

## Maui Research & Technology Park Overview

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EXHIBIT "29"



### 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







PADIECO DEFENSE





MALE HIGH PERFORMANCE COMPUTING CENTER

PACIFIC DISASTER

CENTER







A Subsidiary of VSE Corporation

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**Total Network Solutions** 

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## 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."





ASSOCIATION OF UNIVERSITY RESEARCH PARKS

Creating Communities of Innovation



# 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



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#### KCA GENERAL OPEN SPACE AND DESIGN GUIDELINES

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#### trainblactored Connectivity and Portral Parks

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Shoreline Property Encreane property and contiguous areas suitable for open space preserved for that use especially as they relate to natural drama;

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WARTER KARTLE

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### CALTHORPEASSOCIATES

URBAN DESIGNERS, PLANNERS, ARCHITECTS



Alameda Point, California



Honolulu Transit Oriented Development



Stapleton, Colorado

Chengong New Town



