

Environmental Impact Statement Preparation Notice

MAUI RESEARCH & TECHNOLOGY PARK MASTER PLAN UPDATE

Applicant:

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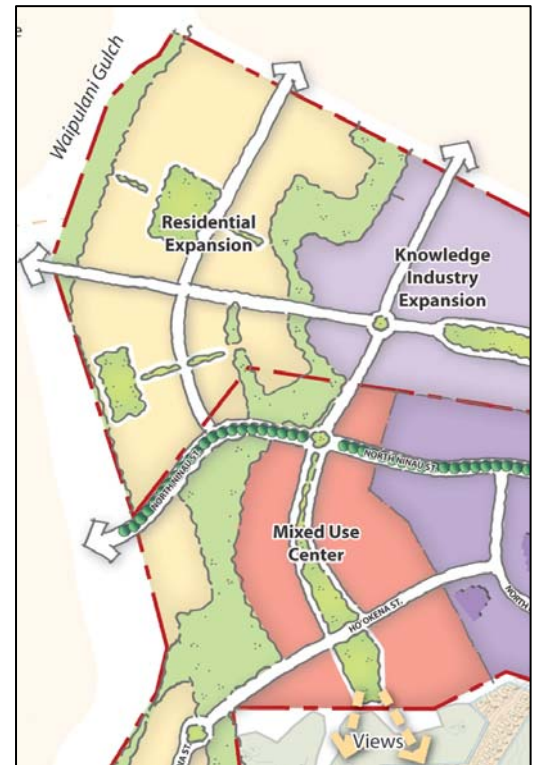
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Accepting Authority:

Land Use Commission
Department of Business,
Economic Development &
Tourism
State of Hawaii

May 2010



EXECUTIVE SUMMARY

Project Name:	Maui Research & Technology Park Master Plan Update
Type of Document:	Draft Environmental Impact Statement Preparation Notice
Applicable Chapter 343 Review “Trigger”:	Amendment to Kihei-Makena Community Plan
Approving Agency:	Land Use Commission Department of Business, Economic Development & Tourism State of Hawaii Contact: Mr. Orlando Davidson, Executive Officer (808.587.3822)
Applicant:	Maui R&T Partners, LLC. 1300 North Holopono, Suite 201 Kihei, Hawaii 96753 Contact: Mr. Steve Perkins (808.270.5944)
Consultant:	Chris Hart & Partners, Inc. 115 North Market Street, Wailuku, Hawaii 96753 Contact: Mr. Matthew Slepín (808.242.1955)
Property:	Kihei, Maui TMK’s (2) 2-2-024:1-9, 14-17, 31, 34; (2) 2-2-002:54 (por.)
Land Use Controls:	State Land Use: Urban, Agricultural Community Plan: Project District 6, Public/Quasi-Public County Zoning: Kihei Research & Technology Park, Agricultural
Project Summary:	The applicant is seeking to update the Master Plan for the Maui Research & Technology Park. The <i>vision</i> is to transform the current single-use large lot research and technology campus into an <i>integrated and vibrant mixed-use community</i> focused around a <i>regional high-technology employment base</i> . Implementation will require amendments to the Kihei-Makena Community Plan, State Land Use District Boundary, and County Zoning.
Anticipated Impacts:	There are no significant long-term impacts anticipated to be associated with the proposed project. Short-term impacts include noise and air impacts from construction vehicles associated with roadway improvements and subsequent grading and construction activities.



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I. PROJECT OVERVIEW

A. Property Location

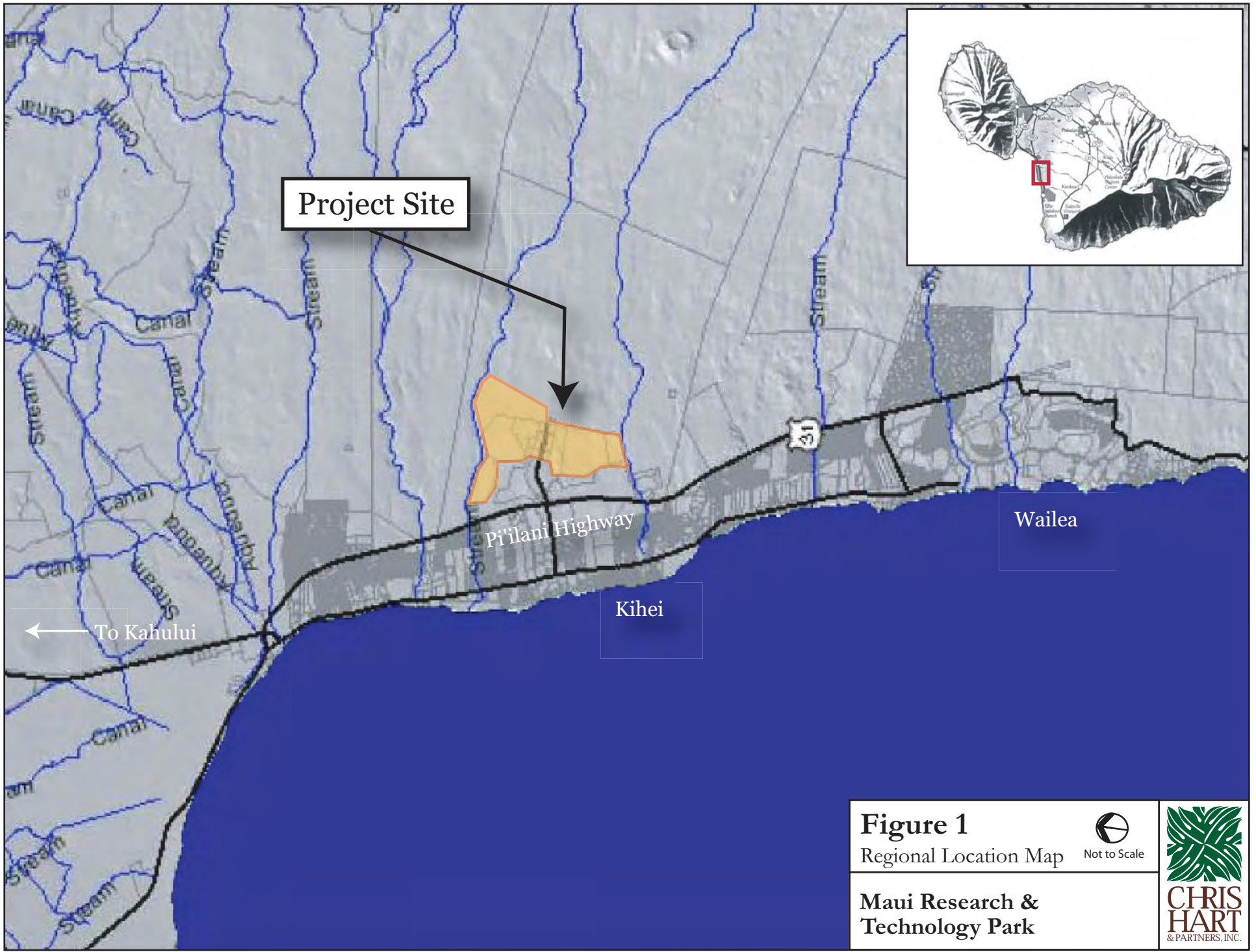
The Maui Research and Technology Park (hereafter “MRTP” or “the Park”) is located in Kihei, on Maui’s South Side. See: Figure 1, “Regional Location Map” and Figure 2, “Aerial Photograph”. The Park is situated immediately *mauka* (landwards) of Pi’ilani Highway. The property is identified by Tax Map Key Numbers (2) 2-2-024:1-9, 14-17, 31, 34 and a portion of (2) 2-2-002:54. See: Figure 3, “Tax Map”.

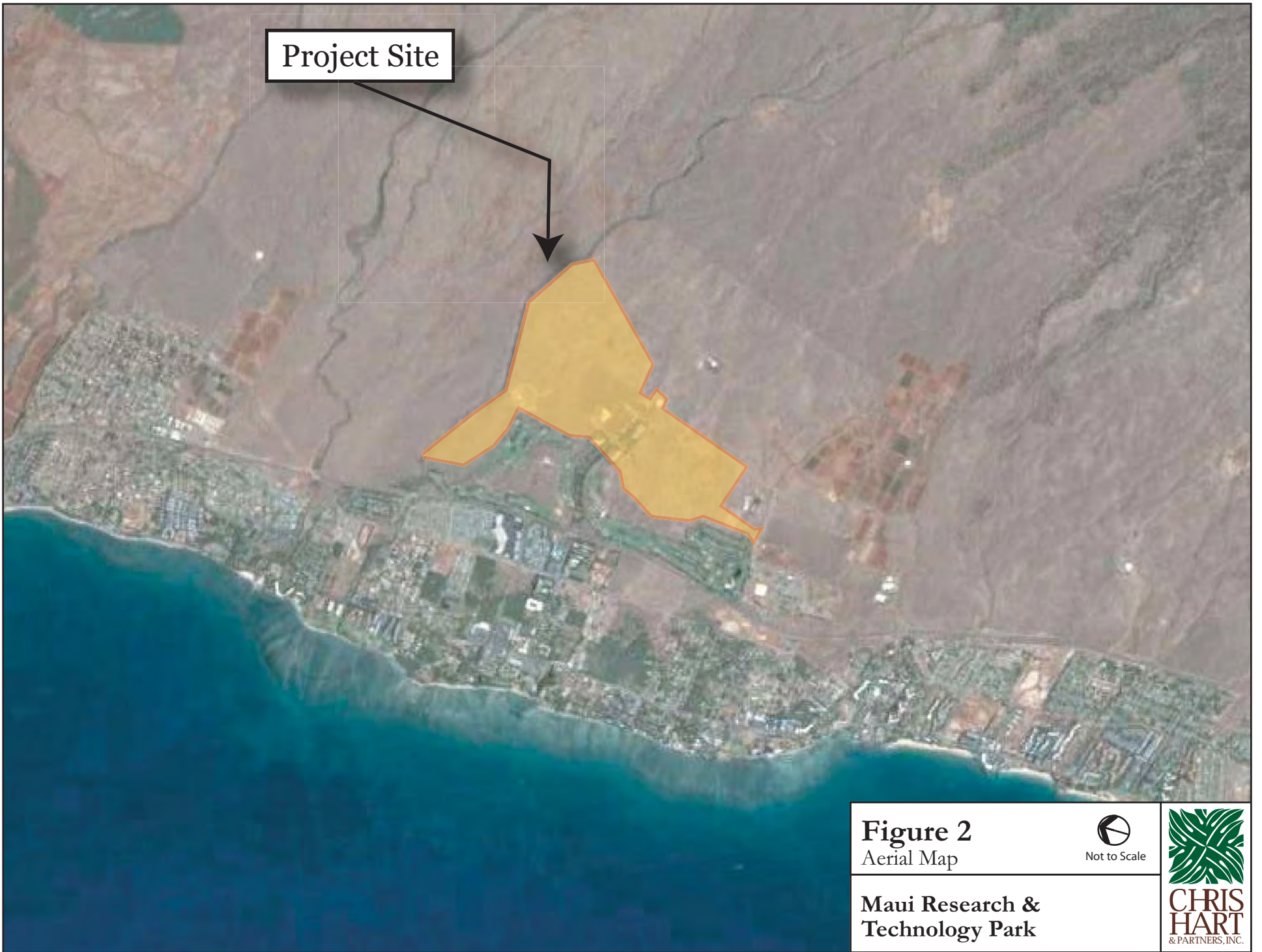
B. Land Ownership and Project Applicant

The lands comprising the MRTP, approximately 431.873 acres, are owned in fee simple by various land owners. Maui R&T Partners, LLC (“Applicant”) owns approximately 231.229 acres and Haleakala Ranch is the owner of 123.843 acres. Roadway lots and lands in ownership by others comprise 76.801 acres.

C. Existing and Historical Land Use

Prior to its development, the lands comprising the MRTP were part of the Haleakala Ranch. The MRTP was the vision of a core group of community leaders in the early 80’s who sought to diversify the economic and employment base on Maui beyond tourism and agriculture. These efforts to diversify Maui’s economy by creating the requisite infrastructure (like the MRTP) were made possible via public/private alliances, and the MRTP is now the locus for technology activity for the Maui community. The MRTP is home to a diverse range of companies and government projects working in such areas as space surveillance, communications, scientific research, advanced materials development, optics, and photonics.





Project Site

Figure 2
Aerial Map


Not to Scale

**Maui Research &
Technology Park**



Project Site

Parcels 54 (por.)

Parcels 1 - 9, 14 - 17, 31 & 34

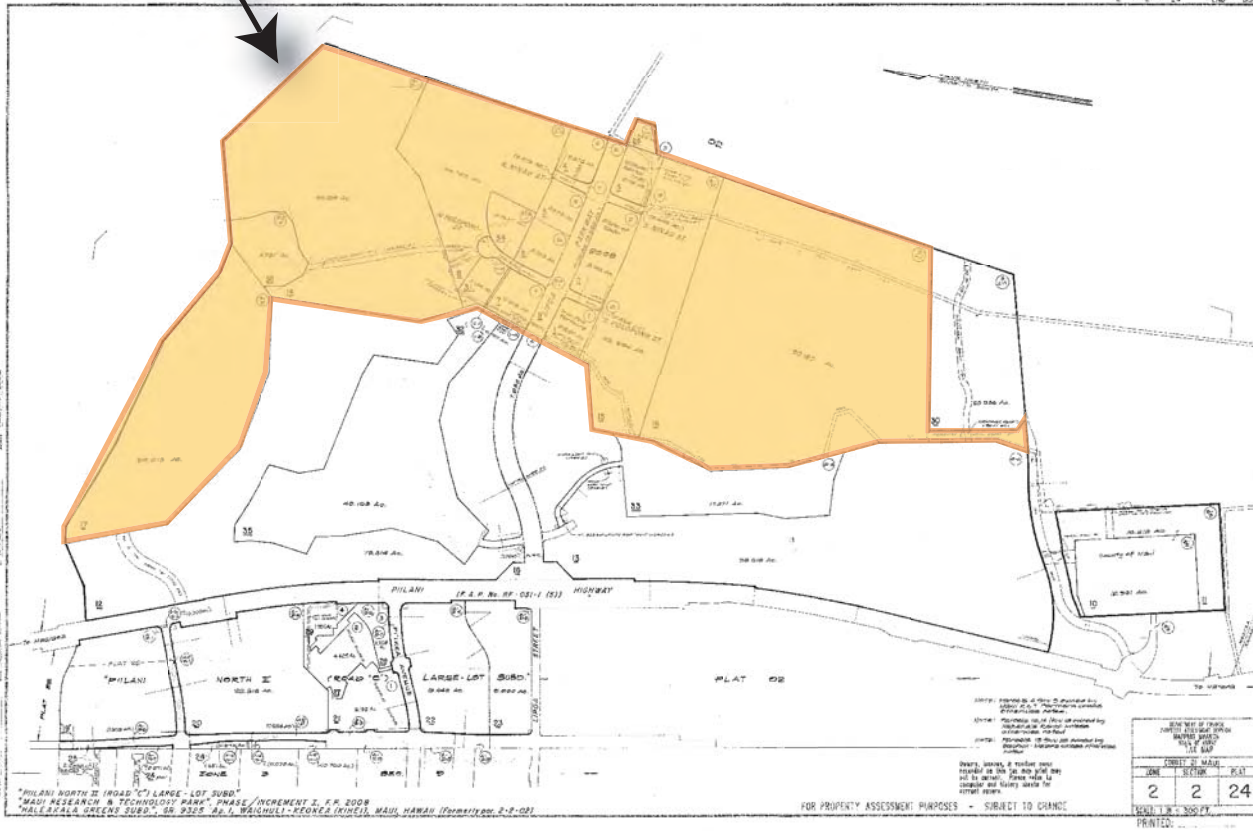
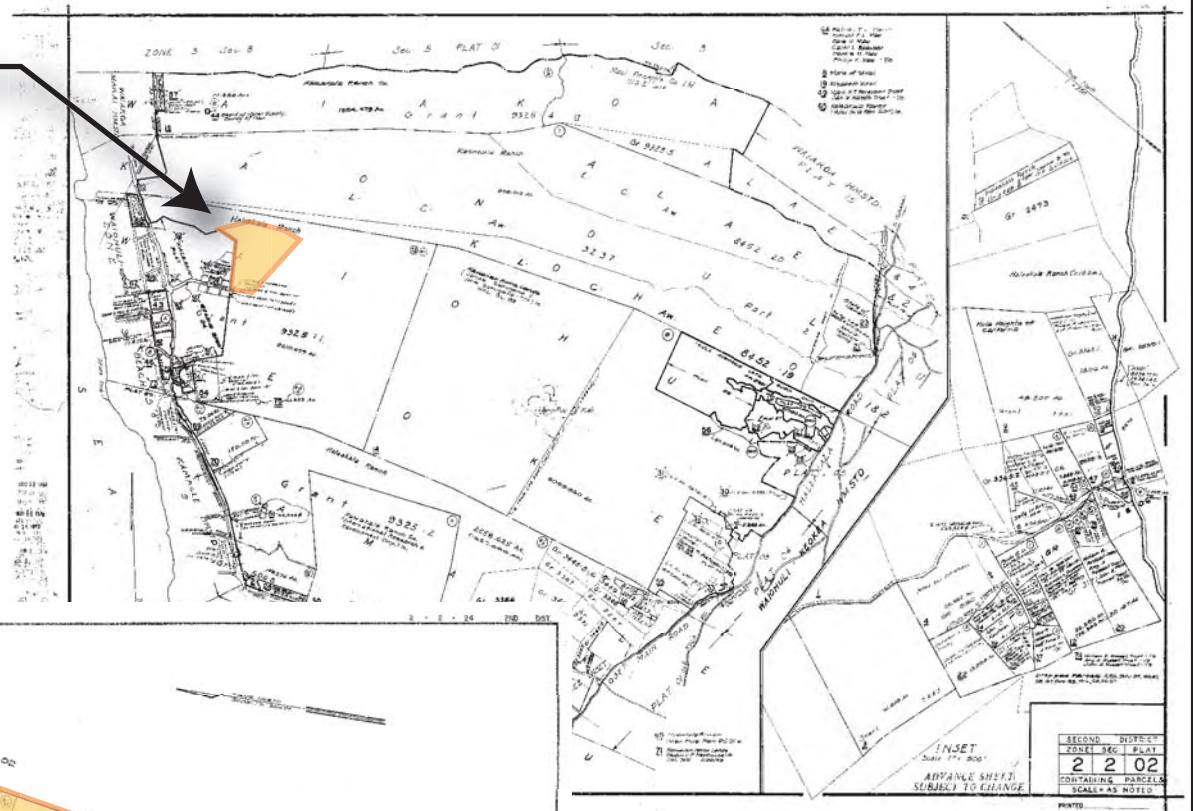


Figure 3
TMK Parcel Location Maps

Not to Scale

Maui Research &
Technology Park



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Chapter 19.33 of the Maui County Code, *Kihei Research and Technology Park District*, was adopted in 1986 to allow the fulfillment of the vision discussed above. That Chapter provides specific uses allowed within the MRTP and procedures for permitting. See: Appendix A, “Maui County Code, Chapter 19.33, *Kihei Research & Technology Park District*”. The *Kihei-Makena Community Plan* update of 1998 further identified the project as “Project District 6 (R&T Park)”, with the objective of encouraging the development of non-polluting research and technology on individual 1 to 5-acre sites planned and built in accordance with specific standards and guidelines. Design guidelines were intended to encourage low-rise, low-density developments with ample setbacks and open space, underground utilities, and architectural and signage controls in accordance with the Parks’ theme.

The Park currently contains five buildings providing Class A commercial office space to 19 tenants. The individual buildings, with respective tenants for each, are listed below.

Maui Economic Development Board Building-Ke Alahele

Akimeka, LLC
Maui Economic Development Board, Inc.
Science Applications International Corp.
Pacific Disaster Center

Maui Research & Technology Center:

Clear Wire
Oceanit
Schafer Corporation
University of Hawaii

Maui Park Plaza building:

21st Century Group
E.R. Williams
Goodfellow Bros., Inc. Corporate Offices
Margaret Garcia, DDS



Pacific Defense Solutions

Small Business Development Center/Business Research Library

Maui High Performance Computing Center:

Research Corporation of the University of Hawaii

Premier Place:

Air Force Research Laboratory Det 15

Boeing

Textron

Paradise Dream Wedding Photography

D. Proposed Action

Development activity at the MRTP during the past two decades has occurred at a significantly slower rate than initially expected. This lag is due to multiple factors, including the limited Hawaii market for pure research and technology users, overly-restrictive development standards (such as a minimum lot size of two acres), and the limited scope of uses allowed within the MRTP. Attracting high-technology to Maui has been further complicated by the island's relatively remote location in the Pacific, high housing costs, relatively small technically-skilled labor force and the lack of a research-oriented university on Maui.

Since its inception in the late 1980's, the approximate 432 acre MRTP is only at approximately 10 percent build-out, with 11 lots sold and approximately 175,000 square feet of structures in five (5) buildings with a total of 400 employees. Today, everyone working in the Park commutes since the development has no housing; few support services and no amenities. Over twenty years have passed since the original controlling documents for the development have been updated. Best practices in planning, land development, and strategies for economic development through diversification have changed dramatically since the initial development of the Park. The development plan for MRTP needs to conform to current state of the art practices in modern, successful employment centers in order to deliver the economic development benefits desired by the community.



This Master Plan Update will be presented in detail in the Draft EIS. The general approach proposed utilizes the principles of New Urbanism and Smart Growth to transform the current, single-use large lot research and technology campus into an integrated and vibrant mixed-use community focused around a regional knowledge-based industry¹ employment base. While the current Park tenants provide a high-quality foundation on which to build, implementation of this vision will require a broadening of the development standards to allow smaller lots sizes for the use of smaller firms and of the list of permitted uses to include such diverse fields as telecommunications, health sciences, education, health-care, and support uses including professional services, restaurants, retail, and housing. The Update aligns with the current draft of the *Maui Island Plan* (Chapter 8, Directed Growth Plan), which supports the continued expansion of the MRTP to include a mixed-use new town.

The approach has been developed following extensive research into successful employment center in other locations. The research indicates that knowledge based industries are attracted to locations offering not only office and lab space, but support services and amenities, including a mix of workforce housing opportunities for employees; commercial, retail, and professional services; and parks and open spaces.

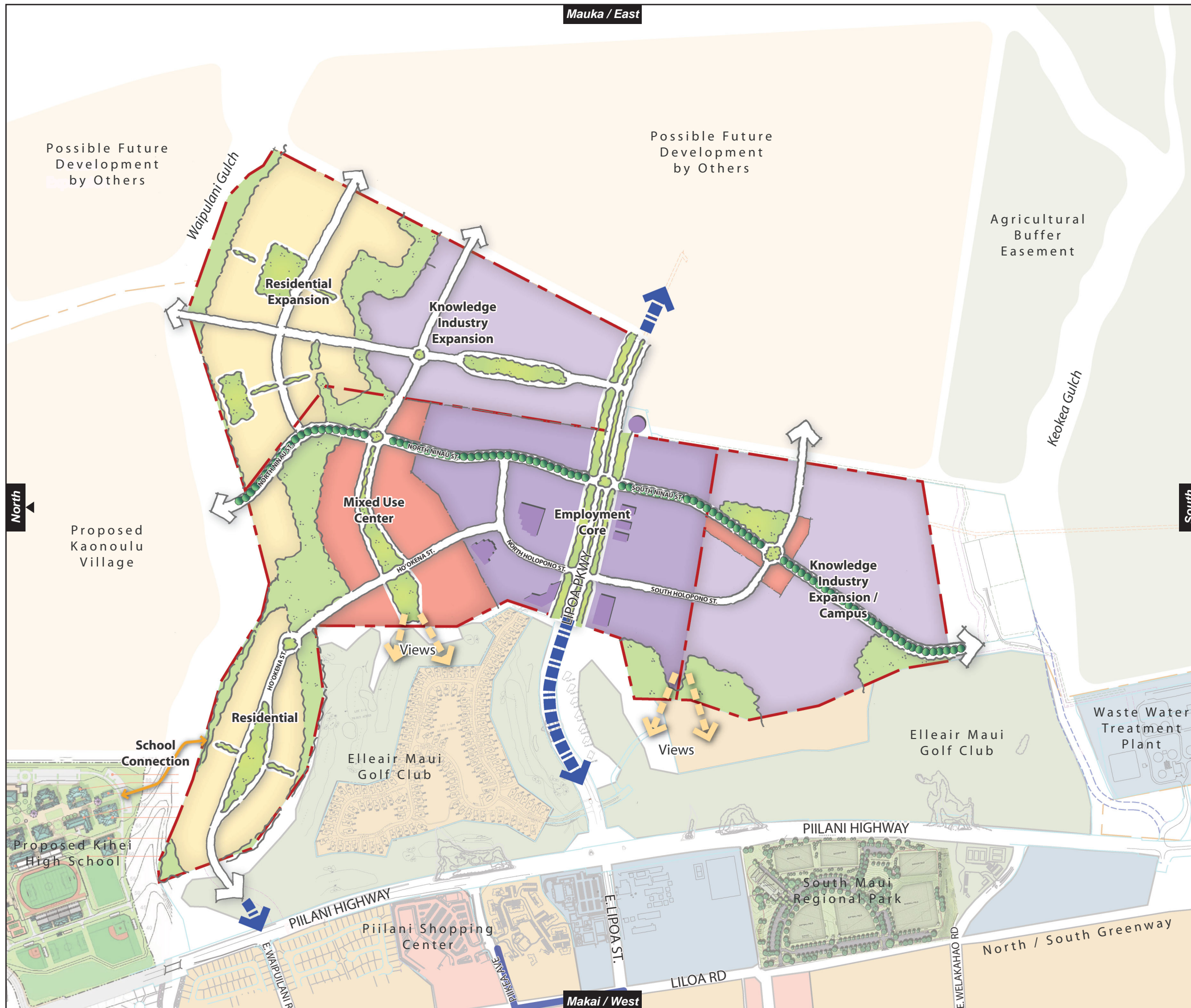
The Applicant has engaged the internationally recognized urban design and land planning firm Calthorpe Associates to prepare the Master Plan Update. The firm's planning team – led by firm founder Peter Calthorpe, one of the pioneers of new urbanism – has developed a Concept Master Plan illustrating the vision and potential opportunities for the Park (See: Figure 4, "Concept Master Plan"). Significant elements of the Master Plan Update include:

¹ Industries characterized by highly-skilled workers in science and research, information technology, education, healthcare and medicine, manufacturing and professional services and similarly related knowledge-based organizations.



1. A mix of housing, office, civic, live-work, park, and retail uses within a “Village Center” comprising approximately 58 acres of the site.
2. Residential units on approximately 100 acres to the east and west of the Village Center, within easy walking distance of schools, retail, services, and jobs.

Maui Research and Technology Park: OVERALL CONCEPT DIAGRAM



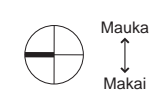
LEGEND

- - - Project Boundary
- Mixed-Use
- Knowledge Industry
- Knowledge Industry Expansion
- Residential & Expansion
- Open Space / Parks

THESE DRAWINGS ARE CONCEPTUAL AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. ALL DESIGN ELEMENTS ARE SUBJECT TO CHANGE, INCLUDING PROGRAM COMPONENTS AND ARRANGEMENTS ON THE SITE.

MAUI RESEARCH & TECHNOLOGY PARK
Kihei, Maui, Hawaii

February 12, 2010





3. Knowledge based industry expansion along Lipoa parkway which takes advantage of existing infrastructure and subdivided lots.
4. Long-term expansion opportunities on approximately 217 acres of land within the existing employment core and to the south and east.
5. This plan accomplishes a key Park priority - to be the development of choice for knowledge based industry on Maui Island. The resulting critical mass of companies will contribute to sound economic development of the island.

E. Alternatives

The Draft EIS will analyze the potential impacts of various, alternative Master Plans, as well as allowing the current MRTP to remain as it is.

F. Entitlements and Approvals

1. State Land Use District Boundary Amendment (DBA)

The proposed Master Plan Update will require a State Land Use District Boundary Amendment in order to bring the entire Park site into the *Urban* district, as outlying portions remain classified as *Agricultural*. The total land area expected to be affected comprises approximately 253.05 acres and is identified by Tax Map Parcels (2) 2-2-024:16 and 17 and a portion of (2) 2-2-002:54 (hereafter “Parcels 16, 17, and 54 por.”). Additionally, the proposal would require amendments to the conditions placed upon currently urbanized lands, comprising approximately 157.89 acres. See: Figure 5, “State Land Use Map”.

2. Community Plan Amendment (CPA)

Updating of the Master Plan will require amending the Kihei-Makena Community Plan from Project District and Public-Quasi Public to a district that better aligns with the Master Plan vision and anticipated changes to Maui County Code (MCC) Title 19.33 “Kihei Research & Technology Park District”.

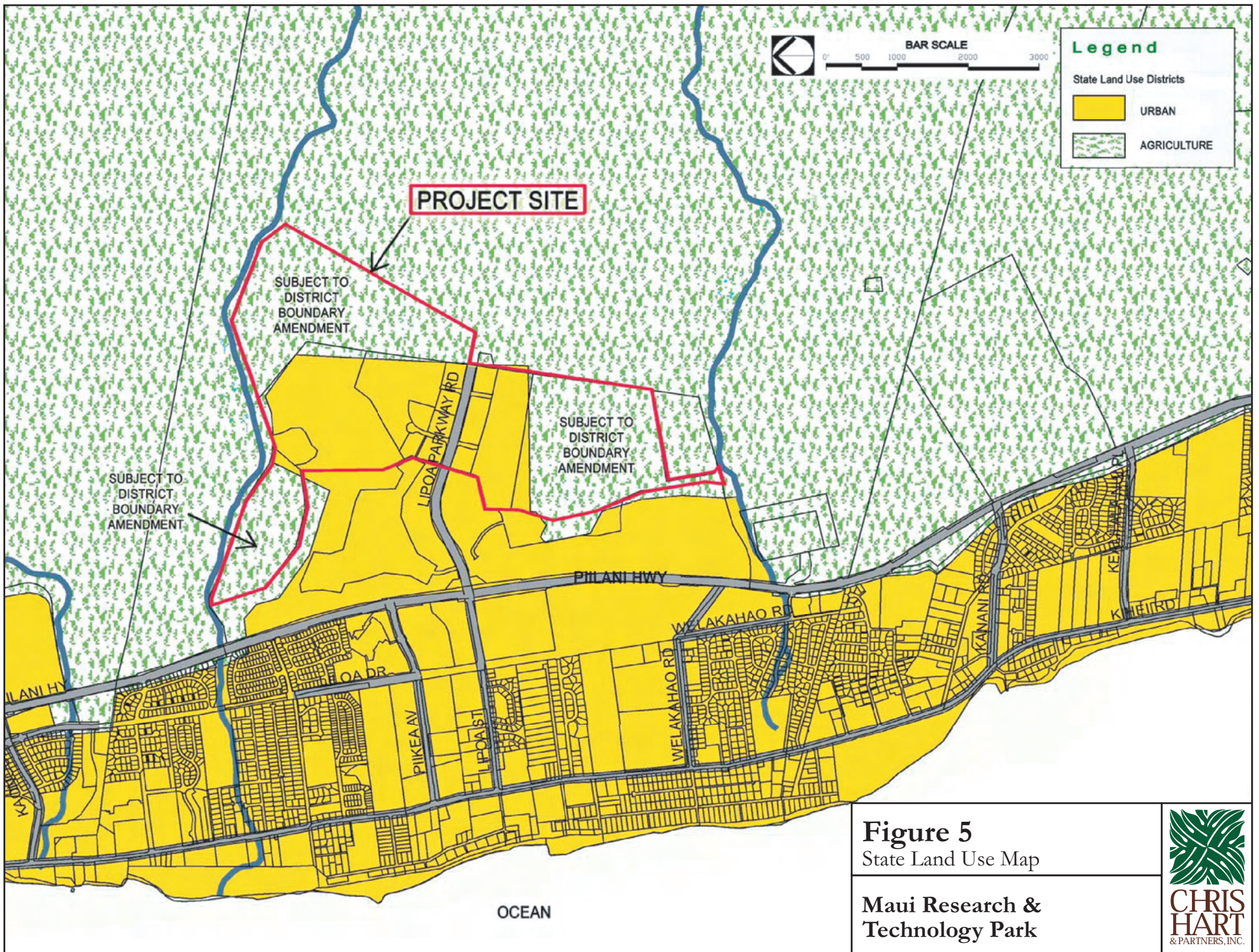


Figure 5
State Land Use Map

**Maui Research &
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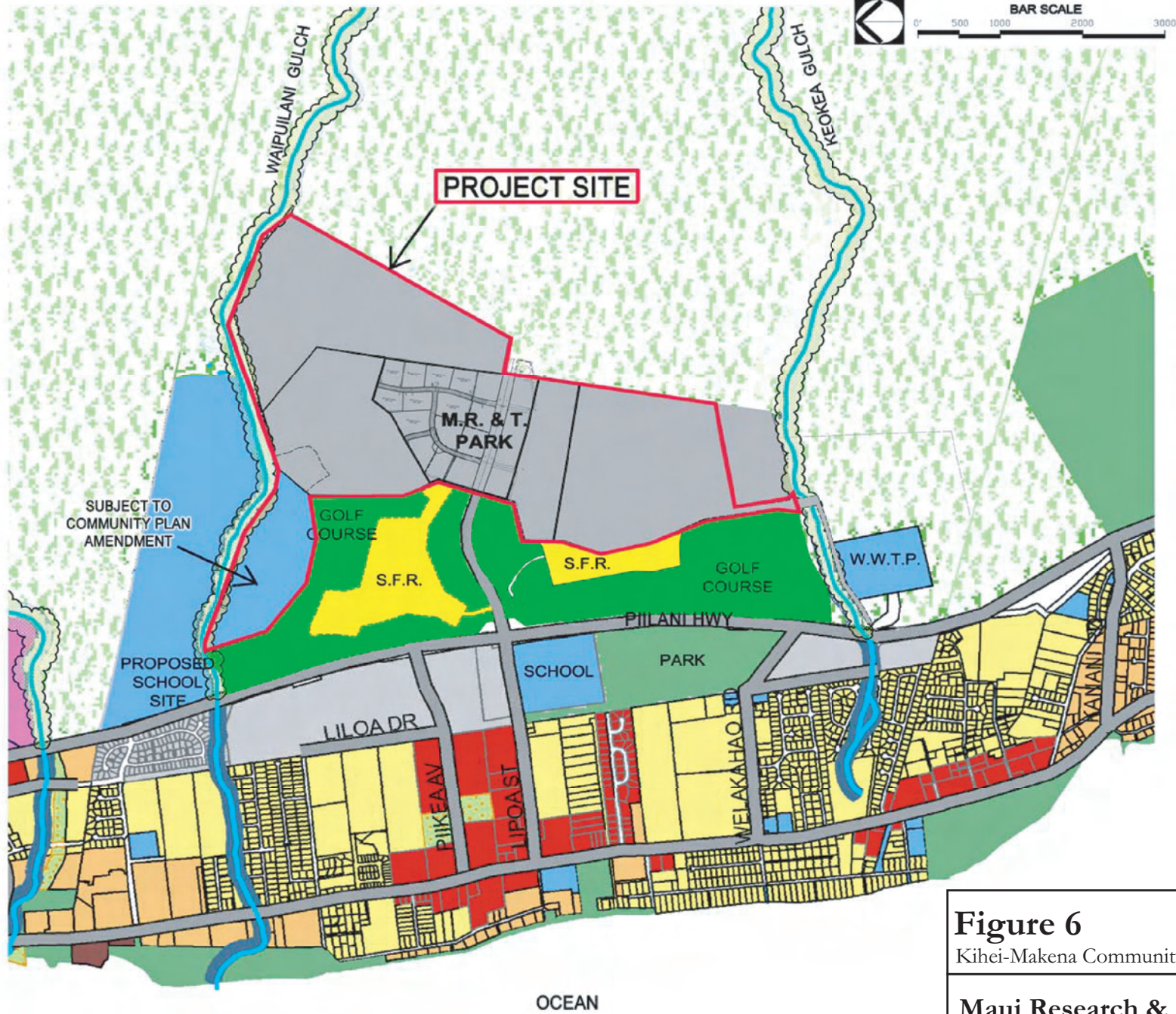
See: Figure 6, “Kihei-Makena Community Plan Map”.

3. Change in Zoning (CIZ)

The Master Plan Update will similarly require a Change in County Zoning in order to bring the entire Park site into the *Research and Technology Park* district, whereas portions are currently zoned *Agricultural*. As above, changes will also be sought to the language of Chapter 19.33, MCC, to allow for a more diversified development that better aligns with the Master Plan Update. See: Figure 7, “Maui County Zoning Map”.

4. Environmental Impact Statement (EIS)

The Community Plan Amendment is a “trigger” action for Hawaii’s Environmental Impact Statement law, Chapter 343, Hawaii Revised Statutes. Additionally, off-site infrastructure work affecting State and County rights-of-way are anticipated which may also act as triggers. Therefore, an Environmental Impact Statement will be prepared to examine potential impacts and mitigation measures resulting from implementation of the Master Plan Update. The State Land Use Commission will serve as the Approving Agency for the EIS. This EIS Preparation Notice serves as official notice that the Approving Agency has determined that the project may have significant effect and that an EIS is required. Upon publication of this Notice in the Environmental Bulletin, the public has 45 days to request to become a consulted party and make written comment upon the proposed action.



Legend

COMMUNITY PLAN DESIGNATION

	Agriculture
	Business / Commercial
	Hotel
	Light Industrial
	Multi-family Residential
	Open Space
	Open Space - Coastal
	Park
	Park (Golf Course)
	Project District
	Public / Quasi-Public
	Single Family Residential

Figure 6
Kihei-Makena Community Plan Map

Maui Research & Technology Park



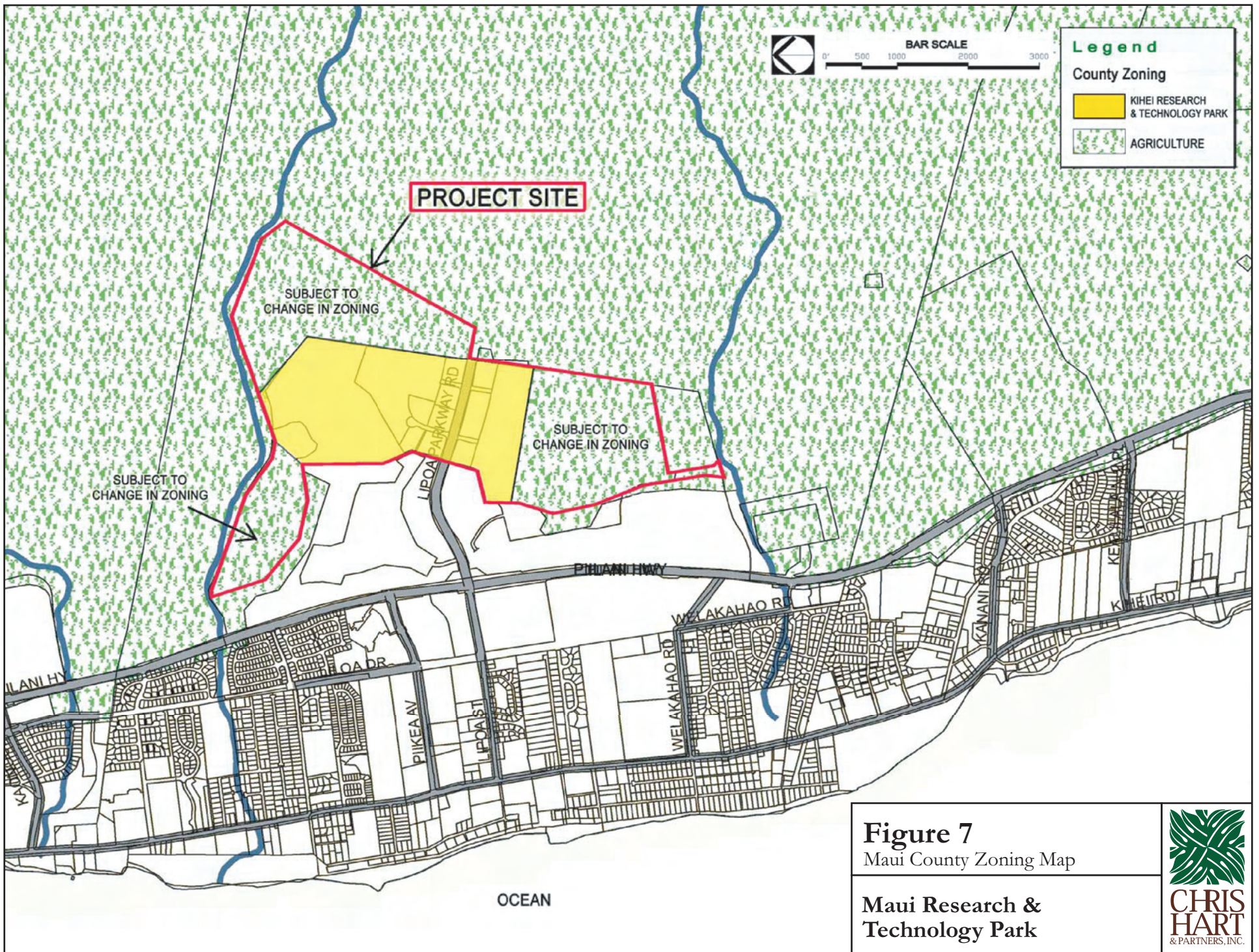


Figure 7
Maui County Zoning Map

Maui Research & Technology Park

