

**Testimony of
Steve Perkins
Pacific Rim Land, Inc.
SLUC Docket No. A10-787 Maui R&T Partners, LLC.**

In the Matter of the Petition of Maui R&T Partners, LLC. to Amend the State Land Use District
Boundary of Lands Situated at Kihei, Island of Maui, State of Hawaii, Consisting of 253.05 Acres
from the Agricultural District to the Urban District,
Tax Map Key Nos. (2) 2-2-024: 016 and 017, and (2) 2-2-002: 054 (por.)

My name is Steve Perkins and I am employed as a Project Coordinator by Pacific Rim Land, Inc. I am the Project Manager for the Maui Research and Technology Park (MRTP).. I have been a resident of Kihei for 12 years. I have been with Pacific Rim Land for five years and have been involved in the planning of the MRTP Master Plan Update from its inception. Previously, I was a Program Director with the Maui Economic Development Board for eight years, and was closely involved with and responsible for economic development initiatives within MRTP. These initiatives included attracting new businesses, expanding existing businesses, and retaining established companies. My resume is attached. I wish to provide a brief background and overview of the MRTP Master Plan Update.

The MRTP Master Plan Update proposes to utilize 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 industry employment base. The Master Plan Update includes fundamental design elements that will have positive effects on the environment, on individual health and well being, and on the long-term economic viability and adaptability of the Park. The Master Plan Update encompasses approximately 411 acres and includes the following components: employment core; knowledge industry expansion; mixed-use village center; residential areas; and an open space network and parks.

The concept for the MRTP originated in the 1980's with local private and public sector leaders intent on diversifying Maui's economy through investment in high technology. MRTP went from concept to full entitlement for development by the late 1980's, and the first building opened in the early 90's. Since its inception approximately 180,000 square feet of Class A office, laboratory, and data center space has been developed. Approximately 400 people work in the Maui Research and Technology Park at over 20 companies.

However, even with these achievements, the breadth and depth of employment opportunities is significantly less than what more modern and progressively planned parks are capable of

delivering. At their best, technology parks act not only as a magnet for already established businesses, but also embrace and accelerate businesses start-ups by nurturing local talent and ideas. The current MRTP is simply too inflexible to fully respond to the needs of an increasingly diverse high technology industry. The Park's current 2-acre minimum lot size makes it cost prohibitive for many small businesses to enter the Park. And, at the other end of the spectrum, fully entitled lots of sufficient size are not readily available for large campus type users. Exacerbating the current condition is the Park's zoning ordinance which prohibit mixed-use development. This prohibition has made the Park isolated from the types of goods, services and amenities that a high technology workforce desires. Current employees of the Park are required to drive to and from work and since few daytime amenities exist, the Park is entirely automobile dependent.

We have conducted in-depth research and analysis of the current best practices in planning and developing research & technology parks and employment centers. In the time since the creation of the Maui Research and Technology Park, understanding of innovation clusters and the needs of knowledge workers and businesses has increased. Technology businesses thrive in areas of diversity and activity. A diversity of businesses and workers and availability of many startup spaces enhance the chance for success of individual businesses as well as the cluster as a whole.

The update of the Master Plan was led by the nationally recognized planning firm Calthorpe Associates, a pioneer in New Urbanism land planning and design. Peter Calthorpe and his staff prepared a site plan that integrates the dominant land use - employment - with diverse opportunities for housing, commercial and businesses services, as well as civic uses. The Plan reduces automobile dependency from both within and outside of the Park by creating a "complete community" where most daily needs are readily available within a five minute walk or bicycle ride.

The lands comprising the MRTP, approximately 411 acres, are owned in fee simple by various land owners. Maui R&T Partners, LLC owns approximately 231.229 acres and Haleakala Ranch is the owner of 123.843 acres. Roadway lots and lands in ownership by others comprise the remaining acres.

The Master Plan Update includes an employment core, knowledge industry expansion area, mixed-use village center, residential areas, and an open space network and parks. The employment core includes the Park's existing buildings and currently vacant lots. Major new knowledge-based employment zones (knowledge industry expansion) are located *mauka* and to the south of the employment core. Sufficient land area is available within the knowledge industry expansion zones to accommodate up to 2 million square feet of building area on a great diversity of lot sizes. The Master Plan Update sets aside areas of sufficient size to

accommodate a full range of potential users; these users may include large institutions desiring a corporate or educational campus environment to small start-ups and established mid-size businesses.

The mixed-use village center, approximately 64 acres, is the cultural and civic heart of the MRTP and will include a mix of housing, office, civic, live-work, park, and neighborhood serving retail uses within a compact mixed-use setting. A mix of single-family and multi-family residential totaling 1,250 units will be provided with homes priced for a range of consumer groups, including workforce affordable homes. The residential units are proposed on approximately 55.5 net developable acres within easy walking distance of schools, retail, services, and jobs. The Master Plan Update also includes multiple types of open spaces and parks and a comprehensive pedestrian/bicycle trail network.

The Master Plan Update incorporates approximately 48 acres of neighborhood parks and open space of varying sizes, along with a comprehensive pedestrian/bicycle trail network. Trunk open spaces contain some of the site's more dramatic terrain, allowing the plan to respect the existing topography while creating another set of linkages throughout the site. In addition, street greens continue the Park's beautiful landscape treatments and serve to link the Park together. Other open space areas throughout the project site serve to provide visual relief and green space while also serving as detention basins to capture and filter urban runoff.

The Master Plan sets aside two school / civic sites within the Mixed-Use Center along the trunk open space spine and the public park blocks. It is envisioned that the school(s) will be elementary and/or intermediate and each would be within convenient walking and biking distance of the neighboring residential neighborhoods and the planned Kihei High School.

The MRTP currently receives its drinking water from the County of Maui, Department of Water Supply. The Park's non-drinking water is supplied by the Kihei Wastewater Reclamation Facility (KWWRF) R-1 treatment plant. Maui R&T Partners desires to continue to source its drinking and non-drinking water from these two sources. However, because current County policy does not allow for the Department of Water Supply to commit to providing drinking water for future subdivisions, the Applicant will develop and treat on-site brackish well water for drinking water and non-drinking water use, as demand warrants. Wastewater generated at the MRTP will be treated at the KWWRF.

The Master Plan Update establishes a hierarchy of streets that together create an efficient and comfortable circulation network for motorized and non-motorized transportation. All streets within the Park will incorporate bicycle and pedestrian facilities, traffic calming, and street tree planting. Ingress and egress from the site will be from Piilani Highway at Lipoa Street, Piilani

Highway at the permitted access point near East Waipuilani Road and at Piilani Highway near the old Welakahao Road intersection.

Given the size of the MRTP project it is important to analyze potential traffic impacts and plan for appropriate mitigation measures. Before I conclude my testimony, I would like to take this opportunity to briefly explain our justification for including the Liloa Drive extension and Mauka collector in the Traffic Impact Analysis Report (TIAR). The project traffic engineer, Mr. Honglong Li, will provide further detailed testimony on the TIAR's assumptions and findings.

The TIAR assumes that the Liloa Drive extension between Kaonoulu Street and Kanani Road will be in place by 2024. Liloa Drive from Waipuilani Road to Lokelani School is already built. According to the Maui County 2013 Capital Improvement Program budget approved by the Maui County Council, the North South Collector Road (makai collector) is budgeted from fiscal year 2015 to 2018 at a cost of \$18.2 million with two phases. Phase 1 will be the segment from Kaonoulu Street to Waipuilani Road and Phase 2 will be the segment from Lokelani School to Kanani Road. The County DPW, HDOT Maui, and the applicant held a meeting on this subject on October 16, 2012. At that meeting, the Director of Public Works said that the Mayor and his administration support construction of the roadway. We believe the Liloa Drive Extension is committed by the County and will be placed in the future Statewide Transportation Improvement Program (STIP).

The TIAR assumes that the Mauka Collector will be in place by 2034 as a four-lane roadway between Mokulele Highway and Piilani Highway at a point somewhere south of MRTP. The roadway is not included in the current STIP since the current STIP timeframe only encompasses FY 2014-2016, and the roadway is not anticipated to be necessary for many years. However, the community and county government have carefully planned for and considered the eventual need for the road. Maui County strongly supports an interconnected Kihei Mauka transportation network. The 1998 Kihei-Makena Community Plan identifies the need for a North-South roadway mauka of Piilani. The Maui Island Plan includes the Mauka Collector. The directed growth chapter description of the Maui Research and Technology Park, states "the build-out of MRTP should be coordinated with the development of the neighboring Kihei Mauka planned growth area to ensure efficient intra- and inter-regional transportation connectivity for both motorized and non-motorized transportation". Similar directions are included in the project descriptions of Kihei Mauka and the North Kihei residential planned growth areas to the north of MRTP. The applicant has initiated discussions with other landowners about providing a continuous in-tract mauka collector roadway as directed by the Maui Island Plan. In addition to the documents above, community testimony in support of an interconnected mauka transportation corridor has been provided to the Regional Long Range

Land Transportation Plan project for Maui, and additional testimony will be provided in favor of the concept when the draft plan is circulated.

Maui R&T Partners is fully prepared and financially capable to proceed with the MRTP Master Plan Update development in an expeditious manner. In support of the petition and our plans, we have submitted an Incremental Development Plan which details our development and phasing schedule. We have also prepared a Sustainability Plan tailored to the Master Plan Update which demonstrates our commitment to Smart Growth and sustainability principles.

We respectfully request your favorable consideration of our petition and thank you very much for your consideration.

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Summary: Innovative manager, known for succeeding with difficult projects, programs, and plans. Over 12 years of experience with projects in the Maui Research & Technology Park.

Pacific Rim Land, Inc.

Maui Research & Technology Park-Development Project Coordinator

Kihei, Hawaii

July 2008 – Present

- Hired to evaluate, optimize, and implement an updated development master plan for the Maui Research & Technology Park. Resulting plan aligns with the current state of the art for research & technology parks in the United States.
- Duties include leading land entitlement work, environmental Impact studies with associated technical reports, inclusion of project in county general plan, providing direction and leadership to consultants, collaboration with partners, and community outreach.
- Maui Park Plaza: 32,000 SF class "A" office building in the Maui Research & Technology Park. Responsible for coordination of leasing, tenant improvement construction, construction defect remediation, and management of all associated contracts—now at 90% occupancy after building opening in Q3 of 2008 without any tenants.
 - Brought five new tenants to the building through personal network-33% of building's occupancy to date.
 - Managed tenant improvement design, permitting and construction build-out for eight tenants and owners to date, totaling over \$1.75 Million in construction.

Maui Economic Development Board, Inc.

Program Director (reported directly to the President & CEO)

Kihei, Hawaii

October 2000 – July 2008

- Project Director for a complex \$10 Million capital construction project in the Maui Research & Technology Park, including financing, design, contractor selection, tenant leasing, and Economic Development Administration contract administration (\$2 Million EDA grant-mezzanine level incubator).
- Economic Developer with a focus on technology industry and economic diversification. Responsible for business attraction, retention and expansion efforts. Identified competitive advantages and targeted business attraction efforts to industries appropriate for Maui.
- Company Information Technology Director, responsible for strategic planning, implementing and maintaining information technology and telecommunications systems for a complex 20+ employee organization. Work included hands on system administration and user support, as well as management of outside contractors in various information technology specialties.

Education: BSc. Management and Business Information Systems.
George Fox University, Newberg, OR.

Military: US Navy, served in the late 1980's as a squadron Hospital Corpsman (Aerospace Medicine Technician –NEC 8406) with VAW-126. Our squadron frequently deployed onboard CV-67 USS John F. Kennedy.