

DLNR East Kapolei Conceptual Urban Design Plan



James McConnell, AIA, OAA, LEED AP

Global Strategic Director, Architecture, HDR

Jim is a Senior Vice President and Sr. Professional Associate with HDR, has over 30+ years of architecture experience, including over 25+ years of work in Civic, Housing, Education, Health, Transit, Mixed-Use Development/TOD, and Aviation. Jim began his career serving public agency clients in the NYC Metro area and has performed in leadership roles on many high-profile projects. Most notably, Jim is very proud of the 12+ years he worked helping to rebuild lower Manhattan at Ground Zero after the 9-11 attacks. In addition to his global role, Jim leads our Hawaii Architecture practice and resides on Oahu with his family. Jim has participated in and led projects across the United States and Canada, totaling more than \$20 billion in construction value.



Joey Scanga

Managing Principal, HDR | Calthorpe

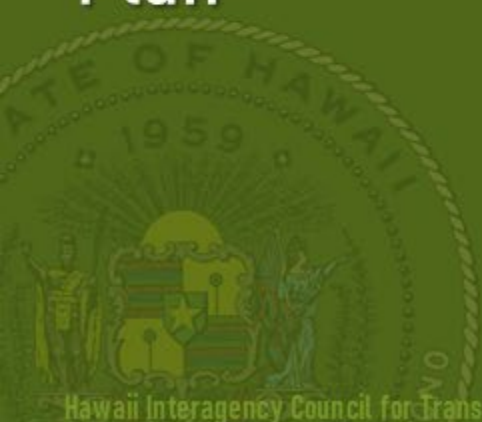
Joey is a vice president at HDR | Calthorpe and has been with the firm since 1989, leading the drive to become a pioneering firm in Urban Form. He has two decades of overall experience in urban design, station area planning, infill sites, and architecture of housing and mixed-use prototypes. His business acumen has helped shape the firm's network of partnerships and maintain a meaningful relationship with project clients. He has managed projects in countries worldwide and has served clients in the public, private, and educational sectors. Joey's expertise is diverse, and his work has focused on urban design, station area planning, urban revitalization, and architecture of housing and mixed-use prototypes. He has been a guest critic at UC Berkeley and California College of Arts and Crafts, and he has lectured extensively throughout the country on the subject of compact growth adjacent to transit stations. Joey has been Principal-in-Charge, Project Manager, and/or Lead Designer for many projects.



Nelson Peng, AICP

Senior Urban Planner and Urban Design Lead Asia, HDR | Calthorpe

Nelson is a certified urban planner and leads HDR's urban design practice in Asia. His project experience ranges from regional TOD studies to urban design of a variety of scales, both domestically and internationally. Nelson is interested in shaping the places between buildings, a territory that contributes greatly to urban quality. He worked for almost a decade in Calthorpe Associates (now part of HDR), which is the founding entity of Transit-Oriented Development (TOD) and New Urbanism. Nelson published his translation work of "Urbanism in the Age of Climate Change" and "Smart Code" to help promoting best practice in urban design. Nelson actively participates in talks & lectures, including San Francisco Bay Area Planning and Urban Research Association.

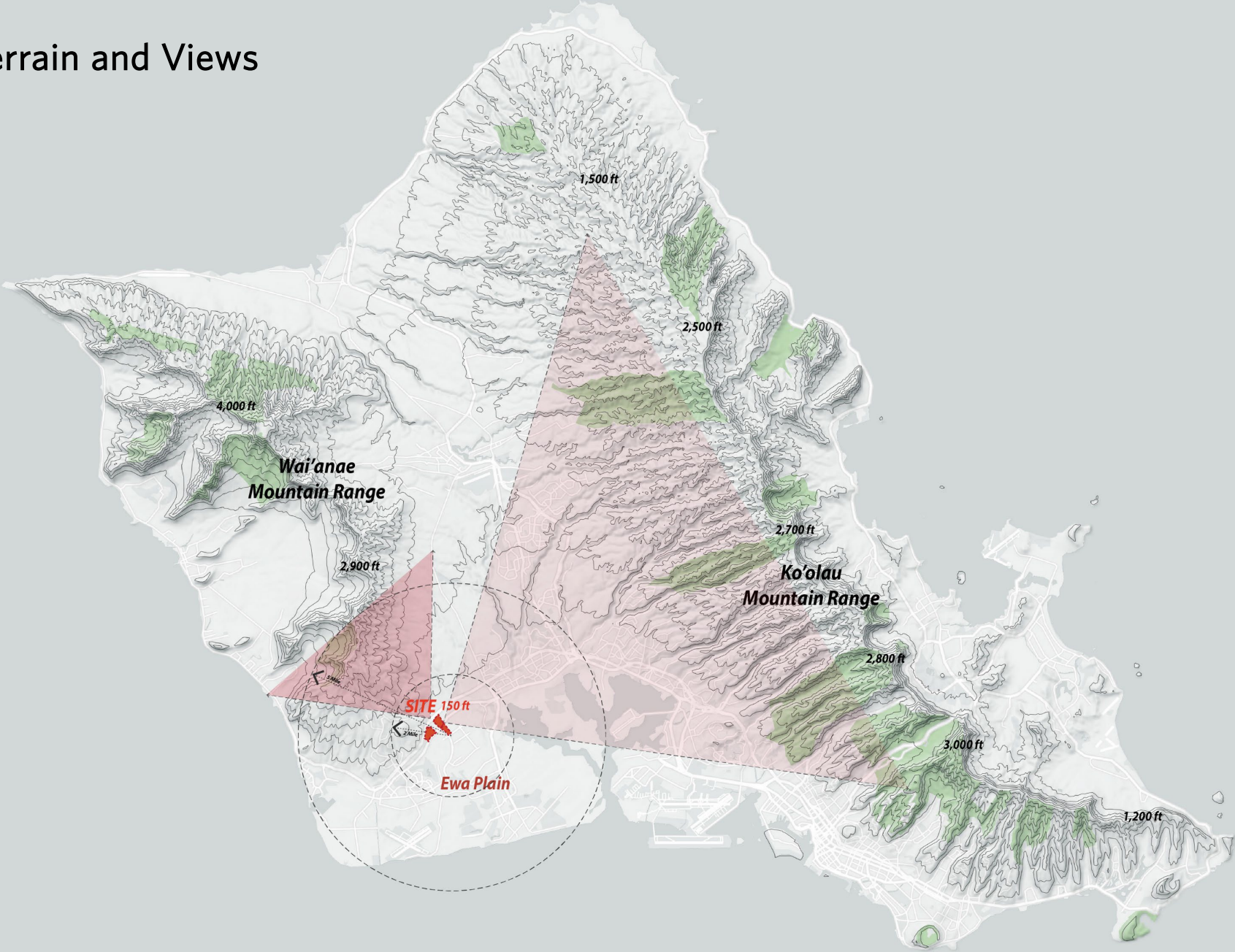


An aerial photograph showing a modern train station with a white and green train stopped at the platform. The station has a white, curved roof. To the left of the station is a multi-lane highway with several cars. To the right is a grassy area with some trees and a dirt road. The background shows more greenery and a distant road.

DLNR East Kapolei TOD Master Plan TOD Council Meeting

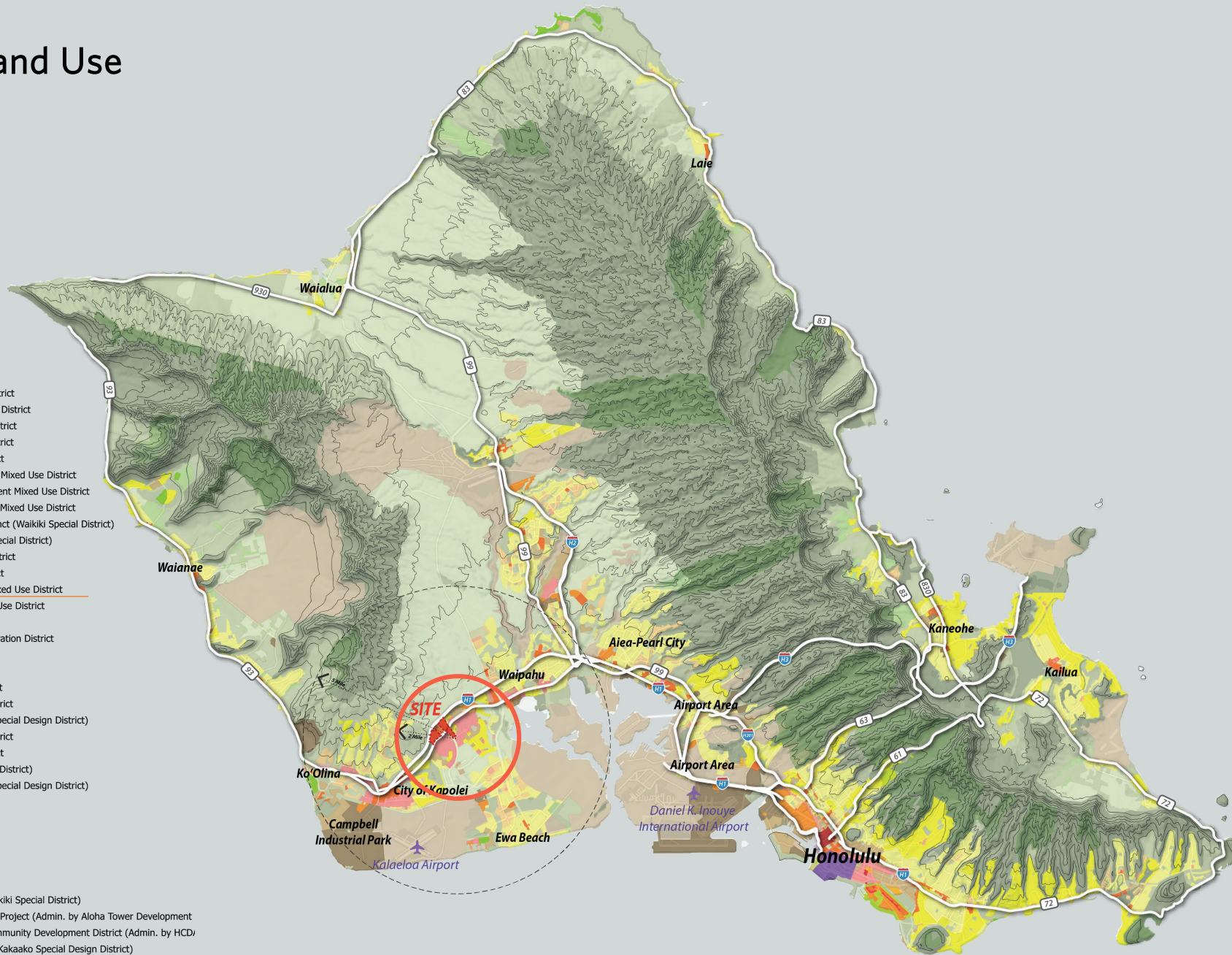
09/15/2023

Island Terrain and Views

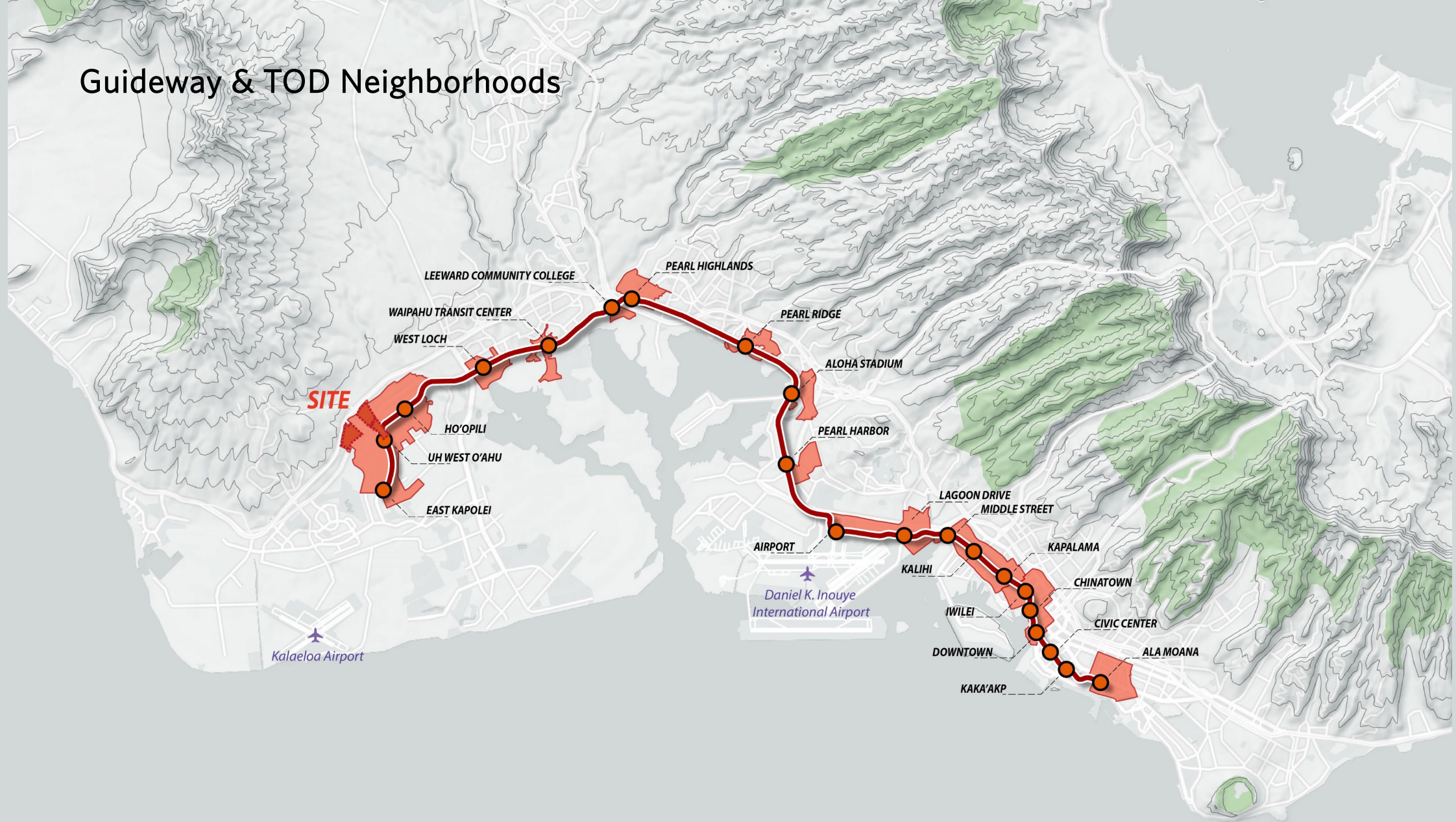


Island Land Use

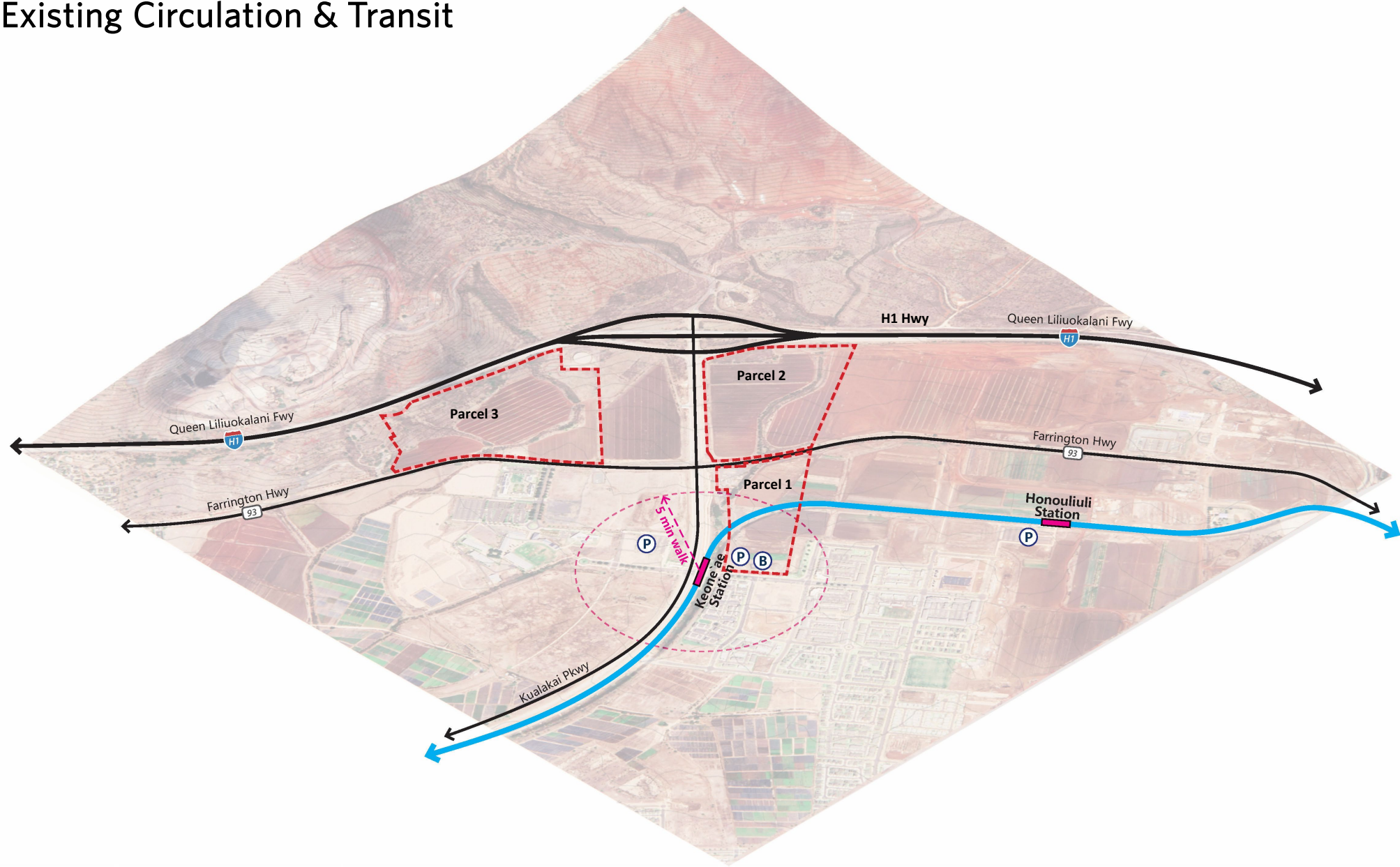
- A-1 Low-density Apartment District
- A-2 Medium-density Apartment District
- A-3 High-density Apartment District
- AG-1 Restricted Agriculture District
- AG-2 General Agriculture District
- AMX-1 Low-density Apartment Mixed Use District
- AMX-2 Medium-density Apartment Mixed Use District
- AMX-3 High-density Apartment Mixed Use District
- Apartment Mixed Use Subprecinct (Waikiki Special District)
- Apartment Precinct (Waikiki Special District)
- B-1 Neighborhood Business District
- B-2 Community Business District
- BMX-3 Community Business Mixed Use District
- BMX-4 Central Business Mixed Use District
- Country District
- F-1 Federal and Military Preservation District
- I-1 Limited Industrial District
- I-2 Intensive Industrial District
- I-3 Waterfront Industrial District
- IMX-1 Industrial Mixed Use District
- Mixed Use Precinct (Kakaako Special Design District)
- P-1 Restricted Preservation District
- P-2 General Preservation District
- Public Precinct (Waikiki Special District)
- Public Use Precinct (Kakaako Special Design District)
- R-10 Residential District
- R-20 Residential District
- R-3.5 Residential District
- R-5 Residential District
- R-7.5 Residential District
- Resort District
- Resort Mixed Use Precinct (Waikiki Special District)
- State Jurisdiction: Aloha Tower Project (Admin. by Aloha Tower Development)
- State Jurisdiction: Kakaako Community Development District (Admin. by HCD)
- Waterfront Industrial Precinct (Kakaako Special Design District)
- <all other values>



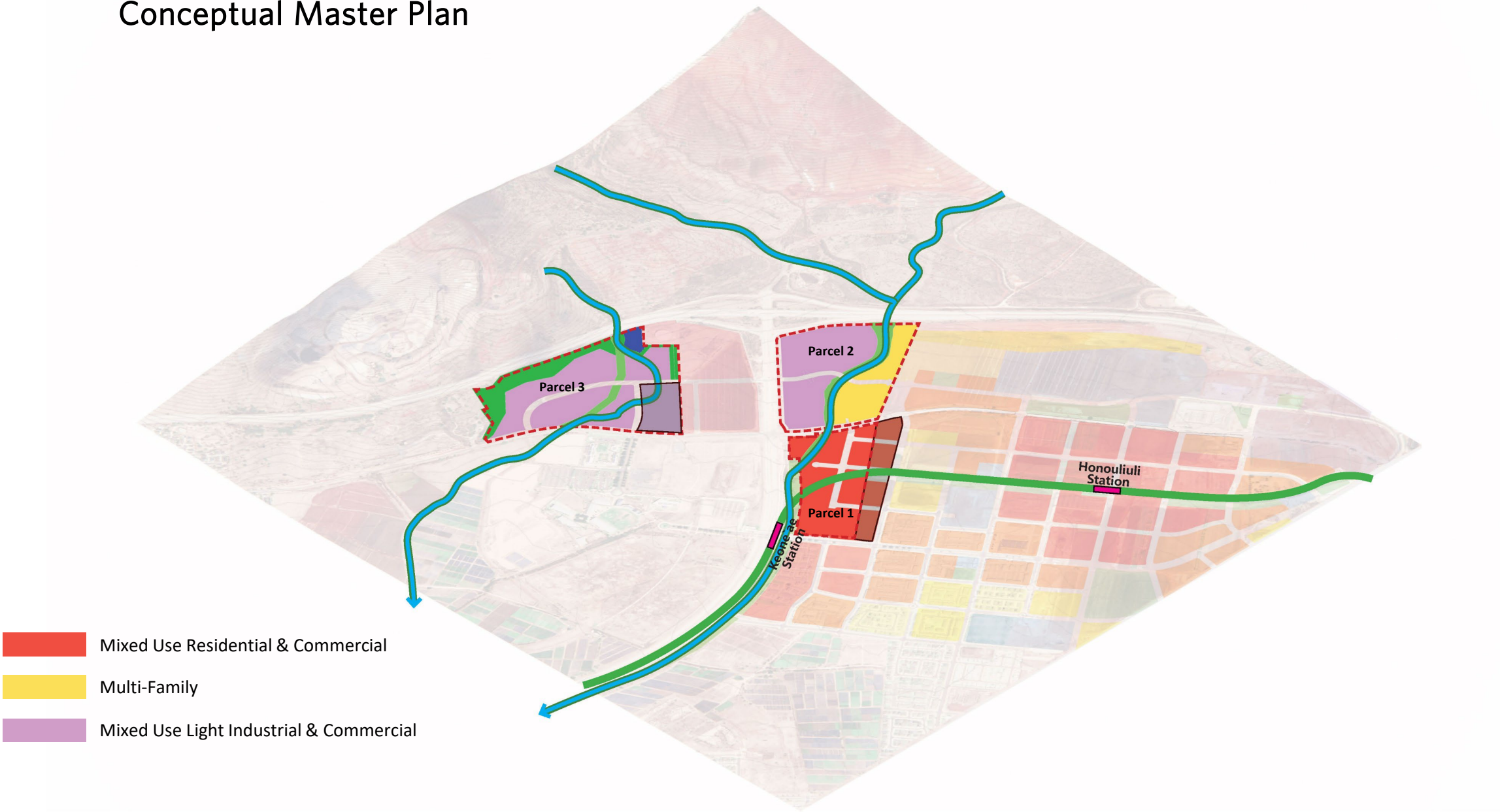
Guideway & TOD Neighborhoods



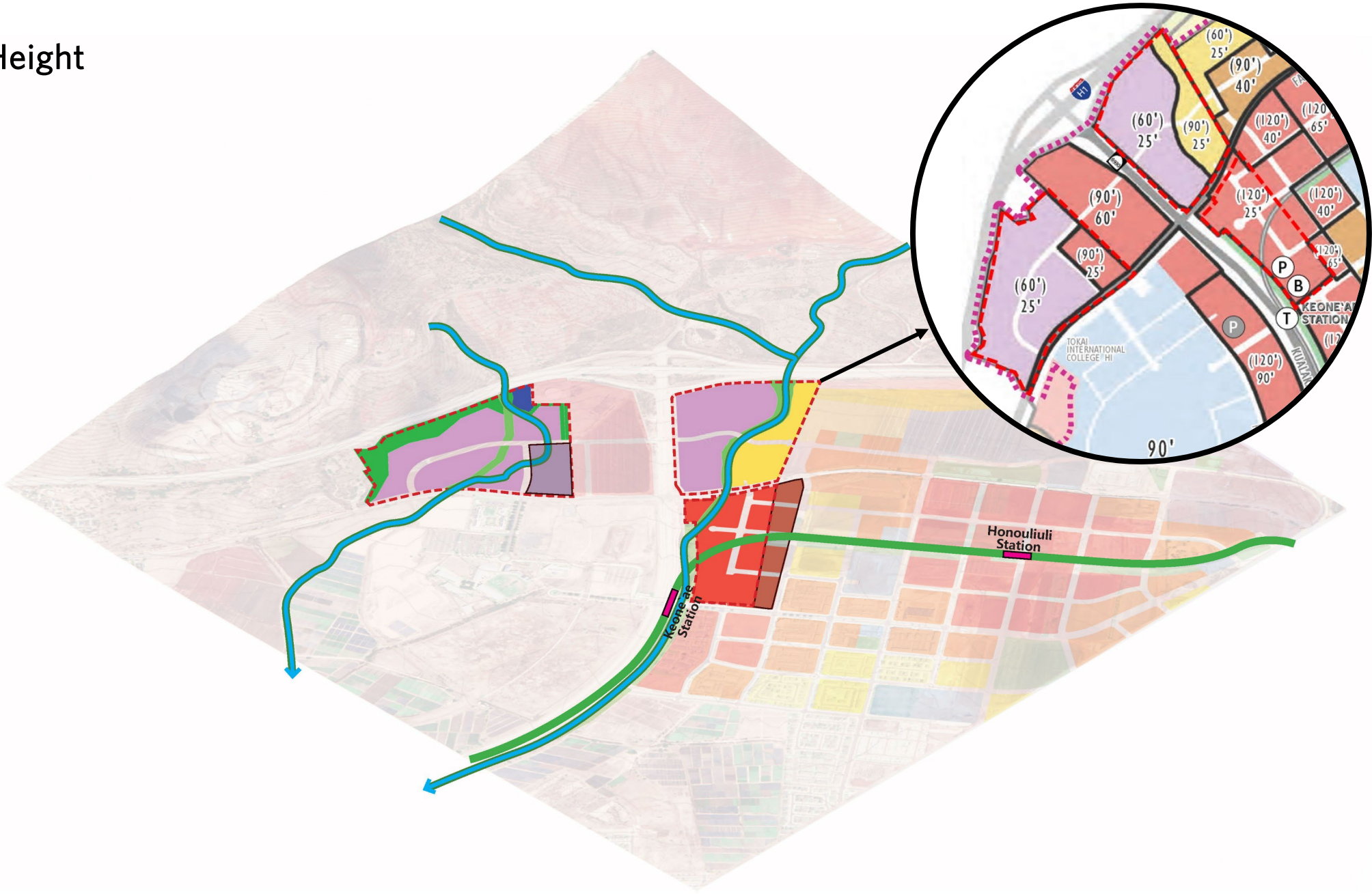
Existing Circulation & Transit

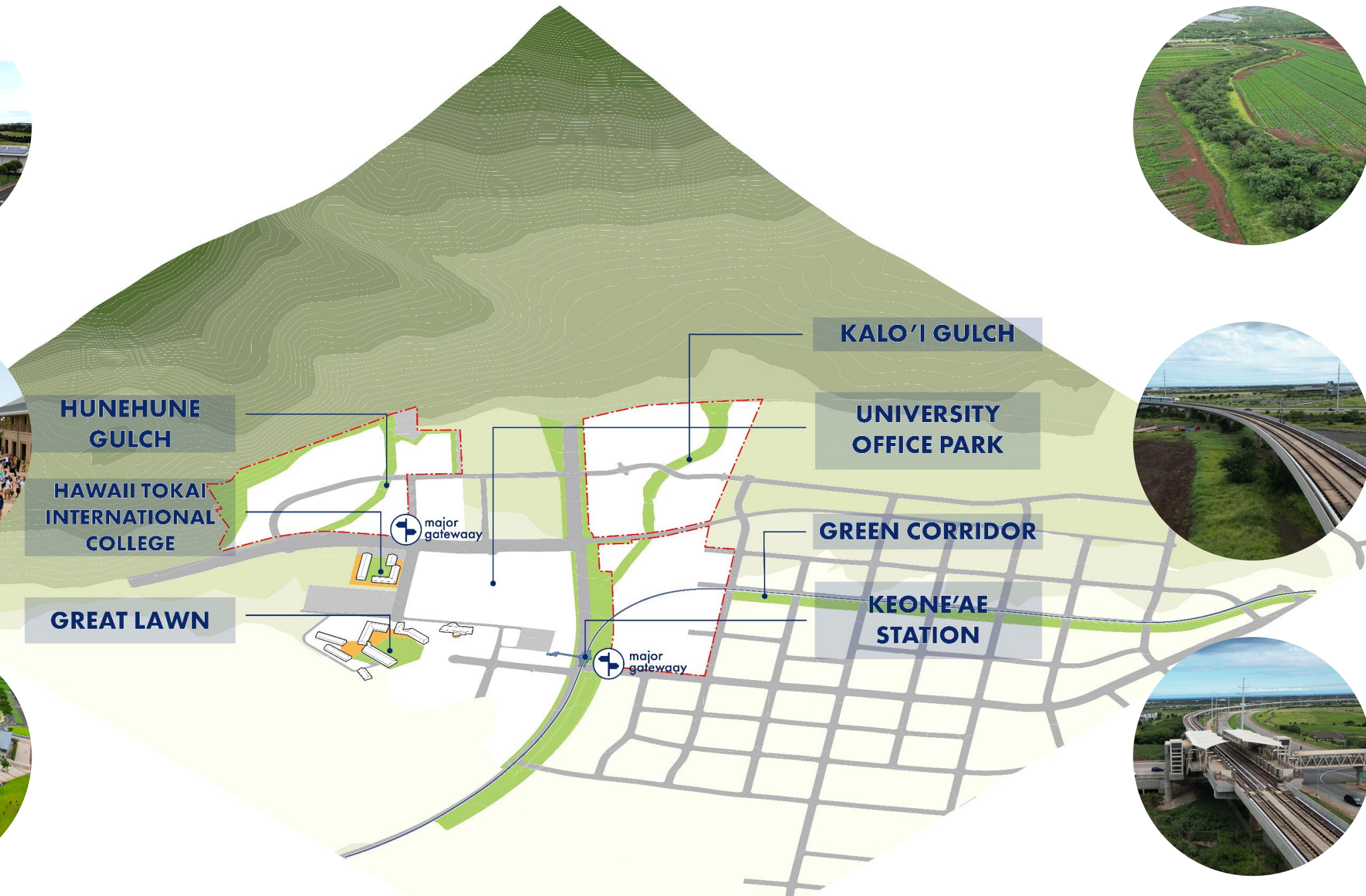


Conceptual Master Plan



Height



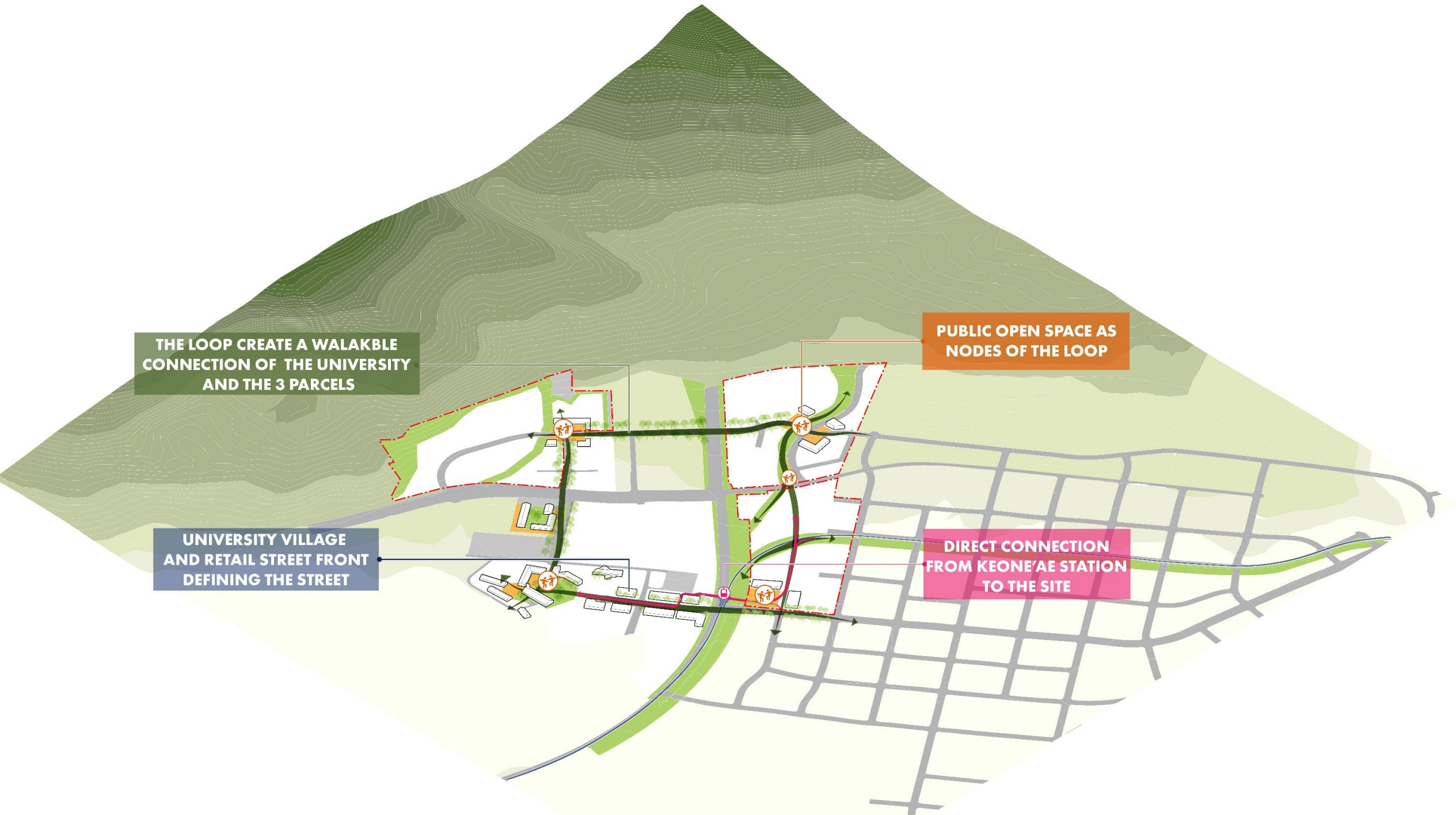


THE LOOP CREATE A WALKABLE
CONNECTION OF THE UNIVERSITY
AND THE 3 PARCELS

PUBLIC OPEN SPACE AS
NODES OF THE LOOP

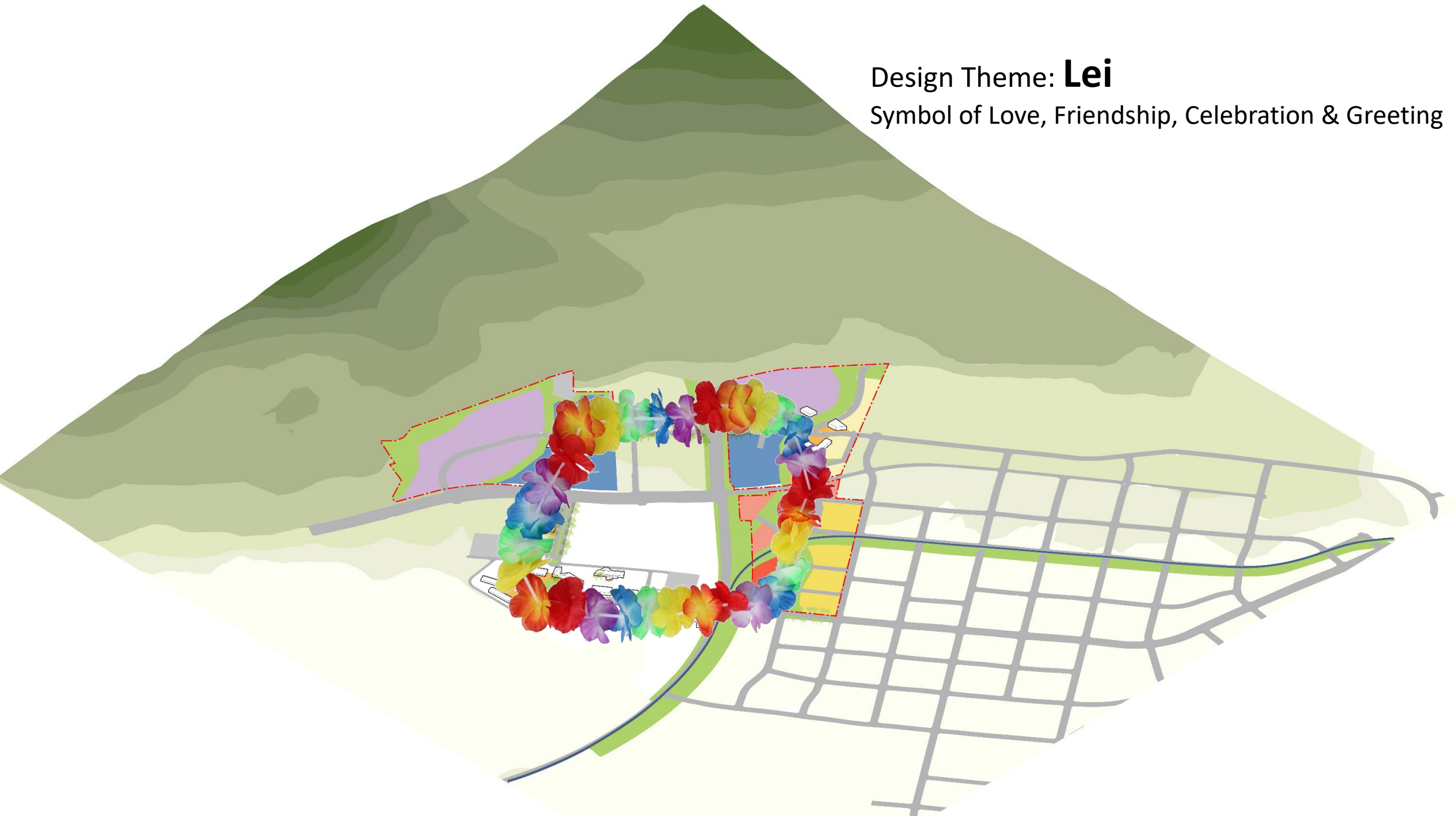
UNIVERSITY VILLAGE
AND RETAIL STREET FRONT
DEFINING THE STREET

DIRECT CONNECTION
FROM KEONE'AE STATION
TO THE SITE



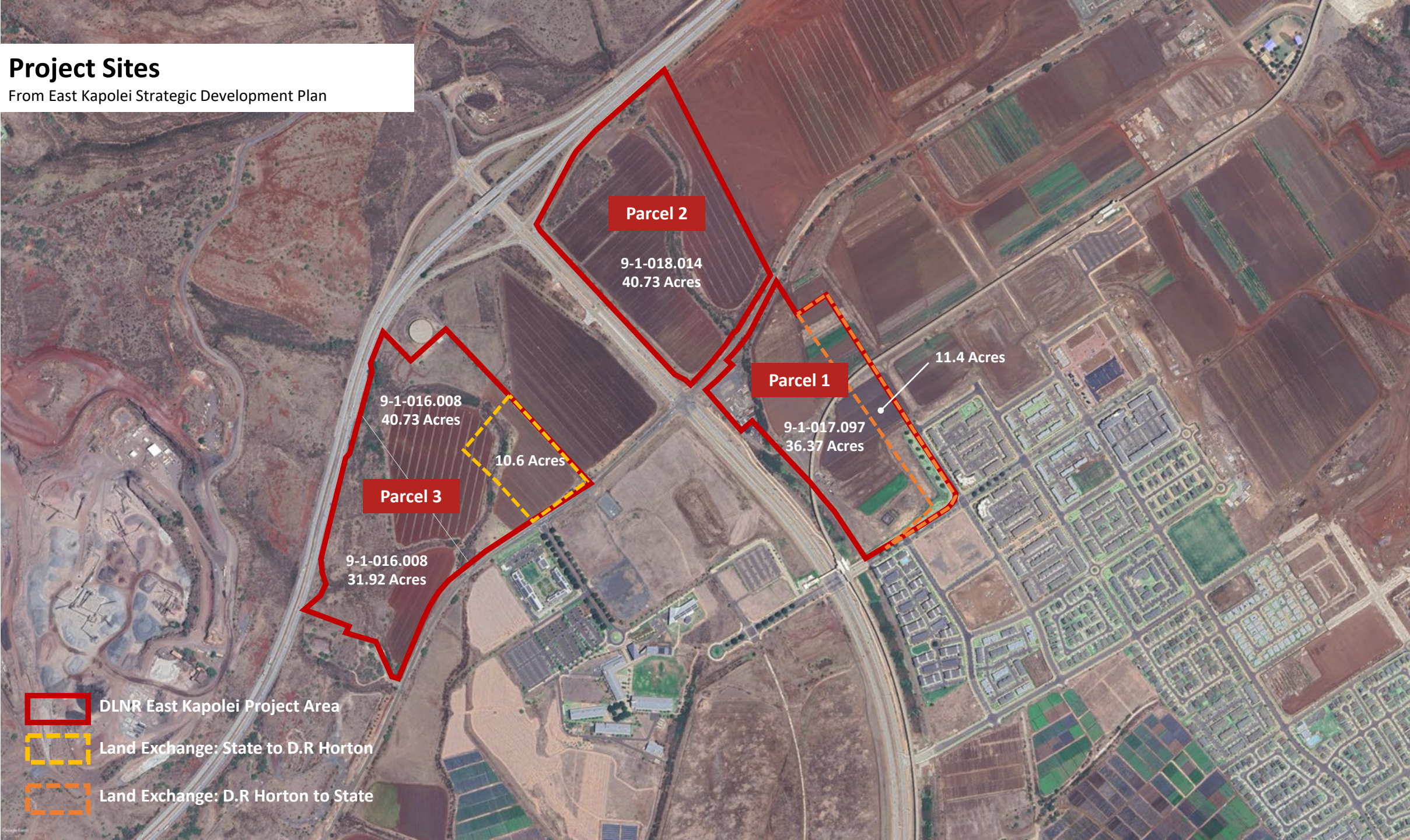
Design Theme: **Lei**

Symbol of Love, Friendship, Celebration & Greeting



Project Sites

From East Kapolei Strategic Development Plan



Project Sites

From East Kapolei Strategic Development Plan

Scenario: Land Exchange



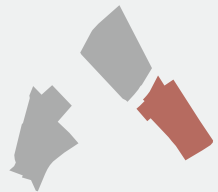
Project Sites

From East Kapolei Strategic Development Plan

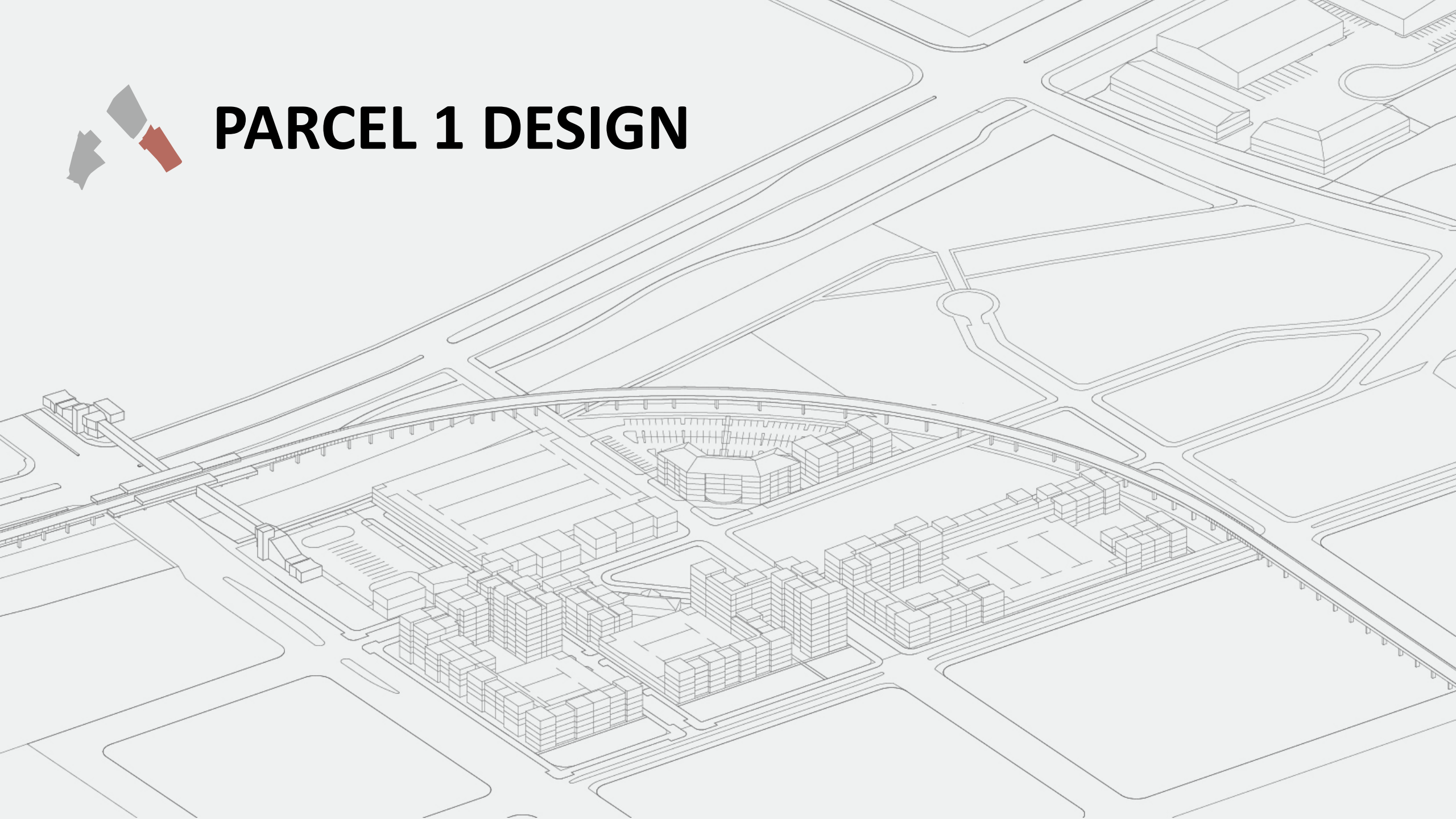
Scenario: No Land Exchange

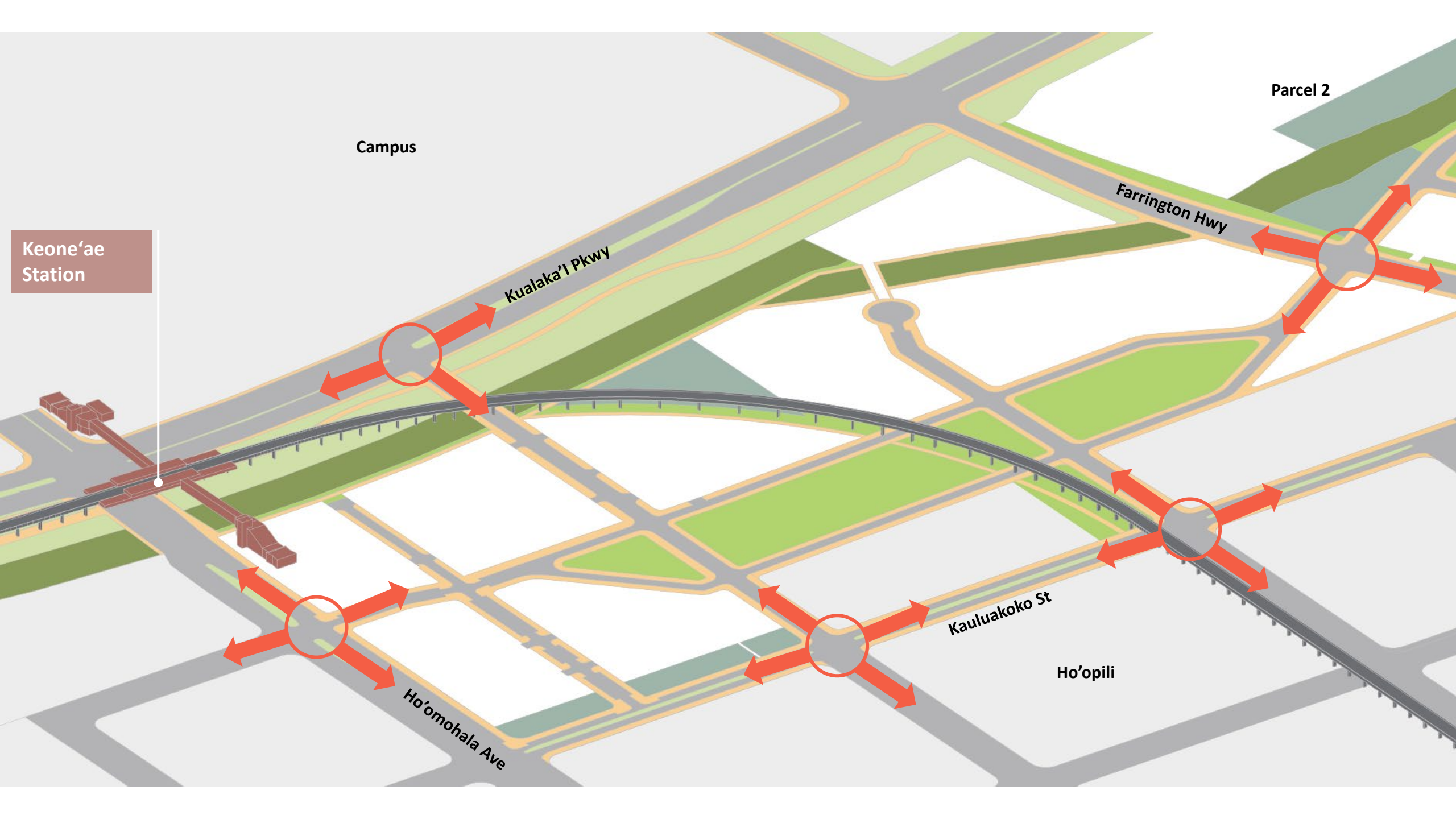
PROGRAMS	
Industrial	~64 ac
Retail	124k sqft in total
Office	
Residential	1000 units
Hotel	180 room





PARCEL 1 DESIGN





Parcel 2

Campus

Keone'ae
Station

Kualaka'i Pkwy

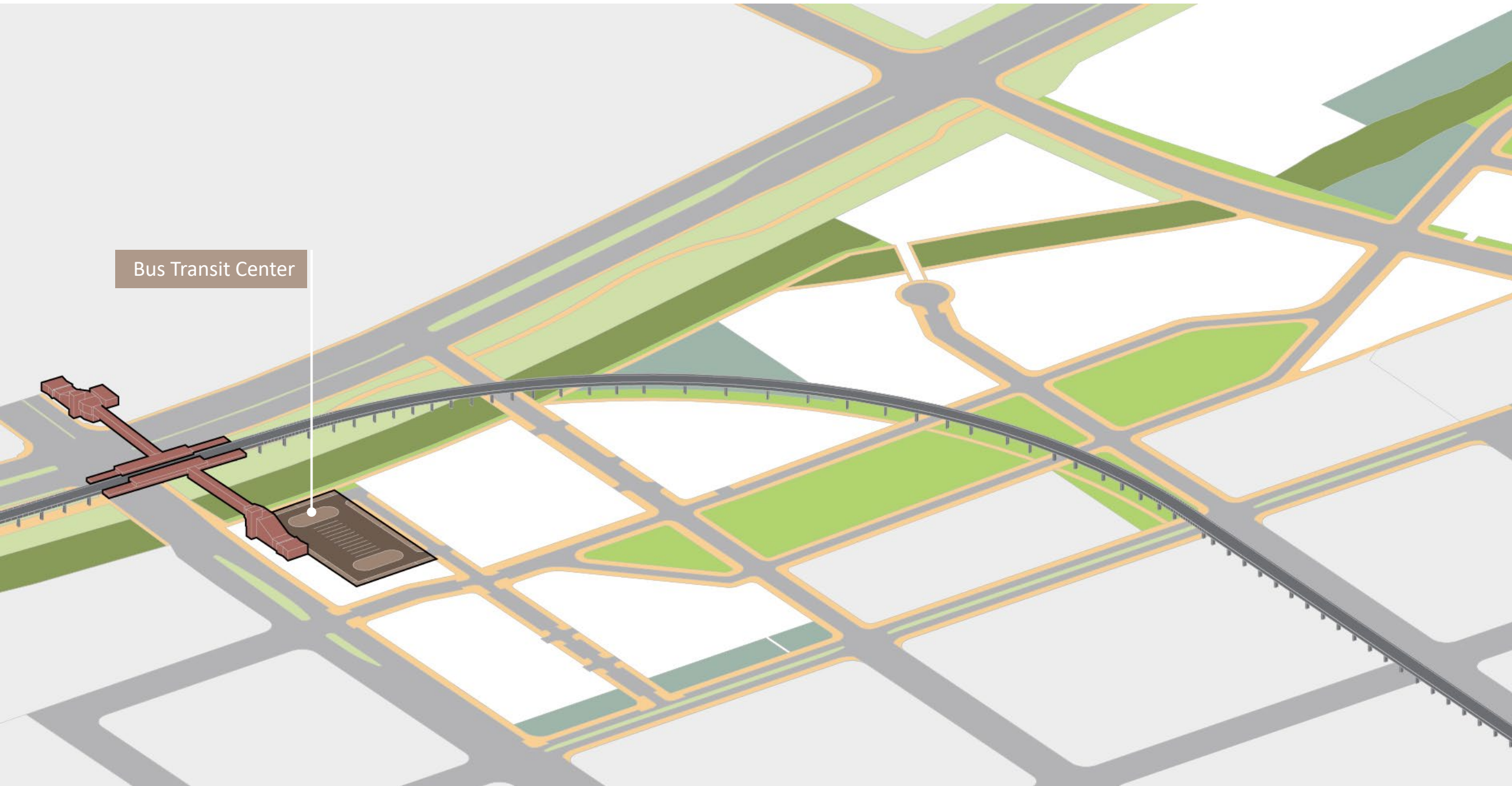
Farrington Hwy

Kauluakoko St

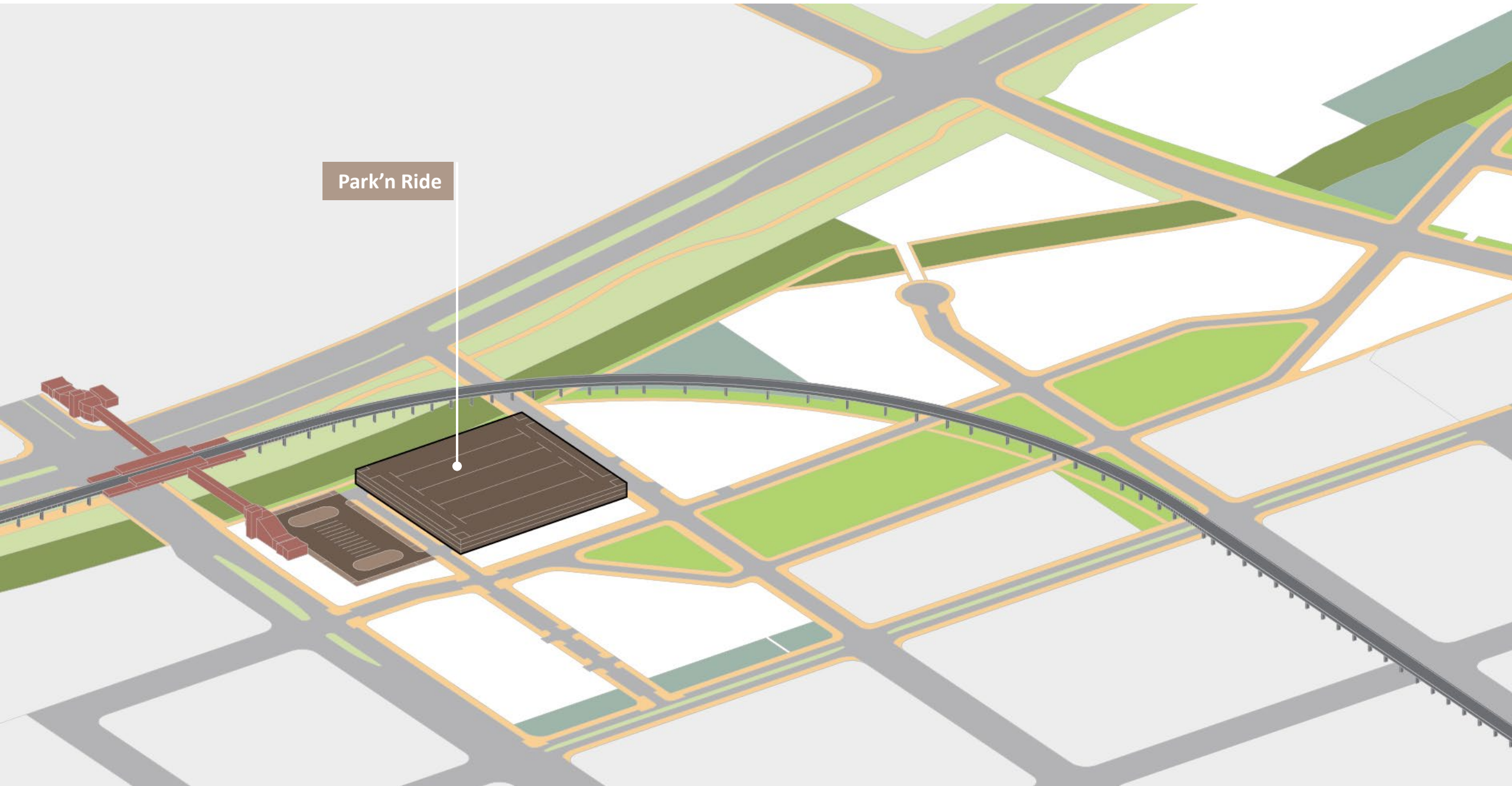
Ho'opili

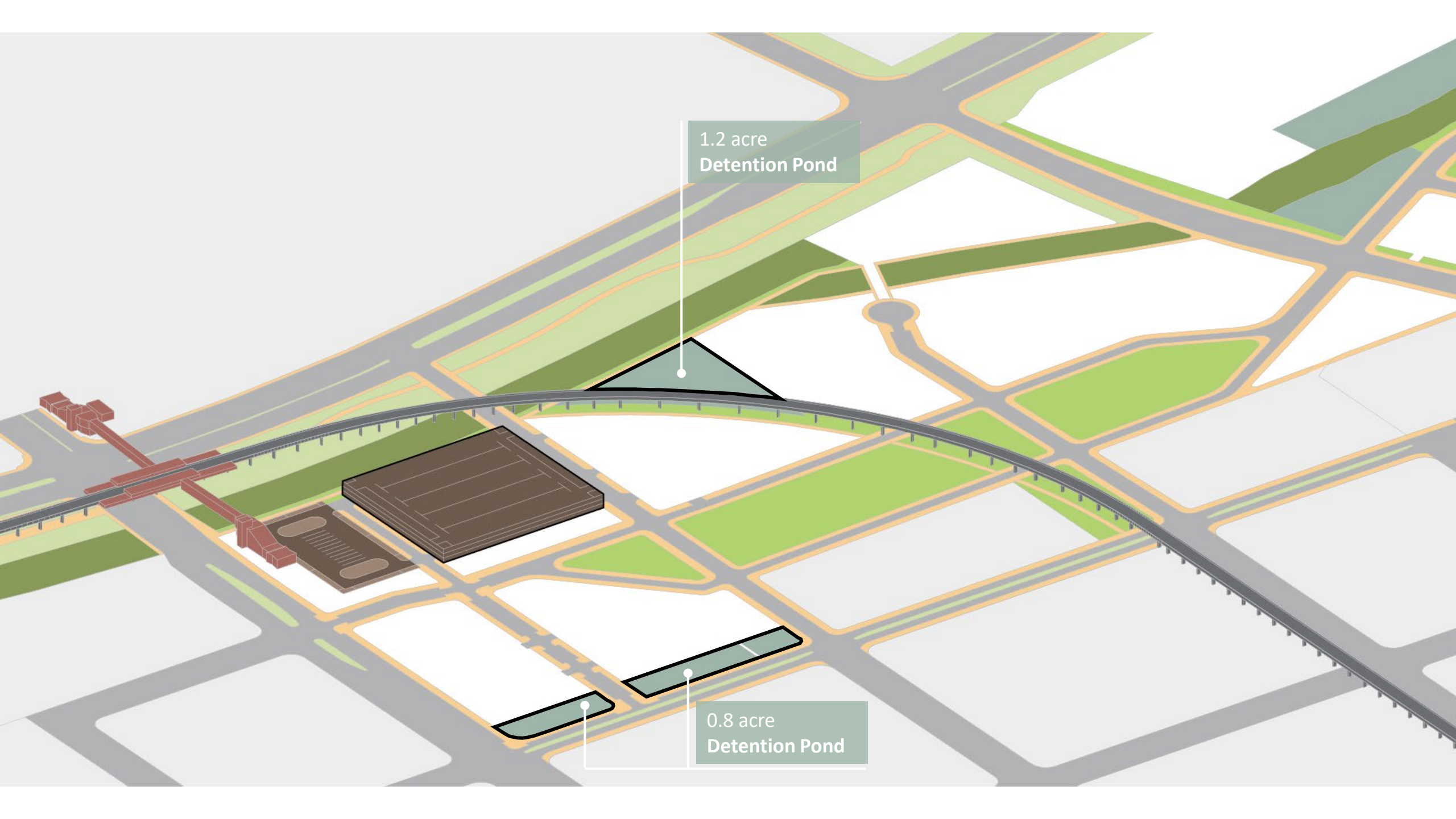
Ho'omohala Ave

Bus Transit Center



Park'n Ride





1.2 acre
Detention Pond

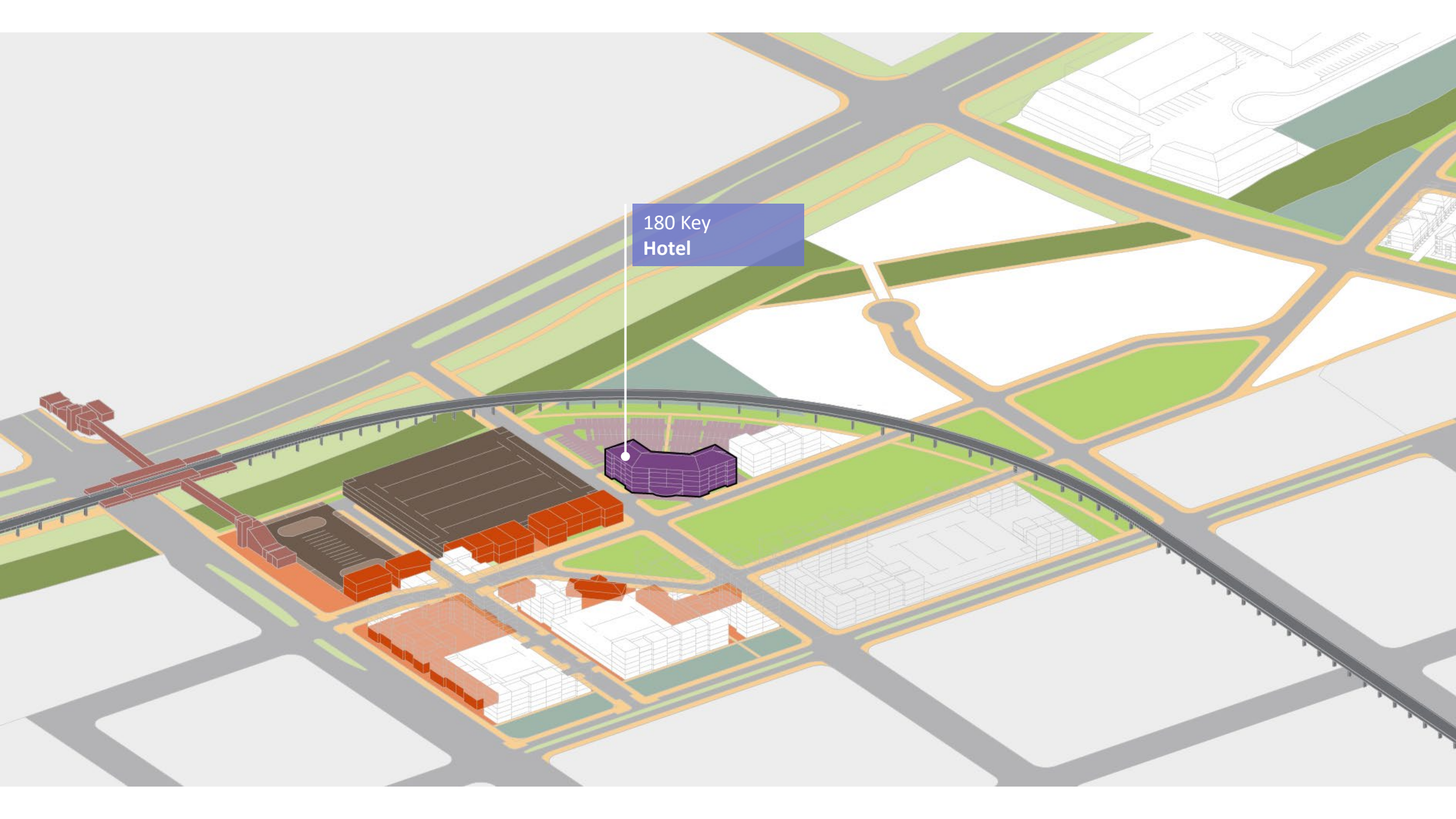
0.8 acre
Detention Pond



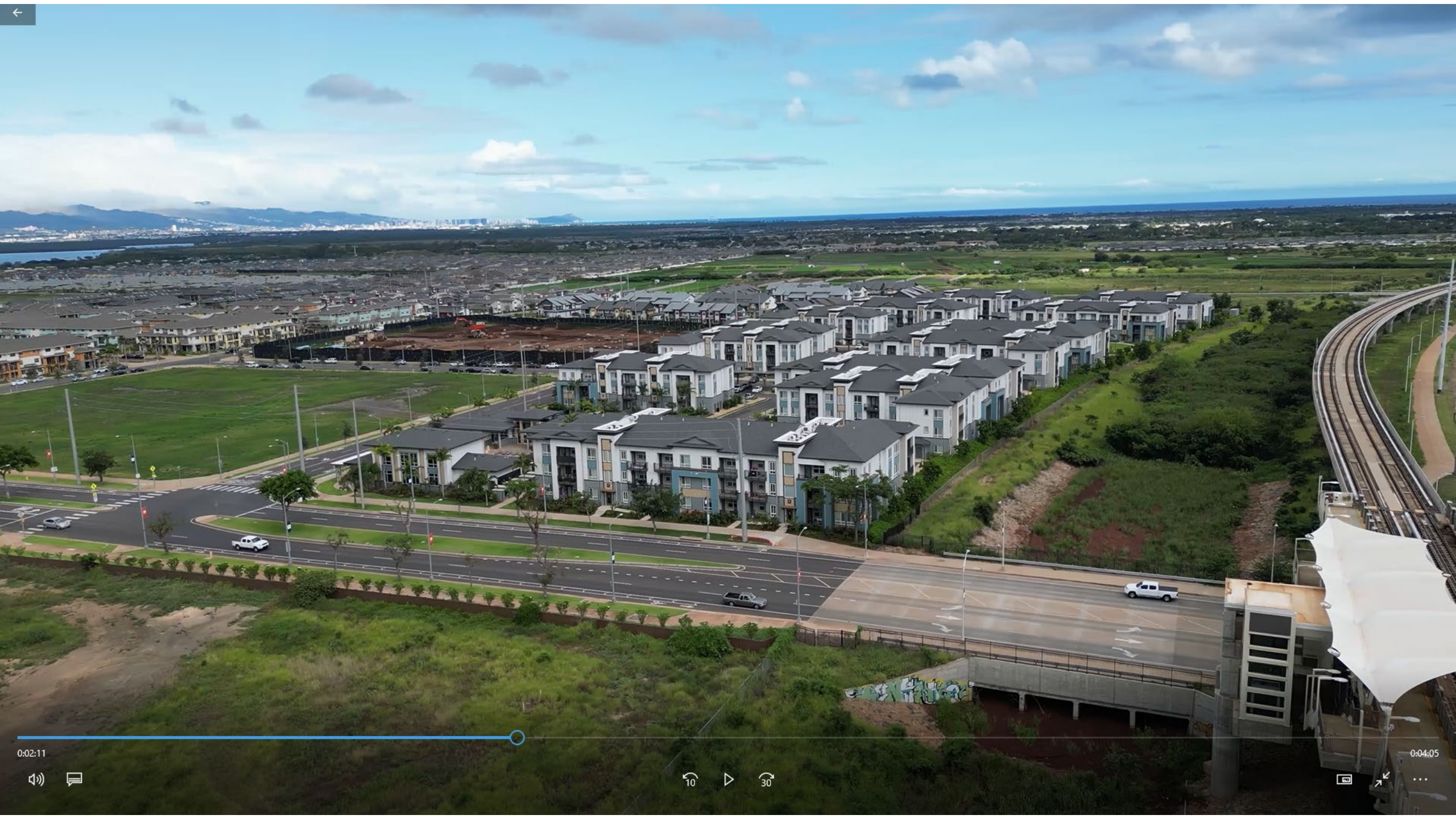
67k sqft
Retail/Office

This is an aerial site plan of a commercial development. A red callout box in the upper left points to a cluster of orange-colored buildings. Another red callout box in the lower right points to a large white building. The plan includes a highway with a bridge, parking lots, green spaces, and other commercial structures. The orange buildings are situated near a parking lot and a road intersection.

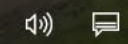
33k sqft
Anchor Grocery



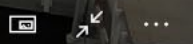
180 Key
Hotel



0:02:11

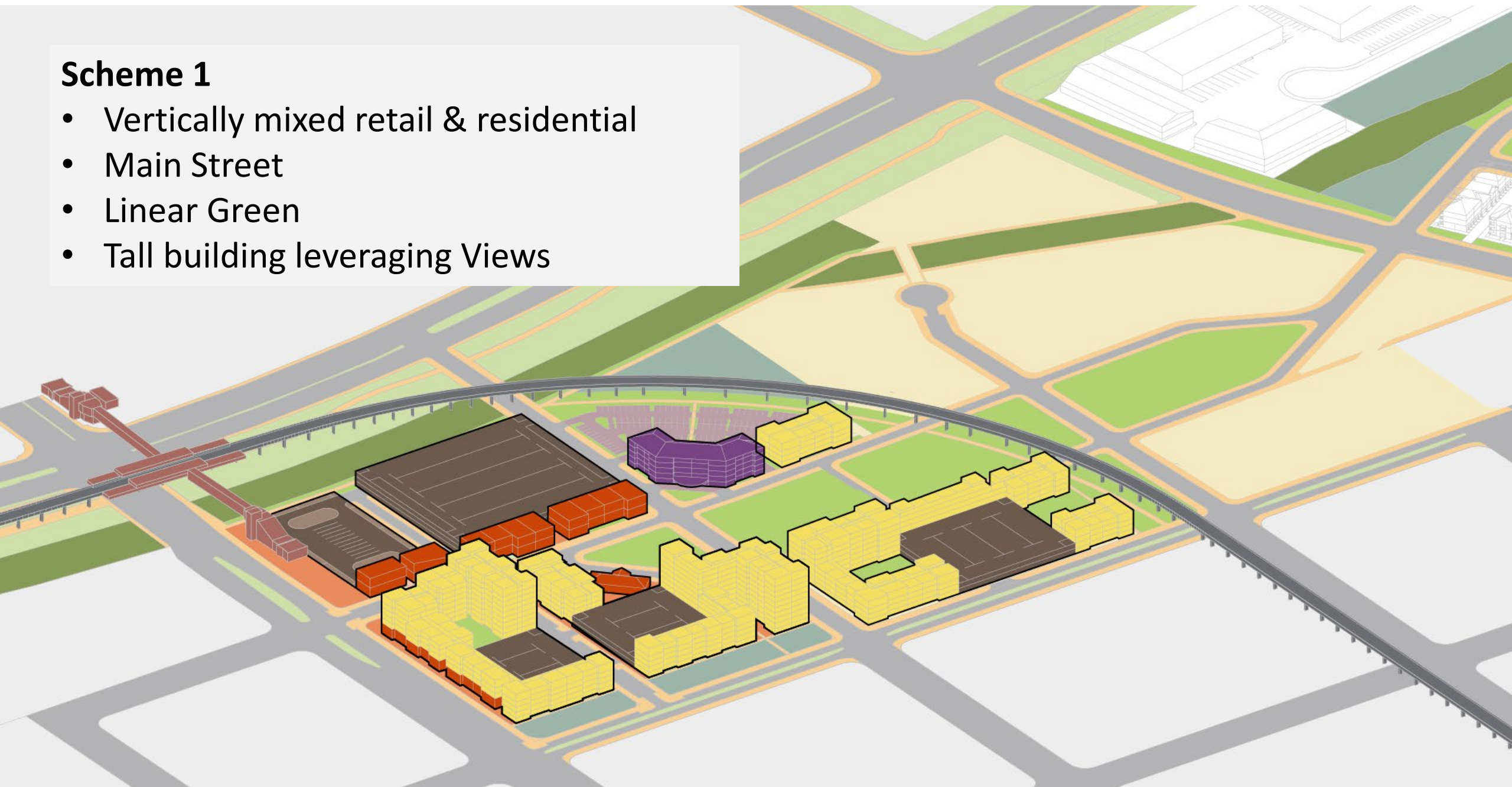


0:04:05



Scheme 1

- Vertically mixed retail & residential
- Main Street
- Linear Green
- Tall building leveraging Views



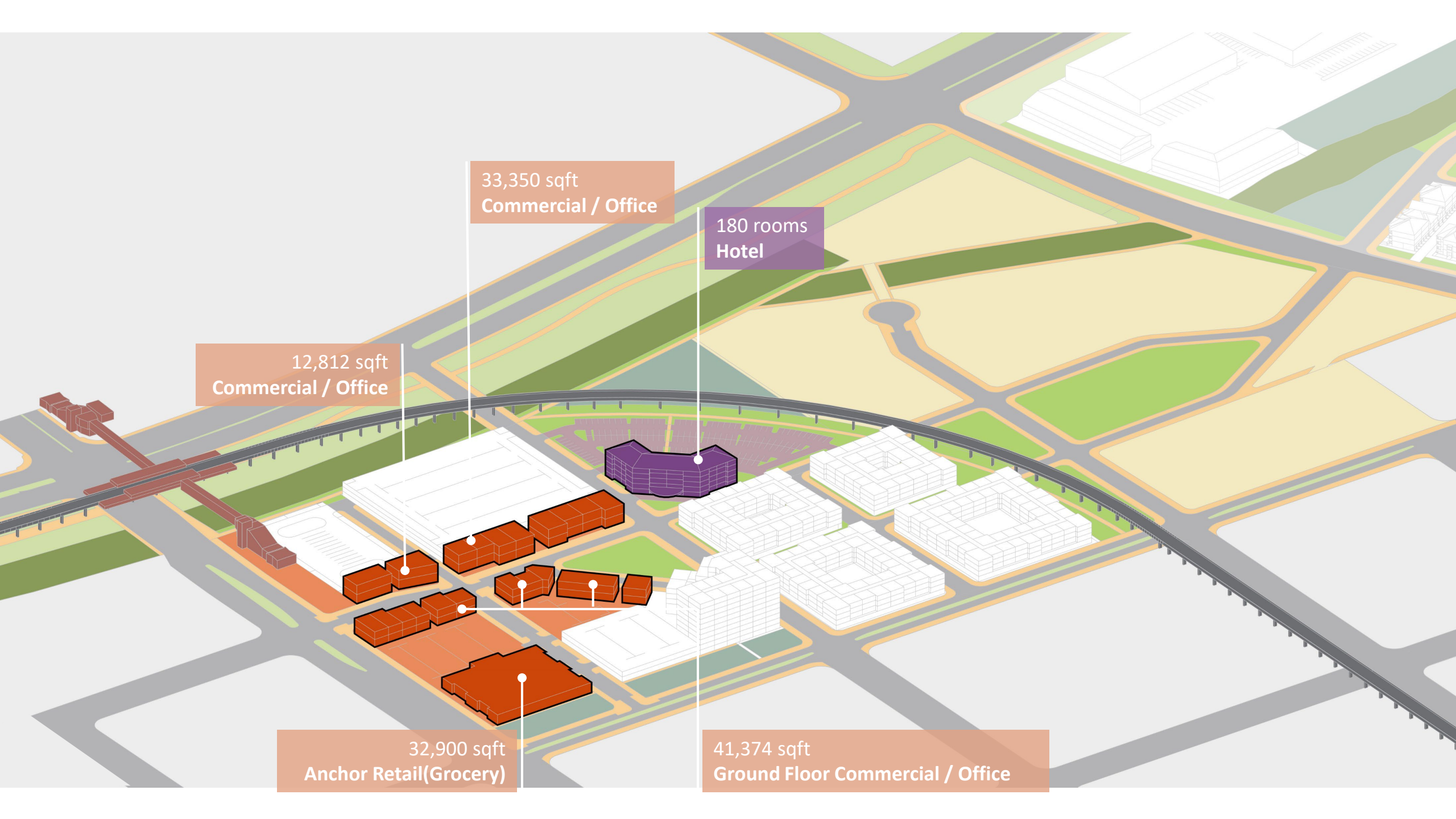


Residential			
HDR Plan		Conceptual Masterplan	
Apartments	750		
Total	750	Total	750

Commercial & Office			
HDR Plan		Conceptual Masterplan	
Grocery	32,900 sqft		
Commercial / Office	66,891 sqft		
Total	100k sqft	Total	124k sqft

Park and Ride Area			
HDR Plan		Conceptual Masterplan	
Parking Stall	~1200	Parking Stall	1025

Hotel			
HDR Plan		Conceptual Masterplan	
Rooms	180	Rooms	180



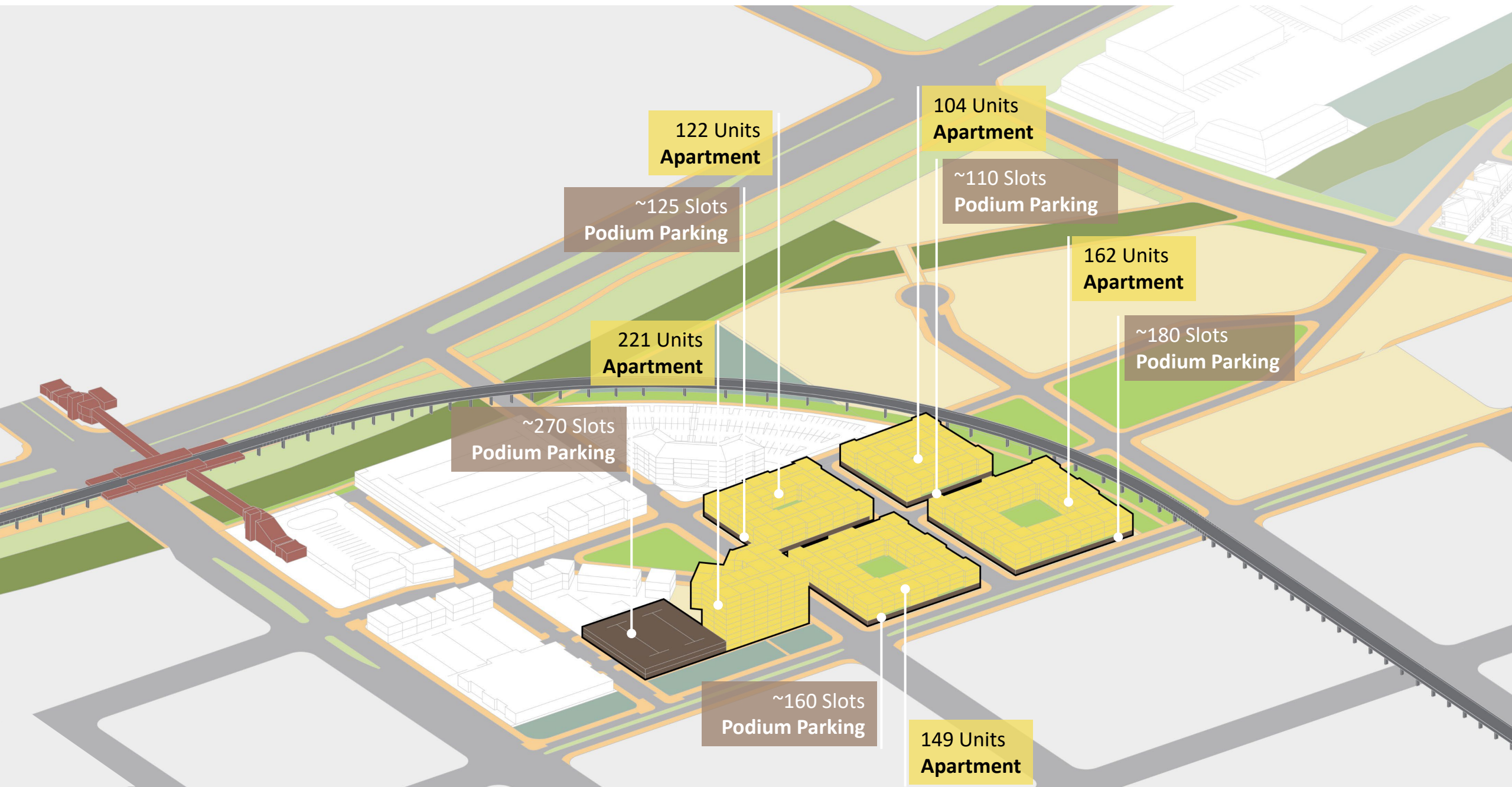
33,350 sqft
Commercial / Office

180 rooms
Hotel

12,812 sqft
Commercial / Office

32,900 sqft
Anchor Retail (Grocery)

41,374 sqft
Ground Floor Commercial / Office



122 Units
Apartment

~125 Slots
Podium Parking

104 Units
Apartment

~110 Slots
Podium Parking

162 Units
Apartment

~180 Slots
Podium Parking

221 Units
Apartment

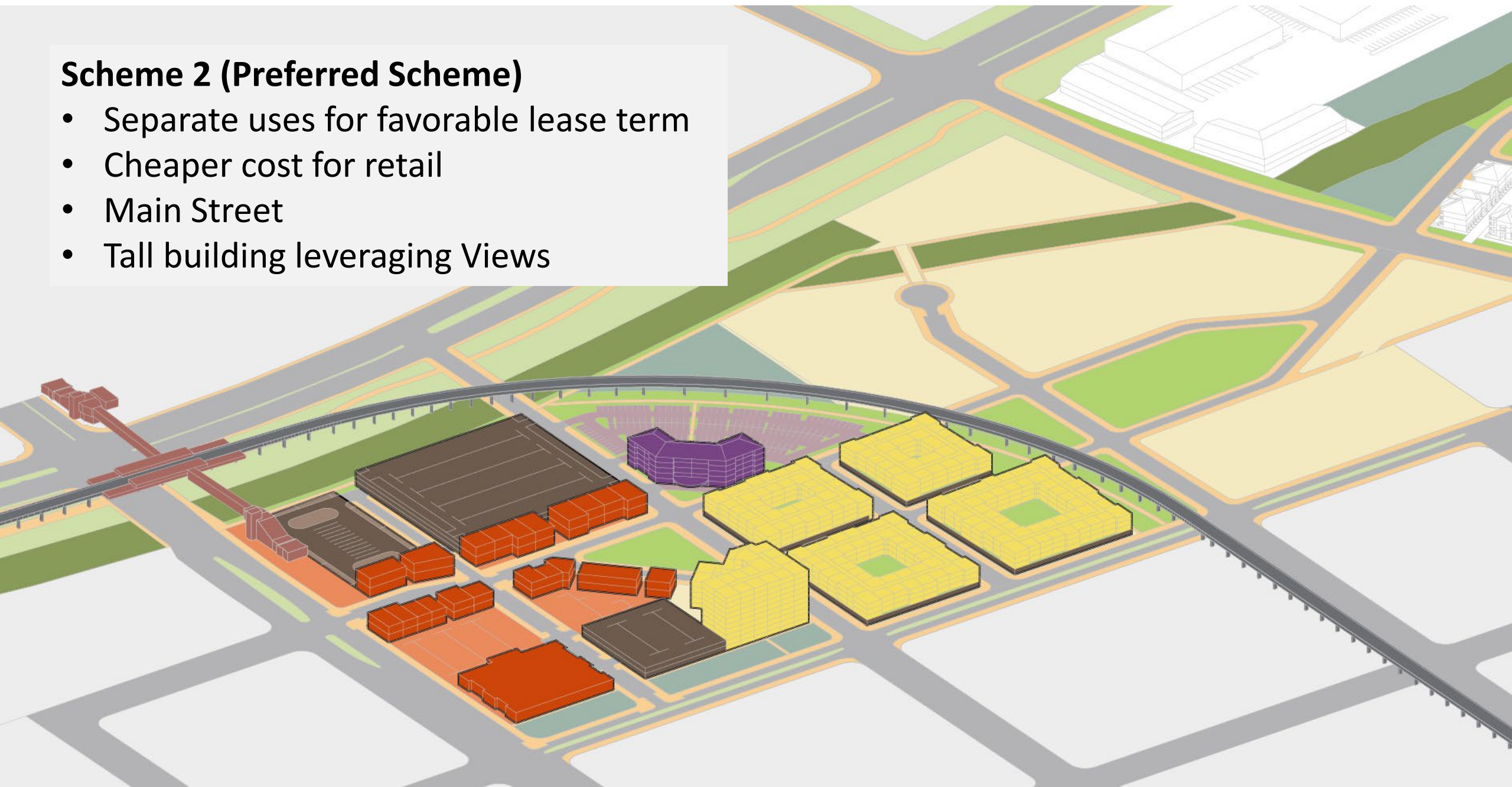
~270 Slots
Podium Parking

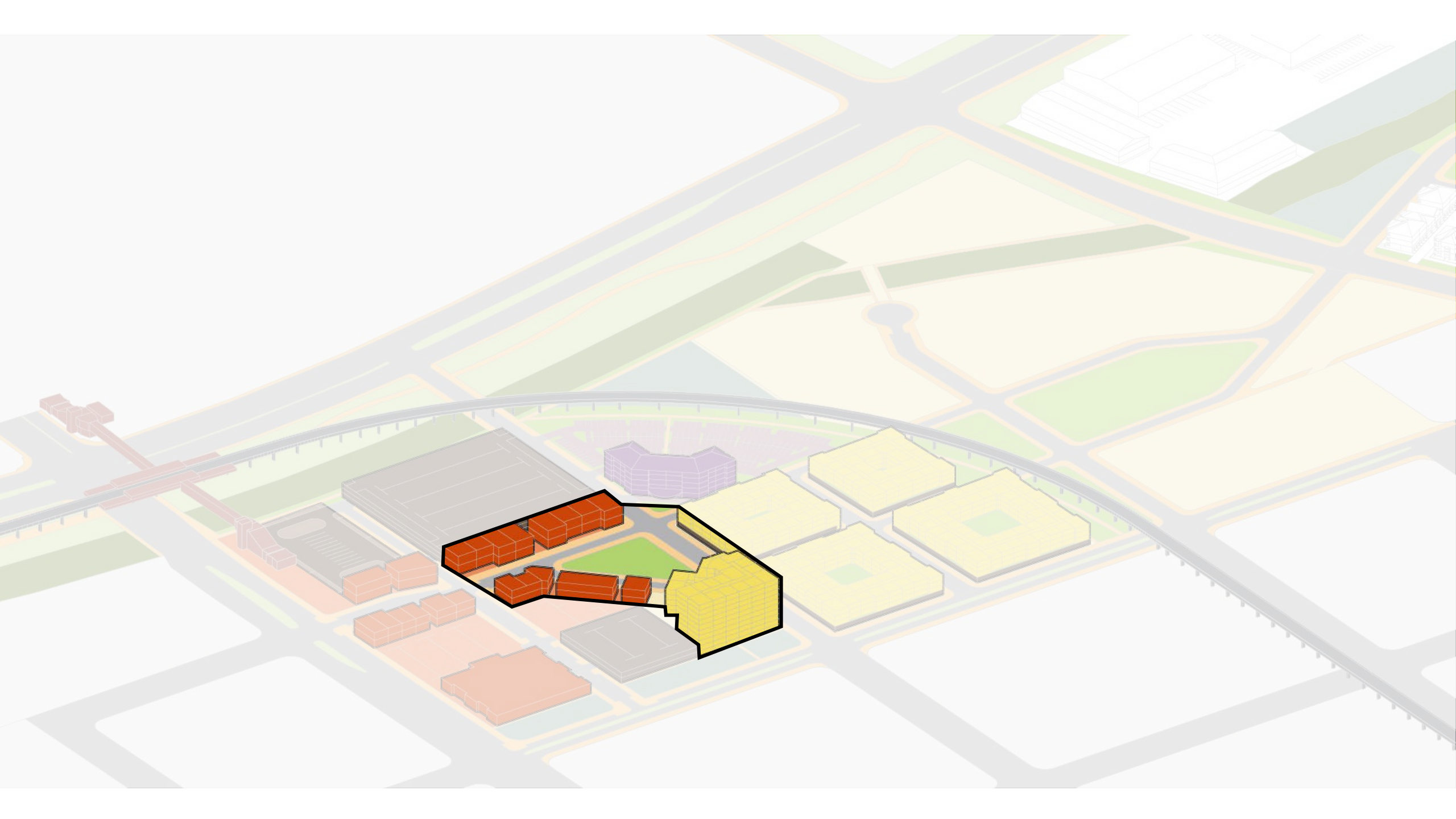
~160 Slots
Podium Parking

149 Units
Apartment

Scheme 2 (Preferred Scheme)

- Separate uses for favorable lease term
- Cheaper cost for retail
- Main Street
- Tall building leveraging Views




















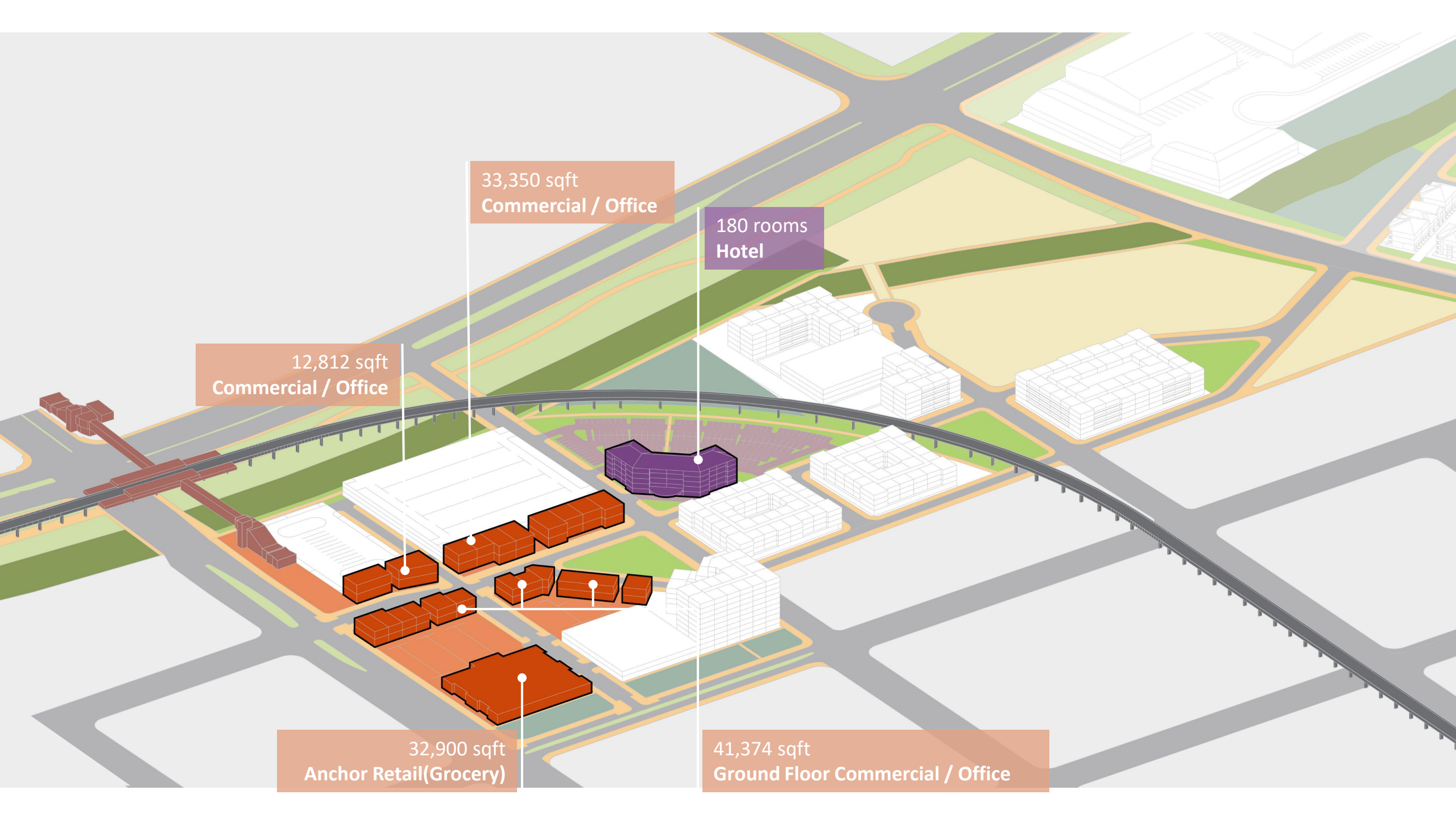
-  Hotel
-  Park & Ride / Bus Bay / Structure Parking
-  Retail & Office
-  Mixed-Use Residential
-  Residential

Residential			
HDR Plan		Conceptual Masterplan	
Apartments	758		
Total	758	Total	750

Commercial & Office			
HDR Plan		Conceptual Masterplan	
Grocery	32,900 sqft		
Commercial / Office	87,536 sqft		
Total	120k sqft	Total	124k sqft

Park and Ride Area			
HDR Plan		Conceptual Masterplan	
Parking Stall	~1200	Parking Stall	1025

Hotel			
HDR Plan		Conceptual Masterplan	
Rooms	180	Rooms	180



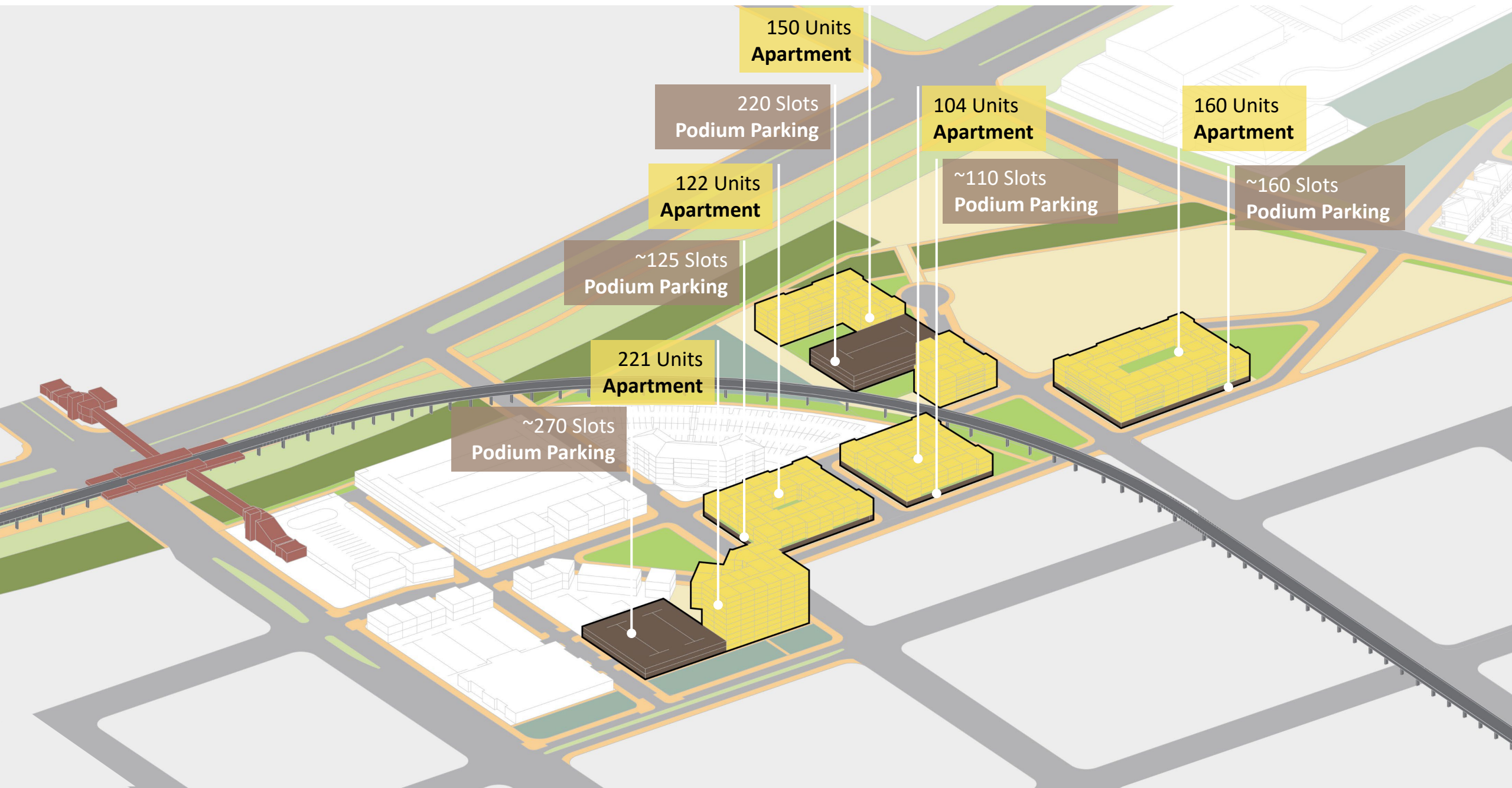
33,350 sqft
Commercial / Office

180 rooms
Hotel

12,812 sqft
Commercial / Office

32,900 sqft
Anchor Retail(Grocery)

41,374 sqft
Ground Floor Commercial / Office



150 Units
Apartment

220 Slots
Podium Parking

104 Units
Apartment

160 Units
Apartment

122 Units
Apartment

~110 Slots
Podium Parking

~160 Slots
Podium Parking

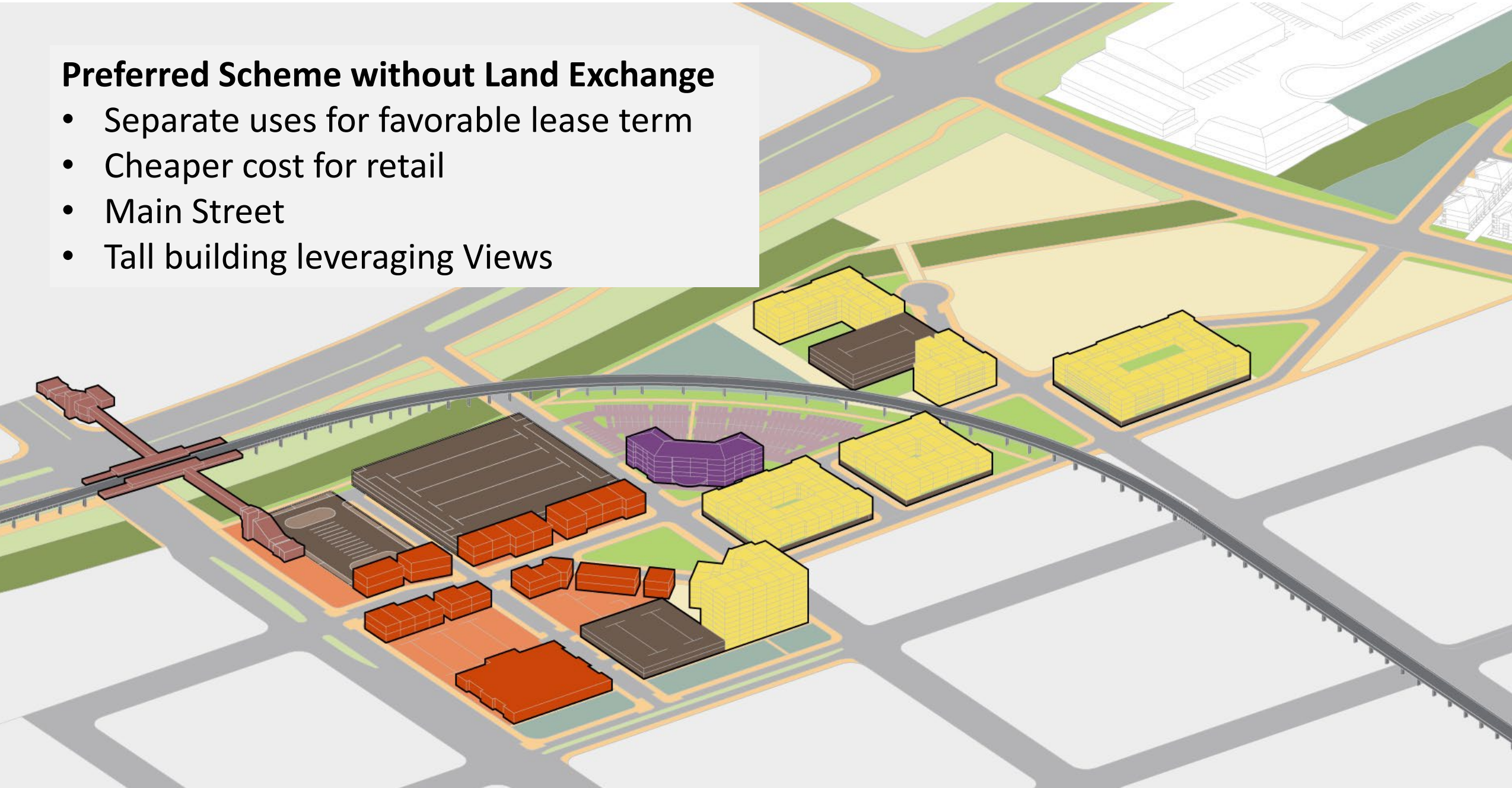
~125 Slots
Podium Parking

221 Units
Apartment

~270 Slots
Podium Parking

Preferred Scheme without Land Exchange

- Separate uses for favorable lease term
- Cheaper cost for retail
- Main Street
- Tall building leveraging Views





Hotel



Park & Ride / Bus Bay /
Structure Parking



Retail & Office



Mixed-Use Residential



Residential

Residential			
HDR Plan		Conceptual Masterplan	
Apartments	756		
Total	756	Total	750

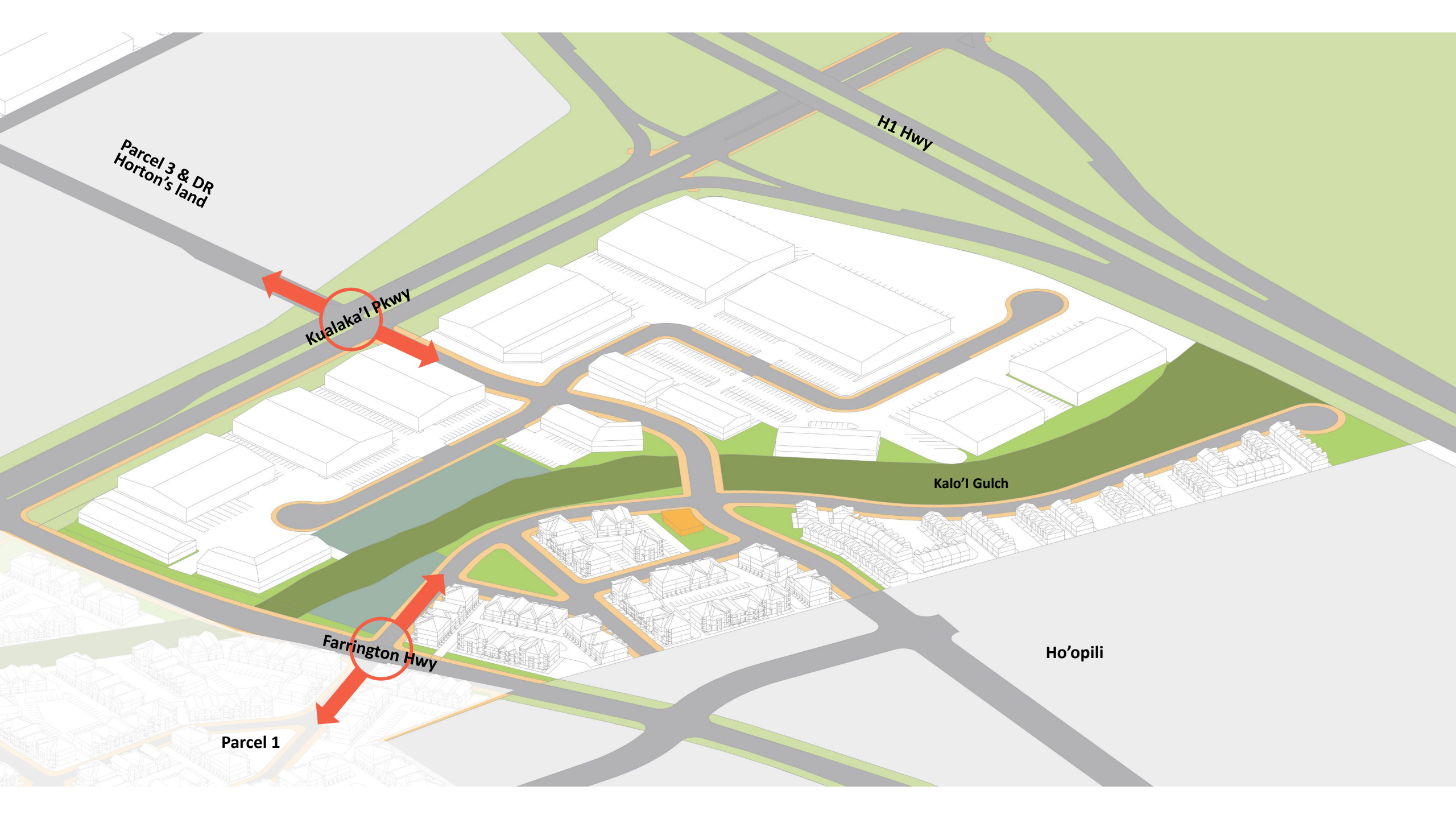
Commercial & Office			
HDR Plan		Conceptual Masterplan	
Grocery	32,900 sqft		
Commercial / Office	87,536 sqft		
Total	120k sqft	Total	124k sqft

Park and Ride Area			
HDR Plan		Conceptual Masterplan	
Parking Stall	~1200	Parking Stall	1025

Hotel			
HDR Plan		Conceptual Masterplan	
Rooms	180	Rooms	180

An aerial site plan showing a development with various building footprints and parking lots. In the top left, a red arrow points to a specific area. The text 'PARCEL 2 DESIGN' is overlaid in the upper left quadrant. The plan includes several large rectangular building footprints, some with associated parking spaces. In the lower portion, there are clusters of smaller, more complex building footprints, possibly representing residential or mixed-use structures. The entire plan is rendered in a light gray line-art style, with the exception of the red arrow.

PARCEL 2 DESIGN



Parcel 3 & DR
Horton's land

H1 Hwy

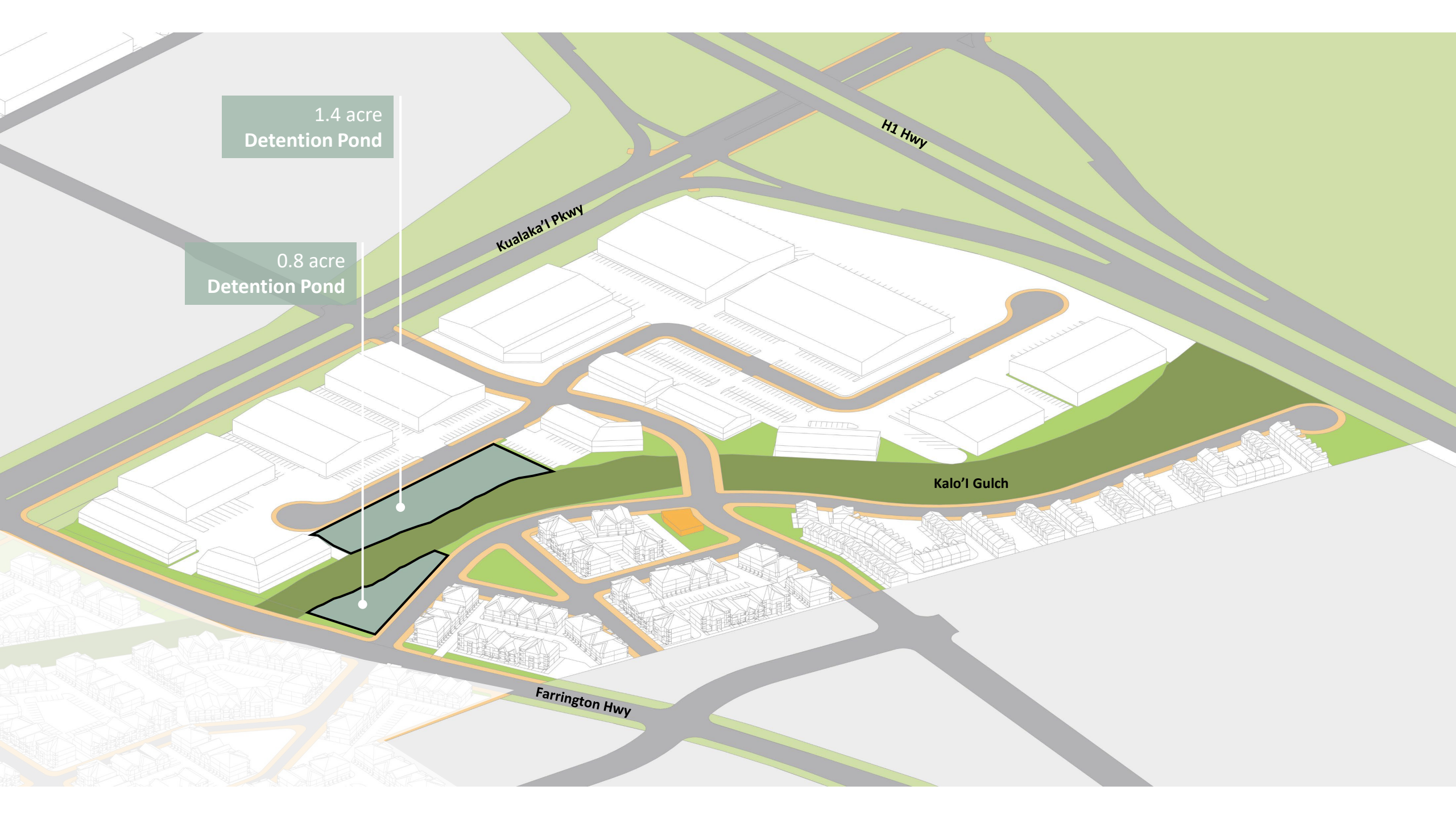
Kualaka'i Pkwy

Kalo'i Gulch

Farrington Hwy

Ho'opili

Parcel 1



1.4 acre
Detention Pond

0.8 acre
Detention Pond

Kualaka'i Pkwy

H1 Hwy

Kalo'i Gulch

Farrington Hwy



5.6 acre
Light Industrial / Warehouse

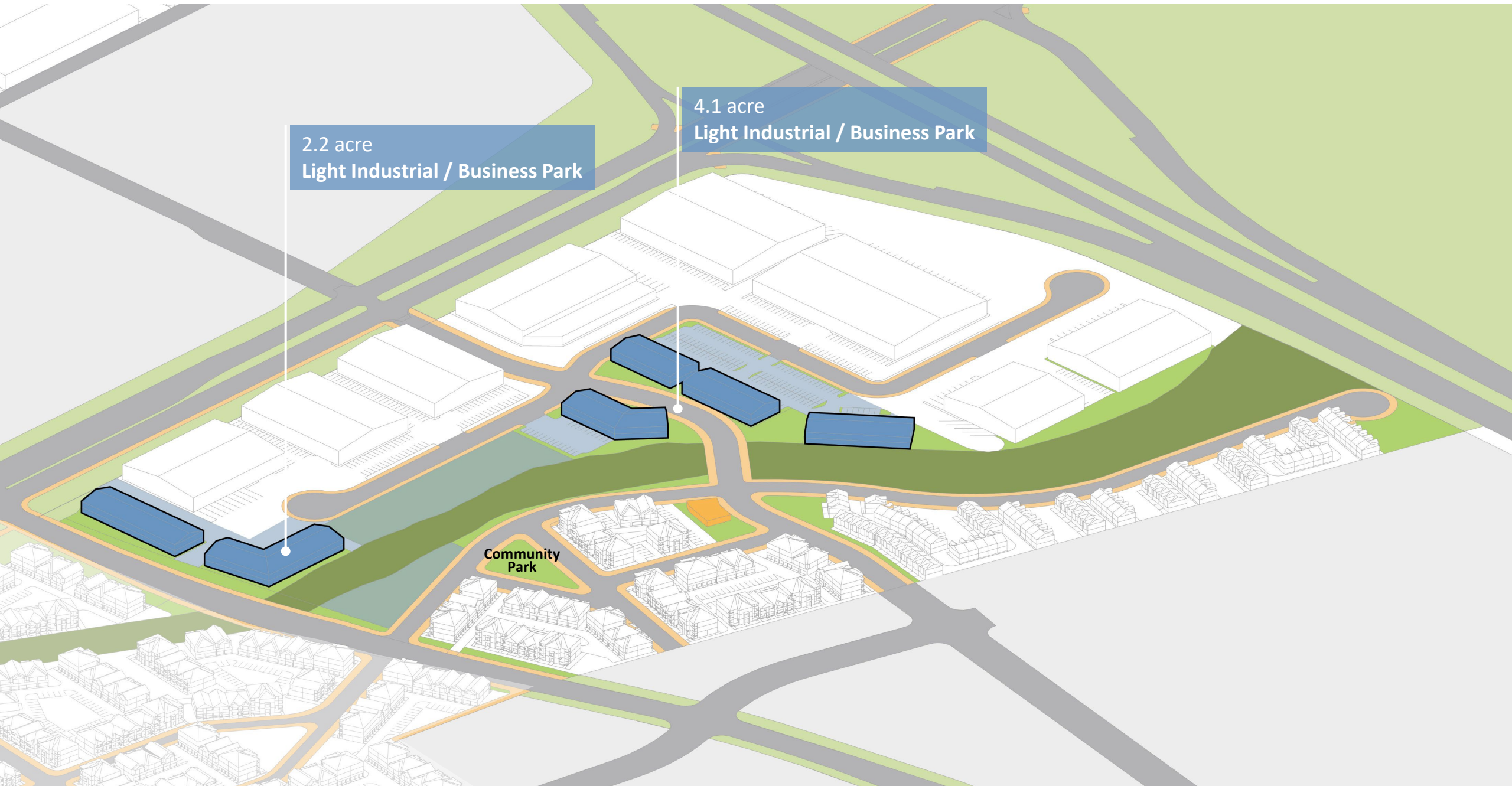
16.1 acre
Light Industrial / Warehouse

Community
Park

2.2 acre
Light Industrial / Business Park

4.1 acre
Light Industrial / Business Park

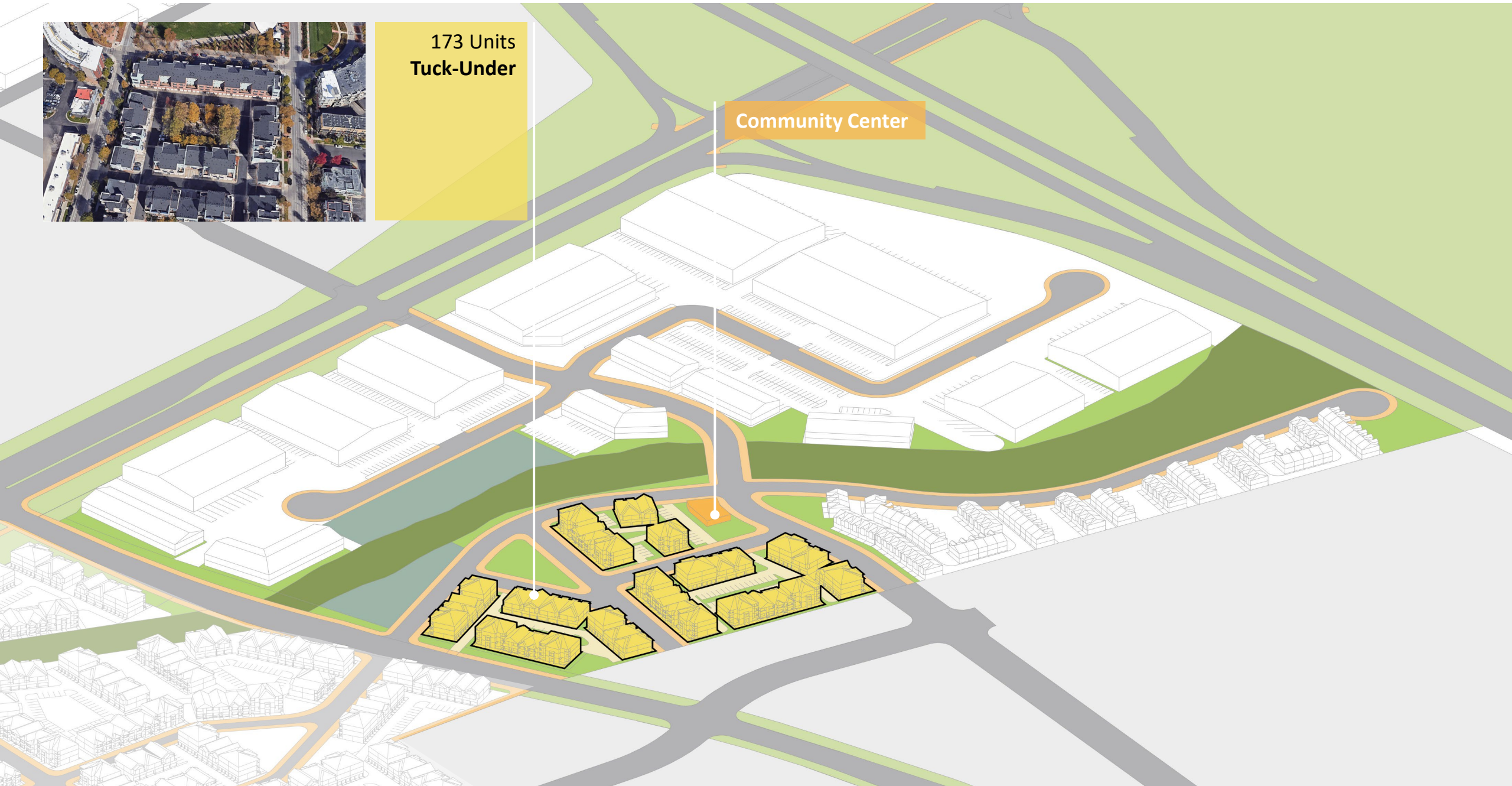
Community
Park





173 Units
Tuck-Under

Community Center



90 Units
Townhome



Overall Scheme





- Light Industrial / Warehouses
- Light Industrial / Business Park
- Community Facility
- Residential

Residential			
HDR Plan		Conceptual Masterplan	
Tuck-Unders	173		
Townhouses	90		
Total	263	Total	250

Light Industrial			
HDR Plan		Conceptual Masterplan	
Business Park	6.3 acres		
Warehouse	21.7 acres		
Total	28 acres	Total	25 acres

Lot Coverage:

36.6%(North)
42.5%(South)

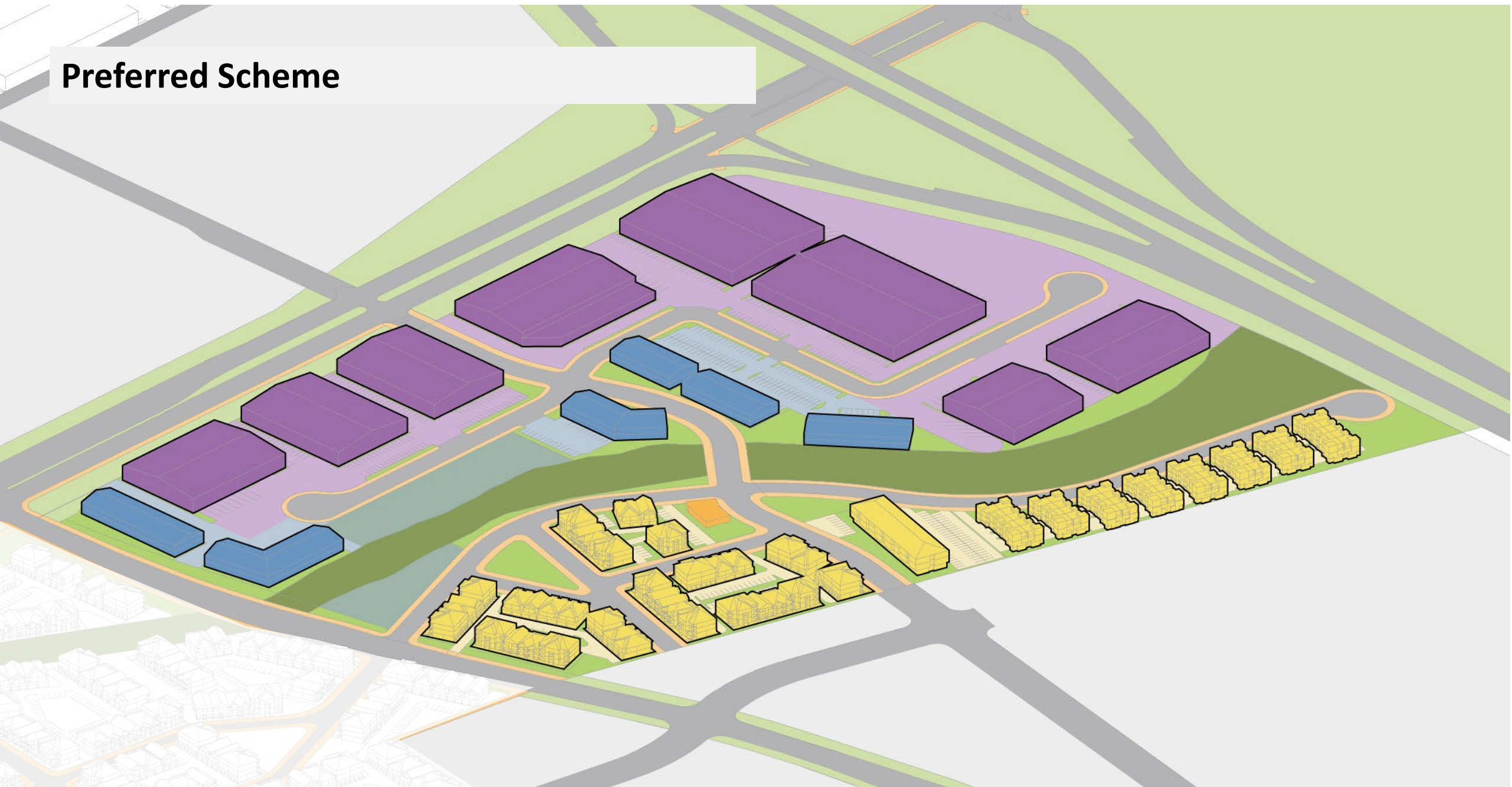
**58 Units
Townhome**



**56 Units
Apartment**



Preferred Scheme





Residential			
HDR Plan		Conceptual Masterplan	
Tuck-Unders	173		
Townhouses	58		
Apartment	56		
Total	287	Total	250

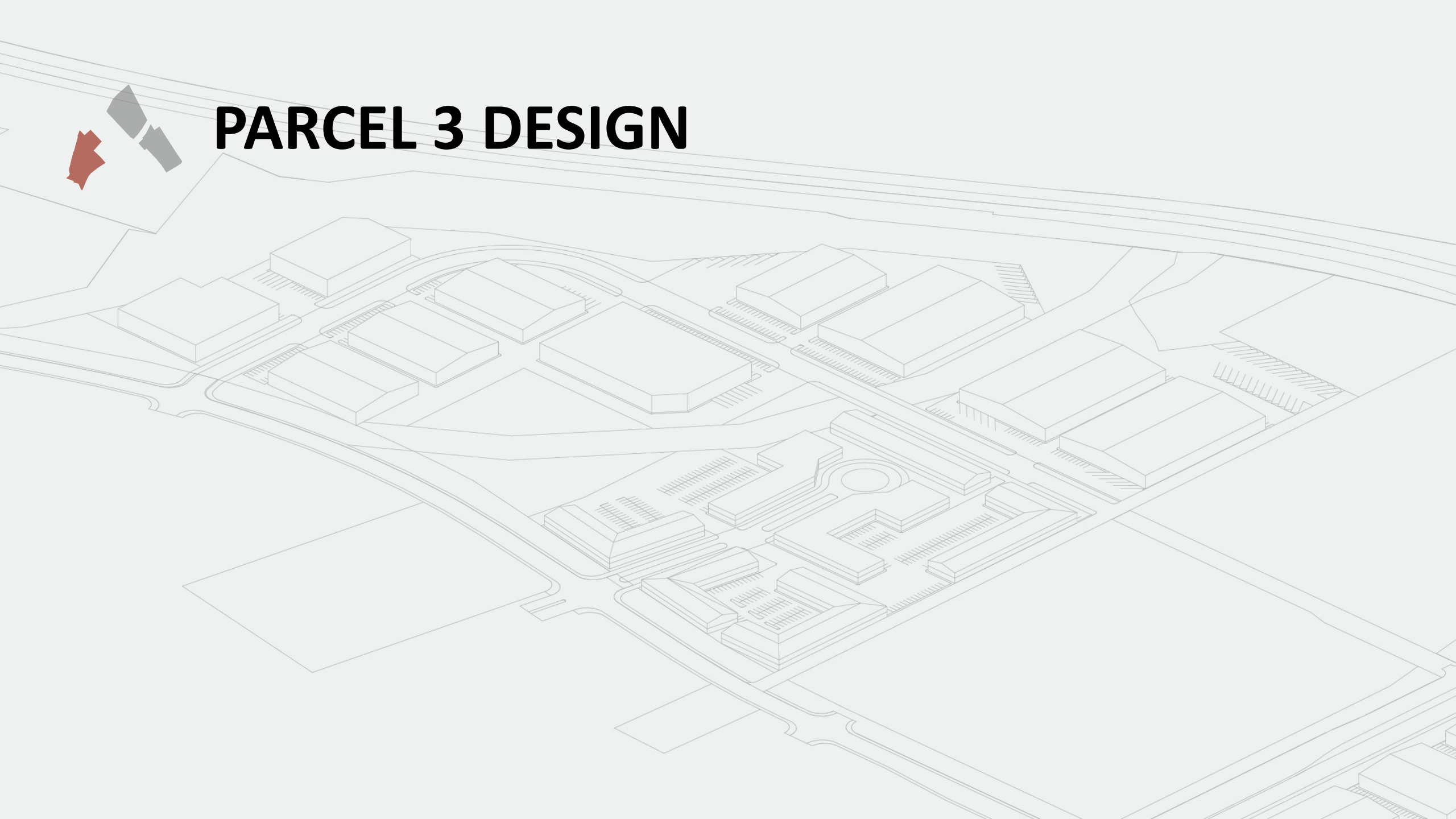
Light Industrial			
HDR Plan		Conceptual Masterplan	
Business Park	6.3 acres		
Warehouse	21.7 acres		
Total	28 acres	Total	25 acres

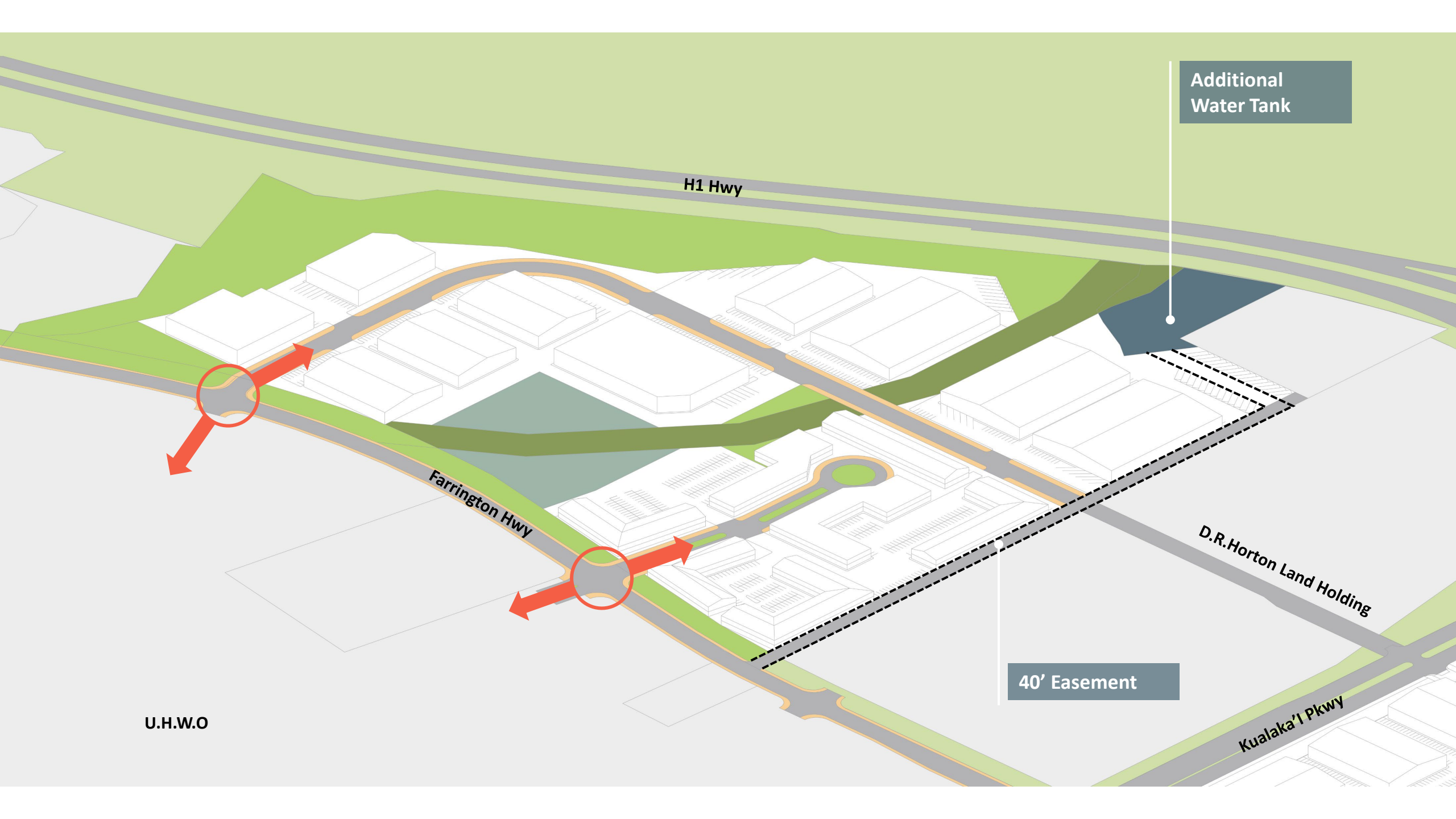
Lot Coverage:

36.6%(North)
42.5%(South)



PARCEL 3 DESIGN





Additional
Water Tank

H1 Hwy

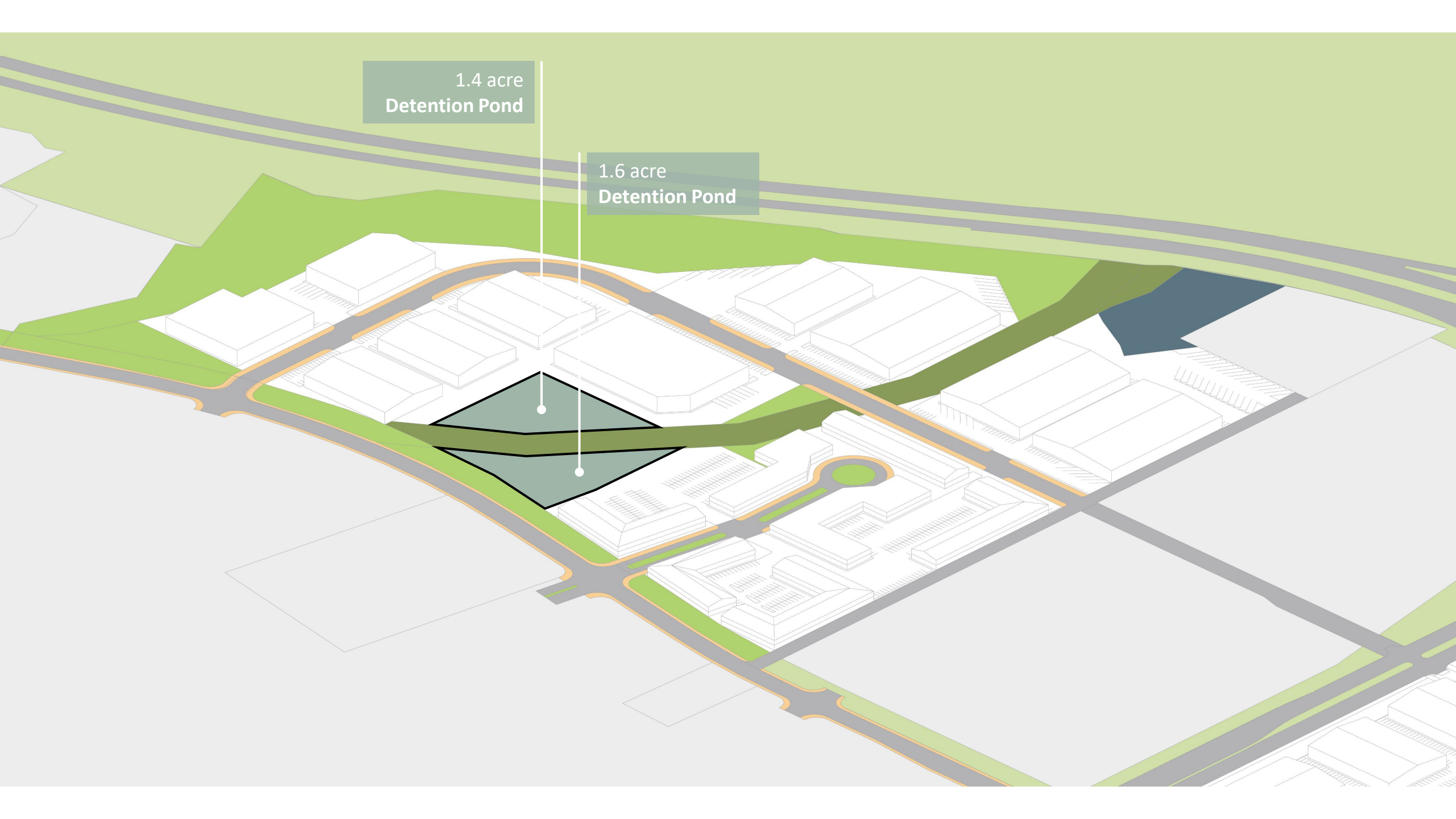
Farrington Hwy

D.R.Horton Land Holding

Kualaka'i Pkwy

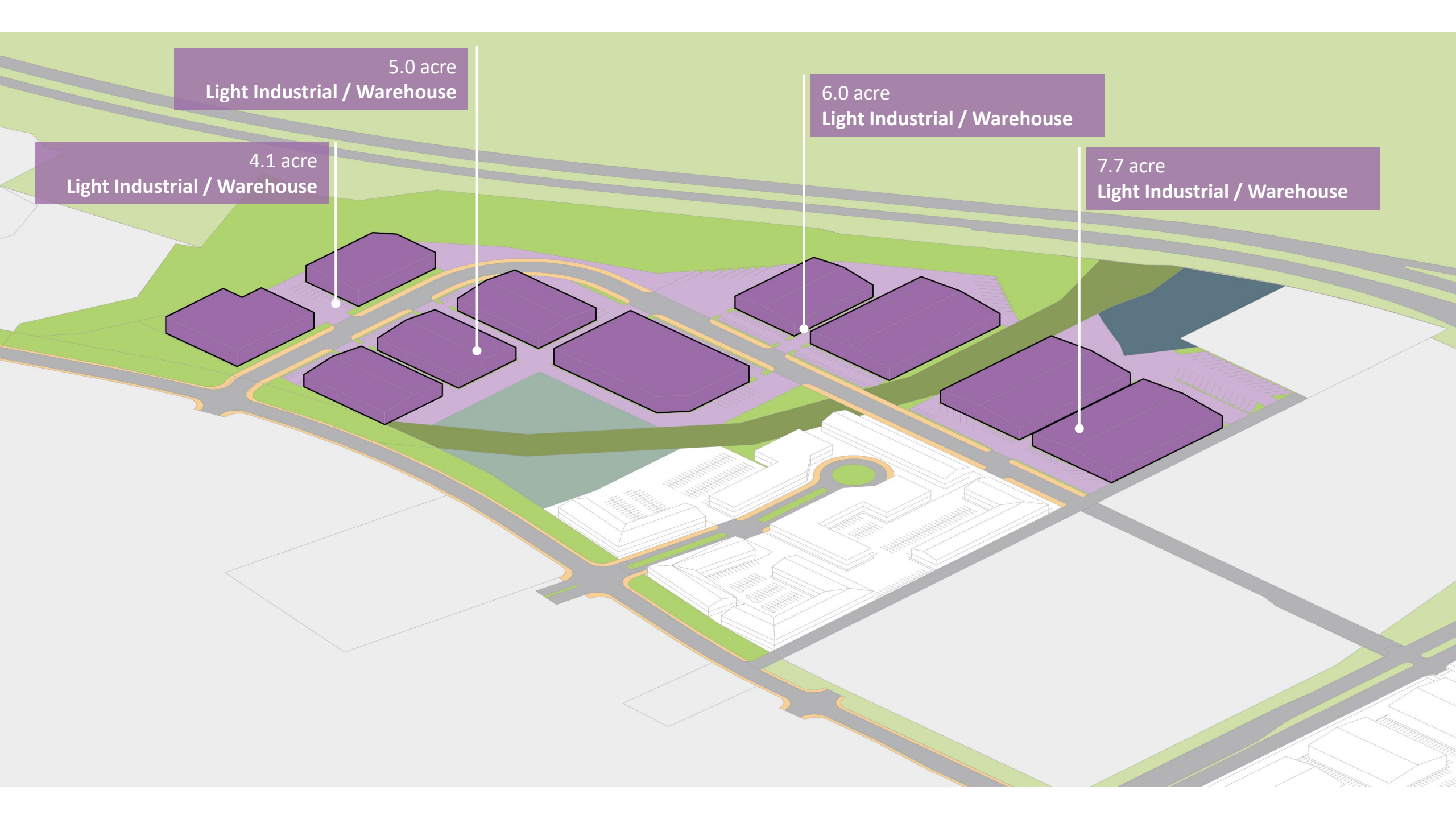
40' Easement

U.H.W.O



1.4 acre
Detention Pond

1.6 acre
Detention Pond

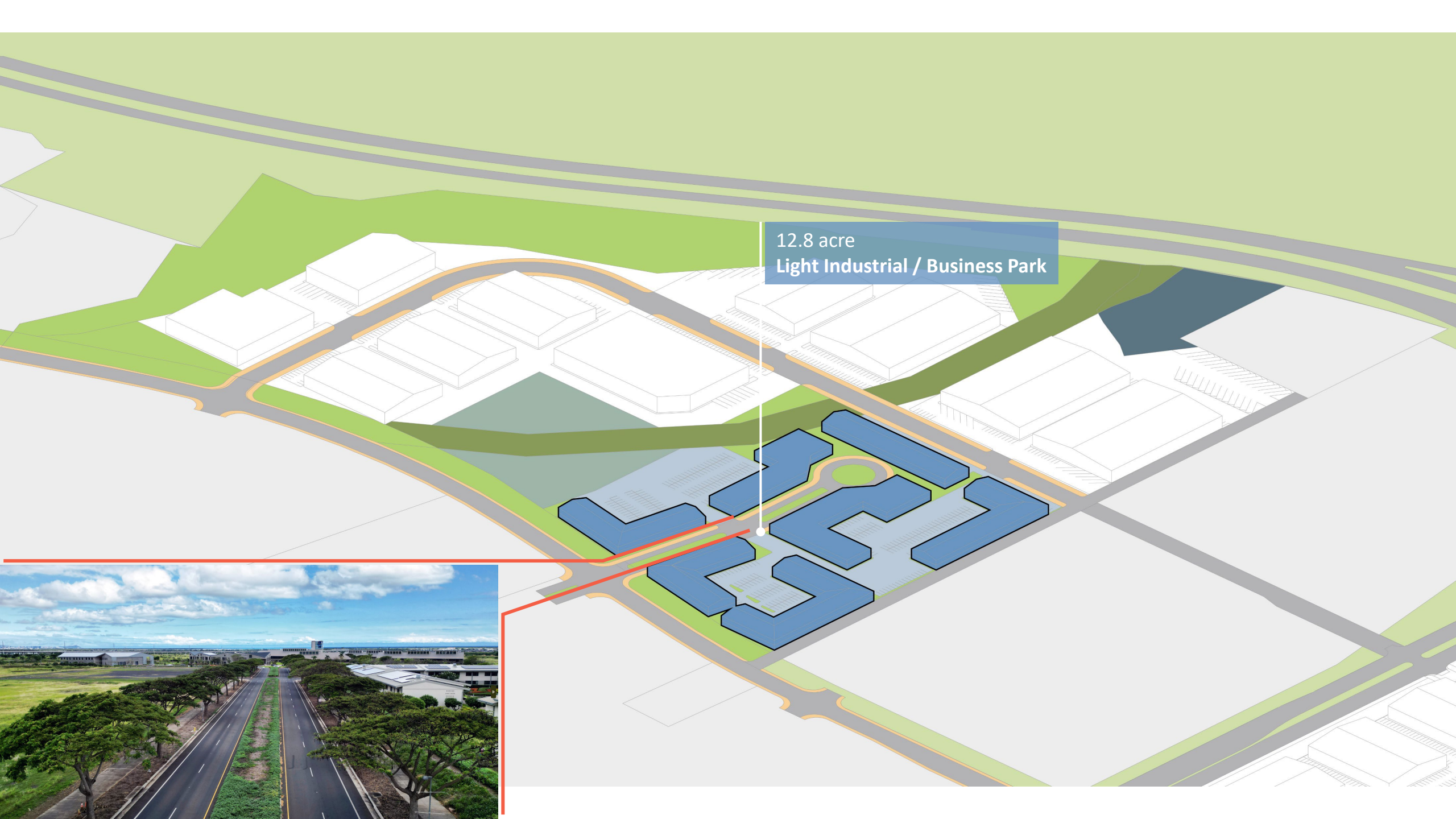


5.0 acre
Light Industrial / Warehouse

4.1 acre
Light Industrial / Warehouse

6.0 acre
Light Industrial / Warehouse

7.7 acre
Light Industrial / Warehouse



12.8 acre
Light Industrial / Business Park





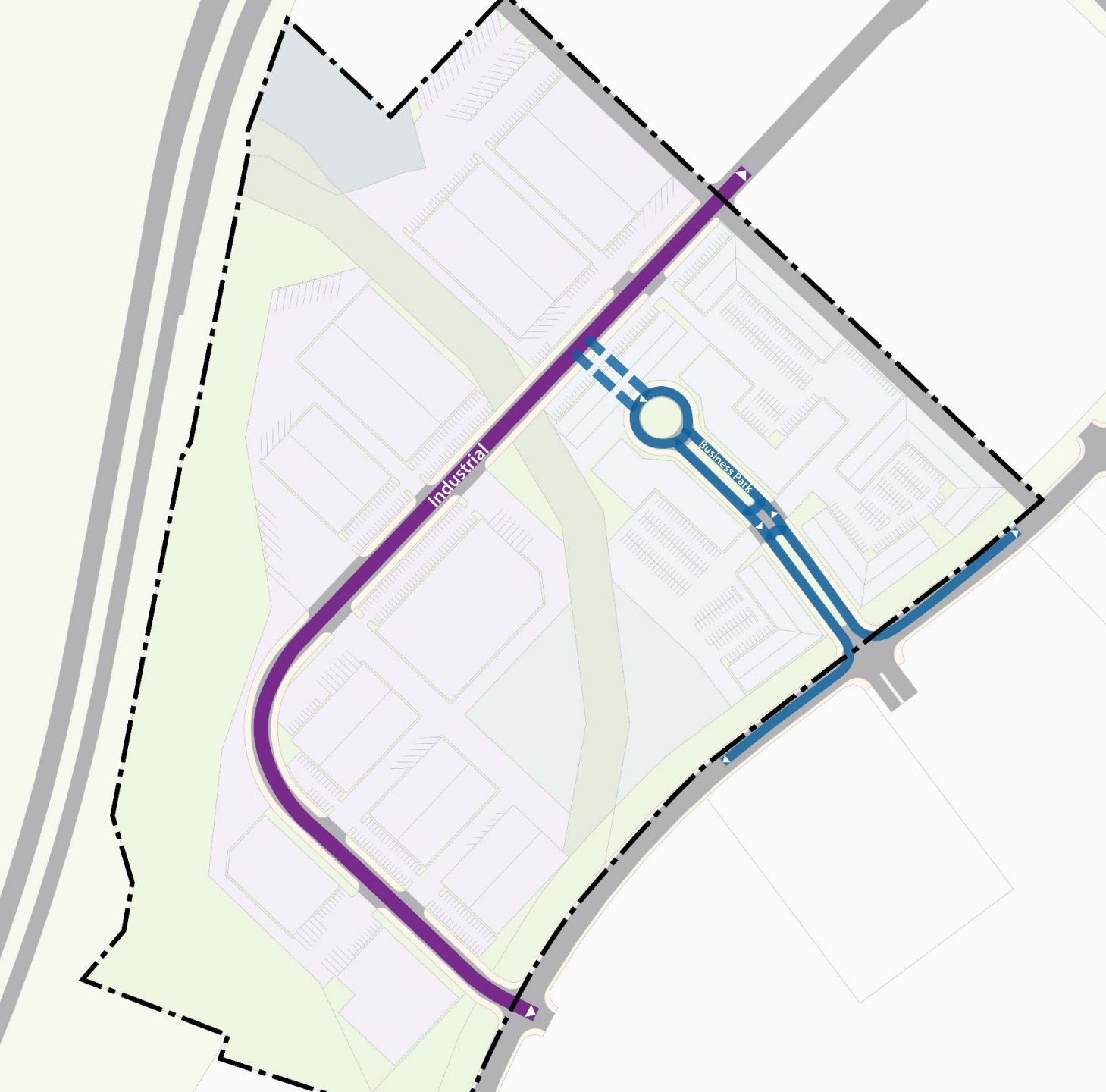
Office above Retail

Residential

Retail

Office

Industrial Circulation



Overall scheme without Land Exchange





Light Industrial			
HDR Plan		Conceptual Masterplan	
Business Park	12.8 acres		
Warehouse	28.4 acres		
Total	41.2 acres	Total	38.8 acres

Lot Coverage:

39.6%(West)
40.5%(East)

Overall Program with Land Exchange





Light Industrial			
HDR Plan		Conceptual Masterplan	
Business Park	4.6 acres		
Warehouse	28.4 acres		
Total	33.0 acres	Total	31.1 acres

Lot Coverage:

39.6%(West)
49.0%(East)



**Overall:
Preferred Option
With Land Exchange**

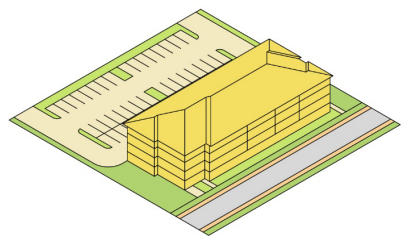


**Overall:
Preferred Option
Without Land Exchange**



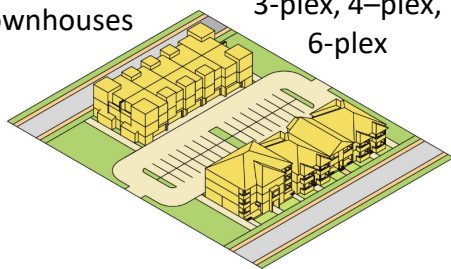
Housing Types





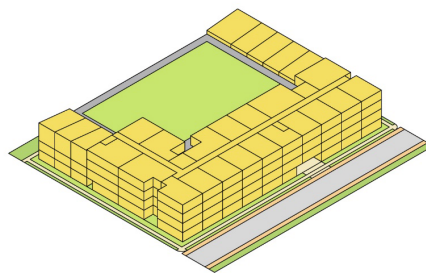
Garden Apartment

Back-to-Back
Townhouses



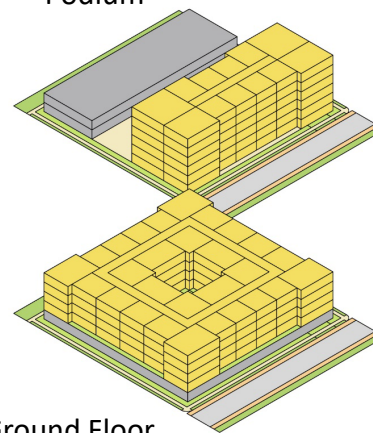
Tuck-Under

3-plex, 4-plex,
6-plex



Wrap

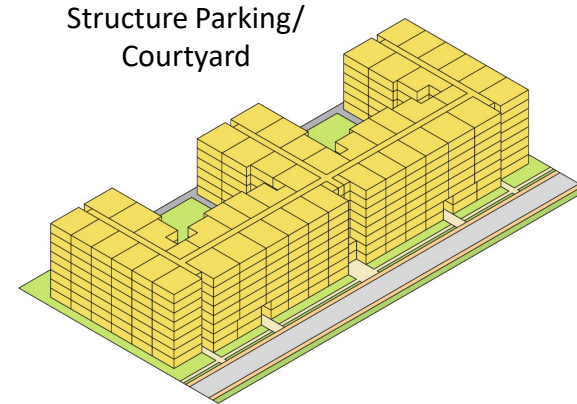
Structure Parking/
Courtyard



Podium

Separate
Podium

Ground Floor
Podium



Mid/High Rise

Structure Parking/
Courtyard



Cost

Mahalo

