

Growth Alternative 1: Infill

This alternative focuses on developing vacant and underused land within the existing developed footprint of West Maui. It also includes permitted projects that will provide housing, businesses, and services to residents.

Highlights

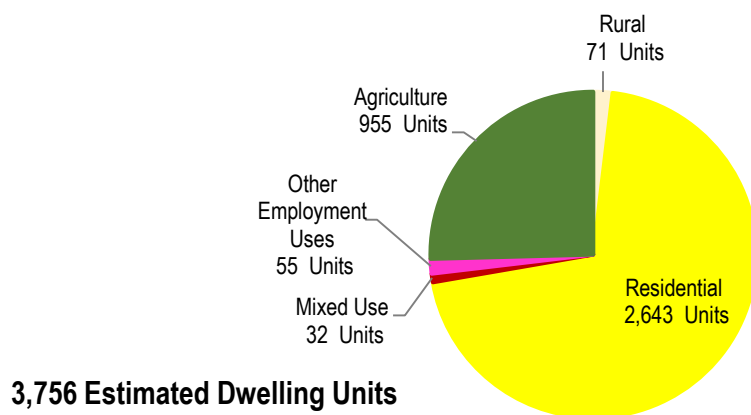
- Compact urban footprint, including increased density in central Lahaina, allowing for improved public transit and pedestrian mobility.
- Most extensive preservation of open space and agricultural land of all the alternatives.
- Does not designate enough land for new housing and other land uses to meet the population projection.
- Constrained supply of land available for housing could drive up cost of housing even higher.

By the Numbers

Estimated Housing Units Needed in West Maui by 2040: 6,923

Estimated Housing Units Possible with this Scenario: 3,756¹ (3,167 deficit)

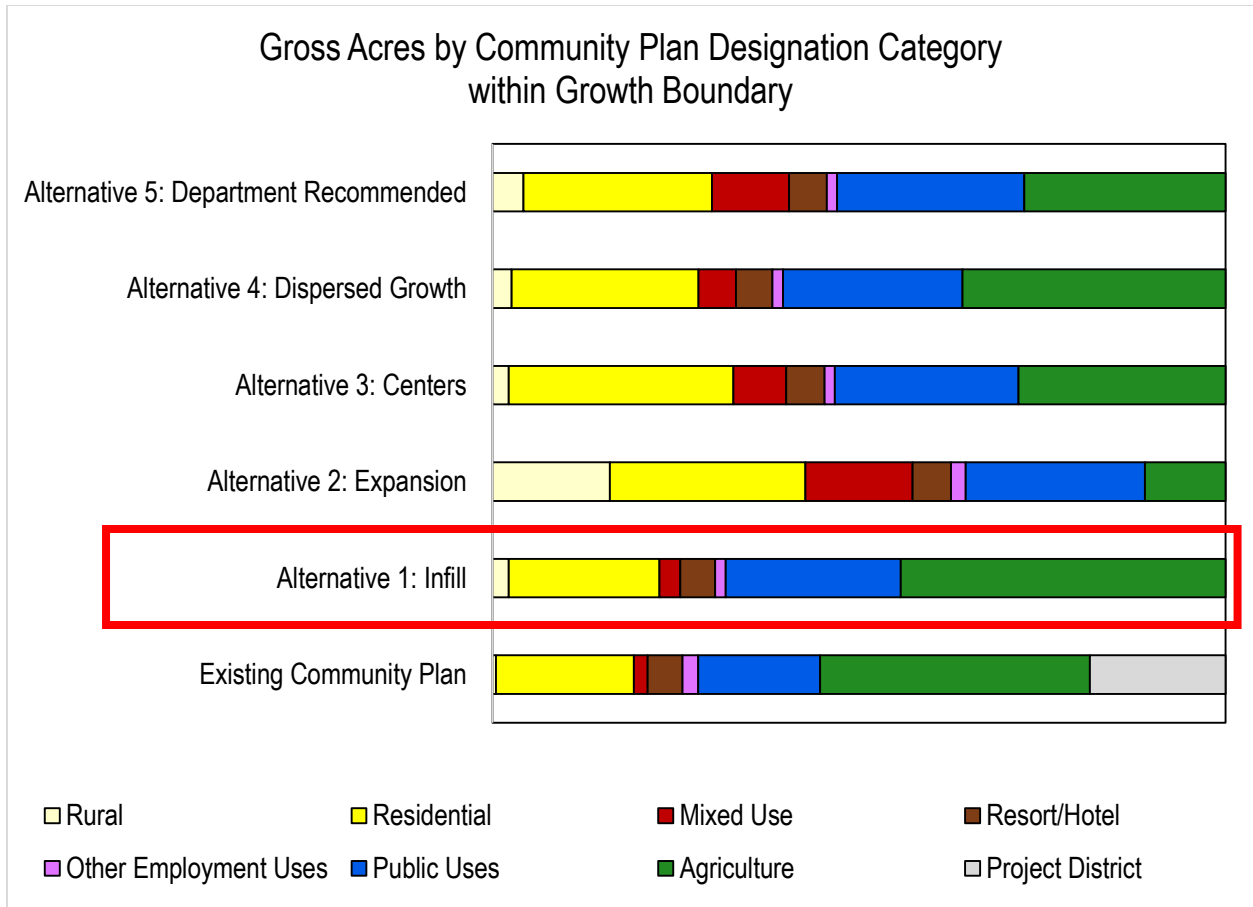
CP Designation Category ³	Area Within Growth Boundary ²			
	Gross Acres	% of Total	Vacant Acres	% of Total
Rural	192	2%	97	2%
Residential	1,766	19%	308	7%
Mixed Use	245	3%	33	1%
Resort/Hotel	408	4%	13	0%
Other Employment Uses	123	1%	33	1%
Public Uses	2,050	23%	635	14%
Agriculture	4,326	48%	3,454	75%
Total	9,110	100%	4,573	100%



¹ Unit count is based on vacant lands and does not include potential redevelopment opportunities.

² Also includes acreages for known Department of Hawaiian Homelands projects outside the growth boundary.

³ See note on reverse for which community plan designations are included in each category.



Note

In order to simplify presentation, in this chart we have combined similar districts within broad categories of rural, residential, mixed use, resort/hotel, other employment uses, public uses, agriculture, and project district. The community plan designations included within each category are listed below.

- **Rural:** Rural Residential and Rural Village
- **Residential:** Residential
- **Mixed Use:** Urban Center/Corridor, Small Town Center, and Neighborhood Center
- **Resort/Hotel:** Resort/Hotel
- **Other Employment Uses:** Employment Center, Industrial, and Special Purpose District
- **Public Uses:** Public/Quasi Public, Parks/Open Space, and Conservation
- **Agriculture:** Agriculture
- **Project District:** Project District⁴

⁴ Project Districts are converted to other community plan designations in alternatives 1-5.