

Central Kīhei

The Central Kīhei area of change includes developed parcels and undeveloped parcels encompassing approximately 85 acres that present redevelopment and infill opportunities to benefit the South Maui community. Central Kīhei refers to the lands designated Small Town Center, Resort/Hotel and Open Space along both sides of Pi‘ikea Avenue and along the north side of East Lipoa Street between Pi‘ilani Highway and South Kīhei Road. The area encompasses the Downtown Kīhei project, Pi‘ilani Shopping Center, Pi‘ilani Gardens housing complex, and a variety of commercial uses along South Kīhei Road and East Lipoa Street. Commercial uses in this area represent strip development with large parking lots and mobility challenges that present hazards to pedestrians, bicyclists and motorists. This area presents opportunities to redevelop and evolve over time to better serve present and future residents and respect the scale and character of Kīhei.

Change Envisioned

Downtown Kīhei is an infill project that has evolved over the years with community input and the market impacts of the COVID-19 pandemic and resulting economic downturn. The project is envisioned as a mix of uses including residential, commercial, hotel and open space. The residential component includes a variety of housing types including apartments over retail, townhomes, senior living, and affordable housing. Commercial uses will be mixed with the residential component and will also service surrounding neighborhoods. If a hotel is developed, it should be local-serving rather than resort-style and all development should be at a density and scale to respect the character of the area. The Open Space designation protects wetland resources and it will be important to provide ample bus stops, sidewalks, bike paths and connections to the greenway along Liloa Drive and other paths in the area. The rest of the Central Kīhei area of change are developed parcels that present redevelopment opportunities to create pedestrian-friendly activity centers and add housing options to the area.

Challenges and Opportunities

With redevelopment and infill comes challenge and opportunity. Infrastructure such as water and wastewater already exist, which is an opportunity; however, they will likely need significant upgrades, which is a challenge. Residential neighborhoods, jobs, schools, and other services surround the Central Kīhei area and will benefit from redevelopment of the area. There is also an opportunity to improve sidewalks and paths and fill-in gaps to create a more interconnected network of active transportation options. As with most areas in north and central Kīhei, flooding is a significant hazard in this area that must be addressed early in the planning stages of development. Redevelopment and infill can also face resistance from surrounding residents. The community, landowners and

businesses will need to be engaged in redevelopment planning to ensure that it results in positive change for residents in the immediate area and the whole South Maui region.

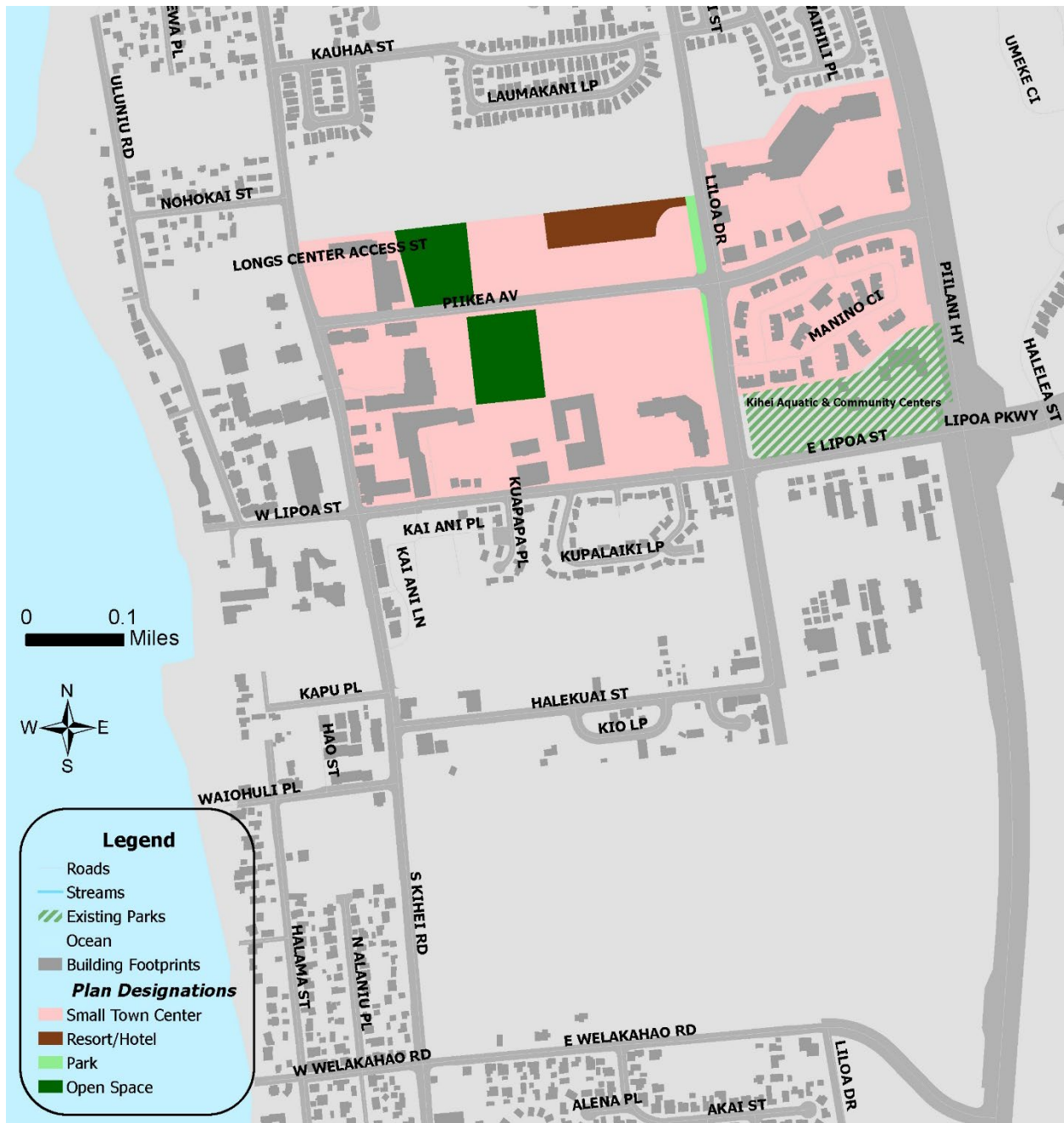


Figure 3.12: Area of Change | Central Kihei

Maui Research and Technology Park

The Maui Research and Technology Park (MRTP) is located mauka of Pi'ilani Highway between Waipu'ilani Gulch and Kēōkea Gulch. It is bounded by Haleakalā Ranch lands to the east and the Maui Nui Golf Club (formerly the Elleair golf course) to the west, encompassing approximately 400 acres.

Change Envisioned

The MRTP was the vision of a core group of community leaders in the early 1980s who sought to diversify Maui's economic and employment base beyond tourism and agriculture. Today, the MRTP is home to a diverse range of companies and government projects that provide employment in high-technology and other industries. The MRTP is envisioned to continue to be a major employment generator and economic diversifier for Maui.

Since the opening of the MRTP, experts in the field of economic development have gained a better understanding of innovation clusters and the needs of knowledge workers and businesses. Technology businesses thrive in areas of diversity and activity. A diversity of businesses and workers, and the availability of a variety of commercial and industrial spaces, enhance the viability and success of individual businesses. The intent of the MRTP planned growth area is to create opportunities for a broader range of desirable knowledge-based and emerging industries, which will provide high-skilled and well-paying jobs for Maui residents.

As the MRTP develops, it should utilize the principles of new urbanism, smart growth, and the Association of University Research Park's "Power of Place" study to create a community of innovation. This includes providing diverse housing options within close proximity of the MRTP's employment, and integrating neighborhood-serving retail, civic, and commercial uses in a manner that encourages bicycling, walking, and public transport. The growth area may also include exhibit halls and meeting space to support the development of the research and technology sector, and to serve the broader needs of South and Central Maui. The majority of the MRTP is governed by Chapter 19.38, Maui County Code.

Challenges and Opportunities

Build-out of the MRTP should be coordinated with the development of the neighboring projects to ensure efficient intra- and inter-regional transportation connectivity for both motorized and non-motorized transportation. The MRTP should also develop pedestrian and bicycle linkages between the new high school and the core commercial and civic uses within Central Kīhei, as has been shown in project plans. As with all development mauka of Pi'ilani Highway, a significant challenge for this area of change is preventing environmental impacts on makai resources including reefs and wetlands, and mitigating flooding.

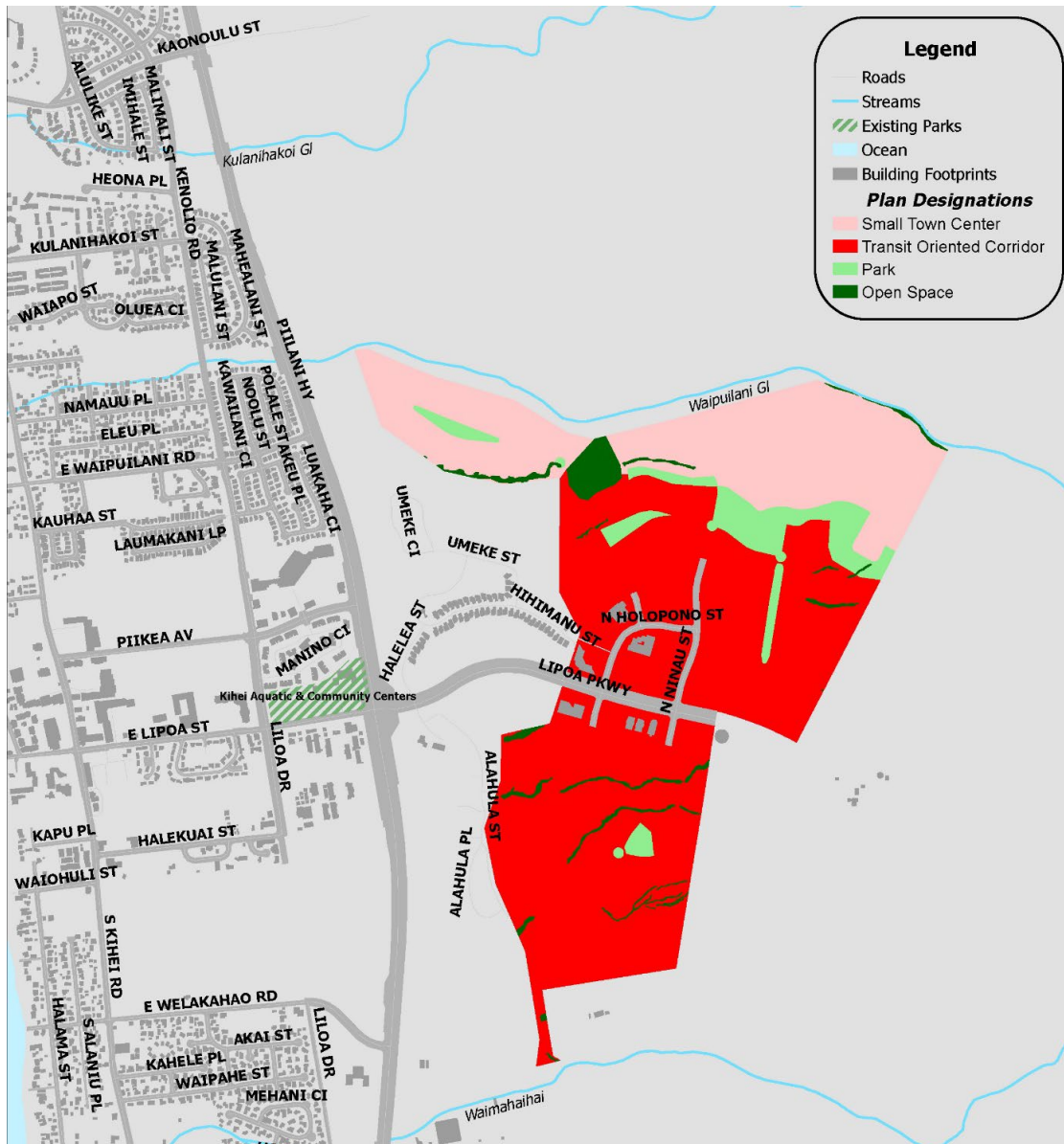


Figure 3.13: Area of Change | Maui Research and Technology Park

County-Owned Parcel

The 150-acre County-owned parcel mauka of Pi'ilani Highway that surrounds the Kihei Police Station has the potential to serve the community in a variety of ways. The majority of the parcel is currently undeveloped and has been used for grazing. There is a remnant dryland forest of native wiliwili trees on the southeast section of the parcel.

Change Envisioned

The 1998 Kihei-Makena Community Plan envisioned this area as a park. Designating the parcel as Public/Quasi-Public in the updated South Maui Community Plan allows the County flexibility in developing this parcel to meet the community's needs. A portion of this area could be a consolidated baseyard for County departments. Portions of the parcel could be used as a receiving area for excess R1 water from the South Maui Wastewater Reclamation Plant. A park with various facilities and features could be developed on the site. Given the current housing crisis, a portion could be developed for affordable and workforce housing if such uses are compatible with other government uses of the site. Given the Public/Quasi-Public designation and the property's zoning, a fast-track entitlement process could be used. The portion of the parcel with the wiliwili forest should be preserved as a native forest habitat.

Challenges and Opportunities

The geology of the parcel provides a challenge for development and underground utilities, with a thin layer of topsoil underlain by volcanic blue rock. Preservation of cultural and archeological sites may also pose challenges for development of this parcel. The opportunity to utilize R1 water exists as the parcel is near the one million-gallon R1 water storage tank in South Maui. As the County transitions away from the use of wastewater injection wells, this parcel could act as an outlet for excess R1 water to irrigate the native forest and park.

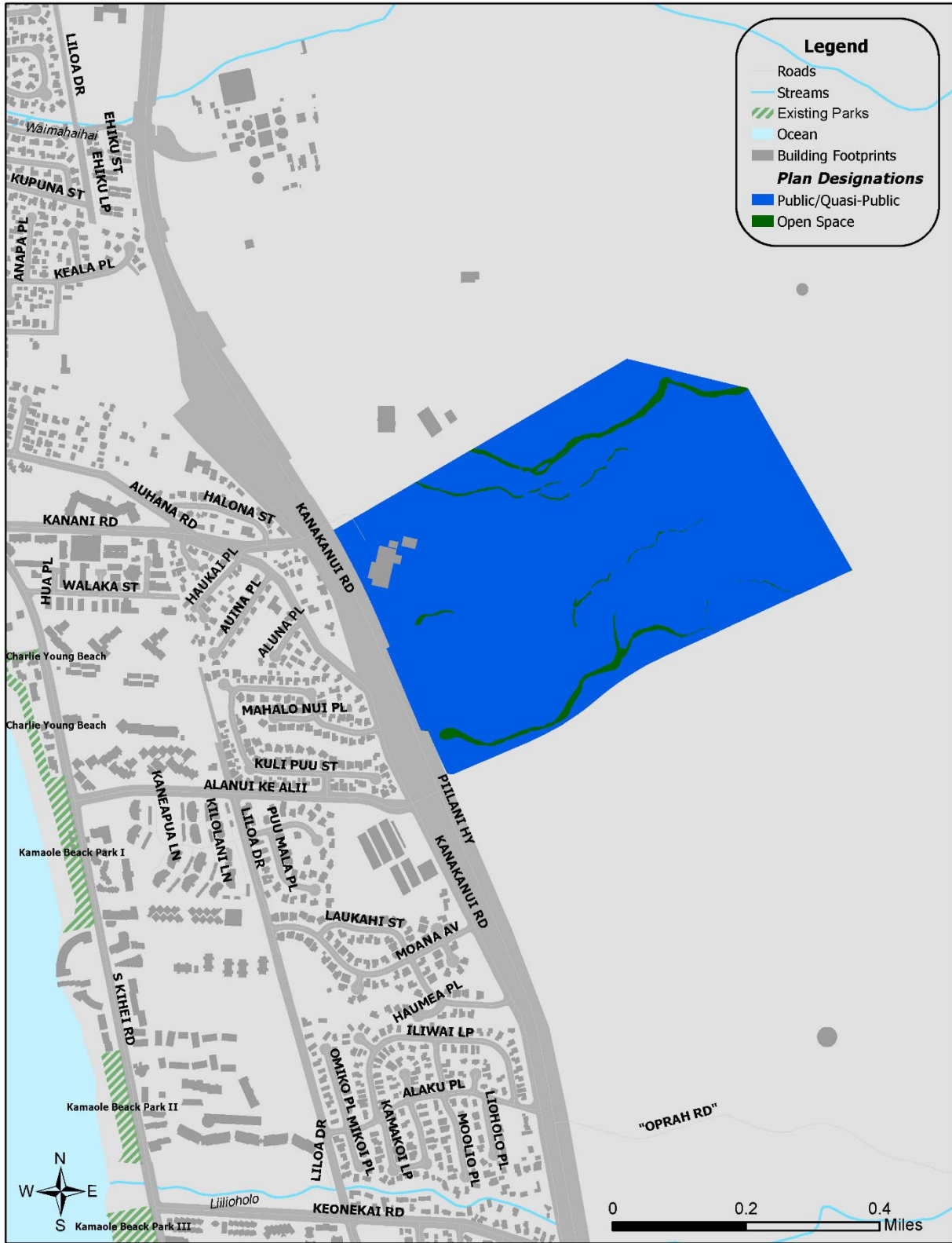


Figure 3.14: Area of Change | County-owned parcel