

LU Committee

From: robbkcole@gmail.com
Sent: Tuesday, October 03, 2017 1:21 PM
To: LU Committee
Subject: Testimony on LU-43, Hui No'eau Land Use Entitlements (10/3/17 Agenda)
Attachments: LU-43_Cole_Testimony.pdf

Aloha,

Attached is my written testimony on tomorrow's action item LU-43. Please let me know if you require any additional materials.

Mahalo,

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HAWAII LAND USE GROUP LLC
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October 3, 2017

TO: Chair Robert Carroll, and Members
Land Use Committee
Maui County Council

Dear Chair Carroll and Committee Members,

RE: LU-43 Land Use Entitlements for Hui No'eau Visual Arts Center (Makawao)
Located on the Historic Kaluanui Estate
Parcels (2) 2-4-002:006 and 011
2841 Baldwin Avenue Makawao, HI 96768

Thank you for the opportunity to testify in support of item (LU-43), entitled "District Boundary Amendment, Community Plan Amendment, and Change in Zoning for Hui No'eau Visual Arts Center".

Your consideration of a council-initiated change of land use controls to better reflect the longstanding educational use occurring at the Hui No'eau Visual Arts Center in Makawao is timely and noteworthy. To support your effort, I have prepared this letter for your information and use.

I've assisted "the Hui" through their last two amendments to their State Special Permit (educational use in the State Agricultural District), and desire to assist you in whatever way I can if this task is undertaken by the Council. It would be extraordinary to have the Council initiate this action on this, the 100th anniversary of the Kaluanui Estate.

I have prepared the following for your information:

I. Overview of the Action

Hui No'eau Visual Arts Center is located on the Historic Kaluanui Estate, approximately 25 acres of land located at the corner of Kaluanui Road and Baldwin Avenue, Makawao. The "corner" of the estate has been used for agricultural activities such as pasture for horses and cultivation of pineapple. The interior of the property contains the 100-year old celebrated residential estate designed by noted architect C.W. Dickey. The Estate section of the property has served many public uses since the passing of its founders, Harry and Ethel Baldwin, and has been formally and exclusively used as the Hui No'eau Visual Arts center for the last 41 years.

The Council's actions will correct what is a conflicting and inappropriate set of Land Use Controls that govern the property. The (~10 acre) agricultural "corner" of the property will retain its consistent agricultural controls, but the interior portion of the property- the Estate

area comprising ~14.775 acres, will have its land use controls amended to reflect the site's rural character and educational use. Specifically, the Estate section will be reconfigured as follows:

- The Maui General Plan's Rural designation will remain
- The State Land Use from District will be changed from Agricultural to Rural
- County Zoning will be changed from Agriculture & Interim to (P-1)Public/Quasi-Public
- The Makawao-Pukalani-Kula Community Plan will be changed from a mixture of Agriculture & Public/Quasi-Public and will become uniformly (P) Public/Quasi-Public

II. Rationale for Council Action

Hui No'eau is an award winning non-profit agency that has preserved the historic Kaluanui Estate for public use and enjoyment, and has been unmatched in its stewardship and educational programs in Maui's Visual Arts community.

The Kaluanui Estate turns 100 this year. This unique, noteworthy property and its deep connection to the arts existed decades before the State or County implemented zoning and related land use controls. Despite managing the site for over 40 years, Hui No'eau is required to amend and extend special (Agricultural) permits with each new project due to the unfortunate set of inappropriate and conflicting land use designations. Satisfying these requirements is not only costly, it is unpredictable, which can jeopardize time-dependent development grants. It would be a timely "recognition" of the nonprofit on this anniversary if the Council elected to straighten out the confusion of land-use controls by employing a set that appropriately reflects the cherished legacy of the Kaluanui Estate and its longstanding role in the development of the arts.

III. The Mission of the Hui No'eau Visual Arts Center

Founded in 1934, the mission of Hui No'eau Visual Arts Center is to serve the Maui County community by unlocking creativity through exceptional visual arts education and to enhance this endeavor through the preservation of the historic Kaluanui Estate. Hui No'eau is situated on the grounds of the 25-acre Kaluanui estate, which was designed by famed Hawai'i architect CW. Dickey and built in 1917 for its original owners Harry & Ethel Baldwin. Now, 100 years later, Kaluanui still stands in its original character as one of Maui's most iconic legacy estates still open for visiting to the public.

As the Hui celebrates Kaluanui's centennial year in 2017, the reach of the organization's mission is greater than ever before. Hui No'eau's year-round visual arts education programs, exhibitions, open studios and community outreach efforts impact over 30,000 artists and other individuals annually including, youth, students, educators, and community members living in Maui County.

Hui No'eau is the only art center of its kind in Maui County. The historic grounds and exhibition spaces are open to the public seven days a week with free admission. In addition to Hui No'eau's regular programming, the Hui collaborates with community organizations, schools and educators to serve at-risk and special needs youth or those without adequate arts education funding.

The Hui also offers a robust scholarship program that enables students in need of financial assistance to participate in Hui classes, camps, field trips, and outreach programs year round. Students range in age from 2.5 years and up. A total of 998 low-income children received financial assistance to attend classes between July 1, 2015 and December 30, 2016.

The Hui's Visiting Artist & Teach the Teacher programs unite Maui educators with local, national & international teaching artists. This program gives Maui teachers the tools they need to create strong arts programs in their own classrooms and also sends artists off Hui grounds and into Maui's public schools to expose students and teachers to new skills and techniques in the visual arts.

IV. History of the Property

Early Development

Makawao's "Kaluanui" Estate was developed by sugar plantation manager Henry A. Baldwin ("Harry") and his wife Ethel during the thriving plantation era of the early 20th century. It was constructed on a 17.5 acre parcel located off Baldwin Avenue that was purchased in 1886 by Harry's father, Henry P. Baldwin. The property was once home to the (1856) East Maui Plantation's sugar mill which had since declined and was in ruins.

Harry and Ethel contracted renowned architect C.W. Dickey (Harry's cousin) to design a residence for the estate. In 1916 and 1917, the Baldwin's constructed an exceptional Mediterranean-style main house with matching guest cottage and carriage house. A practically designed maid's quarters and stable were erected in the following decade. The sculpted grounds of the estate featured flowing grass lawns and terraces, outdoor concrete formed stairs, ornamental trees and rock walls, and a now-iconic reflecting pool set inline with the residence's south yard.

Ethel Baldwin's passion for the arts led to changes in the use of Kaluanui. She invited artists from around the world to stay at Kaluanui in exchange for lessons that she and other artists would attend. Rooms of the residence were periodically converted for use during artistic events and projects and the guest cottage was converted into a studio for jewelry making. In 1934, Ethel founded the arts education and advocacy organization titled the "Hui No'eau Visual Arts Society". In the following decade, the estate hosted various arts-related events, civic-group meetings, and military-staff events during WWII.

Formal Transition to the Arts

The Hui No'eau organization continued to grow, and in 1964 was incorporated as a private non-profit corporation. After the passing of Ethel Baldwin, Kaluanui became property of the Maui Land and Pineapple Company. Ethel's grandson, Colin Cameron, director of the company, offered the estate to Hui No'eau via lease starting in 1976. The decision further transformed Kaluanui and allowed Hui No'eau to evolve into a visual arts center. Mr. Cameron later described the result as "a well maintained, privately-owned, community-used facility with its emphasis primarily on the arts".

Under Hui No'eau's management, the Baldwin Home and ancillary buildings were adapted for use as classrooms, exhibition galleries, a gift-shop, administrative offices, artist studios, and specialty studios used for painting, drawing, jewelry design, printmaking, photography, digital media, and ceramics.

To accommodate growing demand for its education services, and to lessen wear in the historic Baldwin Home, Hui No'eau has expanded its facilities as follows:

- In 1998-2000, a 1080s.f. children's classroom and a 700s.f. central restroom facility were constructed in the vacant sections of the "lower campus", located north and downhill from the Baldwin House.
- In June 2005, Hui No'eau purchased the title to the 25-acre Kaluanui Estate, including parcels TMK (2)2-4-002:parcels 6 and 11. With the ownership of parcel 6, Hui No'eau was able to relocate its driveway on Kaluanui Road to a safer location and create new parking that was shifted away from the estate's architectural core.
- In 2008, a 2448s.f. building was erected in the lower campus to provide new jewelry making and ceramics studios.
- In June 2009, Hui No'eau obtained administrative approval from the Planning Department that permitted minor modifications to the classroom building authorized in the 2003 permit renewal. The approval also authorized repairs and renovation of sections of the Baldwin House, studio cottages, printmaking studio, and authorized safety improvements at the formal entry located on Baldwin Avenue.
- In August 2013, Hui No'eau obtained Maui Planning Commission approval to reconstruct a garage addition to the historic maid's quarters (Matsumoto building) and to utilize the new classroom space and other portions of the campus for a 50-student pilot High School program conducted by Haleakala Waldorf School.
- In October 2015, Hui No'eau obtained Maui Planning Commission approval to expand the Waldorf High School to 100 students. A "Waldorf village" was constructed on the estate's old tennis court, consisting of 4 portable classrooms and an administrative building. A new, 40-stall, low impact parking lot was constructed away from the Baldwin House in parcel 6.

V. Development Planning

Since the community-driven purchase of the Kaluanui estate for Hui No'eau in 2005, the organization has found a stronger commitment from its members, donors, and government funders to attain its mission. Current development objectives of the Hui include:

- Construct a new, purpose-built facility for the Hui's woodworking program
- Sensitively reconstruct the Estate's deteriorating Stables and Tack Shed, which would be used to re-establish ceramics facilities and create a new performance studio
- Improve ADA accessibility at the Kaluanui estate with additional parking, pathways, and restroom facilities.
- Maintain and repair its Historic buildings and campus
- Create an atrium at the Baldwin House's courtyard to preserve usability during wet weather
- Develop an outdoor event space to relocate events that have historically taken place at the Baldwin House's formal yard. This action aims to reduce the wear on the historic structure.

VI. List of Current Uses on Property

Uses supporting Historic Preservation and enjoyment of the Kaluanui Estate

- History Museum
- Free self-guided tours/ for-fee guided site tours
- Hui administered Fundraisers and Events ("Art Affair", etc.)
- Site Rental of house and grounds (special occasions/weddings)

Uses supporting Specialized Arts Education

- Hui staffed Art Programs for children, adults, & teachers
- Hui coordinated, community staffed classes
- Specialized instruction and open hours for equipment-dependent arts (photographic darkroom, print studio, ceramics, glass-blowing kiln, woodshop, 3-D printing, etc.)
- Hui administered Art Exhibitions
- Hui curated Art Gallery
- Gift-Shop
- Artist in Residence program (a residential teaching program initiated by Ethel Baldwin)

Uses supporting High School Education

- Waldorf Pilot Program Classrooms
- Waldorf Administrative office

Administrative Uses

- Hui Administrative offices
- Grounds/Maintenance Facilities

Thank you again for your time and consideration. Please feel free to call me at 298-7622 or email me at RCole@HawaiiLandUseGroup.com with your questions or requests for additional information.

Respectfully Submitted

Robb Cole, Planner
Hawaii Land Use Group