

## Growth Alternative 3: Centers

This alternative focuses on developing vacant and underused land beyond the existing developed footprint, close to existing urban centers to provide housing, business, and service needs for residents and visitors.

### Highlights

- Includes some Planned Growth Areas identified in the 2012 Maui Island Plan, focusing on new development in areas close to existing infrastructure and services.
- Infill and redevelopment in existing urban centers, specifically Lahaina, setting the stage for improved transit and connectivity.
- Full build out of Kā'anapali Town and Lahaina Town North will virtually eliminate the separation of Lahaina and Kā'anapali and will depend upon completion of the northern extension of the bypass.
- Designates more land for housing and other urban land uses than necessary to accommodate the projected population increase.

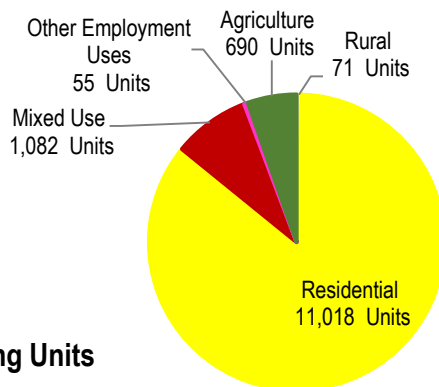
### By the Numbers

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

Estimated Housing Units Possible with this Scenario: 12,916<sup>1</sup> (5,993 surplus)

### Acreage within each Community Plan Designation

CP Designation Category <sup>3</sup>	Area Within Growth Boundary <sup>2</sup>			
	Gross Acres	% of Total	Vacant Acres	% of Total
Rural	192	2%	97	2%
Residential	2,633	29%	1,145	25%
Mixed Use	619	7%	374	8%
Resort/Hotel	449	5%	55	1%
Other Employment Uses	121	1%	28	1%
Public Uses	2,151	24%	738	16%
Agriculture	2,945	32%	2,132	47%
<b>Total</b>	<b>9,110</b>	<b>100%</b>	<b>4,569</b>	<b>100%</b>

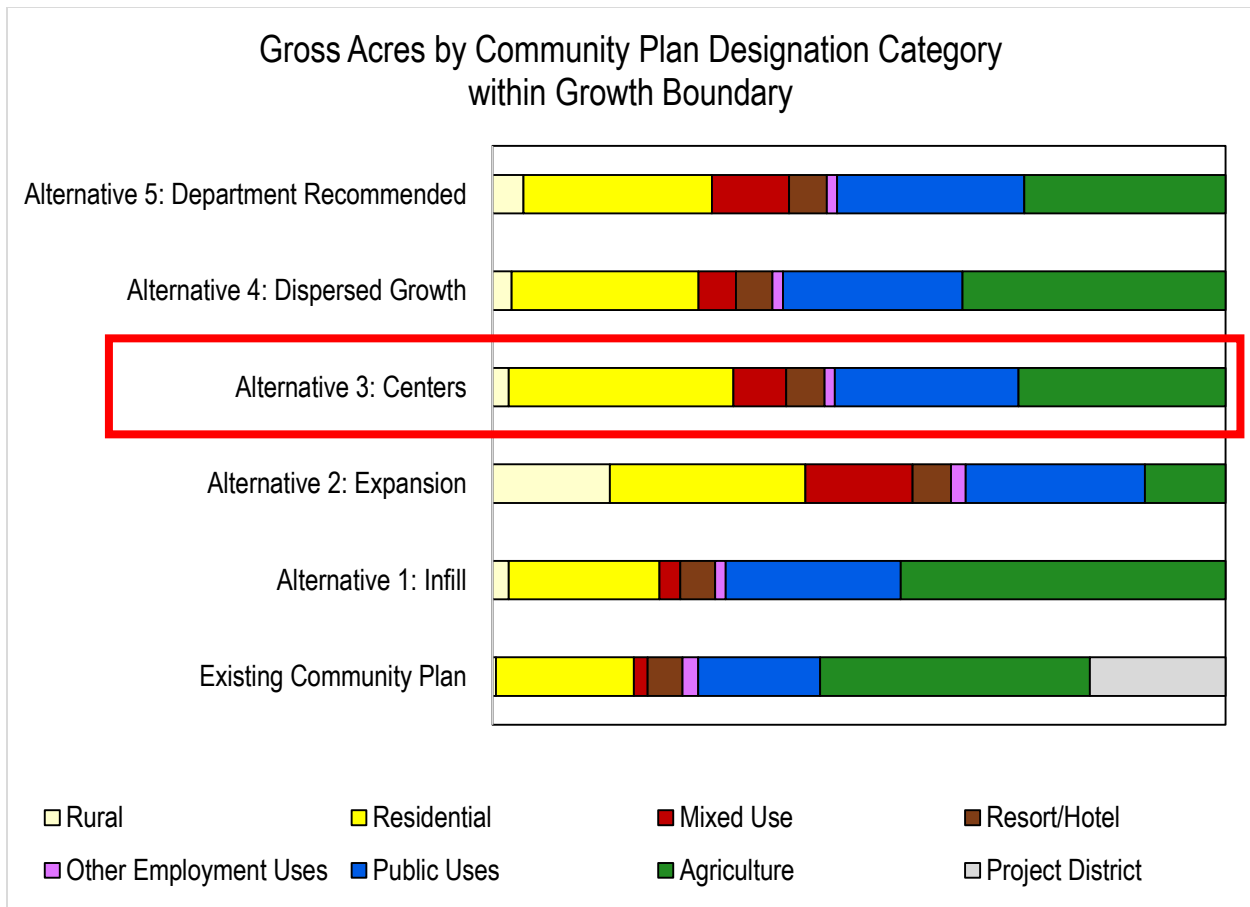


**12,916 Estimated Dwelling Units**

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

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

<sup>3</sup> 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 District<sup>4</sup>

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