

Great Committee

From: Tamara A. Paltin
Sent: Monday, May 23, 2022 12:56 PM
To: Great Committee
Subject: Please upload to granicus
Attachments: UIPA RESPONSE JIM BUIKA 06.30.21.pdf

Sent from my iPad

UIPA response: 6/30/21 Jim Buika

James Buika - RE: SMX 20180141: SMAA for single family house (under 7,500 sf) in Napili

From: Greg Brown <gregbrown@bdmaui.com>
To: James Buika <James.Buika@co.maui.hi.us>, Tom Schnell <tschnell@pbrhawaii...
Date: 9/19/2018 3:24 PM
Subject: RE: SMX 20180141: SMAA for single family house (under 7,500 sf) in Napili

Aloha Jim,

Thank you for your quick response.

I had read over the SMAS application with Tom and we read it as a 7500' home or under is not a development and exempt from the review board? Can you tell me if we have read that incorrect?

Regardless of it possibly being exempt, I took your comments to heart with your long term planning experience and changed the design to do my best to get it to fit better within the community and to give up some stalls which also did not seem to be required. **This is not a hotel, it is a residential home that I have designed for my family that I can legally vacation rent on Hotel property. I had brought the plans in and met with Anne to confirm all of this before I submitted it.**

I am a thirty year resident of Hawaii with five children and thus the reason for the large home along with a **better legal rental potential**. My wife born in Hawaii and my Son's Kapono Hakuole's family dating back to and related to Kameamea. I respect and understand the culture and I lived in this neighborhood a large portion of my life. My mother in law still lives across the street on the old Hawaiian dirt road. I can get a letter of support from this long time Maui family if you would like.

I have a cement two story apartment buildings on one side of me, a hotel on the other side, and a very supportive neighbor in the front with another residential home. I would be glad to get you a letter of support from the neighbor in front of me also if that would help.

I look forward to your response.

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From: James Buika [James.Buika@co.maui.hi.us]
Sent: Wednesday, September 19, 2018 2:23 PM
To: Tom Schnell <tschnell@pbrhawaii.com>
Cc: Greg Brown <gregbrown@bdmaui.com>
Subject: Re: SMX 20180141: SMAA for single family house (under 7,500 sf) in Napili

Tom, Got changes. Looks much better. Thanks for due diligence and the four parking stalls. This contribution is major to the community.

Most likely we should still take it to UDRB when we can for approval of design elements.

thanks, Jim

Jim Buika, Planner
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>>> Tom Schnell <tschnell@pbrhawaii.com> 9/18/2018 7:56 PM >>>
Jim,

Attached are revised plans for the Napili House. The architect has softened the building and added Hawaiian design features

Note that the site plan has changed significantly:

- 8 parking spaces (reduced from 10)
- One entrance—which is off Lower Hono (previous plan also had an entrance off of Hui Drive)
- 4 public parking spaces along Hui Drive (previous plan did not have public parking on Hui Drive)
- Rock wall along the exterior and set back from Hui Drive to provide landscaped area visual buffer and.
- Conceptual landscaping
- One pool on the ground level (rather than two on the roof top)

Floor plan/rendering changes:

- One front door entrance (previous plan had 2)
- More trellises and awnings to break up the building mass
- More Hawaiian style details
- Beige color on the renderings
- PV array at the top of the home deleted
- Large palms to soften the exterior

In a separate email I will sent you the revised SHPD form with all exhibits. If you recall SHDP now wants these forms to come from the Planning Dept and not the applicant. There is the issue of the \$25 SHPD filling fee. Let me know how you prefer to handle this. I can set you a check made out to SHPD if you like.

Tom Schnell, AICP
Principal

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From: James Buika <James.Buika@co.maui.hi.us>
Sent: Friday, August 10, 2018 11:09 AM
To: Tom Schnell <tschnell@pbrhawaii.com>
Cc: Greg Brown <gregbrown@bdmaui.com>
Subject: Re: SMX 20180141: SMAA for single family house (under 7,500 sf) in Napili

Tom, There are many ways to become energy efficient, and I am no expert and will defer to you guys, such as an appealing pitched roof with PV, a la Hawaiian style and a pool on the ground since the parcel is so big. This thing looks like something you would add to the gentrified industrial-area of Seattle, across the railroad tracks near Safeco Field.

http://www.prexyseattle.com/?qclid=EAiaIQobChMI6Le2ja3j3AIVg8VvKCh12RgtYEAAYBiAAEgKtKPD_BwE

I know the rest of the area is just old condos, but style certainly can add value and appeal. This will be along the lower road at the entrance to Napili Bay area and represents the future of Napili Bay -- no pressure! I know that Tom, you are from Oahu, and not a member of the Maui community, but I know you understand our sensitivities as a long time planner. Part of being sustainable is being environmentally sensitive a la LEED rule #1 Sustainability.

I am sure you can google other examples but you know what I mean: https://kukuiula.com/plantation-style-architecture-kukuiula/http://www.triggsmitharchitects.com/?gclid=EAIaIQobChMImu6h867j3AIVBZV-Ch3oZQeBEAAYASAAEgKhEPD_BwE

Is this a house, home, apartment, short term rental? You state it is home/single family residence but the design does not reflect this.

Jim

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>>> Tom Schnell <tschnell@pbrhawaii.com> 8/10/2018 10:31 AM >>>

Jim,

Thanks for the call yesterday (Thursday). Regarding your comment on the design, owner Greg Brown (copied with this email) has asked his architect to work more on the design to add Hawaiian elements

Greg and I had a question. As proposed the building has a PV panel array on the roof. Would it be okay to keep this if we revise the overall design of the house to add more Hawaiian elements? Greg already owns two totally off the grid homes, and he wants to make this one as sustainable as possible (but it will not be totally off the grid).

We expect to get revised plans to you soon. And Greg may be able provide insights about his thoughts for the house.

Tom Schnell, AICP
Principal

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From: James Buika <James.Buika@co.maui.hi.us>
Sent: Wednesday, August 8, 2018 4:57 PM

To: Tom Schnell <tschnell@pbrhawaii.com>

Subject: Jim Buika: SMX 20180141: SMAA for single family house (under 7,500 sf) in Napili

Tom, is there any way you can have an influence on the architect to soften some of these industrial features and make it have some elements of Hawaiiana? Especially since this will be so visible from the Lower Road in this area.

If not, I will ask you to take this to the Urban Design Review Board for comments. Please ask the architect what style of architecture he considers this design. IMHO, Maui deserves better.

Jim

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