

**URBAN DESIGN REVIEW BOARD
REGULAR MEETING
SEPTEMBER 16, 2008**

Approved 10-07-08

A. CALL TO ORDER

The regular meeting of the Urban Design Review Board (Board) was called to order by Chair Demetrios Callinicos, at approximately 9:00 a.m., Tuesday, September 16, 2008, in the Planning Department Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Wailuku, Island of Maui.

Mr. Demetrios Callinicos: Good morning. The first item we have this morning on communications is Ms. Tamara Horcajo, Director of the County Department of Parks and Recreation, requesting a Special Management Area Use Permit for the Lahaina Civic Center Tennis Courts Expansion Project consisting of the addition of four new tennis courts, a 25-stall paved parking lot, fencing, sports lighting, windscreens and related improvements, at TMK: 4-5-021: portion of 010, portion of 016 and portion of 020 in Lahaina, Island of Maui, and Ms. Callentine is here from the County so would you introduce the project?

B. COMMUNICATIONS

1. **MS. TAMARA HORCAJO, Director of the COUNTY DEPARTMENT OF PARKS AND RECREATION requesting a Special Management Area Use Permit for the Lahaina Civic Center Tennis Courts Expansion Project consisting of the addition of four (4) new tennis courts, a 25-stall paved parking lot, fencing, sports lighting, windscreens, and related improvements at TMK: 4-5-021: portion of 010, portion of 016, and portion of 020, Lahaina, Island of Maui. (SM1 2008/0015) (L. Callentine)**

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

Ms. Livit Callentine: Mr. Chair. You just sort of introduced it for me. The applicant is here today – the applicant's representative I should say. And I'm not sure who else from the project team, but I know that Kimberly Skog and Mike Munekiyo are here and they will be taking you through the project plans.

Mr. Callinicos: Thank you.

Ms. Kimberly Skog: I have my presenter with me. So good morning. My name is Kimberly Skog. I'm with the planning firm of Munekiyo & Hiraga. And I'm here today to introduce to you the proposed expansion to the Lahaina Civic Center Tennis Courts project. But

before I get into our presentation, I'd just like to introduce our project team. I have here with me Mr. Pat Matsui, representing the applicant, the County of Maui Department of Parks and Recreation. We also have Mr. Ron Fukumoto of Ron Fukumoto Engineering, the civil engineer for the project. And we also have the landscape architect, Russel Gushi. And Mike Munekiyo is here with me as well.

From a regional context standpoint, the project site is located in Lahaina right along the Honoapiilani Highway, mauka side of the Wahikuli Wayside Park. And Department of Hawaiian Homelands of Lealii Subdivision is just located south of the project site as is the Wahikuli House Lots subdivision.

Within the context of the existing Lahaina Civic Center, the proposed expansion will take place just north of the existing tennis courts complex. You'll see the Lahaina Post Office is just makai of the tennis courts. And within the existing Lahaina Civic Center, we have the Lahaina Fire Station, Police Department, Health Center and the other facilities of the civic center.

This is the grassy area where the new tennis courts will be located right here. You'll see some of the existing tennis courts right there in the back ground. This photo is just mauka of the picture you just saw. 25-stalls paved parking lot will be located right around here. And you'll see again in the background are the existing tennis courts.

This is looking up mauka along the service roadway. The photo you just saw is looking right around here, which is where the 25-stall paved parking lot will be located. And for your reference, the existing tennis courts are right around there, give or take a little bit. So this is looking south along the service road. Lealii Parkway which provides access from Honoapiilani Highway goes right along the back end of the photo. And you'll see in the background is one of the subdivision I mentioned earlier. To the left are the existing tennis courts. And the proposed expansion will include four additional tennis courts with fencing and windscreens and sport lighting much like the existing, as well as 25-stall paved parking lot, retaining wall, pathways and water, waste water, drainage and electrical system improvements. And to talk a little more about those improvements, I will call up Mr. Ron Fukumoto.

Mr. Ron Fukumoto: Good morning. My name is Ron Fukumoto with Ronald Fukumoto Engineering. We're the prime consultant and the civil engineering consultant for the project. And I'm going to briefly explain the drainage system for the project. We have our preliminary grading and drainage plan displayed here. And let me point a few items here. This shows the developed conditions so the existing tennis courts are right in here. And our planned four tennis courts are here along with the 25-stall parking lot. The existing drainage conditions are such that you have land mauka of the site which is the Hawaiian Home Planned Residential Project that drains directly down into the site. There's about

8-½ acres of land there in comparison to roughly about two acres of site acre. So the existing drainage comes through. This area is flattened out right now. There is a grass swale that catches that flow. And most of the flow heads down to the north-west corner of the existing site. At that point there is an existing catch basin with an inlet on the back side of it. And what happen is the swale directs the flow into that catch basin. There's also another drainage area, a smaller area here that, gets picked up by another catch basin further up the site. So those line kind of converge together. They go underground and eventually they come out into this channel that runs on the makai side of the service drive. So run off from that channel heads down – this is all an open channel here. And at Honoapiilani Highway, there's a culvert that drains out and empties out right at Wahikuli Beach Park.

What we've planning for our system here is to have a ditch that prevents the flows from coming across. So we'll catch the flows here and the off site flows will be redirect down to the existing channel. And this is through an underground type of system. This is a ditch that catches the flow. We also have an on-site system so there are a number of small inlets on site which will pick up the flows. I believe here, here, back here – there's a couple of inlets here also, and also within the parking lot. And those flows are collected and directed into an underground perforated pipe drainage system here. So what we'll do is we'll pick up those flows, have them enter this underground system here which will control the flows and allow some it to percolate into the ground, and there's an over flow point which will also tie into the line that drain to the channel. So that's pretty much it in a nut shell the description of the existing and proposed drainage system.

Mr. Callinicos: Thank you.

Ms. Skog: And now I'd just like to call up Mr. Russel Gushi to tell you about the preliminary landscaping plan.

Mr. Russel Gushi: Good morning members, my name is Russel Gushi. I'm the project landscape architect. I'll kind of go over the landscape in a general fashion and if you have any questions later, you can ask me more specific questions.

The site is broken down to pretty much two types of terrain. This is the flat area around the tennis courts and then the sloping area on the back side that is existing and partially graded. What we'll be doing on the slope is applying an erosion controlled fabric and planting it with Hawaiian native plants to mitigate any kind of soil erosion that may occur. And it will be irrigated with drip irrigation to minimize any of that erosion. Around the tennis courts, which is again, a little more level, we're going to just basically continue what already exists around the existing tennis courts which is just grassing and providing shade trees so that this type of landscape will support many types of activities that go on during any type of tennis tournaments or when people are using the tennis courts. And we also have,

to satisfy county ordinance requirements, we have shade trees to the parking area. What you'll notice is that there is limited use of any types of shrubs or screening type plants around the tennis courts. And again this is so that there's high visibility of the active areas or the park areas so that it can be monitored for any type of like vandalism or other type of activities, undesirable activities. The whole area is going to be tying into an existing irrigation system that already irrigates the existing tennis courts which is again County's water system. And that's it for the landscaping.

Mr. Callinicos: Thank you.

Ms. Skog: Okay. That pretty much sums it up for our presentation, and now we'd be happy to take any questions you may have.

Mr. Callinicos: Thank you. Before we start, can I ask a question please, just to clarify something. If I look at the preliminary grading and drainage plan, I see, what appears to be a layout of some residential lots to the east of this. Is that correct?

Ms. Skog: Yes, that's the Department of Hawaiian Homelands.

Mr. Callinicos: Are there houses on those lots?

Ms. Skog: Not at this point. No.

Mr. Callinicos: That's fine. Thank you. We'll open it up for questions from Board Members and we'll start and go around clock wise. Linda?

Ms. Linda Berry: What will be the impact of the new lights on the new tennis courts be if there are homes built on the Hawaiian Homelands?

Ms. Skog: If there are homes built – I'll turn that question over to Ron? Or Pat, I'm sorry.

Mr. Patrick Matsui: My name is Patrick Matsui. I'm the Chief of Parks Planning and Development. We've been working with the Department of Hawaiian Homelands. . . (mechanical problems with the recording equipment) . . . we've been working with the Department of Hawaiian Homelands on our plans. We're going to be building a vinyl fence along there, I guess, that will be the western – the property that's abutting it. There's also like a buffer area so it's not going to be right up against the tennis courts. We've been using fully shielded lights and we've been going to higher poles now. So the lights are directed pretty much straight down. There's very little spill over from that. In fact, if you go to the tennis courts, the Lahaina Civic's tennis courts now – if you go at night, you really got to look to see if the lights are on. There's the screening along the fence, plus the downward thing. If you look at it – like if you go 10-feet outside of the tennis

courts, it's dark. You know we have this new technology. We're aware of the neighboring property. So the types of lights we got and the angle, we're going to higher poles and it's not going to be a problem.

Ms. Berry: Thank you.

Mr. Callinicos: Randy?

Ms. Mary Wagner: I was just curious if there's going to be an increase in run off into the ocean as a result of this project?

Ms. Skog: I'll have Ron answer that question.

Mr. Fukumoto: One of our requirements is that we need to control whatever increase that we're creating because of the project. So there's going to be no increase in run off due to the project. That proposed perforated pipe system will control that.

Ms. Wagner: So it will allow it to go into the ground before it gets to the ocean?

Mr. Fukumoto: Yes.

Mr. Callinicos: Thank you. Russ?

Mr. Russ Riley: I have no questions.

Mr. Callinicos: Anthony?

Mr. Anthony Riecke-Gonzales: Which way is the prevailing winds? Is it from the north-east in this area?

Ms. Skog: Yeah. The prevailing winds will be the trade winds.

Mr. Riecke-Gonzales: So the tennis courts are blocked by the bank? Is that correct?

Ms. Skog: By the bank, and the fencing has windscreens. Yeah, the windscreens – the fences that surrounds the tennis courts have windscreen on them which blocks the winds for the courts. Or do you mean for the entire project site?

Mr. Riecke-Gonzales: No, I'm talking about the wind. There's a problem like at the Eddie Tam Tennis Courts where they have windscreens on them occasionally and then they get blown off. So I just want to make sure that that's been thought through, with planting and stuff, and topography that this wouldn't have a similar problem. It doesn't sound like it.

Ms. Skog: We'll have Pat come up and give you more information about that.

Mr. Matsui: The site alone is not subject to real heavy winds like Eddie Tam. We have a big problem at Eddie Tam. Sometimes the wind gets so strong it blows off the windscreens. And at one time it even bent the fence. So Eddie Tam is pretty unique.

Mr. Riecke-Gonzales: Okay. That's the only question I have.

Mr. Callinicos: Thank you Anthony. Linda?

Ms. Linda Okamoto: No questions.

Mr. Callinicos: Darryl?

Mr. Darryl Canady: No questions.

Mr. Callinicos: Susan?

Ms. Susan Liscombe: No questions.

Mr. Callinicos: If there are no other questions from the Board at this time, I'm going to open it up now for public testimony. Is there anyone here who wishes to give testimony who is from the public? Seeing – there are – will you come forward please and state your name?

Mr. Steve Sutrov: My name is Steve Sutrov. I'm a tennis planner and I've been very close to the design effort for the Kula Community Association – the Kula Community Center Tennis Courts that are in the process of being built right now. And I've been working with different designs of tennis courts in that design. I just come from a community point of view. I'm working with Kula Community Association also. I'm here in total support of this. In regards to the lighting, I think, the trade off of having lights on till 10 o'clock at night and having senior citizens and activities for the youths up to that point in the evening is well worth it. And like Pat or somebody must have said that the light are on a timer that goes off 15 minutes after someone leaves the court, normally. And there shouldn't be a problem with any light. And the type of lighting that they are using here on Maui now is better than most. It's not quite as good as maybe the resort lighting, which is lower level, more fixtures, more money, but it does satisfy the need for keeping the light on the property versus off the property in the neighborhoods. I have been associated with the outdoor lighting ordinance also, so I would recommend the type of lightings that they do use on the public courts from this point on that they've been using lately.

And I'm just here in support of it. And more courts on Maui, I think it's a great activity for everyone. No matter what age, what ability. It's an activity that we've got to start

promoting. Get people off the couches on Sunday afternoon – Sunday mornings is watching football – and out there on the tennis courts. Thank you very much.

Mr. Callinicos: Thank you. Anyone else from the public want to give testimony? Seeing no others, public testimony is closed. We'll now open it up for discussion amongst the Board Members, and we'll go around the other way this time, starting with Susan.

Ms. Liscombe: No discussion.

Mr. Callinicos: Darryl?

Mr. Canady: No discussion.

Mr. Callinicos: Linda?

Ms. Okamoto: I'm just in favor of it. I don't have any particular discussion.

Mr. Callinicos: Comments Anthony?

Mr. Riecke-Gonzales: I think it's a good project. One that I will certainly support.

Mr. Callinicos: Russ?

Mr. Riley: No comment.

Mr. Callinicos: Randy?

Ms. Wagner: No comment.

Mr. Callinicos: Linda?

Ms. Berry: No comment.

Mr. Callinicos: I'd like to ask Russ – if you have a look at the landscape plan – my only comment I just wanted to get his feedback. Are you okay with the parking lot trees for shading?

Mr. Riley: The site, I looked at that. The grades are pretty much limited to tree planting the way he showed it. It may not completely adhere to the County of Maui's Off-Street Parking Ordinance, but I think for this site and this location, it's just fine.

Mr. Callinicos: Thank you. No further discussion? Can I have a motion then to approve

as submitted? It seems we have no conditions.

Ms. Okamoto: I move that we recommend approval of this as submitted.

Mr. Canady: I second it.

Mr. Callinicos: Thank you. We have a motion and a second. Any further comments? Seeing none, can I have a show of hands in approval. Russ are you?

Mr. Riley: Yes.

Mr. Callinicos: It's unanimous. Thank you. We'll take a short break of five minutes to allow the second applicant to set up.

Ms. Skog: Thank you very much.

It was moved by Ms. Linda Kay Okamoto, seconded by Mr. Darryl Canady, then unanimously

VOTED: To recommend approval to the project as presented.

(The Urban Design Review Board recessed at approximately 9:22 a.m., and reconvened at approximately 9:28 a.m.)

- 2. MR. KEN KAWAHARA of the STATE DEPARTMENT OF LAND AND NATURAL RESOURCES requesting a Special Management Area Use Permit and Shoreline Structure Determination for the proposed Maalaea Small Boat Harbor Improvements at TMK: 3-6-001: 002, 049 (por.), and 050; 3-8-014: 027, 028, and 030, Maalaea, Island of Maui. (SM1 2008/0004) (T. Abbott)**

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

Mr. Callinicos: Moving on to the second item under communications. Mr. Ken Kawahara of the State Department of Land and Natural Resources requesting a Special Management Area Use Permit and Shoreline Structure determination for the proposed Maalaea Small Boat Harbor Improvements at TMK: 3-6-001:002, 049 portion, and 050; 3-8-014:027, 028 and 030 at Maalaea, Island of Maui. Thorne?

Mr. Joseph Prutch: I am Joe Prutch. Thorne Abbot couldn't be here today. I think he went

away on some emergency leave so he asked me to kind of sit in and just do this for him. My name is Joe Prutch. This is the Maalaea Small Harbor Improvements. This is a Special Management Area Use Permit, a major permit, that will be forwarded on the Planning Commission pending on your review and recommendations.

The scope of the work is essentially three different buildings. One of them is the ferry terminal building at the end of the pier. They're going to replace the existing two-story ferry terminal with a new building. It's essentially the foot print as the existing building. On the north side, there's going to be a new comfort station at parcel b, just south of the parking lot. And this will include a 300 square foot restroom, and a 200 square foot janitorial closet. And then the third is in the south-west corner, there is an individual waste water treatment equipment. The applicant of course is DLNR. The consultant is Munekiyo & Hiraga – Mich Hirano is here and he's going to give you guys a presentation to fill you in on a lot more details of the structures themselves. And whatever recommendations you make, I will jot down and that will be forwarded on to the Planning Commission.

Mr. Callinicos: Thank you.

Mr. Mich Hirano: Thank you very much Joe. Good morning Chair and Board Members. My name is Mich Hirano with Munekiyo & Hiraga. And our firm is assisting the applicant, Department of Land and Natural Resources, with the entitlements for the improvements to the Maalaea Small Boat Harbor. As Joe mentioned, the project elements that you are reviewing today involves the improvements to the inter-island commuter ferry terminal, the harbor administrative offices on the second floor of that building, a new parking area and adjacent comfort station. And these elements will be – or these project elements will be developed by the DLNR in conjunction with the Federal Transit Administration.

The State of Hawaii will also be carrying out improvements to the waste water collection system and disposal system as required by the new EPA and Department of Health regulations. And that is the conversion of the existing large cess pools into individual waste water treatment systems. This upgrade will also include sewer pump out stations along the mall of the harbor. And the State will also be carrying out improvements to the electrical system.

The overall project was divided into elements which qualified under a Special Management Area Exemption, and, as well components that you are reviewing today, which are part of the SMA Major application. I would like to note that the project does not require any change or improvements to the marine environment. And all improvements are on the upland, or improved harbor area.

We've prepared a power point presentation for the Board to review the proposed improvements, and I would just like to give a brief kind of background to project, and

orientation for the Board. And Royce Fukunaga of Fukunaga & Associates, the project engineers, will present an over view of the proposed improvements. And John Adversalo of Architects Pacific will go over the design elements of the ferry terminal and comfort station. I'd like to just point out as well that the Maalaea Small Boat Harbor has been used as a new terminal for the Expedition Ferry which has expanded its Maui to Lana`i commuter ferry and has been operating out of the Maalaea Small Boat Harbor. They do their regular route out of the Lahaina Small Boat Harbor and had expanded recently to the Maalaea Small Boat Harbor.

Just a brief orientation. This is the Maalaea Small Boat Harbor project boundary area. It's accessed by Honoapiilani Highway. There's an extension of Maalaea Road which also provides access into the harbor from the north side of the harbor. The area of the harbor is approximately 29 acres and it includes the improved upland as well as the harbor basin.

The project involves a number of TMK's, and I would just like to point out that this is the general harbor area. This is the location where the waste water treatment facility will be located. And parcel B is currently used as an overflow parking area. It's approximately 1.1 acres, and the Department of Land and Natural Resources have a long term lease of this area for use as overflow parking.

Just the existing conditions that are presently at the Maalaea Small Boat Harbor – this is the west break water. And this is what is referred to as the south mall. The mall is approximately 1,100 feet in length and approximately 90 feet wide. There is an existing building right there which was used by flight navigation that had operated a ferry operations in the 1970's and early 1980's. Currently the harbor's master office is on the second floor of the building. As well, the main floor of that building had been used as a meeting area and a storage area for the Coast Guard Station, which is now located on the north side of the harbor. There is an east breakwater that runs along the eastern edge of the harbor. And then there's burst along the south mall where they have the commercial and private vessels. Access to the harbor, as I mentioned, is off of Honoapiilani Highway. This is Buzz's Wharf Restaurant. There's a boat ramp launch at this particular location. An existing comfort station at this location. This is the old Wailuku-Lahaina Road, and then it transitions into Maalaea Road. And this is parcel B, the adjacent parking area.

And with that, kind of brief introduction, I'd like to turn the power point presentation over to Royce Fukunaga, with Fukunaga Engineering. Thank you.

Mr. Royce Fukunaga: Thank you Mich. I'm Royce Fukunaga with Fukunaga Associates. We are the prime consultants contracted to the Department of Land and Natural Resources for this Maalaea Small Boat Harbor Improvement Project. This slide is basically an ariel photo of the existing harbor. And we're going to kind of talk off of this at the beginning because it probably gives a better idea where the improvements are going to go. This

harbor was first constructed in 1952. As Mich mentioned, I think in the 1970's the sea flight terminal was built and other improvements. Buzz's Wharf is here. Of course, this is a triangle project, the aquarium, and condominiums along the coast there. But the harbor was basically the first development back in 1952.

This application basically involves the reconstruction of the terminal building to service the Maui Ferry currently between Lahaina and Maui. A new comfort station that's to be constructed here at the base of an existing parking area that's going to be an improvement, and a new waste water treatment plant in this area here. There are other items with the project that have been included which have received an SMA exemption. But I'll go over these because these are part and parcel of the overall project. All the paving is going to be replaced. The asphalt is not in good shape throughout the harbor, and it's going to be replaced with re-enforce concrete pavement. The basic infrastructure, both water, waste water and electrical which includes the lighting, is going to be upgraded. So this is the first major comprehensive upgrade of the infrastructure since it was initially constructed in 1952.

An important element, of course, is the inclusion of what we call sewer pump outs along the south mall. This is where, primarily, the commercial vehicles, commercial vessels, operate from. And right now, there's no sewer pump out facility at Maalaea. So basically the main recourse that the people have, short of the portable pumping service that's being provided, is to go three miles off shore and dump their waste. So that's why this project which is a State funded part is the inclusion of this waste water treatment plan, which is to provide a service that is non-existing at the harbor today.

This project is really being funded by two separate funds. So it's actually a combination of two separate projects. It was put out to bid as one package and it's to be constructed as one package. But basically the ferry related activities are being 80% federally funded. And then the State project which is primarily the waste water treatment service is State funded.

This – I apologize for the printing – basically these are the improvements proposed for the harbor. This is the over flow parking area. The area here is the new comfort station that's going to be built adjacent to the over flow parking area. This whole area along the harbor is going to be re-paved. New lighting. This phase here is going to be repaired. Waste water and water treatment facilities are going to be installed – both force mains and gravity mains – both along this side to be pumped up to the treatment plant in this area. This will also service a new terminal building here– new lighting along here – and a new walkway that will connect the over flow parking to the terminal.

This is just a plan of the waste water treatment plan. Basically, it's primarily what we call an MBR system, Membrane Bio-reactor System, basically consisting partially underground tanks. So the profile of the treatment plan is going to be low. This is the profile. These screens are the main protrusion above the ground service, and they will protrude

approximately five to six feet above the ground service. So they're not going to be a very visible item on the site.

This is a slide of the overflow parking area, just to show the landscaping. It's going to be landscaped in the interior. And screen planting, I think, is Naupaka, on the hedges. This area is going to be paved over. Currently, it's just a dirt parking lot. So to address the issue of the increase drainage that's going to be generated, we're installing in this area an underground detention basin that will basically take increase run-off from the paved area and will bleed it out into the drainage system which exists currently in the adjacent roadway. The detention basin is perforated on the bottom, so basically the bulk of the storm run-off will percolate into the ground. Just the over flow will go into the existing, adjacent drainage system.

Also, at the treatment plant, we'll be installing some screen planting along the Honoapiilani Highway. So the treatment plant will be screened from the highway. Because of the slope down to the harbor, it won't be visible from the harbor side. So it's just being screened on the highway side. At this point, the project time line, the real complication in this project is the fact that it's an extensive redevelopment of the harbor and it's going to have to occur without affecting the harbor operations. The commercial boats there need to operate all year round. So the project is being built with nine phases, which is very complicated. Each phase is going to last approximately 90 to 120 days. The phases, obviously, a plan to minimize a disruption to the boaters. There will be some relocation of boats necessary within the phasing. We've had meetings, a number of meetings, with the boaters so that they're aware of the time of dislocations that may occur. But we're trying to minimize that, and as a consequence, I've had to phase the project in this way.

This is just a phasing plan, an overall phasing plan. The project is going to start here with the overall parking area. It's just going to be graded but not fully so that it can basically accommodate cars that are going to have to be relocated throughout the construction. The next phase will be the terminal building and the sewer treatment plan improvements. And then from there, the rest of the harbor infrastructure is going to be upgraded along, until we get back to the overflow parking area which is going to be fully improved as phase nine. And this is anticipated to occur over a 24 month period.

The project funding, as I mentioned, has been funded in two separate ways. The ferry system improvement, or those improvements related to the ferry improvements are being 80% funded by Federal government. The total cost is approximately, slightly less than \$17 million. The sewer pump out and electrical improvements, which is completely State funded amounts to approximately \$6.5 million. Total project cost is approximately \$23,300,000.00.

The project schedule – the design was completed in early 2008. The project was bid at the

end of May of this year. Construction start is anticipated in early 2009, with a construction period of 24-months. The project was forwarded to the Land Board just last week Friday and they approved the awarding of the contracts. So pending securing of all the permits required, the project is on schedule to start in early 2009. At this point, I'll turn it over to John Adversalo, our Architect, to talk about some of the architectural elements of the project.

Mr. Callinicos: Thank you.

Mr. John Adversalo: Thank you Royce. Good morning. Again, my name is John Adversalo. I'm the architect on this ferry building and comfort station. Basically, what we tried to do – a little bit small – but we tried to keep it small as possible, the actual design. It's actually on the same level. The ground level is on the same level as the existing ferry building. And also the height of the building, we tried to keep it within the envelope of the existing, at least the height of the existing ferry building. And harbor office is on the second floor.

Basically the ground level, it's not shown here as much, but it's actually concrete. It's to resist the tsunami. It's not CMU or anything. It's concrete. We clad with this cementitious board on top. It's not wood. It simulates the look of wood, and that's what we wanted to get that feel of a little bit the – maybe kind of like a nautical look or Hawaiian type of look appearance with the hip roof. The colors are very light. And roof is like a cedar shape and I'll explain it later as we go along.

The actual – the waiting area for the ferry is actually here – this area. These little things are just tile – just tile patterns. These are our public, right here. The basic foot print of the building is almost the same. We actually had to put the floor plan on top of the existing ferry building to make sure that we're kind of similar, kind of using the size. So we kind of worked within the envelope. There is actually air-condition, and the air-condition is actually enclosed. And not only to protect it, but also for visually and so we're not going see it. And this is the prominent side of the harbor, facing this way. There's actually a screen right here – right here, glass screen – a windbreaker because that's the north side, the windward side. There is an elevator here. Because of ADA, we had to provide that for the second level.

This is the second level, the office buildings for the harbor. It's actually a contained space. It's not allowing everyone to go there, just during the day. The elevator is here. The lobby is here. This is actually an open space. Right here, with the conference and two private office. This is their own restroom, so they're not actually mixing. There's a restroom set upstairs and one downstairs.

This is actually the roof. We have a two-story. A curb two-story on the elevator is actually

copper, right here. Just for the general office space, it's kind of an open trust on the second level. The actual appearance is a polymeric. It's actually a LEED kind of material – a green material of recycled content. It simulates the look of a cedar. We didn't want to just put wood out there – just a longevity maintenance also.

The comfort station is similar in design. What it is, is that we actually raised the gates just because we thought maybe of possible vandalism or so. It's an exterior finish system. And also the wood siding is up above. This is about eight feet high or so.

Also there's gates. We provide gates just for security for both the men and women. And then again we have the same type of roofing, this one right here. We're trying to match the architecture between the two buildings. That was our basic concept overall. Thank you.

Mr. Hirano: Thank you very much John. That's our presentation. And we do have the project team available to answer any questions. Andy Omuro is with Fukunaga & Associates is the civil engineer. And Namie Wong of the Engineering Division of the Department of Land and Natural Resources is here as the State Representative. Thank you.

Mr. Callinicos: Before we get into opening up for questions, let me ask you if you have your material's board with you.

Mr. Hirano: No. We didn't provide the material's board.

Mr. Callinicos: Why not? It's a general requirement at this Board that every application must be accompanied by material's board.

Mr. Hirano: I thought we'd describe the materials and the colors.

Mr. Callinicos: Mich, we've been down this road quite a number of times, and we've had problems with descriptions of materials. And we asked the Planning Department to make sure that every application is accompanied with by a material's board. I'm uncomfortable about going any further with this particular application if we have to vote on the basis of descriptions. Well, we may go ahead with reviewing the project and we'll see at the end of the review process where we go from here.

Mr. Hirano: Okay. Thank you very much Chair.

Mr. Callinicos: All right, at this time, I'm going to open it up for questions from Board member, and we'll start again clock wise, Linda?

Ms. Berry: Will there be any fumes from the treatment plant?

Mr. Hirano: Royce. I'll ask Royce to come up?

Mr. Fukunaga: No. The process is what we call an MBR. It's an activated sludge process that's going to be filtered through membranes. And historically no,, the odor problems have not occurred with this type of treatment. It's a relatively small plant.

Ms. Berry: Thank you.

Mr. Callinicos: Randy?

Ms. Wagner: No questions.

Mr. Callinicos: Thank you. Russ?

Mr. Riley: Excuse me. How is the plant materials being irrigated?

Mr. Fukunaga: There is an irrigation system that's being installed with the irrigation improvements or the landscape improvements.

Mr. Riley: And did I understand correctly, it will be compacted gravel surface – the lot?

Mr. Hirano: That will be concrete.

Mr. Riley: That's concrete as well.

Mr. Hirano: Asphalt. I'm sorry. Asphalt on the parking lot.

Mr. Riley: Thank you. That's all.

Mr. Callinicos: Thank you Russ. Anthony?

Mr. Riecke-Gonzales: Is there a cut sheet of the lighting that's proposed of the light fixture some where in the documentation?

Mr. Hirano: Did you bring that sheet on the light? No? No. We didn't bring that. I'm sorry.

Mr. Riecke-Gonzales: Do they know approximately how high their proposed light fixture is?

Mr. Hirano: On the parking lot?

Mr. Riecke-Gonzales: Yes, on the parking.

Mr. Hirano: We don't have that detail.

Mr. Riecke-Gonzales: Okay. I didn't hear any discussion of landscaping around the treatment plant. Did I just miss that or is there no landscaping?

Mr. Hirano: There is a planned view of the landscaping in the package that was provided. And I believe that we do have it on the slide as well.

Mr. Riecke-Gonzales: No the parking lot, though, this is the treatment plant.

Mr. Hirano: The treatment plant, yes, I'm sorry. That is the landscaping.

Mr. Riecke-Gonzales: I don't see any. So it's on the waste water treatment plant? I see.

Mr. Fukunaga: Yeah, there's a Naupaka hedge. This is a Naupaka hedge on the highway side.

Mr. Riecke-Gonzales: So that grows to about five or six feet in height?

Mr. Fukunaga: Probably about four or five feet.

Mr. Riecke-Gonzales: Four or five feet. And I think you mentioned that the treatment plant itself is five feet high out of the ground, or is it taller than that?

Mr. Fukunaga: Certain elements are going to be protruding, I think, five to six feet. There are some screens that protrude over the treatment tanks that are about five or six feet. The general profile of the plant is lower, and it sits on kind of a high spot next to the highway.

Mr. Riecke-Gonzales: I see. And the Naupaka would be irrigated?

Mr. Fukunaga: Yeah.

Mr. Riecke-Gonzales: Thank you. Is there a fence around the treatment plant?

Mr. Fukunaga: Yes. It's going to be secured.

Mr. Riecke-Gonzales: So it's a chain-linked fence?

Mr. Fukunaga: Yeah.

Mr. Riecke-Gonzales: How high is the chain-linked fence?

Mr. Fukunaga: Six feet high.

Mr. Riecke-Gonzales: Okay. I noticed on the exterior elevations there's a flood level called out at 11 feet. And it looks like the habitable space is actually lower than the 11 feet. Is that flood elevation a V-zone flood elevation?

Mr. Hirano: Yes. It's a V-23 I believe, and we're going for a flood variance application.

Mr. Riecke-Gonzales: Okay. I see. But you haven't gone through that process yet then?

Mr. Hirano: No, we've submitted the variance application. We're just waiting for it to be scheduled. It's just being reviewed right now.

Mr. Riecke-Gonzales: So if it was rejected, then you would need to come back to this Board with whatever redesign of raising the floor elevation above the 11 feet?

Mr. Hirano: Yes. There had been the engineering, the hydro static engineering done for it so it meets the tsunami forces and it meets the v-zone, as well as the velocity within the district that it's in.

Mr. Riecke-Gonzales: I see.

Mr. Hirano: Just one sec. Royce would like to say something.

Mr. Fukunaga: This is located right on the point there. The flood height is at 11-feet. The existing building's floor elevation, first floor elevation, is about 6 ½. So one of the initial things we obviously had to look at was whether we were going to attempt to put the whole building higher than the 11-foot elevation. This would have required an architect. John Adversalo did some extensive work on it, and it would have required some ramping some 40-feet away. And so after looking at the alternatives, a decision was made to keep it at the same elevation. The way the building has been designed is that we're considering like the first habitable floor as the second floor of the harbor master's office. That will be above elevation – 11. And the structure below it has been designed to resist the tsunami wave. So the furniture inside will probably be damage if there's a tsunami at elevation 11. But the structure, office space, above would be preserved. And the first floor space is basically a waiting room and restrooms. So we expect that would be evacuated with any tsunami warning. But it did require extensive kind of review at looking at alternatives because our first inclination was just to place the building above the flood height. But because of the constraints on the sites, and the ramping that have been required to get to the waiting area, it was decided to keep it at the same elevation and then pursue the flood variance.

Mr. Riecke-Gonzales: Thank you. I have a question for the architect. I think you

mentioned that the waiting area is going to be air-conditioned and enclosed. What's the thinking behind that?

Mr. Adversalo: It's just for comfort because actually the windows are operable too. That's only if you have to open it or so because the ferry is not going to be there that often. So they have the option. The windows are operable also too. That was the only thing – it's just comfort.

Mr. Riecke-Gonzales: But would it be possible to just air-condition the offices above and make this more of an open waiting area?

Mr. Adversalo: The offices above are air-conditioned also.

Mr. Riecke-Gonzales: I see, but is it on the same air-conditioning system or they're separate systems?

Mr. Adversalo: They're separate systems. There's two, I guess rectangle shape, so they're two different.

Mr. Riecke-Gonzales: Just speaking Hawaiiana aesthetics here, what I see on the elevations is it doesn't really have that open air Hawaii feel, and it seems a real disappointing because this is open to the north side so it doesn't get a lot of direct sun expect for really late in the summertime. Instead you go through these doors and then you're sitting this air-conditioned room, looking out these windows at the harbor, rather than have something that's an open air feel to it. And then, in addition to that, now that you've closed it up, you've got to air-condition it so we've got to pay for the air-conditioning. It just seems like a little bit of a missed opportunity to me. Now if there's smell reasons, or security reason they have to close it up, I'd like to know about those. But, to me, it doesn't seem like, if I was a tourist or even a local person and I'm taking my family on a weekend to go to Lana'i, do I want to go into a building and sit in air-conditioned space and wait for the ferry or would I rather have an outdoor experience? The outdoor experience seems to be something that's a plus-plus.

Mr. Adversalo: Yeah. I agree with you on that part. That's why the air-conditioning is just as a comfort overall but they don't have to turn it on. Actually there's so much wind. Actually there's a wind breaker out there that it's actually sometimes it might be unbearable because the wind comes straight in.

Mr. Riecke-Gonzales: But doesn't the wind come off the ocean in that area?

Mr. Adversalo: No.

Mr. Riecke-Gonzales: It comes the other way, down the mountain?

Mr. Adversalo: Yeah, it comes straight into this wing. That's why it's like that. And if I was the tourist, I would actually – that's why we did this. This windbreaker, if you had this, this is actually a glass because of so much wind. We tried to widen this. And there's actually a roof over this so you can actually sit over here while you're waiting. That is what we thought of. So this is just a comfort level thing. Overall, if you wanted to see the ocean, that's –

Mr. Riecke-Gonzales: But maybe we could take some of those windows between that lanai terrace and the inside space and make them french doors, so that when you do have days when it's not super windy out there, you could open the two spaces to each other. Rather than only have one entry door and exit door.

Mr. Adversalo: We could. There's one right here, and there's two here. And this is just rocks right here, right at the edge. So the only opportunity would be right there.

Mr. Riecke-Gonzales: Right. If there's not a ticketing reason or a functional reasoning, I think, it would be a much more success space if you could make it an indoor/outdoor space on those days when it could be that. And then the State could save a little bit of money and not have to air-condition the whole space as well.

Mr. Adversalo: True.

Mr. Riecke-Gonzales: Those are my only comments/questions.

Mr. Callinicos: Thank you Anthony. Linda?

Ms. Okamoto: I have two questions. Because I'm not as familiar with the actual area, you keep referring to the over flow parking. Where is it currently and what are you doing with the current parking?

Mr. Hirano: The current parking is along the south mall. There's about 151 parking stalls along the south mall, right along here. And there's parking in and around Buzz's Wharf area here. And there's – people park along here and the over flow parking. Generally what happens, people come, they park here and then they go on to the cruises or the commercial vessels.

Ms. Okamoto: And those just would be re-paved?

Mr. Hirano: Yes. They'll be re-paved and re-stripped, and there will still be parking along this area. But because there may be over night parking for people, that's why this was

dedicated for the ferry terminal. It will be open for everyone. But they had to have some designated spaces as well because there could be overnight parking for people who take the ferry.

Ms. Okamoto: So that particular parking would accommodate overnight?

Mr. Hirano: It would be for the ferry.

Ms. Okamoto: And then there would be a drop where they could drop passengers off down at the ferry, go back up and park?

Mr. Hirano: Yes. You could just drive down the south mall, drop off, turn around, come back. And part of the improvements, there's glass box and stripping to improve the pedestrian walkway to the terminal.

Ms. Okamoto: My second question is have you had meetings with the various commercial boat operator?

Mr. Hirano: Yes.

Ms. Okamoto: And they are –?

Mr. Hirano: There have been a number of meetings with the stakeholder groups in Maalaea and I think it was really the commercial operators that had lobbied the government to get the sewage pump out stations. This is one of the first. And the extensiveness of it, there will be 18 sewage pump out stations along the south mall to service the commercial and private vessels that's there. And as you know, there's been a very strong public advocacy for sewage pumps out and not pumping into the ocean. Similarly the Department of Land and Natural Resources, this is the Division of Boating and Ocean Recreation, they've held a number of meetings with the adjacent property owners as well, or just all stakeholders and community members to look at the overall improvements to Maalaea and the improvements to the ferry terminal facility.

Ms. Okamoto: Are there any portions that they do not agree with?

Mr. Hirano: During the meetings, there were some concerns raised by this – there's an adjacent condominium here – with the sewage pump out at this location. However, in discussions, it was commented on that it probably wouldn't be used as often as these sewage pump outs. It would be kind of more infrequent, so the impacts really would not be as severe as the owners had felt it would be – because they enjoy just sitting out on their lanais and over looking the harbor.

Ms. Okamoto: So these improvements as far as your meetings with the boat owners and especially the commercial operators, meet the needs that they have?

Mr. Hirano: Yes. It does. And their primary concern – the electrical upgrades that are going on as well had been a source of complaint because they were deteriorating and very obsolete system. And those are all being upgraded. I think the condition of the harbor – it was built in 1952. And as you drive along the south mall, you really see the deterioration of the asphalt. As well, if you've ever been into the harbor on sort of a busy morning, the pedestrian walkways are not very clearly marked in the harbor. So all these improvements, I think, are improvements that are safety kind of based.

Ms. Okamoto: Thank you. That was my only question.

Mr. Callinicos: Thank you Linda. Darryl?

Mr. Canady: Yes, I have one question concerning the security in the overflow parking area that will be used for over night and maybe even longer periods. Is there any planned security for that area?

Mr. Hirano: I'll ask Royce or Namie.

Mr. Fukunaga: Right now, we just have it as an open parking area. There have been some discussions with the State as to how they would manage that area. Right now it's just an open parking area and they haven't worked on the details of the management for security.

Mr. Hirano: One thing about the harbor is that the harbor master's office is also going to be the head quarters for the division, I believe, the Maui Division of Boating and Ocean Recreation. So there will be staff at the harbor, and if problems I guess, they would be immediately available. Although they won't be there 24/7, they certainly will be available during the day. And it's adjacent to Maalaea Commercial area, and I believe that area is being kind of security patrolled. And it's right adjacent to the condominiums, and the residents of that would certainly alert the police or security if there's any problems.

Mr. Canady: Chairman, that was my concern. Because the condominiums are closely adjacent to that area, and secondly, it's so far away from where you're going to have harbor personnel at least in the day time there. It looks to be quite a ways away. Having only been in that area once, parking lots are good areas for people to come in. And if that is State property, is it not the State Police rather than Maui County's police that patrols that?

Mr. Hirano: There's no State Police I believe. They just have security.

Mr. Canady: The Maui County, if it's like Molokai, our dock over there, the Maui County

Police do not have jurisdiction on the dock, at least they haven't. And so it falls on the State or –

Mr. Riecke-Gonzales: The Sheriff. I've seen the Sheriff riding around.

Mr. Canady: So that's my only concern is there could be a lot of pilferage going up there especially if they're parked there more than just day time parking.

Mr. Hirano: The Coast Guard as well is right in this location – the Coast Guard Office is right there. And they're manned.

Mr. Canady: Well they don't have a Police Department do they?

Mr. Hirano: No, but they are there 24 hours.

Mr. Canady: Thank you.

Mr. Callinicos: Thank you Darryl. Susan?

Ms. Liscombe: I have a couple questions. On the parking lot, how far is it from the over flow parking lot, go down around the end and walk up to where your ferry thing?

Mr. Hirano: This south mall is 1,100 feet. So I would say that it would be 2,500 feet. It's quite a distance.

Ms. Liscombe: That's quite a distance.

Mr. Hirano: It is. Yes.

Ms. Liscombe: You said there's like 18 pump out stations on the south side?

Mr. Hirano: Yes.

Ms. Liscombe: And there's one pump out station on the north side?

Mr. Hirano: Yeah, right there.

Ms. Liscombe: Why did you not put numerous pump out station along where all the berths are because there are a number of commercial boats on the north side also?

Mr. Fukunaga: Yeah. That was mainly a cost constraint. The pump outs along the south mall are located at each slip, so there is a specific pump out that services each slip. And

they were primarily put there because the main commercial users are along this area. So the pump outs were restricted to this area. Mainly we would have like to put them around the total harbor, but because of the cost, the project was scoped to cover the pump outs along this area which basically covered the main commercial charters. And they're all serviced individually. There is a separate pump out. It's like a sewer lateral to each house. It services a special slip. And in order to cover the other boaters who will not have access to these along the south mall, there is one pump out here and then another pump out here for general public use, which other boaters can just sail up to and then hook up and get their sewage pumped out.

Ms. Liscombe: How many berths are there along that north side? I think there's more along the south side, is that correct?

Mr. Fukunaga: There's 30 something around here. There's about 30 slips.

Ms. Liscombe: Plus there is a dock that's used back in front of that condominium for some of the other larger boats.

Mr. Fukunaga: Yeah. There's a general docking area which we call on the north side.

Ms. Liscombe: So all of those people are going to be using that pump out station along the north side?

Mr. Fukunaga: No. The pump out, there is a public pump out station here at the ferry building, which would be used by the ferry service. And this pump out – the concern, we did get from some of these condominium owners was the sound or the noise that would come from the use of the pump out. But we felt that if we just had one public pump out here, when the ferry comes in, you know, it has first priority to use that. And the boaters in here had told us that if they're going to have to stand in line and wait to get to the pump out, they're not going to use it. They'll just go three miles out and dump their waste.

Ms. Liscombe: Why wouldn't it be true of all the boats on the north end then that now have to stand in line. I mean you have more boats on that north side. It seems like you've got all your pump outs on the one side, not on the other, and you've got a lot of people that need them.

Mr. Fukunaga: The main reason they were put along the south side was that's where the main commercial – the bigger users are so more sewage would be generated on the south side. The desire had been to put it all around, but because of the cost constraints, the cost of putting pump outs all along the way and then pumping up to the sewage treatment plant would have substantially increase the sewage component of the project. That part of the project is being funded by the State. So we had basically a more severe cost restraint on

the sewage improvements because of the funding limitation.

Ms. Liscombe: I can see why those people are complaining.

Mr. Fukunaga: The discussions we've had with them, I think we are sensitive to their concern about the sound. So they, after the discussion, pretty much have agreed to accept that pump out on the north side with the proviso that the State will probably place some restrictions if the noise does develop to be a problem. The main public pump out will be on the south side adjacent to the ferry terminal. But the concern there is that when the ferry is using it, they'll have first priority. So the State's intent is try and limit the use on the north side. But to eliminate it would have placed a lot more burden on public pump out also.

Ms. Liscombe: Was any thought was given maybe placing that other pump out down on the far west side where you don't have any residences or restaurants?

Mr. Fukunaga: Yeah. There's no open space. The main public docks or the open docks are right here where the ferry will use, and the north side.

Ms. Liscombe: And nothing at the far west side that's near the ramp?

Mr. Fukunaga: No. These are individual slips and this is the boat ramp, the public boat ramp, for boats that are trailer on to the water.

Ms. Liscombe: I believe it's inadequate, but that's okay. On the over flow parking, I see from the diagram it shows an entrance on Maalaea and an exit onto Haole Street.

Mr. Fukunaga: Yes.

Ms. Liscombe: And Haole Street is a very, very small two lane street and you're going to be adding an awful lot of traffic, trying to come back out to that corner that is not there today.

Mr. Fukunaga: Yeah. I see. Well the desire was to, you know, provide multiple access to the parking lot. And I think the main entrance would still be on the Maalaea Road. To have that as the only access, we thought it would be less restrictive to put another entrance on Haole Road. It is a two-lane road.

Ms. Liscombe: Yes, it is a two-lane road, but there are always parked cars there, which makes it barely passable two lane road, most days.

Mr. Hirano: We had a traffic study done on the application and the parking lot layout. Of

course, it's an un-signalized intersection – Old Maalaea Road and Haole Street. However, at all turning signals – not turning signals, but at all times during the peak periods, the levels of service have, in our excellent, they're A and B at that intersection of Haole Street. At this intersection, they're showing at the a.m. peak, the levels of service are A and B at all movements. So that's a very good and very high level of service.

Ms. Liscombe: Okay, because I notice that exit driveway is about two feet away from the entrance driveway to the deli and the next condominium complex. Is that true?

Mr. Hirano: I'm not sure where the next – you mean this driveway to the south?

Ms. Liscombe: Yes.

Mr. Hirano: It doesn't show on this plan. But I think, as I said, indications from the traffic side and the traffic engineering side was that site distances were good from the exits and that the levels of services were good. So no further recommendations were required with respect to site distance or with the traffic improvements of those intersections.

Ms. Liscombe: A question on the comfort station. From the drawings here it looks like the roof type is greater than 22-feet.

Mr. Hirano: John, you want to speak on that?

Mr. Adversalo: Yes. It's about there.

Mr. Canady: I can't hear you.

Mr. Adversalo: Yes. It's about there. The, actually, middle, we just wanted to have it in the middle at little bit different. We actually lowered the slope previously on the actual design too.

Ms. Liscombe: And I know it will lower it a little more because that does sit directly in front of those condos and at 22 feet you're well above the second level which is the residents start. Correct?

Mr. Adversalo: Yeah, I mean, it's like a normal. It's like a house. That's what it is – the height of it.

Ms. Liscombe: But it does affect their view plain I assume?

Mr. Adversalo: According to the thing, I don't know. The comfort station is more tucked in.

Mr. Hirano: The adjacent condominium is here. This is where the comfort station is. Most of the view, I would think are going straight out.

Mr. Adversalo: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Hirano: What about the other side? That's where the condo is.

Mr. Adversalo: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Canady: Mr. Chairman, is there any way for us to get one of the site plan so that we can see if the views of the condominiums would be obscured?

Mr. Callinicos: Let me ask if your proposed comfort station – have you shown this to the owners of the condominiums?

Mr. Hirano: Yes, there was a stakeholders meeting I believe in March and May. So they were okay with it.

Mr. Callinicos: That's what I wanted to know. If they've given it their blessing, I don't see that we can not go down this road any further. Any other questions?

Ms. Liscombe: Okay.

Mr. Hirano: I think also there's a picture that I have.

Mr. Callinicos: I think once you tell me – once you tell this Board that the owners of the condominiums are okay with the project –

Mr. Hirano: Yes, they are.

Mr. Callinicos: – I don't see that we can object it.

Mr. Hirano: The only concern we heard was the pump out station on the north side.

Mr. Callinicos: We've been told that, that will be monitored. If the noise becomes objectionable, something would be done about it.

Mr. Hirano: They'll be restricted. Yes.

Mr. Riecke-Gonzales: Mr. Chair, I'd like to put my two cents in that. I don't think that's correct that just because the neighbors are okay with the proposed development, I think this Board is tasked with looking at the development and seeing if it fits into the

neighborhood. And along with some of the other things we're probably going to be asking of this applicant, I think Darryl's request may be one that we want to consider. That we want to see some views of what this looks like, what it looks like in relationship to the condominium next door to it as well as like a color board. I have some other things I may want to add when we get into discussion period. But I think we do need to be cognizance of what the neighbors think, but we also have to make up our own minds, whether that be positive or negative. So that would be my two cents.

Mr. Canady: I would also like to add to that if we could, Mr. Chair, the grave security problem of that parking adjacent to the condominium was parking lots like that tend to be with a couple of entrances and exits can be great party things – great party areas, especially when it's open to the public and again it could be right in front of the condo. And they might not have any choice to do anything about it.

Mr. Riecke-Gonzales: Why don't we save that for the discussion period and finish up on the questions.

Mr. Callinicos: It's not quite right now. We'll take it up in the discussion.

Mr. Canady: I withdraw at this point.

Mr. Callinicos: Susan, and further questions?

Ms. Liscombe: One more.

Mr. Callinicos: Go ahead.

Ms. Liscombe: I had a question on the existing comfort station. You said that you were tying the design of the new comfort station to the new ferry building. Are you doing any enhancement or re-building of the other existing comfort station to kind of match that?

Mr. Hirano: The existing comfort station here?

Ms. Liscombe: Yeah.

Mr. Hirano: No. No improvements.

Ms. Liscombe: And also at some point, I think I would like to see the lighting. You questioned kind of what the lighting is going to be. Thank you.

Mr. Callinicos: Thank you. At this time, before we get into public testimony on this project, I think it would be appropriate if the architect comes forward. You said you can describe

this project, the materials, the colors, everything. I would caution you that not everybody on this Board is an architect or in any way involved with building trade or industry. So would your descriptions and whatever you want to tell us needs to be aimed at the general level.

Mr. Adversalo: Okay.

Mr. Callinicos: Thank you. So that it's clearly understood by everybody and then we'll see where we go from there.

Mr. Adversalo: Basically the window's doors are white. They're white. The frame around the windows are white. The actual cladding is like a beige-gray color and that's our intent. It was a little bit lighter. And also, the cedar was actually like a wood color type of – brownish – not dark. It's very light. So it's not something that would fade. And basically, the scheme of the comfort station, and that they're the same. It's kind of a simple type of design. It doesn't have all that color and all those other things. So we have fiber glass doors, vinyl windows just because of corrosion we decided to go with the white. We actually have the mutton contents, similar to that door in the back, that kind of designs for the windows.

Mr. Riecke-Gonzales: Are they true muttons or are they false muttons?

Mr. Adversalo: I can't recall unless I have the working drawings.

Mr. Callinicos: Can we have a round sessions of questions because I want everybody to have the opportunity to ask questions. Is there anything more that you want to add?

Mr. Adversalo: What was that?

Mr. Callinicos: Is there anything more that you want to add?

Mr. Adversalo: No. I don't have.

Mr. Callinicos: Let's go around the table one more time. We'll start with Susan. You've got questions on the finishes and colors that you've just heard about? Are you able to form an opinion?

Ms. Liscombe: I can't form an opinion on that.

Mr. Callinicos: So you have no questions? Darryl?

Mr. Canady: I'm lost.

Mr. Callinicos: Linda?

Ms. Okamoto: I can picture what he's saying. I have no questions.

Mr. Callinicos: Thank you. Anthony?

Mr. Riecke-Gonzales: From what you've described, when you say the cedar wood, are you referring to shingles or shakes on the roof?

Mr. Adversalo: It's like shakes.

Mr. Riecke-Gonzales: So it's a heavy shake?

Mr. Adversalo: Yes. It has a profile.

Mr. Riecke-Gonzales: Is the shake treated?

Mr. Adversalo: It's a polymeric type. It has a profile of a wood, but it's actually polymeric. Meaning it's like a rubberized.

Mr. Riecke-Gonzales: So it's not a true wood shake.

Mr. Adversalo: It's not a true wood shake. That's correct.

Mr. Riecke-Gonzales: It's actually either a rubber or some other material.

Mr. Adversalo: Yeah, it's recycled content material.

Mr. Riecke-Gonzales: So it doesn't have the same profile because the rubber shake that I'm familiar with is a very low profile versus a true shake which has a quite a bit of thickness to it.

Mr. Adversalo: Yeah. It's maybe a ½ inch or more or so.

Mr. Riecke-Gonzales: Since I have you there and I have the mic, I have a quick question that occurred to me. Why in the restrooms is there two fewer fixtures in the men's than the women's? Because it would seem to me that both economics and then just functionality, if you have two toilets and two urinals, you'd have four lavatories. And it seems like you could just do a quick mirror image of the women's and get that in the men's. Whereas right now, you have two toilets, two urinals and then only two lavatories.

Mr. Adversalo: From our experience, women take longer.

Mr. Riecke-Gonzales: Or men don't wash their hands. I know it costs maybe a little more to have two more lavatories, but you should have four lavatories in there. Anyway, those are my only questions.

Mr. Callinicos: Thank you Anthony. Russ?

Mr. Riley: I have no comment.

Mr. Callinicos: Okay. Randy?

Ms. Wagner: Yeah, I have comments on the wall.

Mr. Callinicos: Not comments, questions.

Ms. Wagner: I mean, I have a question.

Mr. Adversalo: Yes?

Ms. Wagner: Does the cementitious finish up about three feet, and that's beige?

Mr. Adversalo: Yes.

Ms. Wagner: And then there's a wood horizontal siding look, but it's a composite material?

Mr. Adversalo: Actually, it's a cementitious board that has that wood pattern in grained in it.

Ms. Wagner: Like a hardy plank type?

Mr. Adversalo: Yes. And it's a ship lap.

Ms. Wagner: It's a ship lap, and then it's painted the same color as the concrete?

Mr. Adversalo: No. We wanted to do a slight variation just a real – we wanted the bottom a little bit darker and the top a little bit lighter.

Ms. Wagner: And then the shingles that you're talking about, the composite shingles there, obviously rated for the winds and they won't be flying off to these really high winds?

Mr. Adversalo: Yes.

Ms. Wagner: This is not the time for comments right? Just questions?

Mr. Callinicos: No. We'll get into that.

Ms. Wagner: Thank you.

Mr. Callinicos: Linda?

Ms. Berry: No questions.

Mr. Callinicos: All right. Thank you. That will do now for questions from the Board. At this time, I'm going to open it up for public testimony. Is there anybody here from the public who wishes to give testimony? Seeing none, public testimony is closed. We'll now open it up for comments from Board Members, and I'll start with you Linda.

Ms. Berry: I have no comments.

Mr. Callinicos: Randy?

Ms. Wagner: My comments reflect Anthony's concerns that I would like to see that area that's enclosed on the north to be more glassy, and to be openable to that open area outside just because I think it would be more fun that way.

Mr. Callinicos: Thank you. Russ?

Mr. Riley: I too miss the material boards, but I have no other comment.

Mr. Callinicos: Anthony?

Mr. Riecke-Gonzales: I think – I'm going to be proposing any way that we defer this project and that we ask them to come back. And my comments would be when they come back, they need cut sheets of the light fixtures especially showing us what height they're proposing especially since it's next to the condominiums and whether or not they're cut off shielded. And then for the color boards, even though I'm an architect, I deal with this everyday. When he started describing this, it was like, New England shingle style, but it's not New England shingle style because we have a rubberized roof. And we have vinyl windows, and might have true mutttons, but we might have true mutttons. So I think they need to come back with colored elevations, a sample board, and also to address that I think there's an opportunity here for a more open space on the interior of this on days when it's not super windy. And even on days when it's super windy, it's not usually windy in the early morning when the ferries go out. The wind comes out later in the afternoon – it really blows. And then I think we need a little bit more – (mechanical difficulties with the recording equipment) – I think we need a little bit more description on this parking lot for both security and then who is it that's running this restroom, how is it maintained. It's probably not the

County's Parks Department. It's probably by the State. Go ahead Mich.

Mr. Hirano: Yes. The comfort station and all the improvements will be maintained by the Department of Land and Natural Resources, the Division of Boating and Ocean Recreation.

Mr. Riecke-Gonzales: So they have a full time staff that's there now?

Mr. Hirano: They have a staff there now. Yes.

Mr. Riecke-Gonzales: Okay. But I think security wise, I think we need a better presentation of that of, you know, is this secured at night? I mean, are there gates where they lock it up at night? Is it just open 24/7?

Mr. Hirano: I think they would have to be open 24/7 because of early fishers who come, and as well, people –

Mr. Riecke-Gonzales: Well how's the security? You know, three o'clock in the morning, some guys decide after they come back from their late boat trip that they're drinking beer out there, and the condominium owner, who does he call? The Police? Does he call the State Division on that? What's the plan to deal with that on a regular basis? I think those are my only comments.

Mr. Callinicos: Thank you Anthony. Linda?

Ms. Okamoto: I have no further comments.

Mr. Callinicos: Darryl?

Mr. Canady: I think my comments were extremely stated by our Vice-Chair. Thank you.

Mr. Callinicos: Susan?

Ms. Liscombe: The only things I would add is the desire to see the lighting plan. And what kind of light fixtures are they talking about. And are they planning on running them 24 hours of day, and how does that affect the surrounding areas? And I'm still not comfortable with the pump out and the fact that on the side of the harbor that has 36 boats, even though they're not as large as the other side, there's one pump out station versus 18.

Mr. Callinicos: Thank you. Mich, I think you've heard, generally speaking, the Board requires more information.

Mr. Hirano: Okay.

Mr. Callinicos: I think it's appropriate now to call for a motion to defer this project so that you can bring us the information we need to have a better informed opinion of this project.

Mr. Canady: Mr. Chairperson, I so move.

Mr. Riecke-Gonzales: I would second that.

Mr. Callinicos: Thank you. All in favor, raise your hand. It's unanimous. I'll leave it up to you to arrange with the Planning Department when you're going to come back to the Board. But are you aware of what we're requiring?

It was moved by Mr. Darryl Canady, seconded by Mr. Anthony Riecke-Gonzales, then unanimously

VOTED: To defer the project for further information as requested by the Board.

Mr. Hirano: Yes. I've taken notes, and I believe we'll get a letter from the Planning Department.

Mr. Callinicos: Will you give him a copy of your notes?

Mr. Prutch: Yes. I definitely will. I've got it all written down here.

Mr. Callinicos: Thank you Mich. I think we need a 10 minute break so we'll reconvene at ten till.

(The Urban Design Review Board recessed at approximately at 10:40 a.m., and reconvened at approximately at 10:50 a.m..)

- 3. MR. JEFFREY S. HUNT, Planning Director, requesting comments on the revised plans by MR. FRED ROMANCHAK, Owner of the KULA LODGE requesting a Phase II Project District Approval for the redevelopment of the existing Kula Lodge at 15200 Haleakala Highway, TMK: 2-3-022: 087, Kula, Island of Maui. (PH2 2008/0001) (P. Fasi)**

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

Mr. Callinicos: The next item, under communication – can everybody please sit down and lets get on with this? The next item under communication, item #3, Mr. Jeffrey S. Hunt,

Planning Director, requesting comments on the revised plans by Mr. Fred Romanchak, owner of the Kula Lodge, requesting at Phase II Project District Approval for the redevelopment of the existing Kula Lodge at 15200 Haleakala Highway, TMK: 2-3-022:087, in Kula, on the Island of Maui. Paul?

Mr. Paul Fasi: Thank you Mr. Chair. I'm just going to briefly introduce the project, and I'll turn it over to the applicant who will give an in-depth presentation on the project description. The land use designations are as follow: the State Land Use District is Urban.

Mr. Callinicos: Paul, before you go, can I just ask you something?

Mr. Fasi: Sure.

Mr. Callinicos: We all got this package in the mail. There's no description on this project. There's nothing to tell us what exactly the process is from the existing to this. Was there a reason we didn't get that?

Mr. Fasi: I'm going to defer that question to consultant. That package came through the applicant's consultant. And perhaps many of your questions will be answered as soon as they get into the project description.

Mr. Callinicos: Thank you.

Mr. Fasi: And another reason maybe that this is a revised amended phase II application. However, there was substantial change to the project design from the before and after.

Mr. Michael Hopper: Paul, by way of background, why is this coming to the Board?

Mr. Fasi: The plans have been revised.

Mr. Hopper: Was it a condition of the SMA that required them to review because does the Urban Design Review Board generally review phase II approvals?

Mr. Fasi: No, they would make a recommendation to the Planning Commission. And they're basically reviewing the updated designs. This is an amended design.

Mr. Callinicos: Which is considered to be substantial.

Mr. Fasi: Which is considered to be substantial so they do need to review.

Mr. Hopper: Okay.

Mr. Callinicos: Thank you. Sorry to interrupt you.

Mr. Fasi: No problem. It's in the Makawao-Pukalani-Kula Community Plan. The County Zoning is the Makawao-Pukalani-Kula Project District I. The Flood Zoning Designation is C, minimal flooding. It is in the Project District. The revised Project District Phase II application has been filed. And the applicant is requesting approval for redevelopment of the Kula Lodge. The existing lodge building, restaurant, and living units will be demolished, and the primary new construction includes a main lodge, 15 new living units with underground parking, existing outdoor dining area, the Kula Market Place, and the caretaker's cottage shall remain. And at this point, I'm going to turn it over to the applicant so they can give you a presentation. I think a lot of your questions will be addressed directly.

Mr. Callinicos: Thank you.

Mr. Fasi: Thank you.

Mr. Chris Hart: Thank you very much Paul. My name is Chris Hart of Chris Hart and Partners. And we a team that will be participating with me in the presentation of the power point. First of all we did, in response to your question Mr. Chairman, we did submit to the Planning Department, an application for a revised Project District Phase II Development Planned approval, and that was sent to the Department. And I apologize that the original drawings that were approved back in 2002, were not transmitted to you. And I apologize for that. The reason – this is a project district in Kula, up at Kula Lodge. And we've gone through the County Council approval Phase I, and the approval of the Ordinance. And then we went through Phase II which is the approval of the development, including the architecture, in accordance to the ordinance. And that was done in 2002. And subsequent to that, the client, Mr. Fred Romanchak has decided the architect that he retained back in 2002, which was from by a man by the name of Mr. Benson from Connecticut – that it was better for him to work with a local architect in terms of the codes and in terms of the evolution of the project in terms of how he felt that there needs to be some changes made to the project itself. So consequently, we went to the Planning Department. We met with Ann and we were advised that we should go through this process of amending our Phase II approval that was granted – that was basically granted by the Planning Commission in 2000 with comments by the Urban Design Review Board in 2002.

So that's why, you know, we're here today. And I apologize for not sending out those original drawings. But those drawings are basically superceded in the context of what we want to do today – in the context of our local architect, and in the context of thinking that's evolved over the period of eight years – so that's where we are.

I'd like to begin with our power point presentation. The project team is: the architect is CJS

Architects.

Mr. Callinicos: Can someone get the lights in the back there?

Mr. Hart: Maybe leave one on. Is that alright? Can you see that?

Mr. Callinicos: That's fine.

Mr. Hart: Is that alright? Can you see?

Ms. Okamoto: Yes.

Mr. Hart: It just makes it easier I think. The project team is CJS Group Architects Incorporated from Honolulu. Mr. Chris Smith is here, and he'll be presenting the architecture part of this presentation to you. Then landscape architect and planning is Chris Hart & Partners, Inc. Bill Mitchell will be presenting a landscaped architectural portion. I'm Chris Hart and I'll be presenting the planning portion of it. And then Brett Davis is here, and he is the project planner. Our civil engineer is Silver Sword Engineering and Michael Conway is present here. If any issues that would come up with regards to civil engineering.

Our proposed project, actually, is a demolition of the existing Kula Lodge Restaurant, guest cottages and up-country harvest gift shop. And the purpose is to construct a new lodge to three stories – the maximum height is 35-feet – with a restaurant, commercial space and spa with an outdoor pool, construct a hotel building with 15 units with underground parking – keep existing, outdoor dining area, market place and caretaker's cottage.

Project history, goes back to April 25, 1996 when ordinance 2495 was approved amending Chapter 19.75, Project District for the Kula Lodge. And at this point, I'd just like to point out that back in 1981, when the first upcountry community plan was done, there are two unique projects in this area of Kula. One is Kula Lodge and the other is the Silversword Inn. And there was an intention to try and maintain those projects and to maintain them in away the scale could be similar to actually what exists today. And so there was a proposal at that time, in terms of these two projects were labeled as retreat resorts, and they were existing and non-conforming as far the zoning is concerned, at that time. So the thought was to use the project district zoning ordinance to allow for these projects to actually be redeveloped, you know, for contemporary use, and actually be perpetuated in their location. There was no design to see them disappear. It just kind of there was a situation that really added to the ambiance of up-country Maui. And it was felt that both projects should be allowed to redevelop and to perpetuate themselves in their location. So the basic parameters of the Project District are very specifics in terms of height, like 35 feet, set backs and so on.

And that is often defined in the Ordinance which was adopted by the Maui County Council, April 25, 1996. In 1996, by the way, was the actual date of the adoption of the update upcountry plan, the Makawao-Pukalani-Kula Plan which is in effect today, which superceded the 1981 plan. But just to let you know the history went all the way back to 1981. And then in April 18, 2000, the Urban Design Review Board recommended approval of Kula Lodge project plan. And again, those plans were designed by an architect. It's just that Mr. Romanchak was our client. Me and him was from Connecticut and essentially, I put together this design idea. And you know, as time went by, in terms of evolution of the project and so that it was needed to be amended. So that was when we talked to Ann Cua, and basically requested that we be allowed to amend Project District Phase II. And that which was granted in May 8, 2000, by the Maui Planning Commission.

So again, project history – and also as part of the history – on November 14, 2000, Phase III which is the final phase approval, was granted for the Kula Market Place. Now that has been completed. Then on June 14, 2006, there was a time extension granted for Phase II approval by the Planning Commission. Deadline to complete the project is now February 15, 2012, so we're within that time frame.

Again, in terms of just kind of getting an idea of the location – this is the Kula Lodge site. This is Kula Road, Upper Crater Road – or not Crater Road, but Upper Kula Road, and this is Kimo – Haleakala Highway – sorry about that. And then this is Kimo Drive – upper and lower. And this is Aina Kula Road. And basically, just so you know that this area as far as the State Land Use District is concerned is all urban. And that the Kula Lodge is within the urban district. And that the olive color is the rural district. And this County zoning shows basically the vicinity, essentially, on the makai side or down hill side. This would be Kimo Drive – is R-3 residential. And then the up side, it's R-3 residential. And then on the makai side is rural – ½ acre. I'm sorry, could you go back to that? And then the project district, essentially, in the context, is within the urban district. And this shows the community plan, which shows single family. It shows a project district and the urban district, and single-family. And then again, the rural district, which is just below.

Chapter 19.75.010, which is the Project District I approval for the Kula Lodge, identifies permitted uses. Principle uses are hotel and commercial, and then restaurant with outdoor dining, gift shop, art gallery, talks about the produce farmer's market. And then Chapter 19 – and then it talks about the maximum height, not to exceed 35 feet. And the proposed development will provide approximately 55% open space, and 20% is required. The minimum building setback is 50 feet from both Haleakala Highway and the south boundary of the property. And 30 feet setbacks required from other property lines.

This is the existing Kula Lodge. And at this point, I'd like to ask our client Mr. Romanchak to come up and kind of give you a little of an overview of the site.

Mr. Callinicos: Thank you Chris.

Mr. Fred Romanchak: My name is Fred Romanchak. I was romanced away by the Kula Lodge in 1984. I was born on Maui, and it turns out my grandparents were the closest neighbors to Frank James who built Kula Lodge back in the 1940's as a single-family dwelling. So my childhood goes back to those times. And as things turned around in the early 1950's – the early 1950's, Frank James went ahead and built five additional lodging units as they call them challis and opened it up to the visitor population. And also opened up his home as a dining and welcome area as part of the lodge. And in that keeping, the lodge grew over the years out of appreciation, a home to somehow accommodate the visitors as time went along. The whole uniqueness of the property became very much aware to me. So when the property got into trouble in 1984, as I say, I got romanced by it and for some reason was drawn to it and felt the property truly deserved the kind of attention as being a town center. It's what Frank James had originally had it zoned to be. Like a lot of European townships, the Kula Lodge was to be designated as the town's center. And consequently, unlike any other property in Hawaii, it got scaped zoning in that area so you have a town ship, you have urban zoning and rural and so that's where it all grew from.

But here we are 50 years later. And the hardest thing has been for me in all the years that I've had to care for the Lodge was to make excuses to the people who were staying at the Lodge. And when I say excuses, I mean, unfortunately, these lodging units here were built very close to the highway. Haleakala Highway back then was not nearly as traveled as it is now. And also very close to the parking lot – single wall construction. So it's not only chilly in there, but there's no sleeping in there in the morning because of all of the activity in the parking lot and the highway. And it's been, as I say, a real challenge for me over all these years to continuously make excuses to people staying there. And also at the same time, to try and reassure them that the long term plans were to some day, hopefully in my life time, offer the kinds of accommodations that people truly come to expect when they go to a lodge.

So those units as you see here now, the caretaker's cottage, this one here, will remain and will be remodeled into a caretaker's cottage. The other three lodge units will be demolished. And from here, people that are familiar with Kula Lodge as it is today is aware that the property is really a landmark property and it deserves the kind of attention that we're giving to it once again in this redesign. And for me, this is the third redesign that I've taken it through. And Chris touched on it briefly there the reasons for it. It's that in hopes the plans that have been approved previously with working with Benson and Woodworking did not really fit the existing topography, and it was unaware to me until we actually had three-dimensional drawings done. At first it looked fine. On paper it looked like it was going to work. But, unfortunately, as I say, once we did the three-dimensional drawings to it, it was clear to me this would not work. And so a lot attention was paid to details here as

far as what the actual accommodations would be like – the living experience. And in the course of all of this, those who have been to the site to see the kind of development that has been done up to this point, which has to do mainly with the outside dining area as shown here as well as the gardens. And the reasons for going to the extent of this kind of experience was to allow people to really experience Kula in its uniqueness. In other words offering them both an outside dining experience, as well as to be able to view and experience the kind of tropical plants as well as unique planting like *Cordia* and things that grow specifically in that area. So the landscaping has been done over the last 20 years. It's really been with the vision of insulating the Kula Lodge from an urban neighborhood. Because in the last 20 years, once again, it became clear to me that this is what we really needed to do. And as I say, one of the other problems in caring for the lodge and affording people the kinds of accommodations here, was to give them that quiet experience.

This building here, the Kula Market Place, is actually a remodel of a building that was originally built for the Hawaii Protea Corporation which was there in the building for about 12 years. Presently, it is the market place. It is going to remain and it offers a chance for us to support the local farmers, growers, and artisans in the area – where more than 60% of the product in the store is just that – Maui made, Maui grown.

Upcountry harvest building was actually an old tool shed that was moved down from Upper Kimo, from my grandparent's property and just put here when Frank James owned the property. And it was later, basically, remodeled and turned into a Country Flower Gift Shop.

This is a future site for the hotel and it really lends itself for being in the perfect area because it's set down away from not only the highway, but topography here really allows you to take in the view plains of the West Maui. And also as you can see by some of the planting here, it's already insulated from the neighborhood. This gives you a better idea as to what some of the views will be, looking towards the neighboring property. And one of the unique things about this site is that there are gulches on both sides of the property which leaves it a little mace, a little flat area, where you'll see the hotel site is to be put. This is also another view, as you can see, towards the southern property. Actually, the views from the living units will be a little bit elevated from this point because it's going to be on top of the parking structure. So actually, you'll be about eight to ten feet higher than what you see here currently. So with that, I just wanted to only say that in caring for the lodge, the long term vision has only been that is to really focus on the uniqueness of the property. Kula Lodge deserves it, and I feel the Kula Community deserves it as well.

You'll see here on the landscape plan, briefly, as I pointed out to you, the unique thing about this site that really lends itself to being more of a retreat resort is that we have the opportunity to (inaudible) by valleys on both sides. Thank you.

Mr. Hart: Just before we have the architect, Chris Smith, come up, we are going to do a fly by that gives you a better overall view of the site. This is Chris Smith.

Mr. Chris Smith: Aloha. I think there's a lot of Chris' running around here today. Actually, I was going to leap into the material's board after hearing what happened with the previous application. I'm Chris Smith – CJS Group Architects – and we've been in practice for 30-some odd years in Oahu. Some of the buildings you may know about is (inaudible) museum. We do a lot of historic work. We do a lot of work for institutions – works in Antarctica of all places. It's a long story to tell you how we got down there, but one of things that we're very involved in sustainability. And one of the largest buildings that's been built to date is the HSMA Building in Honolulu, on Keamoku Street. It's about 400,000 square feet. One of the first US Department of Energy Award. So we're very cognizant of that. Now, realizing that everybody is very graphic. What I thought we would do is quickly do a fly by. We use this implementation so we can stage the massing and the types of materials to be used in the project.

On a comical note, you'll see that you're really studying the buildings. When you do a fly by such as this, believe it or not, some of you may be aware of it, the amount of memory it takes just to do the trees is phenomenal. So we did this to try to steady the scale, the spaces, the colorization, again, the type of art forms we're going to put for the roofs, et cetera, et cetera.

You'll begin to see – we'll talk a bit about the materials since you're looking at the buildings – green metal roofs which we'll show you some of the examples in a second. Stucco mixed with different types of siding. Okay, Brent, you want to go back to the site plan? Can you go to the previous one please?

This begins to give you an overview of the type of architecture we're trying to create. Roof forms are very similar to what is existing and lodge architecture – delis on both sides as Fred had indicated, really begins to frame the avenues and visuals between this side here and going in this direction.

You have, I think in your packet, the different floor plans. And I won't go through this unless there's certain questions you may have. But this begins to indicate the actual floor layouts of the lodge and in the hotel space. Parking has been addressed. There may be some questions for the solar engineer. But we were required to have 106. We've provided 110. ADA, of course, is a major, major issue when we talk about this type of a project. And we've taken special considerations with elevators, accesses from all the parking zones, as well as extra handicap stalls.

The very top level when you walk in is the restaurant, it's approximately 8,000 square feet. It has a bar, a kitchen – obviously – lounge area, large sitting area fire place – as it be

reminisce of a rather unique lodge environment. The middle is again a commercial use for extended events. And the lower area is the spa which consumes approximately 3,600 square feet.

Okay, now, I'll get into the material's board. We have this board here, which is also on slide form. And what I'm going to try to do, I think maybe is talk about special elevations and then we'll go through the actual materials themselves. As you can easily tell the roof form itself is about 4 and 12 pitch. I wasn't sure I could put these on the airplane with the way they confiscate at security. But this is the standing seam metal roof. It comes in a series of colors. We're thinking of selecting the kind of green you see there. This again is another colorization. You'll see the one in the middle. This is the one that we're proposing. And then siding, we are suggesting using again a type of hardy board which is cementitious board because of termites. This is an example of the product itself. The colorization we're going to be using will be a light tan and green. More material selections for you to see. That is the material itself. And then if we wanted to get site specific, we have color examples. And I will be able to show you on the board. If you want to see them, I can pass them around.

This is the side of the entrance to the commercial of the lodge and it shows the large fireplace that's being proposed. The front elevation with the spa on the bottom right hand corner. The dining area with the major glass. I do want to comment. There has been a new change in the building codes which you may be aware of is the IBC. It's been adopted by all the new counties. And it's been major changes to address hurricane issues, glazing glass, thermal protection and impact protection. That's why we have certain types of frames in here. The metal frames are for the windows themselves, to protect against any kind of flying objects.

The whole building itself is 15 units. They're 850 square feet per unit. Again, there's under ground parking for each. One stall for each unit. And there's an elevator, trash shoots and stair access. This is the front elevation. The rear elevation, you see, are the white object – maybe it's hard for you to see in this pictorial – that is the access to the parking garage itself. And then color of the hardy board for the siding, and the green roof again. This maybe kind of a dry slide. It really does tell the story. It tells a story about height. It tells a story about visual observation from the road. And you can easily see that on the left hand side as you approach or you're going up Haleakala, actually rising up, the visual of the lodge itself is very, very minimized, as is the residential component itself.

I will now turn this over to Bill, for landscaping.

Mr. Bill Mitchell: Thanks Chris. Good morning. My name is Bill Mitchell. I'm the project landscape architect. And I'll just amplify a couple of things that Chris has said in relationship to the site plan and then just briefly take you through the landscape scheme

as well. If you could go back to that section Brett. I just, to again, sort of emphasize this relationship, from Haleakala Highway as you look down the site, we've got about eight feet of grade fall between existing Haleakala Highway and the residential units shown right here. And of course it depends on where you're at on Haleakala Highway because the highway goes up. But the grade transition between the road there and the lower section of the site, either lodge or residential cross section, is between 35 and 40 feet. And then that drops off further as you enter the gulch below on either side. Go to the next slide please.

I think the interesting thing about Kula Lodge when you've all been there is it has a character of it's own. And as Fred mentioned that the character, in a lot of respect, is identifiable by the landscape and gardening that he's done throughout the years. And I think one of the challenges we have is to sort of re-invigorate that character or recreate that character in the areas where we'll lose the existing landscaping. Now as Fred mentioned, a lot of the existing perimeter landscaping will all remain. And the trees and the buffer along the gulch will all remain in there. A lot of the landscaping along the front, along Haleakala Highway, will remain. The trumpet trees which are the signature trees for the property will stay there. The bougainvillea hedge and we'll recreate some of that in different places where we have space to do it. But this whole idea, I think, the cool thing when you come into Kula Lodge is it's kind of funky. You walk in and you're not sure what's going to happen. You walk into the front door there, you have a little reception area, and you have the big fire place, and you're in a lodge. It's nice. It's when you walk around the corner there, then you get this panoramic view of all of Maui. And I think Chris has, in working with Fred, has successfully recreated that experience. We don't want to take – we don't want to take away that experience or change that because that really is what the lodge is all about. A combination of landscape, sort of hidden surprise event when you get into the architecture and then you see and experience Maui. And Chris has done that with the glazing as you've seen in the windows – his elevations on the west side.

We do have the opportunity because of the grade changes in here to do some neat things with gardens and with step landscaping and boulder retaining walls. And we're going to do those in between the lodge structure and the hotel structure. And I don't know if Chris mentioned it, but is going to incorporate a swimming pool on the spa level of the hotel – excuse me – the spa level of the lodge that will then be accessible for either the hotel guests or spa users down here. And one section, one elevation – we might go back to that – I'll show that to you again. But these different uses all step down through the site so you're not looking into them, you're looking over them. So they're not going to detract from that experience of coming in the lodge, or from the hotel itself from the fabulous views that exists from the site. Go to the next slide.

Just some of the materials. We're going to obviously reuse what Fred spent many years propagating up there – the protea, the ginger and a lot of the native plant material – and

reusing those and reintroducing trees that are already there. We do have a little cut sheet there of our standard light fixture which is the 12-foot shoe box light fixture for the parking lot. We'll try to minimize the number of those. We've shown a few of them on our plan. But we want to just do the minimum necessary to sort of provide for security and not take away from the experience beyond site. We will incorporate some landscape down lighting. Of course with the new lighting ordinance it's a bit challenging. But the down lighting in tree has been successful and we'll continue to do that in the new landscaping. Go to the next slide.

I just want to mention about the signage. The current signage – this design will remain. It will be slightly relocated because of the entry to the parking lot is slightly adjusted. But we'll keep the same sign design that Fred has up there now. Fred will be doing a waste water treatment system on site. And we're going to use that treated water for landscape irrigation purposes, so it's a little bit unique there for redevelopment project. So we'll have the opportunity to use reclaimed water if you will for irrigation purposes. With that, I'll turn it over and open it up for questions if you'd like to ask any.

Mr. Hart: One thing I just would like to say that in the context of approval previously, and also from the Planning Commission, was the responsibility for us to get approval of the signage. And we did get approval of the signage and that was what was approved. Also in terms of prior approvals, we did get step 3 approval for the Farmer's Market, so that has been approved. Now with this, we'll be going back to the Planning Commission after we go through the Urban Design Review Board, and then we'll go proceeding into Step 3 approval, or Phase III approval for this project.

Ms. Ann Cua: Mr. Chair?

Mr. Callinicos: Yes?

Ms. Cua: I'm not sure if this Board would need, but if you do need, I can provide you a little bit of information on the Project District Project because you're hearing Phase II, Phase III. Normally that means one thing to this Board and to most people, but it means something different in the context of the Project District application. I don't know if that would be helpful for you. Would you like me to briefly or are you all aware of that?

Mr. Callinicos: I think so Ann. Go ahead.

Ms. Cua: The Project District process is a three process. And basically the first phase is the creation of the ordinance which establishes the permitted uses within the project district, the land use acreages. It's its own ordinance if you will. I think most of you are familiar with the like the B-2 Business District, R-1 Residential District. Well in a Project District all of these different project districts in Maui County have their own permitted uses,

development standards and so that's what we're dealing with right here for Kula Lodge. They have their own zoning district if you will. And so everything gets pretty much measured against that project district phase I zoning. And they went through that process. As they mentioned, many years ago, they went through the County Council and they got it approved.

The phase II portion of the Project District process is for the preliminary site plan, which the preliminary site plan for Kula Lodge got approved by the Planning Commission in 2002. And that process requires a public hearing in the community plan region as did the phase I. And so the Planning Commission can not hold their hearing here in this room. We have to go out to upcountry because that's what the ordinance requires. And we'll do that again for this project. And so what they're asking for right now is to amend that preliminary site plan which included elevations that they got approved by the Planning Commission back in early 2000 – back in 2000.

Now the Phase III Project District process which you heard, I believe Chris mentioned that they did receive one Phase III approval. And that is correct. The Phase III process is an administrative approval process done by the Planning Department. And what that is it asks the applicant for a final site plan and we take that site plan and we compare it with the preliminary site plan that was approved by the Planning Commission and the representations made there. And if they are in accordance with one another, the Planning Department can grant and does grant Phase III Project District approval. And the only portion of this project that we've done that for is for the Portea – the Farmer's Market Building. So I don't know if that makes it more confusing or less confusing.

Mr. Callinicos: No. I think that's pretty clear.

Ms. Cua: Okay.

Mr. Callinicos: Thank you. Where are we now?

Mr. Hart: . . . (Inaudible. Didn't speak into the microphone). We have finished our presentation. We're open for questions.

Mr. Callinicos: Right. Thank you Chris. Let me open it up for questions and we'll start once again and go clock wise around the table with you Linda.

Ms. Berry: Can you clarify what colors go where? I see a lot of dark colors on the big boards and I see some lighter colors on the material that you passed around and the small one there.

Mr. Smith: . . . (Inaudible. Did not speak into a microphone). . .

Ms. Okamoto: Use the microphone.

Mr. Riecke-Gonzales: You'll need to use the portable mic.

Mr. Smith: I apologize for not grabbing the mic. It's hard to get rendering colors – you know to get the plotter to get these accurate colors. So what I'd like to do is kind of address the colors that I have here which might be able to answer your questions. The roof color is going to be the color that we see on that example which is this. And I think this didn't come out accurately. It should be more of this kind of nature. And you can begin to see the color where it occurs on that slide over there on that wall. On the hotel side, hotel elevation – where's our? – okay I can use this. Let me bring it closer to you because I think it would be easier for you see and I'll walk around with it. And hopefully you can that there's two colors. There's kind of a green at the bottom, and kind of tan at the top? The green color is again assigned to this color, and the tan color again is assigned to this color.

Ms. Berry: And those are both hardy materials?

Mr. Smith: Yes that's correct. And again, termites being termites we're pretty concerned about issues up in that region. The lodge now, as you can see, is really kind of an open design with the windows being framed in metal as I had earlier discussed and shared with you. You can begin to see in this one photo how the view would be from the inside, proposed looking out.

Ms. Berry: What's the color on the steel frame?

Mr. Smith: It would be dark. We are actually looking at a dark green color. And then all of the heavy timber and the logs that are used for vertical, again, obviously are going to be dark color. We have kind of a grayish. I'm not trying to call attention to the wood, but I'm just articulating the massiveness of it. (*Changed cassette tapes*) And again the moss rock which you're all familiar with is . . .(inaudible) . . .

Ms. Berry: At the bottom of the ground floor, on this elevation on the east side of the hotel building –?

Mr. Smith: This?

Ms. Berry: Yeah. What is that?

Mr. Smith: Those are the natural openings that we have to have for ventilation for a parking garage. We're required to have certain area that allows for natural ventilation.

Ms. Berry: What is the view there from the parking lot, looking out?

Mr. Smith: The view?

Ms. Berry: Yeah.

Mr. Smith: Let me use this one over here, it's a little easier. The parking garage is below the hotel use, so the view is directly out, down the valley. Is that your question?

Ms. Berry: Yeah. Can one see out from the parking garage?

Mr. Smith: Yes.

Ms. Berry: Okay. Good.

Mr. Smith: Yes.

Mr. Callinicos: Thank you Linda. Randy?

Ms. Wagner: I have two questions. One is you mentioned you have 115 parking spots, but you're only required to have 106.

Mr. Smith: I think we have 110. We have 110.

Ms. Wagner: Well, I was just wondering, the impact of the parking looks massive to me. And I was wondering if it would be possible to take some of those extra parking spots and make them a tree bow bouts or something to break up the mass of the parking lot.

Mr. Smith: It's a trade off. You know, again, everyone wants parking and we're trying to balance that with the landscaping. And it's certainly something that I'm sure –

Ms. Wagner: It just has a look. It looks so beautifully articulated on the lower part of the site. And the upper part looks kind of severe.

Mr. Smith: I think you're also looking at a black and white. If we try to look at the color, like the one that we're seeing up here.

Ms. Wagner: . . . (Inaudible. Didn't speak into a microphone.) . . . to me it looks like a lot more parking than we're use to seeing up there.

Mr. Smith: Michael, come to my defense.

Mr. Mitchell: What isn't easy to sort of differentiate on that is – and you can look on the slide is – the grade difference here. This is actually a step retaining wall condition where

we have landscape behind it. And then you see the roof of the market place just below that. So in actuality, in plan it looks like it's all one plain, but because of the grade changes in here, on site, you don't perceive that in the same fashion. One of the program requirements as a result of both the hotel, the lodge and the market place use is to be able to drive large delivery trucks in here. So we have a functional requirements to get those delivery trucks in. We have a loading space here, a loading space up here and another loading space in here. It's to be able to maneuver those around in that space. Good question though and we have endeavored to get as many fingers into the parking area with the trees in them as we can, and to give as much canopy over that, over the new parking area, that we can. And it's just always that sort of delicate dance between the two spaces.

Ms. Wagner: Yeah, it seems like especially along the highway part. It would be nice if it could be more thick so when you came through it would – you know, just more separation.

Mr. Mitchell: Interestingly enough, I don't know if you're familiar or if you've driven past, but the bougainvillea hedge is pretty heavy right now. We're actually going to maintain that so you don't get a sense of the parking from the highway. And by code we are required to have a hedge. He's got the hedge so we're going to keep essentially and amplify it. So you don't read the parking as one continuous piece as you drive past the lodge. And that brings up another really interesting point and that is you don't really perceive the lodge as there because as you come up through the s-turns, you come up over the hill, all the existing landscaping and the gulch in this corner remains. And this is the existing caretakers cottage that remains. You don't really notice the lodge is there unless you purposely look over and look down. So it is hidden in that respect. I think it's a good observation of the relationship that we want to maintain. We don't want to change that. We want to keep that.

Ms. Wagner: . . . (Inaudible. Did not speak directly into a microphone.) . . .

Mr. Smith: Thank you.

Ms. Wagner: One other question is that I know you have the concern about the termites and I'm wondering if you're able to use that shield, the terme-shield, instead of the poisons to address the termite issue.

Mr. Smith: Getting back to your parking, I want to make one quick comment to Fred's very sensible credit. We have gone to underground parking. And we had study and could do more parking up above, but we felt that would be a disservice not only to the guests using it, but also visually to people that would be coming by as a visitor. It's not cheap to build underground parking especially up there.

Ms. Wagner: Thanks.

Mr. Callinicos: Thank you Randy. Russ?

Mr. Riley: No comment.

Mr. Callinicos: Anthony?

Mr. Riecke-Gonzales: I'd like to first start off – we have these two 8 x's 11's and I just wanted to confirm – this was the previous design that was approved – is that correct?

Mr. Smith: That is correct.

Mr. Riecke-Gonzales: Square footage wise, how is the current proposed design compared to the one that was previously approved?

Mr. Smith: It's the same. That is by ordinance, we have to have 16,000 – we're allowed 16,000 square feet in the lodge itself.

Mr. Riecke-Gonzales: I see.

Mr. Smith: It's good for both.

Mr. Hart: Anthony, the ordinance talks specifically about the amount in the lodge which is 16,000 square feet. And it also talks about the number of units and it establishes the 850 square feet per unit. So everything is pretty much identified in the context of Project District Phase I which is the ordinance.

Mr. Riecke-Gonzales: So the slide up there up though that said the ordinance allowed I think up to 50% or 60% of something, and you're only doing 20%. That relates to lot coverage?

Mr. Smith: Open space.

Mr. Riecke-Gonzales: Open space.

Mr. Hart: Open space.

Mr. Riecke-Gonzales: Okay.

Mr. Hart: We're doing more than what we're required.

Mr. Callinicos: I think you're required . . . (Inaudible. Multiple speakers) . . . and you're going to 50%.

Mr. Riecke-Gonzales: 50% open space –

Mr. Hart: No 20% is what is required.

Mr. Riecke-Gonzales: – is what you have with this scheme, but you could be as little as 20%?

Mr. Hart: That was basically taken from the Planned Development ordinance when they created the project district ordinance, in terms of the description in the community plan. In other words, the planned development ordinance allowed, basically, requires 20% open space. So we require 20. But in the context of this project, because of the gulches and the way the parcel is configured, we actually end up with 55%.

Mr. Riecke-Gonzales: Okay. And is that similar to the previous scheme that was approved also with 55%?

Mr. Hart: Yes. Yeah.

Mr. Riecke-Gonzales: Okay. And I have a question – there was a sample passed around of the hardy board that was in the shingle style, but I didn't see anywhere on the elevations where shingles were shown. So where is that proposed to be used?

Mr. Smith: Architects have great eyes don't they? The manufacturer is not here. I mean, the manufacturer is on the mainland as you probably know. We don't have a rep here. So I only brought that to show the consistency of the material. We're using the horizontal.

Mr. Riecke-Gonzales: That would lead me to my next question, though, why did you choose the horizontal siding over the shingles especially considering most of the existing building and building in that kind of neighborhood, tend to be towards the shingle style because they date back to the 1930's and 1940's.

Mr. Smith: It's interesting that you would ask that. We actually did a whole study on lodges and we have a board here if I can get in to. But most of the lodges – in fact the one that saw that showed the hardy board – I showed the hardy board example. I don't know if its still floating around here. Here it is. Thank you. That is the siding we're proposing to use.

Mr. Riecke-Gonzales: I know the lodge over on the Big Island, at the crater, that has that wonderful 12-inch horizontal siding on it. And that seems contextual over there because that's typically what's built over there. But everything in this area, and even when you go into the museum down below that's in the Kula Lodge, all his pretty little pictures there of the Jacaranda Trees, there's the little house or the little shack and what does it have on it? It has the shingle siding on it because that was very prevalent in the area.

Mr. Smith: There's a couple reasons I think. Again, we all have our different set of case. I was kind of concerned of it being too busy because the actual magnitude of the side of the elevation now has changed. I was trying to break up the horizontal plains and any type of elevations. You know, you've got a one mono looking type of roof color obviously, and I was trying to make sure that we could get some kind of people scale. And if we had all one type of shingle, I think that makes it fairly uniform and it gives a massive look. That would be my opinion.

Mr. Riecke-Gonzales: You use some key words there, but I don't have questions. I have comments related to them. So I'll stay on my questions. On the light fixture, why was the boxy light fixture chosen versus something that has little bit more charm?

Mr. Mitchell: Anthony, for you, we're going to use the charming one. We used that as a standard because it meets code. We use that as the standard for presentation purposes because it meets code. There will be a more decorative one chosen for the final. We just haven't gone to the design detail to choose one. Good question.

Mr. Riecke-Gonzales: I was thinking the answer would be well it's always associated with the tree so you don't see the light fixture.

Mr. Mitchell: On these 12-footers you do see them.

Mr. Riecke-Gonzales: Okay.

Mr. Mitchell: You do see them. No question about it. You do see them. And were not going to have that many so I'm sure we'll choose a decorative one that will be in keeping with the other fixtures that Chris chooses.

Mr. Riecke-Gonzales: Question on the parking garage. It was asked if you could view out and the answer was yes. So I would assume you can view in. I don't quite understand from the elevation, it looks like a Hawaiian shell motif on there. What is that? Is that a screen?

Mr. Smith: The idea is – yeah, that's correct. We picked that up from the same elevation emblem that you see on the lodge itself which is sand blasted into the glazing. That would be the intent at least.

Mr. Riecke-Gonzales: So it's actually a piece of glass?

Mr. Smith: No, no, no. Not in the parking garage because you need ventilation. Remember, code wise, we have to have ventilation in there.

Mr. Riecke-Gonzales: Is it a cut screen?

Mr. Smith: The idea would be. We haven't gotten that far. You know that's working drawings, but the idea is that we would have some mark, like a logo, like the silversword we see on Haleakala.

Mr. Riecke-Gonzales: So if we go to that elevation and we see the motif itself is kind of a light blue, at least on the print out version, and then there's a white. Is everything a screen or is the blue the screen and actually the white would be the shadow/darkness looking into the garage?

Mr. Smith: When we get into our working drawings, I'll show you.

Mr. Riecke-Gonzales: No, I think we need an answer though. Is the screen the whole rectangle or is the screen only a small portion?

Mr. Smith: I think for security reasons, we're going to need some security screening. And I would suggest, we're going to have a part of wire or something – another green color that would articulate that emblem or that mark that we would be replicating it from the lodge.

Mr. Riecke-Gonzales: Okay, so you would have a screen that's a rectangle and then something placed on that screen that would be more solid?

Mr. Smith: Correct.

Mr. Riecke-Gonzales: Okay. And then I have some questions on the parking lot issue that was raised earlier. Was it considered to have portions of the parking in gravel or grass, especially portions that are further away from the facility? And it's been my experience up there that you go there during the week day, the parking requirement is maybe a quarter of what it is on the weekend.

Mr. Smith: You're talking about grass crete?

Mr. Riecke-Gonzales: Grass rings or the gravel rings where, you know, you have a place that, you know, only park on it maybe 10 hours out of the whole week. The rest of the week it really doesn't need to be a paved surface.

Mr. Smith: Fred is going to do a portion of the parking lot in permeable concrete which has not been successfully done to my knowledge on Maui, but you see it all over the mainland. I was just back there last month and they've got large commercial parking lots. So a portion of it –

Mr. Riecke-Gonzales: It's not the same look.

Mr. Smith: It's not the same look. We can certainly look at it. I think there's still an evaluation being made. Of how this is going to be parked on as they have a guest load. My experience with grass rings, and we just did in Wailea is if you don't park on it regularly it's fine. But if you get regular travel on it at all, it's just really not functional. But we're happy to look at it.

Mr. Hart: I think, Anthony, the grass rings idea, you know, does become a real maintenance problem as does grass crete. We did something at Seabury Hall that Bill designed. But anyway, I think that if we maybe did something that was a combination of something like that – a compacted stabilized gravel together with something like asphalt.

Mr. Riecke-Gonzales: Like the one at Seabury Hall has been very successful as far as I know.

Mr. Hart: Okay, we'll look at that.

Mr. Riecke-Gonzales: I have some additional questions. First off, you had elevations for the lodge building, which is also called the residential building for all four sides up on the slides but not in our packet.

Mr. Michael Conway: Excuse me Anthony. Can I interrupt?

Mr. Riecke-Gonzales: Sure.

Mr. Conway: I'm sorry, but let me clarify a couple of things. My name is Michael Conway, civil engineer. Just to clarify a couple of things that's happening with this project – as you know, it's already had approval through Project District I. Some of the things that you should be aware of that's changed are thus: this parking area up here is actually smaller than what has already been approved. The other big difference, of course, a pool has been added. There's now a, sort of a corridor, through the two buildings. Where before there was no corridor through the two buildings. Previously, there was underground retention basins that was going to be utilized for storm water run off. And they had a living sewage treatment plant – basically, they were going to do a living sewage treatment plant where they would have wetlands and reuse of water up in this upper corner.

What's happening now, that has changed, as I said, to clarify, will have an underground treatment plant here. The underground treatment plant, obviously, requires that we have solid paving all the way up to it. So previously with the living technology, waste water treatment plant, we were looking at doing some sort of grass crete type of situation. But obviously because we need to get trucks there that will pump and so fort periodically, we

have to have a solid surface.

We also are, as pointed out, investigating pervious concrete. This is one project being done now in Kihei with pervious concrete which will help with the, obviously, storm water run off. It will lessen it. We also are looking at utilizing the roof line. Because we have a metal roof, we are investigating the possibility of using run off for that for also additional irrigation – you know storage of rain water. The owner has also decided for his units, not to air-condition his units. He's basically going to go with the high performance insulation to minimize noise requirements and so forth to make the environment, obviously for the neighbors, a little more quiet.

Again, parking levels, previously and this go around, there are about the same amount of stalls. In fact, the previous go around, may have been a little bit more. But again, the upper section was larger because they had double row parking that extended further. The other things that did not show up on the first go around is the fact that there is this little sort of kiosk here which really isn't a kiosk. But just for safety reasons, it's a pedestrian walk down, to go from one level to the next level. We have this little tower, lower tower here, for them to walk down to the lower level. For safety reasons, to keep them obviously off the road and things like this.

So we have looked at gravel. It's probably not so – we didn't feel it was worth it in this. It would create more of a maintenance problem. We didn't haven't the opportunity to utilize it so much.

Mr. Riecke-Gonzales: So back to the questions on elevations. I don't see it here in the packet, but I might have missed it.

Mr. Smith: There's a front elevation that's been added so maybe you don't have it in your package.

Mr. Riecke-Gonzales: Do you have a board like you have for the lodge that has all four elevations on it?

Mr. Smith: You have the slide, though, of the front elevation?

Mr. Riecke-Gonzales: That one. Okay. So this is on the parking lot side of the lodge. This is what you see as you get close to the lodge.

Mr. Smith: And I guess it's a little hard to see with the lights on, but the entrance, again, is taken – it's interesting to me – it's taken kind of as a lodge theme entrance which we had – thank you. Let me just share this with you and we can pass it around. These were the Benson examples. This was a project we did in Oahu for the Boys Scouts. All of these,

I was intrigue because we did our designs. We pulled these up on the web and we're almost exactly the same. So it's that kind of a heavy timber wood articulation for the entrance into the lodge.

Mr. Riecke-Gonzales: What is the tall tree in front of the triangular window? What's happening behind that tall tree?

Mr. Smith: Mr. Mitchell?

Mr. Riecke-Gonzales: Is that glass? Is that all glass with a table in it?

Mr. Smith: No. I think he just put a tree there as an articulation.

Mr. Smith: That actually is the bar, the back of the bar, in plan.

Mr. Riecke-Gonzales: I see. Okay. I think that's it for me for questions.

Mr. Callinicos: Thank you. Linda?

Ms. Okamoto: I just have two questions. What's the overall acreage that you're working with?

Mr. Fred Romanchak: 3.76.

Ms. Okamoto: The second one I get confused with what's lodge, what's hotel and what's residence? They seem to be used in different.

Mr. Smith: This might be able to help clarify. The lodge is where it says new lodge.

Ms. Okamoto: Right.

Mr. Smith: The residences is where it actually says hotel.

Ms. Okamoto: Okay.

Mr. Smith: And the existing.

Ms. Okamoto: Okay, but the hotel and the residents as you're using the terms interchangeably.

Mr. Smith: Unfortunately. I apologize.

Ms. Okamoto: That was my question.

Mr. Callinicos: Any other questions?

Ms. Okamoto: No.

Mr. Callinicos: Thank you. Susan?

Ms. Liscombe: Just one question about the makai site elevation on the hotel portion. How close are your neighbors down below you there? Is that quite a distance?

Mr. Smith: We are required to have a 50 foot setback from our corner to the property line. And I guess you have to go back to one of the original slides. I would guess it's about 100 to 150 feet away.

Ms. Liscombe: Okay. I was wondering about the view plains.

Mr. Smith: That's an interesting question because of the way the gullies are shaped in this direction and this direction. As I was saying earlier, there's almost a visual funnel that forces us to look down the valley this way. Rarely you even see the other side especially with the existing growth and trees that are in the gullies itself.

Ms. Liscombe: Thank you.

Mr. Callinicos: I have one question. The building that you call a hotel, the actual fact is it is a hotel, right? Is this transient accommodation or is permanent accommodation?

Mr. Hart: To answer your question, yes, it is a transient vacation project.

Mr. Callinicos: Incredible roofs.

Mr. Hart: Yes.

Mr. Callinicos: That's why I asked the question.

Mr. Hart: Well they are 850 square feet. Of course, that's, you know, obviously larger than a hotel room. But I mean, the original retreat/resort and project district description that was in the community plan established the room at 850 square feet, and there are 15 of them.

Mr. Callinicos: That's very good. I have no other questions.

Mr. Riecke-Gonzales: Mr. Chair, I have a follow up question. On the proximity of the

residences next door, if you look at the floor plan and where it set on the site plan, I believe, there's like 30 foot set backs, and the building just touches the corner of the setback. But then on the adjacent property, it says electrical conduit ditch and it looks like there's some fairly steep grades down below there. Does that mean that the residences on that side are further away or are there even any residential lots on that portion of the property?

Mr. Hart: Is that this area?

Mr. Riecke-Gonzales: No, no. Way down by the title there. Yeah, down at the bottom of the page. Yeah. Is that even a residential lot or is that something else?

Mr. Charles Hill: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Riecke-Gonzales: Is there a house on that lot now?

Mr. Hill: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Riecke-Gonzales: Where is it located?

Mr. Callinicos: I think if we're going to have any answers back there, they have to be made into the microphone. Otherwise, we can not have them record it. So if you do want to answer a question, please come forward and take the mic.

Mr. Hart: I was trying to see if we had a tax map that actually showed the properties below. We do have a partial one.

Mr. Riecke-Gonzales: I see the lots that are kind of going off to the south there. And they seem, as they step down the hill, they get further and further away from the building. But there seems to be another lot, that's a larger lot, that comes in that has that electrical ditch located on it.

Mr. Hill: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Riecke-Gonzales: If you'd like, you could come up and speak to my question now.

Mr. Hill: The lodge –

Mr. Fasi: Please state your name please.

Mr. Hill: My name is Charles Hill. My wife and I – Lisa – own a lot below the lodge. Below the lodge and the area you're asking about is a lot which is part of a two acre parcel. It transverses the slope directly beneath the lodge. It's owned by Mr. Ronald Davis. That is

on the slope going down below the lodge. And then as that slope breaks towards a more flat area, I own a two acre parcel below that. And I'll give you a more thorough description of the that when I get a chance to make my comment.

Mr. Riecke-Gonzales: Thank you. That's all I have for questions.

Mr. Fasi: Mr. Chair, the Department has a few questions.

Mr. Callinicos: Go ahead.

Mr. Fasi: Chris, the glass on the makai side of the lodge, is it reflective?

Mr. Hart: That's something that Chris Smith would have to answer.

Mr. Smith: Thank you. Our intent is not to have it reflective, but to have it at UV to translate the glass that has actually a film inside. It's known as a twin-dow. It's a window that's got two panes of glass with a film.

Mr. Fasi: Is it reflective?

Mr. Smith: No.

Mr. Fasi: When the evening sun sets, you're going to get that reflection on the neighboring houses in the area and that could be potential challenge for the owners.

Mr. Smith: If it was reflective, yeah.

Mr. Fasi: Also, everything I've seen so far in this presentation has been about the view plain from inside the lodge going out. The Department would like to see how you're going to address the view plain from Kula Highway, looking up at this structure and how you're going to mitigate all of that glass on the mountain side. So what the Department is requesting is that you provide the Department with a photo analysis simulation of what this thing is going to look like from the Kula Highway.

Mr. Hart: . . .(Inaudible. Did not speak into a microphone.) . . .

Mr. Fasi: Lower Kula, looking up at this structure – because if you look at it and the way it's being described and what I'm seeing today, is we're going to be looking up at this big, glass, reflective structure up there. And I don't see any mitigation in front of it from the highway. I live in Kula and I pass that way everyday. So you've got a little bit of a juggling act here where you've got a clear view plain from the hotel out – sure that's beautiful and I can understand where you're going with this. But the Department is going to ask for some

kind of a rendition on what we're going to see as residents of the neighborhood, looking up at Haleakala.

Mr. Smith: I think you used the word a couple of times, and again, our intent is not to use reflective, like you see the silver metal type glazing which is obviously reflective.

Mr. Fasi: Correct. And we're glad to hear that, but nevertheless, there will be reflection off the glass. The other point that I just need you to be aware of is when you do go in for your parking lighting, just make sure that it conforms with the dark sky lighting ordinance and make sure it's – because the observatory is right up there – so you need to be working with the observatory and being sensitive to that.

Mr. Mitchell: . . . (Inaudible. Did not speak into a microphone.) . . .

Mr. Callinicos: Microphone.

Mr. Riecke-Gonzales: Bill, you need to get up and actually talk into the microphone.

Mr. Mitchell: Thank you. We're working with the new Maui County lighting code, specifically. Thank you.

Mr. Fasi: Glad to hear that. Thank you.

Mr. Mitchell: Thank you.

Mr. Callinicos: Okay, if we have no other questions.

Mr. Fasi: I have some other questions, but it won't be under this purview of this Board. Thank you.

Mr. Callinicos: Thank you Paul. I'm now going to open up for public testimony. Please note that when you come forward, you're going to state your name and your testimony would be limited to three minutes. Please try not to exceed that. That's what we normally allow people – the time we normally allow people to have. So is there anyone from the public who wishes to give testimony? Thank you.

Mr. Steve Sutrov: My name is Steve Sutrov. I'm within 500 feet of the project and I'm not on the boundary though. I live, I guess, the southern – below it. I've been associated with this project since it was applying for Project District back in 1995 - 1996 and offering comments from the neighborhood hoping that it would fit into the neighborhood better. I think Fred Romanchak definitely has the right to develop this property. It was a Project District process because of its situation, being surrounded by neighbors. And you do a

project district when there is a circumstances which you have to be very careful – to fit a project within a defined area and address all the concerns.

The concerns we have as neighbors are definitely the lighting, noise – it's probably the two main ones. And I'm also on the Board of Director of Maui Outdoor Circle, and signage is definitely on my list of concerns also. I've been in the neighborhood for over 20 years so I know the area very well. That gulch between – that we were talking about in the lower portion where it drops off steeply – sound travels down that gulch and probably the other gulch on Kimo Drive side also. In Kula where the air is still and cool, sound travels very far. People on that side, residents on that side of the lodge can hear people eating inside the lodge building – the restaurant.

Gravel or driveways or parking – please no – drive on gravel, you hear it from quite a distance. And people turning around and driving on gravel, I would say, we prefer not to apply that solution. Grass would be fine with me or paved. I just make that comment before I forget it.

Signage - let me just respond to that really quick. In 2003, the comprehensive sign plan for this project was approved. If I was on your committee right now, I'd want to see that. I'd want to make sure it's still going to be what you would approve for this project. The project, they're raising buildings here. They're totally redesigning this into – it was a timber framed structure before – it's not anymore. I would want to see that and maybe readdress it, that lighting plan. And I would ask to see that – it should be in your book anyway if you're looking at it even if you're not going be addressing it because I think you would want to readdress the signage issue for this project.

The outdoor lighting issue. I was on the out door lighting –

Mr. Callinicos: Please cut to three minutes.

Mr. Sutrov: Can I come back?

Mr. Callinicos: I'll give you another minute.

Mr. Sutrov: The outdoor lighting, he says he's going to work with it, the ordinance, those plans have to go to Public Works. As far as details of the actual fixtures and locations. If I was on your committee, I'd be interested where they are going to be going. What do they look like? Whether or not there are going to be full cut off fixtures and whether or not there are going to be an impact to the surrounding area which is in their project district requirements that the lighting must not impact the surrounding area, and that means the surrounding community. And so I'd be interested where you're going, the fixtures, what the actual fixtures look like. The parking lot fixtures they are asking for – those are good cut

off pictures, but there's better ones out there that look nicer than that. That box is not what people are using now that care. Thank you.

Mr. Callinicos: I think if I remembered correctly, the architect or somebody in their group over there mentioned the fact that those purely indicative and that they're still researching the light fixtures that they're going to be using. Am I correct in that? And the other things is that all signage that we don't see today – I haven't gotten their full signage package yet – it has to come back to us. So we will be looking at the signage.

Mr. Sutrov: What I understand is that has already been passed and they're not going –

Mr. Callinicos: Well, if it's a substantial change from the original signage, it would have to come back. Am I correct in saying in that? If it's a substantial change.

Mr. Hopper: I'm not certain of the basis of that. I'd like to have that clarified from either Planning Department. It depends on what's in the project district ordinance I believe. I'm not sure if it requires Urban Design Review Board approval in the ordinance itself unless the Department or the Commission wants, but I'm not certain. But right now, I believe, we're in public testimony still.

Mr. Callinicos: Thank you.

Mr. Sutrov: Thank you very much.

Mr. Callinicos: Anybody else from the public?

Mr. Riecke-Gonzales: Actually, I have questions for the testifier, if I may, Mr. Chair?

Mr. Callinicos: Okay. Carry on.

Mr. Riecke-Gonzales: You said your lot is to the south. How close is the lot that you own to this proposed hotel structure? Is it one of the lots that's down near the corner of the property? So if you look at the image up there on the screen, maybe you can point to where your lot is up there.

Mr. Sutrov: Half of the 500 feet – I saw the diagram where the 500 feet actually goes. And ½ of my property is in that 500 foot limit and so it's down here.

Mr. Riecke-Gonzales: I see. So from your house right now, are you able to see the existing lodge?

Mr. Sutrov: Like Mr. Romanchak, he planted many trees in the gulch on the upper portion

of the gulch. And I planted about 30 Norfolk and Pines and avocados to, knowing that, eventually I was going to need some screening from the lodge. Yes, I can see out of my lanai and still see his outdoor eating area right now.

Mr. Riecke-Gonzales: I see. Through the trees or clear view?

Mr. Sutrov: Pardon me?

Mr. Riecke-Gonzales: Through the trees or is it a clear view?

Mr. Sutrov: Through the trees.

Mr. Riecke-Gonzales: Through the trees?

Mr. Sutrov: Yeah. And it doesn't help for sound barrier. It helps for visual. And I did have a number of spot lights – not a number – but a couple of outdoor security lighting I guess it was which shined, but I don't notice them. Since Mr. Romanchak has been working on this Project District II application since 2000, there has been better – he's been very careful with his communications with his project around the neighborhood.

Mr. Riecke-Gonzales: So right now that gulch where it says electrical ditch, that's actually heavily wooded in there.

Mr. Sutrov: There's still wattles that is probably going to be falling and people are going to be cutting. I planted trees – that's probably going to be lasting a while – and the trees that Fred planted up on the upper portion during the last – I was told by neighbors – some fell in the last wind in January. Some fell between then and five years prior. So yeah, they're still growing and some are surviving and some are not.

Mr. Riecke-Gonzales: Okay, thank you very much.

Mr. Callinicos: Paul, you had something you want to say?

Mr. Fasi: Yeah. Who's property are you planting these trees on?

Mr. Sutrov: Who me?

Mr. Fasi: Yes.

Mr. Sutrov: I have a ½ acre and I plant them at the bottom of the gulch and I plant on my property and the other side is Chuck Hill's place.

Mr. Fasi: Thank you.

Mr. Callinicos: Thank you. Next testifier please?

Mr. Hill: Thank you again. To restate my name, I'm Chuck Hill, and my wife, Lisa and I, own a two acre parcel below the lodge. I find it interesting with all the talk about the historical aspect of this that virtually none of the lodge is going to be retained as a part of this. And it's going to be replaced with a 165 foot hotel structure and a brand new lodge and all of that. So I'd have to dismiss the concern for the history in some ways.

But I'd like to speak directly to the drainage as you brought that up. The lodge currently sits on a small promontory. There's approximately a 100 foot drop between the lodge and where my house sits. There are gulches on either side. One of those gulches passes through a five footer culvert underneath the Haleakala Highway. Last winter when we had the big rain, both of those gulches come together and there was a tremendous amount of water that came down. I suffered some property damage. I lost a driveway in my cottage which fronts Aina Kula Road, further down on my property. So I have a deep concern for how the drainage is going to happen. You're talking about increase parking. You're talking about large metal roofs. I'd really like to know all of that run off is going to go because it is a problem. It's a problem for me. It's problem for my rental unit. So of the dirt that came down as a part of that run off went onto Aina Kula and the County had to come in and remove it. So it is a real problem.

I have a concern for the traffic up there. I walk my dog everyday so I go by the lodge everyday. There's a very limited visibility coming down hill. From Aina Kula to the lodge, you have maybe 150 to 200 feet at the absolute maximum. The people come down that road, you could get a pretty good clip. And it's very easy for someone pulling out of that lodge to create a problem. Now you're going to have more trucks, you're going to have more cars, and you're going to have busses. All of that is part of expanding this facility. And as of yesterday a motorcyclist when someone pulled out from the lodge and he ran into them. So I think that's a concern in terms of access, egress – whether there's going to be any way to alleviate that would be important to me also.

Steve touched on the outdoor lighting issue. When you're in the lodge or you're in the outdoors eating area, you can look down on my house. So if the lighting and the noise and the outdoor activities expand, it's going to impact me, it's going to impact everybody to the west of them who line that gulch and are going to be affected by it. It's going to affect in terms privacy. I can not believe you're going to build a great big hotel and not cut down some trees to make sure that you have completely open view plain. And as the State said, they want to know how to break up what that glass is going to look like. So this sucker is going to be massive. It's going to big up there.

I hope that their plans for sewage are better than the earlier plan which was some open experimental. Now they're talking about underground. So theoretically the leech lines and all of that aren't going to wind up going down hill to the rest of us as well.

I could go on. You gave me three minutes. That's about it. You've got any questions?

Mr. Callinicos: Does anybody have any questions? Thank you.

Mr. Hill: Thank you.

Mr. Callinicos: Is there anyone else who wishes to give testimony? Seeing none, then public testimony is closed.

Ms. Okamoto: Can I ask that they put back the map that shows the TMK just to get a better -. I know he's got it on his slide. It gives me a better concept. Thank you. That's fine. Just so I have an idea. Thank you.

Mr. Callinicos: I'm going to do a little bit of housekeeping now. It looks like we may be going on for a little while still. Does anybody want to take a break?

Ms. Okamoto: Yes.

Mr. Callinicos: Or shall we just carry straight on?

Mr. Riecke-Gonzales: I would rather carry on.

Ms. Okamoto: Carry and get over it.

Mr. Callinicos: All right, we'll carry straight on with that. We've closed public testimony. I'm opening it up now for -

Mr. Riecke-Gonzales: Discussion. Let's open it up for discussion.

Mr. Callinicos: I'm still not fully recovered from my illness. We're opening it up now for Board discussion, and I'll start with Susan.

Ms. Liscombe: Well I'm not sure how much of our purview it is as far as neighbors and impact to them. But I can certainly appreciate your concern especially with additions of things like a pool and a hot tub which looks like it's much closer to the other properties and even the old restaurant is or was. So from the Haleakala Highway side, I think it's great. My concerns would be from makai side.

Mr. Riecke-Gonzales: I think we need though as members to differentiate a little bit here that we're not in the Phase I approval which is actually would be where you would allow them to have a hotel or not have a hotel or ask for mitigation. I think we need to concentrate more on that this is a Phase II project that's changing the aesthetics and the design. Now they did say that they're adding the hotel from the previous approval that they got. So I would say that with your comments, you're looking more at, okay, if they're going to add a pool, then what are they doing to mitigate that with the neighbors versus, no you shouldn't be allowed to add a pool. But I agree with you that I think that in adding the pool, they need to come forward and say the landscaping actually is going to screen the pool. Or there's going to be like a water feature with white noise so it doesn't affect the neighbors.

Ms. Liscombe: That's my only comment.

Mr. Callinicos: Okay. Linda?

Ms. Okamoto: My biggest comment was when he showed us the fly by and that you realized how massive it is. I am a little concerned with the glass fronts. I agree that the idea of the concept or what they're designing that isn't what we're here for. We're looking at the actual plans and how they fit in. I'm sure that there are some impacts for those neighbors and it would be nice to see views going back up towards it. But I am a little concerned with the glass.

Mr. Riecke-Gonzales: I'd actually like to pick up on that comment if I could add to it, and that is, you know, if you look at the little 8 ½ by 11 that we had passed out of what was previously proposed, you'll see that the proportions of the roof to the building – the roof is very large and even though there's units faces up there with the dormers, you get a much different feel of scale. And I think that's what a lot of us are going to be reacting to it. I'm almost a little bit suspicious here of why they don't have that elevations or the floor elevations up there of the hotel and only the lodge. The lodge has a lower profile whereas the hotel especially on the neighboring property side where the view is most prominent has lost what was this more resident feel. And even with the tree screening up front, I've got to express kind of my personal view point on this is I don't like that elevation. And I know that the elevation is flat and so you're not getting the 3-dimensionality that the architect is trying to put into this. But still, there's just this huge wall of glass over there. Whereas before, it felt much more residential in scale, most softer. And I think we should really encourage them to get back to that. You know, whether it's breaking that massing up, stepping it back somehow or something, but –. This is the old that had the large roof mass and then the building below. And even though it was a two story building, the second floor of that building was tucked into the roof. Whereas the elevation now which is this east elevation of the residential building which is actually the hotel, it definitely reads like a three-story building with lots of glass on it.

Mr. Callinicos: If you look at their plan, Anthony – just let me also chip in here – if you look at their plan, that elevation is pretty much broken up.

Mr. Riecke-Gonzales: Yes it is, that it steps back and forward.

Mr. Callinicos: It steps backwards and forwards.

Mr. Riecke-Gonzales: But it still reads as a very large mass. I know on the 2-D elevation it reads even larger than it will in 3-dimensional life, but I agree with Linda that when they did the 3-dimensional fly around there and you saw this sitting on the promontory hill up there, it actually reads bigger than it is. Because, one, it's on top of the hill, and all of these are vertical faces here. Even though the step back and forward, they're basically three-story walls down to, except for the portion where the parking garage is, and then even that lanai, it reads as a very large mass. Where, at least the little sketch which we all have to go on, of the previous version, it had a much more residential scale to it and I think they've lost that. And that would be my main comment on this is that, you know, I can live with the parking lot. You can mitigate that with more big shade trees and things like that. I'm real sorry to see the existing Kula Lodge go. It has a lot of funky charm to it that this building doesn't, but that's just the sign of the times.

I'd like to see a little bit more sensitivity on the exterior materials to what you associate with up-country as well. And I particularly pick up on that – when you say Kula Lodge and you think of the artist that actually has his studio now on the lower portion of Kula Lodge, he makes his living actually by presenting the image of up-country. And from the beginning of the is presentation, I didn't get that. And it's like why would you do that to Kula Lodge? You know the Jacaranda trees, we heard the white window mutton trims with the green shingled sidings and the red roofs. Green windows with the white trim – excuse – may be it's catchy of something, but it definitely says up-country and I don't get that from this scale wise. I looked at the Kula Lodge and Spa examples that the architect has been showing around of other lodges that they've done – I want one of those – I don't get that on the scheme that he has presented. I get it on the pictures of the past projects, but somehow it hasn't yet translated into what's being proposed before us. And I can't put my finger quite on exactly what it is, but this building just seems big and massive. Looking at those pictures down there with the nice little entries with the pop outs and the trust roof, that has more of, you know, a lodge/residential scale to me. I'm not getting it from the design that's been presented today.

Mr. Callinicos: Thank you Anthony. Russ?

Mr. Riley: No comments.

Mr. Callinicos: Randy?

Ms. Wagner: Well I agree with all the comments so far. I would like to add to that live next to TVR's although they're illegal where I live and I just know that it's really important to have limitations on the times that people are allowed to be out on that pool area. You know, nine o'clock at night really, as far as I'm concerned, after that to hear people laughing and carrying on is really disturbing when you want to live in peace in a residential area. So I feel like this project, because it's a project review or whatever they call it, is really, really important to be extra sensitive to the neighborhood. I think that those cross sections look very charming, but I do believe also that the massive down makai view area needs to be softened. And maybe even if it's done with planters, you know, somehow on the edge of that parking lot, the edge, something that makes it feel like it's contained to the down hill. That's all.

Mr. Call: Thank you Randy. Linda?

Ms. Berry: I agree with what's been said so far as well. And I'd like to add that when I look at the elevations of the hotel, to me it say hotel not lodge and there's a big difference in my mind. The pictures that you presented to show the lodge's entry have a more rustic feel and something that's associated with all the national lodges in our country, and this definitely doesn't say that. With that said, I think there's a couple of things that contribute to that. And one of them is the rustic materials that are normally found in what we consider a lodge and what we see in the Kula Lodge today. I mean the feeling of wood there is wonderful. And you don't see that in these elevations. Mainly what we see is glass. I think that the colors that have been chosen, the light colors are not typical of rustic buildings. And even using the materials that you've chosen and changing the colors might mitigate that. The other thing is that because glass – all glass is reflective. And to say that it's not reflective doesn't convey to us how reflective it is. So we really need to see a sample of the glass that you intend to use because it is such a major material.

Mr. Callinicos: Thank you. Well I'm going to put in my one cent here as well. I'll try to keep it short. I agree with Anthony's concerns and feelings of discomfort about the east elevation. So I'm going to ask, although this is a session of comments, I'm going to ask a question if I may? Is it your intention Mr. Architect to have sliding doors on the first floor units that go out into the lanai?

Mr. Smith: There's actually two answers to that. We're talking about using a bi-fold type of door to get more of an architectural look to it.

Mr. Callinicos: So, it's not sliding doors, but they still go out to the lanai?

Mr. Smith: That's correct, on the bottom level.

Mr. Callinicos: One thing that struck me when Anthony was talking about this elevation is

I agree there's way too much glass here and it doesn't feel like a lodge. It doesn't look like a lodge. Whether in fact, you want to rethink maybe the window fenestration perhaps some smaller windows or more of lodge type feeling windows.

Mr. Smith: That's a very appropriate kind of question. I think there's a balance between the view of looking out through something and then being able to have this residential quality. And I totally share your thoughts and I think we can look at that.

Mr. Callinicos: I understand, but I think it's pretty obvious that this Board is not quite ready yet to sign off on this project as it's being submitted to us today. I would like to sum up the opinions that have been expressed here. There's the question of too much glass on that elevation. There's the question of the colors that you have and the materials that you've used not really being what one would expect of a rustic lodge. Likewise, if that's the case, you know, one could say the roof isn't really what you'd expect either – the roofing material. So I think those are the things that this Board is uncomfortable with.

One of the other issue that is being raised by some of the public testifiers is a question of noise. I'm not sure, other than with landscaping measures and screens and that sort of thing, there's anything that this Board can do in any way rule on the noise. We can suggest that they make every effort to reduce the noise, but like it or not, we're going to get noise with a lodge. There is going to be a certain level of noise. We've got to try to keep it down.

Mr. Riecke-Gonzales: You know, I'd like to speak with some comments just on two issues that was raised by one of the public testifiers. One is that they raised the issue of drainage, and I'm pretty sure we heard during this presentation, and it's actually the law that any additional drainage that is generated by this property has to be kept on property. And usually they go a little bit further than that, and they keep some additional water. But it needs to be clear to the public that projects that are new don't solve drainage problems that are old. And the unfortunate storm event that we had – which I believe was a 100-year storm event. Of course that doesn't mean it comes every 100-years, it just means you have one in 100 chances of having it happen every year – show that most of the up-country drainage areas are inadequate. And there never were rules in place that said well, you know, you're in a zone where once every 100-years you might get water in your house. So I think, you know, it needs to be clearly stated because you probably have to take this before other people besides us that you are handling the drainage that you're going to generate and probably a little bit more. But you're not going to fix the fact that the neighbor down below is actually the collection point of two gulches that only run probably once every five years.

The other one is the noise issues and being neighborly. I think every project has to be neighborly. But on the other hand, we're actually coming to a time where mixed use is going to be a trend and not the exception. And whenever you have mixed use, you have

different needs coming together. And from my perspective as an architect in the community, we tried the solution of you have your little pod of residential and you have a buffer, and everyone has to drive across the buffer to the little pod of urban use stuffs – businesses, lodges, hotels – and then you drive from that pod to the other pod where actually people have little businesses or shops. And this is actually one of the unique areas on Maui that long time ago already said no you can have a little urban core and you can surround the urban core by places that people could live. But one of the trade offs of that is that the people who live there get to hear the business stuff, but also that the business has to be sensitive that they can't have a party out at the pool at 9:30 - 10:00 p.m. at night. And I would be open that someone should actually have a condition as part of this of saying yes, for noise there is an agreeable point, and you discuss that with the Kula community and say what's reasonable? Nine o'clock? Ten o'clock? After that there is no noise and there's some kind of penalty if there is noise. Because otherwise, it's very difficult to have mixed use actually work. And I'd like to see mixed use actually work. Those are my comments.

Mr. Callinicos: Thank you. Chris?

Mr. Hart: Yes, I was just going to respond to the noise issue. Obviously over the period of the time and Steve Sutrov indicated to you that it has been quite a long time going back to 1995 - 1996 when the ordinance was being created. You know, we've been discussing this project with the neighbors and obviously we would do things like set a time limit on the use of the pool and spa. And if it's 9:30 p.m. or 10:00 p.m., those are not inappropriate demands to be made and ones that Fred would want to do from the point view of his own guests at hotel. I mean noise is a problem right now as he indicated to you. Even though those buildings are quaint, they are single wall construction and they have been built since the 1950's and they are in need of being replaced at this point in many cases. I mean, you go to the lodge right now, and there's cracked windows and it's because of structural issues. So Anthony, I understand how you feel but obviously noise is an important consideration and this is going to be a residential project and so there will be sensitivities and sensitivity for the neighbors.

Mr. Callinicos: Thank you Chris. Paul?

Mr. Fasi: And also the Department would just like to point out that this project, in order to receive Phase II approval, has to have another public hearing which has to be up-country and then public testimony will then again be heard.

Mr. Callinicos: Thank you. All right, anything further?

Mr. Hart: We did hear a lot of concerns and obviously even down to the light fixtures. We certainly are trying to be sensitive and basically address all of those issues. And obviously

at this point it seems as though the project would probably be deferred and we would come back and basically provide additional information to the Board that would hopefully address your concerns that were raised today. And I'm assuming that we would get a list of those concerns.

Mr. Callinicos: Paul?

Mr. Fasi: Yeah, the Department has been taking notes and would be happy to provide that list to you Mr. Hart.

Mr. Hart: Okay. Could I just point out one thing though? I mean, obviously we will look at the issue of the view from Lower Kula Road, but that's going to be quite a ways away. And certainly, we will look at the issue of reflection and the potential for that in terms of the glass.

Mr. Callinicos: Thanks.

Mr. Riecke-Gonzales: I think from a Member's point of view and it probably will be the Planning Commissioner's point of view too, what's going to be really important is also the view from the neighbors. I'd asked one of the public testifiers if they can see the lodge now and he did say he could. It maybe in your best interest to communicate with that public testifier, see what his view is already, and maybe even have some presentations that you could do before the Planning Commission and say that you've talked to him and you've worked things through. And maybe there's even an agreement with those residential lot owners that at least a portion of the property that's under the control of Kula Lodge that they would maintain some kind of tree buffer that already exists there. And I know that impacts some of the views from the hotel rooms, but maybe if you prune them properly –

Mr. Hart: The trees will be kept. And I would like to also indicate that there was a concern about the height. The height is 35-feet. We have a requirement in the context of the ordinance. So that is the height. Period.

Mr. Riecke-Gonzales: For me, personally, I don't have so much a problem with the height as I do the way that the height is being masked right now. You know, if it could be stepped back somehow so that it reads more like a one-story level stepping down the hill. Or even, I think, actually was very successful this little sketch they had before where the top most level is somehow tucked into roof forms then it doesn't feel so big.

Mr. Hart: Okay.

Mr. Callinicos: To sum up, it seems to me that we're not going to be able to approve this project as presented today, so would somebody like to make a motion as to what they

would like to see?

Mr. Riecke-Gonzales: First I would like a little bit of a clarification because this isn't like an SMA. So are we actually making recommendations to the Planning Commission or are we just voicing comments at this point, Paul?

Mr. Fasi: At this point you will most likely, looks like head towards deferral and the applicant will come back with all of the revisions that you have requested. And at that point you would make the recommendation to the Planning Commission, but not at this meeting today, no.

Mr. Hart: But you are being used as the Urban Design Review Board which is advisory to the Maui County Planning Commission.

Mr. Callinicos: Correct.

Mr. Hart: But it's not in the context of an SMA Permit. It's in the context of this Project District and the requirement for Phase II basic design development approval that we have to receive from the Planning Commission.

Mr. Fasi: Yeah, this project is not in the SMA.

Mr. Callinicos: Yeah. Understood. We've had other projects that were not in the SMA districts and we looked at those projects and made recommendations so it's not something new. We know about that. All right, can I have a motion to defer this project?

Mr. Riecke-Gonzales: I would move that we defer this project and have the applicant review the minutes to the meeting and address as many comments as he can that were brought up during the meeting.

Mr. Fasi: Normally the procedure is to have the Department write a letter and cc the Chair on the requested changes that have been suggested today. If you do want to wait for the minutes, certainly you can do that, but the minutes may take a couple of months.

Mr. Riecke-Gonzales: Well, that wouldn't be fair to them.

Mr. Callinicos: We've done this before and we've gone with a letter from the Department. So let them do that.

Mr. Riecke-Gonzales: I don't have a problem ending my motion to be that, instead of the minutes, the Department's comments.

Mr. Callinicos: Do I have a second?

Ms. Okamoto: Second.

Mr. Callinicos: All those in favor, raise their right hand. Thank you. It's unanimous. That motion is approved.

It was moved by Mr. Anthony Riecke-Gonzales, seconded by Ms. Linda Kay Okamoto, then unanimously

VOTED: To defer the project and requested that the applicant address much of the comments and requests brought forward by the Board.

Mr. Hart: Mr. Chair, the architect, Chris Smith has point that he wants – or a matter of clarification that he would like to present.

Mr. Smith: First of all, thank you for the time today and certainly your comments. I heard kind of a theme that went through here, certainly Anthony on your part regarding the historic drawings that were done before. And I'm trying to get clues for guiding on the next level of design and review obviously. The word massive I heard a lot; and texture; I've heard about rustic and I've heard about pointing at historic stuff.

Mr. Callinicos: And too much glass.

Mr. Smith: Pardon?

Mr. Callinicos: Too much glass.

Mr. Smith: Yes. That's correct, and reflection and stuff that's concerning with view plains. We can address some of that with materials. We can obviously address that with texture. We can obviously address that with colors. You've got to remember that we have a certain size. We have a certain dimension. We have certain boundaries to deal with. And at a later date, if I can share with you, I will go through the original drawings. Unfortunately you're seeing a black and white, 8-½ by 11, sketch that was done, that doesn't have in itself a lot of clarity and also had some issues. What I'm hearing is residential scale. I'm hearing step back. I'm hearing doing these obligations to try to minimize how I'm hearing massiveness. But I do want to share with you that we can only do so much with that site. And if we're trying to maintain – lessen the impact of parking by putting it underground like we did before, then you have a plain to work with. We also have some sketches that we can restudy that do have some undulation of that elevation and we will look at those too.

But rustic is probably a different word to everybody in this room. And we all have different opinions of what Kula is all about. And we can share those with you, the different kinds of – you're talking about shingles, those are things that we can usually do. But I want to remind this group that it is a design review board, and that the site that we have to deal with is very difficult site.

Mr. Riecke-Gonzales: I understand that but I have in own mind and maybe it's a prejudice – when you say lodge, go to any of the national parks that have wonderful lodges – Hood comes to mind right away. That's a much bigger building than the one you're proposing but it doesn't feel like it.

Mr. Smith: And you're actually right. This is the rescue board here and what it is it's all the lodges that I've been to. I've been to all of them. I've been to Yosemite. I've been to Yellow Stone, Glacier, all of these. The scale of those, the massiveness of those are huge. They're huge. We're trying to mitigate that obviously by setting this building into the site. But what I think one of the overwhelming concerns I hear is the reflectiveness of glazing and that may be overpowering than the scale of that building.

Mr. Riecke-Gonzales: And some of it maybe the compromise that, you know, if you go to those older lodges, they don't have the quantity of glass that you're proposing on the upper floor of this. And that maybe something that, you know, you just can't pull off. You can't have that much glass on the third level and there's a reason for that. And that is because that's going to be most visible scene from the surround residences and they probably don't want it to feel like there's someone on a hotel room with a 360 degree view of everybody looking down on them.

Mr. Smith: Actually you went to Yosemite or Yellow Stone, excuse me, the glazing there that Skidmore did was just phenomenal. Rockefeller paid for it of course. I mean it's all glass, but you know, again, there were snow loads and things you're dealing with, the bears and stuff.

Mr. Riecke-Gonzales: Of course, it's deeply inset behind very deep frames and so you don't get the feel of a glazing wall which is the feel I get at least from what's proposed.

Mr. Smith: I think your words are well taken. Thank you.

C. ADMINISTRATIVE APPROVAL OF THE AUGUST 5, 2008 AND AUGUST 19, 2008 MEETING MINUTES

Mr. Callinicos: Thank you. The next item on our agenda is administrative approval of the August 5 and August 19 minutes. Has anybody found anything that they want to comment on or change?

Ms. Liscombe: No.

Mr. Callinicos: Well I'd like to thank Anthony and I'd like to thank Raymond Phillips I believe it was, was it?

Ms. Okamoto: Yes.

Mr. Callinicos: Raymond Phillips for standing in for me on my recent absence from the Board and the minutes will be approved administratively. Thank you.

The Minutes of the August 5, 2008 and August 19, 2008 meeting were approved administratively as presented.

D. DIRECTOR'S REPORT

Mr. Callinicos: All right, now we'll hear from the Director – Director's Report – no director?

Ms. Leilani Ramoran: She left.

E. NEXT MEETING DATE: October 7, 2008

Mr. Callinicos: She left. Well that makes it easier for us. The next meeting is on October 7th. And if there's nothing further to discuss, this meeting is adjourned. Thank you all.

F. ADJOURNMENT

There being no further business brought forward to the Board, the UDRB meeting was adjourned at approximately 12:45 p.m..

Respectfully transmitted by,

LEILANI A. RAMORAN
Secretary to Boards and Commission I

RECORD OF ATTENDANCE:

Demetrios Callinicos, Chair
Anthony Riecke-Gonzales, Vice-Chair
Russ Riley
Susan Liscombe
Linda Kay Okamoto
Darryl Canady (till 10:50 a.m.)
Randy Wagner, Alternate Member
Linda Berry, Alternate Member

EXCUSED:

Hunton Conrad
Eric Nakagawa
Gary Brauner

OTHERS:

Ann Cua, Staff Planner (till 11:30 a.m.)
Joe Prutch, Staff Planner
Paul Fasi, Staff Planner
Livit Callentine, Staff Planner
Michael Hopper, Deputy, Corporation Counsel