Maui Research & Technology Park
Current Development in the Park

180,000 Square Feet of Buildings

400 Employees
Lipoa Parkway Intersection in MRTP
Diversity
Unbalanced Morning Commute - going to work

Unbalanced Evening Commute - returning home

Balanced Commute - moderate flows in both directions
Human Scale

Auto - Scale

Pedestrian - Scale
Heirarchical road networks require long trips on large roads.

Connected road networks allow direct routing and small-scale roadways.
Store fronts benefit from street parking as it activates the sidewalks.

Effective streets prioritize spaces for pedestrian.

Narrow streets slow down traffic enough to create safe environments for pedestrian circulation.
Conservation & Restoration

Before

After