Maui Research & Technology Park Overview
Maui Research & Technology Park-Today...

- 24 companies/projects in MRTP
- Over 400 people work in Park
- An estimated $120-150 Million/yr flows through MRTP projects
- 5 buildings, 180K square feet total
Maui R&T Park-Challenges to Growth...

- Large minimum lot size
  - 2 acre minimum lots
- Narrow acceptable uses-MCC 19.33
- Most all employees must drive to work
- Few on-site amenities
- Construction is expensive
  - Passed through to buyers and tenants
Research Park and Employment Center Trends

- The recognized trend and future of employment centers and research/technology parks is moving towards mixing of uses in complete communities including R&D/Tech use.

- The Association of University Research Parks—the industry group for these types of developments has called it the "the power of place"
  - "A strategy to cluster research and incubator facilities (along with housing and amenities) in innovation zones is an important aspect of our future U.S. technological and ecological competitiveness."
Maui County and Kihei Community Association Planning Goals

- Calls for:
  - Dense development—walkable, on transit, less automobile use
  - A mix of commercial and residential uses
  - Sustainable development—energy, water, waste water, building practices
  - Mixing housing types within neighborhoods—rental, owner occupied, multi-family, single family, market and affordable, life-cycle/disabled accessible
  - Integrated open space/parks
Peter Calthorpe

Stapleton, Colorado

Alameda Point, California

Honolulu Transit Oriented Development

Chengong New Town