

MAUI RESEARCH & TECHNOLOGY PARK

A MASTER-PLANNED INNOVATION COMMUNITY

Kihei, Hawaii

**Update for the South Maui Community
Plan Advisory Committee**

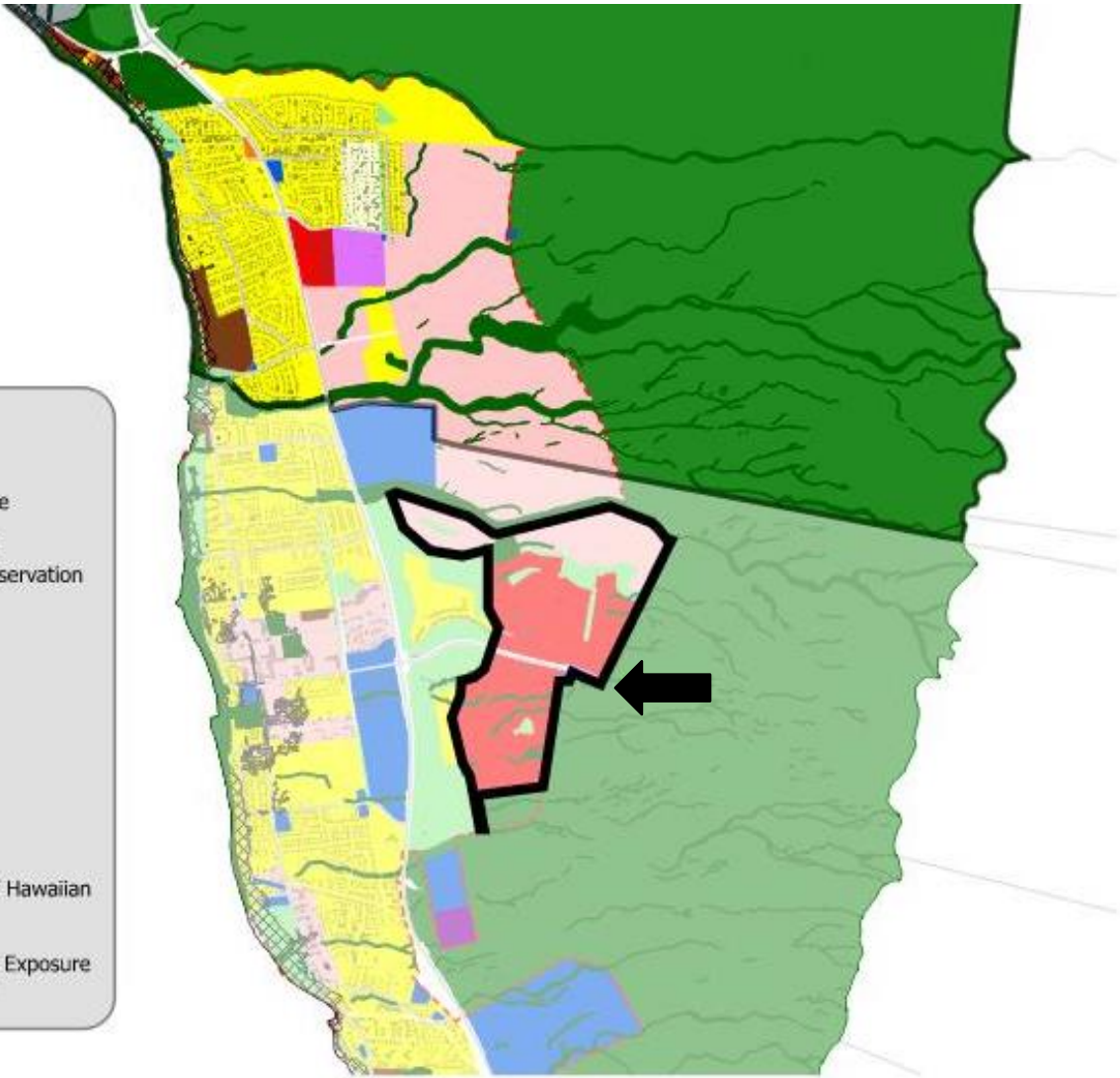
April 19, 2023



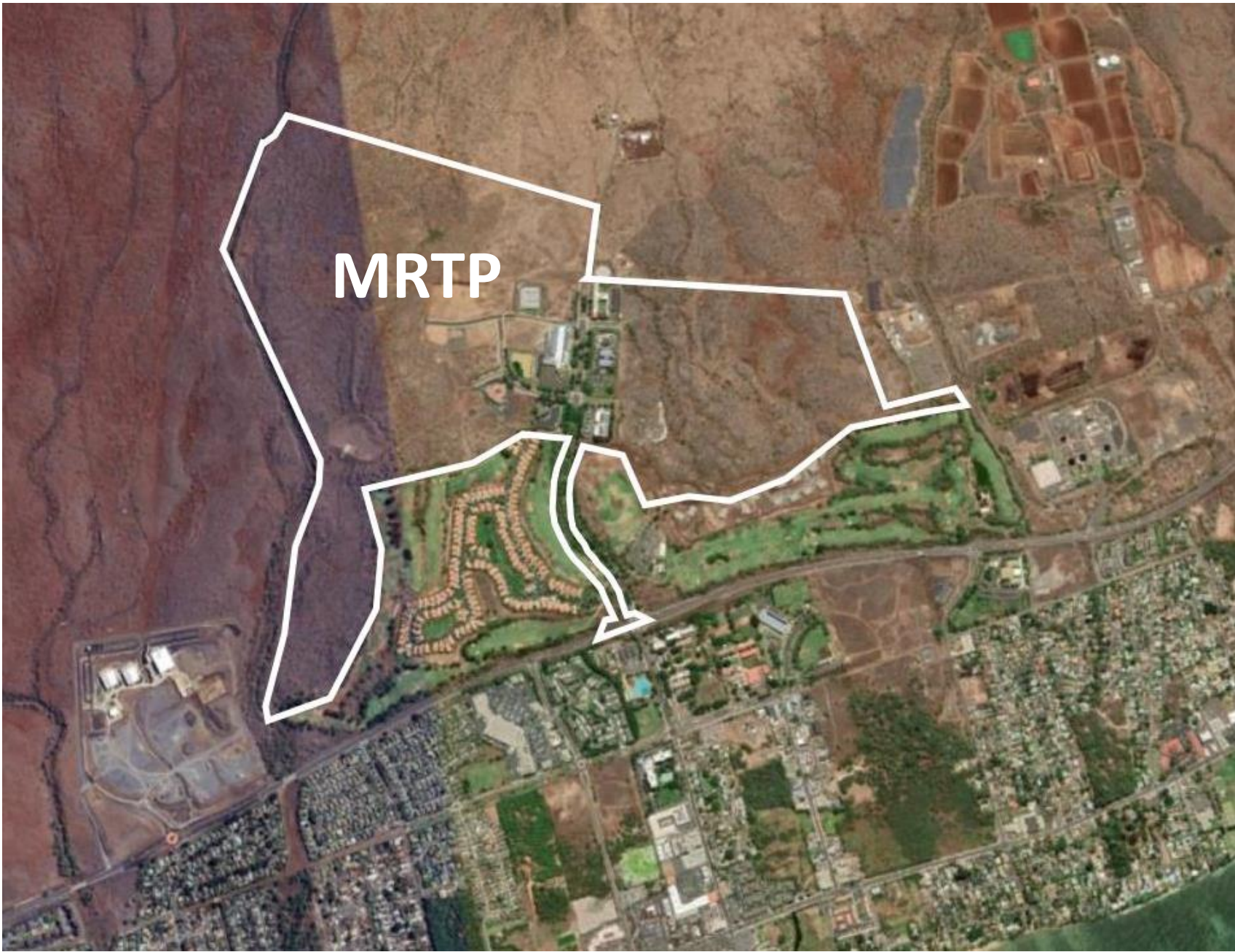


- Pacific Rim Land is a real estate company based in the project at the Maui Research & Technology Park
- Founded in 1988 on Maui, Pacific Rim Land is locally-owned and took full ownership of the undeveloped lands in the MRTP at the start of 2020
- Pacific Rim Land has been advancing the design & permitting of MRTP the last couple years

PLANNING DEPARTMENT REGIONAL COMMUNITY PLAN



South Maui Community Plan



MRTP



M RTP BACKGROUND

- Long-planned growth area for South Maui
- Masterplan Update: 2016
 - Included in General Plan growth area as Urban
 - Final EIS
 - State Land Use District Boundary Amendment
 - Community Plan Amendment
 - Change in Zoning (Form-Based Code) – MCC 19.38, unanimously approved by the County Council

M RTP ZONING

- Maui County Code Chapter 19.38 – its own zoning code
- First “form-based code” on Maui
- Traditional neighborhood design was core to the design
- Extensive planning efforts to create a complete community
- Great flexibility of uses with goal to have “true live, work, play, educate, innovate”



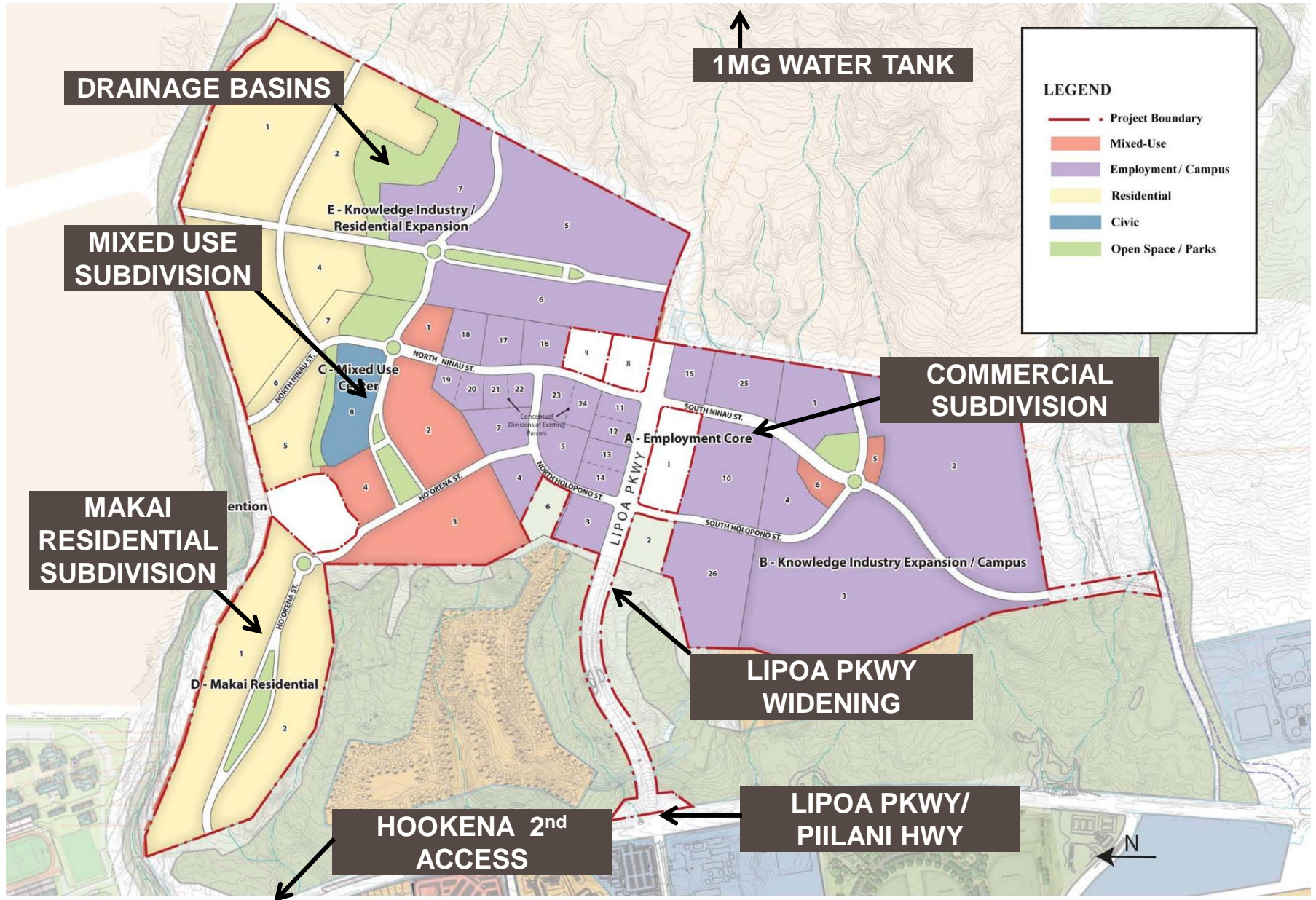
M RTP ZONING

Traditional Neighborhood Design

- Traditional neighborhood design
- Walkable “Main Street” commercial areas with shops lining sidewalks, and parking in back
- Public parks, town greens, village squares
- Pedestrian-oriented neighborhoods with a mix of commercial and residential uses & variety of housing types
- Access to public transit, schools, civic buildings & community spaces



ACTIVE PERMITS AT MRTP

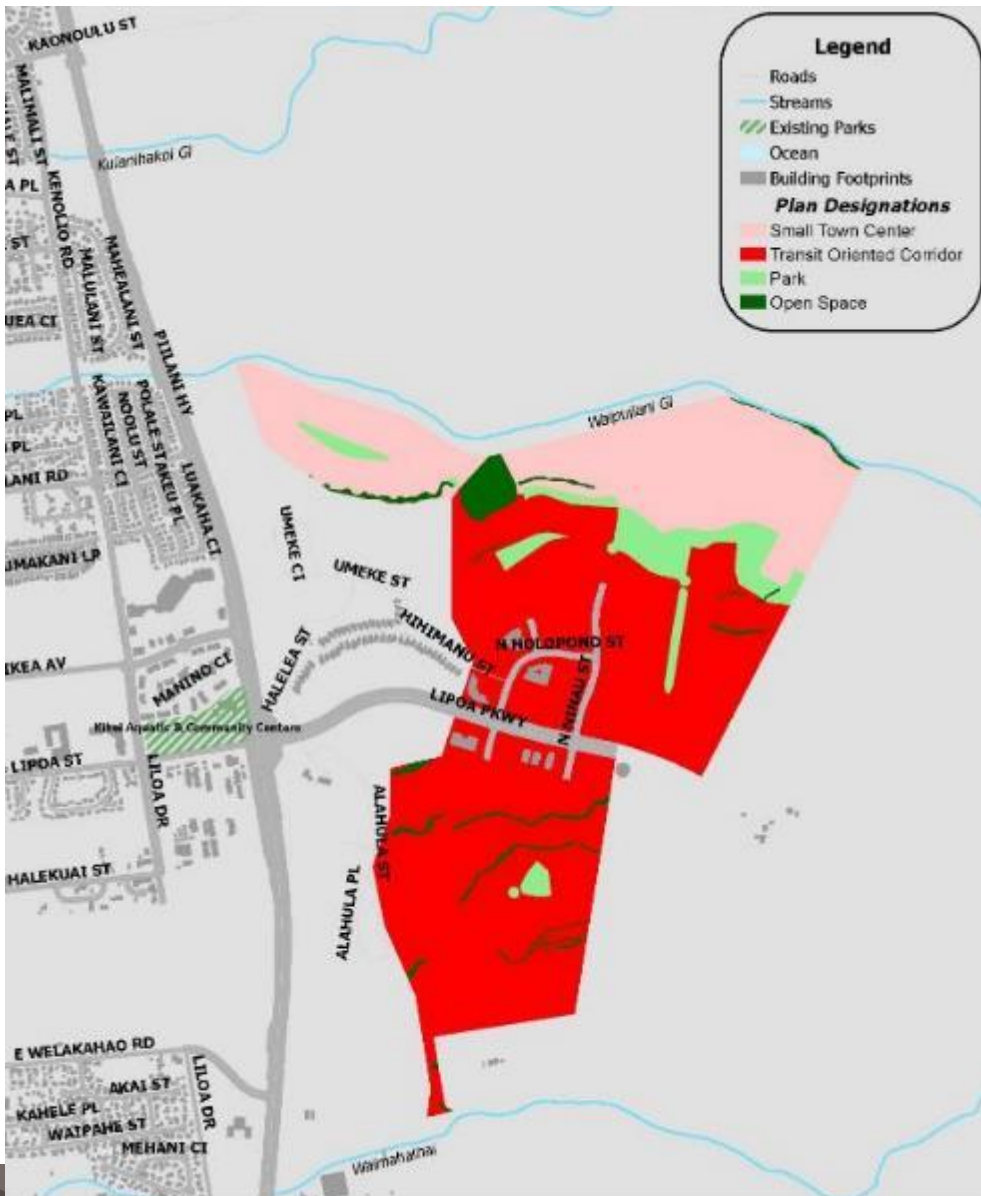


TIMELINE

- Lipoa Pkwy Widening & Commercial Subdivision work to Commence Fall of 2023
- Civil Construction for Residential to Commence in Q1 2024
- Intersection Improvements in 2024
- Homes to Commence in 2025 for 2026 Delivery



PLANNING DEPARTMENT PROPOSED SMCP COMMUNITY PLAN DESIGNATIONS







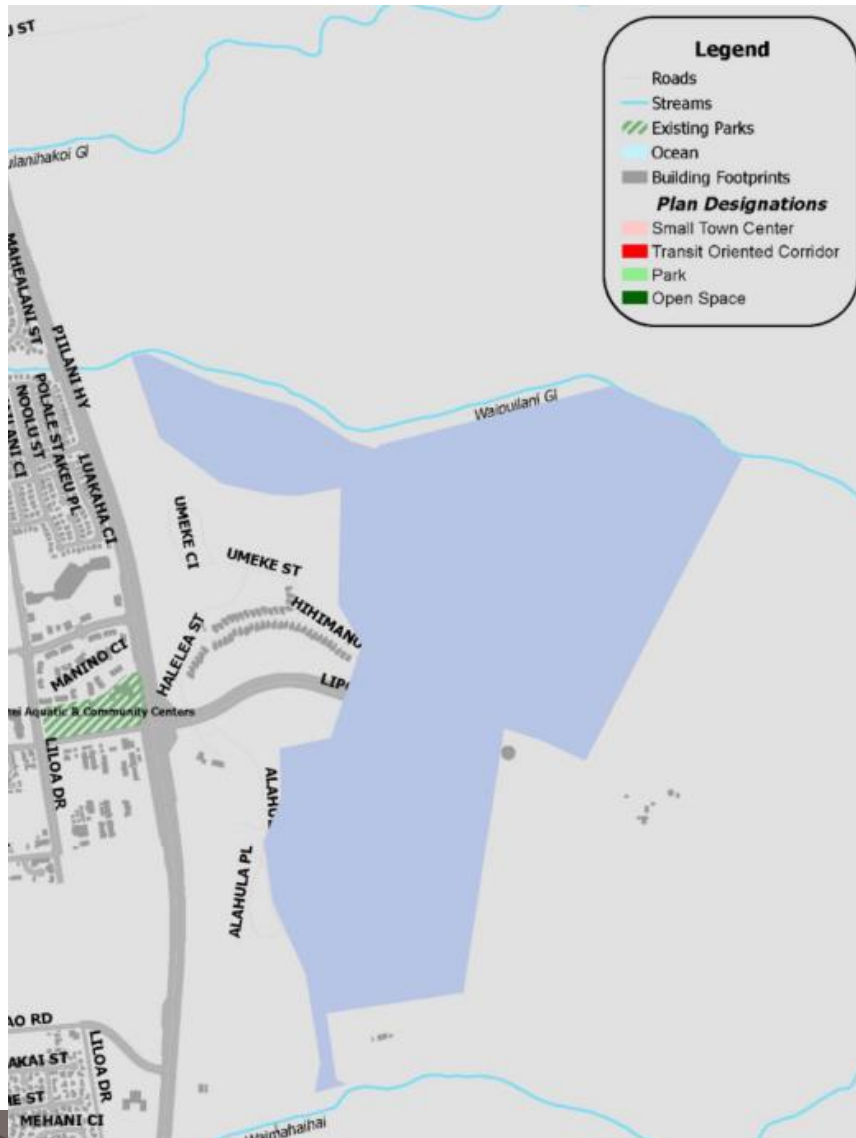
-  Small Town Center (STC)
-  Transit Oriented Corridor (TOC)
-  Park (PK)
-  Open Space (OS)

Figure 3.13: Area of Change | Maui Research and Technology Park

REQUESTED SMCP COMMUNITY PLAN DESIGNATION



Special Purpose District (SPD)

The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, do not easily fall within one or a combination of the other community plan designations. This district applies to airports and may also include established project districts that do not easily fall within one or more of the other community plan designations.

SUMMARY

- Local developer based in the MRTP
- Zoning in place
- Civil work to continue this fall
- Well designed plan inclusive for live/work/play
- Mix of residential units online in 2026
- Additional commercial and civic opportunities
- Infrastructure thoroughly designed for best practices
- Community facilities including parks, recreation & trails



MAHALO

PACIFIC RIM LAND, INC.



ESTABLISHED 1988

