

**URBAN DESIGN REVIEW BOARD  
REGULAR MEETING  
DECEMBER 1, 2020**

**A. CALL TO ORDER**

The regular meeting of the Urban Design Review Board (Board) was called to order by Ms. Caryl Hitchcock-Sprinzel, Chair, at approximately 10:00 a.m., Tuesday, December 1, 2020, online via BlueJeans Meeting No. 216895924.

Ms. Caryl Hitchcock-Sprinzel: And welcome everyone to the Urban Design Review Board meeting on December the 1st, 2020. My gosh, time flies. All right, first of all, I'd just like to do a quick roll call to see how many of the commissioners are here. So, Peter? Thank you, I see you. And Joshua?

Mr. Joshua Circle-Woodburn: Here.

Ms. Hitchcock-Sprinzel: Great. Thank you Joshua. Marie?

Ms. Marie Kimmey: Here.

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

Mr. Stuart Marlowe: I'm here.

Ms. Hitchcock-Sprinzel: Great. Awesome. Darren Okimoto?

Mr. Darren Okimoto: Here.

Ms. Hitchcock-Sprinzel: Great. Nice to see you. Mandy?

Ms. Mandy Saito: Here.

Ms. Hitchcock-Sprinzel: Good morning, Mandy.

Ms. Saito: Good morning.

Ms. Hitchcock-Sprinzel: Mikal is --. Good morning. Mikal is, is absent today. And Darren Unemori?

Mr. Darren Unemori: Here.

Ms. Hitchcock-Sprinzel: Okay. I don't see you. Oh, there you are. Okay. Wonderful. Thank you. All right. So I would also like to ask Clayton Yoshida now to make any County announcements.

Mr. Clayton Yoshida: Good morning, Madam Chair and board members. Clayton Yoshida with the Planning Department. I'm here with the board secretary, Leilani Ramoran-

Quemado, and Tara Furukawa is the staff planner. From the Corporation Counsel's Office we have Kristina Toshikiyo and Keola Whittaker.

Ms. Hitchcock-Sprinzel: Wonderful. Thank you, Clayton. Were there any announcements regarding testimony? No written or otherwise?

Mr. Yoshida: Not, not to my knowledge.

Ms. Hitchcock-Sprinzel: All right, so no one has signed up for public testimony either by video or phone?

Mr. Yoshida: I guess we can get to that when we -- after the staff does its overview and the applicant does a presentation that . . . (inaudible) . . . that the applicant's presentation is over we can get to public testimony, written testimony. And then the board members can ask their questions of the applicant if you have any.

## **B. COMMUNICATIONS**

- 1. Mr. Donald Bernshouse, Architect, on behalf of the Hui No'eau Visual Arts Center, is requesting design review of the development of a new Woodworking Studio at the historic Kaluanui Estate in Makawao. The new structure is to be sited in the center's modern "lower campus" area, amidst several contemporary art and educational studios that have been developed over the last two decades. The structure is a single-story 3,288 s.f. wood-framed building with 2,976 s.f. enclosed space and two exterior covered lanais. The structure is designed for the teaching of professional grade woodworking. A redesign of the adjacent 23-stall gravel parking lot is also associated with the proposed request. The Hui No'eau Visual Arts Center is located at 2841 Baldwin Avenue in Makawao, Maui, Hawaii at TMK: (2) 2-4-002: 006 (por.) and 011 (CIZ 2017/0004). (T. Furukawa)**

**The Board may provide its recommendation on the design aspects within its purview based on zoning Condition number 1 of Ordinance 4993, approved on August 27, 2019 by the Maui County Council, which states that the Hui No'eau must solicit comments from the UDRB for Department consideration for building permit approval.**

Ms. Hitchcock-Sprinzel: Great. Thank you. Thank you Clayton. So I guess it's all right to go ahead and read the communication, which is item B in the agenda. So Mr. Donald Bernshouse, architect, on behalf of the Hui No'eau Visual Art Center, is requesting design review of the development of a new woodworking studio at the historic Kaluanui Estate in Makawao. The new structure is to be sited in the center's modern lower campus area,

amidst several contemporary art and educational studios that have been developed over the last two decades. The structure is a single-story 3,288 square foot wood framed building with 2,976 square feet enclosed space, and two exterior covered lanais. The structure is designed for the teaching of professional grade woodworking. A redesign the adjacent 23 stall gravel parking lot is also associated with the proposed request. The Hui No'eau Visual Arts Center is located at 2841 Baldwin Avenue in Makawao, Maui, Hawaii, at tax map key (2) 2-4-002:006 and 011. And Tara Furukawa is the planner, so I would like to invite Tara to introduce the presenters.

Ms. Tara Furukawa: Okay, good morning. This item has come to you for review because in 2019 the Hui No'eau was granted Council approval for a change of zoning for TMK 2-2-4-002:011 from interim to the P1 public/quasi-public district, and a portion of TMK 2-2-4-002:006 from the agricultural district to the P1 public/quasi-public district. One of the conditions of the zone change was that any new building shall be reviewed by the Urban Design Review Board and the State Historic Preservation Division prior to Department approval of any building permit. We're seeking comments from the Urban Design Review Board on the proposed new woodworking studio, and the recommendations will be provided to our Zoning Division for their approval -- review and approval of the building permit for the project.

So the project consultant today is Robb Cole of Hawaii Land Use Group, and he'll present the project and can answer any questions that you might have regarding the proposal.

Ms. Hitchcock-Sprinzl: Thank you, Tara. Good morning, Rob.

Mr. Robb Cole: Good morning. Thank you, everyone. My name is Robb Cole, and I'm a planner that's been assisting the Hui No'eau Visual Arts Center. And today I'm assisting Don in this presentation. And I think you've had a good amount of information provided you in the packet. So what I'll do today is be brief and give a general, a basic site orientation to the property, and just speak generally about the preservation philosophy that Hui No'eau undertakes when putting in new buildings.

If you bear with me, I'm giving this a try here. Would you let me know if the presentation loads?

Ms. Hitchcock-Sprinzl: Yes. We, we can see. You might have to enlarge it, but it's, it's up there. There you go. All right. Perfect.

Mr. Cole: Is it filling the screen without the notes?

Ms. Hitchcock-Sprinzl: We can see the notes.

Mr. Cole: Okay.

Ms. Hitchcock-Sprinzl: So you may have to just choose --.

Mr. Cole: How's that?

Ms. Hitchcock-Sprinzl: There we go. Okay, now it's perfect. Well done.

Mr. Cole: All right. Thank you for your accommodation. So we're here today, as Tara mentioned, we have a condition in our zoning. And this beautiful property is a historic estate developed in 1917. It also has a historic site going back to the late 1800's an old sugar mill. For those reasons, the Planning Department, the Planning Commission, and the Council, County Council had occasionally asked Urban Design Review Board to provide comments on any renovation or new developments.

This beautiful campus exists in up-country Maui off Baldwin Avenue. There are 25-acres left of the property. And I'll just give you a brief orientation. On the left side of your screen, on the lowest section of the property is ag zoned pasture land currently used for horse and cow pasture. And to the right of your screen is the Hui No'eau Visual Arts Center. The campus can be divided in approximately half; an upper campus, which is accessed off Baldwin Avenue that contains the historic buildings designed by C.W. Dickey, and a lower campus accessed off Kaluanui Road, which services a cluster of modern buildings and a couple of the old service buildings.

In the upper campus, this is the iconic C.W. Dickey Baldwin house, its reflecting pond, its guest cottage, and its garage. These comprise what we call the upper campus. The design philosophy is to limit development in the upper campus to preserve the C.W. Dickey buildings and the sense of arrival. In the lower campus, we do have a couple structures that were built perhaps a decade after the estate. This includes what we're looking at now, the stables and tack shed that served as, you know, where Baldwin's kept their horses, and the caretaker's cottage, which has been converted to a classroom. Also in the lower campus are a number of modern buildings, including this. This is the Christopher Gardner children's classroom constructed in 1999; a central restroom facility constructed at the same time. In 2008, the Hui constructed this studio building, which contains the ceramics and metal smithing studios. In 2014, the Hui No'eau took down a dilapidated garage attached to the caretaker's, the caretaker's cottage and constructed a new classroom, or the Waldorf High School pilot program. And in 2016, Waldorf built an additional three structures on the demised tennis court of the estate.

This is an aerial view prior to the construction of the Waldorf facilities. And I'm just going to break it down once again in time period. We're looking at the property again with the pasture on the left, and the art center on the right and circled in red. If we zoom in here, you can see I've colored these sections of development, yellow being the oldest, the plantation ruins near the entry off Baldwin Avenue; red being the historic Baldwin estate that's part of

the upper campus; and towards the left is the green, which are the modern buildings built in the last 25 years. And I've highlighted the location of the proposed woodworking building and associated ground improvements for parking and sidewalk access.

Now, I'm going to allow Don to talk about the structure itself. And I'm not sure when you want to introduce questions, but I'll let Caryl and you can direct us here. But I'm going to pass it over to Don so that he can add anything about the structure itself.

Mr. Donald Bernshouse: The buildings, the building here that we've done was designed to relate, I think, closely to the buildings that are located in the area where the new building is to be constructed. And similar, the consideration was to make the building similar in nature to the most recent new buildings, both of which were done by Hans Riecke Sunnland Konno's building, the ceramic and jewelry studio building, and also the restroom and children's paint studios. That was in the program presented to me by the Hui that, that they would ideally like to have the buildings reflect those that were existing and we attempted to do that. The adjacent classroom building, the jewelry and ceramic studios, this building is very similar in its size and scale to reflect a similarity of harmony of the structures themselves. Also, the, this building was designed to, located to, reinforce the already existing common grass court that the campus has there. So it was located to idealize that courtyard and frame it along with the other buildings that surround the grass area. There is a driveway that is, as Robb showed in one of his site plants there, that it goes into the lawn which will be eliminated when this building is, is built.

The character of the building was suggested --. Yeah. There you can see there is an existing white roadway shown there, which will be a dotted roadway there, which will be eliminated. But access is a parking, an existing parking area there, adjacent to the children's studio that will be eliminated in the future to more generously reflect the common courtyard.

The, the nature of the building itself also, the effort was to have it relate to existing buildings with board and batten exterior walls, pitched roofs with the similar coloring to the existing buildings there. This building also has a couple of lanais, one on each side, which we found are very useful for classroom work, which is similar to the Riecke Sunnland Konno building nearby. The lanais are used extensively by the classrooms, and as it turns out, very useful now during the virus pandemic. So we've continued that as well. It gives an area to get a space to get outside, the actual working area to take a break and have fresh air and connect to the campus itself. The, the, the surrounding area of the building also is very similar to the other buildings, which are basically wrapped in lawn and with some occasional shrubs. But largely maintaining the lawn area, which is, I think, very nice and very generous for the, for the campus, and gives nice views of all of the buildings that are on the, on the campus.

The art center gets a lot of visitors. They do come there. And it's very nice, too, for them to navigate the campus and to see all of these buildings in relationship to one another. We're also embarking now on pathways that will connect all of the buildings. Many are connected already and there are some that need to be further connected, making a complete loop for the buildings.

I think probably that's probably as much as I would have to say at this point, unless you have some questions that you would like to ask. We tried to maintain the kind of . . . (inaudible) . . . arrangement of the buildings too. You can see that with the building and the parking lot, and its, its arrangement relative to the ceramic studio. So that they all seem to knit together in a, in a way that is agreeable and harmonious and let. And also does not conflict with traffic patterns and pathways.

I think we have met, the buildings have met the accessibility standards. We've been given an approval by the, by the State, meeting the federal guidelines for signage and walkways. And also the handicap requirements. The access to the existing Waldorf buildings around to the left of the site, we have also been improved, the access roads have been slightly altered to make it easier to get the Waldorf, and giving a little bit more definition to the more planting and ground area around the proposed building and the proposed parking lot. I think at this point, that's what I have to say. If you have any questions I'm happy to respond.

Ms. Hitchcock-Sprinzel: Thank you very much Donald and Robb for bringing this most interesting project to us for, for comments in review. First of all, though, we have to open public testimony in case there is any. So Mr. Yoshida.

Mr. Yoshida: Yes. Thank you Madame Chair. Clayton Yoshida with the Planning Department? For the record, department has received no written testimony or e-mail testimony regarding this matter. Also, at this point in time, no one has signed up to testify using the chat function.

**There was no one signed up to provide public testimony. And no written testimony was submitted.**

Ms. Hitchcock-Sprinzel: Okay, thank you Clayton. So the next step then will be to open the meeting to discussion and recommendations from the commissioners. And in this virtual environment, we usually do it with a round robin. So at first of all, if I could invite Peter to comment and, and if there are any recommendations on the project.

Mr. Niess: How are you doing Don?

Mr. Bernshouse: It's good to see you.

Mr. Niess: The plans are brilliant. They're a work of art in themselves. You obviously paid a lot of attention to the design. It's clean. The divided lights are appropriate. The layout with

the nice outdoor areas is also very good. I take classes up there in the ceramics building and the jewelry, and I've carved little bone hooks and stuff. I only, I only wished that they would hire you to do those 2016 Haleakala Waldorf buildings. But besides that, I mean, this is, this is great. It will be a good asset to the community and the art community as well.

Ms. Hitchcock-Sprinzel: Yes. Excellent point, Peter. Thank you. Were there any recommendations or --? No. Okay, wonderful. Thank you. Yes, I agree, this is really an exciting development for the art community, so it will be really awesome to have a woodworking studio where people can come and, and learn and practice the craft, and produce some beautiful things for all of us to enjoy and use. All right, so Joshua, you're, you're up next. Recommendations, comments.

Mr. Circle-Woodburn: Hey. Hi, Don. Good to see you.

Mr. Bernshouse: Hi Josh.

Mr. Circle-Woodburn: It's been a long time. I, I concur with Peter. I have to say too, I love seeing the hand drawn plans. It's actually quite refreshing. I appreciate that. That's very cool. I don't really have any comments. I guess maybe my only one would be if there were any requirement for shade trees for the parking area, that maybe they could be monkey pod to tie with the original campus home landscape trees that are there, just to maybe connect new to old. Other than that, I think it's great. I'm excited to see it.

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

Mr. Bernshouse: Thank you very much.

Ms. Hitchcock-Sprinzel: Thank you Donald. So Marie?

Ms. Kimmey: Yes. I'll actually start by saying everything Peter said is what I would say. I was personally quite impressed by the way that they used the program. So, so carefully, obviously, it's going to be a very workable woodshop with all the modern conveniences, but they've built it into what is a very attractive structure that I think is very, very compatible with the that area of the campus. And I'm very impressed with the fact that they're working on getting the path all the way around. And I think that by adding the path part in this project, you know, kudos and thank you, Don.

Mr. Bernshouse: Thank you, Marie.

Ms. Hitchcock-Sprinzel: Thank you, Marie. Stuart?

Mr. Marlowe: Good morning. Is there a timeline as to when this project would be finished and open for activity?

Mr. Bernshouse: Well, we'd like it to be tomorrow. We have submitted to the County. We have received some approvals. Wendell Tavares in the, basically, the building department has approved. Other agencies have approved as well. I think Clayton's area is one that we have not received an approval yet, and that they're working on that with the parking. But other than that, I think we're fairly close to receiving a building permit. So we hope to start fairly soon. They do have the money to build the building. They have had fundraising efforts and there have been matching funds from some generous donors. So, so, we're looking forward to start fairly soon. There are contractors that are looking at the pricing, the building out, so we hope to move fairly soon.

Mr. Marlowe: Thank you.

Ms. Hitchcock-Sprinzl: Great. Thank you, Stuart. Darren Okimoto.

Mr. Okimoto: I agree that, you know, the design team and the owner did take the time to design the buildings so that it complements other buildings and fits in with the campus. So, my thought is we actually provided a recommendation to the Department, something to that effect, where design complements the other buildings, in particular the nearby ceramics building, and also that it fits in with the rest of the campus. Thank you.

Ms. Hitchcock-Sprinzl: Thank you, Darren. I'm just I'm just making my notes here. Thank you so much. Yes, that was very nicely stated. And then Mandy?

Ms. Saito: I don't have really any comments. I think everybody has mentioned all my thoughts about how the plans are done really well. So, yeah, no comments.

Ms. Hitchcock-Sprinzl: All right. Thank you so much, Mandy. And then Darren Unemori.

Mr. Unemori: Okay. I actually I just have one question for Don. On your, the grading plan that was submitted in our packet, sheet C-2, it shows a where a pathway extension behind the building running, basically, it looks like south-east directly from the back of the building. Grading plan shows it in about a two foot cut roughly perpendicular to the paved parking lot, the restroom, and the children's studio. Any concern about runoff from the children's studio, restroom and parking lot, getting into that cut and gentling along directly at the wood studio from the rear?

Mr. Bernshouse: I don't think so. I'll bring that point up to our civil engineer, Blaine Arakaki, and have a look at it additionally.

Mr. Unemori: Okay.

Mr. Bernshouse: We haven't had any issues of basically any flooding on the, on the grounds, even though we do have high rainfall at times. But the ground is, is apparently fairly absorbent, I guess, because we don't seem to have a . . . (inaudible) . . .

Mr. Unemori: Okay. Yeah, I wanted to make it wasn't a concern. It does look like you're going to be diverting runoff from that --

Mr. Bernshouse: Yes. I think along the --

Mr. Unemori: . . . (inaudible) . . . yeah, as long as it's --

Mr. Bernshouse: -- the west side.

Mr. Unemori: It's . . . (inaudible) . . . and you've considered it. Other than that, I have no other comments. Thank you.

Ms. Hitchcock-Sprinzel: Thank you so much, Darren. All right, so I, I think if Tara -- I've taken notes, too, but would you like to read your summary to, to the folks, if, if there aren't any other questions?

Ms. Furukawa: Okay.

Ms. Hitchcock-Sprinzel: Thank you.

Ms. Furukawa: That the shade trees in the parking lot on be monkey pod to tie in with the original campus landscaping. The pathway addition be installed all the way around the campus. That the design compliment other buildings to fit into the rest of the campus. That's it.

Ms. Hitchcock-Sprinzel: Yes, I think the, the comment was that that design does compliment the other buildings and fits the functions of the building as well very beautifully. You know, that everybody was in really high support of the design so wonderful job.

All right. So, well, gosh, you folks made this so easy. This, this is the first time. So if I have a, could have motion to submit our comments on the design aspects as read.

Mr. Niess: I so move.

Ms. Hitchcock-Sprinzel: Who would like to make that motion? Peter, okay. And a second, please?

Mr. Okimoto: I'll second.

Ms. Hitchcock-Sprinzel: Darren, thank you. Okay. All right. So then we'll just do our round robin voting. And I'll just do the roll call again. And if you can state in favor or oppose. I think it's unanimous, but I'll go through it anyway. So, Peter?

Mr. Niess: In favor.

Ms. Hitchcock-Sprinzel: In favor. Okay. Joshua?

Mr. Circle-Woodburn: In favor.

Ms. Hitchcock-Sprinzel: Marie?

Ms. Kimmey: In favor.

Ms. Hitchcock-Sprinzel: Stuart?

Mr. Marlowe: In favor.

Ms. Hitchcock-Sprinzel: Darren Okimoto?

Mr. Okimoto: In favor.

Ms. Hitchcock-Sprinzel: Mandy?

Ms. Saito: In favor.

Ms. Hitchcock-Sprinzel: And Darren Unemori?

Mr. Unemori: In favor.

**It was moved by Mr. Peter Niess, seconded by Mr. Darren Okimoto, then unanimously**

**VOTED: To submit the comments on the design aspects of the project as discussed.**

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

*(Excused: M. Torgerson)*

Ms. Hitchcock-Sprinzel: So it is unanimous that the, the recommendations will go forward as read. So I think I would like to thank Mr. Bernshouse and Robb Cole for wonderful designs and presentation today. Thank you so much for answering our questions. So I think that's it. So with that, I'd like to turn it over to Mr. Yoshida for the Director's report.

**C. DIRECTOR'S REPORT**

**1. Agenda items for the January 5, 2021 meeting.**

Mr. Yoshida: Thank you Madame Chair. First of all, I would like to say that the Mayor has extended the deadline for nominations to boards and commissions from November 16th to December 15th. So if know of people who want to serve on the boards and commissions, and be a valuable part of the work of the County, if they can submit their nomination by, their application by December 15<sup>th</sup> and then they will get the full consideration by the mayor for a nomination at the end of January. And the Council will have until end of March to decide on the nomination.

The next item is we're up to 17 SMA Major Permits for the year compared to nine submitted in 2019. So we have reviewed some of them. We have some of them to review in 2021.

Lastly, I'd like to thank the members for their patience during and . . . (inaudible) . . . during this pandemic. And, you know, being able to still conduct business even while we have the pandemic. Hopefully. Dr. Paulsey and the people will be able to get the vaccine out there, you know, soon. But thank you very much for all of your hard work and diligent, due diligence. And we wish you all a happy holiday, happy and safe holiday season, and we'll see you in early January 2021.

**D. NEXT MEETING DATE: January 5, 2021**

**E. ADJOURNMENT**

Ms. Hitchcock-Sprinzel: Thank you so much, Clayton. I concur. The board have been absolutely awesome and their attendance has been just perfect, so we commend them for all their service and hard work to making sure that things keep moving forward.

So we'll see folks all at the next meeting, January 5th. And again, I'd like to add my, my best wishes for a happy holiday and, and safe holiday as well. So with that, unless there are any other comments or questions --

Mr. Bernshouse: Well, I'd like to thank all of you very much on behalf of the Hui for your generosity and, and your kind comments. Thank you very much.

Ms. Hitchcock-Sprinzel: Thank you so much.

Mr. Bernshouse: Unfortunately, I won't be able to charge this project for any more time, though.

Mr. Niess: I think you should put one of your woodworking section details for this project on the wall, in the art studio.

Mr. Bernshouse: Thank you all very much.

Ms. Hitchcock-Sprinzl: Thank you so much. And with that, the meeting is adjourned.

There being no further discussion brought forward to the Board, the meeting was adjourned at 10:33 a.m.

Respectfully submitted by,

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

### **RECORD OF ATTENDANCE**

#### **PRESENT:**

Joshua Circle-Woodburn  
Caryl Hitchcock-Sprinzl, Chair  
Marie Kimmey  
Stuart Marlowe  
Peter Niess, Vice-Chair  
Darren Okimoto  
Mandy Saito  
Darren Unemori

#### **EXCUSED:**

Mikal Torgerson

#### **OTHERS:**

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