

**MAUI REDEVELOPMENT AGENCY  
REGULAR MEETING  
AUGUST 25, 2017**

**APPROVED 11-17-2017**

**A. CALL TO ORDER**

The regular meeting of the Maui Redevelopment Agency (Agency) was called to order by Ms. Carol Ball, Vice-Chair, at approximately 1:06 p.m. Friday, August 25, 2017, 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.)

Ms. Carol Ball: Call the meeting of the Maui Redevelopment Agency to order. We'll hear public testimony right now if there is any. Hearing none, we'll go for the approval of the meeting minutes. May I hear a motion to approve?

**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.**

**C. APPROVAL OF THE JUNE 23, 2017 MEETING MINUTES (Transmitted to members via e-mail)**

Ms. Ashley Lindsey: I move to approve the meeting minutes.

Ms. Ball: It's been moved that the meeting minutes be approved. Can I hear a second?

Mr. Jonathan Starr: Yeah, I second.

Ms. Ball: It's been moved and seconded the minutes be approved. All those in favor say aye. All those opposed? The meeting minutes are approved.

**It was moved by Ms. Ashley Lindsey, seconded by Mr. Jonathan Starr, then unanimously**

**VOTED: to approve the June 23, 2017 meeting minutes.**  
(Assenting: F. De Rego, Jr., A. Lindsey, J. Starr)  
(Excused: G. Hiraga)

**D. NEW BUSINESS**

**3. Review of the draft Maui Redevelopment Agency Annual Report for fiscal year 2017.**

Ms. Ball: New Business. The presentation by Ferraro Choi -- Good afternoon. Thank you for coming -- and PBR Hawaii on updates to the preferred design for the Wailuku Parking and Events facility now being referred to as the Wailuku Civic Center. Do you want to say something before their --?

Ms. Erin Wade: Just a quick clarification. Member Hiraga is planning to be here, and I think she would really love to be here for this presentation. If the board --

Mr. Frank De Rego, Jr.: So I'd make a motion that we redo the order of the agenda, actually start maybe with the review of the annual report.

Mr. Starr: I second it.

Ms. Ball: Moved and seconded that order be rearranged of the agenda. All those in favor say aye. All those opposed? Motion carries.

**It was moved by Mr. Frank De Rego, Jr., seconded by Mr. Jonathan Starr, then unanimously**

**VOTED: to redo the order of the agenda, and review the annual report.**

*(Assenting: F. De Rego, Jr., A. Lindsey, J. Starr)*

*(Excused: G. Hiraga)*

Ms. Wade: Thank you Chair. Typically we make an annual report to the Budget and Finance Committee, and last year we sort of started the tradition of doing a full report of all the programs that the MRA has been running. So this is the version for FY17. As you see I left a space for the Chair's letter which Don did last year, and Carol provided one today; I given you a draft. That was the space holder. It includes strategic highlights, it includes the way the funds were expended in FY17, and then the projects that we've been working on. So I'm happy to take questions and comments. The one thing that I think I would like to do is swap out Lawrence's contact information and photo for Ashley's because Lawrence is employed by the Redevelopment Agency.

Mr. De Rego, Jr.: And I was going to say that was one of the points I was going to make.

Ms. Wade: Great. So I'm happy to take questions and suggestions.

Ms. Ball: Yes, Jonathan.

Mr. Starr: I read it and I was trying to find something I could get angry about or pick apart or something and I, I failed miserably. I think it's wonderful. There's one photo that maybe we could find a better one and I'm not sure why but, you know, I think it's great.

Ms. Ball: That's because you had to find something, right?

Mr. Starr: Yes.

Ms. Ball: Only kidding.

Mr. Starr: Always leave something for the punch list.

Ms. Wade: And the photo you're mentioning is the one of the alternative shuttle, right? Which I can find a better one for that.

Mr. Starr: Maybe just a color of it or something.

Ms. Wade: Okay. Yeah.

Mr. De Rego, Jr.: And my comment is it's coming from the board, there should be a list of us at least somewhere in this report, or our picture, headshots.

Ms. Ball: I thought there was.

Mr. De Rego, Jr.: The other thing is I agree with swapping out...the picture of the contact information simply because this is an official report from the MRA to another government agency. And it's -- as much as I like the Wailuku Downtown Association, they really not a part of the system if you want to put it that way and Lawrence is actually an employee of us, so, at this particular point.

Mr. Starr: I like that. Maybe a picture we could all just stand together with, you know, kind of one the earlier design and kind of --

Ms. Wade: Sure.

Mr. Starr: -- stick that in.

Mr. De Rego, Jr.: On page, let's see, 4, are we going to be consistent and call that the Wailuku Civic Hub or back then when we actually did it was still a parking events facility?

Ms. Wade: I think that's changed within the last week, yes.

Mr. De Rego, Jr.: So, so we're going to swap that out?

Ms. Wade: Yes.

Mr. De Rego, Jr.: Okay.

Mr. Starr: What are we --?

Ms. Wade: On page 4 the heading says, "Parking and Events Facility" still. So given that we're reporting to the Budget Committee where it was defined to be the Wailuku Civic Hub, I think we'll just change that title.

Mr. Starr: Okay. It's also --. There's another name which they liked --. Okay, oh, this was Wailuku Civic Complex in the letter, so maybe that should also be consistent.

Ms. Ball: Well, we have to decide what we're going to call it because otherwise people, including ourselves --

Mr. De Rego, Jr.: It's going to be a complex hub --

Mr. Starr: Yeah, whatever it is --

Mr. De Rego, Jr.: -- facility . . . (inaudible) . . . Wailuku at the end. I'm sorry.

Ms. Ball: What did you have lunch? That's not . . . (inaudible) . . . behavior. Yes, Jonathan?

Mr. Starr: I mean, if we're going to call it the Wailuku Civic Hub, and we're ready to do that I would be willing to make a motion that become at least the new working name for it. I just want us to be consistent from now on unless we have a reason to, you know, do naming rights or something.

Ms. Lindsey: Is that a Corp Counsel question?

Ms. Ball: Anybody else have another suggestion? We always have to make a big thing of names and sometimes it takes too long, but it would be --? Should we have Corp Counsel to weigh in on it?

Ms. Wade: I don't think they need to be here to decide on a name. I don't think you need a vote. I think you could certainly make a suggestion about what your preference is and we could just go with that.

Mr. De Rego, Jr.: Hub thing is okay with me.

Mr. Starr: I mean I think we, the MRA should...do an, do an action. And if we know that action is consistent with the other county agencies it's so much better.

Ms. Wade: Yes. So if you would like to formally name the project we should have that as an agenda item, you know, a published agenda item. But like we did with the Kipuka. But if you just want to say, decide on what we want to call it for the purposes of the annual report and moving forward through this design phase, I think that can just be discussion.

Ms. Ball: I would prefer that we did that unless somebody has an objection.

Mr. De Rego, Jr.: Yeah, no. I was thinking that's what this discussion was about simply because hopefully we'll come up with a better with, you know, our cultural advisors, with PBR. You know, I mean, something that would be much more appropriate than Wailuku Civic Hub, right, so. I mean, boring, but--.

Ms. Ball: So is that alright with you Jonathan?

Mr. Starr: Yeah. Can I...try to put it, put that in, in words?

Mr. De Rego, Jr.: Sure.

Mr. Starr: Moving that as a working...title for the, for the project, we will, we will utilize Wailuku Civic Hub for our report and...for the working project. But we will also look at a process to generate a formal, enduring name for it in the future.

Mr. De Rego, Jr.: I second it. Now we can discuss.

Ms. Lindsey: I don't have any objections.

Ms. Ball: I don't have any objections to it.

Mr. Starr: My comment is that I feel like it's really worthy of, of something really great.

Ms. Ball: Well, if we're not ready to come up with something great, I mean, not that isn't great, but let's just name it what we all agree to right now.

Mr. De Rego, Jr.: As a working name, for now, to describe this thing. That's all I can see this doing, so.

Ms. Ball: Alright, so all those in favor of -- would you say that again?

Mr. Starr: Using a working name for the project.

Ms. Ball: Yes, the name of it?

Mr. Starr: The Wailuku Civic Hub.

Ms. Ball: The Wailuku Civic Hub as the working name for the project at this time. All those in favor say aye.

Mr. De Rego, Jr.: Aye.

Ms. Ball: All those opposed? Motion carries.

**It was moved by Mr. Jonathan Starr, seconded by Mr. Frank De Rego, Jr., then unanimously**

**VOTED: to utilize the name, Wailuku Civic Hub, as the working name for the project.**

*(Assenting: F. De Rego, Jr., A. Lindsey, J. Starr)*

*(Excused: G. Hiraga)*

Ms. Wade: Are there any other questions or changes to the annual report?

Mr. De Rego, Jr.: Okay, I'm going to be the one who's going to step on this landmine.

Ms. Wade: Okay.

Mr. De Rego, Jr.: On page 8 you have a quote...my impression of reading this is this is it was only Mayor Arakawa that had his finger in this in terms of the government and the Council. This is what it looks like to me.

Ms. Wade: Okay.

Mr. De Rego, Jr.: And the Council has had a big, you know, part in this as well. So I, I -- nothing against the Mayor, but it seems to me that may not be the best place quote for this report.

Ms. Wade: Okay. No need for the quote.

Mr. Starr: I'm, I'm, I'm confused by that. The...what, what --? Did you not like the photo or the --

Mr. De Rego, Jr.: No, no, the quote.

Mr. Starr: Oh, by Michael Goat?

Mr. De Rego, Jr.: Yeah, Michael Goat. I just think, you know, the Mayor has been partly, but he's being called out. But there's nothing here that --. You know, the Council has been a big supporter, you know, as well. You get what I'm saying? It makes it a political thing and I think we should steer clear.

Mr. Starr: Okay.

Mr. De Rego, Jr.: So that's my feeling by perception.

Mr. Starr: Okay, so we, we should remove the quote.

Mr. De Rego, Jr.: Yeah.

Mr. Starr: And --. I don't know.

Ms. Wade: There's other quotes.

Mr. De Rego, Jr.: There's other quotes, you know, if you can switch off the quotes.

Ms. Wade: Sure. Yeah. No problem. Okay, anything else?

Ms. Ball: Any other suggestions, comments?

Mr. De Rego, Jr.: Now if we have other suggestions, do we have to make them here, or can we send them to you?

Ms. Wade: If they're not substantive you can absolutely just e-mail it to me.

Mr. De Rego, Jr.: I just want to say and echo what Jonathan said, I really like this. It's very factual. It kind of lays out the ground of where we come from and what we've been doing for the past year. So, yeah. No, but, other than those changes, I mean, this is really, really well done, so thank you very much.

Mr. Starr: I feel like it has a little bit of inspiration, a bit of aspiration, but not so much that it's hokey.

Mr. De Rego, Jr.: Yeah. Exactly.

Ms. Wade: Good.

Ms. Ball: I think it's very well written, and it's in plain language and it's captivating so you want to read it. I've never read an annual report before that I really wanted to read. Good job.

Ms. Wade: Great. Thank you.

Ms. Ball: Thank you.

- 1. Presentation by Ferraro Choi and PBR Hawaii on updates to the preferred design for the Wailuku Parking and Events Facility now being referred to as the Wailuku Civic Complex. The design team will provide an update on their work over the last month and will be seeking feedback from the Maui Redevelopment Agency on the design and related issues.**

Ms. Wade: Chair, I do expect Gwen to be here any moment, and since she is on the project

advisory, I believe the initial part of the presentation she's going to be very familiar with so perhaps we could just start with the introductions and I'm sure she's going to walk in any time.

Ms. Ball: Alright. Thank you.

Ms. Wade: Alright, so David Akinaka.

Mr. David Akinaka: Hi. Thank you Erin, and thank you Chair and Board. It's a pleasure again to be in front of you. We're here today to provide you on update on our design progress of the preferred option, the cost, and then also review the project schedule and hopefully get your blessing or some sort of guidance on the scope of work and comfort level on your part to continue on to the next phase of design.

So this is an aerial shot of downtown Wailuku. Market Street is down here at the bottom. Vineyard Street on the right, and Market Street on the left. The preferred option is really developed and coalesced in, in its scope to become a civic hub that ties the neighborhood back together in a common, in an integrated planning effort of offsite and onsite improvements. The offsite improvements include the utility storm water drain improvements obviously along Vineyard next to our site that includes sidewalk and streetscape improvements. And those are also envisioned to include the upper segment of Vineyard Boulevard all the way up to High Street because this portion is really the cause of a lot of the flooding on the lower section of Vineyard Street so we need to improve the storm drainage here. So we'll be doing things like obviously --.

Ms. Wade: Battery. Do you want to just use that mic? You can put it on the desk.

Mr. Akinaka: Sorry. So in addition to improving the storm water drainage, take up capacity along this section of Vineyard, from Church Street all the up to High Street. We'll also be doing things like undergrounding the power and telcom lines here all the way down. Church Street will also be improved in that we will be looking at the widening of the street to accommodate more traffic, possibly two-way traffic. Again, sidewalk and streetscape improvements, the undergrounding of power and telcom, and the traffic signalization of the intersection at Market and Church Street to improve --

Ms. Wade: Main and --

Mr. Akinaka: I'm sorry, Main and Church Street to ensure pedestrian safety and traffic flow.

Ms. Lindsey: The Traffic Advisory Committee (TAC) or who is the traffic -- they're looking at -  
- is it definitely a light?

Ms. Wade: The traffic consultant?

Ms. Lindsey: Yeah.



Ms. Wade: It's not definitely a light yet.

Ms. Lindsey: Okay.

Ms. Wade: But we're -- it's in the budget.

Ms. Lindsey: But it's in the budget.

Ms. Wade: Yes.

Mr. Akinaka: Yes. They'll be doing an analysis based --. Based on the preferred option that's selected, they'll then start the analysis to, to see what effects the project has in terms of traffic. And then that will help us identify the best solutions and approaches on the design side, so that's forthcoming and part of the consulting team.

Mr. Starr: I have a question. What is driving the undergrounding of utilities on Vineyard and Church? And I'm happy to see some of the utilities start to get undergrounded but...I'm curious to what that cost is and I'm not sure if that would be...the priority under which undergrounding would happen in Wailuku if it were being done as a, you know, as part of a process.

Ms. Wade: I can speak to the priorities and you can speak to the cost. So because of the very narrowed width of Vineyard Street the -- and the timeframe by which we have to get the drainage in on that upper portion so that our project doesn't flood essentially downstream. So the, the Waikapu side of Vineyard Street is where the utilities are now and it's also where the storm drain and sidewalk would have to go. So the on street parking goes away but the, the poles are a huge physical limitation right now because they are where the sidewalk would be placed. We cannot --. So where the property abuts the roadway is the property line, so there is no, there's no additional space on Vineyard to like go towards the property to build the sidewalk. So what's the road edge is the place where we can start with the sidewalk construction. And we don't have the time to do property acquisition on the stream side, on the river side, to accommodate this project, nor do we have the budget. So that side is likely we're not going to do the full level of improvement, and it's also not where the utilities are today. So taking, putting them underground became a priority when we realized we just didn't have the physical space not to put them underground.

Mr. Starr: But that exists on Main Street and to a smaller extent Market Street.

Ms. Wade: The utilities are above ground there, yes, which limits the capacity of the sidewalk, and limits the walking and trees. There's a number of things that it prevents for us.

Mr. Starr: Yeah, there's not handicap sidewalks.

Ms. Wade: Yes.

Mr. Starr: For example on, on Main Street.

Ms. Wade: Right. Exactly. So it was presented to the Budget and Finance Committee that way as the undergrounding and nobody batted an eye that that was a priority. I mean, it may come to the point where they do, but it didn't seem to be a concern.

Mr. Starr: I have no problem doing it. I'd much rather see it as part of a policy to underground and make walkable the whole core, you know, as time and budget permits.

Ms. Wade: But given the fact that we're going to --. And this was another piece of Budget Chair Hokama's priorities is not to go back into the street. So he has said once you begin a project we -- because we will also be upgrading the sewer line under Vineyard at the same time when we redo it. So that being said, we're going to -- he has made it a priority that we make the improvements now, so anything that needs to be upgraded this is the moment to do it so we just said, okay, the undergrounding happens --

Ms. Lindsey: There was a lot of Council support also mainly because of the undergrounding of the utilities and the drainage fixing and all that.

Mr. Starr: How much is Church Street going to be widened, and is that going to require taking property and moving building facades?

Mr. Akinaka: The widening really occurs more on the makai side of the street. Where...where the Wailuku Executive Center is they have a narrower sidewalk in front of their building if you ever noticed, and that's actually the road widen alignment for that street. And it's just that nothing else on that block or at least on that side of the block has been improved since then. But anything, I think, following should follow that alignment. So we're going to be -- it comes out roughly the width of a car. It's like a parking space in width or so. So we'll have to cut back or expand the width of Church Street all along from Vineyard all the way to Main Street. That will also have the benefit also of -- we'll have a chance to improve this corner here which is obviously a legacy thing. It's from past times. It's just a sharp corner that larger vehicles can't make this right-turn if it becomes a right-turn.

Mr. De Rego, Jr.: There's a pole there.

Mr. Starr: How about on the mauka side of Church?

Mr. Akinaka: The mauka side I think we're just doing more streetscape work.

Mr. Starr: Okay. So it's not taking the facades of the buildings.

Mr. Akinaka: Correct.

Mr. Starr: Okay.

Mr. Akinaka: This, this --. I'm not exactly sure the origin of the road widening alignment, but it -- this, this will give you better traffic through put to accommodate again when we're doing the traffic analysis and when we're trying to derive or develop approaches to help with traffic flow. That just gives the, the project more options in managing that flow.

Mr. Starr: Okay.

Mr. Akinaka: In terms of cost, I think you're asking about the cost of the undergrounding. Our, our electrical consultant, their best guess, you know, as sort of a rule of thumb number that they use is about \$500 a linear foot. That's a net cost. That's before the general contractor does their usual markups, general overhead, things like that, profit. But that's, that's a good rough number to gauge. So maybe the length of Vineyard might be just under a million dollars or something like that to underground when it's all said is done. I'm not exactly sure the length of Church Street but we can get that number for you if you'd like.

Mr. Starr: Yeah, if it's in that dynamic I would, I would be very, I would be happy. I would feel like it's, it's reasonable. I know a number of us tried to get the utilities undergrounded and on Market Street when I was, some years ago, with Federal money. And at that time we were told it would be, you know, tens of millions of dollars and we shouldn't even consider it, and I for one felt like it was a missed opportunity. And similarly when Main Street was, was redone a couple of years ago.

Mr. Akinaka: I mean as Erin mentioned, I mean, this, this is a great opportunity. We're going to be doing trenching work. I think a lot of the cost associated with running an underground duct line and conduit for power and telcom is involved with the excavation cost. After that you're paying for the cost of the conduit and then the concrete encasing itself. It is a good, it is a good time to do it if you're going to do it. Any other questions regarding just the offsite improvements? Okay.

Otherwise, I think, you guys are familiar that, you know, the project site itself is comprised of a new public plaza.

Mr. Starr: Could we just go back a little bit because I do have a question and I guess when you're talking about offsite that's where it should be asked. Have you done an analysis on the adequacy of services for...sewer, water, drainage, and whatever, whatever else will be necessary for this?

Mr. Akinaka: Yes. Our civil consultant, SSFM, and here in Wailuku is --. Well, they took the -- the first step was to look at the storm water capacity, so they have looked at that. They are looking at the water, sewer capacity, and our electrical consultant is looking at the power telcom. Honestly for this type of facility the water demand and the sewer output aren't massive so it's not like you're building a, a large shopping center or school or something like that, so those I think we have a better comfort level for. But as we get into schematic designs, the next phase, that's when a lot of the heavy lifting will start on, on those utility analysis.

Mr. Starr: With the storm water I, I would assume they're taking an assumption that right now none of it is being moved offsite or allowed to infiltrate into the ground and so it's 100%, a 100% of the runoff will have to be either moved offsite or absorbed.

Mr. Akinaka: I think it will be a bit of both. For one, I think the problem that they identified on Vineyard Street, this upper segment at least, was that even though there were catch basin inlets, they were not effectively catching the water. So the water was missing those, coming all the way down and the catch basins down here between Church and Market Streets were getting inundated. They just couldn't keep up because they're trying to capture all the things upstream from it, so that was one of the major issues with it. The other issue is just the capacity of the line itself. So we're going to be looking at improving both problems.

Mr. Starr: If the capacity of the line has to be improved does that mean it has to be at least all the way down to Lower Main?

*(Ms. Gwen Hiraga is present at 1:35 p.m.)*

Mr. Akinaka: I don't know the answer to that but that the --. Well, what I can say is that we will do -- we do anticipate increasing the size of the line along Vineyard Street between Market and High. After that the line goes this way.

Mr. Starr: It goes down Market?

Mr. Akinaka: Down Market this way, yeah. So...and again we're thinking right now that a lot of the problem is the fact that these drain inlets are not effectively being used, they're not actually catching the water. So if they're missing the catch basin it, it -- that's part of the reason why Vineyard Street becomes a river during high rain events.

Mr. Starr: Well isn't it also a river because the entire municipal lot ends up draining onto it?

Mr. Akinaka: That, that I'm sure that's a contributing factor although the municipal lot does have three drain inlets down here on the makai side that do catch, we think, a lot of the water, the surface runoff here. For our project again we're trying to make this no worse, hopefully better than it is now so we are investigating things like permeable pavers so that the water percolates down.

Mr. Starr: Swales?

Mr. Akinaka: Yes, so we're trying to avoid having contributing to the problem that's currently happening.

Mr. Starr: Yeah. That was what I was hoping is that a lot of it would be, would be absorbed and would contribute to recharge since it is lao aquifer. Where do the inlets, the existing inlets mauka of Market Street go now? Do they go into Vineyard or into Market?

Mr. Akinaka: I think Vineyard Street. Yeah, I'm not, I'm not --

Ms. Wade: They do. They connect to the Market Street line.

Mr. Akinaka: These? The inlets along here?

Ms. Wade: They're --. Actually to my knowledge, there aren't any inlets above Church Street. There, it's just curb and in some places there's an inlet on Vineyard between -- there's two between Church and Market. And then there's two at the corner of Market and Vineyard, one on each side. And then the ones in the municipal lot connects to Market Street as well.

Mr. Akinaka: Yeah. Yeah, there's a bunch of drain inlets along here, and there's right at First Hawaiian Bank, and then I think there are two more along reaching out towards Pili Street. And then there's one down here as well. But again at least for the paved surfaces here that's why we'd like to use permeable pavers if possible. We'll also have better control of, of just storm water in general just because we're going to have drain inlets for roofs, roof drains for roofs, and also for the parking deck as well. And effectively in overall area we're no bigger than the lot is now. We have the same square footage, it's just that it's higher up in the air.

Mr. Starr: Yeah. From my understanding is we'll have to capture 100% of, of the runoff either through...taking it off site or using, you know, onsite recharge because, you know, right now if it's just falling on the municipal lot and running off into the street that's, you know, not really -- that's really not acceptable. I, I would like to see, you know, a real analysis and numbers and where it's going before --. You know, not today obviously but --

Mr. Akinaka: Yeah.

Mr. Starr: -- later on.

Mr. Akinaka: Schematic design, our next phase of design, that's really where --. I mean right now where we are in concept design I would say in the overall process is we're defining the scope of work, roughly figuring out how those components relate to each other, their approximate scale and size, and obviously, the rough cost. The next phase is going to be more detailed that. We're going to be refining things. We'll actually be designing the actual utilities coming into and out of the site. We'll have, so for instance, our civil consultant will be developing a drainage plan, a site drainage plan, showing where all the water goes. And they'll have more detailed information to share in terms of capacities, how big things have to be in terms of storm water mains, things like that. And so that will be the time that we'll be getting really deep into those details.

Mr. Starr: So will they be doing an analysis of what the current capacities for wastewater, sewage and water --

Mr. Akinaka: Yes.

Mr. Starr: -- are for...?

Mr. Akinaka: Yeah. Yeah, exactly, they will. Okay? Okay, so in addition to our multi-purpose plaza, we also have a three-story multi-use building of approximately 45,000 square feet, and a 460 stall parking garage. I think the, the main design priority for the team has been to improve the user experience coming into downtown Wailuku. We want people to enjoy coming here, and we want them to want to come back. So from everything coming into the project we want to make it a pleasant experience as possible. Towards that end we've done things like try to separate pedestrian pathways from vehicular routes just from a safety standpoint and also to just help improve traffic flow into and out of the site. So in this, in this plan here the lighter toned, tan, are all the pedestrian areas. That's where you can walk. This darker brown tone is where vehicles can go. This is a shared path though so when cars aren't you can certainly walk there, but at least you're protected by bollards along the perimeter so that, you know, you, you're safe. But, you know, the project is creating a major pedestrian path from Church down to Market. We also have a significant cross path from Vineyard all the way heading towards Main Street. We don't have control over this property obviously, but we hope to be coordinating with them to allow better pedestrian access over towards Main Street.

Mr. Starr: Can I ask a question on it?

Mr. Akinaka: Sure.

Mr. Starr: What is -- what techniques are you utilizing to keep this really pedestrian toned and pedestrian velocities? I'm not sure if some of our Maui drivers will really get it that it's not a, you know, not a new drag strip or, you know, a place to, you know, run moped run trials or something.

Mr. Akinaka: Well, for instance, and, and bear in mind going to Ashley's point that we have a traffic engineer onboard to help us develop the best approaches, design approaches for traffic. But we've intentionally made one of the primary parking garage entry points and exit points off of Church Street so that we can keep cars more towards this sector of the property and try to encourage as much pedestrian access from the Market Street side of the property. Now that being said, we also want -- don't want to put all of our eggs in one basket sort of say, sort of speak. And we are allowing one-way traffic. This is a single traffic lane wide -- it's about 12-feet wide -- to access obviously the First Hawaiian Bank parking lot, American Savings Bank parking lot, and then also our parking garage as well. We also have a parking management consultant onboard, and they're helping us also determine the most effective way to get in and get out of the parking garage so that it might be -- one scenario might be on a typical weekday, it might make the most sense to have all of your entry and exit into the garage primarily from Church Street. But for a larger event, let's say First Friday, you might want folks coming in on Market Street and only exiting out of Church. Those are the things and scenarios we're analyzing with them, again, just to try to pick the best practice to follow,

but by having a least two entry access points, again, we're trying to build in some flexibility without cutting people off from, from the public plaza and the pedestrian pathways.

Mr. Starr: My concern is that those really are...feel safe for pedestrians, and feel safe for kupuna and little kids, and that, you know, all the best tools are used to create that. Who's doing the traffic analysis?

Mr. Akinaka: The traffic analysis is being done by Austin Tsutsumi Associates. They're also in Wailuku.

Mr. Starr: So are they doing a TIAR?

Mr. Akinaka: Yes.

Mr. Starr: But I have an objection to that. I want to see a multi-modal analysis done with regard to pedestrian flow, and you know, I know there's not a heck of a lot of transit, but I, I really want to set a standard for a multi-modal analysis and not just a...you know, the TIAR framework which really a least here on Maui has been lacking of, of depth and...regard for none, none automotive means.

Mr. Akinaka: Yes, actually that is going to be a part of their scope. They do have multi-modal analysis in, and there's actually a separate contract for a full multi-modal, district wide multi-modal plan. So, we're going to coordinate with them as well.

Mr. Starr: Okay. So in other words the lights and all of that will be looking at pedestrian and bicycle.

Mr. Akinaka: Yes, we'll have bike parking onsite. We would like to plan it well so that it does work with the bus route, you know, whether there's a new stop for this. There should be a new stop, right? Things like that. Make it as easy as possible to get here and, and go back home. I think that's all within -- I think that's -- we're sharing the same idea there.

Mr. Starr: Yeah, I mean, I'm thinking of, you know, like the corner on Main and Church, and Church in general --

Mr. Akinaka: Right there.

Mr. Starr: -- you know, that may be a place to want to use some calming, calming measures and maybe, you know --. It doesn't even --. It might not even be most efficient to use a light. I don't know a mini round-a-bout could go there or some, you know, some other, other mechanisms and some greeneries to try to slow it all down.

Mr. Akinaka: Okay. Yeah. Again, we're not --. We're anticipating these sort of improvements. We're just not quite sure yet, and once we get further into design we'll have harder data to back up, you know, which, which approaches should be considered or which

should be set aside.

Mr. Starr: Okay. As long as you're looking at all those tools.

Mr. Akinaka: Oh, I guess that is the next one. Okay, so I did actually talk about that. So in the parking garage itself, we've incorporated an atrium staircase just to serve as, you know, someone coming in here for the first time especially knowing where to go is often a problem so by creating a central atrium and stairwell within the parking garage that becomes an easy to find, common circulation point, helps you get, find your way, you know, out of the facility was important. These are couple inspiration images that we've been using. And the next slide is this is a view from Vineyard looking mauka so it's sort of if you're floating on the second floor of Aria's I guess, above Aria's. This is what looking towards the project this is what you would see. And this is Vineyard right here. The banyan tree lot is right here, and this upper corner is the intersection of Vineyard and Church. So this, this atrium is basically just bisects the, the parking garage. And so coming down here, you'll come directly onto the pedestrian pathway which is will be right where Pili Street is now. You can walk into this covered lanai, and right into the retail component of the project. And you will obviously walk right into the plaza and into downtown Wailuku. This, we're trying to promote a strong sense of arrival into, into Wailuku.

The buildings have been arranged and designed to help define the major public spaces, so we're trying to use the buildings as a tool to shape the public space and give the public space priority. So the building and the garage help form the plaza. These deep set lanais help form, again, these public and pedestrian zones. And really, the buildings are there to serve as a backdrop to public activity and life.

There will also be a pedestrian promenade running along, all the way from Vineyard all the way out to towards where the First Hawaiian Bank property is right now. In the plaza, you'll be able to grab a bite to eat, maybe from the specialty grocery on the first floor, maybe from a food truck, hang out under this front porch here, enjoy your coffee and bagel. You'll be able to watch rehearsals or performances in this covered outdoor stage here. You might enjoy a Thai-chi class or yoga class in the evening. And...you'll also be able to enjoy public art. We hope that's done by Maui based or Maui, folks from Maui, artists from Maui that can be integrated with the design of the plaza and the building themselves. And that would also include interpretative signage describing the history of Wailuku, native plantings, those types of things.

Mr. Starr: Can I ask a question?

Mr. Akinaka: Sure.

Mr. Starr: One of the things I felt we were going to be seeing down, in that plaza area, was some shaded places to sit or stand around, maybe some shade trees or other structures. I think that people don't like to congregate in direct sun in mid-day, so I don't know. That seems to have all gone away.



Mr. Akinaka: Well, there are a couple of reasons for that. One --. Well, let me just address it. So one, we have taken out trees so that you can see the plaza from this rendered use, so that's an intentional mission --

Ms. Wade: In the graphic.

Mr. Akinaka: -- in this graphic.

Mr. Starr: I mean, do they exist?

Mr. Akinaka: Yes they do. So if we go back to this plan, you'll see that there's trees along here, there's trees along the makai boundary, there's trees in front of the building. And there will also be trees along the pathway as well. Above the plaza itself what we're also looking at doing is to create -- this image might be a little bit dark -- but stringing a cable system across the plaza itself and being able to install moveable shade structures for, for those very purposes, just to create more shades during the middle of the day.

Mr. Starr: Good. I really happy to see the ones they're doing, I think, at Campbell High School. It was in this morning's news. I, I really think that the key to having people out there during the day is going to be the shade area, and you know, sail cloth or trees or whatever else.

Mr. Akinaka: Yeah, I apologize. We sort of -- we started putting everything in there and we realized you couldn't see anything so we thought that would be counterproductive in today's presentation.

So the building itself, I think we described this before as being broken of three major zones: retail, County uses, and community uses. This is a first floor, ground floor plan, rather, showing the plaza, the parking, and the building itself. The first floor is envisioned as, as mostly a tenant space for a specialty grocery or market. It could also be a location for a food hub, but we're designing it to be flexible that you could rent it out for different purposes such as those. We also do have retail tenant space on the Church Street side to help activate that corner and that side of the street. And it also takes advantage of this generous covered lanai area fronting the plaza. And again, these are a couple inspiration images we've kept in front of us of the sort of vibe and activity that could be happening there on the first floor.

Mr. Starr: Is there anything that would preclude it, in the future, if meeting space really becomes much more of a needed commodity 10-, 20-years from now, could it be able to use for that?

Mr. Akinaka: Sure. Sure. I think the food hub and, or specialty grocery will have higher utility needs, and so the infrastructure will be there to serve something like a meeting space.

Okay, on the second floor is are really the county uses so that includes -- you might be going

to a -- you might park your car here on the, on the second level of the parking garage, walk right in and attend a public hearing in the hearing room. These rooms have been designed so that they could be combined to a large room or they could be broken to smaller conference spaces. We also have the real, real property tax office here with expansion space for the future, and the MRA management offices as well. So this would be the County floor.

Mr. Starr: Is that also flexible so that the partition walls could be removed if --

Mr. Akinaka: Yes. Yes. We're approaching this, I guess, overall we're really approaching this acting like we're working for a developer, building, you know, a rentable tenant space and trying to make it as flexible as possible. So really all you have to worry about is the structural column grid, and the rest is all moveable, transformable. Again, in terms of utilities, as long as you're not opening a big restaurant in here, you know, power, telecom, water, those types of things should be adequate for an office or co-working space let's say.

Mr. Starr: How, how tight is the column grid?

Mr. Akinaka: I think these are roughly about 30-feet on center this way. Again, we're designing, acting like we're designing an office building.

Mr. Starr: So it's a big opening.

Mr. Akinaka: Yeah. And then up on the top floor, the third floor, is the location of the community reception and classrooms. Similar to the second floor, we've designed this so that you can open up all into one large banquet room or you can divide them up into smaller meeting rooms. The great thing about this floor, it has a covered lanai and a roof terrace with views of the ocean. And this is a view standing in the room looking towards Kahului Bay. So you could open up these tilt up doors and be able to just walk right out into the, onto the terrace for evening events, have cocktails out on the terrace, and come back in for dinner in the, into the banquet room.

Mr. Starr: Are we building a shell, or are we building finished space?

Mr. Akinaka: My understanding is that we would, we would provide the full fit out for this space since this would really be a community venue.

Mr. Starr: Okay, and how about the floor below, and the floor below?

Mr. Akinaka: The floor below as well that we would fit out the RPT, MRA management office space, the hearing room space. The expansion component to it, just for that future growth, we would leave as a shell that, that could be rented out as tenant space in the mean time for some revenue.

Mr. Starr: And the, and the retail down below would that --?

Mr. Akinaka: Retail down below would be shell space.

Ms. Lindsey: This kitchen on the third floor is a full service?

Mr. Akinaka: That's really -- it's a catering prep kitchen, so --. And, and we know that just, again, to leave some planning flexibility during the design process, we're assuming you're not doing heavy cooking in there, but we are, at least, assuming that in addition to things like work tables and refrigerators, you might have a range, you might have a warming oven, and therefore you're going to need ventilation, roof exhausts and those things. So we are planning for that right now. We're just putting it in there just in case. But as we get in further to design and we're working with you and the stakeholder groups, we'll be able to fine tune that, whether it's worth to have it in there or not.

Mr. Starr: These, these spaces, the infrastructure are you using any degree of energy efficiency or LEED, looking for LEED certification or --?

Mr. Akinaka: LEED, we didn't have the LEED requirement for the project, but we do have the, make it as sustainable as --. I mean, we want to follow a LEED type of approach to the design, so we don't want to be wasteful in other words. Our engineering consultant has worked with us on many, very stringent LEED rated projects, and is quite familiar with all of sort of best practices and approaches towards getting energy efficiency, conservation of energy, and renewable energy.

Mr. Starr: How about alternatives such as day-lighting and natural ventilation.

Mr. Akinaka: We, we have already done day-lighting studies for the building envelope. One of our main things, at least from the architectural design side, is to try to minimize excessive solar heat gain through windows, and also glare just for human comfort, occupant comfort. For an office space and a retail space, I think it's almost a given that those become, you know, artificially, they have A/C. This top floor, though, obviously can be either or. You, you're going to do a mix mode where you can do, you can air-condition it if you close, close up the window wall area here, or you could just keep it open air if it's nice, nice weather.

Mr. Starr: I know when the time comes, I'll want to see an energy analysis of, of the spaces done to make sure we're not missing anything.

Mr. Akinaka: Sure. Sure. Sure.

Mr. Starr: And I prefer it to be done to LEED, but I don't know if that might be...pushing.

Ms. Wade: I think the original scope had LEED Silver as the objective, and then we ended up swap out the costs of applying for LEED certification for doing the EA because we knew we might need federal funding, but that the team was still going to keep the standard of trying to achieve something of LEED Silver without going for the certification.

Mr. Starr: Yeah, I, I don't...you know, I mean, I've done the LEED certification classes, and without the commissioning side of it, they say that usually it doesn't perform. Just, you know, contractors do what they're going to do. And I don't know if that 2%, 2 ½% that it actually cost to do the paperwork is maybe...worthwhile. I understand it usually pays for itself in three to four years.

Mr. Akinaka: I mean just as a general, our baseline standard on any project no matter whether we've been asked to do LEED or not, we just do it. I mean, we might not go through the whole documentation effort which honestly is -- I wouldn't say it's a waste of time, but it's a lot of checking of boxes.

Mr. Starr: Yeah.

Mr. Akinaka: It's not. It's often not done with an intelligent eye towards achieving results, so a lot of the benefit of following a LEED approach is the design part of, picking the right things. Either it's equipment, building systems, whether it's design for daylight, so that you maximize natural light into the building and reduce the need for artificial lighting, things like that. Those are the big, the big impacts you can have by following the LEED approach. After that it becomes, again, a lot of it is just paperwork. And that's why a lot of developers elect not to pursue a LEED certification because the benefit towards the end, except for the commission. I would agree commission is a very beneficial thing. It makes, it makes sure your building is in tune, it's been optimized to operate, and that you know how to operate it in its, its optimum configuration. So, so again, I think we're going to be making a lot of those, I guess, we're hoping we're making intelligent choices for you, or recommendations for you that the building systems, for instance, the HVAC systems, lighting systems, whatever is going to draw energy or energy efficient, and water efficient fixtures, those types of things, that all those things that we're proposing as part of the design we would do that anyway whether we had this LEED Silver requirement or not.

Mr. Starr: I know, you know, natural ventilation works maybe 75% of the time in Wailuku...if you're designed for it and if you have windows that open and are designed for it and so on. I, I hate to see spaces that are kind of designed for that not to be a possibility. I don't know where, you know, what the kind of state of the art for, for office space and meeting space. But, you know, we use natural ventilation when, you know, when it's the right time of year and right time of day. I really feel that would be a good --

Mr. Akinaka: Okay.

Ms. Ball: So your assurance that you are using the state of the art, I think, Jonathan is, it's sufficient for me.

Mr. Starr: It's not sufficient for me. I want to see it, by an analysis later on, so, you know, that, I think, that will tell the story.

Mr. Akinaka: Okay. Yeah.

Ms. Hiraga: I think that in the EA document you'll have a discussion analysis of . . . (inaudible) . . . I think that may be sufficient, maybe not to Jonathan, but I think it's covered and he has it as part of the EA document then at least we can review it.

Mr. Starr: I remember there was language that satisfied me at the time. I just want to be sure that we're utilizing everything that we can.

Mr. Akinaka: Sure, sure. Okay. Okay, so the -- we have taken, made sure that parking levels are directly connected as much as possible to building levels, one from a user convenience standpoint so that you're not going down an elevator so that you can go up another elevator which often happens. It happens in the building I live in.

Ms. Hiraga: One Main Plaza.

Mr. Akinaka: And so it's more cost effective too. You don't need two elevator cores. You can deal with one so --. And it's also space efficient. We have x-amount of square footage on the site. We want to make the most, most valuable use of that space. It's better be used by people rather than elevator equipment.

Mr. Starr: How many elevators are you --?

Mr. Akinaka: Right now we have two large elevators. But again that's, that's, that's something we have to get into deeper into during schematic design.

Mr. Starr: Okay. It's not just one because --

Mr. Akinaka: No, no, that would be -- yeah. Yeah, that would be unrealistic. The parking garage itself has been designed to have a -- we tried to avoid stacking all the decks perfectly above, above each other. That just promotes a block and a sense of mass so we've terraced them, rotated them, and stepped them back from each other just to reduce that overall sense of mass.

Mr. Starr: Looks nice.

Mr. Akinaka: This is a sectional view of the, of the project from Church Street down to Market Street, so this cuts through the Wailuku Executive Center. Here's the parking garage. Here's the pedestrian promenade at the very edge of the municipal parking lot right now. And these are the existing properties on, on the mauka side of Market Street. So we, we've tried to, again, minimize the amount of excavation required both from a, well, construction cost standpoint and also from the standpoint of eliminating the need for mechanical ventilation and those maintenance costs that you will, you will have if you do have HVAC systems here. We do just sneak below the -- we're still below the second floor office of the Wailuku Executive Center so we've been able to manage the overall height of the building, so, you know, it really feels more like a two-, three-story building in, in scale.

The, the ground floor parking has been designed with extra height ceilings. These are about 14 feet clear. One, it allows things like handivans, emergency vehicles to get through here if they need to, but more importantly it becomes a, a great community space if we want to use it that way, so this could host farmer's markets. We had this discussion about having pop up retail using shipping containers that have been modified for that purpose.

This is a view looking down the pedestrian promenade, towards Main Street, so the Calvary Chapel building is right here. First Hawaiian Bank is back here. Trying to keep that ground floor -- actually all of the parking decks levels open as possible. One, for navigation. Two, for sense of security. And three for day lighting, just to allow as much natural light to penetrate the structure as possible. And again, you know, this is a multi-purpose space. It might be used for parking, but it could be used for retail. And by having that, that opportunity along this edge of the parking garage, and this edge of the property along the pedestrian promenade here, that allows the Market Street properties along this edge to have a second front if they so desire. You could have store fronts lining this side, the mauka side of -- I'll go to the site plan. So all the properties here, along Market Street, could have a second front door in the back here. And this could be a retail area back here. So it would literally extend, extend the street into, or the pedestrian street into the project.

This could also be a great extension of Market Street during First Friday's. We, we see this as being lite by string lights just like Market Street is right now, and it will have that sort of feeling atmosphere to it. Part of improving the user experience is trying to connect people with Wailuku's architectural past but while still designing for the future. The historical buildings of Wailuku whether they're western false front buildings, art deco buildings like Lao Theater, were definitely of their time whether it was early plantation days or the pre-World War II days, they were current. But they all respected or it seemed to follow a common approach in, in design. And a few of those traditional approaches in the area where these street front porches covering the sidewalk, second floor lanais that help shade the sun from the interior, and a lot of them had this roof top attic space. And I think a lot of the buildings in Wailuku, you know, are made of humble, modest, but authentic materials like wood siding. And what we're proposing is to really follow modern interpretation of that, those, those lessons and those traditions. So, you know, we do propose to have a similar type of wood siding feel to the buildings, a warmth and texture and scale to, to the buildings...and using that not just as a solid wall, solid, you know, building envelope, but also transforming that into a sun shading devices, vertical slots here to control glare, and again, to promote, optimize our solar exposure. And also the screening device to help, help screen the view of cars in the parking structure. So we're extending that wood siding practice into a new, in a new way.

In terms of, again, that, that sort of three part organization of, of the typical building, we've got our, you know, our deep front porch here facing the plaza. And we've got the second floor lanai. I mean, this is actually an in between space between the, the enclosed office space here. And there's actually an extra middle space here that just offers this whole screened...sun shading device here. And if I switch to a view looking down Church Street, this is if you're standing on Vineyard looking towards, towards Main Street here, you know,

we continue that, that projected second floor to help shade store entrances and display windows. Again that --. You know, the second floor of a lot of the downtown Wailuku buildings have that kind of vertical baluster feel and we're using those as an opportunity to extend that leaning towards a sun shade device. And then again this sort of third, roof top third floor roof top attic.

Any, any questions so far on just the design side of things? Comments?

Mr. Starr: So, is there going to --? When you do get to actual colors and textures, and actual elements, is there going to be any --? Are you going to use any process in trying to figure that out? Or how, how are you going to --?

Mr. Akinaka: Absolutely. Absolutely. I mean I hope you don't get too freaked out by this. I know they look really real, but in a lot of ways we wanted to show you this, one, to get a sense of where your comfort level was. Where everyone's comfort level is and and --. So that when we move to schematic design we will follow that more of a process of figuring out, you know, colors, textures, materials, and so we will be coming back and showing you options. But at least by kind of throwing this out there we can kind of see, you know, are you freaking out?

Mr. Starr: Are you looking for testimony or a couple of comments? In general?

Mr. Akinaka: Yeah. Yeah.

Mr. Starr: I'll, I'll start with a couple. You know, I like it. I feel like you're trying, you're kind of softening it and going more traditional with, you know, with the textures and the elements, and I like that. I feel like, you know, trying to look into it and, you know, in a somewhat historical vein. I feel like the corners are too sharp.

Mr. Akinaka: Okay.

Mr. Starr: That's the only thing that really sticks out to me, and maybe, you know, with the levels maybe some railings or some, you know, sun shades or something to kind of break it up a little bit and kind of stick with, with, with that. But you know for really it's -- I think it's really -- it's great. It's just --. Those are about my only real comments.

Ms. Ball: Thank you. Anyone else, comments?

Mr. De Rego, Jr.: As I've always said with any of these projects especially with materials, I'm always concerned about maintenance long-term. I think, Riki was quoted as this building's going to be up for 50-years, I think he said. That's his, you know, horizon on this at the meeting, so that's an awful long time to maintain a building, you know, and make it look nice, you know, that of thing. So, you know, it's got to be durability, but also aesthetics sort of combined for me so.

Mr. Akinaka: Okay.

Ms. Ball: Dave, do you have some comments on this please? Dave Yamashita?

Mr. David Yamashita: Actually I do have just some general comments. Erin and I have been working on this for...six years maybe, seven years, and I think we both, we both thought about this for a long time. And so I just have a few comments to make just based on the thoughts that we've generated through the years on this project. I just want to start by saying this is a really tough design problem because this is a huge structure, and the constraints are pretty tight, and so the architects have a really hard job of trying to fit this really large piece of building into this, the center of our town, so it has to be done thoughtfully.

Aside from the first item, of course, is function. I mean, I think, as we look at this you have to ask yourself does it meet our kind of functional requirements, not just parking and access, but wanting to activate the town and all these, things like that. But I think then you get into the more important ways to look at it. And one would be -- I think the one I would start with which is really important is context. And a question is, and this is where you get into how tough the problem is, how does it, how does it respond to what's around it architecturally? And I guess one way to look at is you want to be able to say it's a new structure, and it's a large structure, but it still fits. And so that's, I think, one way to look at it, and you have to ask yourself that. So what does it mean by -- what do we mean by does it fit?

So just from a design standpoint there's several things you can look at. One is the scale. I mean things around it are one and two stories, and we're now inserting this large structure, but it can still be -- it can still fit from a scale perspective if it's...if the facades or the buildings are, are designed so that there's still some compatibility.

There's also a massing which means, you know, you have these huge volumes, and so you've got to think of a way to make these volumes, again, compatible with what's around it so that's another criteria.

That's what happens when you don't bring your glasses. And then the other -- the last two I would mention are the detailing because the detailing especially around the ground floor can, can help make the project come alive. I mean, you want to have detailing that, again, responds to its context. Materials are important as we talked about. And also, I think, the other way to think about this is from a pedestrian perspective. You know, we -- from the very beginning of this project as you know this is Wailuku is a walkabout town and we trying to promote that.

And so the second thing is, and this is a harder one, is this whole notion of authenticity. Because when we started the project one of the distinctive qualities of Wailuku -- these maybe some of the other towns on Maui -- is that it is authentic. It's still authentic. And so the question for you is, you know, you need to be able to say this...is this Wailuku? Not Wailuku the past, but Wailuku the future. Does it in fact represent the values that make Wailuku such a special place? But does it do it in a way also responds to the future? And I think for, for



many of the people who, who were born and raised here, I think this is a really -- I think you have a real insight because you remember Wailuku what it was, and this is, we're looking at Wailuku the future. So in a way it's like looking in the mirror and saying okay is this the Wailuku that we imagine for the future.

And I would close with -- maybe I should've started with this -- but an example of maybe what we should not do which is something like the promenade building because to me that represents everything that you shouldn't do because it looks like it was just plopped into place, it's out of scale, the detailing is horrible. It does have a nice pedestrian presence on Main Street, but we don't want to end up with another promenade. So that's another way of looking at it is this is what we don't want to do. So these are kind of my...quick comments.

Ms. Ball: Thank you. I appreciate it. Anybody else? Would you like to?

Mr. De Rego, Jr.: Yeah, I guess I get it from what you're saying, we don't want to be sort of slavish to the past in a certain sense. We want to create something fresh and new, but it fits --. Anything new is not going to fit in a certain sense. But it looks good in the context and hopefully it will inspire other people around it because I hope this inspires other construction and other redevelopment around in the area. And if it's done well, and tastefully, and fits but doesn't fit, you know, it's brand new, it's supposed to be a gathering place from what I understand this to be. Right? It's not just a parking, it's a place for people that they can actually gather. There's going to be activity surrounding with it. There's going to be a hub of activity in that regard. So for me it's also an inspiration, right? It kind of carries toward the future, and hopefully, you know, what we do here will be an inspiration for other people to, to aspire, to be as detailed, as sensitive, as inspired to do something like this when they build something. Going off your promenade, you know, sort of an analogy, right, of course we don't want something like that, but hopefully this will inspire what's going on from here on out. So that's, that's my view of, of sort of how this all of fits right into the center of town.

I mean, if you remember what was there before, which I do and he remembers, it was King Theater, right? I mean, basically that was the footprint for King Theater, which was also a gathering place, you know. People would come during the week, and on weekends, and you know, and hopefully we could get some place like that that brings people together, that provides entertainment, that also, you know, provides relaxation and you know, getting away from the heat, you know, that kind of thing. So, yeah, I guess that's my view of what this building. Its functionality isn't just functional to move people around and have spaces, but also to inspire people to build just like there in, in Wailuku town.

Ms. Ball: And I do believe that it is a plan and not just a hope --

Mr. De Rego, Jr.: Yeah.

Ms. Ball: -- that this will all happen. And it's interesting that you brought up the King Theater because you're right, it was a gathering place as this will be too and an attraction. And I love your awareness of the historical significance of the area and wanting to not necessarily blend

in but compliment what had proceeded it.

Ashley, do you have anything to say? Comments? Gwen?

Ms. Hiraga: No.

Mr. Yamashita: The other --. One final thought is I think you also have to anticipate changes in the context because I think Kristen is looking at redeveloping her site. So as you look at this you also have to kind of imagine something else being there which is again it's part of what makes this a really tough design problem.

Ms. Ball: Thank you. Jonathan, do you --?

Mr. Starr: Yeah, I, I -- two more. I was in, in Juneau a few days ago, and, and I felt very comfortable walking around kind of the older parts of Juneau's commercial, and I realized it was because of the, the overhangs over, over the sidewalks, you know, with --. And the way they're, they're being redone really nicely, you know, with cables, all kind of, you know, kind of 45-degree cables supporting them and stuff. And you know, the one thing that I feel like I'm missing a little bit in looking at this, you know, it kind of has more of a soaring, you know, soaring feel from all of the verticals. There are very few or limited horizontal elements and I don't know -- I kind of feel that a little bit missing from the, you know, kind of that design era of, you know, towns like Wailuku and Juneau and others where there more kind of horizontal elements especially lower down, and I think it might help to make that look less, you know, massive in terms of height. So that maybe something that, you know, you can think about a little bit, you know, and decide if, you know, something like that might be applicable or appropriate.

Mr. Akinaka: Sure.

Mr. Starr: And the other is kind of comes from the nightmare of my childhood in intensely urban places where after a certain number of decades almost everything for one reason or another...it doesn't start that way, it started architecture, but it ended up with chain link or razor wire or roll up shutters or, you know, that sort of thing to avoid a hazard or, you know, for protection or whatever. And I'm sure you're using your best brainpower to avoid, you know, any kind of situation that would inspire, you know, future governmental bureaucrats to decide they need to put up, you know, fence, you know, fencing or you know, welded wire mesh or bird spikes or something like that because that happens.

Ms. Ball: Thank you. Thank you for your thoughts Jonathan. David, would you like to continue?

Mr. Akinaka: Yes, yes, sure. Okay, so we'll get on to the cost, and I'm sorry for the size of the text. This is on the, I think, the very end of your booklets.

Mr. Starr: Yeah, we've got it in the book.

Mr. Akinaka: It's going to strain my vision too. So this is a breakdown of cost. The cost comparison that we had showed you before, it's just been updated. Similar to the exercise we did for design where we did the low, medium and high intensity schemes, we did a cost comparison between the three. From that we developed this preferred option and that was what we had presented to you last time. The preferred option that we developed further into this iteration of design encompass not just the, the building, but it was this five level parking garage. So it was a larger capacity than, than, than any of the previous schemes. And I'm mentioning that just because it has a cost impact.

So, the preferred option is on the right hand column. And this very first row or table is just really a breakdown or comparison of overall cost, project cost, anticipated cost. So you can see now for about 45,000 square feet of building and what is basically a 460 stall parking garage, we're about \$77.8 million. And this number can be further broken down in the next table. It's really just a line item break down of the different programs or project components. So you can see how, what that \$77.8 million is comprised of. The -- again, the building hasn't, building cost hasn't really grown much. In fact what we did to save money there was to consolidate some of the program spaces. For instance, the community training rooms, rather than having dedicated smaller rooms, classrooms, we just combined them with the large reception space and you can divide that up into smaller spaces if you so need be. Same thing with the County hearing room. That can accommodate county conference and meeting spaces rather than having dedicated conference rooms that may not be used all the time, so we did save on floor area, and therefore cost for the building. But the parking structure, just by virtue of having nearly 100 more stalls bumped up in cost. I think this say \$36 million.

The other line items here are --. Our onsite work is, is nearly the same, as, as is our, our off-site construction cost. It went up a little bit simply because we're actually grabbing more area. We're doing sidewalks and undergrounding of power telcom and things like that. And then finally, the last line item here for the art component, you know, the further we go in with our cultural advisory committee and the more we talk about integrating, meaningfully integrating art into the project, not just having plop art at the end. We wanted to provide a, a decent line item to accommodate that. And this might bringing on, working with an artist or a group of artists to do different parts of either the plaza design, portions of the building or the parking structure where they have areas that they can actually work with us and work with the structure itself to integrate their work within the project.

And, any questions so far in terms of the numbers? Yeah?

Mr. Starr: The Na Wai Eha, clean art, and interpretative, does that have any place where it really tells a story so that people who come to Wailuku may, may learn about that?

Mr. Akinaka: That's, that's exactly the idea that people can come here and learn about the history of the, of the site and the area. We were talking about one idea as just as a group, just out loud that, you know, perhaps on that pedestrian promenade, you know, it's a, it's a very, it's a nice walk down there and that maybe there's something along that walk that tells

a story about Wailuku or that site. It might be in the middle of the plaza itself. We have an area sort designated as it could some sort of water themed mosque tile piece. We've been looking at how to capture storm water from the, the top deck of the parking garage and incorporating that into a water feature, that type of thing. So we're trying to connect the meaning and the history with the actual project itself so that they're all just blended together.

Ms. Wade: If I could. This seems like a good time to actually hear from Stan and Ramsay about the meaning and the design of the plaza.

Mr. Akinaka: Sure.

Mr. Stan Duncan: Okay we'll tag team this between Ramsay and I, but if we can go back to the site plan. I think some of you have seen this before and they did a good job of sort of explaining all of the components of the plaza area, but really --. If we can get --. Isn't there another one that has more of an enlargement of the central plaza area or is this it? Okay. But primarily we saw the, the central plaza area as, as an opportunity obviously for community gathering. It really is the heart. What we're calling the Puu Wai, and really we see it as a place where large groups will gather around the central plaza area for First Friday events and so forth. Not to compliment, not to take anything away from what occurs on Market Street during those First Friday events, but this will be sort of the central focal point of those kinds of special events that take place.

So within the plaza itself, it's roughly about 10,000 square feet in size in terms in area, roughly about 100 by 100, 120 feet square if you will, and bordered by Vineyard on one side, the covered plaza next to the specialty market, as well as the covered stage area on the parking structure side. The central puu wai is really what we're calling as sort of the flowing of the heart, using that as sort of a metaphor for this space being the heart of Wailuku, and really looking at wai as a source of water. And of course we have Na Wai Eha. We have four major streams that run down from Iao Valley. You have Waikapu, Waihee, Wailuku, as well as the fourth -- Ramsey I'm forgetting. But there's four main tributaries that run down from Iao Valley out obviously down to the ocean. So we're using that as the idea of using water, bringing life back to center of Wailuku is, is a concept that we're, we're utilizing in naming of this central space, Puu Wai. Ramsey maybe you can explain that a little bit better than I can.

Mr. Ramsay Taum: Okay, you did pretty good. Yeah, the concept was to expand beyond that just the names of the, the water systems themselves. What we just passed out to you, you'll find on the second page where it talks about Wai and the source of life, we actually provided a chant that is, that talks about where does water come from. And so in this case we decided to look at the various aspects of water such as coming from clouds and rain, and that first starts out as mist. Ultimately becomes a river or a stream that then feeds upon or ultimately the ocean. Water is also found in things, such as coconuts, and plants, and other things like that. So we took that as inspiration to also acknowledge four kinds of waters. So in the exercise on the second page you see that we looked at the term of Wai Ehu, this notion of misting, and to the question earlier about the place being warm or hot, to introduce misting systems, not just because it's functional, but also it has a historical reference to the place,

Waiehu. The notion that water is captured in the earth, we are water, Ipu, Kane. And so in this case you also see this notion of calabashes or the 'umeke, capturing water, holding water, transferring water, and as already been discussed being integrated actually into the ground system to retain, hold, and utilize water. So, that's what you're seeing here as well.

The pond systems themselves rather than actually having a pond for numerous reasons whether it's maintenance or otherwise, could we artistically represent that? And that's what you see in the center there. And the reference to Puu Wai, again, Wai Wai or water, or Puu Wai, the heart, and we know the heart both pushes and as well as pulls so the tracks as well as it sends out. And we like to think as a result of this we will be attracting new blood, right, new Wai Wai, economics to Wailuku, but also as a catalyst begin to send out as well. You know people come and they'll expand their businesses as well as the opportunities. So Puu Wai then serves in that capacity, this notion that this is heart of Wailuku, to attract people, and still consistent with the Wai terminology. And the artistic rendering of that, of course, could be on vertical surfaces as well as horizontal surfaces if they wanted to. But it does capture the idea that there were springs here at one point in time, if not, actually still underground. So the notion of Wai Wai, the Awai system of moving water from one source to another, that's also incorporated in these concepts.

So that's the, the large part of it, and it was also intended to be playful so in one of the renderings you'll see that we've introduced a little playground area that actually represents a mo'o, and in Hawaiian, stories of the mo'o is often related to the local, the pond. And so well that might not be a Hawaiian mo'o, its reference is still there, to your question, the opportunity to tell a story, yeah, the narrative of the place, the mo'o in the local, that type of thing.

So that's the concept and I think several weeks ago we had a question posed about authenticity and I think the attempt here is to say that authenticity is who we are when no one else is looking. Alright, who are we as Wailuku, not because visitors want us to be a certain way, but this is who we are, and I think the team has made the effort to design a space that is reflective of ourselves, something we can share. And I say ourselves, the people of Wailuku so that when you come here you know that you're not in Kansas anymore, but you are in Wailuku. And I'm sure through the process, the right textures, colors, and the right materials will be selected to, to do that. But you have to have a commitment to being authentic, being real, being present and being unique. And I think the team is really committed itself to being able to do that. So, I'm glad to take any other questions.

Ms. Ball: Thank you. Any questions? David, would you like to continue? Thank you very much.

Mr. Starr: I, I have one, one thing. You know, I really, I really enjoy what you just said, what you just said, you know, and tying the themes to the flow of water. And, you know, I think that if we're going to be using bioswales, and pervious pavement, and whatever tools we can to try to absorb and use the water that falls as rain to, to recharge the water in the ground, the . . . (inaudible) . . . aquifer. Then, it should be one of the educational points about the project, and about gaining the respect for the, for the water and how in building this we're trying to do

that so that the rain is a positive constructive thing and not something that's flowing and doing damage as it was, you know, for a 100 years or so.

Mr. Taum: Thank you. I would tend to agree. I think...the uniqueness of these islands is the fact that the hydrological system is so different from the other places, and that tends to get lost in the conversation. We just take it for granted. Maybe not here because of all the arguments and concerns about how water has been used and by whom, but I think it has been lost on us, and it's probably the one resource that continues to provide us with life in the absence of that. So I think this is clearly an opportunity not for just those that live here, but those that visit to honor and pay respect to that hydrological system. And I think our pieces that we're recommending here, at least envisioning, tend to do that because we're showing on the surface what's actually happening below the surface, right, water transfer and where it goes. And so I think in addition to all this we have said but hopefully it will be self-evident this notion of sustainability which is all part of this whole conversation.

As a former member of the Hawaii Nature Center which has a campus here at one point, we tried then to incorporate many of the lessons about Ahupua'a management, and watershed management, etcetera, and I think this too is another opportunity to be able to do that, so thank you for recognizing that.

Ms. Ball: Thank you.

Ms. Lindsey: Just an interesting fact. The new school that is in...the Hawaii Nature Center right now, it's a Hawaiian Immersion School called Ke Kula 'O Pi'ilani. Their curriculum this year is based off of this mele, and the water of kane, so I don't know if you want five-year old partisans involved, but --

Ms. Ball: There's always the possibility. Thank you. Thanks for that information. Wonderful.

Mr. Starr: Is it, is it possible to utilize any of the planting, the planting areas if there's an ability to tie a group that would want to plant and maintain it with some, you know, maybe just a little bit of lo'i kalo or other...kind of a other traditional, other traditional plantings on a small scale as a demonstration and, you know, a story, storytelling?

Mr. Duncan: I think there are spaces that certainly could, could work that way, right next to the plaza or next to the covered stage area where we're talking about perhaps that mural being. It's kind of a confined space. But again, it just kind of depends on what level of commitment and outside community organization we want to make to that, and I think we would welcome that. Realities are that in other projects that we've seen however is there is, the energy there initially, but then it sort of dies away after a year or two, and so then the counties, I guess, would face that. David, maybe you can respond. But there's certainly areas where that could occur. And then also going back to the idea of rain catchment and rain water catchment, we see that umeke feature as being a place where we could take that water from the parking structure. And one of the things that we will be looking at as part of

the next phase of schematic and design development is some underground water storage that we could take that water and then use it for irrigation purposes and, or just to hold it temporarily onsite before it is slowly released out into the storm drain lines. Obviously our preferred would be to try to use it all onsite. And, and we definitely will be looking at permeable paving as part of the, the overall hardscape design for the project, for not only the public walkway areas, but the entire plaza area as well so.

Ms. Ball: Thank you.

Mr. Akinaka: Okay, so this is the, this is still our project schedule. It hasn't changed since this schedule was released to the public at, I think, three First Friday's ago. And where we are now, we're still in the master planning and the beginning of the architectural design process, but pretty soon we have a major milestone coming up. In this November, we're required to complete our schematic design cost estimate. And that means we're -- as I was describing earlier, we're really developing a basic design that describes the utilities, the building systems, we're determining materials and finishes enough to take a more accurate and stab at what the cost is. And by having that cost estimate that will then feed into the funding request process. We'll continue working during that time. And the following November, next year, we will be ready to go out to bid and to permitting. We're anticipating that we'd be able to start construction in the third quarter or 2019, and be pau in the first part of 2021.

So with that in mind, I mean, I think the team is we're certainly spilled up, everybody's excited and, and we've got a great momentum going. You know, we'd like to seek your blessing in terms of moving forward into schematic design to keep progress going. We only really have three months to do so, to get that number developed. Basically develop the design so that we know about how much it costs because, because, really the cost estimate at this point will be, will be more about quantity of materials and scope. So, we want to, we want to get a better handle of what the scope of the project is that all of these project components are included or excluded from the project scope, and then that you're comfortable with where the design is headed. And obviously we're going to be coming back to you to, to review that. We won't just be coming back here in November. We're going to have at least a couple or a few additional meetings through the next couple months to show your progress, make sure you guys are comfortable with where things are heading but, you know, after reviewing this, our hope is to be able to, you know, kind of get a green light by the beginning of September to keep going.

Ms. Ball: Jonathan?

Mr. Starr: I really like what I, what I'm seeing in terms of the design process and the design work that's being done. I have two, two big question marks. One is that I feel like there's a lot of value here, and you know, I don't think that the total cost is out of line with the value of what it will do for the community and the town and all of that. But I think we have no way of knowing if this, you know, \$77,806,000 is an actual amount that can be generated to pay for it or not. If it -- I don't know whether we need to know that, but, you know, it's, it's not our,

our expertise, so, you know, I think any approval we would make would be provisional on that, you know, someone being able to figure out where to come up with that amount of money.

But there's one other budgetary thing that we've not discussed yet and, you know, to a finalization, but we have discussed it at previous meetings, which is the parking because it kind of started from there, you know, a basic, a very basic discussion of number of parking spaces. And so that is a core mission of this, and you know, we need, I think we really need at this point to see an analysis of what the 460 stalls of parking mean when taken into account the amount of new parking load that we're creating. And I think that when we go out and I'll certainly do my best to try to convince the community that this is a positive and good thing. But I think we need to -- when someone says, oh, you're taking away 50 parking stalls by doing this, that becomes a question very difficult to answer, so I think we need to have that analysis sooner.

Ms. Wade: So at the September meeting we're going to have the parking, operations and management gal, Julie Dixon, will be back here, and she's evaluating the existing parking inventory in comparison to what's going to be taken away with the future design, and the anticipation of the effect on the system when we add in the shuttles, and we add in the different timing and pricing. Because as we've talked about before, timing and pricing, significantly affects behavior, and people will move their car a whole lot less often when they realize well, I already paid here, and if I move it again, I got to pay, I might as well just walk. So you don't need to two parking stalls, you just need the one for that car.

Mr. Starr: Yeah, if there is a crisis developed, you want the crisis to drive towards to solution and not drive towards...increase perception of crisis.

Ms. Wade: Yes. So she'll be here next meeting as well as PUMA. PUMA will be here too talk about operation management of the facility.

Mr. Starr: Okay, and they'll have a breakdown of, of the use, of the new added uses on --

Ms. Wade: Yes.

Mr. Starr: -- on the site.

Ms. Wade: Yes, they will, and PUMA will also have additional market information about now that it's been defined as more as a specialty grocery use, what the likelihood is for the rentable space in terms of income and long-term management for that?

Mr. Starr: Okay. And with the parking, can we also get an analysis of what the, the value of parking will be in Wailuku --

Ms. Wade: Yes.



Mr. Starr: -- in 2022?

Mr. Akinaka: 2021.

Ms. Wade: That's a good point. Yeah. Because it's to project forward.

Mr. Starr: Yeah.

Ms. Wade: I did kind of want to mention about this timeline. So the bid process shows the first quarter of 2019 but it's going to be happening in the fourth quarter, right, of 2018 because part of the deal was before Mayor leaves we want to have the reception for we've issued the bid.

Mr. Starr: So much the better.

Ms. Wade: Right.

Ms. Ball: Good. Thank you.

Mr. De Rego, Jr.: I have a question, Chair? So this came up at the Council and I was a little confused as well about the money that has been expended already, the \$4 million, and how much of this timeline with for their services does it cover?

Ms. Wade: Yes, so we haven't spent \$4 million yet. We've only spent about 700-and-something thousand so --

Mr. De Rego, Jr.: Okay.

Ms. Wade: And that's why we want to get real clear definition because we haven't spent that much yet but we're about to really launch heavily into all the subs and the schematic designs so we want to know if we're ready for that. But there is a problem with the date on the existing contract so we're going in for an amendment to add in the off-site scope of work right now.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Some additional components for -- there were a handful of things -- so we'll get the date fixed on that at the same time. Yeah. So Don Guzman found that the date was only going through 2018, but actually the contract does go all the way through 2021.

Mr. De Rego, Jr.: Okay. Okay, as long as that has been identified. The other thing, Chair, if can have another question.

Ms. Ball: Go ahead.

Mr. De Rego, Jr.: Is there also going to be analysis of funding, like, you know, we always

talk about the EDA and, you know, all that kind of stuff. Is, is -- are we -- is this part of this also --

Ms. Wade: Yes.

Mr. De Rego, Jr.: -- having somebody do the leg work on, you know, private funding, and EDA funding, and you know, so the, so when the number goes to the Council as well, you know, we're pretty sure we're going to get this funding and this is what you're going to be in for.

Ms. Wade: Yes, so that's the third consultant. So the three consultants that are actually going to talk us about this affecting the market place are Dixon who's the operations and management of parking, PUMA who does the market analysis, and then Goodwin Consulting. And Goodwin is the financial analyst and they do district plans for both capital improvement projects and district wide. And PUMA and Goodwin are scoped to do beyond just the scope of this. They're doing kind of a district wide analysis.

Mr. De Rego, Jr.: Okay.

Ms. Wade: So, they're -- while PUMA's developing what is the earned income potential for this, Goodwin is figuring out what are the sources of income and how should this County best structure it, not just like what grants do, are we eligible for. But how can be best position the County to pay for it, if it is a general obligation fund.

Mr. De Rego, Jr.: Okay.

Mr. Starr: Who is coming from Goodwin?

Ms. Wade: Dave Freudenberger.

Mr. De Rego, Jr.: Yeah, he was at HSAC or whatever.

Ms. Ball: Alright, anyone else with questions? No? Continue.

Mr. Akinaka: That's, that's all we have.

Ms. Ball: Alright, excellent. Thank you.

Ms. Wade: Chair, if I could just real quick. I'm sorry, there were a couple of things I just wanted to clear up because this is the first time we're seeing the architectural schemes and floor plans too, so based on a couple of things, on the floor plan, for the ground floor, I would really like to see some type of a storage for whatever we use for the plaza.

Mr. Starr: Yes.

Mr. Akinaka: Yeah.

Ms. Wade: I didn't --. And maybe that's somewhere in there, but I think the storage fronting Church is going to be too far away. If there's somewhere either under the covered stage or I don't know where but --

Mr. Akinaka: Sure. Sure.

Ms. Wade: -- but for chairs, tables, umbrellas, you know, expect, if we're expecting a hurricane, where does all of that disappear to? I think that --. And then same thing with the third floor regarding the community reception and classrooms, you know, again, because sometimes it's going to be high . . . (inaudible) . . . and sometimes it's going to be picnic tables. I don't know.

Mr. Akinaka: Sure.

Ms. Wade: So I was wondering if that mechanical area is if we need that full area that's shown as mechanical.

Mr. Akinaka: It, it, it's -- it's just a placeholder so, I mean, the -- we can easily accommodate storage capacity. Yeah.

Mr. De Rego, Jr.: Chair, one more question for Erin. So how long in the future do we see, and this program, but it's kind of tied up with this, is clean and safe is going to be sort of a permanent part of our outreach? Okay, so do they need a place to hang out?

Ms. Wade: Yeah, so they have it now, but I don't know if they're going to be there forever at the, at the public restroom building where there's an office.

Mr. De Rego, Jr.: Okay. No, no, no, in this thing.

Ms. Wade: Oh, yeah. I'm sure they'll become a part of this MRA office.

Mr. De Rego, Jr.: Yeah, that's what I was -- that was where I was leading. Okay, good. That was where I was leading.

Mr. Starr: And also with the -- what we're going to be looking at with Dave Freudenberger and Goodwin, are we going to need any...changes in HRS or County Code to allow for parking revenue both for the garage and also on street too. And if so how are we analyzing what that --

Ms. Wade: Yes. So Julie Dixon is working on the parking, on street, HRS and actually has already teamed with the Honolulu folks who want to do the same thing. They just did parking management in downtown, so that will be coming. But the HRS, that Dave is looking at, is TIF. And then we may have to revive the community facilities district ordinance. I think

that's one of the options as well.

Mr. Starr: I'd be willing to organize a meeting with some of our legislatures if Dave, when Dave's going to be here and when the parking people are going to be here.

Ms. Wade: Okay.

Mr. Starr: If we have a little notice.

Ms. Wade: That's probably December. Dave won't be here until later. Okay. I did have a couple more things on this.

Mr. Starr: December is going to be too late.

Ms. Wade: Okay. Let's coordinate because Dixon is going to be September and December, and then Freudenberger will come once before that, and then also December.

Mr. Starr: Yeah, it would be better. September is when the majority office starts to --.

Ms. Wade: We'll talk to Dave. The third item I had was security of the ground floor parking area. You know we've shown it here graphically as being wide open, but I wonder if this gets to your razor wire and chain linked fence, you know. I think we're probably going to have to plan for just like you did for the Hosoi Gardens for it be secured at the ground floor level.

Mr. Akinaka: Okay.

Ms. Wade: And we should probably be in representing that.

Mr. Starr: Yeah. Do it nicely instead of chain linked --

Ms. Wade: Yeah.

Mr. Starr: -- after the fact.

Ms. Wade: Yes, exactly. And then on the Vineyard and Church Street sides are the parts that I thought the canopy comment you made would be really relevant.

Mr. Starr: Yes.

Ms. Wade: So that the pedestrian feel sheltered as they're walking even on the sidewalk portion.

Mr. Akinaka: Okay.

Mr. Starr: I mean, it can even be soft.

Ms. Wade: It can even be soft. And in doing that as you're showing the rendering on Church Street -- these are really super cool graphics by the way. It's really neat that you guys did this. The one on the Church Street side you're showing the landscape against the building, and I'm wondering if you could flip flop.

Mr. Starr: I was wondering about that too.

Ms. Wade: Okay, perfect. So the landscaping is out at the curb edge and there's a canopy that comes out maybe over the glass so the pedestrian can walk under that canopy.

Mr. Akinaka: Sure. Yeah, yup.

Ms. Wade: Excellent. And then on the same page, the screening on the mechanical equipment on the roof, it feels like just way too much of the same material to me and I don't know -- I know it's a super preliminary, but I figured whatever thought pops into my head it's better to get it out now before I forget it later.

Mr. Akinaka: Yeah, yeah.

Mr. Starr: Breaking it up.

Ms. Wade: Yeah, breaking up that would be good. And this kind of goes back to scope, but the size of the reception pavilion -- I know I asked you about this, Jen, last, yesterday on the phone -- the model we were kind of using was the water house pavilion which is the photograph on this design inspiration page. This is only 3,600 square feet, so I'm wondering if we're overbuilding the reception space.

Ms. Jennifer Poepoe: Inside is 4,000.

Ms. Wade: Inside -- oh, interior is only 4,000.

Ms. Poepoe: Yeah.

Ms. Wade: That's fine. I think that's fine then. I thought it was 6,000.

Ms. Poepoe: . . . (Inaudible. Did not speak into a microphone) . . . is the 4,000; reception 6,000.

Ms. Wade: Okay. I just wonder if we need that much space because I know with the --. One of the reasons people don't use some of the community centers is just because they're too big, too much space, you know, it's almost cavernous if you're having a 150 person event. The water house it said could -- it's 3,600 square feet, and it holds, it's a 400 person occupancy, so I'm wondering if that's --. I can't imagine us wanting an event bigger than 400 people. And then also in terms of dividing up the space, I think, it's nicer for, if it's a smaller,

again, if it's a little bit smaller space. So I don't -- and I wanted to say that now if you guys had some objections to sort of reducing the size of that upstairs. Because I think that could also pull away the building edge and make it look more like a two-story from the ground plain as you're seeing both sides of the streets basically.

Mr. Akinaka: You know what we'll do to help that too is to help you get a sense of what size room you need up there is we'll do a furniture plan for that floor. You can see how many banquet tables will fit in a space and gauge from that whether that's enough people or too much, you know, too much space, that type of thing.

Ms. Wade: Yeah, okay. Great. I just --. I was --. Again, I'm looking at the cost all the time too, and I'm like, if we don't need an extra 2,000 square feet of building maybe we can cut that back. Okay, great. Thank you.

Mr. Starr: How, how big is that now?

Ms. Wade: 6,000 under roof.

Mr. Starr: Does that include the covered lanai?

Ms. Wade: Does that include?

Ms. Poepoe: No, no, the covered lanai is in addition. The covered lanai is an addition to that.

Mr. Starr: I'm trying to think, compare this with, like, with the big banquet rooms at some of the hotels.

Ms. Wade: Velma Santos is 11,000 under roof, and the main area is 8,000.

Mr. De Rego, Jr.: Yeah, that's huge. That is huge.

Mr. Starr: So there's a --

Mr. De Rego, Jr.: You can get lost in there.

Mr. Starr: This is 20% smaller than that.

Ms. Wade: Right.

Mr. Starr: That sounds pretty good.

Ms. Lindsey: It's still pretty big.

Mr. De Rego, Jr.: Big, yeah.

Ms. Lindsey: That's big.

Ms. Wade: I feel like it might be a little bigger than the market that we're targeting, you know what I mean? Because we're kind of targeting a higher end event than the community and so you would want probably a smaller, it would be a smaller group.

Ms. Poepoe: A 150 or 200 people?

Ms. Wade: Well, I mean if --. I don't know if our building code, fire code is the same as Chattanooga where they have the Water House. But they're saying that's, you know, 3,600 for the 400 person capacity. Because Velma Santos holds like 850 people, I think. I mean, it holds a really lot of people. But, yeah. I mean, I think if we're at the 250 person capacity we're doing pretty good up there because interior, you also have the lanai so you can always open.

Mr. Akinaka: Yeah, you have a lot of overflow space to make up, you know, if you need to.

Ms. Lindsey: Is the lanai east facing?

Ms. Wade: Makai facing.

Mr. Akinaka: So, you'll, you'll have your back, the sun at your back at sunset.

Mr. Starr: And I'm...I'm also thinking of, you know, large community meetings because I'm sure that will, it will get a lot of that, the use of that.

Ms. Wade: Yeah.

Mr. Starr: The ones that...you know, kind of --

Ms. Lindsey: We're kind of limiting that it's only at Velma and what is Pukalani is. Those two are the only, and then the MACC, you know, and then hotels. But the only two county buildings that can hold that capacity.

Ms. Wade: Yeah. Well, it would bring our parking count down too, you know, if we reduce the capacity of the space by a little bit. I mean, it would be less of a draw on the parking resource of the building if we're, if we're not going all the way to the 6,000 interior.

Ms. Hiraga: How much is Kihei Community?

Ms. Wade: I don't know, but I can look it up.

Mr. Starr: I mean, the parking, the parking, that's primarily evening use.

Ms. Wade: It is. It's off peak. It's off peak for the most part.

Ms. Lindsey: And weekends, so --

Ms. Wade: Yeah.

Mr. De Rego, Jr.: The interesting thing about this place --. The interesting thing about this place it's going to be is that now people after they have an event can flow into the town.

Ms. Wade: Yeah.

Mr. De Rego, Jr.: That's going to be the real different of the Kihei Community Center or Velma Santos.

Mr. Starr: Yeah, you can walk to it.

Mr. De Rego, Jr.: You can walk to it, or once your event is over, you know, there's some place to go in town, right, you know? So that's going to be the real interesting thing to see what happens.

Mr. Akinaka: Okay.

Ms. Wade: Okay. Well, if you have any specific thoughts on the size of the facility, this would be a good time to give them some directions on that. I can ask the Project Advisory Committee as well.

Mr. De Rego, Jr.: So, can I get clarification, Chair? Were we suppose to make a decision today about the schematic design or was that something that was planned today? Was there a decision we're supposed to make about going to the next --? Because they only have three month as they were said -- that they said.

Ms. Wade: Yes, so what I would like to do is find out if you're comfortable to the extent that the concept has been developed to move into schematic design phase and EA, developing the EA.

Mr. De Rego, Jr.: Do you need a motion for that? I can make the motion.

Mr. Starr: I'd still like to see what's happening with the parking load.

Ms. Wade: Okay.

Mr. Starr: That's...you know, I'll even define it further. I want to be sure that we're increasing the inventory of parking and not diminishing the inventory of parking.

Ms. Wade: Yeah. Oh, we are way increasing the inventory. I mean, even with --



Mr. Starr: I'm not, I'm not sure. I want to see --

Ms. Wade: So even with the parking analysis we did, it was 127 stalls above peak demand use for the facility. We're creating 127 stalls beyond. When, but -- that's why we added the additional deck. We were only actually adding 27 stalls before we added the additional level. Now we're adding 127. But, yeah, we can email that out actually after this meeting if you want. I know we shared it with the PAC, but we hadn't come back to you guys since then so that's not a problem.

Mr. De Rego, Jr.: So Chair I want to be sure that are we expected to make a decision today before we leave or is that the request? That's what I think I heard, correct?

Mr. Akinaka: I'm requesting it just having a schedule in mind. The know the schedule cannot move, and I just wanted to give my team as much time as they could to take a good pass at the schematic design number because I know it's an important one.

Ms. Wade: We're supposed to be delivering a budget request number with the Planning Department's budget request in November when they submit to Mayor for his budget. And we have some level of flexibility with that, but that's the deadline that we're working up to right now.

Mr. De Rego, Jr.: So would it be better if we made a decision today on this to carry it forward? Would you feel comfortable with what you just heard about the parking load?

Mr. Starr: No.

Mr. De Rego, Jr.: No.

Mr. Starr: I want to see an analysis.

Ms. Ball: Excuse me, what do you need to proceed further?

Mr. De Rego, Jr.: Yeah.

Mr. Akinaka: Well, I guess I can also --. Jonathan, I understand your concern in terms of making a decision before you have all the information that you need. Again, we're in the very early stage of design. This is not --. It's called design, but really we're scoping this project. We're scoping and programming, and programming this project. So the next step is schematic design. There's still some give and play in the scope during schematic design. That's, that's really where we find out how things are really working out. And at this point we've done some rough planning to see how the pieces fit together. But even though the rendering looks very real, we still have a lot of work to do to get, to have a real design together. So what I might propose or suggest is that let, let us get started so that we can develop that information so that you --. In other words, we're going to be developing information as we go along. We're going to be delving more detail as we go along.

Mr. Starr: That's what we were told at the last minute when I asked for it. That's what we were told at the meeting before when I asked for it. That's what we were told at the meeting before that one when I asked for it that you would be developing it and we still haven't heard that so I'm digging in here.

Mr. Akinaka: Okay.

Mr. Starr: I want to see what happens with the parking and the uses.

Ms. Ball: Do you need anything further from us to proceed beyond what you, you have been doing? If you do --

Mr. Akinaka: Yeah, we, we -- I mean, if you're not comfortable with, with authorizing us to proceed, I mean, we'll make the best use of our time. We still have coordination between consultants to do. We still want to -- we don't want to waste time so we'll spend our time working on those issues we know are, are givens. I mean, we have to figure out the utility systems, we can still be talking with our structure consultants about the likely structural design, doing code analysis, so we won't just be stopping or sitting on our hands. But if, if I'm hearing you right you don't have a comfort level yet to release us into the whole team launching on it.

Mr. De Rego, Jr.: I do.

Ms. Lindsey: I'm okay.

Ms. Ball: I do.

Ms. Hiraga: I'm okay. And I think --

Mr. De Rego, Jr.: So we should make a motion and vote on it.

Ms. Ball: Yes, Gwen.

Ms. Hiraga: If I may say, you know, I think it's okay to move forward and I don't have a problem, but it's with the understanding also that, you know, to address Jonathan's concern that there's maybe changes if he's not satisfied with what he sees, right? Possibility for change.

Mr. Akinaka: Yeah. I think that -- and I think that's right. I mean during schematic design we do expect some change. It's not a finished design. I don't think we really think it's going to be a nailed down design. So there's three phase of design just so everyone's clear. Schematic design, that's where we're really finding out how all the big pieces of the project work together. The next stage is design development. We're coordinating between all of those pieces but we're still designing along the way, where we're just refining it more. The

last stage is construction documents. At that point we should not be designing at all. We should be documenting it so that the contractor can price it, they can execute it, and the Planning Department can review it for permitting. At that point it becomes really a problem to start changing the design. So you've got schematic design and design development to still adjust. You're not going to be -- hopefully you're not going to be taking huge portions of the project out because that would be a major, major change, but it has happened in other projects. So what I'm saying is we're just starting the design process. There is time where we'll be coming back to you for more decisions, approvals, feedback, that type of thing.

And Jonathan I want to apologize, I didn't want to give you the impression that we're promising you things and just sort of putting things off. That wasn't -- that's not really the, the intent. I just don't think it's the parking consultant has -- there, there -- we have the rough numbers, but the full analysis study hasn't been completed yet. They're in the process of doing it.

Mr. Starr: And we haven't heard the rough numbers, and I'm being told that, well, it's been given to some other committee, but we didn't, we don't have it for you. So I, I cannot vote for this at this time.

Mr. Akinaka: Okay, understand.

Mr. Starr: And, you know, if I don't see it at the next meeting, then I'll --

Ms. Hiraga: . . . (inaudible) . . .

Ms. Ball: Thank you. Frank?

Mr. De Rego, Jr.: So, Gwen, would you like to make a motion on this since you seem to think -- I think you have a handle on it.

Ms. Hiraga: Yeah, I think...and maybe we can, Erin can correct my phrasing of the motion, but I move that...this agency recommend that the team move forward with schematic design, and it's also with the understanding that, you know, it is subject to review and possible changes.

Mr. De Rego, Jr.: Okay, I'll second that.

Ms. Ball: It's been moved and seconded that the team be instructed to proceed with schematic design subject to changes that the MRA may make, suggestions that they make, in the future. All those in favor say aye?

Ms. Hiraga: Aye.

Mr. De Rego, Jr.: Aye.

Ms. Ball: All those opposed?

Mr. Starr: Nay.

Ms. Ball: The ayes have it, the motion carries...so please proceed.

**It was moved by Ms. Gwen Hiraga, seconded by Mr. Frank De Rego, Jr., then**

**VOTED: to recommend that the team move forward with schematic design with the understanding that it is subject to review and possible changes.**

*(Assenting: F. De Rego, G. Hiraga, A. Lindsey)*

*(Dissenting: J. Starr)*

Mr. Akinaka: Thank you.

Ms. Wade: Madame Chair, I think that is the completion of this item. Would you like to take a short break before we move on to the next item?

Ms. Ball: Yes, we'll take a short break.

Ms. Wade: Thank you.

*(The Maui Redeveloped Agency recessed at approximately 3:20 p.m., and reconvened at approximately 3:29 p.m.)*

- 2. Review of the draft grant proposal to the National Endowment of the Arts for the Our Town grant. The project scope includes public art pilot project for the year leading up to construction of the Wailuku Civic Complex and for the duration of construction activity.**

Ms. Wade: Thank you Chair. The next item is the review of the draft Our Town grant. This is for the National Endowment of the Arts. We're suggesting that the MRA be an applicant for a pilot public art program and that we would partner with the Maui Historical Society for this grant. We do have a professional grant writer working on this that was, that was given - the assistance was given to us by Office of Economic Development. They're paying for the grant writing team. Thank you. So essentially what we're asking and I wanted you folks to review and see if this is something that you could agree to. Because it's being proposed as occurring during the period of construction so we would plan the previous year, and then during the year of construction the pilot program would launch, we can build it in to the CIP funds for mitigation. So with traffic control and mitigation we could build in the funds that this is part of the mitigation action. So it wouldn't be necessarily coming out of the MRA budget, it would be coming out of the capital funds for the project.

The request is basically for the MRA's role to be the hiring of a consultant to facilitate the program and working with the artists, taking care of the logistics, all of those kinds of things.

We would partner with the Historical Society who we already begun discussions on an app for Wailuku Town. And I don't know if you folks have seen the Lanai guide app that Koa IT made. Yes, it's very cool and that was why I wanted to pull this up was so that you could see it, and that's also in our budget priority table sheet. But if we work with them to create that app they're going to get the money from Office of Economic Development and potentially with a match from you folks where that begins to be the foundation and defines the historic landmarks and cultural resources, and then building upon that during the public art phase we add the public art component to the app which is very similar to Portland. Portland has a public art app. It's call Public Art PDX, and it shows you where the art is, what the piece is, who the artist was, what their inspiration is, all of that kind of a thing so it becomes -- it becomes basically if you're visiting Wailuku Town you can check out history, culture and art all in one app. So it would be a two phases.

Mr. De Rego, Jr.: It's also GPS related as you're passing it all of sudden it will pop up on your phone, right.

Ms. Wade: Exactly. Exactly. Oh, wait, I have to -- do I have to put in the connection? That's okay I can multi-task. So that's the program scope. We would also be partnering with Baldwin High School who has a digital media program and an incredible arts program, so they would be both creating the art and then documenting the creation of the art. It proposes partnering with also Lao School and their music program so that they would offer performing art component. It proposes partnering with the Hawaii Foundation of Culture and the Arts, who would help with the artist selection process. And then basically what we would do is we would define the scope of who we would like to seek in terms of artists coming to provide the art in Wailuku, and the Foundation of Culture and the Arts would facilitate the selection process. So that's the proposal, and I'm happy to answer any questions that you might have about it.

Mr. Starr: What's the, what's the timeframe on, on the decision of word process?

Ms. Wade: Good question. So we have to submit by the end of September for the -- and then we won't -- if awarded we wouldn't get it until the beginning of the next fiscal year, so July of 2018. So we would probably take a year to plan and you probably saw the schedule. I put a schedule in here for how we would roll out and advertise and prepare because it kind of takes a year to do all those things. And then we would have two years of program, pilot program.

Mr. Starr: When do they, when do they make a decision?

Ms. Wade: They make their decision in February of 2018.

Ms. Ball: Yes?

Mr. Starr: Would a motion be in order to --?

Mr. De Rego, Jr.: Yeah, I guess that's what you're asking for right?

Ms. Ball: Is that what you would like?

Mr. De Rego, Jr.: Give approval?

Ms. Wade: It is. I would like to ask Ashley because she's on the board of the Maui Historical Society and she just had a meeting yesterday. And I've been -- we talked with Sissy about being partners, and we've talk to Hokuau and Hokuau is the president -- is he past president?

Ms. Lindsey: The past president. So currently I'm the Vice-President and in 2018 I will be president, when we get to that, I guess. So what?

Ms. Wade: So I just want to know if you're still willing to be the primary partners.

Ms. Lindsey: Yeah, it looks like, yes.

Ms. Wade: Okay.

Ms. Lindsey: They have some questions on because they're low in staff like managing. What it takes to manage an app and all of those things, and just like maintenance of it, like cost of that.

Ms. Wade: Okay. Because at one time as we had discussed this Hokuau preferred for Bailey House to own the app, but we could be the owners of the app if that's easier, you know.

Mr. De Rego, Jr.: Yeah.

Ms. Lindsey: And also getting the information. Frank just showed me the Lanai app because that's the first time I've seen it, and they weren't sure on how to get staff to get enough information to, you know, provide all those sites. And if that's already predetermined and they just need additional, you know, info on it.

Ms. Wade: Yeah. The -- for the creation of the apps so if MRA contributes \$25,000 which is proposed in the budget, OED contributes \$25,000, that's enough to hire a writer and researcher, and it could even be someone associated with the Historic Society.

Ms. Lindsey: It would likely be Hokuau. But like if it's some sort of paid --. You know, if we can pay --. If they can pay a Bailey House or Maui Historical Society researcher to do that, I think that would be fine. But I don't think they can afford the --

Ms. Wade: To volunteer, to offer it as free service.

Ms. Lindsey: Yeah, to offer it as a free service.

Ms. Wade: I can see that. Yeah. And I think that was understood.

Ms. Lindsey: Okay.

Ms. Wade: Yeah, I think that was understood.

Mr. De Rego, Jr.: I know what happened with the Lanai app. What happened was, I think, it was Kepa Maly who actually asked and hired Koa IT to do this and then he provided all the research himself through the Cultural Heritage Center on Lanai.

Ms. Wade: Right.

Mr. De Rego, Jr.: So, so basically you're talking about the same process, getting somebody who has the knowledge and the ability to do the research.

Ms. Lindsey: Well the Historical Society has the information.

Mr. De Rego, Jr.: Yeah.

Ms. Lindsey: But they don't have a full-time archivist right now so in order to -- all of the time she does spend there is totally used so to bring her on for additional time to get that information together would be what would be paid for.

Mr. De Rego, Jr.: Okay. Understand.

Ms. Wade: Yeah, and that was planned in the budget.

Ms. Lindsey: Okay.

Ms. Wade: Yeah, it wasn't assumed to be an in kind donation.

Ms. Lindsey: Okay. That was their main concern.

Ms. Wade: Okay. Great.

Ms. Lindsey: After that they were fine with everything else.

Ms. Wade: Okay, fantastic. The in kind donation from Maui Historical Society would be their programming so they are, they already are doing workshops and ukulele performances and all that kind of a thing so that becomes part of the performing art that is in kind to support the overall public art program. My connection doesn't work. Are there any other questions? Okay, should I submit it?

Ms. Ball: Yes Jonathan.

Mr. Starr: Excuse me. I move that the Maui Redevelopment Agency submit the application for Our Town grant in partnership with the Maui Historical Society and based on the proposed language submitted to us with non-substantive changes being acceptable.

Mr. De Rego, Jr.: Okay, I second. Second.

Ms. Ball: It's been moved and seconded that the MRA request this grant in conjunction with the using the partnership of the Maui Historical Society. All those in favor say aye? All those opposed? Motion carries.

Ms. Wade: Great. Thank you.

**It was moved by Mr. Jonathan Starr, seconded by Mr. Frank De Rego, Jr., then unanimously**

**VOTED: that the Maui Redevelopment Agency submit the application for Our Town grant in partnership with the Maui Historical Society and based on the proposed language submitted to us with non-substantive changes being acceptable.**

**E. OLD BUSINESS**

**1. Update on Clean & Safe program**

**F. BUDGET**

**1. FY18 Budget Priorities Discussion.**

Ms. Wade: The next budget item or the next item is your budget priorities for FY18. I provided you with a spreadsheet. You'll see the operating budget total for the year is \$133,500. Last period you authorized, last meeting you authorized us to spend up to \$10,000 on the Clean and Safe application as we're required to now document with a proviso in the budget. We're required to document interactions and services being provided. So that's going to be going out to bid next week. Also in yellow are the streetscape maintenance and printing costs. Those tend to stay flat, relatively flat over the year so I just programmed those in as we should probably be prepared to just set that aside for now.

Then the other things that we've discussed working on this year are an update to the redevelopment plan. We've talked about getting the International Downtown Association membership for the MRA which we still have yet to do. We've talked about sending members to the Urban Land Institute Conference and so I have prices for membership, conference attendance, and airfare and lodging, if we go to, if we send members. We've discussed creating an arts and cultural district plan which would basically set the stage the NEA grant. So we could do that now and then the NEA grant would come in and all of the



planning would be ready to go. We've --. This next one is the Wailuku guide app. I don't think it would be called that, but this is the application that I was explaining would be similar to the Lanai app. At one of the last meetings we talked about wayfinding so I did reach out. Our parking operations and management consultant works with like the world's best wayfinding expert and he's really amazing. I think I told you he did the New York subway system and he's done all kinds of really iconic wayfinding. And they gave me a number of about 50,000 to do all of Wailuku town including up to Iao State Park. So wayfinding as if that was, this was all one space which seemed really exciting. That would just be the program and then we would have to -- the manufacturing of and installation of the signs would be a separate cost, and that would probably be a capital cost that we would ask for next year. So \$50,000 for the planning. And then zoning code update was another thing that we had talked about doing.

So these are the costs for the things that we've discussed in the past and I wanted to give you the chance to ask questions and prioritize.

Mr. De Rego, Jr.: Chair, can I ask about the zoning code update? I thought we were going in with the Title 19 audit that's doing right now, so, that doesn't include an update I guess.

Ms. Wade: Correct. So it's just an audit right now. So the audit is looking at the zoning and development code for Wailuku. It's pretty much looking at it as a model for some of the other small town zoning but they're not -- it's not going to change the code, let's put it that way.

Mr. De Rego, Jr.: So is that --? Chair, one more question. Is that -- so what you're saying is are they going to make recommendations about updating the code based on the audit?

Ms. Wade: So they're not going to recommend changes to our zoning code. They're only going to make recommendations of whether they should be pulled into Chapter 19 or not, and how it could be if it was.

Mr. De Rego, Jr.: Okay.

Ms. Wade: Yeah, but the content they're not making recommendations about.

Mr. De Rego, Jr.: Thank you.

Ms. Ball: Jonathan?

Mr. Starr: I have a few things; I'll start with a couple of questions. The arts and cultural district plan, if we didn't get the Our Town would that still be something that's useful to us?

Ms. Wade: Yes. Absolutely.

Mr. Starr: Okay. And with the wayfinding signage, could we add some of the water related features in Na Wai Eha to it, to maybe outside that, the core?

Ms. Wade: You mean in terms of interpretative signage or directional signage?

Mr. Starr: Yeah, just directional to where, where, you know, where they are, where the...you know, one could see the four streams and, and so on.

Ms. Wade: That's a possibility. Yeah. I mean I had given him an area and so he responded with a price. But if we wanted to expand that project area.

Mr. Starr: I think it would just be a few more, a few more data points.

Ms. Wade: Okay.

Mr. Starr: But I think schematically that, that's a, that's relevant. The...the zoning code update, I think that a lot of the Wailuku zoning code is, you know, which is -- you don't just kind of the same Euclidean old timing stuff. It's not really relevant to what would likely get built in Wailuku if new projects start to happen. And it would probably take two years for that to happen, for, you know for the update to become approved and passed. So I feel like this would be the opportunity to be able to create those guidelines for the new stuff that might follow on to the, to the hub thing so that everything doesn't have to get built out of a...you know, carve out or special entitlement. So I do feel this is pretty relevant.

Mr. De Rego, Jr.: Chair?

Ms. Ball: Yes?

Mr. De Rego, Jr.: Can I make a comment? My experience with this is the Maui Research and Technical Park which actually inserted into Title 19, I think one of the first examples of formed based code on Maui. And if we could follow an example like that I think it might be worthwhile to for us to pursue and update of the code but with, with a goal in mind. Yeah.

Mr. Starr: I think that's kind of what's, what's in mind, yeah?

Mr. De Rego, Jr.: Yeah. Is it?

Ms. Wade: It is. Yeah, exactly. I think I told you that when the Progressive Urban Management was here last time, Erica who specializes in zoning and land use was telling us your design guidelines are only hurting you right now. They're not helping you in the way you want them to, you know. They're not encouraging the type of development you want, and they're actually discouraging investment because of how strictly they're being interpreted. So she was saying it would be much better to do more of a formed based code that has a whole lot more flexibility and creates opportunity for people.

And the zoning and development code is actually almost there. It's almost at the point where it is design guidelines because it does requiring some stepping back and side yard setback

issues. So just with a little bit of tweaking, I think, of that. And then some discussion about height in some of the town core areas, and more on streetscape design I think we would be at form based code. It's not going to take a whole lot of --

Mr. Starr: By streetscape, you mean trying to get the parking away from the, away from the sidewalks and --?

Ms. Wade: I do. I also mean an expectation for sidewalk width with design. You know, I think that's something that's never been stated but in an urban area you don't want your, like, five-foot standard sidewalk. You want eight to ten feet of sidewalk. You want, like I was telling the architects, the tree at the curb line and not at the building, you know, so there's some street design elements that we should build in into the form based code for anybody that's redeveloping. So when they're redeveloping their frontage they know what they do. Because now we just say, oh, we need a road widening lot, they love it as they will, you know. And I think frankly like that's, that segment from the building façade to the street is the part that we want to control a lot, and everything else doesn't really matter that much. That's the experience is that corridor, you know. So, and it would give people a lot more flexibility too.

Mr. Starr: I know one thing I'd like to see is, you know, something that Dan Burden keeps bringing to our attention, and when I took the tour of Hayes Valley with ULI there's a real effort to promote eyes onto the street and sidewalk. And that makes it a real comfortable environment for, for walking.

Ms. Wade: Yeah, yeah. Absolutely.

Mr. Starr: It makes it safe and that seems to be the direction.

Ms. Wade: So the thing with all of these items is we can't afford them all, so we will have to be picking and choosing. It's not a -- we can't do everything.

Ms. Ball: Yes, Jonathan?

Mr. Starr: I know that I'd very much like to attend ULI. I know from my own standpoint I'm happy to pay a lot or most of, most of the cost which frankly it's been something I've always done with boards and commissions since I feel like that's kind of the right way to do it if you could possibly can even if it's just a little bit, but the time is getting really close. It's the third week of October and you know I -- unless one, you know, starts to make reservations right now, it's going to impossible to, to do it.

Mr. De Rego, Jr.: I'd be interested in going as well.

Ms. Hiraga: I'll wait till next year.

Mr. De Rego, Jr.: The third week of October actually I think it's good for me in terms of work as well because I'd have to take vacation in order to do this.

Ms. Lindsey: I was planning going to the mainland at that time anyway so if I were to go I would . . . (inaudible) . . .

Ms. Hiraga: Where is it?

Ms. Wade: It's in LA.

Mr. Starr: In downtown convention center.

Ms. Wade: Yeah, it's right down town LA, next to the Staples Center.

Mr. Starr: Can we set a maybe a, either a budget number or an item that the MRA might be willing to, to pay? I know for me the, the cost membership and the conference attendance it happens to be a lot higher than most others, but you really, you get a lot because, you know, you'll have the mayors of, you know, a third of the major cities in the US sitting in a round table and talking about cool issues.

Ms. Wade: This conference attendance number you see includes a membership, so if you're already a member, I think it's only \$950 for the registration. If you're not a member then it's the \$1195.

Ms. Ball: So we're considering that now?

Ms. Wade: Yes. Well, up to you.

Ms. Ball: What are the other -- do we have other considerations that we're thinking about? Is that either, or, the IDA membership or is it --?

Ms. Wade: I don't think so. I think probably IDA. My recommendation would be IDA is only \$500 and we should probably get that subscription because then you get --. It, it covers the whole organization so however many members we want to list and you'll get the newsletters and updates. They're really great about public space management which is something we're going to be looking into now.

Mr. Starr: Yeah, I mean, it's kind of the guide book for clean and safe.

Ms. Wade: Yeah.

Mr. Starr: And, you know, the other one we'll be moving into which is entertainment district management.

Ms. Wade: Yeah.

Mr. De Rego, Jr.: I know I have to be honest, I need more assistance to be able to go.

Ms. Wade: Yeah.

Ms. Ball: Well, let's do one at a time now that we're going to consider. We know that we're considering -- which are we picking out of this, those that we can, that we want to?

Ms. Wade: Right.

Ms. Ball: Of course we want to do everything so --. Let's, let's go to the IDA membership.

Ms. Wade: Okay, that's just the \$500, the \$490.

Ms. Ball: Right, and, and --. We've been, we've been to that, and I thought it was totally worthwhile. And it's per organization as you said so can I hear a motion. Do we do these individually?

Ms. Wade: No, you can do it as a whole. So if you're all in agreement, the IDA is good, let's -- we'll say yes, we want to do that.

Ms. Ball: Yes.

Ms. Wade: Do you want to send any members to Urban Land Institute in October?

Ms. Ball: How much money do we have?

Ms. Wade: We have \$133,500. Depending on -- I also need to add the caveat you will be subject to sunshine law at the conference so we probably should not send more than two people.

Ms. Lindsey: I think we have -- or one of the larger budget items are the ones that we have work on cutting...that we can probably keep or not the ULI conference.

Ms. Wade: Yes.

Ms. Lindsey: So I think those are more the items to discuss.

Ms. Wade: So I guess the question is do you want to send two members to ULI this year. And if you do, I mean, that's like a \$4,500 commitment to pay the full price per member.

Ms. Ball: Well, those people who spoke up and said they wanted to go, their terms are -- you have longer terms too, so if they go and they benefit from it, they can add, they can contribute to the MRA.

Ms. Wade: I'm sorry, \$3,500. It's \$3,500 per.

Ms. Ball: So...I think we should. I think that's part of our duty is to see what else there is out there and certainly these are beneficial when we live in isolated locations as we do.

Ms. Hiraga: So we're limiting two members, right?

Ms. Wade: I think so. I think that prudent unless you want to formally call meetings in LA each time you're together.

Mr. Starr: What will end up happening is we'll have to pay for a Corp Counsel because that's what happened in the past.

Ms. Wade: Yeah. It is. We did that with IDA; we brought a Corp Counsel member for that. Which was actually great. I mean I think he learned a lot when he came.

Ms. Ball: Right. It worked out well.

Ms. Lindsey: Are you going to ULI?

Ms. Wade: Yeah, but I can. I can use the Planning Department money.

Mr. De Rego, Jr.: I wasn't able to go last year because I had a competing conference so I'd like to be able to go this year.

Ms. Ball: Okay. I think that people spoke up for it. Sometimes you have something that nobody wants to go to so.

Ms. Wade: Okay.

Mr. Starr: I'll, I'll contribute my own hotel cost just because it makes me feel better.

Ms. Wade: Okay. Any you're only the \$995 membership or the registration too. You're a cheaper one to send.

Mr. Starr: Well, my, my membership lapsed.

Ms. Wade: Okay. So that's easier for me to do the math then. Okay. I'll keep a running total here at the bottom.

Ms. Hiraga: Okay, so that means Ashley cannot attend?

Ms. Wade: You -- yeah you will have to decide which members you would like to attend.

Ms. Hiraga: What if three, but they're not in the same session? I've seen that happen.

Ms. Ball: There's always a way around it.

Ms. Wade: Yeah. We can do it as long as, as long as we don't get together as group basically. There's no opportunity to get together as group.

Ms. Ball: No, no having fun.

Mr. De Rego, Jr.: I'll, I'll make new friends.

Ms. Hiraga: Wouldn't it be broken down to into sessions?

Mr. Starr: Yeah, if by chance, you happen in the same, you know --

Ms. Ball: Don't talk to each other, nobody will ever know.

Ms. Hiraga: There's always a way.

Mr. Starr: And certainly not do any, don't discuss any business.

Mr. De Rego, Jr.: Yeah.

Ms. Wade: Okay, so three members you'd like to send?

Ms. Ball: Yes.

Ms. Wade: Okay.

Ms. Hiraga: Carol and I will await your reports.

Mr. Starr: Yeah, I'll give my report now.

Ms. Wade: Okay, now the big ticket items. What do you want, what do you want to buy?

Mr. Starr: Well, I mean, I'd love to do both the zoning code and...the plan update. I don't know if that's doable or --. I feel like that's something our town needs.

Ms. Ball: Yeah, I like those two also. Is that over budget?

Mr. De Rego, Jr.: They work hand in hand actually. Excuse me. They work hand in hand actually...the, the update and the zoning code.

Mr. Starr: Yeah, you know, I feel like the wayfinding signage would nice, but, you know, maybe we can find another way to do it and it maybe a little premature to do it this year.

Ms. Wade: Okay, you cannot afford to do both.

Mr. De Rego, Jr.: What do you think?

Ms. Lindsey: I agree. Maybe the wayfinding can be snuck into the civic complex. We can do that later.

Mr. Starr: Yeah, maybe we can do a gorilla, another gorilla effort that's a little more durable than the last one.

Ms. Lindsey: Yeah.

Mr. Starr: I'd be willing to make stuff out of wood using my wood shop if that --

Ms. Lindsey: Yeah.

Mr. Starr: I know how to make signs really cheap too. I did that for a long time.

Ms. Lindsey: I do really like the arts and cultural district plan, though. That is --

Ms. Ball: Yeah.

Ms. Wade: There isn't -- there's nothing preventing us from making key tweaks to the zoning code now, and then -- like identifying what are the key hot button issues, amending it like we did the parking ordinance, and then...having already dealt with sort of those thorny issues, hiring someone to repackage it and make it a formed based code, and then it's less work, and less money for them in the coming year. But then we would have dealt with the height issue, we would have maybe added a streetscape component, that kind of a thing.

Mr. Starr: I think those are big kind of form issues too, right, those two?

Ms. Wade: Yeah. It's just --. I'm not --. I can do all of the policy changes. I can't do the art work that needs to go with it and that kind of a thing, so you, we would want to hire somebody for that but --.

Mr. Starr: Yeah, I mean, if we can get some wording that kind of goes away from the white picket fence --

Ms. Wade: Right.

Mr. Starr: -- you know, stuff to the --. I don't know, how would we describe it, kind of an old time urban?

Ms. Wade: Yeah.

Mr. Starr: I don't know what --



Ms. Wade: Away from that?

Mr. Starr: Well, no, I think we're kind of looking at, you know, early 1900's urban, urban scape maybe.

Ms. Wade: Well, I don't think we want a theme, right? We don't want it to be like a Bavarian theme or like . . . (inaudible) . . . but I think if -- the things that Jonathan even you brought up with our conversation with the architects the canopy, height being in the right place and at the right height, you know, there's, there's some that golden triangle that we learned about at IDA, that's got to be the fundamental focus, I think, you know.

Mr. Starr: Yeah, and activity on the street.

Ms. Wade: Yeah.

Mr. Starr: Or visible to the street.

Ms. Wade: Exactly, yeah. If we hone in on that then everything else can just kind of fall into place.

Mr. Starr: Is there way that we can get some in house or even volunteer time into it?

Ms. Wade: Ah --

Mr. Starr: I had a talk with David Raatz last, a couple of weeks ago. You know and he's now working on zoning stuffs for Planning.

Ms. Wade: Yeah.

Mr. Starr: And he's a real, you know, Wailuku walking citizen who gets that.

Ms. Wade: He is.

Mr. Starr: And I got the feeling he has time on his hand.

Ms. Wade: You did?

Mr. Starr: Yes. And would love to be doing this stuff.

Ms. Wade: Frankly I know he would be happy to help with the zoning amendments, so if I'm, if I'm like sharing with him some of the issues I'm sure he would draft the, the small scale. He's not going to re-write the formed based code, but he could certainly help with these interim patches that we need. That's kind of his job actually. Yeah. So, so that would allow us to postpone the formed based code is what I'm saying. I put the arts and cultural district plan in, and then we're at \$127,500.

Mr. De Rego, Jr.: Okay. But you put the WRA plan update.

Ms. Wade: I did. The WRA plan is in there.

Mr. De Rego, Jr.: And then the arts and cultural district?

Ms. Wade: Yeah.

Mr. De Rego, Jr.: Okay. And we're committed to the Wailuku guide app, right?

Ms. Wade: I would like to commit to the Wailuku guide app, but I hadn't ask for your permission for that yet so I'm asking you now. And maybe we can't commit a whole \$25,000. Maybe we can commit something less than that, you know.

Mr. De Rego, Jr.: But whatever we do, OED will match?

Ms. Wade: OED I think will put in 25, and if I tell them I could only get 10 out of you guys, maybe they will put in more.

Ms. Lindsey: It's worth a shot.

Mr. Starr: Maybe we can all, like...you know, make, reinforce that request.

Mr. De Rego, Jr.: Yeah.

Ms. Wade: I don't know. The 25 might be a procurement ceiling for them which might --. Because that's a procurement ceiling for us, you know. If we go more than the \$25,000 we're putting everything out to bid. Where if we stay under that, it's an easy and neat way to do grants. But, I can find that out. And frankly, like, you're going to be seeing all of the scope of work, RFP's that I put out for any of this anyway. So if I work on these RFP's and then I'll talk with Teena at OED in the meantime, and find out what they can commit. And it might be frankly that if we do the redevelopment, the redevelopment plan and the arts and cultural plan there could be savings where they could be combined into sort of single effort, and there's just a sub-consultant brought in for the redevelopment plan for the arts and cultural component, you know.

Mr. De Rego, Jr.: There you go.

Mr. Starr: Do we need to come out with a, an action step at this meeting, or can we just give you direction and then --?

Ms. Wade: You can -- well what I wanted was, because as you can imagine, people see that the MRA has a budget and so all of them want to come and ask for like little projects or things like that so I would like to be able to say, have some sense of certainty about how much is

committed at this meeting and being developing scopes of work for you for what you would like to see accomplished this year. And then I'll come back to you with those scopes of work and you can tell me if you want to proceed or not and what we should put towards the budget.

Mr. Starr: Can I, can I try one?

Ms. Ball: Yes, please.

Mr. Starr: For conversation purposes?

Mr. De Rego, Jr.: Yes.

Mr. Starr: I move that we direct that our approximately \$125,000 be allocated for the following functions in, in FY 18: clean and -- are we doing a clean and safe?

Ms. Wade: Yes.

Mr. Starr: Clean and safe app, the Wailuku Redevelopment Area Plan update, IDA membership, funds to send or assist in sending three members to the Urban Land Institute conference in Los Angeles, the...we're doing the arts and cultural district plan?

Ms. Wade: Yeah.

Mr. Starr: So arts and cultural district plan, a...zoning, a partial zoning code update, streetscape maintenance, and then...some amount to the Wailuku guide app and some amount to a...a very simple version of wayfinding signage. Grass roots wayfinding signage maybe.

Ms. Wade: I'd like to come back to you to talk to you about that.

Mr. Starr: Yeah.

Ms. Wade: Just cause you hurt yourself more than you can help yourself sometimes with sort of not well planned wayfinding signage.

Mr. Starr: I find of feel like it's premature because we'll have to tear the town up and then that will confused the people who can't get there from here.

Ms. Wade: Well that's sort of the reason to plan it now, it's certainly a reason not to install it right now. But it is a reason to think we should start planning for wayfinding for construction and for post-construction. But it doesn't have to happen in this budget. It could happen next because we'll still be planning the next budget cycle to be honest.

Mr. Starr: Okay, so let's hold off on that and we can discuss it and think about it.

Ms. Wade: Okay, sounds good.

Mr. De Rego, Jr.: You're going to throw printing in there too?

Ms. Wade: I have \$1,500. Oh, I put \$15,000. It's only \$1,500 of printing.

Mr. De Rego, Jr.: No, you have street maintenance.

Ms. Hiraga: You have \$1,500.

Mr. De Rego, Jr.: You have \$1,500.

Ms. Wade: Oh, I'm sorry. I've been doing -- I had my estimated budget. While you're talking I was making the preferred budget side by side so you can see where we are now with the total.

Mr. De Rego, Jr.: Okay.

Ms. Lindsey: Will that be enough for the 25?

Ms. Wade: Yeah, let's see. Almost.

Ms. Lindsey: We have enough if we send only two members?

Ms. Wade: Huh? What's that? We certainly have enough for 20.

Mr. De Rego, Jr.: Oh yeah that will work.

Ms. Wade: Almost. I could get -- we can get just under 20 for sure.

Mr. De Rego, Jr.: Then they'll put in the 30.

Ms. Wade: I think we can find a third match party to be honest with you. It's just -- I had to know how creative we had to get. It's less time if I have to hunt for the third party, but I can find the third party.

Mr. De Rego, Jr.: Okay, I'll second the motion.

Mr. Starr: I think we should leave some money in the zoning.

Ms. Wade: Well, okay, if we take this out...I mean, what are you thinking we would want to hire out for the zoning? To give me a sense of scope.

Mr. Starr: I think we need some discussion, some verbiage and maybe some drawings to go along with...basically what are . . . (inaudible) . . . of the town. I don't think we can do a full,

you know, a form base, but I still think at least when we're dealing with streetscape and we're dealing with what we want -- people to feel when they walk.

Ms. Wade: So some modeling. That's what we could really use is some modeling in a sense. And we had talked about doing that in the past. So we'll do updates in house, and we'll do --

Mr. Starr: Is there any way we can get some of that verbiage --

Ms. Wade: We need -- that's like at \$15,000 to \$20,000 amount. Well hopefully we can combine the redevelopment plan and the arts district plan, and that brings that cost down by \$10,000 or more, I'm hoping. And then -- because that way all the introductory stuff doesn't have to happen in both plans.

Mr. Starr: Is there any way we can get some of the modeling and scripted stuff from the hub, the hub project work? Because I mean they must have done some of that for --

Ms. Wade: Not without re-scoping their contract. I mean, I can't put it in to their existing contract. And frankly I can't do it without putting it back to bid because it was never in the scope of work as I lead it.

Mr. Starr: I mean, I was hearing that, I was hearing that today from their kind of descriptive language of, of the design.

Ms. Wade: Yeah. Yeah. Oh, yeah, they're perfectly capable of doing it. I just haven't -- it's not in their scope of work.

Mr. Starr: Okay.

Ms. Wade: But there are lots of folks who are perfectly capable. I mean we've used Morgan Gerdel in the past to do some modeling for us, and they've done it very cost effectively so --

Mr. De Rego, Jr.: So is that --? Can I ask a question since I seconded it right?

Ms. Ball: Yes.

Mr. De Rego, Jr.: So, we're in the process of discussion I guess are we?

Ms. Ball: Yes.

Mr. Starr: Yeah.

Mr. De Rego, Jr.: Okay. Is there a way we can do the in house stuff and then finish this off the next budget cycle?

Ms. Wade: Yeah.

Mr. De Rego, Jr.: It seems to me that would make more sense instead of trying to squeeze ourselves out for other things, right?

Ms. Wade: Yeah.

Mr. Starr: Let's keep some of it in this, this FY if we could.

Mr. De Rego, Jr.: Okay.

Mr. Starr: And really do the full form based thing next year. Can we keep maybe 20 grand in, in there?

Mr. De Rego, Jr.: That would be put us way over.

Ms. Wade: We don't have 20.

Ms. Lindsey: We have four.

Mr. De Rego, Jr.: We have four. Because my feeling is, you know, my feeling is that if we can do the in house stuff, then we can go full hog the next, you know, budget cycle, and I don't think we would have lost anything would we?

Ms. Wade: No.

Mr. De Rego, Jr.: In terms of time, or need, or --

Ms. Wade: Well, we may have lost potential property investments.

Mr. De Rego, Jr.: Okay. There we go.

Ms. Wade: We may have lost potential property investment if we don't make the changes.

Mr. De Rego, Jr.: So why don't we make it --. Why don't we leave it in with the proviso that hopefully we can do some savings and if not, then maybe push it to the next budget cycle. You get what I'm saying?

Ms. Wade: So what are you saying to leave in?

Mr. De Rego, Jr.: I'm saying to leave in the, the money for the zoning code updates are where you come to modeling but with the proviso is if, if we are able to save some money from other stuff then we can go ahead with full hog. Otherwise we should push it in to the next budget cycle. Is that too confusing?

Ms. Wade: Nope. So add money to the zoning code modeling if we save money in other areas.

Mr. De Rego, Jr.: If we save money in other areas, yeah. Dedicate the \$4,000 we got now, but then push money towards that if we save money in other areas.

Ms. Wade: Okay.

Mr. De Rego, Jr.: Is that acceptable?

Mr. Starr: Yeah.

Mr. De Rego, Jr.: Okay.

Mr. Starr: You know, I think, at least we're, we're going to start, start moving it and maybe we can find some other, some other source or talents.

Ms. Wade: I can tell you when Morgan did the modeling for the town core block to place, after Dave Yamashita did the hand rendering, and we said, can you model this just to see if it will work, it cost us \$1,300 for him to do that block. So I think, like, if we're going to do Main, and to me Main is like the top priority because that's where we're seeing interest in investment and we're seeing properties change hands, so I would love to focus a lot of attention on Main in terms of modeling, and willingness to experiment with different heights, and what the step backs would be. Like even if we did a Main Street corridor zoning update that would go really a long way to getting us to what we need to accomplish.

Ms. Ball: Alright.

Mr. De Rego, Jr.: Sounds good.

Ms. Wade: Okay, so that can be the first priority. And if we have more money we'll keep going. Okay.

Mr. De Rego, Jr.: So I guess we have to vote on the motion.

Ms. Ball: So are we ready to vote?

Ms. Hiraga: Yes.

Mr. De Rego, Jr.: Yes.

Ms. Ball: Voting on the items selected for the budget, all those in favor say aye. All those opposed? Motion carries.

**It was moved by Mr. Jonathan Starr, and seconded by Mr. Frank De Rego, Jr., then**

**unanimously**

**VOTED: to allocate the \$125,000 budget to the selected items as discussed.**

Ms. Wade: Alright. That was very efficient. Thank you very much. It was good direction. Madame Chair, that is all I have for today.

**G. NEXT MEETING DATE: September 22, 2017**

**H. ADJOURNMENT**

Ms. Ball: Alright, thank you. Anybody else with anything else? Meeting is adjourned.

There being no further business brought forward to the Agency, the meeting was adjourned at approximately 4:17 p.m.

Respectfully submitted by,

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

**RECORD OF ATTENDANCE:**

**Members Present:**

Carol Ball, Chair  
Frank De Rego, Jr.  
Gwen Hiraga (at 1:35 p.m.)  
Ashley Lindsey  
Jonathan Starr, Vice-Chair

**Others:**

Erin Wade, Small Town Planner, Current Planning Division  
David Yamashita,  
Michael Hopper, Deputy Corporation Counsel (on call)