

Growth Alternative 2: Expansion

This alternative focuses on using previously undeveloped lands to accommodate growth and relocate uses that may be displaced by sea level rise in the next 20 years, while providing for the needs of both residents and visitors.

Highlights

- Full build-out of Planned Growth Areas identified in the 2012 Maui Island Plan.
- Applies rural designations to existing developments within Rural Growth Boundaries.
- Greatest amount of land available for new development throughout West Maui.
- Converts more agricultural lands and open space to development than other alternatives.
- Inconsistent with public comment requesting to preserve agricultural land and open space.
- Designates far more land for housing and other urban land uses than is necessary to accommodate the projected population increase.

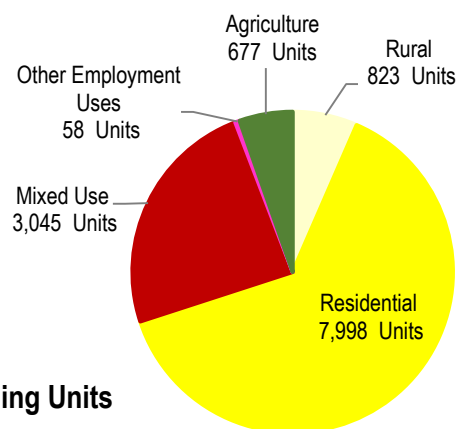
By the Numbers

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

Estimated Housing Units Possible with this Scenario: 12,601¹ (5,678 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	1,377	15%	687	15%
Residential	2,290	25%	817	18%
Mixed Use	1,257	14%	1,048	23%
Resort/Hotel	450	5%	55	1%
Other Employment Uses	175	2%	30	1%
Public Uses	2,097	23%	690	15%
Agriculture	1,462	16%	1,245	27%
Total	9,108	100%	4,572	100%

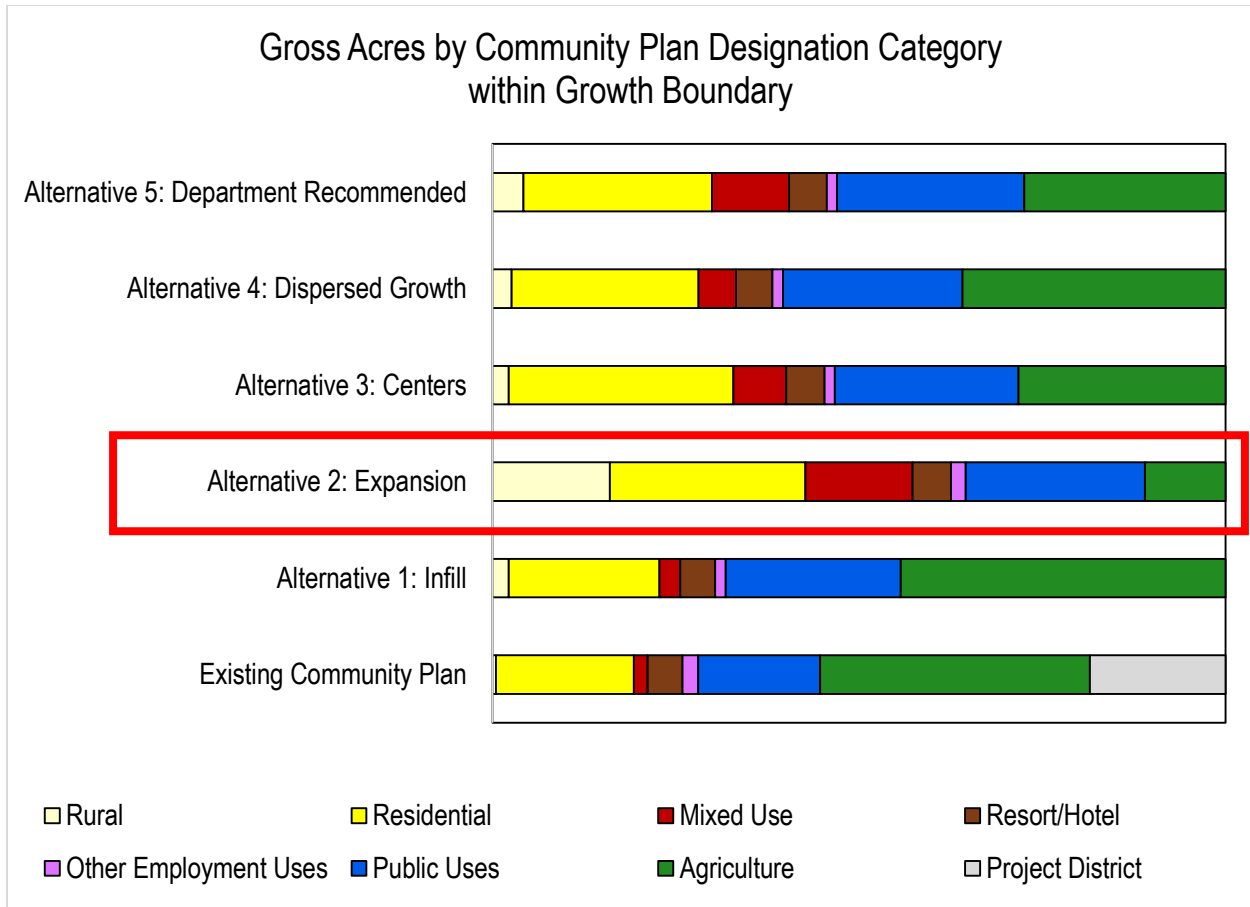


12,601 Estimated Dwelling Units

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.