parking stalls, one point one, one point two? I understand from the Kahului, the Catholic Charities project in Kahului, one to one was fine. What's the experience as far as parking, providing parking onsite for the residence? Again because it's a, would the, would the request exempt a number . . . (inaudible) . . . ?

Mr. Chun: Yeah. So generally we want to at least have one parking stall per unit. This project also has some two bedroom units so there are potentially, you know, two occupants in those units which will require an extra stalls. Mainly the extra stalls are used for staff, for activities that occur on the, on the property. You know folks come and provide exercise classes, sometimes meals, different kind of vendors come on to property to do repair work. And so absent the few extra stalls available it can get pretty stressful for the tenants when a folks have parked in their stalls, so we always try to make sure there's a little extra. But we think the ratios that the design team has put together will be adequate for the, for the needs of this property.

Mr. Unemori: Okay. My second question for you is KCA had commented in their letter suggesting providing the pedestrian connection between this project and Hale Mahaolu Ehiku, next door. Yuki mentioned that there would be an exemption for sidewalk along Liloa Drive. So I wanted to get your thoughts. Is there a practical need for a pedestrian connection between the two projects, between Ehiku and this one?

Mr. Chun: You know it would be a great asset for the, for the two properties to have that connectivity. The problem is there's a flood zone between the two properties currently. So there's a sidewalk along Liloa currently in front of our property, and there will be another parking sidewalk, of course, as Yuki said in front of, in front of Liloa Hale. So folks can still go down on Liloa Drive and get from one property to the next. Perhaps in the future with proper permitting a pathway could be provide to the flood zone. But that's not in plan right now because it would be additional layers of design and permitting that that would require.

Mr. Unemori: Okay, and so just to clarify so what's proposed together with is existing is taken off for the time being?

Mr. Chun: Yes, yeah, right. So, I mean, there's connectivity but it's just that folks will have to walk on Liloa Drive as opposed to cutting across the undeveloped portion of the Hope Chapel property which is situated between two properties.

Mr. Unemori: Okay. But it's been . . . (inaudible) . . . better connectivity can be looked at.

Mr. Chun: Right. Yeah, good question.

Mr. Unemori: Thank you very much.

Mr. Chun: Thank you.

Mr. Unemori: Let's see, next question is actually for Mr. Wu. KCA had requested providing natural cross ventilation to the building including corridors and . . . (inaudible) . . . units. I noted your concern about noise from the highway. How does KCA's recommendation for natural cross ventilation square with controlling noise from the highway to residents?

Mr. Wu: Yeah so, oh for noise we're looking at, as explained earlier, we're looking at a moss rock that is sort of at the property line that will shield where taking most of the noise from the vehicle. And plus the landscaping, the plush landscaping along the property that will shield most of the noise from the vehicle traffic. And also we tried to maximize the distance from the highway to the building, and that's what we attempted to do for the noise. And we show right now with over 165 feet of separation; that should be adequate.

Now as far as ventilation we increased the courtyard as one of our key feature for the project. We, we did thought about the natural ventilation of the corridors or whatnot. But at this point due to the program apparently and we're trying to double load the corridor, so having a, you now, more efficient building in the out. And right now what we're proposing is sort of . . . (inaudible) . . . controlled corridor, and the units all have access to natural ventilation so they can open their doors, and, and enjoy the natural ventilation. The other reason why we decided to go with double loaded is that if we do keep a sort of a, a natural ventilated corridor it will become wider corridor that would make the building much bigger, and also take away from the landscape area that we have planned outside. So right now on the site plan if you noticed that the parking layout is pretty efficient. We have two double loaded sort of parking design with adequate landscaping surrounding that. And in order to do a naturally ventilated corridor we essentially has to pinch the landscaping between our building and parking, and also reduce the courtyard space.

So that was the, the sort of the give and take decision we had to make. And we thought that having a bigger open space, a bigger courtyard, and the residence, they have the ability to enjoy natural ventilation by opening up the, the lanai doors, that, that still offered the residence the opportunity.

Mr. Unemori: Okay. Thank you. You pretty much considered natural ventilation and took . . . (inaudible) . . .

Mr. Wu: Correct.

Mr. Unemori: -- environmental consideration. Okay.

Mr. Wu: Correct.

Mr. Unemori: Thank you very much.

Mr. Wu: Correct. Correct.

Mr. Unemori: Thank you. Madame Chair, I would offer a recommendation that UDRB endorse the, the exempted parking count proposed by the project. And I have no further comments.

Ms. Hitchcock-Sprinzl: Great. Thank you Darren. Alright, so Stuart I think you're next on the list for questions, comments.

Mr. Marlowe: Most of the thoughts have already been articulated by the rest of the Board. I think the presentation was really exceptionally well done, and I'm just in favor of moving forward and giving them their permits to build this wonderful project.

Ms. Hitchcock-Sprinzl: Thank you Stuart. And then finally Joshua, some comments or suggestions, questions.

Mr. Joshua Circle-Woodburn: Hi. Yes, again, yeah most of my comments have been, you know, asked or addressed. I did have just a couple of comments for consideration maybe on the outdoor courtyard which again I like this project and the use of that space. I'm support of it. I just wanted to say maybe we could see if there was a way to make sure that space is to be activated. I don't know if there could be outdoor games or, you know, areas for the residents to use or maybe some barbeque space or just something that kind of help them draw them to that space because I do believe if it is a great area that will be kind of shielded from noise and kept cool. So if there's any way to consider use of that nature I think that would be great.

And my only other comment, maybe more so for the, you know, design teams and consultants, I think maybe moving forward, I appreciate the view renderings that were done, but I kind believe there, they're not that useful in the sense that they're from the air. So the one from Piilani, it's not really accurate because I'm not that tall or I'm not hovering in the sky like that. So I think it would be more useful if we saw the actual view from the highway

or from the road because I just think -- again, I'm in support of the project but it's going to be more impactful than, than this. So I think just something to consider for us, maybe as UDRB of what we request or how we can get that. But I think that would be helpful moving forward on the project.

Mr. Wu: Thank you Joshua. Yes, in doing the renderings, we did look at the different view angles and opportunities, and honestly with the eye level height at the highway there's not much that you see, so that's why I think the decision was made to go a little higher up.

Mr. Circle-Woodburn: -- but I --

Mr. Wu: And so that --

Mr. Circle-Woodburn: I appreciate that.

Mr. Wu: Yes.

Mr. Circle-Woodburn: So that might help you too, I guess, if, you know, even to have one other one that shows that we don't really see much, that might actually be a good thing, you know, because that's --

Mr. Wu: Yeah, that's a good point.

Mr. Circle-Woodburn: Yeah.

Mr. Wu: Thank you. Yes, that's a good point. Thank you. We'll consider that. Yes.

Mr. Circle-Woodburn: Thank you.

Ms. Hitchcock-Sprinzel: Great. Wonderful discussion and comments. So now I would just invite the planner to compile and go over the recommendations and comments. Or, if you need some help I've been taking notes and I think also the presenters have been taking notes so Paul? Clayton, I can't --

Mr. Fasi: Sorry, I couldn't get my mic on. Yeah, I've got about six here, and I'm not sure if they're all recommendations or just comments. So if you want to summarize those, Caryl, I'll just take them from you. Like I have the one window sidings on the south side windows. Water the shower trees more. Break up the wall massing along the highway side of the highway. It would be nice to have a footpath, a walking footpath with the project next door. Outdoor courtyard, you know, maybe have some attractions there that would draw the residents in with barbecues, games, checker boards whatever. And eye level renderings. So I'm not sure which one of these you want to take as just comments or recommendations.

Ms. Hitchcock-Sprinzel: I think Paul, they're all recommendations. And did you get the one about the Board support the parking exemption that Darren proposed?

Mr. Fasi: Wait, say that again, Caryl, I'm sorry. That --

Ms. Hitchcock-Sprinzel: That . . . (inaudible) . . . submitted the exemption from the parking requirement.

Mr. Fasi: They're supporting it, right?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Fasi: Okay, got it.

Ms. Hitchcock-Sprinzel: And also the letter from the Kihei Community Association, and it's really nice to see some community input. I think we're, we're all in support of the project and that will really be a nice project when it's, when it's done. But their, their recommendations were also, I think the things that most of the board members brought up as well about the cross ventilation. So you can refer to the letter for that -- you know, it's decreasing the hardscape to reducing the heat island effect. So with plantings, and maybe even considering reflective services that are not quite so heat absorbing and retaining.

The moss rock wall, I think you got that one about sheltering the, the project from the noise.

The pathways that would connect the project to adjoining Hope Chapel property and other, you know, sources of activities in the community. There was one access pathway in the design, but there may be others that become more obvious as, as the project is built or in use. So just to consider how the residents could access activities outside of their project. And I think you got everything else. Oh, yes, that we recommend an archaeological or consider an archaeological inspection if that -- you know to coincide with what has been found nearby.

Mr. Fasi: Yeah . . . (inaudible) . . .

Ms. Uchiyama: Can we address that comment please?

Ms. Hitchcock-Sprinzel: Yes. Yes, of course, Yukino, go ahead.

Ms. Uchiyama: Yes, thank you. So, yeah, there was a comment about EA exemption, but actually the whole project assessment report has been prepared. And as part of that we prepared a cultural impact assessment. And also we submitted HRS SHPD consultation request through SHPD. So now, you know, consultation is going on right now. And also as part of the SHPD submittal, we, the applicant has committed to do archaeological

monitoring during the, you know, ground disturbance activity. So that's one thing that we're going to do.

Ms. Hitchcock-Sprinzel: And while you're there, did you also consider -- I don't know -- it could be, I know that cost is always a factor, but there may be grants or opportunities that come up in the future to add photo voltaic panels to provide some of the energy that the project will use. So I hope that you folks will consider that too.

Ms. Uchiyama: Yeah. So, Mo are you on? Would you be able to address that?

Mr. Mo Mohanna: Yes. This is Mo Mohanna. We would be looking at some solar of credits. We'd have to look into that. We've done them on some our recent developments. But again it has to do with the tax credit investor, but that is something that we will look at. And if the tax, if the solar tax credits are available and they are achievable in today's market we would definitely go that path.

Ms. Hitchcock-Sprinzel: Wonderful. Thank you. I think that is a recommendation that we would, we would probably want to make. Did we cover everything, Board? Peter, yes?

Mr. Niess: They had, they addressed the cross ventilation. It's not going to work with a double loaded corridor. So I don't think we need to try to bring that up again. It's not, it's not going to be appropriate actually for this project.

And also the, the walking path to the south, the drainage way, that's also not going to work. They're going to go around Liloa until future dates, so we don't want to -- they just can't do it at this time I feel like so . . . (inaudible) . . .

Ms. Hitchcock-Sprinzel: Right. Okay. Thank you. Paul, have you got that?

Mr. Fasi: Yeah, I've noted it. Thank you. Thanks Peter.

Ms. Hitchcock-Sprinzel: Excellent. Darren, yes, go ahead.

Mr. Okimoto: Yeah, Caryl, so for the PV recommendation, I think, it's something that if they can look at during design. But I wouldn't want to have to commit to it because of funding and things like that. We wouldn't want it to stop the project. So as long as it's a recommendation that they look at during their design period, and not have to have to do it. Thank you.

Ms. Hitchcock-Sprinzel: Exactly. Just, just, it's just a consideration. Absolutely. No, we would not want to hold up this excellent project because the need, I'm sure, is going to be there and the sooner the better. Thank you for pointing that out. That's great.

Mr. Okimoto: That's something they can add later too if they need. Thank you.

Ms. Hitchcock-Sprinzl: Exactly. Exactly. Right. Okay, super. Well thank you Paul.

Mr. Mohanna: This is Mo. I'm sorry to interrupt. One last comment also on the letter from the Kihei. We do appreciate what their feedback was, and we've worked with them very closely which included a reduction by the way, a significant reduction on the number of units, the number of stories, parking and so on and so forth. But one particular item in that letter, the alternative surfaces which we did research. They're fairly new in concept, but they're incredibly expensive for a general project or even a project that is 100 percent affordable for life such as this one. So we do hope that is not a requirement because that is something that is financially infeasible for this development.

Ms. Hitchcock-Sprinzl: Right. And I would just like to point out that the, the Board is recommending, not requiring. That's more the Planning Commission's job. So we're just looking at the items that are in our purview and making recommendations for consideration as you folks go forward with, with this great project. So I just wanted to clarify that. I don't know, Clayton, do you want to add further clarifications?

So perhaps I can just summarize. That the Board may provide its recommendations to the Maui Planning Commission on the design aspects with its purview based on the SMA Use Permit provided for the project. So that is our role in this. It's less requiring, and more supporting and recommending that the project go, you know, things that may be helpful for, for folks to consider to make the project better. I hope that helps.

Okay, so then that, I think, we thank everybody for taking their time to do the comments and things, and we can move on to -- and we thank the team for their wonderful presentation and --

Ms. Kristina Toshikiyo: Hi Chair. Sorry. This is Kristina. Do you want to make a motion and vote on the recommendation?

Ms. Hitchcock-Sprinzl: Of course. Sorry, I got distracted. My husband is going to answer the phone in a moment so there we go. So do I have a proposal for the recommendations as stated?

Mr. Niess: I so move.

Ms. Hitchcock-Sprinzl: Okay, so thank you Peter. So, so Peter has proposed that we move the recommendations forward as stated. And do I have a second please?

Mr. Circle-Woodburn: I'll second.

Ms. Kimmey: This is Marie. Oh, okay.

Ms. Hitchcock-Sprinzl: Marie and Joshua. Okay, so thank you very much. So, so now I'll do a round robin of in favor or opposed. So starting with Peter.

Mr. Niess: I am in favor of.

Ms. Hitchcock-Sprinzl: In favor, thank you. Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzl: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzl: Mandy?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzl: Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzl: Stuart?

Mr. Marlowe: In favor.

Ms. Hitchcock-Sprinzl: And Joshua?

Mr. Circle-Woodburn: In favor.

Ms. Hitchcock-Sprinzl: Excellent. So it's unanimous. So thank you very much for, to the presentation team. Again, excellent job on your presentation and good luck with your project.

Ms. Uchiyama: Thank you very much.

Mr. Chun: Thank you very much.

It was moved by Mr. Peter Niess, seconded by Mr. Joshua Circle-Woodburn, then unanimously

VOTED: To recommend approval, to the Maui Planning Commission, of

design aspect of project with the recommendation as discussed.

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

2. **MR. RORY FRAMPTON OF RORY FRAMPTON CONSULTING INC., on behalf of SEABURY HALL, requesting a review of the proposed faculty housing design for appropriateness for its location in Makawao. The project will involve the construction of six faculty housing units in three structures, accessible via an existing driveway off of Hanamu Road. Two structures will be two stories, consisting of a two-bedroom unit on each floor. The third structure will be one story and consist of a one-bedroom unit and a three-bedroom unit. The structures will be clustered around a central courtyard and there will be 19 new parking stalls. Seabury Hall was previously granted a Use Determination by the Planning Director on August 12, 2019.**

The proposed faculty housing will be located along Hanamu Road, amidst the Seabury Hall campus located at 480 Olinda Road at Tax Map Key (2) 2-4-008:041 in Makawao, Maui, Hawaii. (Tara Furukawa)

The Board may provide its comments on the proposed design to the Department for consideration in its review of building permits.

Ms. Hitchcock-Sprinzel: You're very welcome. So now onto the second item of business which Mr. Rory Frampton of Rory Frampton Consulting Inc. on behalf of Seabury Hall. This is requesting a review of the proposed faculty housing design for appropriateness for its location in Makawao. The project will involve the construction six faculty housing units in three structures, accessible via an existing driveway off of Hanamu Road. Two structures will be two stories consisting of a two-bedroom unit on each floor. The third structure will be one-story and consist of a one-bedroom unit and a three-bedroom unit. The structures will be clustered around a central courtyard and there will be 19 new parking stalls. Seabury Hall was previously granted a Use Determination by the Planning Director on August 12, 2019. So the proposed faculty housing will be located along Hanamu Road amidst the Seabury Hall campus located at 480 Olinda Road, at tax map key: 2-2-4-008-041 in Makawao, Maui, Hawai. And the planner is Tara Furukawa. So I would like to invite Tara now to do the presentation.

Ms. Tara Furukawa: Good morning Commissioners. This item has come to you for review because the department wishes for UDRB to provide design comments on the proposed Seabury Hall faculty housing and its appropriateness in Makawao off of Hanamu Road. The department will factor in comments in its building permit approval. And we want to note the zoning for proposed housing is P1-Public/Quasi-Public. As Caryl mentioned the department

granted a Use Determination approval on August 12th, 2019. The project consultant, Rory Frampton, and the project architect, Anthony Riecke-Gonzales will present the project and respond to any questions that you might have.

Ms. Ms. Hitchcock-Sprinzel: Thank you.

Mr. Rory Frampton: Good morning. This is Rory Frampton, and hoping to share the screen with you right now. This is my first time doing this is so hopefully it works. Can everybody see my screen? Hello?

Ms. Ms. Hitchcock-Sprinzel: We, we just see a gray screen. So if you want to put your power point on then we would be able to see it.

Mr. Frampton: Okay, that was happening this morning. Let me try it one more time.

Ms. Ms. Hitchcock-Sprinzel: Leilani, can you provide tech support here? I know you're more familiar with Bluejeans.

Ms. Ramoran-Quemado: Do you want to stop share screen, and then I'll share my share screen with your power point?

Ms. Ms. Hitchcock-Sprinzel: Okay, that would work. And then you can just tell them when -- you know, the presenter can just tell you when they want to advance the slide. Okay, we can see the screen now. Thank you. I think you're all set to go. Just check your microphone is unmuted because we don't hear you just yet. We still don't have any sound. Can you just check that your microphone is working?

Mr. Frampton: I'm sorry I'm back on now.

Ms. Hitchcock-Sprinzel: Okay, great. Go ahead.

Mr. Frampton: Yeah, thank you everyone. Again, this is Rory Frampton. I'm the planner assisting Seabury Hall. Also on the call today we have Heidi Bigalow who is the, I call her the volunteer project manager. She's the chair of the facility's committee for the board of trustees for Seabury Hall. We also have Anthony Riecke-Gonzales from Riecke Sunnland Konno Architects Limited, and, as the architect, and Bill Mitchell, the landscape architect from Hawaii Land Design.

The Chair provided a summary for the project which this slide depicts the summary. The addition -- the existing campus right now has eight existing faculty units, and there's six proposed so it's -- two were just recently eliminated so it's a net increase of four units on the property. There's going to be three structures total, each of them are duplexes. Two two-story duplexes; each building total square footage is 1,748 square feet. And the one-story

duplex that has a one three-bedroom unit, and one one-bedroom unit, the total square footage is 1,725 square feet. And as was mentioned earlier, the department has determined that it's an allowable accessory use under the Quasi-Public Quasi -- under the Public/Quasi-Public zoning. And but as part of that process, you know, the Planning Director thought it would be a good idea to get comments from the Board because of the, I guess, the location and the, the unique setting that exists up there around Seabury Hall. So if we can go to the next slide.

The location of the project, this map shows it at up the above Makawao, at the corner of Olinda and Hanamu Road. And it's also bounded by Meha Road. You can go to the next slide.

So the -- this is another aerial of the campus. On the left of the screen is the gymnasium. And above that is Cooper house and the new high school building. Under construction during this photo was the, the theater building. And the two entrances -- the main entrance is off Olinda Road, and then there's another secondary access off of Hanamu Road. And that's where the project is going to be located, down there on the right side of the screen. Okay next slide.

It's a little blurry, but this shows that the property, the entire property now is zoned Public/Quasi-Public. There's two out holdings that are still zoned ag. That's where the care takers -- I mean, not the caretakers, but the head of school house is zoned ag and there's a gulch along Meha Road. There's a gulch prop, property, a parcel along Meha Road that's still in ag, and this next slide will show that. Next slide.

Here's another aerial showing the campus and some of the surrounding uses. You know, there's the main campus in the center. And then there's the playing fields on the makai side, towards Makawao. There's also some nice fields bordering Hanamu Road. The, the property is situated amongst some, a mixture of open pastures as well as residential uses. You can see the head of school site right along Olinda Road. It's about a two acre property. But that head of school site as well as that parcel along Meha Road are, are owned by the school, but they're still zoned agriculture. And they'll stay that way at least for the foreseeable future. And then property along Meha Road is a, is basically just open space mainly because of the topography. And I should also note that when we got the zoning for the property along Meha Road there was a condition of zoning was that there be no build zone along Meha Road for about 50-feet in depth. We can go to the next slide.

So in considering the location of the house site, and you know, selecting the site, this corner of the property was selected for a number of reasons. One of which is that it is close to the access off of Hanamu Road. It's also in proximity to other residential units in the area. There's, there's a little bit of density there along Olinda Road. So the idea was to kind of keep it in that corner. If you will, it's almost kind of like an infill between the head of school property and the neighboring residential units mauka on, on Olinda Road. You can go to the

next slide.

This shows the site plan. And the setback from the property line from Hanamu Road to the nearest structure which is a storage building is 72-feet. To the edge of payment it's another 15-feet. So you're looking at almost 90-feet to the first building on the Hanamu side. And then from Olinda it's setback about 216-feet. And also vertically from the upper corner at Olinda Road and Hanamu Road, the building pads is going to be about 14-feet lower in elevation. There's a 10-foot berm there. You can see the contours just, just to the Olinda side of that one structure. There's about a 10-foot berm right there, and then it gradually slopes up to Olinda Road. Okay, next slide.

So I just have a series of photos just to help orient us to in terms of what the site looks like today. Here's the Hanamu Road entrance. Most of the time it's gated unless there's school activities going on. The, the housing will be right there on the right-hand side. Next slide.

This is just another view from the Hanamu Road entrance looking towards the project site...and where the new driveway access is going to be. Okay, next slide.

This is a view from in the school parking lot. On the left side of the screen is the head of school house. And then the new faculty housing will be just to the right of that behind those fence, and behind those existing trees. Next slide.

This is another view along Hanamu Road towards, looking towards Olinda Road. And I just put this in there to show that berm you can see the car coming down at this direction, there's about a six-foot high berm for a stretch of that frontage along Hanamu Road. When you're at the Hanamu entrance location, that's when the site is going to be most visible. Then it will be partially visible as you go up Hanamu Road. And then up at the corner of Hanamu and Olinda is where you'll have another view of the project site. Next slide.

This is from the entrance again looking a little bit more mauka at the neighboring properties along the frontage along Hanamu Road. Next slide.

This is on the corner of Olinda and Hanamu Road with the Oskie Rice Arena entrance right behind me. That's looking towards the project site. You'll have a view of the site from this location unobstructed by topography except that it's going to be lower and you'll have that, you know, the buildings be situated behind that 10-foot berm. So it will be about 14-feet lower than where this, from where this photo was taken. Next shot.

This view is looking up Olinda towards Hanamu and it shows a berm and some trees along, along the road there that will do -- it will partial obscure or mostly obscure the view of the project from Olinda Road. Next view.

Moving lower down near the head of school residence. That's showing Olinda Road. It's

showing that berm again with the heavy vegetation along the road. Next shot.

That's looking towards the head of school residence. That's about as far -- that's about as deep as the project will be. So that building is setback about the same distance as the, as the units will be. That, that house is larger. It's 3,400 square feet. The structures that we're talking about are about half that size. And that also show what the effect of topography. You can just see the top of the second story in that photo of the head of school residence. Next shot.

This is an existing faculty quad-plex if you will. It's a four unit faculty housing project on campus. Next shot.

That's looking at the same structure. Again, an existing, the existing on campus housing. Okay, and so here's the site plan and I will turn it over to Anthony now who will make some comments on the, on his work. And Bill Mitchell will provide a little comment on the landscape. And then I'll, I'll summarize and then we'll open up for questions and answers. Thanks. Anthony?

Mr. Anthony Riecke-Gonzales: This is Anthony Riecke-Gonzales from Riecke Sunnland Konno Architects, the architect on the project. This is the site plan I think that Rory already went over pretty well. The two smaller buildings towards the bottom of the sheet are the two-story, two-bedroom duplexes. The larger building towards the top of the sheet is the one-bedroom and three-bedroom duplex. And then on that lot 7A is the head master's house that Rory referred to in his photographs. If we can have the next slide.

And this is just kind of aerial isometric and it shows pretty well that there's this small storage building by the parking lot which actually creates a little bit of a courtyard between the three buildings. And then there is going to be grading done on the property towards Olinda Road just to level the lot for now and make that a possibility for something else in the future. And that's not really determined yet. I'd like to have the next slide.

So this is an elevation from a 3D model. And some of the building kind of looks like it's underground there, and it's actually because when I cut through the 3D model I'm actually cutting through the ground. So from Olinda Road the ground is actually 10 to 12 feet higher than where the base of the buildings are. I'd like to have the next slide.

And this is the floor plans for the buildings. The storage buildings are very simple. They just have a, you know, the simple storage type garage doors out front. Very low. The eaves is at eight-feet. The height of the building is only about nine-foot-six. And then we have two-bedrooms, two baths, and it's basically identical layout on the upper and the lower floor. And it's accessed by an exterior stair similar to the four-plexes that exists on the property right now. If could have the next slide please.

And this is the three-bedroom, two bath, and the one-bedroom and one bath unit. There will be more towards the back, and it's just a single-story structure. If I could have the next slide.

And this is an isometric view of the two-story, two-bedroom unit. And we put a little color on this one where it would be the traditional dark-green with the white trim which is fairly standard up there. If I could have the next slide.

On this one I've gotten the green color a little better. And then this one would be the dark-blue. And then I am suggesting, you know, for both the energy code and to add a little detail that we would be doing awnings on most of the windows on the lower level that don't get a roof overhang. I am suggesting to do cable railings rather than the traditional heavy wood. I think that just lightens the building up a little bit. If I could have the next slide.

And then this is the single-story, and I've done this in red. And my thinking actually with doing the multiple colors is that it would feel a little bit more like the residences that you see up there. You know, obviously if you have two residences next to each other they don't usually paint their house the same color so I thought it would just add a little bit of interest. Plus for the people who live there they can remember I'm in the red house versus the green house.

And I don't know if there's a next slide for me. Let's see. Yeah, I'm going to turn over to Bill Mitchell the landscape architect on the project and he can discuss his landscape design.

Mr. Bill Mitchell: Thanks Anthony. This is Bill Mitchell, project landscape architect with Hawaii Land Design. A fairly simple site plan. We've got quite a few existing trees on the site. Most will have to be removed. We may be able to preserve some of those in place. A lot of them, though, are large eucalyptus trees so they don't have a lot of value retaining them. But where we do plant new trees we'll be incorporating, of course, native trees that are available, and using those around the perimeter of the building and for the parking area. You'll notice we have 12 paid parking stalls, and the remainder of the parking are all in the grass parking. Similar to what's been done on the Seabury campus in their own flow parking that's all grassed paved. There will be a buffer hedge planted along the existing fence that you probably saw in Rory's slide along Hanamu and Olinda Road, so we'll have a buffer hedge there that will pretty much screen the project from, from the road elevations. The areas around the building will incorporate bio swales where we can to pick up runoff from the building and from the parking area, and then put that back into the landscape. Pretty low water, no water use landscape. We get enough water there. Once the plant materials is established, it doesn't need a lot of supplemental water. So we don't see it being a large water use condition.

The area that Anthony mentioned there to the north, the large field for Phase 2 future, that would just be retained in pasture. So it's primarily going to be left fallow at this time for future uses.

And then the perimeter landscape adjacent to the existing campus will just tie into what's there and sort of retain its understated landscape presence on the, on that side of the parking lot and the entry to the campus itself. So pretty simple and that will be something that can be maintainable and fit in nicely with the neighborhood. With that, I'll turn it back to Rory.

Ms. Hitchcock-Sprinzel: Thank you.

Mr. Yoshida: Aloha, Madame Chair, this is Clayton Yoshida with the Planning Department. As far as public testimony we have received one letter from a neighbor that I believe was circulated to the members. On the chat, via chat we have received no requests from the public to testify either by phone or --. And we have 25 people attending the meeting at this point. Thank you.

Ms. Hitchcock-Sprinzel: Great. Thank you Mr. Yoshida. So if public testimony, I think we've all had a chance --. Is there anyone of the Board who has not had a chance to read the letter that was submitted as written testimony? I think we've all seen it. And so as there's no other public testimony at this time, then testimony is closed. And I would like to open the questions and discussion of the project by the Board. Again, if you don't mind we can do our round robin, and starting with --. So just to clarify, we, we've been asked to provide comments on the proposed design to the department for consideration in its review of building permits. So it is comments. So we can start with Peter please.

Mr. Niess: I don't have a lot of comments. Bill Mitchell addressed the one that I was going to say is just the parking facing Hanamu Road. And Rory mentioned that there's a berm there, but it seems like the site is going to have some fill bringing up there. Just -- it sounds like it's being dealt with where the landscaping will shield any headlights from affecting neighboring residential areas.

And with the color consideration, I would...I feel like it might be nice, just looking at the aerial photos, Seabury is all...it feels like they're all similar, similar. So either you want to make this a part of the campus or it's going to be a separate entity. You could go either way, but it might be nice if it tied in with the rest of the campus which breaks away from the green and white upcountry look. But I think it might be nice if it -- if you do get away from that using the bright colors and have it tie in with the campus maybe. Total personal opinion, and yeah, it doesn't really matter I feel like.

But besides that, it's a good project. We need more teachers than we have so, look forward to watching this when it gets built.

Ms. Hitchcock-Sprinzel: Thank you Peter. I think my microphone was off. Can we move to Marie?

Ms. Kimmey: Yes. It's an interesting project. I think it's well needed up there. It's certainly those old dorm buildings -- I'm sorry, housing -- have seen better days and I think this will be a refreshing change for their faculty. You know, I don't really have many comments. It's a small project.

In reading the letter that came from Christina Lyons, the neighbor up there, she's a little concerned that the design doesn't quite fit with upcountry. I thought about that a lot. I don't - - only thing I can think of is maybe the roof pitch could be a little steeper. It looks like it could be a 4-12, but that's not defined in the project drawings. They might play with a little higher pitch but --. Sorry about that. Other than that I think they've done a real good of putting this together, and it should be a benefit to the --.

Oh, actually before I back up. Let me, let me just say I agree kind of the colors. I think right now the whole school has more of a muted beige kind of tone, whites and beiges. I don't mind them painting these different colors, but maybe something on a more subdued tone. Other than that, yeah, I'm good with this.

Ms. Hitchcock-Sprinzel: Thank you so much Marie. So then moving along to Darren Okimoto please.

Mr. Okimoto: Thank you Chair. I like how the project has internal access off of private roadway versus another access off County roadway. And then also having faculty housing on campus means less commuting, less traffic on the roadways. I think that's a great, great idea and great what the school is doing.

My question was for Bill. With regard to the hedge, how high of a hedge is going along the perimeter of the site?

Mr. Mitchell: It will be something in the six-foot range. Probably . . . (inaudible) . . . so six to eight feet.

Mr. Okimoto: Okay. So with the six to eight foot hedge, and then the berm and everything like that, that's what you're saying you'll pretty screen, block the view, majority of the houses from the neighboring streets?

Mr. Mitchell: That's correct.

Mr. Okimoto: Okay. Alright, I have no further questions. Thank you Caryl.

Ms. Hitchcock-Sprinzel: Thanks Darren. Mandy?

Ms. Saito: Yeah. So I have some comments about, I guess maybe the location of the

entrance of the new driveway along that private roadway. I understand that that road is typically gated right now unless there's events. Is there any way to maybe push that entrance further in so it's not just 20-feet from the connection to Hanamu Road? I know that it's a low volume and, you know, there's only a certain amount of units, but it does seem rather close when you look at the overall property and what's there. That's my only comment I would have.

Ms. Hitchcock-Sprinzel: Did you want to respond?

Mr. Frampton: This is Rory. Can you hear me?

Ms. Hitchcock-Sprinzel: Yes.

Mr. Frampton: Okay. We can consider that. Mandy, are you talking about when you said the entry gate, do you mean the entry gate or the entry driveway to the houses?

Ms. Saito: I guess I was just explaining that the entry gate was where the road that -- that's the road I'm talking about to give reference -- and I'm talking about the driveway, the new driveway to the new parking lot. From the plans, it looks like it's only 20-feet in. So basically you come off Hanamu Road and then there's an immediate turn right to the parking lot.

Mr. Frampton: Got it.

Ms. Saito: Judging from the . . . (inaudible) . . . it's only about 20-feet. And seeing that, you know, you do have a lot of roadway to work with, it would be nice to see it inset a little bit further...just for queuing and, you know, in the event that there is a lot of traffic. Because there are like events like to craft fair and other events held at the school. And this can be an alternative route through the school.

Mr. Frampton: Yes. Okay. We will certainly look at that. I'm just curious, is my screen share on now? Is it working? Can you guys see the slides?

Ms. Hitchcock-Sprinzel: We can see. Yes.

Mr. Frampton: Okay. Yeah. So that's what you're talking about right now is the slide where the entry is.

Ms. Hitchcock-Sprinzel: With the gate, yes.

Ms. Saito: Yes.

Mr. Frampton: Yeah. Okay.

Mr. Riecke-Gonzales: This is Anthony with RSK. There are some grading considerations over there and would be difficult to push that driveway further into the campus. You know, right now it is about 35, 40-feet from the property line. And the property line is about 15-feet from the paved area. So on the slide that's on the screen there, the gate is back about 20, 25-feet. So then you have another 20-feet before, you know, there'd be this driveway. But even in the picture you can see. But after that, a 15-foot speed limit sign, there's actually a hill that goes up there. So it gets a little challenging. More than a little challenging. It would need some kind of big retaining wall and all kinds of moving stuff around. So I did play with that a lot with the design and unfortunately this is about the best I could come up with because of the way the topography that exists in that area. Now I don't know how the school is going to do this if, you know, one they get, when they get the faculty housing that means that the gate that you're seeing there will be open all the time, or they will just ask faculty, hey, you got to come around the main entrance, drive through the parking lot, and then get to the driveway. I suspect that will be more likely. If I remember way back when, one of the reasons they put this gate in is, you know, that they would have, you know, kids and stuff coming and going as pleased. And, and one fun thing for them to do would be to see how fast they could drive from this entrance to the other entrance which is not a good thing to let kids do when they're 16. So I suspect this gate will actually mostly be closed, and where people will be going into this driveway is coming from the parking lot you see there and then turning, you know, left before this gate to get into the driveway. So I, I would prefer to have the driveway where we have it. It would be quite a big redesign and a challenge to be able to relocate the driveway, get up the hill. You know, you're going to end up moving a lot more earth, having bigger retaining walls. Not our first choice.

Ms. Hitchcock-Sprinzel: Peter --

Mr. Niess: Peter here. I actually went up to the site. I went up to the site this past weekend and took a peak at it. Mandy, normally I would agree with you that . . . (inaudible) . . . would be an issue, but when I was looking at it, I think it will not be an issue on -- with this low of usage there. Yeah, when I was looking at it at least.

Ms. Hitchcock-Sprinzel: Thank you Peter. And I agree with Rory about the gate is security for various reasons as he pointed out some of the possibilities that folks get up to. So probably the faculty will be driving through the campus as he suggested. I think that is probably going to be the more likely scenario. Mandy, did you have any other questions or comments?

Ms. Saito: No.

Ms. Hitchcock-Sprinzel: Okay. Great, thank you. That was, that was a good question. So then moving to Darren Unemori if you have any recommendations.

Mr. Unemori: No actually just a comment that it seems the applicant put in an extraordinary

amount of consideration in fitting building complex into the neighborhood. So I personally can't see any way to improve on what they've done. It looks fine to me.

Ms. Hitchcock-Sprinzl: Okay, great. Thank you. Stuart?

Mr. Marlowe: I concur that it's a wonderful project. It's much needed, and I think the presentation as presented is spot on. So, let's, let's go with it.

Ms. Hitchcock-Sprinzl: Great. Thank you Stuart. And then finally Joshua.

Mr. Circle-Woodburn: Hi. Hi everyone. Yes, I agree a faculty housing is needed. It's a good project. I'm a Seabury grad myself. I do have a couple of comments, I guess. Is without obviously knowing what this future area -- maybe I'm just assuming that there might be sort of hit a repeat of this in that area. This first location is, is sunken down and I do believe most of the buildings will be pretty well concealed and hidden from the road by looking at the sections. And I'm just sort of maybe this is for UDRB members, you know, is there any precedent that we might be setting in a sense that if we approve this and with Seabury wanting to do a second phase and obviously have the projects match and tied together, any concern over two-story, you know, duplex style units being more literally on the corner of Olinda and Hanamu Road there that, you know, they're going to be much visible at that point.

And to that point, I guess, my only comment is this storage facility that sort of front and center seems a bit industrial or like a self-storage facility, and that's your arrival experience. I'm just wondering if --. And, maybe most visible from the road or from those neighbors that are even higher up looking down on the site. Could it be put to the side somewhere maybe built into the grade between pad, you know the future pad and this existing one and used as a retaining wall? It just seems a bit -- that is what seems a bit out of character to me more so than the buildings. I guess, I don't know if I have necessarily a recommendation other than maybe to look, could it be moved, or not right and center. Or maybe I see on the landscape plan there's a, there's a hedge behind it for the residence, but nothing really screening it from the road or elsewhere other than maybe the hedge right along Hanamu there. So just some, some comments for consideration there on that location.

Mr. Frampton: If I may, this is Rory Frampton. In terms of the future plans, you know, the school right now doesn't have any future plans for that area. I did have a discussion with Heidi Bigalow yesterday about that, and she's thinking that, you know, with these six units there will be 14 faculty units on campus. And she thinks that's probably going to be adequate and she can't see really going much more beyond that. I don't know if Heidi wants to comment on that but, you know, they want to, of course, leave their options open. But again with these six units there will be 14 units on campus and that should be sufficient for them. And then certainly we can look at the possibility of moving that storage building around. We can --. You know the idea of putting it maybe more to the side, and not having it

front the road, but more perpendicular to the road is something that we can take a look at. Heidi, did you have anything?

Mr. Riecke-Gonzales: This is Anthony. I'm not Heidi, but I would like to chime on that as from the architect's perspective is there are some design considerations for having that storage building where it is. One is you're not going to be able to see it from the road because it's a very small building and there's a berm there. If you peak over the berm, you climb up and look down what you're going to see at least when there's a few cars there is the car is in front of the storage building, not the storage building. And then the storage building does help for the residents there, right. You come home at night, you pull into the parking stalls with your headlights on, and it shines on the storage building. It doesn't, you know, shine into the courtyard. And so that storage building is kind of interval, at least in my view point, to the design for the faculty that are going to be using this housing units to make a nice little courtyard, right, where you're basically screening it off. So I would be a little reluctant to move the storage building somewhere else. You know, tucking it into a hillside, you know, sounds nice, but it's really expensive to do. Just putting it on the side, I think, actually it would become visible from the road and the neighbors, and then it doesn't block, you know, anything. It's just this, you know, another shed out in the middle of the field. So I would like to joust for keeping it where it is because I think it does serve a purpose. It forms the courtyard there, right. You're coming home to your unit, you park your car, you don't disturb anyone with your headlights. You know, you get out, you walk around the storage building and you're in a nice, quiet, you know, courtyard where you can go to your entry point. Just my two cents.

Mr. Circle-Woodburn: Thanks Anthony. I do see that. You will be required to put a hedge around the parking lot, I believe, as part, as part of the landscape parking plan approval so that will help to shield the headlights. I think that's why that requirement is there. So I don't know maybe creating a little bit more of a buffer between it and the parking. I don't know. Just maybe personal preference, you know, sort of welcome to my storage shed. Arrival experience is not, not my favorite, but again, it's just a comment so thank you for responding to that.

Ms. Hitchcock-Sprinzel: And this is Caryl. As maybe a suggestion that Marie made earlier about peaking the roof pitch not only on the housing, but also maybe on the storage unit may make it more upcountry and blend in with the surroundings a little nicer. And that was my question about that translucent material on the door. It just seemed really odd and not very upcountry so I don't know where that came from but do you want to comment on that?

Mr. Riecke-Gonzales: Yeah the translucent is on the doors because, you know, basically to be able to get light. Let's say, you know, you're one of the tenants there, and you want to go into your storage container or you don't want necessarily everybody seeing what you're doing to rearrange your storage stuff. You close your door and it's during the day time, then the translucent, you know, gives you enough light so that you can see what you're doing.

On the pitch of the roof, this pitch matches actually what the existing faculty housing is which is 4 and 12. So that's fairly common upcountry. It is closer to a little bit of a minimum pitch. You'd hate to go to 3 and 12 upcountry where it rains pretty heavy. 5 and 12, you know, we could definitely increase it to that. I wouldn't go to 6 and 12, and I wouldn't go steeper than that because from my own personal experience and I live upcountry, when it's steeper than that it's really hard to walk on when you need to get up there and take leaves off or whatever. So, you know, my preference is, you know, stay with 4 and 12. It's a, it's a fairly walkable roof, easy to access and get leaves off of and stuff, and it's still, you know what a lot of the homes up there are at. But, you know, if you want to go to 5 and 12, I think we could definitely live with that.

Yes, I'd love to pretty up the storage. You know we could with nice, you know, French doors with the opaque glass or something, but you know, it's a storage area and most of the time it's going to have the faculty's car right in front of it. So, I don't know if that's where you want to spend the money. I think you'd be better off spending a little bit of money to make the -- yeah, the buildings a little nicer for the faculty.

Mr. Niess: Maybe it's, it's just a paneled door with a light inside instead making it a translucent panel.

Mr. Riecke-Gonzales: We could do that. The advantage of those storage doors, one, they already make them translucent just for the purpose that I, I mentioned, and they're very affordable, right? Because they produce them by the hundred thousand for storage units all across America. Whereas if you go with something panelized, you go with something that's semi-custom, you know, it's like a garage door but it's too small. To be a standard garage door, the price you know gets to be quadruple, quintuple for just a storage door.

Ms. Hitchcock-Sprinzel: Okay. Now, I wanted to have a question about community input where I know we received a letter from, from a neighbor, and she listed her concerns. And most of them are around, you know, the appropriateness of the design and that it fits in with the upcountry style. And I went and read the Makawao Country Design Guidelines again, and certainly there are a couple of things that didn't really fit for me like the cable railings and those translucent doors so -- and also the colors. I think the other board members mentioned that tying it into the campus would be a more appropriate way to do it rather than going for all these bright colors and designs. I think mostly our country town design in the Makawao area would, would promote more muted and neutral colors that would match the campus colors more appropriate. And then it would blend in rather than stand out as something different. So I think I would support that recommendation.

So then if there are no other --. Oh, there was one other thing that I noticed also and having work in education for many years and with colleagues who has disabilities there were no accessible parking stalls in the faculty housing parking lot. Are you going to add those?

Mr. Riecke-Gonzales: This is Anthony with Riecke Sunnland Konno. Yeah, I don't think we'd have a problem with having, you know, one accessible parking stall. We really haven't detailed things out far enough for that. We do not plan, however, to make any of the units fully accessible at this point. So having a parking stall, I don't see an issue with that.

Ms. Hitchcock-Sprinzel: Right. And they would be accessible. The ground floor units would be accessible units wouldn't they?

Mr. Riecke-Gonzales: There's more to accessibility than just being on the ground floor. And it is more challenging than many people think. So right now, no, there -- it is not intended that any of these units would be. . . (inaudible) . . . FHA standard.

Ms. Hitchcock-Sprinzel: Okay. It's just something you might want to consider, you know, for the future. And you already answered my questions about future plans because I think that was one of the neighbor's concern that this would just be a part of the building. But if it's just a replacement, and that would meet the current needs then I think that question has answered. And then I think -- does the planner -- if we're finished the discussion and nobody else has anything to add then perhaps the planner or I can summarize the, the comments on the proposed design.

Ms. Furukawa: So color considering, I guess, tied in with the rest of the campus, and consider more muted colors such as beige and white. Let's see...consider playing with the roof pitch making it steeper. For the storage units, consider different door other than translucent. Also consider use of other materials besides cable railings, translucent doors to tie with Makawao design. Add accessible parking stalls, and you know, for the future consider accessible housing units for faculty.

Ms. Hitchcock-Sprinzel: Thank you Tara. That's a nice summary. So do I have motion then to go forward with the comments on the proposed designed as stated?

Mr. Circle-Woodburn: Oh wait, I have a question, I guess, on that.

Ms. Hitchcock-Sprinzel: Okay Joshua.

Mr. Circle-Woodburn: So we're not requesting or we're just saying consider non-translucent doors, consider non-cable railings so those are not things that we're actually requesting be changed and revised? That these are just recommendations for considerations? I just want to be clear on what we -- are we asking something to be changed or just considering?

Ms. Hitchcock-Sprinzel: We are providing our comments. That's how it was written in the, in the minutes, so I think we are providing our comments on the proposed design.

Mr. Circle-Woodburn: Okay.

Ms. Hitchcock-Sprinzel: And then the Department will take it into consideration when they do their review for the building permit. That's my understanding. As I've said if Mr. Yoshida wants to jump in and can clarify anything please do.

Mr. Yoshida: Yes, Madame Chair, Clayton Yoshida with the Planning Department. The Planning Director is requesting comments from the Board with respect to the design aspects for purposes of the building permit review because it would be important to see if it's going to fit in with the Makawao area.

Mr. Circle-Woodburn: So in my opinion I think that should say something more to the effect that we recommend non-translucent doors, or we recommend non-cable railing or change of color, not consider. I don't know. Like otherwise it's kind of what are we doing? Like we're just consider, well, you know, they obviously did. That's how he came up with the design, I think. So...that's just my opinion.

Ms. Saito: Hi Chair. This Mandy. I wanted to add I do agree with Joshua on that especially if there is guidelines settings the Makawao recommendations. I think maybe the language should be revisited.

Ms. Hitchcock-Sprinzel: Okay. So we would, would call them recommendations then. So the Board recommends that, and so we could use that at the beginning of our statements. That the color tie in with the rest of the campus. That the materials fit with the Makawao Country Design recommendations. And then just in brackets maybe not translucent doors or cable railings. And to consider the roof pitch perhaps as being a bit steeper, and the placement of the storage facilities. Those I believe, and adding the acceptable parking stall. So Tara does that, does that kind of go into your notes alright?

Ms. Furukawa: Yes.

Ms. Hitchcock-Sprinzel: Mandy is that okay?

Ms. Saito: Yes, that works. Thank you.

Ms. Hitchcock-Sprinzel: Okay, very good. And thank you Mandy and Joshua for helping us, you know, put our recommendations into a stronger form. So that's great. So do I have a motion then to move these recommendations as stated?

Mr. Marlowe: So move. Stu.

Ms. Hitchcock-Sprinzel: Thank you Stuart. And a second?

Mr. Niess: I'll second that.

Ms. Hitchcock-Sprinzel: Thank you David. Alright, so I'm just going to go around and go through each one. So in favor or opposed Peter?

Mr. Niess: I'm in favor of it.

Ms. Hitchcock-Sprinzel: Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: Darren Unemori?

Mr. Unemori: In favor.

Ms. Hitchcock-Sprinzel: Stuart?

Mr. Marlowe: In favor.

Ms. Hitchcock-Sprinzel: Joshua?

Mr. Circle-Woodburn: In favor.

It was moved by Mr. Stuart Marlowe, seconded by Mr. Peter Niess, then unanimously

VOTED: To recommend approval with the recommendations as discussed.

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

(Excused: M. Torgerson)

Ms. Hitchcock-Sprinzel: Great. Unanimous. So good luck with your project and we look forward to having your faculty enjoy their new housing. I'm sure they, they will very much so. So that concludes this portion of the meeting. I'd like to invite Mr. Yoshida to give us the Director's Report please.

C. DIRECTOR'S REPORT

1. Agenda items for the August 4, 2020 meeting.

Mr. Yoshida: Thank you Madame Chair. The next Board meeting is scheduled for August 4th which is four weeks from now. Items we have on the agenda are on the Island of Lanai, Pulama Lanai's five lot single-family subdivision called Kaluakoi Estates. And some of the single-family dwellings are fairly large. I mean, they're over 7,500 square feet. So there will be the Lanai project on the agenda. Another project, second project is at the Kaanapali Beach Hotel, they want to do a parking garage there in West Maui so we're going to bring that project. There's a possibility that we may have the Hui Noeau woodworking building there in Makawao.

Now the mode, you know, whether we're going to go virtual Bluejeans like we have the past couple of months or we're going to do in person -- as you know the --. Well, we're kind of opening up our doors to the public. Right now we went from three months of closure from mid-March till June 22nd because of this COVID-19 response thing. On June 22nd, we kind of opened our doors to visits from the public, though under, you know, certain restrictions, the social distancing, mask to mask type of thing. So as government -- well as industries kind of opens up, you know, I don't know where we'll be four weeks from now. I mean, they started interisland flights and they're going to start these more domestic flights from the mainland August 1st. But so we should know in about two weeks where we stand. We know that as government opens up, you know, there's kind of been a rise in the amount of COVID-19 both here and on the mainland, so we're just kind of watching, you know, the numbers and kind of what the administration wants to do based on the numbers of COVID-19 cases. So that decision should be done in about two weeks.

But we thank the Board for their time at today's meeting. Luckily it wasn't as long as last week, last month's meeting, and we didn't have as many people attending. I think we're down -- at the most, I think we're up to 42 when we started. Now we're down to about 16. I think last month we had about 84 at the peak, and we had 20 people testifying via virtual conferencing, so again we thank the members.

Ms. Hitchcock-Sprinzel: Peter, you had a question?

Mr. Niess: I just have a quick question. I'm wondering...what . . . (inaudible) . . . UDRB review and why are we reviewing Seabury's or the Hui Noeau? Those are private projects that aren't in the SMA or anything. Just curious. Yeah. Just the Director arbitrarily says we feel like this project be looked at?

Ms. Hitchcock-Sprinzel: I just suspect that it's because of the Makawao Country Design Guidelines --

Mr. Niess: Okay.

Ms. Hitchcock-Sprinzl: -- that they wanted some input on it. But that's just my view. I think Clayton can perhaps answer that question better than I.

Mr. Yoshida: Yeah, I guess the Hui Noeau property has been kind of sensitive as the project has grown over time, and you know, they've had like a high school, high school structures constructed at the art center. So a lot of times the project, portions of the project have come in to the Board for their review and comments relative to design aspects of the structures that are added there at the Hui. So I guess they're just sort of continuing...there's sensitive areas in Makawao.

Ms. Niess: Okay. Thanks. My battery's about to die right now.

D. NEXT MEETING DATE: August 4, 2020

E. ADJOURNMENT

Ms. Hitchcock-Sprinzl: Thank you Peter. So with that, unless there are any questions, the meeting is adjourned, and thank you everyone for your time.

There being no further discussion brought forward to the Board, the meeting was adjourned at 12:12 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-Sprinzl, Chair
Marie Kimmey
Stuart Marlowe
Peter Niess, Vice-Chair
Darren Okimoto

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Mandy Saito
Darren Unemori

EXCUSED:

Mikal Torgerson

OTHERS:

Clayton Yoshida, Planning Program Administrator, Current Planning Division
Paul Fasi, Staff Planner
Tara Furukawa, Staff Planner
Kristina Toshikiyo, Deputy Corporation Counsel