

# Maui Research & Technology Park

State Land Use Commission

July 25, 2013





# LUC Presentation Overview

- *Steve Perkins, Project Coordinator, Pacific Rim Land*

- MRTP History
- MRTP Today & Challenges
- Master Plan Update Background

- *John Beutler, Senior Associate, Calthorpe Associates*

- Master Plan Update
- Smart Growth & Sustainability

- *Jennifer Maydan, Associate Senior Planner, CH&P*

- Land Use Entitlements
- Major Impacts & Mitigation
- LUC Urban Standards

- *Expert Witnesses*

- Technical Studies

# LUC Presentation Overview

- Land Use Entitlements
- Major Impacts & Mitigation
- LUC Urban Standards

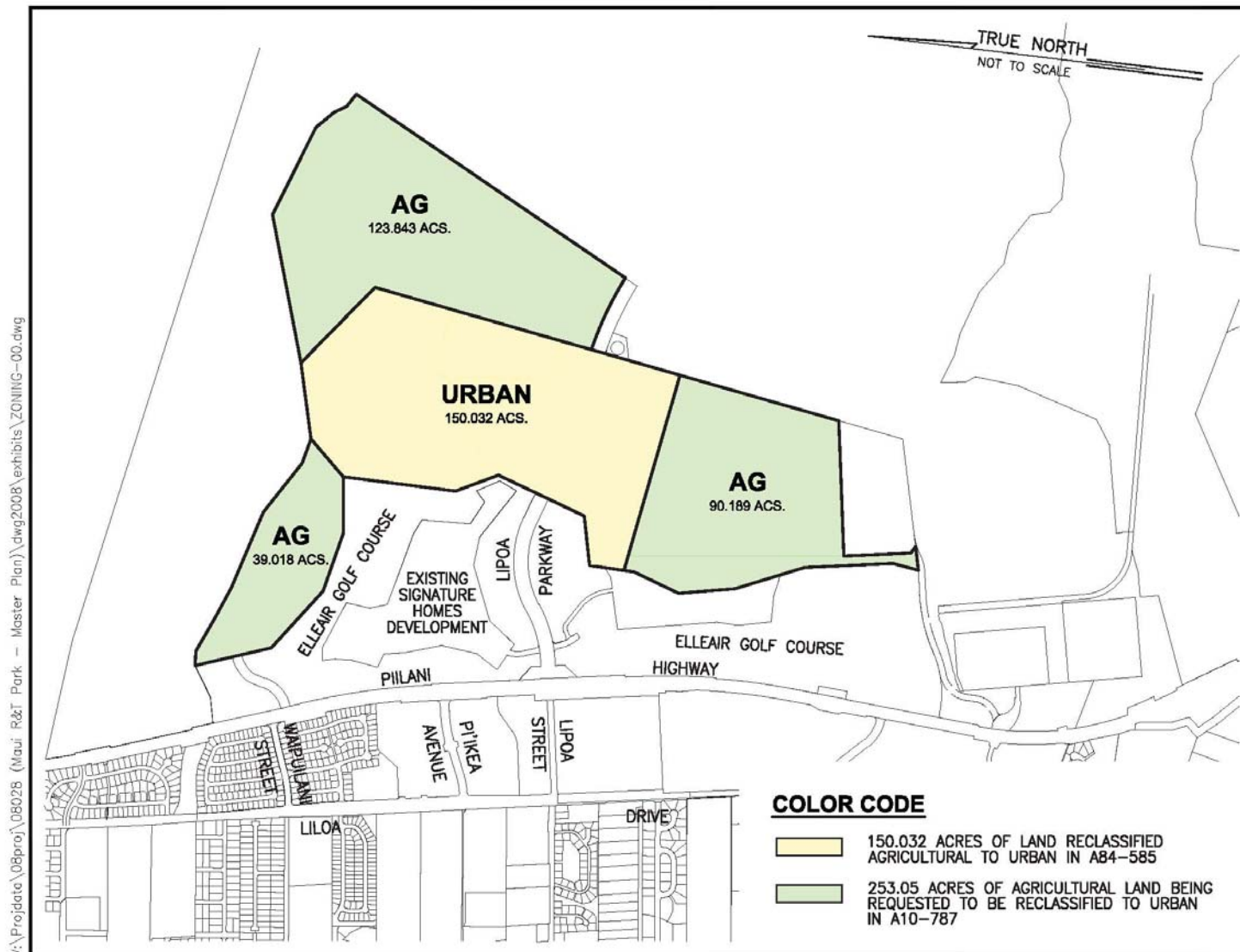
# Land Use Entitlements

- LUC District Boundary Amendment
- Maui County Community Plan Amendment
- Maui County Change in Zoning

# LUC Dockets

**A84-585**

**A10-787**



# Maui County Entitlements

## ■ Community Plan Amendment

- Kihei-Makena Community Plan – Proposed new “Maui Research & Technology Park District”

## ■ Change in Zoning

- Maui County Code – Proposed new “Maui Research & Technology Park District” (Ch. 19.33A, MCC)

## ■ Concurrent Processing

- CPA & CIZ held in abeyance until approval of DBA

# Major Impacts & Mitigation

## Final Environmental Impact Statement

Prepared in Support of a  
Consolidated Application for  
Community Plan Amendment  
and Change in Zoning

PROJECT ASSESSMENT  
APPLICATION VOLUME II  
(Overview – Appendix C6)

### Applicant:

Maui R&T Partners, LLC  
1300 North Holocono, Suite 201  
Kihei, Hawaii 96753

### Prepared by:

Chris Hart & Partners, Inc.  
115 North Market Street  
Wailuku, Hawaii 96793-1717

### Accepting Authority:

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

March 2013

## MAUI RESEARCH & TECHNOLOGY PARK MASTER PLAN UPDATE



- Final EIS accepted by LUC April 2013
- No significant long-term impacts
- Mitigate potential adverse impacts
- Technical studies



# Major Impacts & Mitigation

- Flora & Fauna – No threatened or endangered species of flora, fauna or invertebrates will be impacted.
- Archeological, Historic & Cultural Resources – SHPD determined AIS acceptable. Site -6241 will be bordered prior to ground altering disturbances.
- Agriculture – Minimal impact to ag land supply and no impact to near by ag operations.
- Air & Noise Quality – No significant impacts to air and noise quality.
- Drainage – Development induced run-off will be retained on-site in accordance with County of Maui's Drainage Rules.



# Major Impacts & Mitigation

- Water Resources – Applicant will develop and treat brackish well water. Mitigation to minimize impacts to groundwater resource.
- Public Services & Utility Systems – Project will not adversely affect public services and systems. Applicant will engage in infrastructure improvements to mitigate potential impacts.
- Traffic – TIAR documents regional traffic impacts of the project. Applicant will fund and implement substantial roadway improvements.

# Economic & Housing Benefits

- \$1.4 billion in capital investment into Maui's economy
- 5,880 jobs on-site
- 1,470 jobs off-site
- 1,250 residential units – 40% affordable

# Consistent with LUC Urban Standards



- ✓ City-like concentrations
- ✓ Proximity to centers of trade & employment
- ✓ Availability of basic services
- ✓ Reserve areas for foreseeable urban growth



# Consistent with LUC Urban Standards



- ✓ Identified for urban growth by county general plans
- ✓ Developable land
- ✓ Contiguous with existing urban areas
- ✓ Not spot urban development necessitating unreasonable investment in public services

**Testimony of  
Yoichi Ebisu  
Y. Ebisu & Associates  
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 Yoichi Ebisu and I am owner of Y. Ebisu & Associates, an acoustical engineering firm. I prepared the *Acoustic Study for the Maui Research and Technology Park* (April 2012) (Included as Appendix M in the Final Environmental Impact Statement). I have worked with Y. Ebisu & Associates providing acoustic engineering services in Hawaii for over 28 years and have more than 42 years total experience. A copy of my resume is attached.

The primary objective of the study was to describe the existing and future traffic noise levels in the environs of the proposed Maui Research and Technology Park (MRTP). Traffic forecasts for 2024 and 2034 were used in the analysis. Traffic noise level increases and impacts associated with the proposed development were determined within the project site as well as along the public roadways which are expected to service the project traffic. A specific objective was to determine future traffic noise level increases associated with both project and non-project traffic. I will briefly summarize the findings of the assessment.

**Existing Conditions**

The existing background ambient noise levels within the project site are relatively low at the mauka (east) end and moderate on the makai (west) end of the site. Traffic along Piilani Highway controls the background noise levels at the makai end of the project site, and diminishes to inaudible levels at the mauka end of the project site. On the makai side of Piilani Highway, existing noise levels also diminish with increasing distances from Piilani Highway, and are controlled by the traffic on connector roads and South Kihei Road in areas between Piilani Highway and the shoreline.

The existing traffic noise levels in the project environs along Piilani Highway are in the "Significant Exposure, Normally Unacceptable" category, and at or greater than 65 Day-Night Average Sound Level (DNL) at the first row of existing homes on the makai side of the highway. The existing traffic noise levels in the project environs along South Kihei Road are in the "Significant Exposure, Normally Unacceptable" category, and at or greater than 65 DNL.