



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

April 15, 2013

Mr. Steve Perkins
Maui R & T Partners, LLC.
1300 North Holopono, Suite 201
Kihei, HI 96753

Dear Mr. Perkins:

SUBJECT: Maui Research and Technology Park Master Plan Update, Final EIS

This is in response to the Publication Form that was submitted to us for our comments on the Maui Research and Technology Park Master Plan update.

Enclosed you will find a copy of a memo from Officer Emily Kibby of our Kihei District with our comments and recommendations. Thank you for giving us the opportunity to comment on this project.

Assistant Chief Victor K. Ramos
for: Gary A. Yabuta
Chief of Police

Enclosure

c: William Spence, Maui County Planning Department
Daniel Orodener, Dept. of Business Economic Development & Tourism
Brett Davis, Chris Hart and Partners, Inc.

LAND USE COMMISSION
STATE OF HAWAII
2013 MAY - 1 A 9:13

TO : GARY YABUTA, CHIEF OF POLICE, COUNTY OF MAUI
VIA : CHANNELS 2013 MAY -1 A 9:13
FROM : EMILY KIBBY, COMMUNITY POLICE OFFICER, KIHAI DISTRICT
SUBJECT : MAUI RESEARCH AND TECHNOLOGY PARK MASTER PLAN

Impact on police service noted. Project is 20 yr build-out timeline, police has ample time to plan. Recommend return State LUC

This To-From is in response to the Final Environmental Impact Statement (FEIS) submitted on behalf of the applicant Maui R&T Partners, LLC. The plan was prepared by Chris Hart & Partners, Inc. The project is a 20 year plan that will include a mixed-use village center, an increase in the knowledge industry employment core, residential neighborhoods, schools, and parks in a 411 acre area. *A/A-5 4/12/13*

HISTORY

The Maui Research and Technology Park (MRTP) was established in the 1980's in order to bring diversification to the economy of Maui through investment in high technology. MRTP consists of over 180,000 square feet of office space, employing over 400 people in over 20 high technology companies, as well as professional service companies. MRTP is located mauka of Pi'ilani Highway and is accessible via Lipoa Parkway.

It should be noted that there are several major projects planned north of MRTP, all mauka of Pi'ilani Highway. Kaonoulu Ranch Industrial Park, a 600 lot subdivision on A&B properties, and the Kihei High School adjacent to the planned MRTP extension are all in the planning and development stages.

IMPACT ON POLICE

The size of this project with 1250 residential dwellings will have a significant impact on police services for the Kihei Community. Not only will the residential units increase, there will be significantly more businesses, two additional schools/civic sites and a proposed 88 acres of neighborhood parks and open spaces. Furthermore, when combined with the other planned developments in the Kihei District, there will be a significant impact placed upon police services.

The FEIS predicts, based on the generation rates found in the *Maui County Public Facilities Assessment Update* (R.M. Towill Corporation, 2007) that an additional 5.4 police officers will be needed, along with 7.06 additional police employees to support the additional growth to the Kihei District. The increased tax revenues generated by the project are predicted to provide additional funds to the County for police facility and service upgrades.

TRAFFIC IMPACT

To mitigate traffic impacts along Pi'ilani Highway, MRTP plans multiple transportation improvements in two phases, the first ending in 2024 and the second phase ending in 2034. Planned improvements include:

- Construction of a 2 lane street from within MRTP to intersect Pi'ilani Highway across from East Waipuilani Road
- Construction of an additional eastbound Piikea Avenue left turn lane
- Construction of an additional southbound Pi'ilani left turn lane
- Widening and restriping of Lipoa Parkway to provide for left, through, and right turn lanes
- Adding the missing crosswalk on north Pi'ilani Highway leg of the Lipoa intersection to improve pedestrian connectivity
- Constructing an internal access to Kihei High School from within MRTP
- Provide bicycle and pedestrian connectivity between the school and MRTP
- Construction of a 2 lane Old Welakahao Road as MRTP's direct access to Pi'ilani Highway with signals at the intersection
- Construction of a mauka collector road, including 4 lanes within the MRTP property
- Construction of three mauka bound access points to the mauka collector road with proper intersection spacing within the MRTP property

It should also be noted that one of the objectives of the MRTP is to bring housing choices, and personal and professional services within walking and biking distance of work, with the goal of reducing traffic impact through this planned live/work community.

CONCLUSION

With a 20 year build-out timeline, this gives police ample opportunity to plan for additional hiring and training of personnel. Having a police substation built within the MRTP mixed use area would be a beneficial addition to the area. Mitigation for traffic impact appears to be adequate for the anticipated increase in traffic volume. ✓

A/cpt. *[Signature]*
04/10/13 @ 1030 hrs.

Respectfully Submitted,

[Signature] #14572
Emily KIBBY #14572
Community Police Officer
Kihei District
4/10/13 @ 0910 Hours