

## Section 3.4 | Areas of Change

Areas of change are neighborhoods or other places where there are opportunities for growth and progress. This section provides guidance based on planning principles and community feedback on how that change should occur.

While some areas of change were identified as Planned Growth Areas in the 2012 MIP, other areas were identified through the community planning process and engagement with the public. While these areas are identified for future change in this Plan, efforts to more concretely plan for their growth will occur throughout the 20-year life of this Plan. A cooperative effort involving the community, property owners, developers, and the County will be needed to ensure that the community's vision for these areas is achieved.

### Mā'alaea

Mā'alaea is centrally located between West, Central and South Maui and includes the State-owned small boat harbor and facilities, U.S. Coast Guard Station, Maui Ocean Center, other businesses and amenities, and large parking lots. The area currently supports a population of approximately 300 residents utilizing 178 of the 626 total housing units in the Mā'alaea Census Designated Place based on the American Community Survey 2020 data. The majority of the housing units are multi-story condominiums located along Hauoli Street and are utilized as second homes and short-term vacation rentals.

### *Change Envisioned*

The Mā'alaea area is ideally situated for transit oriented development opportunities that provide a mix of higher-density commercial, employment, and residential uses. Redevelopment of the area bounded by Honoapi'ilani Highway and Mā'alaea Road will create workforce housing close to transit, a more pedestrian friendly area where residents can walk to shops, the beach and harbor, and a multimodal connection between the job opportunities West, Central and South Maui offer.

### *Challenges and Opportunities*

With redevelopment comes challenge and opportunity. The central location, mix of uses and land currently underutilized as parking lots represent an opportunity for redevelopment.

Existing infrastructure such as water lines and roads provide an opportunity, while upgrades can provide challenges. The need for a regional wastewater system is challenging, while having more residents and businesses to spread the cost of this

system provides an opportunity. There is an opportunity to install and improve sidewalks and multimodal paths and build a transit hub. Resistance to redevelopment by the area’s existing residents can be challenging and will necessitate a thorough and inclusive planning process. Given the threat of sea level rise and other coastal hazards and to protect ocean resources in Mā’alaea Bay, attention to resilience and avoiding resource impacts will be important for this redevelopment, as will opportunities for managed retreat and strategic relocation of threatened development.

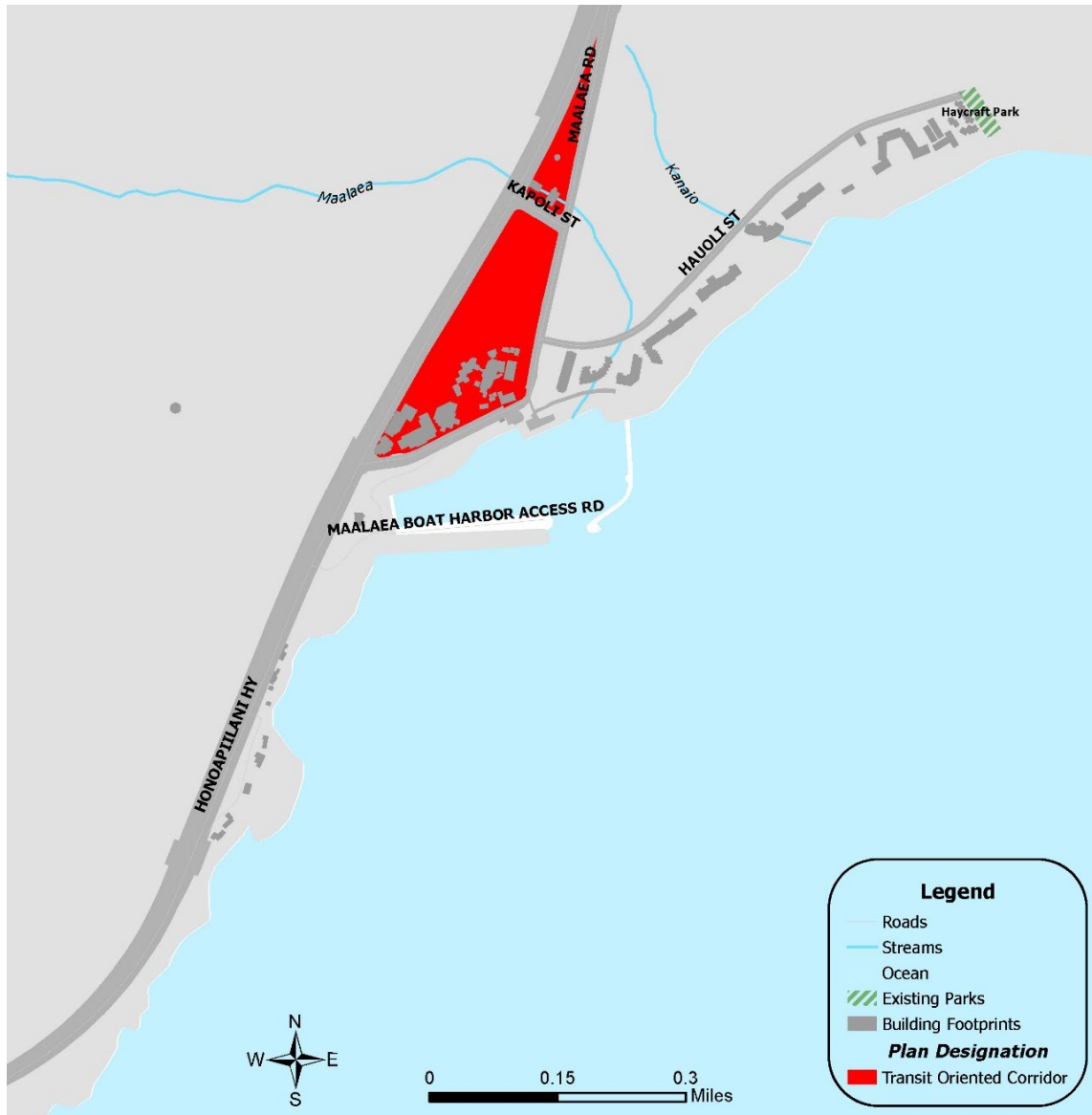


Figure 3.9: Area of Change | Mā’alaea