

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
MARCH 27, 2015**

**APPROVED 04-24-2015**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Mr. Bill Mitchell, Chair, at approximately 1:00 p.m. Friday, March 27, 2015, in the Planning Conference Room, First Floor, Kalana Pakui Building, 250 South High Street, Island of Maui.

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

Mr. Bill Mitchell: Alright, so we'll call today's MRA meeting on March, the 27<sup>th</sup>, 2015 to order, 1:00 p.m., and thank you everybody for coming. Mr. Tom Fairbanks, Mr. Don Fujimoto are present, and also Mr. Jonathan Starr, myself, Bill Mitchell. We're missing Carol Ball. She's off-island today. And we have our staff planner Erin Wade here. So thank you everybody for coming.

Leading off on the agenda we'll ask for anybody that would like to testify on any of the agenda items to take three minutes and speak to that agenda item now or you may do at the time that agenda is a...called before us. If you'd like to come to the podium, state your name and we appreciate you sharing with us.

**B. PUBLIC TESTIMONY - At the discretion of the Chair, public testimony may also be taken when each agenda item is discussed, except for contested cases under Chapter 91, HRS. Individuals who cannot be present when the agenda item is discussed may testify at the beginning of the meeting instead and will not be allowed to testify again when the agenda item is discussed unless new or additional information will be offered. Maximum time limits of at least three minutes may be established on individual testimony by the Agency. More information on oral and written testimony can be found below.**

Mr. Morgan Gerdel: Hi. My name is Morgan Gerdel. I'm a homeowner in the Wailuku redevelopment area, and I'd like to testify on the resurfacing/re-stripping for the Wailuku municipal lot. While I appreciate the effort to improve the surface of the lot, I think for the substantial cost of the repairs it's important to include features that improve accessibility, public safety and the quality of the space. Although the main purpose for the lot is parking, most of the spaces only occupy about 20% of the time. During off peak hours the lot is some what a no mans land that pedestrians might cross through but it does not really contribute to the town in any meaningful way. And I think for accessibility, the current accessible stalls should be upgraded to provide safe, accessible routes to Market Street, Main Street, Vineyard and Church Street. Because there's not a safe access to nearby businesses that kind of negates the value of having accessible stalls in the first place, and it could open up the County to more liability. To improve safety, pedestrian access and crossing can be constructed with complete streets concepts in mind. I think the cross work -- cross walk at the Vineyard entrance could be converted to a sidewalk to eliminate the hazards of pedestrians -- or to pedestrians from cars entering and leaving the lot. Pedestrians crossing at Church Street could be reduced in length to reduce the chance of collisions to vehicles. Also better street lighting can make it safer for

pedestrians leaving the lot at night. I walk around the lot several times a day and during the evening so I've seen these issues first hand. And to improve the quality of the space, the landscape and maintenance of the lot needs to be addressed. Shade trees can improve the appearance and reduce the . . . (inaudible) . . . effect for the lot. I would recommend that a paid parking system be included to fund the ongoing maintenance and future needs of the lot. And it's fair for the users to support the lot rather than the County's general fund. If there are creative ways to use the lot during off hours or special events, food trucks or other community needs, those users should also be accommodated. Thank you.

Mr. Mitchell: Thanks Morgan. Anybody have any questions for Morgan? Yes Mr. Starr.

Mr. Jonathan Starr: Yeah. First of all, thank you for the comment and all of them are, are to the point and, and things that, you know, I really feel are essential and in, in the public good and what we're trying to do. I wanted to get your comment, though, on, on kind of a certain balancing that is taking place here, in that...I think that there is a, a desire on many people's part. And I believe this is also the part of the, the administration and, and Council that a, a higher and better use be put to the, the municipal lot in terms of density of the parking plus adding some other magnet type of uses. In which case that becomes the real time to do real complete streets and, you know, multi-modal type of...type of stuff. You know, how I know I had some...personal thoughts about the re-paving and striping project because I felt that the larger projects was probably imminent because Wailuku is getting there. But I also understand there were a lot of trip and fall accidents, and it really is bad. I, I wonder if maybe -- I know you have great architectural and design background -- maybe you could comment in terms of the larger picture.

Mr. Gerdel: Yeah, I can appreciate that. I'm sure there's a finite budget for what can be done at this stage, but I guess, from my perspective, if it's just a few percentage points more to make it safer, it would be worthwhile looking at if there's some design solutions. But I know the County, Public Works probably has a set amount allocated so they can only do so much. They can't improve all the intersections, but I think just maintaining at least the minimum accessibility to the businesses would be important. You wouldn't want to, I don't, have a 100 feet of accessible sidewalk, and then you're stuck and you can't go anywhere from that point. That wouldn't make any sense.

Mr. Starr: One more question.

Mr. Mitchell: Sure.

Mr. Starr: Would you, would you be willing to...help in a process of...trying to do a multi-modal plan for the MRA area or greater core of Wailuku? I know this is something that is being discussed and there's a potential for Federal funds in the very near future to be made available for that. And I was just wondering if that would be something that you, you would be willing to share your time and talent to help, help with.

Mr. Gerdel: Yeah, I'd love to help make Wailuku safer. I mean, I cross all those intersections

everyday so I don't want to get hit by a car either.

Mr. Mitchell: Any other comments? I think the one that I've noticed because I drive in and out of that lot a lot when I'm coming to the bank is that Vineyard Street intersection is problematic. What I thought because it's helpful to get in and out of it is maybe creating a right in and right out only there. So you don't have to make that left. That left hand turning movement is the one that's real humbug, the accident creator, so that's something, I think, need to talk to Public Works about.

Mr. Starr: I'm a little confused of which one you're talking about.

Mr. Mitchell: Oh, Vineyard. I'm sorry, Vineyard Street, where the drive, you know the drive, the in and out at Vineyard. Because the narrowness of Vineyard Street and the site distance because there's parking on both sides of the street, it's real tricky to get in and out of there. And cars are turning in making a left into the lot off Vineyard, it, it's -- even though it's a low speed street, I mean, I've had any number of almost accidents there. So I think that could be a solution at least to keep some of the traffic flow, but minimize that conflict on that left in, left out condition.

Mr. Gerdel: Yeah, that sounds like a good idea.

Mr. Mitchell: Light, lighting you said still minimal at night in the lot with the lights that are there?

Mr. Gerdel: I think the lighting is blighter in the lot itself, but once you get outside of the lot it's . . . (inaudible) . . .

Mr. Mitchell: Right. Okay. Okay. Great. Thank you. Anybody else, any questions? Thank you very much Morgan. We appreciate it.

Mr. Gerdel: Thanks.

**C. APPROVAL OF THE MINUTES OF THE DECEMBER 19, 2014 AND JANUARY 23, 2015 MEETINGS (transmitted to members via e-mail)**

Mr. Mitchell: If you want to stay we're going to have a discussion about this too. Seeing no one else for public testimony we'll move on to the approval of minutes from the last meeting. Everybody has had a chance to look at those. Any comments or motions to approve those minutes?

Mr. Starr: Move to approve.

Mr. Mitchell: We've got a motion...to approve.

Mr. Don Fujimoto: Are we doing two?

Mr. Mitchell: I'm sorry?

Mr. Fujimoto: Two at a time or one?

Mr. Mitchell: We'll -- both December -- we'll do both together, if that's appropriate, December 19<sup>th</sup> -- thank you for asking -- and January 23<sup>rd</sup> meeting minutes. Both meetings.

Mr. Fujimoto: I wasn't here on the first one.

Mr. Mitchell: Okay.

Mr. Fairbanks: Second.

Mr. Mitchell: We've got a second. Any discussion? All those in favor? So we'll approve those minutes, meeting minutes of December 19<sup>th</sup>, 2014 and the meeting minutes of January 23<sup>rd</sup>, 2015.

**It was moved by Mr. Jonathan Starr, seconded by Mr. Thomas Fairbanks III, then**

**VOTED: To approve the December 19, 2014 and January 23, 2015 meeting minutes as presented.**

*Assenting: T. Fairbanks III, D. Fujimoto, J. Starr*

*Excused: C. Ball*

**D. RESOLUTION THANKING OUTGOING COMMISSION MEMBER THOMAS FAIRBANKS III**

Mr. Mitchell: Well sadly, but we are grateful and want to thank outgoing commissioner Mr. Tom Fairbanks for being a part of the MRA and we certainly appreciate your, your wisdom and your input on all the things that we had an opportunity to look at this last year. We'll miss you in advance and hope that you'll come by and visit us once in awhile. But most of all we thank you for all the wonderful food that you've brought us...over these many, many months of last year so we, we --. I think we have a, we have the keys to your -- no, we don't have the keys to your new car, but we do have a, we do have a resolution that we'd like to give you and Erin can read that.

Ms. Erin Wade: I'll give you the highlights. So, Mr. Tom Fairbanks III has served the County of Maui since April 2013 as a member of the MRA. And whereas, Mr. Fairbanks has served the MRA with dedication and provided valuable guidance and serving the needs of the people of the County of Maui. Therefore be it resolved that the MRA hereby expresses its deepest gratitude and appreciation to Mr. Fairbanks for his service in the past two years, and does hereby extends its best wishes for future endeavors. Be it further resolved that copies of this

resolution be transmitted to the Mayor and the County Council. And we have a certificate.

Mr. Mitchell: Thank you Tom.

Mr. Fairbanks: I just want to thank you all. I learned a lot from all of you and I found it very, very interesting being here on the agency and so thank you all very much for your support while I was here. I appreciate it.

Mr. Mitchell: And if you have any thoughts or wisdom as you see things happen please come back and share with us or e-mail Erin or text us or something because you now have knowledge.

Mr. Fairbanks: Well, I learned a lot from you, uncle Bill.

Mr. Mitchell: Mr. Starr?

Mr. Starr: Yes, I hope I get to work or serve with you in the future. It's been a joy.

Mr. Fairbanks: Thank you very much.

## **E. OLD BUSINESS**

### **1. Continued discussion on updates to the Wailuku Redevelopment Area Zoning and Development Code**

Mr. Mitchell: Alright, moving on to Item E.

Mr. Fujimoto: I just have a question.

Mr. Mitchell: Yes. Yes, please.

Mr. Fujimoto: Can we proceed without –

Mr. Mitchell: I was going to ask that question. Is there any requirement that Counsel be here?

Ms. Wade: No there isn't. Richelle did call and said that she's sort on standby with -- Solid Waste Division is at Council right now, and she's also their Corporation Counsel, so she's with them at the moment and if there's any reason that we need her I have her cell number. I can call her, but she, she's selected not to be here.

Mr. Mitchell: Good question. Thank you. Moving into Old Business, Item E, number one is the continued discussion on updates to the Wailuku Redevelopment Area Zoning and Development Code, and we have gotten some movement on that, and Erin can bring us up to date on where we are in terms scheduling something for that.

Ms. Wade: Okay. Sure. So we did get from Corp Counsel the draft amendments for the parking back. And we weren't able to get the notice in to getting a public or a purchase order created, so we weren't able to get it in for the next meeting, but it will be at the following meeting, in May. So...what I did was worked on the very first district section and this is the, sort of the Wailuku Town Core section, the commercial mixed use district and made some of the highlighted changes that we have discussed as a group, and made some assumed changes for you guys, for us to discuss and to get some feedback on. So -- and, they are relatively minor, so maybe I can just walk you through them –

Mr. Mitchell: Sure.

Ms. Wade: -- really quickly. Because it is in the commercial core district on the first page, under Permitted Uses in Assembly Area, I removed the "noise shall not impact neighboring landowners." If you have live music that's virtually impossible. So if dining and entertainment was something we wanted to encourage -- and maybe we could say a joint --. Well, no, we can't. But my assumption here is if your next door neighbor -- your next door neighbor is going to hear music if you have live music being played in a restaurant or a café or something like that. But what we might want to have is instead of changing that performance standard to a restriction when it adjoins a residential area.

Mr. Mitchell: So it would say assembly area when it is adjacent to residential?

Ms. Wade: Yeah.

Mr. Mitchell: Neighboring residential?

Ms. Wade: I would move it to --. Maybe the best thing would be to, to allow assembly uses as a permitted use here. And then to move...move it to an MRA use permit when it adjoins a neighbor or residential. So that would be under –

Mr. Mitchell: It would be #9.

Ms. Wade: -- page 21. It would become #9.

Mr. Mitchell: The use would be assembly?

Ms. Wade: Right.

Mr. Starr: Can I ask what the definition of administrative review permit is?

Ms. Wade: The definition, yeah. It's essentially a design review for the redevelopment area. So at any time, external features of an existing building are modified, it comes in with an MRA permit and I, I process an handful of these each year, just for an external changes. Somebody putting an awning on the building or whatever...and we do it all administratively. It doesn't need to come to the redevelopment agency.

Mr. Starr: So...it's kind of a lighter level of, of scrutiny than an MRA permit.

Ms. Wade: Right, and MRA use permit requires you folks to see it. It does not require a public hearing process, but it requires the approval of the redevelopment agency. Like the McDonald's was an example of that. That one didn't require a public hearing, but it required you folks to sign off.

Mr. Starr: I noticed, you know, there are a number of things for lots that front Maluhia, for administrative review permits. So that's an admin --. Okay, it's admin, it's administrative inside the MRA organization.

Ms. Wade: Right. It's interesting for Maluhia, though, because almost nothing is going to meet anybody's code requirements on Maluhia, at any other departments. So what would be intended to be just the administrative review permit ends up almost always having to come to you folks for a variance because it doesn't meet the road width requirement. They can't do a manhole. You know, there's a handful of things that they can't comply with, generally on Maluhia.

Mr. Starr: But lots that Maluhia would include, for instance, lots, Market Street or Main Street lots that back on to, back on to Maluhia or Central Avenue.

Ms. Wade: Well fronting Maluhia would mean your primary access point is Maluhia.

Mr. Starr: So it just, it just has frontage.

Ms. Wade: Right.

Mr. Starr: Signage or whatever you call it.

Ms. Wade: Right. So if it's on -- if it does front Main it wouldn't need to do that. It wouldn't be considered fronting Maluhia.

Mr. Starr: I'm sorry.

Ms. Wade: That's okay. I didn't make any changes to page 18. Page 19 for Repair Minor administrative review permit, for us...essentially the only reason for an administrative review permit other than to ensure that it's compliant with design guidelines is if the action that's being taken requires an additional permit. So if it requires a building permit or something else to get pulled, what happens is in our permitting system, the other departments can see that it's in the MRA area and want to make sure that the MRA is okay with whatever changes are being made. We now have system where I can just do that via e-mail and it doesn't require administrative review permit to do that -- so if it's not affecting the exterior of the building. But something like, you know, somebody's putting a deck on the back of their house -- this happened on Maluhia recently -- somebody's going to put a deck on the back of their house, they had to pull a permit from Public Works to do so. It's not visible from a public way. There's no design guidelines.

There's no reason for them to submit a fee and a permit application, so -- but it would be technically considered a repair, minor. So today, yes, it is required. But in the future, I don't see any need for us to continue requiring it. Obviously the numbering has to get fixed, but I inserted a number, which would be new 31, Short-Term Rental Unit. That's new to the County's...definitions as well. So we would put in the definition for short-term rental units that, that would be a permitted use.

Page 20, for administrative review permit, I eliminated Group Living Facility. Based on the complications we've been having, you know, in terms of social service capacity in town, and then change the numbering for the rest of these.

I added administrative review permits, telecommunications and broadcasting antennas. And you can see that I removed it from -- well, I might have just deleted it -- it was, it was in the MRA use permit section. So I removed it from there, so I gotta make sure that gets in there to show. Because as you know, you saw last time, we have people who has continued, as people upgrade, add panels and things, it does require, you know, noticing and coming to the MRA, so that's the reason I moved it up to administrative. And if at any point the project does expand to a point that we think there is a visual impact or that the MRA would want to take a look at it, we can always pump it up, and have the -- bring it to the group.

Mr. Starr: Question?

Ms. Wade: Yeah.

Mr. Starr: Food beverage and merchandise kiosk. Does that include like a stationary food truck or food cart or drink cart?

Ms. Wade: It doesn't include a truck because trucks are licensed -- are a licensed motor -- if it's a licensed motor vehicle. So a kiosk would be a structure that doesn't move. I can get the definition if you'd like it. So you see there a section, the 30.080.030 has performance standards specifically for, for a kiosk, that says, you know. So there's food, beverage and merchandise kiosks shall be subject to the following conditions -- compatible with aesthetics, site, urban design and architecture character. No permanent fixtures within the public street or right of way. No business product or advertising signage placed on an encroaching item except the kiosk itself. So no apron signs can be put out. Sidewalk is clean and free of litter, food products and other items. No outdoor speakers. Must be at least three feet from the edge of the curb along the sidewalk. So those are the requirements associated with the kiosk. That might be something we want to change too in terms of terminology because as we've seen kiosk just isn't something that's easy to manage. You know whatever, whatever people are going to bring to sell their goods, they want to be able to pack up and take, and kiosk is not one of those things. We might need to modernize that terminology.

Mr. Starr: Yeah. It's kind of passe.

Ms. Wade: Yeah.



Mr. Starr: Is...eliminating group living facility -- I, I support that because they were already over capacity with that. But that -- I would just want to check that legally that's not discriminatory.

Ms. Wade: Well, I just moved it to a MRA use permit. Right now it's a permitted use with an administrative review, and I felt like it required more scrutiny than just administrative, that it should be brought to the redevelopment agency and to have public testimony. So you folks can make that tough decision then, and I don't have to.

Mr. Starr: But the MRA can --

Ms. Wade: Right.

Mr. Starr: -- can deny it without having to worry about creating an explanation of a rational nexus of connectivity or reasoning?

Ms. Wade: Well, I kind of like to talk with Corp Counsel about that and see if maybe there is a performance standard that says, like, you know, no two within 500 feet or, you know, something like that that they do for other sort of high impact facilities, you know.

Mr. Starr: It might be, you know, no more than three in a five block area or something. You know, something that perhaps that's already met...so that...the County doesn't get dinged with a lawsuit if, you know, we deem it non suitable, not a suitable use and don't create enough discussion on the record --

Ms. Wade: Yeah.

Mr. Starr: -- to --

Ms. Wade: Justify the decision. Yeah. I will, I will talk with Corp Counsel too about this. Mike wasn't available as I was working on it, and I was so grateful that he'd gotten the parking done that I didn't want to bug him any further, so, but, you know, this is going to be an evolving process over the year getting this done.

Page 22, the next change is the minimum lot width. So using our real property tax tool I did an evaluation of some of the smaller lots. There are certain lots that are smaller than 35 feet in width. But 35 means to create less non-conformity. You know we have a relatively high percentage of lots that exceeds -- or that are under 45 feet of lot width. And generally the zoning rule of thumb is you want less than 5% of your, of your standard condition or your standard development requirements to be, create non-conformities, and we're not any where near that. So like 30% of the lots are less than 35 feet, so -- or 45 feet today. 35 significantly reduces that percentage. And there is no reason frankly that someone couldn't build on a 35 foot lot in this particular district. That might not be the case in, like, a multi-family district. But in the commercial mixed-use district, that's the development pattern needs much smaller store fronts, individualized store fronts, so I would expect that this could be an okay reduction.

The next one, in #3, minimum setback you can see that I added a category. Where there was a fourth story setback and added fifth and six story because further down on the next page, on #4 of page 23, the change of maximum height I went from four stories to six stories or 75 feet. So it had been four stories and 60 feet. And you can see this isn't for the whole district so the height change based on what the street frontage is. So the height increase would be for frontage along Main...only, actually. It's just for frontage along Main.

Mr. Starr: On, on setbacks, going back to #3. I mean, I, I've been reading some design standards, urban -- more modern urban design standards where the feeling is the wedding cake motif is passe and not, not worth, not worth either currently...currently best practice or supported from, you know, an urban streetscape standard. So I'm wondering if there's, you know, maybe...whether we really, whether we really need them.

Ms. Wade: I'd actually love Morgan's feedback on this but --

Mr. Starr: Can we?

Ms. Wade: -- the alternative, I think, is a ratio. So depending on the number of stories you have reflects the setback of the building. Because that -- that in reality is how you perceive it as a person on the street. You know, you don't want six story building at zero setback. You know you want some greater degree of setback, but --. So you could do the wedding cake or you could set the building back a little further and you get the same, you get the same result in your plumbing . . . (inaudible) . . . and everything.

Mr. Starr: Can we ask --? Can I ask --

Mr. Mitchell: Sure.

Mr. Starr: -- to have Mr. Gerdel come as a, as a resource? I believe he's been involved with AIA...and has a bit of wisdom to share on this.

Mr. Gerdel: Okay, this is Morgan. I guess I can comment, I've been working with the Maui Research & Tech Park on their design guidelines, and they've gone to a kind of a form base code and it's a little easier to understand because there's a graphic of what you're trying to accomplish. And their setbacks are a minimum zone so they want you to be either at zero or with 15 feet. They don't want you too far back. So that might be another approach is you create a graphic of what you're trying to achieve and then that's what your setback is based on. We think it's suggestive. I mean, it looks like this was written so you kind of have a consistent second story line, and then the higher part of the building sets back, so. It looks like there's a reason for that, but I don't know if it's still relevant to keep pursuing it.

Ms. Wade: I kind of feel the same way. I think what happened is like, kind of like what you're pointing out, the Euclidian way of going about. . . (inaudible) . . . at this point, this shall happen, and at that point, that shall happen. And it's not, it's not, it's not totally what you want to accomplish. You might want this more sliding scale. The -- I will look at the Research and Tech

Park, how they showed it. But I, I do -- I would like to maybe look for...something that shows, you know, you have your options. You can stack it if that's what you want to do. But we wouldn't want to see the six story of the building at zero setback. You know the six story of the building has to be no less than 16 or 20 feet back, you know. And you can -- how you get there is up to you, is sort of, for the first floor. So maybe set the whole thing back or maybe you don't.

Mr. Starr: Can we kind of leave this for an area where...we can ask Erin to do a little more work in ways of trying to making it less rigid and, you know, possibly a form base, a form base model?

Ms. Wade: Or, just so you know, so form base is going to require more than just in-house editing, right? Like a lot more. Which, which frankly this -- it's good to do this because then we have some direction about what we want our end product to look like, you know. But...but then we...we kind of should go about this exercise in that way in determining what's going to inform how we create an RFP for a form base code, and not, you know, me just doing little edits here.

Mr. Starr: I mean I don't know if we're quite ready to hire, you know, hire a consultant and completely re-do it, but perhaps there's...you know, a middle, a middle ground for it.

Ms. Wade: There is. The only middle ground --. I mean, there is a middle ground which is basically the smashing together of the design guidelines and the zoning code, you know, where you're sort of describing -- if you're making requirements in the zoning code with some development standards and you're incorporating the design guidelines in a way that's, you know, illustrative but not necessarily requiring. Yeah, so this is good. This is a good direction.

Mr. Starr: Yeah, you know, it's like, how do we want it to function, you know, if we're talking about, you know, shading and shadow lines from the street maybe.

Ms. Wade: Right. Yeah.

Mr. Starr: We can talk about that rather than --

Ms. Wade: Yeah.

Mr. Mitchell: I guess the, from a design stand point having a flexible standard, to me, makes more sense in that every lot is unique. Every design is unique. And if there's some way we can craft this so it's a little more understandable, and with a couple of simple graphics maybe we can achieve that just short of a form based code which would be more involved with more analysis. I mean if we had a lot of people come in and say we want to redevelop and do this and this, that would be, you know, it would probably prompt more discussion. But short of that having work with this a couple of times on small buildings in Wailuku this is kind of a box that doesn't fit every lot, so to the degree that we could make it less rigid and more flexible in my estimation would be more valuable.

Mr. Starr: Or, you know, just for an example, say there's someone who wants to, you know,

develop a lot that looks like this.

Mr. Mitchell: Right.

Mr. Starr: You know, it's just a street frontage. And, you know, yes, they can kind of set back, you know, set it back consistently back that way. Or, yes, they can set the whole building back this far, you know, and create a wide sidewalk, or, or community space or maybe, you know, another option would be to, to, to set it, you know, with a reasonable sidewalk but create a community space over here, or in the middle.

Mr. Mitchell: Or a bump out, a pop in, and in pop or an out pop. There's all kinds. Yeah, the conditions are, yeah, you can do a lot of things.

Mr. Starr: In other words if we want to --. You know, it might be useful to have more community space on -- flexible on ground level rather than, you know, creating a, you know, a step back, you know, penthouse lanai.

Mr. Mitchell: Yeah, and I think that's the real point of -- it's real sort of a design dependent on a given lot, a lot width and what the architecture looks like, and how it's articulated from the front, the fenestration, all those good architect type words. So, yes?

Mr. Starr: Can we give -- can we give Morgan another, one more cut at it?

Mr. Mitchell: Another assignment Morgan? Volunteer assignment?

Mr. Gerdel: Okay.

Mr. Starr: That's what happens when you come in here?

Ms. Michele McLean: Chair, can I make a comment?

Mr. Mitchell: Yes, please. Please, thank you.

Ms. McLean: Just one clarification that -- and I think this is understood -- but this would allow a wedding cake that doesn't require a wedding cake, okay. So that's, that's clear. The other thing is having that flexibility is desirable in a lot of ways, but it's also very desirable for the landowner or whoever is going to develop the property to have some certainty. So, you know, moving towards a form based code is something we want to do across our zoning districts including Wailuku. But having it be to subject to interpretation...while the eventual result might be a beneficial one, not having that certainty for a person to come in and say what am I able to do and not able to understand what the code allows them to do is something you want to avoid.

Mr. Mitchell: Good thought. Yes?

Mr. Starr: If there's a, you know...if there's a solution that someone wants to put forward, you

know, for a specific project, is there a way that this body can, you know, choose an alternate way of, of meeting the, the desire goals?

Ms. Wade: So the way that this is structured now is those setbacks you can choose to -- as Michele said -- wedding, you know, step it back exactly as it's discussed or you can do some variation so long as they're not less than the required setback at any point. If that changes, like, for example the Café O Lei building, the Pono Center's third floor does not step back so they got a variance. I mean that's the tool right now in terms of your requirements, that's -- you go about a variance request.

Mr. Starr: It's an MRA variance.

Ms. Wade: Yeah. Because it's the MRA code. But, you know, again we want to minimize that if it's something that we'd like to see any way, you know, so that was a good example of the building that was designed. The facade looks great at the existing site. We don't want to prohibit people from doing that. So, which actually makes me think about -- right now we still do have that third floor setback which maybe we want to change. But, you know, it totally depends on the street width and the character of the traffic on the street, you know. Market Street feels really comfortable to have the buildings right up to the street with the sidewalk, and then, you know, you have very low volume. Well, it's not that low volume. It's very low speed . . . (inaudible) . . . It means a completely different situation. It means a completely different situation. You know, higher street traffic, higher volumes. You don't really want the buildings lined right on Main if -- and that it's going to straight up in the air from there.

Mr. Starr: Yeah. But it -- our, you know, the real limitation on Main now is that the building is so close to the roadway that there's not room for adequate sidewalk, or room --

Ms. Wade: Yeah. For on-street parking or anything. Yeah.

Mr. Starr: You know, so it would be more desirable to have the building along their setback and --

Ms. Wade: Yeah. Exactly.

Mr. Starr: Rather than to do it on the third floor.

Ms. Wade: Right. Yeah. It would be --. You're right. On Main it would be better at the first floor level to require the setback.

Mr. Mitchell: Right.

Ms. Wade: Maybe that's -- that would be a really good. We need to adjust that. I'm glad we talked that through more.

Mr. Mitchell: Where's the Main Street --

Ms. Wade: And well that's, you know, that's one of the interesting things is the setback is #3 and it applies to everything in the district.

Mr. Mitchell: Right.

Ms. Wade: But maybe that's not how we want to do it. Maybe, you know -- we have these different categories based on -- this table is freshening my memory actually about a hybrid code that I did work on. What we had done was identified a hierarchy of street types on the, in the code that we worked on. And in that we connected the street type with setback and height standards. So, you know, I would use then a map to identify, like Main and High probably would have, you know, the same requirements. And then --. I could -- I could bring something related to that back now we're dipping our toe in the...in the zoning, you know, modern zoning...forum. So street hierarchy is -- it's actually a really common, real easy way to do sort of some, some...performance standards.

Mr. Mitchell: And it's a lot easier to understand. It's a lot easier to understand too.

Ms. Wade: Yes.

Mr. Mitchell: This is...a bit complicated if you're not familiar with it.

Ms. Wade: I think you just got to talk it out. Can I ask Morgan a question?

Mr. Mitchell: Sure.

Mr. Gerdel: This will be my last meeting.

Ms. Wade: Do you guys have a committee -- because it use to be Main Street Association had a design committee that was perfect to say, hey, this is what we're talking about with our zoning code changes, what do you guys think? Does AIA have a committee that, you know, we could kind knock some ideas around with to achieve a right architectural aesthetics we're discussing?

Mr. Gerdel: Yeah, we do have a planning committee. We haven't been that active. We've kind of just looked to see if ordinances are changing, we can always give comments. But if you send us information we can review it and can respond.

Ms. Wade: Okay. Would you, would you think that committee would be, would be open to being like having a dialogue about it?

Mr. Gerdel: Yeah, I think so. I think there's interest in the planning issues. I think Hans Riecke has some interest, and some of the other architects so.

Ms. Wade: Okay. Thank you. It's worth using the resources that we have.

Mr. Starr: Yes, that's great.

Mr. Mitchell: Thanks Morgan. Anything else on the Wailuku Redevelopment Code? Don?

Mr. Fujimoto: I have a question about -- sorry to go back -- but you know when you were saying the noise thing --

Ms. Wade: Yeah.

Mr. Fujimoto: -- about residential areas? So what is residential areas? Is that like residential zoned areas or residential unit or --?

Ms. Wade: That's -- well, normally we would -- it's determined as residential zoned which we do have in the redevelopment area. There's residential zoning in a couple different areas.

Mr. Fujimoto: So if somebody has an apartment above their commercial.

Ms. Wade: For that, no. So if you were in the commercial mixed use district and your apartment was above, you know, a gift shop or something and there happened to be a bar across the street, you're commercially zoned and subject to whatever noise is being.

Mr. Fujimoto: No, that's fine.

Ms. Wade: Yeah.

Mr. Fujimoto: Just wanted --

Ms. Wade: To understand?

Mr. Fujimoto: Yeah.

Ms. Wade: Yeah. Exactly. That's the -- I mean, it's interesting there are externalities associated with dining and entertainment and light industrial. But there are people who would love to live in those situations, you know. So I think you can find --

Mr. Fujimoto: As long as they know up front.

Ms. Wade: Yeah. As long as they know up front. Exactly.

Mr. Starr: I have one more question.

Mr. Mitchell: Sure.

Mr. Starr: What's the, the logic for, for maximum FAR rate?

Ms. Wade: I don't know. I did ask about that, about two-and-a-half years ago and I -- maybe I didn't understand the explanation, but it, it might not be necessary at all. I did want to follow

up on that, and wasn't prepared to respond to it with a change to this point, but –

Mr. Starr: Can we look at that, and, you know, and see what kind of urban...I don't know, small to medium town urban standards are, are relevant these days? I think that was more -- that may have been an older standard.

Ms. Wade: Yeah. So my question for you would be, would you like to continue through the rest of the districts, and then go back and sort of modify comprehensively, and then I can come back with a package of the districts, or would you like to fine tune each district at a time?

Mr. Starr: I...I would say let's, you know, let's look at each of the districts sequentially and then, and then...come back, and you know, we may go through it two or three times, and each time we'll get better at it and then hopefully maybe our architectural friends will help us. And maybe we can get, you know, some suggestions from, you know, maybe we can ask Harrison or people like that for ideas.

Ms. Wade: Yeah.

Mr. Starr: And just get it better and better.

Ms. Wade: Okay. So I'll continue then with the next. It's business multi-family is the next section. And each time I'll just bring one and we'll do this. It's more of, like, a cursory overview. That this is the things that were standing out to me or these were the things that were standing out for you as well. And I think we'll probably sort of hit a stride and I'll identify a pattern for how we'd like to see it restructured, whether it minimal or more substantive as we go through the district. Everything else basically is there to hold the districts together so that will get modified as we go through.

Mr. Starr: I think we're making good progress on this. I think this is really good.

Ms. Wade: Yeah.

**2. Anticipated schedule and draft plans for the Wailuku Municipal Parking Lot Resurfacing and Restriping activity to be bid out and managed by the Department of Public Works as a repair and maintenance project**

Mr. Mitchell: Any other comments or questions, #1? Great. Move on to agenda #2, the anticipated reschedule and draft plans that you should have a copy of for the re-paving, re-striping of the Wailuku Municipal Parking Lot which will be going out to bid and managed by the Department of Public Works. We were very thankful and...appreciative of the Public Works Department putting together a plan for the re-striping of the municipal lot. We've been taking about it now for a couple of years. Since as Jonathan indicated it, it looks like the redevelopment of that lot is probably further off than warrants living with the disrepair and the liability of the existing conditions. So they put together a comprehensive package of the



demolition, the re-striping and curbing, and the appropriate signage to go with re-striping the lot. And I don't know if you had a chance to look at it, but one, I think, important metrics is that in the reconfiguration and re-striping of the lot we gain, I think, a net of that 18 stalls? 17 new parking stalls which from the merchant's standpoint that who've been in here and surrounding property owners, parking is one of our biggest challenges. We're a net deficit, and not, during peak hours having that parking available. Certainly in the municipal lot ...and this would pave the way -- no punt intended -- to the ultimate potential of redefining the hours of parking use in the lot, and then ultimately, potentially also into paid parking, although that's not part of this plan. But it does open the opportunity up because it does maximize the parking component to the plan.

Now one of the discussion items that Erin and I have had...and I'm, of course, a big proponent of trees in parking lots and probably processed as many parking lot permits in the County of Maui as any single consultant in the county in a given year. And nothing is more irksome than to see the County not apply their own standards to their own property. But in this case, I think, the municipal lot is an exception for a couple of reasons. One is...(a) because of its function and location within the downtown core where we're really short of parking spaces. And #2, just a condition of maintenance that's required to maintain a parking lot to County standards is really quite expensive, and the County's not been super effective at doing that in their facilities, so I wouldn't expect them to be super effective in maintaining this parking lot where we try to meet the County's standard which would be about 45 canopy trees to be added plus irrigation. So I'm, I'm not feeling a need to meet the parking standards in this lot. But, if you look at the new plan, we do have the opportunity on the ends of the main aisles there are four new islands. And they're six feet wide and they could certainly accommodate trees provided that there were irrigation in them. So in addition to the re-striping what I recommend is that Public Works install the sleeting under the new pavement necessary to irrigate those planters once we come up with a solution and agreement with Public Works, who would maintain them. So to put that infrastructure up front would be relatively inexpensive and then give us the opportunity to put new trees on the ends of those islands. I'm sure you're all familiar with existing trees that are out there. Not only are they an invasive species, the paper bark trees, but they're also in major disrepair and really not a parking lot tree. Some photos if you want to pass those around and take a look. Kind of sad statement, but they've been there a long, and in terms of service life, they're really kind of at the end of it. But it's just a, it's a weak, withered tree, similar to a eucalyptus. They have branches break off. And I think two of them have been designated by the County Arborist to be removed anyway. There are an existing, I think, 11 of those trees out there. We would propose, or the Public Works Department is proposing and get your folks input on it. I would agree that those trees would be removed. There are root structures that are damaging the pavement, and that they would create these new islands for new trees, and we would end up with a net 10 new trees where we're losing 11 old, un-maintainable trees. So I think that maybe a solution to give us some, some trees in the parking lot, but also sort of dealing with the reality of maximizing the parking spaces, and also the limited resources to maintaining...maintaining planting in that particular lot. I think it goes with the spirit of what we're trying to accomplish in the MRA for...for usefulness and utility of parking. Anybody have any thoughts or comments? Yes, Don.

Mr. Fujimoto: So, do we, do we need do like a variance for the street, street -- I mean for the trees. . . (inaudible) . . . Because that's a code issue, right, not a standard, right?

Mr. Mitchell: Yeah, street parking and loading ordinance has a landscape component to it.

Mr. Fujimoto: Yeah, it's like one for every five stalls or whatever.

Mr. Mitchell: That's correct.

Mr. Fujimoto: The Code's right, but --. Just asking.

Ms. McLean: Chair, if I could comment?

Mr. Mitchell: Sure, please.

Ms. McLean: Before answering that question I need to confess that when I received the packet and saw these plans, I had a real issue with the removal of the trees. And I talked to the Planning Director, and we talked to the Public Works Director and asked that the trees remain. It's -- we are regularly...I don't think it's an overstatement to say we're regularly under fire from people asking why the landscaping requirements in the code are as strict as they are. And so for the County, too, at the same time not only continue to be woefully short of the required trees, but then to eliminate what few trees are there is not a position that we can take. And I do understand what, what the Chair said and, and in on many levels agree. But because the likelihood of bringing irrigation to the parking lot in the short term is -- it's not going to happen. Making the allowance to install better canopy trees, it is an effective Plan B. When we're talking about trees that are well established, they don't need irrigation...certainly they would do better if they had irrigation, but they've been doing reasonably well without it. We will talk with other County departments about maintaining the landscaped islands that are there now, picking up the debris that the trees leave, weed wacking the other ground vegetation, to improve the appearance of what's there. But we, we asked the Public Works Department to reconfigure the plan to allow the trees to remain. And I think it, it could have an impact of about seven stalls. There would still be an increase over the number of stalls that are there today, just not as great an increase versus if the trees were removed.

Mr. Mitchell: Well -- thank you -- I respectfully disagree and I think it's opportunity to get two new trees that would be appropriate. And I'll be happy to meet with you and the director to discuss it in more detail and talk to the administration about it because this meeting if it doesn't go in now for, for any kind of planter, it won't go in ever probably because of the new paving that would have to be, would have to be disrupted on it. So we can discuss it in further detail, but I'd like to take questions or comments from the members of the MRA. What are your thoughts or feelings on that?

Mr. Fujimoto: Just asking again about does, does elimination of the trees require some variance or something from the Board of Variance?

Mr. Mitchell: We are the board.

Ms. Wade: At this point the work is funded as a repair and maintenance item.

Ms. Fujimoto: So it's not a –

Ms. Wade: It's not a, it's not a new parking lot, and it's, it's a resurfacing, a resurfacing project. But at the point that we do, you know, start to tinker with the design of the parking lot, absolutely all of the trees, the new tree requirements would come in. So, you know, removing the trees is kind of like a redesign and does then maybe start to trigger the full, the full landscape requirements. To get out of that it requires a variance from the MRA, and Public Works is the project manager and the funded agency so they would have to be the applicant for a variance request.

Mr. Fujimoto: One other question. I just can't see the plans, but there are...plans or whatever, the . . . (inaudible) . . . can you address that or --?

Ms. Wade: So they -- you can see in specs they have the signs that are intended to be put back ...further in the back.

Mr. Mitchell: There was signage on sheet 11.

Ms. Wade: Yeah. And it doesn't look like they've done anything on timing.

Mr. Fujimoto: Yeah.

Ms. Wade: So -- so let's talk about schedule. The schedule is that they would be sending to DCAB and they gave us three months review process as well, and then going out to bid. And they expected to be under construction in August through September. Well, to be doing the resurfacing work in August and September. So is that enough time to request timing changes to the parking stalls. I don't know.

Mr. Starr: They only thing is that would be an issue with be signage.

Ms. Wade: Right.

Mr. Starr: So in other words it doesn't seem like it would problematic to add signage later. I assume signage, but doesn't have to go through DCAB.

Ms. Wade: No. No. It's just the expectation of --. Frankly, it's just, like, an appearance, where you come into a new lot, you kind of looking around, making yourself aware of your surroundings and you might be more apt to recognize, yeah, there's a change in the signage so.

Mr. Starr: Yeah, I know we are kind of mid-way through the process of the parking management

plan, and unfortunately that was kind of the one item, I'm not sure, where we are with the 30 grand we need to finalize that. You know, and I'm hoping we can find a funding source because that really is the basis for whatever we're going to do, right?

Ms. Wade: Right. Yes.

Mr. Mitchell: Don? Any questions?

Mr. Fujimoto: Yeah, one more question regarding the sign.

Mr. Mitchell: Yes?

Mr. Fujimoto: If -- you know, and I know we talked about maybe eliminating some of the long time period parking stalls and like that.

Mr. Mitchell: Right. Right.

Mr. Fujimoto: So if we do that...does that require Council approval?

Ms. Wade: Yes.

Mr. Mitchell: Yes.

Mr. Fujimoto: So is that -- I'm mean, and that approval can be done while there is construction?

Ms. Wade: So that's kind of what we're talking about is, you know, we, we can proceed with what it says in the parking management plan, which is to have everything closest to Market Street remain two hours.

Mr. Mitchell: Right.

Ms. Wade: And to just have this one back row be less of 12 hours. We could proceed to Council asking that, but...for me, for me not knowing what our end goal is with the parking management and how it's going to affect everything else, I'm not sure. Because that's free for you folks to discuss, whether you wanted to move to do that timing now or to wait for the district.

Mr. Mitchell: I think it's two separate projects. Public Works is ready to do this, I think, to poll parking management and fee structure and change of the timing is a whole process in itself. Which is easy to change, obviously, easy to change the signs, so I don't see them running. You know, they're running parallel necessarily. It's something we're working on. But this is sort of a as needed repair and maintenance kind of a project.

Mr. Fujimoto: I'd rather have the parking than the time.

Mr. Mitchell: Right. I agree. Right. Right. Yes Jonathan?

Mr. Starr: Yeah. My preference would be to, you know, proceed with the resurfacing and also to get serious about finishing the parking management plan, and, you know, we, we know we need a little bit more budget to finish it. But I think when we do go to Council we're much better off to go with the parking management plan done instead of saying well we lifted pieces out of not particularly the thing. And, and it's -- you know, we're close, we're close to completion on that. And I have some comments on the tree thing.

Mr. Mitchell: Yes, please go ahead.

Mr. Starr: When we first kind of saw that the, you know, previous, kind of multi-story structure was in, in the state of coma, for now, and we're going to resurface and stripe, you know, kind of the first thing that came to mind is the standard, the County standards of the trees, and you know, what I have to do if I want to build a parking lot on my property and all that. It was like, you know, I love trees, I hate hot sun with no trees. Is it in just to, you know, create, you know, a way out? But...I kind of look at this resurfacing almost like a band aid. But hopefully it's not going to last very long, but you go to use it. I also sympathize and, and understand what Michele is saying because, you know, I feel the, the same way. I'd hate to get rid of trees that are there and are providing shade. But, I also know how we all are about parking spaces in the center of town. And it's a crisis. You do weird things when you're in a crisis mode. And we're kind of at that point. So I did hear a bunch of comments yesterday about how empty the muni lot and the stalls along Market Street were, you know, when it was a holiday that is almost not observed by private enterprise.

Mr. Mitchell: Right. You're exactly right. Yeah.

Mr. Starr: I would think that --. You know, I heard there was a question asked on, on the cool neighborhood -- I don't know what you call it. Yeah, on Next Door, you know, that kind of blog thing, Next Door. And I was wondering if there's a way we could embark on a little broader process to get a feel for the community pulse. And if it is really overwhelming one way or another that kind of gives cover to the argument that either they should be removed or they should stay. And I'm wondering is there a, a cheap, but applicable way to, to do a little bit of a, a survey so that there's a, you know, a basis for, for this decision.

Mr. Mitchell: Well, I think there's a third question. Stay or be replaced with appropriate trees, same number? Same number of trees, but a shade canopy tree.

Mr. Starr: But everyone's going to, everyone's going to pick that, but, you know, as Michele said, you know, what's the -- you know, what odds we would give it that that would really happen?

Mr. Mitchell: If the MRA, I think if the MRA took it on as part of our landscape program that we do on Market Street, it would succeed. We've maintained the trees on Market Street.

Mr. Starr: What it would cost? What would it cost?

Mr. Mitchell: Cost for what? The installation of the trees?

Mr. Starr: The tending trees, and the, and the irrigation, and running pipe through the...through the chassis and the installation and all?

Mr. Mitchell: Well, presumably Public Works could pay for that as part of the overall improvements, but the MRA could take on the maintenance of the trees. The same as we do on Market Street. So I'm assuming that would be doable.

Mr. Starr: And five grand a tree? Two grand a tree?

Mr. Mitchell: Not that much. Yeah, not that much.

Mr. Starr: So it would mean finding maybe 20 grand or something.

Mr. Mitchell: Maybe something like that. Yeah, a 1,000 a tree or, you know, something in that range.

Mr. Starr: So not too bad.

Mr. Mitchell: Yeah.

Mr. Starr: I mean that does seem, that is the ideal is if it's...if it's feasible.

Mr. Mitchell: Well, the maintenance is the big part of it in my estimation, and it is a very needed planted tree and we do have a maintenance contract for Market Street and if we could wrap in, you know, new trees to the municipal lot that would seem to be the best solution to establishing those, and keeping them in place.

Mr. Starr: Could we ask Deputy to comment?

Mr. Mitchell: Sure.

Ms. McLean: I thought what would be prohibitive about putting in new trees would be bringing irrigation to the planting areas. I thought that was the big cost prohibitive reason that it wasn't going to happen at this stage.

Mr. Mitchell: Actually getting the irrigation to the planters is, is not a big deal if we can do it with the re-paving...when they strip the lot because they're going to have to take that down so far. If we can put this the sleeting in when they do the re-paving, the irrigation is not that expensive to do. And we believe we have a County meter over on the Pili side of the, the lot. Need to verify that. But there's two existing meters over there, and presumably one of those goes with the TMK for the parking lot. So provided that meter is there, the irrigation is actually minimal.

Mr. Fairbanks: Because even if you didn't take the trees out, you could put some, if we had irrigation, we could plant something to offset . . . (inaudible) . . .

Mr. Mitchell: In my estimation those trees aren't worth maintaining just because of what they are and they're not really a canopy tree. If they're worth saving, I'd be the first one to say, hey, let's, you know, clean it up and save them in place. But they don't really achieve the objective of the off-street parking and loading ordinance which is to have a canopy for shade. So that's why, I guess, I'm making the push for the new ones because if that will actually create more value and they'll have a longer service life in something that could be maintained.

Mr. Fairbanks: Well, I do agree with you. I was just thinking that was another alternative.

Mr. Mitchell: Sure.

Mr. Fairbanks: But you're still moving, losing seven parking spaces with, with -- when you think about potential revenue if we are going to put meters on them, it might pay for the additional work.

Mr. Mitchell: Good point. Yeah, there's definitely a revenue generation loss with the loss of spaces. Potential revenue generation loss. Jonathan?

Mr. Starr: Well, I'm, I'm more and more, you know, supporting as a Chair for you here, but I also think that we gotta take on our shoulders, making sure that the new trees get done. Because without it, it kind of exposes -- you know, there's no shade for a decision maker and so on.

Mr. Mitchell: And, and, and my pitch is that we're losing a net of 11 trees. We're putting in 10 new trees. And we're actually going to lose two trees any way because they're slated to be removed because they're hazardous trees.

Mr. Starr: So we're gaining one tree.

Mr. Mitchell: We're gaining one tree if you want to get down to nickels and dimes, yes. And we're gaining 17 parking places on top of that. So, I, I think, for no other reason, and I think Tom makes a good, the potential revenue generation and the value of the parking places far exceeds the value of maintaining the existing trees. Can I make a motion? Or do you want to make a motion?

Mr. Starr: Yeah, let me make a motion.

Mr. Mitchell: You make a motion? Thank you.

Mr. Starr: I...I haven't figured out what it's going to be though. Could, could I make a request to staff or what --? You know there's not like a staff recommendation to --

Mr. Mitchell: If I were going to make a motion it would say that I'd like to make a motion to

accept the Department of Public Works initial re-striping plan as presented to the Urban Design Review Board in this package today to eliminate the existing trees to construct new planter islands on the end of both of aisles, in addition to new planter islands on the Pili Street entry. And that they would add the addition of under sleeting for irrigation to those planters. And also incorporate the landscape plan for the replacement of, for the replacement for 10 new trees.

Mr. Starr: Mr. Chair, I move the foregoing.

Mr. Fujimoto: Second.

Mr. Mitchell: Any discussion? Could, could I add one amendment to that?

Mr. Starr: Is it friendly?

Mr. Mitchell: It's friendly. I think everybody will agree. I hope they agree. Could you also ask them to create a right in and right out only condition on Vineyard Street with cones.

Mr. Starr: We'll just make that part of the motion.

Mr. Mitchell: Make it part of the motion. Thank you.

Mr. Fujimoto: Second that part also.

Mr. Mitchell: Any further discussion? All those in favor? Unanimously passes. Thank you very much. And just as a side to that we will...we, the MRA will take on presumably the maintenance of those trees provided that this is able to go forward as part of our maintenance package that we do on Market Street. Erin?

**It was moved by Mr. Jonathan Starr, seconded by Mr. Don Fujimoto then**

**VOTED: to accept the Department of Public Works initial re-striping plan as presented to eliminate the existing trees to construct new planter islands on the end of both of aisles, in addition to new planter islands on the Pili Street entry. And that they would add the addition of under sleeting for irrigation to those planters. And also incorporate in the landscape plan for the replacement of 10 new trees. And to create a right in and right out only condition on Vineyard Street with cones.**

**Assenting: T. Fairbanks, D. Fujimoto, J. Starr**

**Excused: C. Ball**

Ms. Wade: To be clear too about the maintenance, Maui Botanical takes on the maintenance because they use native and it's a demonstration project for them. You know, how to use natives through your landscaping. So that would have to -- I mean, for them to be willing to



service -- with these trees, I suppose, it would just be the irrigation. There would be little -- because our County Arborist is required to . . . (inaudible) . . . they still service the . . . (inaudible) . . .

Mr. Mitchell: They do. Okay, thank you. I forgot that. Thank you for saying that. Okay. So they just maintain them. But the pruning of them is by the County.

Ms. Wade: Yes. But Maui Nui Botanical services that irrigation line for the trees, and changes the batteries out.

Mr. Mitchell: Well, the one good news about -- there are a couple of native trees that would work successfully, and once established, will need very little irrigation, so that would be advantageous to use the native trees. Thank you very much. We'll move on to the next agenda item. Yes, Jonathan?

Mr. Starr: Mr. Chair, I'd just like to request that a regular ongoing update to this committee on the progress. And if, and offer, and we should make an offer if any assistance if needed from us and help to make it happen.

Ms. Wade: Okay, so to be clear too, you know, this is likely to cause delay, you know. And I don't know to what extent or how long it will. And you know...the department is going to have to make a determination of whether a variance process needs to be sought or not, which I don't -- you know, we --. This alternative that was put out here today wasn't talked about prior to the meeting because we didn't discuss that so. But I will keep you informed about as we take it back to Public Works and the Planning Department.

Mr. Starr: And can it be brought back to us if it makes a substantive change and the ability to proceed expeditiously with this.

Mr. Fairbanks: I have a question. Isn't it say on there that this the plan to remove those trees?

Ms. Wade: Well, the background behind that is that they did a plan that retained the, all of the trees except the two that we knew were gonna have to be taken done by the County Arborist. And I went back to Public Works and said can you take them out because we wanted to maximize, and since you're doing maintenance. And then Michele said, you know, it's really important that we stick to our own codes. And so we, we had an internal dialogue about it and it was already out for your guys at that point, so --. I mean, the reality is we didn't have any of the conversation until this was out moving forward, unfortunately, so. But we'll, we'll, we'll come up with a consolidated plan and I'll keep you guys informed.

Mr. Starr: And just a, just a comment for the record. I mean this...these drawings do show the new planters, no old trees or planter areas for the old trees.

Ms. Wade: Right.

Mr. Starr: They just don't show the chaises or the new trees.

Ms. Wade: Well, I think what they're showing too are those planters are solid concrete. It's not a planter in the area as they designed because of the lack of irrigation. So right now what's illustrated is a solid concrete...end caps basically to the aisle.

Mr. Mitchell: Right.

Mr. Starr: But is that, is that sized properly so that there could be planters added?

Mr. Mitchell: Yes. And six feet is wide enough for trees on both ends of those islands. Yes.

Mr. Fairbanks: If you take out the solid concrete there's some –

Mr. Mitchell: There will be, yeah, there will be a net of five feet plus minus width in there, plus the length of the planter.

Mr. Fairbanks: You'll save on the material.

Mr. Mitchell: You'll save on the concrete.

Mr. Fairbanks: Yeah.

Mr. Mitchell: Put it to the tree. Great. Thank you all. Moving on to the next agenda item...progress for clean and safe, and developing our partnership with the community policing teams, and crisis intervention. Erin's done a bunch of work on this so we'll let her share with us.

**3. Progress towards Clean & Safe and developing partnership with the Community Policing Team and Crisis Intervention Team of the Maui Police Department**

Ms. Wade: I have a few things I can update you on while it's turning on. I've had four meetings with Police in the last month...all of which have been really constructive. The crisis intervention team which isn't an official division of the Police Department. It's actually a voluntary training program that some of the police officers go through. And it's specifically for...folks who have, or when the 9-1-1 call comes in that suspected that there's a mental health situation. And often that's the case with vagrancy and homelessness.

So the crisis intervention team, I had gone to the Homeless Alliance meeting and met Emily Kibby who's part of the crisis intervention team. They're actually forming a non-profit of their own to start training people from within the Police Department, outreach providers, members of the community, members of churches, things like that, to start assisting with crisis intervention. So there's this huge army that's they're intending to reveal to deploy to start

assisting which would be really great. And they're using the Santa Monica model which their server is down today unfortunately so. But Santa Monica has a homeless liaison program. They actually have a really intense homeless problem right now, so they've been coordinating with Santa Monica to try to sort of model it and then the -- part of the -- they call it CIT. It stands for crisis intervention. The CIT team and part of the community policing division will be going to Santa Monica this summer to start learning about their homeless liaison program. So I think that's all going to be really beneficial to Wailuku specifically. And I just sort of volunteered as you guys did the last time police was here and said, you know, if there's any pilot projects that you want to experiment and try out, think of Wailuku first. So that's something that they're doing.

The number one thing the Santa Monica model prioritizes is identifying a priority population, so that identifying your top six or seven vagrancy it perceives people character within an area and connecting them with services, and continuing to reach out to them because they'll decline services time to time, but just continuing. So at the point -- it was the same day as the CRC meeting so I guess that was the first, the first week of March. We, as a group, kind of identified the top five folks that we felt should be connected to services and there had been a series of incidents where food, food was thrown at people or people were sworn at as they walked by and...everybody knew all -- everybody in the room. I mean, Family Life Center was there, and Housing and Human Concerns and the Police. Everybody knew these five people. And so it was decided let's see what we can do over the next month to try to connect these people with services. And two of those people have since accepted housing from Family Life Center. Not just shelter, going into the shelter, but Family Life was able to identify long term housing for them. So that was awesome. I mean it was very gratifying to see that kind of thing happen over a month.

And I was telling you guys before the meeting started I feel like I have become part of the Police Department in recent weeks because now I understand their processing. The one thing that...that the crisis intervention team requested was apparently today the way that police file reports and I know how this goes because it's similar with the Planning Department where when a permit comes in, you have to describe it and there's only one box to do that, you know. It's just like this really general scope box that -- and you're suppose to describe what, what the activity is that someone's asking for in the permit box. It's very similar with police reporting. So whether people are intoxicated or homeless or there's a mental health issue, a lot of that does goes totally unreported. Just what the complaint that was filed is, is what gets reported. So . . . (inaudible) . . . who does all of the -- she's the statistician at the Police Department, has -- and their IT folks, the -- have said it would be really easy to create check boxes in the police report system so that when there's...when there's a call and they come out to a site could they check, you know, homeless, intoxicated or, you know, evidence of intoxication because there's, there's -- they're not going to check unless someone's driving a vehicle.

So they, the crisis intervention team has asked if the redevelopment agency would make that request to the Mayor's Office, or, or make that request so that the Mayor's Office could ask the Police Department to adjust their reporting, policing reporting, so that we can start tracking some of those measurables. And for Housing and Human Concerns, you know, they said too

this would be a big win for them because then they can track as well who they're funding and at what level based on the types of issues that they're actually seeing on the street. So that -- it was, it was kind of -- it was nice to get to the bottom of what some solutions might be because it seems like for three years we've been coming to these meetings going we wish we could do something, and there was some real tangible solutions.

And then with the clean and safe as you saw in the budget the...the Mayor's Office did put the clean and safe funding in the budget. And what I wanted to talk about today briefly is this block by block program which is what the PUMA associates recommended that we use to model. So last month, instead of -- and, you know, instead the redevelopment agency meeting we did go to Honolulu, and kind of observed this. The gentleman that runs the block by block in Waikiki was of course off-island while we did this, so I would like to go meet with him directly still, and have him kind of walk us through how it works in Waikiki. But this would be, you know, when put out an RFP for clean and safe this could be an entity that we would request they submit a proposal from. And it does talk about how, you know, who they, who they service, what they do. It talks about cleaning, and this, this might be something you just want to look into but graffiti is a perfect example. It's, it's funny, the gal who owns the shop, Precision . . . (inaudible) . . . on Central Avenue posted that there was graffiti on a building across the street, and she's actually from a town where she was the downtown manager. But she's used to a process where, okay, you know, we see graffiti and it gets painted, and, you know, you're done within a matter of hours, you know, and that is how it's works, like, in Waikiki. There isn't down time. You know, there's no, like, waiting for, to track down a landlord or, you know, things like that. The -- part of the team, is, you know, you go through an advance and get signatures from landowners to, if this, this or that happens, do we have their permission to immediately to make some improvements? That kind of a thing. Or to maintain a safe and clean condition generally, not make improvements, safe and clean.

So anyway, I would like to go talk to the folks -- this is generally what, you know, a standard uniform. And I think Rena talked about this when they were here last time. But they, they've staffed hundreds of downtowns all over the nation and for me, it seems, like, as difficult this has been to write a job description for these clean and safe positions, it seems a whole more realistic to work with a service provider that kind of has done this in the past.

Mr. Mitchell: You know, are they working with anybody else on outer islands? Any other small towns?

Ms. Wade: They're not yet, but Kona is considering doing the same thing.

Mr. Mitchell: OK.

Ms. Wade: Yeah. But they have business improvement district in Kona. Yeah. Actually that would be cool. If we could meet the Kona folks there at the same time. Because, you know, you can only think to ask so many questions. But, if we're both there that would be great.

So that's sort of where we are with those. And then on April 6<sup>th</sup>, there's one final meeting and

I tend to be the blink person who throws out the crazy idea in the, in the group. But the crazy idea the last time was, you know, isn't the Molikini II ward closed at the hospital and -- cause right now Honolulu has a, what they call a safe haven that they're building for homeless. And it's basically there's no services or treatment required which is the -- that's what prevents a lot of folks. They have to clean and sober to go into the shelters, and that's not a requirement at the safe haven. Anybody can come and have a safe place to sleep and shower and that kind of thing.

So what Mental Health Kokua and Family Life Center were saying is we really need a place like that because sometimes it just takes someone getting a great night sleep and getting a shower to feel like they can get back on their feet. So, in order to do that, now...JoAnn Ridaao and the rest of that team is going to be talking with Wes Lo about the potential to, to lease that Molokini II for the, the safe haven. And they're all trying to put money together and figure out how they would be able to pay for something like that.

Mr. Starr: Where, where is that? Is it in the hospital tower or is it separate, stands alone?

Ms. Wade: I talked with Yuki. You know Yuki is heading up the Save the Hospital campaign, and she said it's sort of a wing down towards, in the Cameron Center direction. I wasn't familiar with where it was. But apparently it's set up with seven rooms. It has central nurse's station kind of a situation which is ideal for -- that's what, that's what the guys from Family Life Center said. This would be the perfect way to set up a safe haven situation. So I'm hopeful that that can work or a couple of other ideas were thrown out. You know, Ooka's, the old Ooka's is now the community clinic, has always had the goal of building out their second floor which hasn't happened. It's permitted for them to build their second floor, but that could -- but, you know, they don't have the revenue and they're not even sure they want to at this point. So that could be a secondary location. It just wouldn't be as immediate. At the hospital they can move in tomorrow pretty much as long as there was staff.

Mr. Starr: I think we might want to examine whether that is a use that we really want to create

—

Ms. Wade: Yeah.

Mr. Starr: -- in the Wailuku core.

Ms. Wade: It's a challenge. I mean, we talked about that a little bit. Because honestly the community clinic has an application in to the MRA right now to do PV over the parking lot which normally would have just been an automatic approval for most situations. But for this I had a real concern about it becoming a homeless encampment, you know, because of the shelter that it will create. So I sent it to Police and Housing and Human Concerns and, you know, they echoed. So we're talking about mitigating alternatives with bright lighting in the evenings and a handful of other things. But there are residences nearby, so it can't be too bright and...so anyway. Because, because of that I honestly wonder if the problem would be less, and this is what China Town is experiencing with their safe haven. The on-street problem is much less by having the safe haven there because people know they can go, you know, regardless of their

condition. So, and that, that is the goal. A lot of the businesses actually in China Town are contributing to, you know, the fundraising for a safe haven for that very reason. So that might be something to visit too, if we go for clean and safe.

Mr. Mitchell: Don, you had something?

Mr. Fujimoto: No.

Mr. Mitchell: Block by block vendor, they're a contractor, correct? They're, they're a private?

Ms. Wade: Correct.

Mr. Mitchell: You think they'd be willing to come over and talk to the MRA and present their services and what they do for us?

Ms. Wade: I think they might. You know, a two person contract, I'm not positive is going to be something they're interested in which is why I was sort of thinking we could go over there and get some guidance even about the RFP.

Mr. Mitchell: Right.

Ms. Wade: But talking with Theo from Lahaina Restoration and their – so they're potentially now going to be getting the lease the Banyan Tree Park, and the makai lawn behind the library, and expanding their maintenance as well. So it might be something that they would be interested in using. They have, they have a family right now that does a lot of their maintenance for them. It's just it's a huge extended family.

Mr. Mitchell: It must be. So it maybe block by block, if they could have service a couple of small towns in the County, then it might be synergy to interest them in doing it. Jonathan?

Ms. Wade: Right. Yeah. Exactly.

Mr. Starr: Can we teleconference in here?

Ms. Wade: Yes. We did it with Andy once. Yes we can.

Mr. Starr: Maybe...maybe that would be a way to have discussion with them.

Ms. Wade: Yeah, definitely. Yeah, sure. I can try and set that up for the next meeting if you wanted to do that. Mostly because, you know, it seems favorable that the funding will go through for clean and safe. So it would be great if we could have it contracted as soon as we can get a PO to move it forward.

Mr. Mitchell: Right.

Mr. Starr: Yeah, we tried to get funding and start before for FY16, but, you know...kind of... we've lucky if we got it. It would be great if we could hit the ground running and in July.

Ms. Wade: Yeah, exactly.

Mr. Mitchell: Yes, Jonathan.

Mr. Starr: I was really feeling despondent about life on the street in Wailuku a month ago. You know, it felt like rock bottom. We started to feel like skid row, and you know, it's never...could happen. And I really have seen a lot of progress and things and efforts picking up really is apparent living with it. The police response was very laical maybe could have been a good term. And now it seems really quick and it seems proactive and it just seems like it's starting to happen. I think we're, we're on an upward projectory. I think Erin's partially. . . (inaudible) . . . largely responsible . . . (inaudible) . . .

Ms. Wade: Well, the community policing division got a new sergeant now too officially and it sounds like he'll be there a while, which is great. Sergeant Lance Marks and he's been with the division for over 10 years, and seemed, seemed really excited about the community policing position which, which was very good. I mean, you've got to have a heart for it. It's like being a teacher, you know, so he'll be, he'll be a great asset. And when there's an opportunity to have him, have you guys meet him as well. I'll bring him by.

Mr. Mitchell: Great. Thank you. Anything else on our move toward clean and safe? I think that block by block is a very interesting opportunity...to help us. Yes, Jonathan?

Mr. Starr: I know I should be holding this for the budget discussion but we got to support the clean and safe line item. Now that it's in the Mayor's budget, we got to all pitch in for Council.

## **F. NEW BUSINESS**

### **1. Mayor's FY2016 Budget and the Wailuku Redevelopment Area projects reviewed for discussion and strategies for support**

Mr. Mitchell: That's a good segue into, yeah, into the next new business item, number one. I'd like to, I'd like to acknowledge and thank Michele, the Department, and Erin, and each of the members for the budget items that we got included in Mayor's budget. I think it's quite remarkable, sort of given the MRA's, you know, recent past, and a number of, you know, things that we've had challenges with that we really got a lot of things included. Now whether they'll all be funded by the Council that will be our next task, but I think it's because of the team work of the Department and each of the MRA members and their relationships with the policymakers and a...and one another that it is, at least in my, my term on the MRA, it is, it is pretty, pretty amazing what we've been able to accomplish in terms of the funding for projects. So I'd like to thank each of you and...will always be this process. One thing I've learned is that it's really about all the relationships and being able to communicate with the policymakers, the value that

we don't, not only that we individually find in the town, but that the process that we've put in place is the MRA to fulfill that and we're on certainly on track this year to fulfill a couple of those big expectations with the construction of our Iao Plaza and the re-stripping of the municipal lot. So we are slowly inching our way to tangible, three dimensional accomplishments, and I think that is something that each of you can be proud of, so thank you very much. But I'll let Erin speak to the budget items here. And I think Jonathan can highlight our next challenge, and he's probably the most adept at this process and understanding how to get things done with the policymakers.

Ms. Wade: When I included the budget in your packet, we didn't have the Mayor's budget out yet. So, I included what we had requested that you could see sort of what we floated out there as our wish list. And I was glad to see a lot of it got picked up so now we can move all the way over. So I made this new spreadsheet based on the Mayor's budget that he presented last week, or earlier this week. So the MRA projects that were funded were the clean and safe, the integrated infrastructure plan which if you forgot what that was all about, I did bring sort of a scope discussion about that, if you wanted to have a copy of that as well. And then the general allocation for the MRA stayed flat, at \$83,500. Except that, as you can see down farther, the Wailuku First Friday monies that we were allocating from our \$83,500 has now been moved into OED's budget. So OED is going to pick up the cost of the First Friday security now, as well as another \$15,000 for additional Wailuku events. So, so that's good. It basically puts, you know, it puts \$25,000 back in our budget that we were spending every single year, and it keeps First Friday whole, so that's good.

You can see, you know, from FY15, the two projects that did get funded, we had asked originally for the Our Town Grant match for MAPA and this was sort of my naivete and not knowing that that's not how it exactly works when you're applying for a grant. We do have the support of the administration. That's something that we have been able to determine and MAPA has now asked for \$30,000 from -- they're going to get it from Housing and Human Concerns to begin working on the grant application and developing a rough conceptual plan to apply for the Our Town Grant. And then we know that there is intent to support if they do win the grant, that County would make, that our administration would support making the match. But that match doesn't have to be in the FY16 line item. Is now what I know. So this an educational process for me too.

Parking management, I put \$65,000. I think we actually only asked for \$35,000.

Mr. Mitchell: Right.

Ms. Wade: Right, that carried over...incorrectly. That, none of us can find anywhere in the budget. And so up until very late in the budget process it was my understanding it was in there. So it...I have, I have asked Michele to ask what the rationale was for not including it or whether it was just --. We found out with Theo's project there was just a mis-communication. The...their harbor front project which there's been support across the board for didn't get funded --

Mr. Mitchell: Wow.



Ms. Wade: -- in FY16. So it was -- and it turned out to just be a mis-communication issue.

Mr. Starr: I had just met with budget director the day before the budget went in and had met a couple of times with the Mayor, and the 30 -- the parking management plan was, was there.

Ms. Wade: Yeah. I'm hoping it's the same thing as Lahaina's issue, so we'll see about that. Property acquisition for...just for the two lots behind Market Street, off of Maluhia, to expand the parking back there. We had told Mayor's Office that it would be about this, including design fees. And this was even -- this was way after Planning Department made the original request. This was...I guess, January. And then what, what got put in for Mayor -- again, this is a learning process for me -- just like with the service center. What gets put in the budget at budget time is just the appraisal cost, so that's what this \$10,000 is. It's the cost for appraisals for, with the intent to acquire, intention to acquire. But the actual money to acquire goes in as a budget amendment just like the service center did so.

Mr. Starr: So it's kind of -- yeah.

Ms. Wade: It's moving. It this shows . . . (inaudible) . . .

Mr. Starr: It begins the process and . . . (inaudible) . . .

Ms. Wade: Yes. Exactly. First Friday, additional town events is there. So this is -- under this heading you see projects in the MRA managed by other areas, or agencies. The, the Lao Theater got an additional \$60,000 so --

Mr. Mitchell: Wow.

Ms. Wade: -- for improvements to the theater...which is always good for us. Then in addition to that, you know, just going through the budget, I was looking, saying, there's a lot of projects that are going to positively affect Wailuku if they do move forward. So that includes the campus expansion, the central Maui bike and pedestrian improvements, the Waialae Road extension, and the Wells Park Master Plan. Wells isn't specifically listed but it's under Parks, planning, master planning section, and Brianne did tell me directly that, she intended to do Wells and one other. I was so excited about the Wells but I forgot what the other one is so. But she said half of it -- it's a \$500,000 budget -- and half is for Wells Park. So --

Mr. Starr: What would be done at Wells?

Ms. Wade: It's a comprehensive master plan for identifying. She wants to do a big community outreach to determine what are needs of the local population and the school and all of the parking how it should be reconfigured, and what facilities are needed, and all of that. So that could, I mean, right now Wells Park is an asset in the redevelopment area but it has so much more potentially than that, and it seems like a great opportunity for us. So that's sort of the status and I'll let you guys talk about where you feel like there's gaps and what MRA's role is.

Mr. Mitchell: Well, this is the first, I guess, the first hoop in the process to get onboard. And the next hoop is to get approved by Council, correct?

Ms. Wade: Right.

Mr. Mitchell: This isn't real money until Council approves it, so...our job is to, I guess, stand in front of the policymakers, the Council folks that will be voting on this, to remind them of the value in these agenda items. And also to stress the accomplishments that we've made. And I think we have, if any of you want to talk to Council people or feel so lead, we have a -- Erin's put together a little summary of things we've accomplished in the last two years, the MRA has, and things that are on the board to complete. So please feel free as so lead to do so. But I think that's probably our next task is to remind them of the things that we're doing and getting done, and the value that we bring to the, the process. I don't know if you got one of these. Sorry. That's a great little summary of things, you know, that are going on and continue to be worked on. And I think that's what lead us to the ability to get response and the support we have from, from the Department and from the...the Mayor's Office for new projects and programs because we are accomplishing things with the resources that we've been entrusted with. Jonathan you had something?

Mr. Starr: Yeah, as I -- I mean, as I see it the...the goal that we need to have with the, with the Council, you know, I'd like to try to delineate that. It's . . . (inaudible) . . . to certainly protect the Planning Department's funding which includes, certainly includes the great things that the Planning Department has included in our budget and the other work that they do. It's to support the clean and safe, the \$100,000 clean and safe, the \$200,000 infrastructure integrated plan. And I think at this point the discussion on that we were...I think, thinking that we could really get an integrated multi-modal plan for...about \$275,000. But I think it started looking like a lot more complicated, you know, talking about how to get sidewalks on Vineyard, and then how to get drainage. I was trying to cross...from the municipal lot along Vineyard going to the theater on Friday night, it was impossible. And I, I think, you know, as kind of the call was made to, to, for the infrastructure plan to be looking more at a sub-terrain study and plan to figure out what we're going to need in terms of sewer, water, drainage, utilities, communication.

Mr. Mitchell: Right.

Mr. Starr: If we do get enough success in Wailuku to stimulate development we would want to avoid suddenly realizing that there's only an eight inch virtuous clay sewer line servicing the whole center of town. You know, we'd like to try to be ahead of that. So, first we were reduced to 150 and I had some spirited discussions with the Mayor and Sandi, and Bill and Erin were involved greatly too and we got, at the last minute, that raised to 200 which should be good money to do, to really figure out what pipes are there and what pipes we'll need. And then I spoke with Liz Fisher who's the Fed. Liz, I forget her exact title but she's the liaison for the STIP program, the Federal highways and infrastructure money for the State of Hawaii. And there is money, Federal money, related to multi-modal planning, particularly walkability, sidewalks, bikeability for small towns such as Wailuku. And -- yeah. And she said her greatest priority will be to help us get money to figure out how to make it possible to walk around

Wailuku, and bike around Wailuku. So we kind of took that out and I, I know Erin's had discussions with it. I don't know. I mean that's not something we need to . . . (inaudible) . . . in the County budget, but we're, we're –

Ms. Wade: . . . (inaudible) . . . ultimately, the Federal funds are matching. So, at this point, I think, when Michele and I talked about how much can we handle with a one person staff, you know, how many projects can we actually handle. So the -- we wondered if the integrated infrastructure program was going to come out under Public Work's budget. We kind of thought that's what was going to happen for a while, but it's not, so we'll be managing this and probably prepping for the surface planning for the next fiscal cycle. But we'll have to pull in the State and Public Works ahead of time any way. But the State, there's two State roads affected. When we apply for Federal funds, the State Highway's Planning Office has to be a part of that as well. That's ok. So we can move forward with the integrated infrastructure public funds, save the surface transportation planning for the next fiscal year, but be prepping for it as we see indicated.

Mr. Starr: Yeah. Yeah, it will take some time any way to scope it. So, to get back to, to clean and safe money, it's the infrastructure, 200 grand money, it's finding some source for the 35 grand we need for the parking management plan completion and, you know, that's already mostly done. This is just the money to complete. And then if we need to...find some money for, for some trees, I know I'm willing to help. Maybe we can pitch on that. But I think right now we gotta first figure out if we need to find a source for that. And if so, now is the time.

Mr. Mitchell: For trees referring to the municipal parking lot?

Mr. Starr: Yeah.

Mr. Mitchell: Maybe we can piggy back those with the trees for the lao Plaza. That might be able to do both of those as part of a project.

Ms. Wade: . . . (inaudible) . . .

Mr. Starr: Let us know what...what we, what we best need to do.

Ms. Wade: But the parking management is, for one, . . . (inaudible) . . .

Mr. Starr: And it's critical to us.

Ms. Wade: Yeah.

Mr. Mitchell: OK. Any thing else on the 15, 16 budget? Moving on to agenda two. Item 2 under new business. You have something else?

**2. Wailuku Town Spring Cleaning event to partner with the Wailuku Rotary**

**(targeting third or fourth week of April)**

Ms. Wade: So the rotary contacted me about wanting to do a volunteer event, and we were trying to come up with something creative and amazing, but we pretty much came up with the biggest issue is just the clean up. Sweep and weed and wash some windows, and do kind of a town clean up at this point. So I'm waiting for Tony Levoy to get back to me, who's the volunteer outreach coordinator for Wailuku Rotary. And I have reached out to Community Work Day who has a new name, Kalama Maui Nui.

Mr. Starr: Oh, I didn't –

Ms. Wade: Yes.

Mr. Starr: I was wondering who that was.

Ms. Wade: Yeah. And they would coordinate with like kids who need service credits for graduation and that kind of a thing, so, like, Baldwin and Lao Schools. So there's a potential to do that on, I think, it's the 25<sup>th</sup> of April, would be the date. And what we would do is probably have an 8:00 a.m. to 10:00 a.m. clean up. If we can get enough volunteers we can get it done in that period of time. And then do sort of a one hour after party have one the food trucks come down as a thank you that the community association is willing to sponsor, the food trucks. And then have the store front specials. You know, if you were part of the clean up, you get a sticker, and you get 20% off today, or, off your whole purchase. So, that's sort of what we're trying to coordinate for April. So I'm grateful Tony Levoy and the rotary for initiating the request to do a service project because it's easy to put this off, and put this on, but . . . (inaudible) . . .

Mr. Starr: Are we going to move the benches?

Ms. Wade: So two of the benches have been moved. The two outside of Lao are not as a big of a problem in the last two weeks as we've -- contact has been much higher. So, I think that's a pending. Pending.

**G. BUDGET (attached)**

Mr. Mitchell: Great. OK. Going on to agenda Item G, budget. The current budget presumably. Is that the one that's attached here?

Ms. Wade: That's the one. Yeah.

Mr. Mitchell: You want to run us through? We know what's anticipated if it's approved for next fiscal, but this is what we have left for this fiscal, correct?

Ms. Wade: Right. I have to urge all of the people with outstanding, anticipated expenses to get their invoices in this year. And then, again, Maui Nui's still not on here, which, which, that's

actually, I didn't follow up with Charmaine about that so I need to do that.

Mr. Mitchell: Do you know what it is? What their –

Ms. Wade: I think it's \$2,500.

Mr. Mitchell: So we have enough to cover, it looks like.

Ms. Wade: Yeah, we do. I'm surprised they haven't billed us at all yet this year...actually because I know they're out there. Maybe I'll call them.

Mr. Mitchell: The website is up and we still owe Sae Design the \$15,844? Is that what I'm seeing? It's not yet been billed?

Ms. Wade: Sae Design. I was there yesterday and they said they've been paid.

Mr. Mitchell: Oh, OK.

Ms. Wade: So -- and this came out with the agenda? OK. So they just got paid this week, so that's –

Mr. Mitchell: OK. Done.

Ms. Wade: -- done.

Mr. Mitchell: Yeah, I don't know if you've -- you've all been on the website? Pretty, pretty cool. It's a nice website.

Ms. Wade: One of the new things we're trying to do is to get everybody to get on Yelp.

Mr. Mitchell: All the businesses?

Ms. Wade: Yeah.

Mr. Mitchell: And then it will tie, to link to the website?

Ms. Wade: Yes. Because -- and Yelp will map it. Because one of the things we had talked about paying for was doing a map of where all of the businesses are.

Mr. Mitchell: Right, right, right.

Ms. Wade: Well, Yelp's app just does that all on its own. So, and because people rely on it no matter where they are, they don't have to know the town's website or anything. So we're trying to, we're trying to do -- and then next to their business if they have a Yelp review you can click on their Yelp review.

Mr. Mitchell: Because I tried to find Aria's on the Wailuku Town website, and this has been a couple of months ago, I couldn't, wouldn't, it didn't link. It wasn't on there. Maybe it is now, but it wasn't for all of the other restaurants were, but for some reason Aria's was not.

Ms. Wade: Interestingly when I looked up, like, places to eat in Wailuku on Yelp, everyone have a four or a five star rating in the Wailuku area.

Mr. Mitchell: Wow.

Ms. Wade: That's pretty good. Everyone has a Yelp.

Mr. Starr: Veracious customers.

Mr. Mitchell: Any questions, comments on the budget? Seeing none, moving on to Item H, the Director's Report, open applications. Just a couple. Are any of these coming back to us?

## **H. DIRECTOR'S REPORT**

### **1. Open Application Report (attached)**

Ms. Wade: Yes. So the Toma-Drayson will be on the April agenda.

Mr. Mitchell: Okay.

Ms. Wade: And then the community clinic will be -- I'm waiting now from their lighting . . . (inaudible) . . . so, did you guys feel you wanted to see that one?

Mr. Starr: Which one is that?

Ms. Wade: This photo voltaic panels to go over the...the community clinic's parking lot, where the old Ooka's is.

Mr. Starr: I don't think I -- we need to have a decision making on it, but I think we'd like -- it could be nice to have the update on what's happening.

Ms. Wade: Yeah. That's an excellent idea.

Mr. Starr: And what's Toma-Drayson?

Ms. Wade: That's -- they need a variance for the roadway width from the Fire Code. They're on Maluhia.

Mr. Mitchell: Which we can't give them.

Ms. Wade: No, we can.

Mr. Mitchell: Oh, we can.

Ms. Wade: Yes. We met with Corp Counsel. Corp Counsel said we can do that, so that's why we'll be seeing that...next month.

Mr. Mitchell: OK.

Ms. Wade: And they've, they've resolved all of their other -- they had six or seven other department issues.

Mr. Mitchell: Right.

Ms. Wade: From other departments. And now we've dwindled it down to just the Fire Code.

Mr. Starr: Is that, is that the house that was converted into an office?

Mr. Mitchell: Yes.

Mr. Starr: And they did those. . . (inaudible) . . . parking?

Mr. Mitchell: Yes.

Ms. Wade: Yeah. It's interesting though because he's a fireman.

Mr. Mitchell: Right.

Ms. Wade: So, you know --. Is he a driver too?

Mr. Mitchell: I don't know if he's a driver or not.

Ms. Wade: Anyway, he was telling us how confident he is that trucks can maneuver that and pass one another on Maluhia. We do it all the time.

Mr. Mitchell: Right.

Ms. Wade: Tell Scott English that.

Mr. Mitchell: Exactly.

Ms. Wade: You know, Scott doesn't have any say. It says 20 feet in code.

Mr. Mitchell: 20 feet. What, what is the width? It's gotta be close to 20 feet.

Ms. Wade: I think it is.

Mr. Mitchell: Like, 18, or something, is it?

Ms. Wade: Well, 16 ½ pavement width, and then there's sort of –

Mr. Mitchell: Shoulder.

Ms. Wade: -- a two feet shoulder.

Mr. Mitchell: Right. Right.

Ms. Wade: The pavement width is. . . (inaudible) . . .

Mr. Mitchell: Any of the other ones coming back? Are they all on standby mode.

Ms. Wade: No. The Mission Restoration, you might have seen that one. It was in the paper on Monday.

Mr. Mitchell: I heard about it. I didn't see it.

Mr. Starr: Was that the Tong Society building again?

Ms. Wade: Yeah.

Mr. Starr: Is there any funding?

Ms. Wade: He's going to fund the restoration of the wall. The construction of the new building is not moving forward at this time. His application for the MRA is just for the wall restoration, so . . . (inaudible) . . .

Mr. Mitchell: OK. Green Lotus is –

Ms. Wade: Green Lotus won't accept their denial letter. It keeps coming back.

Mr. Starr: What, what -- I forget what . . . (inaudible) . . .

Ms. Wade: He did a sign. They requested a sign variance. They wanted to place the mural on the . . . (inaudible) . . . portion of their building . . . (inaudible) . . . It keeps getting returned so -- even though they're not doing the sign. And then Sprint. Sprint, Sprint is actually, that letter's gone.

**I. NEXT MEETING DATE: April 24, 2014**



Mr. Mitchell: And that's the rest of the story. OK, well, next meeting is going to be on April 24<sup>th</sup>. We will presumably our new member will be –

Ms. Wade: Frank De Rego.

Mr. Mitchell: Frank De Rego. I don't know him. I look forward to meeting him. And...I guess any agenda items anybody can think of right now...or next.

Ms. Wade: I will bring back the Zoning and Development Code, the next chapter.

Mr. Mitchell: OK.

Ms. Wade: We will have the Toma-Drayson variance.

Mr. Mitchell: Right.

Ms. Wade: Possibly I will be able to get a clean and safe conference call with the block by block. Hopefully we'll have a resolution for the municipal lot. And so the 20 -- so the date following our next meeting would likely be the update. So if there's any last minute update . . . (inaudible) . . .

Mr. Starr: OK. Can we –

Ms. Wade: You can come if you want to Tom.

Mr. Fairbanks: To the update?

Ms. Wade: Yeah.

Mr. Fairbanks: Unfortunately that's a -- we have a big event . . . (inaudible) . . .

Mr. Starr: Cool.

Mr. Mitchell: Bummer. Anybody else have anything, agenda items, for us? It says it all right there. Anybody wants to second that motion to adjourn?

Mr. Fairbanks: Second.

Mr. Mitchell: We got a second. All those in favor? Thank you all so much. Aloha.

## **J. ADJOURNMENT**

There being no further business brought forward to the Agency, the meeting was adjourned at

approximately 3:04 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE**

**Members Present:**

Thomas Fairbanks III  
Don Fujimoto, Vice-Chair  
William Mitchell, Chair  
Jonathan Starr

**Members Excused:**

Carol Ball

**Others:**

Michele McLean, Deputy Planning Director  
Erin Wade, Small Town Planner