



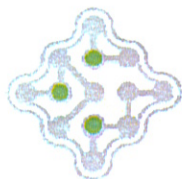
Maui Research & Technology Park Overview



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





2C4
TECHNOLOGIES

Schafer



PACIFIC DISASTER
SOLUTIONS



MAHS HIGH PERFORMANCE COMPUTING CENTER

AKIMEKA

A Subsidiary of VSE Corporation



oceanit

Innovation through engineering & scientific excellence



**PACIFIC
DISASTER
CENTER**



BOEING



Pelatron
reaching beyond the pacific rim

TNS
Total Network Solutions

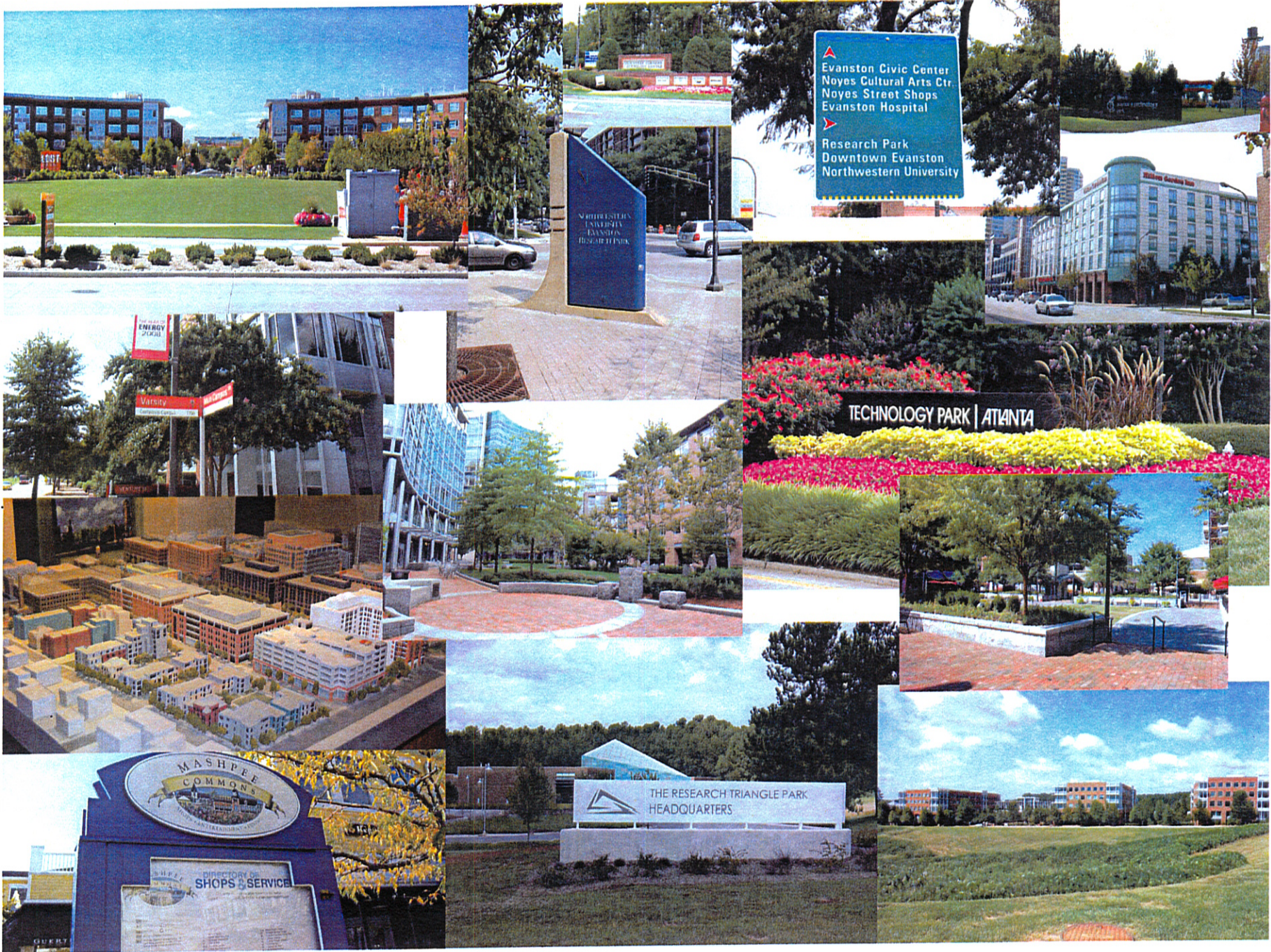




Maui R&T Park-Challenges to Growth...

- 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.”*

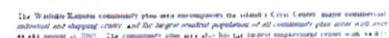


**ASSOCIATION OF
UNIVERSITY
RESEARCH
PARKS**

Creating Communities of Innovation



- 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



CALTHORPE ASSOCIATES

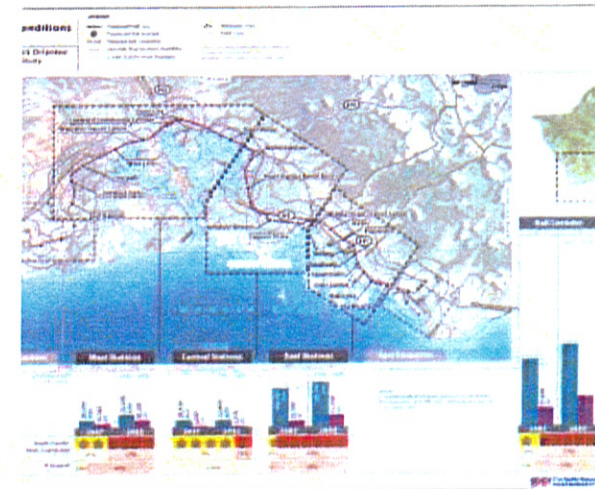
URBAN DESIGNERS, PLANNERS, ARCHITECTS



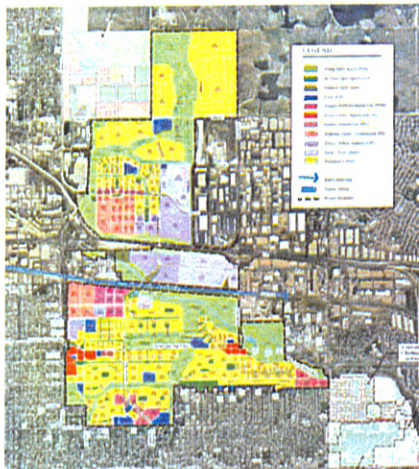
Alameda Point, California



Honolulu Transit Oriented Development



Stapleton, Colorado



Chengong New Town

