

Concept Diagram



Maui shoreline

The Concept Diagram shows the overall vision for the future of the Maui Research and Technology Park. The Park's existing buildings are within the Employment Core area. This area will remain exclusively in employment uses, though incidental supportive retail uses will be allowed. Major new employment zones south of Lipoa Parkway (the Knowledge Industry Expansion/ Campus area) and mauka the employment core (the Knowledge Industry Expansion area) provide large new areas for employment expansion and diversification. The new Mixed Use Center is a flexible area to contain space for incubating new businesses as well as supportive retail, civic uses, open space, and residential uses. New residential zones mauka and makai of the Center provide additional housing in a variety of formats which will appeal to park business owners and employees.

The Park has been envisioned with pedestrian connectivity as a first priority. A green corridor, running north to south along Ninau Street, links the center of the site. This corridor links the Park's two mixed use areas. Ideally, transit stops in these locations will also connect park workers and residents to the larger region. With a majority of businesses and homes within a 5-minute walk of the centers, many daily needs will be within a short and comfortable walk.



Park Plaza Building in MRTP



Wailuku commercial building



Maui single family housing



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