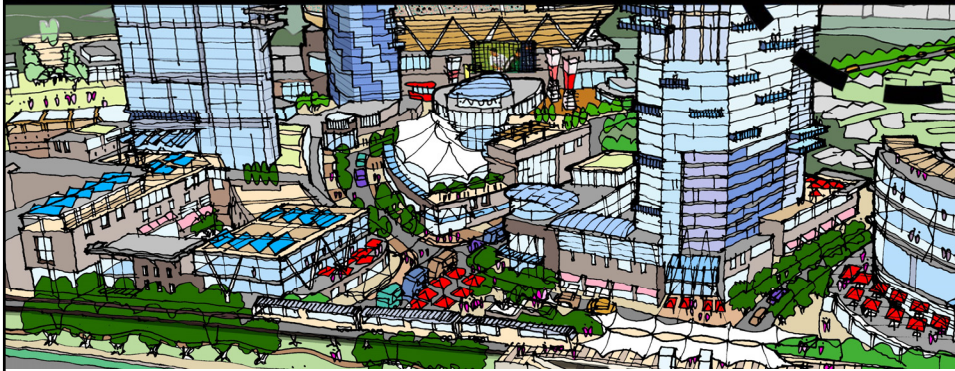


Halawa Area

City and County of Honolulu



TOD Special District Regulations & Zoning

TOD Council Meeting

June 16, 2023

TOD Neighborhoods



Halawa TOD Planning Process

- Incorporated various inputs: stakeholder interviews, resident survey, local business outreach, community workshops, and Project Advisory Committee (PAC)
 - PAC comprised of representatives from a broad range of governmental agencies, local businesses, residents, and various other interested stakeholders
- Included identification of issues and opportunities, a market study, creation of alternatives, and development of a “preferred” station area
- Formulated recommendations on phasing, implementation, and revisions to the Land Use Ordinance, including TOD Special District regulations, and zoning map

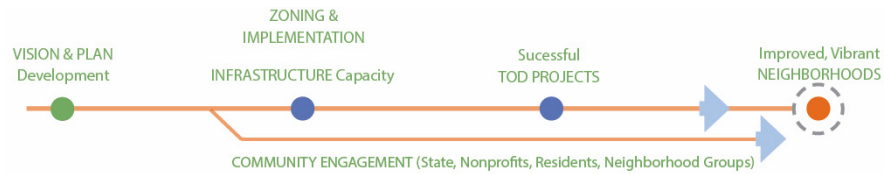


Halawa TOD Principles

1. **Stadium and Station** – make a strong connection
2. **Accessibility** – comfortable multimodal access
3. **Retail and Entertainment** – create a destination
4. **Residential and Housing Diversity** – reflects a variety of lifestyles
5. **Working District** – encourages more visitation
6. **Sustainability** – efficiency and economy
7. **Community Gathering** – cultural programs and public events
8. **Green Network** – active, open, community spaces



TOD Program & Implementation



State TOD Planning & Implementation Project for the Island of Oahu (July 2020)		Honolulu TOD Demand Analysis & Market Projections (July 2019)		Halawa Area TOD Plan (October 2016 PRD)	
Use	Total*	Use	Total*	Use	Total*
Residential Units	5,924	Residential Units ¹	2,598	Residential Units (market rate & affordable)	4,300
Commercial/Institutional SF	1,720,000	Commercial SF ¹ (retail, office)	274,200	Commercial SF (retail, office, entertainment)	910,000
Hotel Rooms	230	Hotel Rooms ²	457	Hotel Rooms	300

*projected by 2049

* projected to 2040

1 Combined Aloha Stadium & Pearl Harbor stations

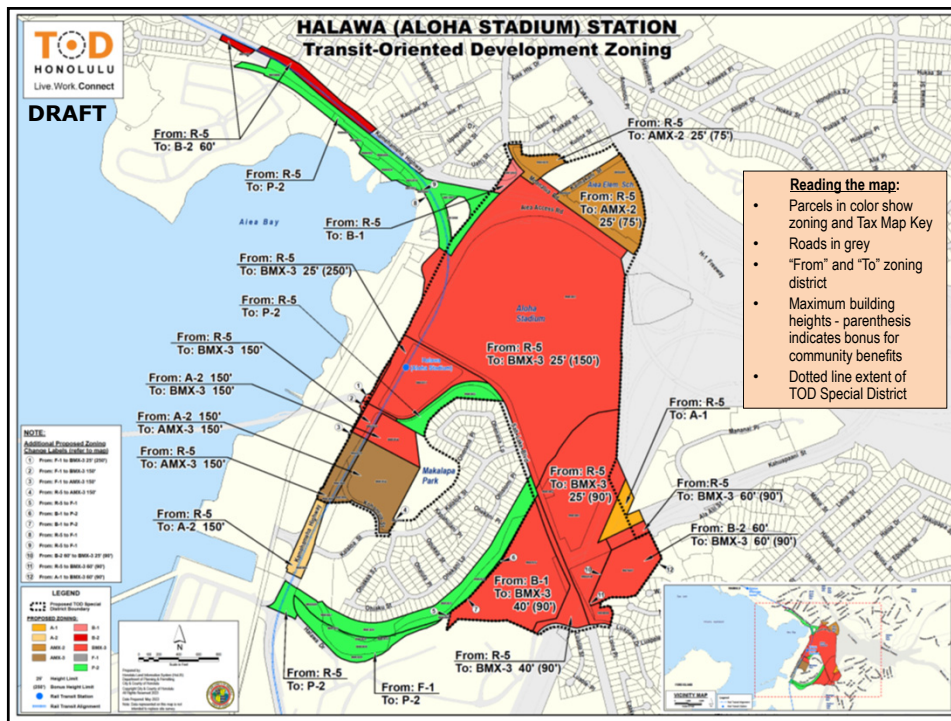
2 Lagoon Drive to Pearlridge stations

* 20-40 years timeframe

TOD Zoning

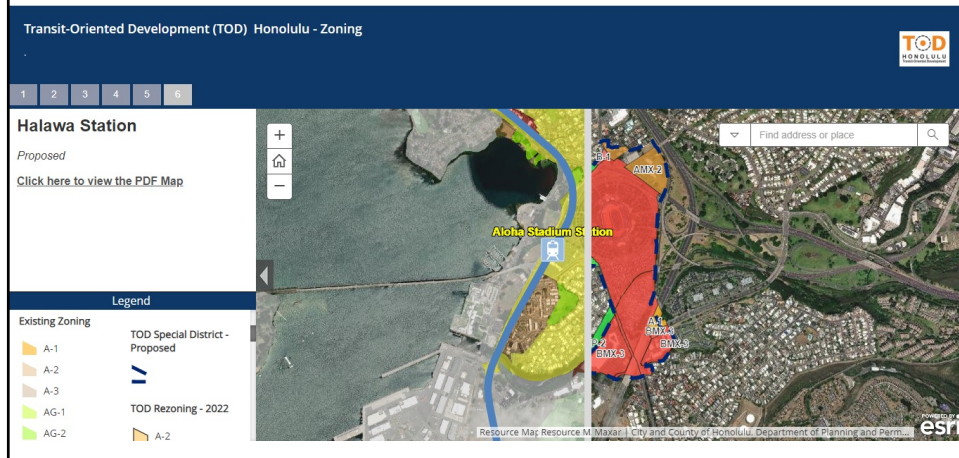
Proposed Zoning Map Changes

- Based on TOD Plan
- Mostly AMX & BMX districts with new bonus height and density
 - Base heights the same
 - Community benefits required to utilize bonus heights
- Mixed-Use Zoning
 - Allows for commercial activities at street level, residential on upper floors
 - Enlivens town centers
 - ✓ Streets used at different times of the day
 - ✓ People can live, work, play, and shop in same area



Interactive Online Map

<https://tinyurl.com/TOD-zoning>



TOD Special District Regulations

TOD Special District – Objectives

- Mixture of density and activity
- Maximize transit ridership
- Alternative modes of transportation
- Connectivity and convenient access
- Quality urban design
- Streetscape amenities
- Mix of housing: affordable and rental
- Publicly accessible/useable spaces
- Economic enhancement



TOD Special District – Features

- Regulates building placement and site layout/function, not design focused
 - Buildings near sidewalk/street, parking in back
 - Active ground floor uses and transparency
- Off-street parking optional near transit (TOD areas)
- Density and height bonuses
 - Exchanged for community benefits (e.g., affordable housing, streetscape improvements, parks)
- Skip to building permit if can comply with standards
 - Applies to new things, not existing
 - Permits for activity/use (e.g., increasing density or height)

TOD Special District – FAR & Height Bonuses

Floor Area Ratios

	BMX-3 and B-2 Districts	Apartment and Apartment Mixed Use Districts	Industrial and Industrial Mixed Use Districts
Base FAR	2.5	Refer to Table 21-3.3	Refer to Table 21-3.5
Maximum FAR with Minor Special District Permit	3.5	1.2 x Base FAR	1.2 x Base FAR
Maximum FAR with PD-T Approval	7.0	2.0 x Base FAR	2.0 x Base FAR

Heights

Maximum Height with Minor Special District Permit	60 feet over the base height limit; or twice the base height limit, whichever is less
Maximum Height with Major Special District Permit	120 feet over the base height limit; or three times the base height limit, whichever is less
Maximum Height with PD-T Approval	More than 120 feet over the base height limit; or more than three times the base height limit, whichever is less

Community Benefits

Project elements that will mitigate impacts of greater heights, greater densities, or modifications to special district development standards.

- Affordable housing
- Open space, parks, and plazas
- Right-of-way improvements
- Financial contributions to existing community amenities or public uses
- Facilities that enhance multi-modal transportation and the pedestrian experience

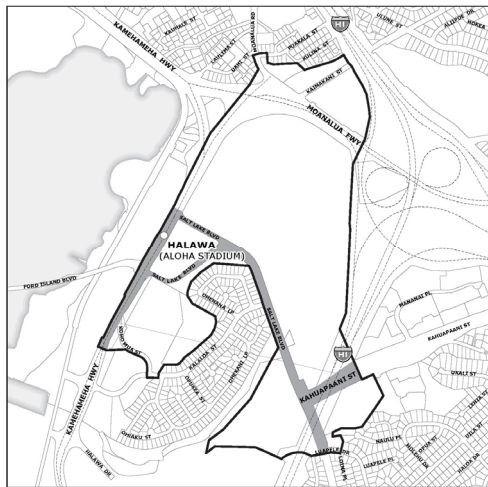
TOD Special District – Nonconformities

- Nonconforming Structures: Up to 90% replacement value, new floor area must comply
- Nonconforming Uses: May be expanded on site, but no new floor area allowed
- Nonconforming Site Development: Repairs okay, but new structures must comply

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Proposed TOD Special District & Key Streets

The map illustrates the proposed TOD Special District in Halawa, Hawaii, centered around the Aloha Stadium. The district is outlined in black and includes the stadium area and surrounding residential streets. Key streets shown include Kamehameha Hwy, Ford Island Blvd, Kalia Rd, and various local streets like Kamehameha St, Kamehameha Pl, and Kamehameha Dr. The map also shows the location of the Aloha Stadium and the surrounding area of Halawa.



5/16 Community Meeting Comments

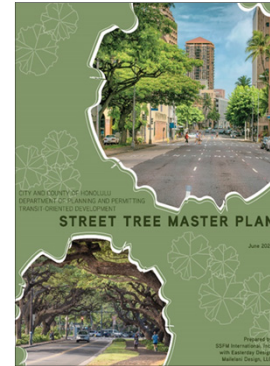
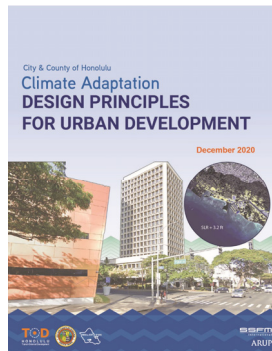
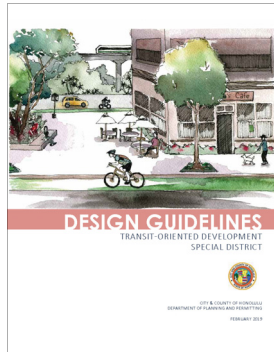
- Halawa Stream flooding and dredging downstream
- Affordable housing and park development
- Parking and infrastructure capacity
- Salt Lake Boulevard realignment
- Soil stability in area
- Property tax changes
- Neighborhood safety



Next Steps

- Draft proposal - comment period through June 16, 2023
- Final proposal, with any revisions, submitted to Planning Commission in summer 2023
- Planning Commission public hearing and recommendation submitted to City Council in summer/fall 2023
- City Council public hearing and final decision

Developer Resources



www.honolulu.gov/tod/projects/dev-resources

Questions / Comments?

www.honolulu.gov/tod

tod@honolulu.gov



Facebook: TOD Honolulu