

Growth Alternative 4: Dispersed Growth

This alternative focuses on developing vacant and underused land. It also encourages limited urban-type growth throughout West Maui.

Highlights

- All Planned Growth Areas receive some growth, but this dispersed growth is scaled down from the more intensive Expansion and Centers alternatives.
- Emphasis on spreading the potential growth throughout West Maui, both in rural and urban areas.
- Infill and redevelopment in existing urban centers, specifically Lahaina, setting the stage for improved transit and connectivity.
- Some areas previously identified for growth in the Maui Island Plan, like Olowalu and Makila, were not supported by many in the community during the public engagement phase of the process.

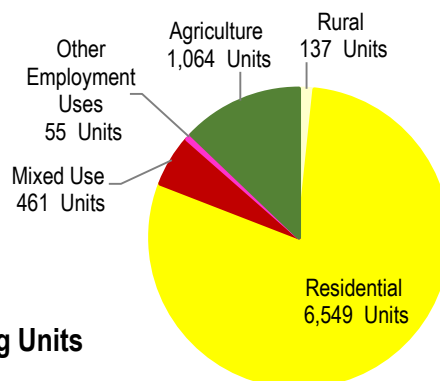
By the Numbers

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

Estimated Housing Units Possible with this Scenario: 8,266¹ (1,343 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	224	2%	131	3%
Residential	2,192	24%	724	16%
Mixed Use	438	5%	215	4%
Resort/Hotel	429	5%	34	1%
Other Employment Uses	121	1%	29	1%
Public Uses	2,107	23%	697	15%
Agriculture	3,598	40%	2,745	60%
Total	9,109	100%	4,575	100%



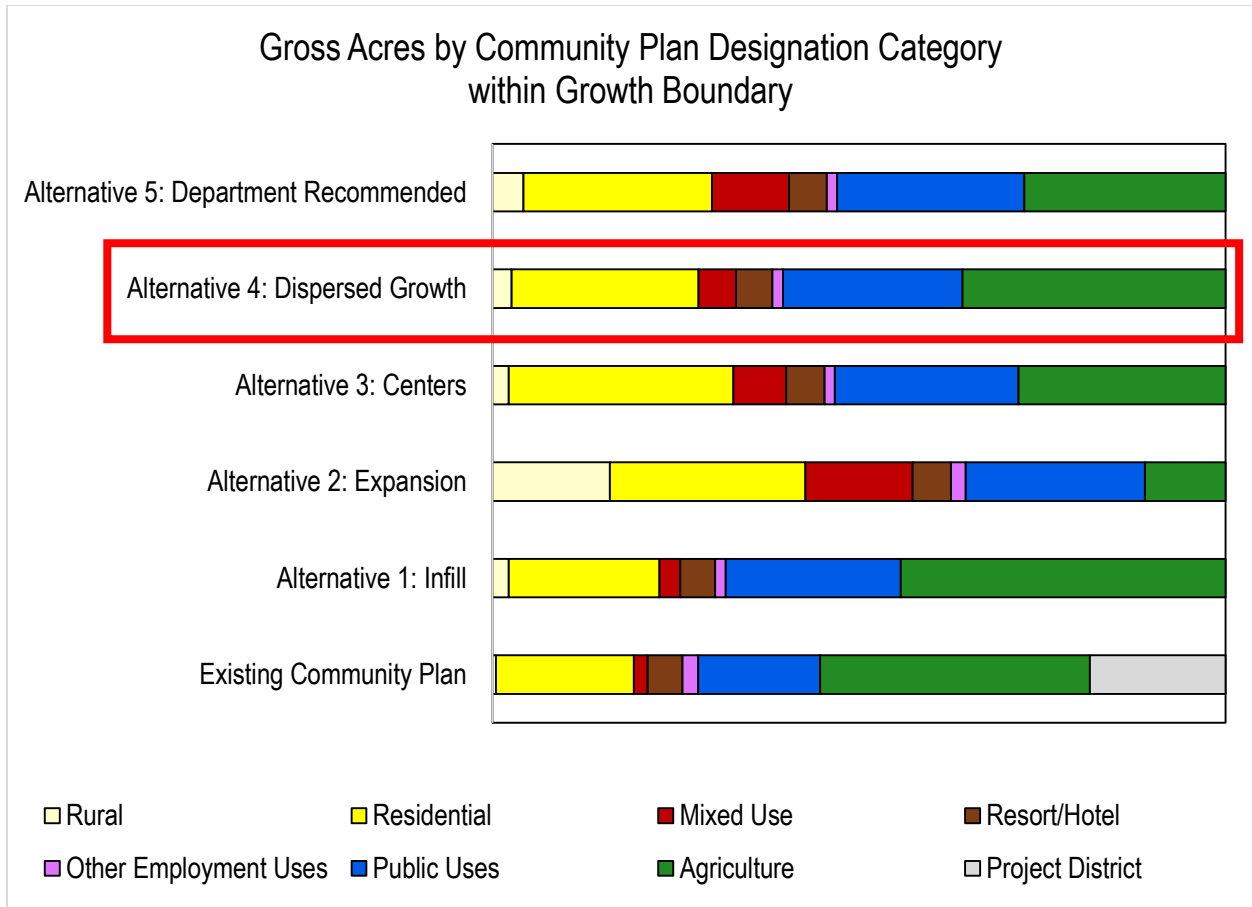
8,266 Estimated Dwelling Units

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.

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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.