

Growth Alternative 5: Department Recommended

This alternative combines attributes of the other four alternatives, while reflecting the public comment received during the online and in-person open houses in April 2019. This alternative features a modest expansion of urban land uses within the Urban Growth Boundary to accommodate projected population growth and to provide housing for residents near jobs.

Highlights

- Includes some Planned Growth Areas identified in the 2012 Maui Island Plan focusing new development close to existing infrastructure and services and providing for resident needs.
- Infill and redevelopment in existing urban centers, specifically Lahaina, setting the stage for improved transit and connectivity.
- Focuses growth near and north of Lahaina, while retaining agricultural land and open space south of Lahaina
- Of all alternatives that expand the existing developed footprint, this alternative has the smallest gap between projected need and supply of new dwelling units.

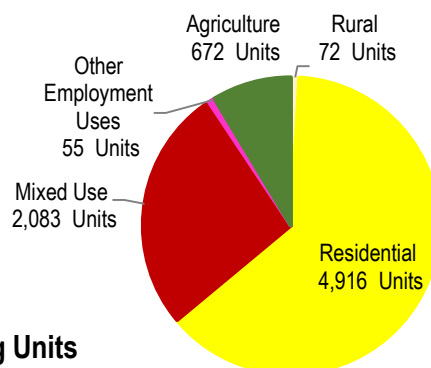
By the Numbers

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

Estimated Housing Units Possible with this Scenario: 7,798¹ (875 surplus)

Acreage within each Community Plan Designation

CP Designation Category ³	Area Within Growth Boundary ²			
	Gross Acres	% of Total	Vacant Acres	% of Total
Rural	362	4%	245	5%
Residential	2,212	24%	709	16%
Mixed Use	903	10%	658	14%
Resort/Hotel	441	5%	13	0%
Other Employment Uses	121	1%	29	1%
Public Uses	2,196	24%	864	19%
Agriculture	2,878	32%	2,092	45%
Total	9,113	100%	4,610	100%

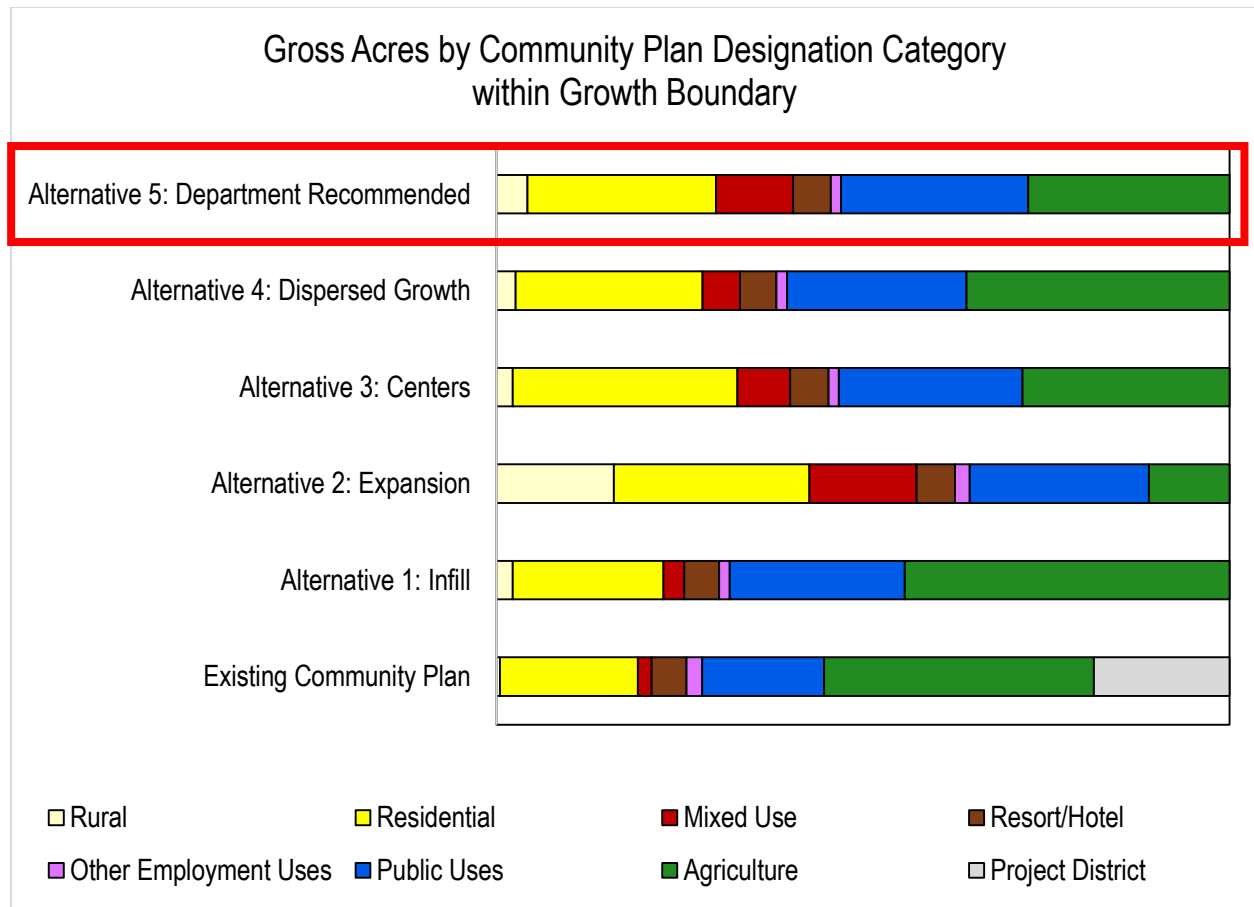


7,798 Estimated Dwelling Units

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.