

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
AUGUST 19, 2008**

Approved 09-16-08

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Mr. James Giroux, Deputy, Corporation Counsel, at approximately 9:00 a.m., Tuesday, August 19, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. James Giroux: It's nine o'clock, and we do not have a Chair or Co-Chair, so we're going to have to elect a Chair Pro-Tem this morning. And I guess I'll just run the election. As far as the duties of the Chair Pro-Tem it would be limited to running this meeting, and then the next meeting, the regular Chair will come. I'll open the floor to take nominations and then we can vote in the order that the nominations are taken. Any nominee?

Mr. Russ Riley: I'd like to nominate Raymond. He's done good work.

Mr. Bryan Maxwell: I'll second it.

Mr. Raymond Phillips: You think so.

Mr. Giroux: Any other nominations? Seeing none, I'll close the floor. Any discussion? Raymond, any speech you want to make? We'll be nice to you if you're Chair.

Mr. Phillips: Well we'll need a lot of assistance in this.

Mr. Giroux: I'll help you out. We'll call for the vote. All in favor?

Board Members: "Aye."

Mr. Giroux: All right, it's unanimous.

**It was moved by Mr. Russ Riley, seconded by Mr. Bryan Maxwell, then
unanimously**

**VOTED: Mr. Raymond Phillips as Chair Pro-Tem for the
August 19, 2008 Urban Design Review Board meeting.**

Mr. Maxwell: It's a landslide.

Mr. Phillips: What is this, walking the plank? It wasn't even planned. Call the meeting to order.

Mr. Giroux: Raymond, you can up here. We've got a big stick for you just in case they get out of hand.

B. COMMUNICATIONS

- 1. MAUI COMMUNITY COLLEGE requesting a Special Management Area Use Permit for the Maui Community College Temporary Nursing Portables project consisting of the construction of 3 single-story portable structures consisting of nursing classrooms and related improvements at 310 Kaahumanu Avenue, TMK: 3-8-007: 040, Kahului, Island of Maui. (SM1 2008/0009) (L. Callentine)**

The Board may take action on the project design and matters within their purview.

Mr. Giroux: Okay, we'll have staff read our first agenda item.

Ms. Ann Cua: The first agenda item is a request for a Special Management Area permit for the Maui Community College temporary nursing portables project consisting of construction of three-single story portable structures, consisting of nursing classrooms and related improvements at Maui Community College, 310 Kaahumanu Avenue. And the Board's review is design review in accordance with the Special Management Area Permit. And the planner on this is Livit Callentine.

Ms. Livit Callentine: Good morning Mr. Chair and members of the Board. My name is Livit Callentine as Ann said. Thank you Ann. And today, the consultants for this project, Munekiyo & Hiraga – and we have Mike Munekiyo and we have Erin Mukai here to present the project for you. They have also brought along several consultants to the project that they will introduce later on. Thank you.

Ms. Erin Mukai: Good morning Chair and members of the Urban Design Review Board. My name is Erin Mukai. I work for Munekiyo & Hiraga here in Wailuku, and I'm here this morning on behalf of Maui Community College (MCC) to present to you their proposed plan to construct temporary nursing portables on their campus in Kahului. But before I begin the presentation I'd like to take a few moments to introduce to you members from the project team here with us today. Here from MCC, we have Marvin Tengan, who is the acting Capital Improvements Coordinator for MCC, as well as Nancy Johnson, the Chair of the ALLIED Health Department from MCC. Also present is Calvin Higuchi, the project architect, from Hiyakumoto and Higuchi Architects. Also present is Russel Gushi, the project landscape architect. And assisting with the power point presentation is Mike Munekiyo.

So to begin, I'd like to give you just a little information on MCC and its nursing program. MCC is one of seven community colleges in the UH system. Presently, the college has an enrollment of approximately 1,145 full-time students, and 1,836 part-time students. Given the critical shortage of nurses on Maui and the increase demand throughout Maui as well as the State of Hawaii and nationally as well, enrollment in the nursing program at MCC doubled beginning in January 2007 from the previous year. Currently, there are approximately 160 continuing nursing students, and 70 nurse aide students. Instructors and program administrators are currently sharing offices and conducting classes both during the day as well as during night to accommodate the size of the classes with the limited space available. So at this time, I'd like to introduce to you Nancy Johnson. She is the Chair of the ALLIED Health Department at MCC.

Ms. Nancy Johnson: Good morning. I just wanted to give you a little background about the nursing program and the need for this project. There's really three factors that affect how many health care workers a community needs. One is the population and the growth of the population. The other is the age of the population and the predicted aging of the population. And the third one is the age of the health care providers.

Unfortunately, or fortunately, on Maui, we have an increasing population and the projected age of that population is also increasing. I've been told that by 2030 we expect an increase of 24% of the population, and the largest number of those people will be over the age of 60. And that means, we're going to need a lot more nurses. The average age of nurses in Hawaii is 48. So, we were mandated really by the County and by the State to expand our program and we received funds from the County to do that. In order to double the program, we had to take classrooms and offices from other parts of the campus and it was on a short-term loan that required a lot of arm twisting with the guarantee that we would have these portable classrooms that were funded by the Legislature. So we desperately need this space.

Ms. Mukai: Thank you. At this time, I'd like to begin the power point presentation and we'll just go over a few of the slides that we've prepared.

So here is a regional location map showing you the campus of MCC. Bordering the property you'll see the major roadways: to the north-west is Wahine Pio Avenue; to the north-east is Kahului Beach Road; and bordering the south of MCC is Kaahumanu Avenue.

This is a parcel location map. The project will be constructed on the westerly portion of MCC. As you may already be aware, surrounding uses include Keopuolani Park to the north-west; Maui Arts and Cultural Center to the north; the Harbor Lights Apartments to the east; as well as the Queen Kaahumanu Shopping Center to the south-east.

This is a map depicting a little more detail of MCC's layout. If you're not too familiar with

the inner workings of MCC, to give you a point of reference, here is Kaahumanu Avenue, and Wakea Avenue – this is the intersection. So this is the main access point into the college. The proposed nursing portables will be constructed on the westerly portion of the campus. To the immediate south of the portables is the HEAD Start Preschool Building and yard. To the west, existing tennis courts belonging to MCC. The Science Building is also located to the south-east of the portables. And the existing Arts & Ceramics Building is located to the north. Parking for the portables will be provided by the parking area which is unpaved located to the north of the site, and as well as a parking area to the south of the site.

Now at this time I would like to take a few moments to go through some photographs taken from the project location. So photograph number one was taken facing south towards the existing HEAD Start Preschool and tennis courts. So on the left-hand side of the photo you can see the HEAD Start Preschool, and these are the tennis courts for MCC. You can't quite see it from this photo here, but Kaahumanu Avenue lies just beyond the trees here. So the project site will lie on this grassy vacant area. Here's another photograph looking at the project site, just taken from a different angle. So this photo was taken facing north, looking at MCC's Arts & Ceramics Building which is this here, and this is the parking area. To the left-hand side of the photo is the existing tennis courts and the HEAD Start Preschool Building is this.

Photo number three was taken facing east towards the Kalama Building which is this structure right here, and the Noi'i Building or the Science Building which is this structure on the right-hand side. Sidewalks also traverse throughout the campus. So the project site will actually extend into this direction here, and off into the outer side of the photo.

This is the last photograph, and it was taken looking west, towards the west Maui mountains. You can make out the student dorms for MCC in the background there. The project will lie on this grassy portion of the campus.

So at this time, I'd like to turn the presentation over to Calvin Higuchi. He's a project architect from Hiyakumoto and Higuchi Architects.

Mr. Calvin Higuchi: Good morning. My name is Calvin Higuchi, and I'm with Hiyakumoto and Higuchi Architects. We're the architects of the project so I'll go through the architectural portion of the project. This is a topo survey of the existing conditions. The Arts and Ceramics Building is over on the right-hand side here; the Kalama Building is down here; these are the existing tennis courts and the HEAD Start is over here. The project site is right in this grassy area, right in here. Basically the project consists of three modules. They're prefabricated buildings that are built on the mainland and shipped over. So they have some restrictions because they have to be hauled over from the wharf over on the State highways and so forth. The first component is the office building. There's five

offices within that building. The classroom building over on this side, and the nursing lab is over on the makai side of the project. Connecting them is a lanai. All of these buildings are set up on piers so they haul them in and they just set up the piers and they rest the buildings on top of those. And we will be building a wood deck lanai to connect all of the buildings, and there will be a five-foot covered walkway that also connects all three of them. And then we have four sets of stairs coming out of the four corners here, as well as a handicap ramp.

In the middle of the lanai, we'll have masonry planter wells that sits on the ground and comes through the deck. And there will be a wood bench surrounding that with a fairly large shade tree in the middle. And Russel will go over the landscaping and the entrance area as well. The access is – there's a main walkway that goes from this area here and comes up through here, and there's a handicap ramp that comes up to the Ceramics Building. And this is all existing coming up to the paved play court. The existing unpaved parking is over on this side. So most of the students will probably be parking here and coming over through here. And then it will be connecting up from here – this is a new side walk over here that comes into the building and the courtyard here.

The buildings, again, at first we tried to design with deeper overhangs and so forth, but the modular manufacturers have restrictions on the widths of the buildings and so forth. So we have clip overhangs. Also the roof slopes had to be less than three and a half throughout. But basically, they're wood framed structures. The siding is going to be T-1-11; asphalt shingle roof; and we'll provide a wood skirting around the bottom to hide the under structure.

The colors are basically the colors that they've been using around the campus, and I'll pass this around. And that's about it. So I'll turn it over to Russel right now for the landscape and if there's any questions I can field those later.

Mr. Russel Gushi: Good morning Board Members, my name is Russel Gushi. I'm the project landscape architect. For those of who are familiar with the project site, this site is fairly windy, and warm and hot, and so one of the objectives of the landscaping is to mitigate some of those conditions. And what we're going to try and do is plant as much trees and palms to create a more friendlier environment for the students that will be attending at these buildings. What we're projecting here is additional palms along the side of the Noi'i Building which already has some palms on the opposite side of the drive to compliment it. But instead of using your standard coconut palms, we're proposing dwarf palms only because they're proposing some building up on this side that will have a telescope that will restrict the height of the plants along this side of the campus, or this side of the building.

Along what is now the campus' main promenade and which will eventually be extended in

the future, we're looking at also continuing the vegetative theme along this side of this promenade. Again, we're proposing trees to both to serve as a screen from the on-shore wind, as well as, create some shade on this side. And they're also a little bit lower than what we would normally see on the side of the promenade, only again because of the proposed telescope.

In this courtyard area, or this raised deck area of the new proposed nursing building, there will be one shade tree in the raised planter well, and some smaller native palms, Loulu Palms. And beneath the palms in this little garden area, we're proposing Hawaiian native medicinal plants to keep in the theme of the nursing school as well. As far as irrigation, we're extending, or we're tying into the existing irrigation which is well water, and we're looking at utilizing whatever water conservation techniques and practices that exists right now. As far as ground cover or surface planting, it's basically the extension of just the grass, the lawn, throughout the affected area – just for continuity and simplicity. That's it. Thank you.

Ms. Mukai: So at this time, we'd be happy to answer any questions the Board may have for the project.

Mr. Phillips: Shall we start with questions – Linda?

Ms. Linda Berry: I'd like to know why such an important program is being put into temporary portable buildings rather than something more permanent. Can you explain your thinking behind that?

Ms. Mukai: Okay, sure. I think that maybe someone who could answer that question a little better would be Nancy or Marvin from MCC.

Ms. Johnson: The University does have a Master Plan for the campus, and the current nursing building was built in 1989. I think at that time no one realized that population on Maui was going to grow as it did, and the needs for nursing would be so serious. I think the urgency of providing space for this program is the reason they're going for portables. Just to emphasize the urgency, last year, Hale Makua spent a million dollars on traveling nurses because they couldn't hire them locally. And the hospital spent several million dollars, so it's very urgent to our community.

Ms. Berry: What's the time frame for replacing these with something permanent? Are there plans to do that?

Ms. Johnson: Right now there is a plan. The campus is funded for a new Science Building, and when that Science Building is complete, the old Science Building will be converted for ALLIED Health. However, we just started a dental assistant/dental hygiene program. We

have oral health center that's off campus. So those will be moving to the campus as well. So I think a new ALLIED Health Building will be in a future Master Plan.

Ms. Berry: Thank you.

Mr. Phillips: Randy?

Ms. Randy Wagner: Well this is more of a commentary than a question. But I think it's really a shame that this type of structure has to be used. It seems like even if it were something simple that possibly could have been done with employing local carpenters, and just have it be a small simple building built for the purpose, even if it is temporary. But if this is the way it has to go, I would wonder if you could possibly put some kind sun screening over the windows because to me, it just looks like a little hot box with no overhang at all. I know Calvin said that they could have overhang, but is it possible to adapt overhangs or at least vertical sun screening on the windows? Just because it doesn't look comfortable.

Mr. Higuchi: Actually, this is probably the most economical way to go. Our initial designs had pretty large overhangs, and the costs was just getting prohibited with the amount of—. They have a million dollars for the project, and just the portable themselves were about \$500,000. So by adding more things on—. We were working with the modular people, and they were talking about having these overhangs that can hinge and flap back so when they move them they can flip them back down, but the cost was just getting too high. And we're already up at the limit already so we have some alternates that may have to come out as well. So we're already there, sorry.

Ms. Wagner: Well maybe is it possible in future if the Carpentry Division could adapt some of their own screening devices in the future?

Mr. Higuchi: That's a possibility. Maybe MCC can bring that up with their Carpentry Division.

Mr. Phillips: Thank you Randy. Any further questions?

Ms. Wagner: No. Thank you.

Mr. Phillips: Russell?

Mr. Riley: Did I miss – is there air-conditioning in these units?

Mr. Higuchi: Yes, that comes with the building.

Mr. Riley: No further questions.

Mr. Phillips: Thank you Russell. I have a question concerning the parking, and would you elaborate a bit more on the parking and what the area is being used for at the moment?

Ms. Mukai: Okay. So this is the figure that shows the overall campus for MCC, and currently the project site is actually vacant and grass. So there isn't too much activity going on this area here besides the surrounding buildings which include the Arts and Ceramics Building which is this structure. The Kalama Building is also another classroom setting – and the Science Building. So parking – there's an unpaved parking area located to the north of the project site, which is accessed via Wahine Pio Avenue. So if you've driven by, you may have noticed that there is also a County recycling center. So you would access this parking lot off of Wahine Pio Avenue. There's additional parking provided to the south, in this parking area here which you can access off of Kaahumanu Avenue. There's more parking fronting the Science Building which is paved and marked. And the College also has a very large parking area in their northern portion of the campus. And I know that this parking area provides 820 marked stalls. And just to add to that, right now, the portables will serve an existing enrollment, so these students are already here at the campus. I'm not sure if that information helps a little.

Mr. Phillips: Thank you. How many spaces will there be?

Ms. Mukai: For additional parking?

Mr. Phillips: Yes, in the new parking facility, dedicated for the –

Ms. Mukai: These are actually existing already.

Mr. Phillips: But for the new facility? For the new parking area? How many spaces?

Mr. Marvin Tengan: I'm Marvin Tengan, Acting Facility Planner. Personally, there is enough parking for the structure. And just a word of information, that temporary parking that she spoke about, right here, it's going to be a new Science facility. And with that building, there is going to be a permanent parking added onto the project. And this is within two years from now – it should be built. Right now, we're in schematic phase and design for the project. So it's right adjacent to this project.

Mr. Phillips: I take it that the facilities will be used in the evening as well as during the day.

Mr. Tengan: I assume it will. Yes, their program is so busy that they're taking apprenticeship space on the campus right now.

Mr. Phillips: Is there any provision for lighting?

Mr. Tengan: Yes there is. In fact, we're doing our exterior lighting right now. We're almost completed our exterior lighting.

Mr. Phillips: Okay. And as for walkway access.

Mr. Tengan: We did the handicap renovation - two phases already.

Mr. Phillips: From the parking facility, there will be a paved access or a paved path?

Mr. Tengan: Yes. Paved.

Mr. Phillips: And those accesses will feed back into the other -?

Mr. Tengan: The permanent site/facility.

Mr. Phillips: Was there a traffic study that was necessary to do for impact on the -?

Mr. Tengan: The Science Building we're doing that - the big project - it's a \$25 million project that's on line right now.

Mr. Phillips: So right now, the students are already there I take it?

Mr. Tengan: For nursing?

Mr. Phillips: Yes.

Mr. Tengan: What happened is their program increased tremendously within the last three or four years that on the Master Plan, it's projected long term. Like the Science Building, it was projected about seven years ago that was going to be our number one project, and it's just coming on line now. So if nursing goes in for their program, I'm not sure how long it's going to take because we have to go back to the Master Plan, change the Plan, and put it up front as a priority. And again, you have to go for funding.

Mr. Phillips: Good luck.

Mr. Tengan: Yeah.

Mr. Phillips: So at that time you'll do the traffic impact study on Kaahumanu and the surrounding?

Mr. Tengan: Right. With the Science we are doing that right now.

Mr. Phillips: Thank you. No further questions. Bryan?

Mr. Maxwell: I'm Bryan Maxwell.

Ms. Mukai: Hello.

Mr. Maxwell: Just a couple of things. First of all, I appreciate the gardens and everything. I think that's a great idea for the facility. The only question I have regarding the buildings and everything is going back to about temporary. My wife is a VP over at Kihei Elementary and they have a lot of portables, and it became kind of a permanent structures. And one thing I like about the campus here is the building and the architecture is great and everything. Is there a time limit that they're going to put these temporary? Is there a plan to dismantling them and moving them for another temporary somewhere else? How does that all fit in?

Mr. Tengan: It's very difficult to say because a lot of the programs at MCC goes up and down like a roller coaster and it depends on the demand, and if it fits into the Master Plan. If the demand is great, they'll probably push to change the Master Plan, and that would be with the Chancellor and the UH System. When they go forward with that, then if this Health Building is important – very, very important – and there is monies within the system, it will probably be a permanent structure. I'm not sure, but right now because Nancy solicited the campus hustle for the funding, it could only be a temporary based on, it's not part of the Master Plan right now. So it's hard for me to tell you, it's going to be next year or five years from now or 10-years from now, it depends on what's projected. Like teaching at one time was real popular, now it went down, now it's going back up I guess.

Mr. Maxwell: I guess what I'm getting at is say it is a failure, is there a way that they say hey we don't have the people there, that they need to be removed? Or if they say, yeah, it is good, let's build another building.

Mr. Tengan: Right. That's why part of the Master Plan is this isn't a permanent structure. If it's not going to work, they can take away the building in the future.

Mr. Maxwell: But I think they need to have some type of gauge. Like Kihei and a bunch of other schools around town, also on these structures become permanent structures and they just become a maintenance and it really never fit in with the rest of the plan. I really think – it's not our role to say that – but I think there may need to be a limit, some type of gauge, that sets that up so it doesn't become a permanent structure there.

Mr. Tengan: It's a lot to do with funding and demand like I said.

Mr. Maxwell: I totally understand the situation you're in.

Mr. Tengan: To give you a good example. You know the Hale's that are there now?

Mr. Maxwell: Right.

Mr. Tengan: In the future, that whole area is going to be demolished.

Mr. Maxwell: Right.

Mr. Tengan: And it's like a permanent, but it's a temporary. But until the demand and the need is there and money comes through, it won't happen.

Mr. Maxwell: Okay. It's kind of catch-22. I understand.

Mr. Tengan: Right, if you need it, you're going to use it no matter what.

Mr. Maxwell: And I think it's well needed. I mean, we know there's a nurse shortage. I just think what happens is they have to make it a priority saying that this is what we want to do. If that's something we want to keep going as a nursing thing, then we need to come up and start having those plans put together and everything to make it fit in. That's all I'm saying because I really like the campus. I think it's really nice. I just don't want to see a bunch – we have a temporary here, and another temporary coming in a year – I don't think that's the path that you guys want to take.

Mr. Tengan: No, but I think this program, being that – because it increased so fast so rapidly, we didn't expect this, they already have sites off campus and they have portables. You know what the situation is.

Mr. Maxwell: Right and I do. I just want to make sure that becomes – or you guys are moving forward on some other type of plans as well. I think it's great. I mean, that's a lot to be done with the portables. I think you're going to do a good job.

Mr. Tengan: Thank you.

Mr. Phillips: Thank you Bryan. Any further questions?

Mr. Maxwell: No that's all.

Mr. Phillips: Susan?

Ms. Susan Liscombe: No questions.

Mr. Phillips: Do we have any comment from the public? Discussions? Randy?

Ms. Wagner: I hate to be stickler, but I feel like that since it is a portable and we don't know how long it will be there and fuel is expensive and it just seems so alien on the site the way it is. I think the landscaping is really nice. I would like to make a motion to approve it with the recommendations that the Community College address some kind of shading applied to the building, even if it's over a year or two to get it done. And it might be a good idea to implement the use the architectural drawing students and the Carpentry Department as a project for them.

Mr. Phillips: Carpentry Department at the school?

Ms. Wagner: Yeah. Because we had a project in here, the Swap Meet, where they were going to use the students help maintain that. And I think this would be an opportunity to help it become a little bit more tropical and adapt it to the environment.

Ms. Phillips: Thank you. I have a question for the architect about that. Would that be a permit situation that might have to be put through?

Mr. Higuchi: You mean to add on –?

Mr. Phillips: Yeah. Like an overhang.

Ms. Wagner: Something like awnings or horizontal screens.

Mr. Higuchi: Shouldn't be. Actually the State has – they can waive permits – building permits. So something like that could probably be waived.

Mr. Phillips: Discussions on the recommendation?

Ms. Cua: I just had a comment in terms of as the permit makes it way through the process and in terms of when they're actually ready to come in for permits and implementation of what this Board is actually trying to achieve. Initially when you were first speaking I had wrote that a possible condition that this Board wanted to consider recommending to the Planning Commission would be that sun screening treatment shall be installed over the windows. I don't think you're concerned about who does it, whether it's part of this project or MCC. What I was hearing initially was that you wanted it done. And I think we, as the Department, writing the letter would need clarification. Do you want them to just talk about it and possibly discuss? Or do you want it to become part of the project?

Ms. Wagner: I think it should become part of the project. I don't think it has to be keyed in to the Community College. I think that would be fun and good for the students, but I just

think it needs to be addressed. Period.

Mr. Phillips: I think the comment was that there would be a covering of some sort over the window. Is that expansive enough for you?

Ms. Wagner: Some external sun screen.

Mr. Phillips: So possibly a shade or a Bahama shade of some sort?

Ms. Wagner: I was thinking more of something that was fixed, like a fixed awning, or even a horizontal. Depending on each orientation, you need a different type of shading.

Ms. Cua: So if we just said an external sun screening treatment and leave it up to them as to what they feel they can afford and do – whether it's through the students in the College and it becomes a College project, or that gets wrapped into this project.

Ms. Wagner: It's only a recommendation. It's not to stop the project from going forward.

Ms. Cua: Right.

Mr. Phillips: Any other discussion on that?

Ms. Berry: An alternate might be to plant more trees in positions that would shade the buildings. Looking at the plan, it looks like the buildings are pretty well surrounded by trees, but in the elevations they look pretty bare. And I don't know if that's just the trees aren't shown on that, but that would be a way to do it. It would be graceful.

Mr. Phillips: What would be the size of the landscaping? The tree size? How many gallons or feet for the palms?

Ms. Gushi: The trees and the palms most likely would be about 25 gallons sizes, and all the shrubs would be one to five gallons size. Again, this is all based on the budget so those would be the minimum requirements. They grow pretty fast.

Mr. Tengan: The other reason why the trees are quite short in size is with that new Science Building which is adjacent to this project is a telescope that shoots up to Haleakala and it's on the first floor on the new Science facility. And it has to shoot above the trees. And it's just above this project, right adjacent. So with that, we will add additional landscaping when we come in for the new Science Building also. So part of the Science Building will block off some of the sunlight through this project – it's right next – and it will take away a lot of wind being that it's a huge building – about 30,000 square.

Mr. Phillips: Any other comments about Randy's thought? Should there be a second voting on that James?

Mr. Giroux: We should probably entertain a motion to adopt the project as represented and then take care of the concern about shading in a formal motion, just so it is very clear to the planner what is going to be recommended to the Planning Commission at the next step.

Ms. Cua: And if you could also address – there was another comment that I started writing down and again whether this makes it into your letter, I don't know, but the staff's job is to, as you're speaking start drafting what we think are comments you want to put forward. And the other thing that I would like you to address and give us direction on is – there were a couple members that expressed concern about the temporary nature of the building. And one suggestion was to put some kind of a time limit on the use on the structures. I don't know where you want to go with that. Another suggestion was that they have some kind of plan what will happen to this building. And we heard a little bit, but I don't know if you want to explore that a little bit more. That's all the comments that we heard I believe.

Ms. Berry: I hate to think that 10-years from now, I'd be on campus and see that building growing old and know that I was responsible in some part for it still being there. So I don't know what our capabilities are to limit that. I don't think we have that –

Mr. Phillips: Possibly we could make a recommendation Linda.

Ms. Berry: Okay.

Ms. Cua: Maybe the applicant has a suggestion.

Mr. Mike Munekiyo: Thank you Mr. Chair if I may? Mike Munekiyo. I think, maybe if I could respond in a couple of ways. Number one, with respect to the temporary nature of the buildings as you know and as it was discussed, it's somewhat of a problematic issue. And so if its appropriate the Board may in its transmittal to the Commission state that concern without making it a condition specifically because it is something that everybody is alert to. And to the extent that the College has that support, of course, that would be better in the long term to get something more permanent. So I think a comment in a letter, as oppose to a condition would appropriate.

Secondly, with respect to the sun screen treatment, I think that's something that the College can consider. The only, I think, observation that I would make is that there is cost implications to that, and as Calvin mentioned, there is a fixed budget associated with the addition of these kinds of treatments. So to the extent that the Board can consider language which will provide some flexibility to the College – in terms to the extent practical or to the degree – or that type of flexibility, I think that would be helpful just so that we don't

face a situation where we are facing tight budgetary constraint which make it's a little more difficult for implementation. So those are my comments. Thank you.

Mr. Phillips: Thank you Mike. Possibly in the recommendation, we can say something concerning as long as it stays within the parameters of the budget.

Ms. Cua: We could or to the extent practical. We use that quite a bit. We could use that same recommended condition that external sun screen treatment shall be installed over the windows to the extent practical or shall be considered. We could – Livit you had a comment?

Ms. Callentine: Yes. I was going to suggest language that the project incorporate the use of shading of external shade treatment to the extent practical – so incorporate it into the project to the extent practical. And I know you tossed around various different – I wrote down external fixed shade treatment, external sun screen treatment, addition of shading, sun screening – so I think we should just come up with one appropriate term that's easy to translate and that might be external shade treatment.

Ms. Cua: That's fine.

Mr. Phillips: Good. Thank you. Any thoughts or discussion? Shall we call for a vote? The motion is to adopt the project with the recommendation concerning the shading of the windows – shading treatment of the windows and what's practical. Do we have vote on this or do we have a second?

Ms. Berry: Second.

Mr. Phillips: A second, yes. Thank you Linda. All fore? Project carries. Thank you very much. Thank you for the presentation.

It was moved by Ms. Mary Randall Wagner, seconded by Ms. Linda Berry, then unanimously

VOTED: To recommend approve the project as presented with the recommendation to incorporate external sun screen treatment over the windows to the extent practical.

C. DIRECTOR'S REPORT

Ms. Cua: The next matter on the agenda is Director's Report and we have nothing to report as of today.

D. NEXT MEETING DATE: September 2, 2008

Mr. Phillips: According to the sheet our next meeting date is September 2, 2008. And if there's no further comments, I'll call for an adjournment. Thank you very much!

E. ADJOURNMENT

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 9:45 a.m.

Respectfully transmitted by,

LEILANI A. RAMORAN
Secretary to Boards and Commission I

RECORD OF ATTENDANCE:

Raymond Phillip, Pro Tem Chair (Alternate Member)
Russ Riley
Susan Liscombe
Bryan Maxwell, Alternate Member
Randy Wagner, Alternate Member
Linda Berry, Alternate Member

EXCUSED:

Demetrios Callinicos, Chair
Anthony Riecke-Gonzales, Vice-Chair
Hunton Conrad
Eric Nakagawa
Gary Brauner
Linda Kay Okamoto
Darryl Canady

OTHERS:

Ann Cua, Staff Planner
Livit Callentine, Staff Planner
James Giroux, Deputy, Corporation Counsel