

TOD COUNCIL PRESENTATION

A Scorecard to Measure
The Progress and Implementation of
Transit-Oriented Development
In Honolulu

Jonathan Vuylsteke (“JV”)

November 21, 2025

Agenda



Introduction



Literature Review



Scorecard



Takeaways



Call to Action

Introduction

- Who I am
 - University of Hawai'i at Mānoa
 - Master of Urban and Regional Planning
 - Earned August 2025
 - **Mahalo to committee:**
 - Peter Flachsbart
 - Priyam Das
 - Harrison Rue
 - Gratitude and aloha...



Introduction

- Who I am
- East Asian cities
 - Taipei and Hong Kong
 - Good transit as freedom
 - *How does something like this happen?*
 - First semester at DURP
 - Two years later...



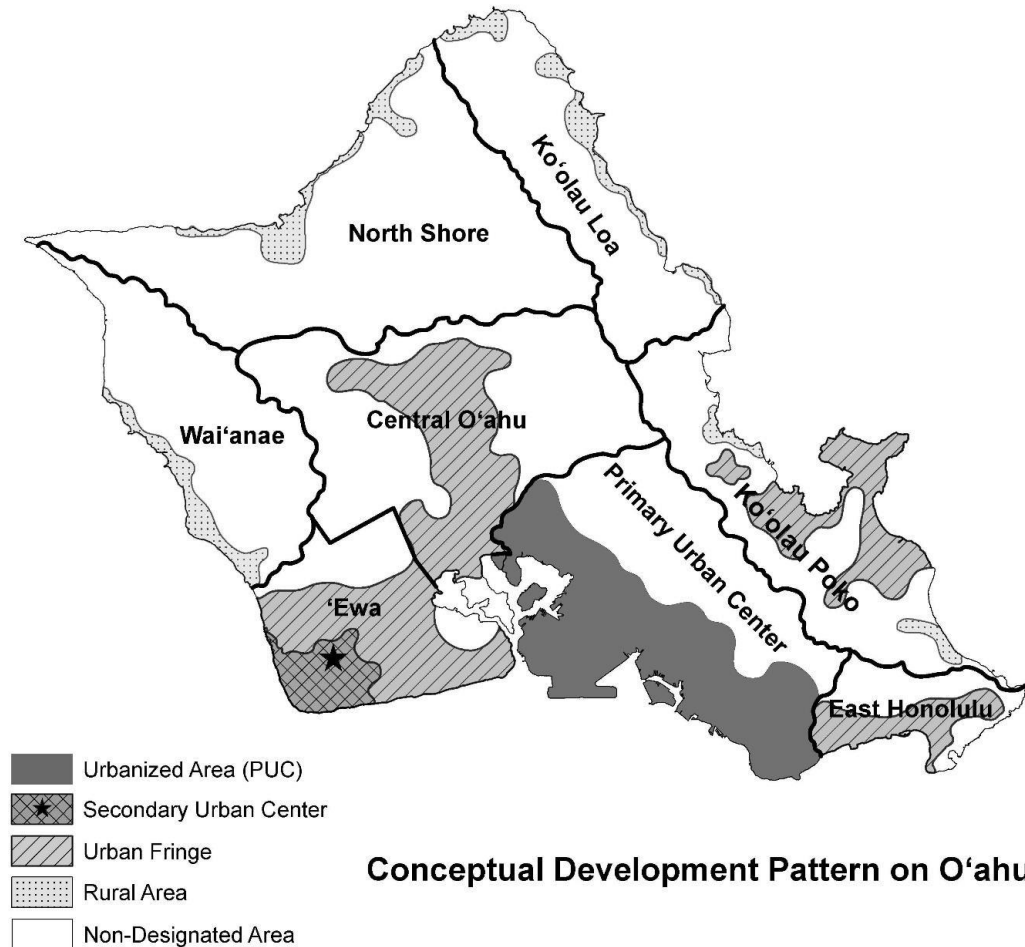
Introduction

- Who I am
- East Asian cities
- Transportation and Land Use
 - Access—to places
 - Investment in one reinforces the other
 - Urban infrastructure
 - It has staying power...



Introduction

- Who I am
- East Asian cities
- Transportation and Land Use
- Honolulu
 - Our island home
 - Small but incredible city
 - Pressure is building for change...



Introduction

- Who I am
- East Asian cities
- Transportation and Land Use
- Honolulu
- Rail and TOD
 - Changing tracks
 - Enables *more* to happen
 - Joined HART, September 2025



Literature Review

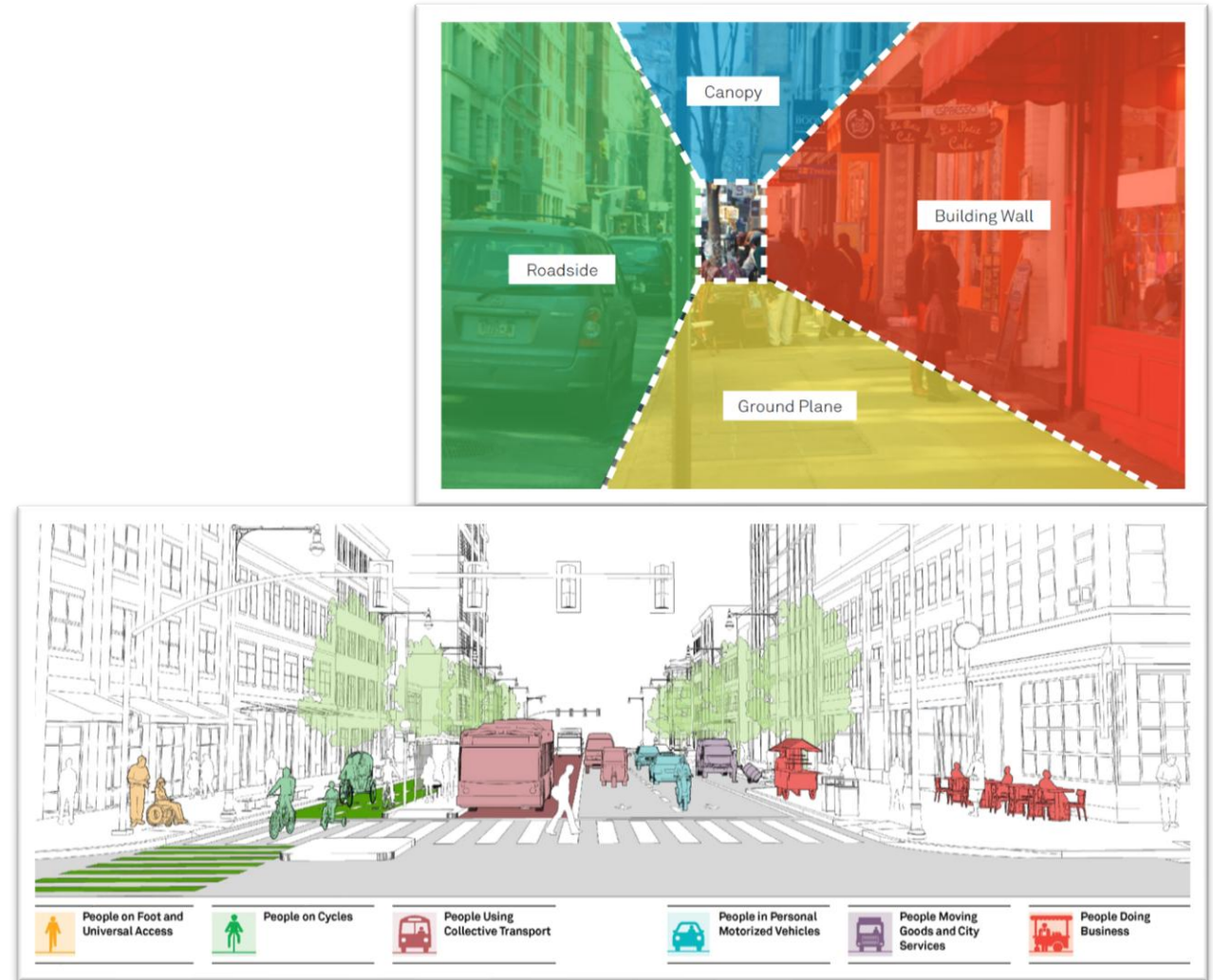
Literature Review

Research Questions

1. How has TOD lived up to the **benefits** it proposed to achieve?
What are factors that improve or hinder benefits?
2. Can progress on TOD goals be **measured** objectively?
What frameworks exist in literature and in practice that can inform the measurement of TOD outcomes?
3. What is the **status** of the goals in Honolulu's TOD plans? *What conditions, factors, or roles are critical to their implementation?*

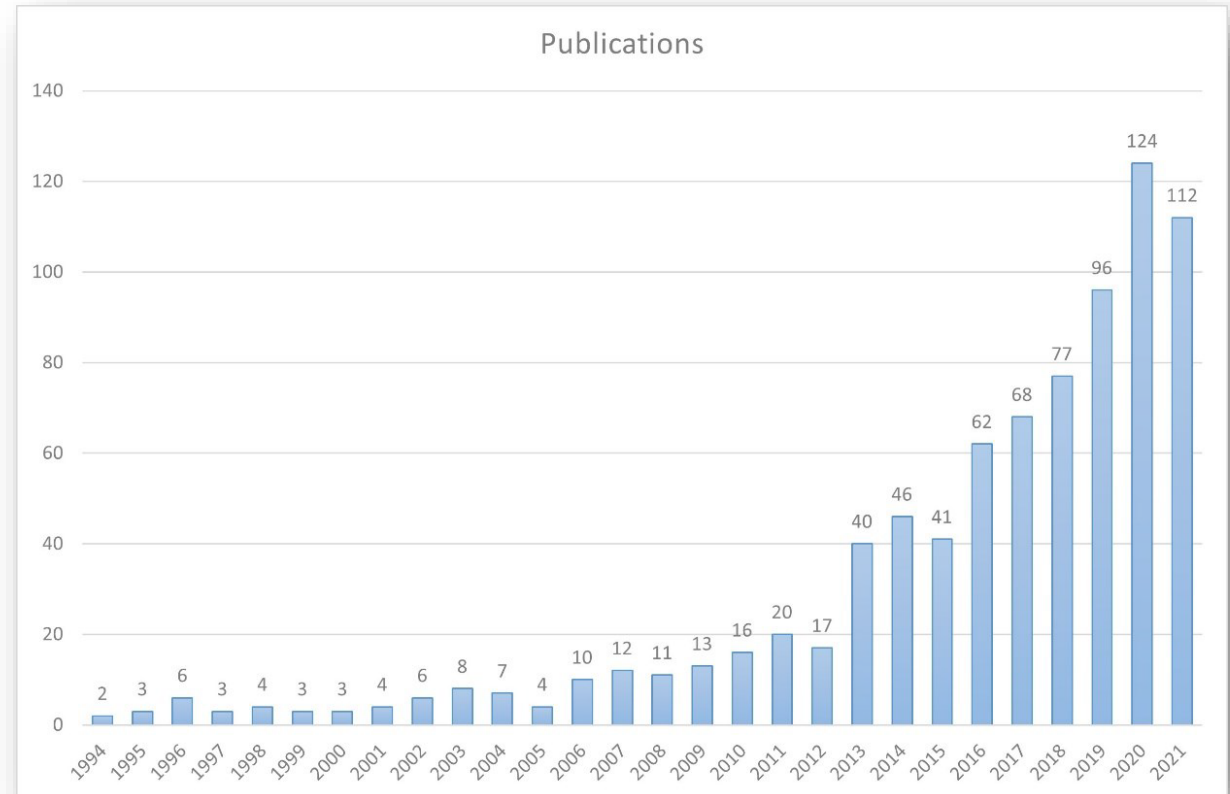
Literature Review

- Covered...
 - Built Environment
 - Travel Behavior
 - Walkability
 - Urban Design
 - Urban Growth
 - Safety and Livability
 - “Equity”



Literature Review

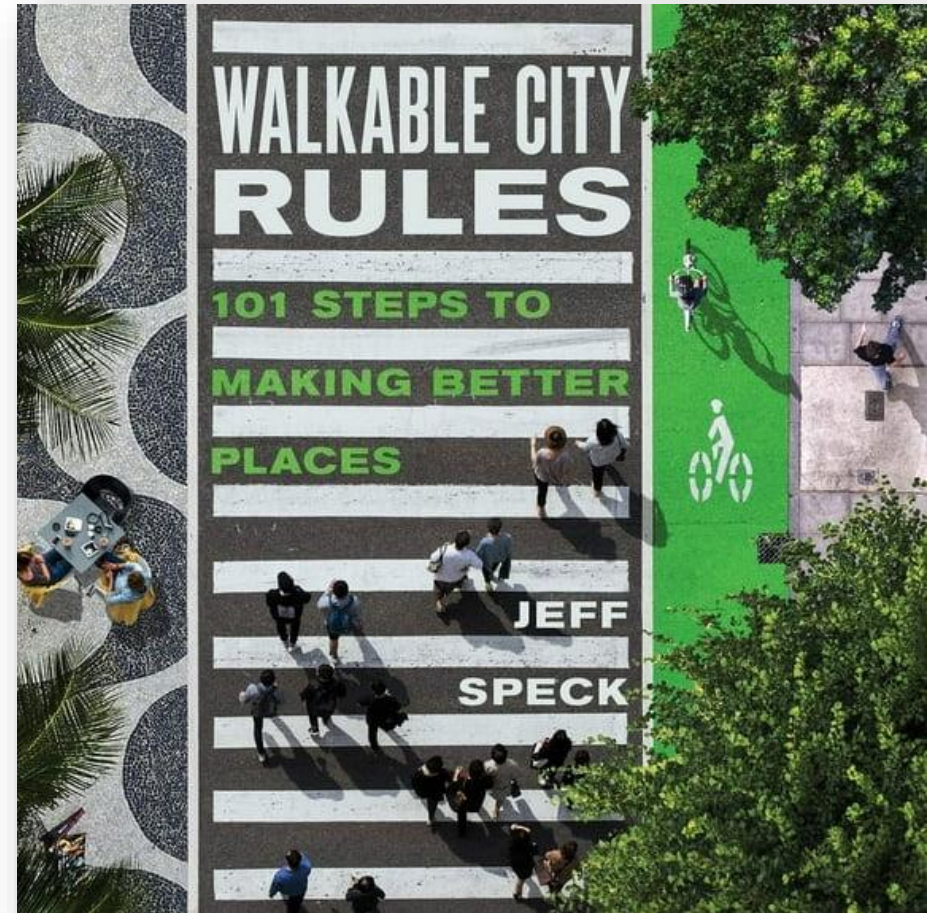
- Covered... A lot
- Scholarly literature
 - Exponential growth
 - Global interest in “TOD”
 - Many models and frameworks
 - But—each place is unique (read: we are special)



Publications of TOD-related literature 1994–2021. (Fang et al., 2023)

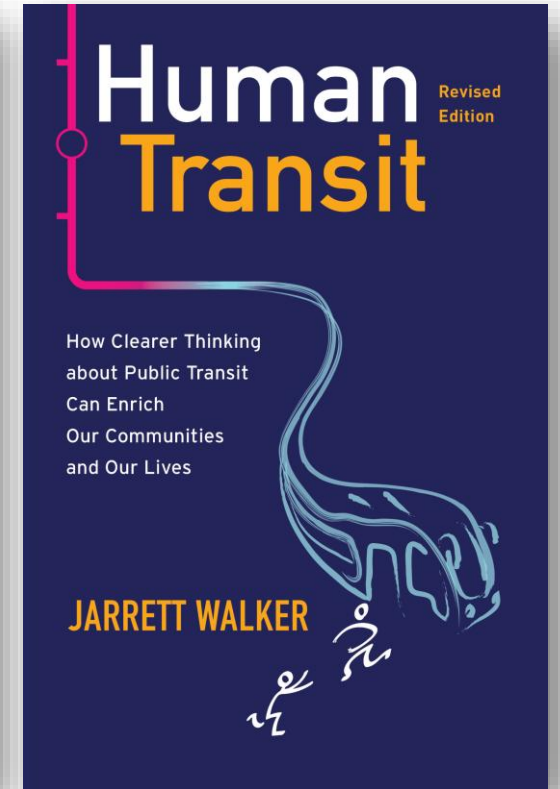
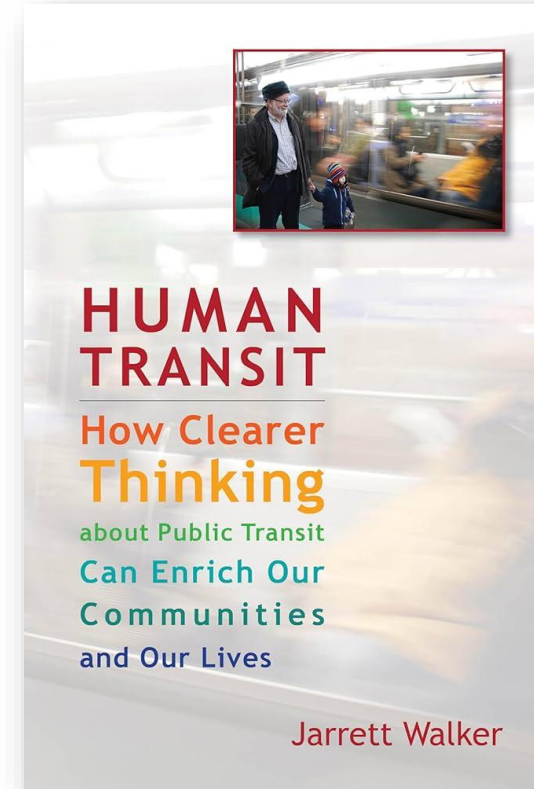
Literature Review

- Covered... A lot
 - Scholarly literature
 - Key text: **Walkability**
 - *Walkable City* (2013) & *Walkable City Rules* (2018) by Jeff Speck
 - Original spark for me
 - He visited Honolulu in 2019
- !! Pedestrians are #1 !!**



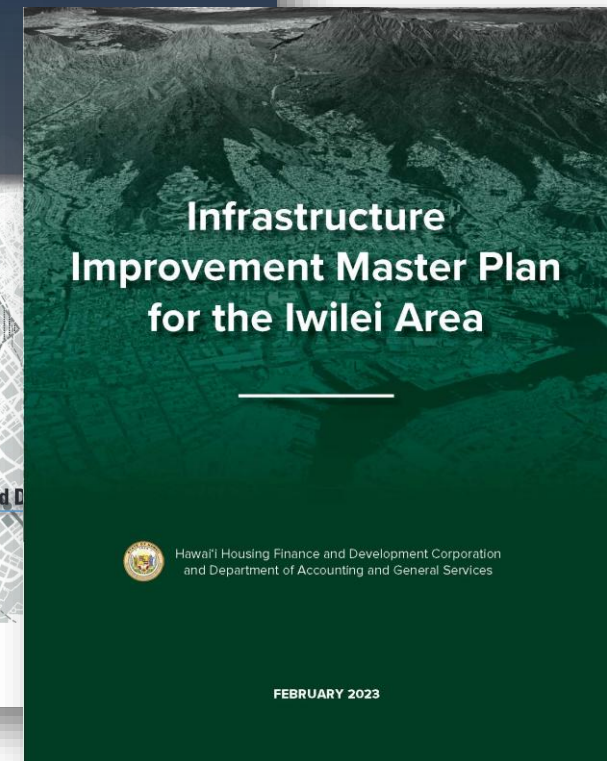
Literature Review

- Covered... A lot
- Scholarly literature
- Key text: **Walkability**
- Key text: **Transit**
 - *Human Transit*
(2012; 2nd ed. 2024)
by Jarrett Walker
 - Wealth of practical knowledge
 - Easy-to-digest, good advice
 - !! **Frequency is freedom** !!



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- Honolulu Plans
 - State, City, MPO...



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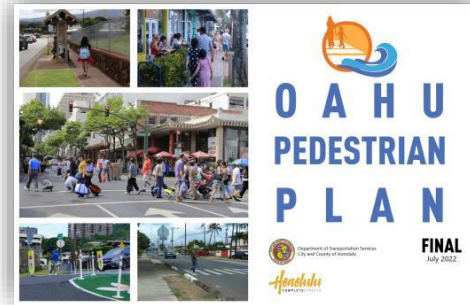
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 - State, City, MPO...
 - Reviewed 50+ plans & reports related to TOD



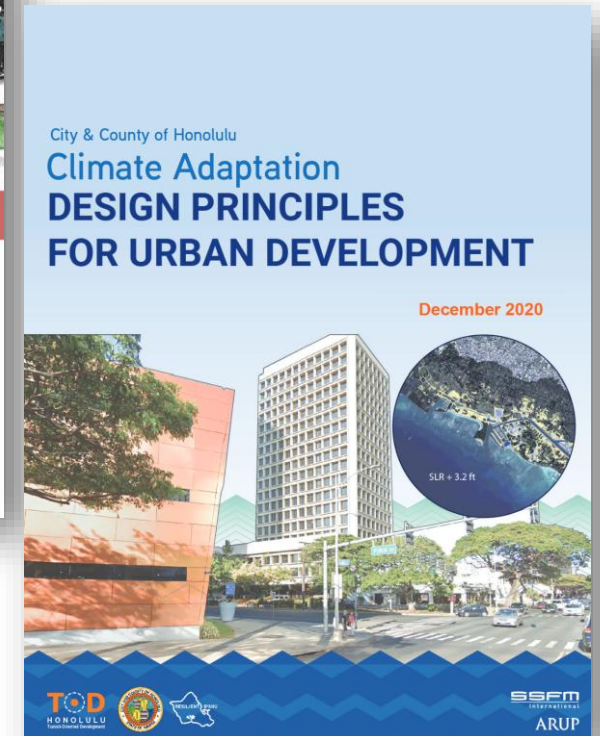
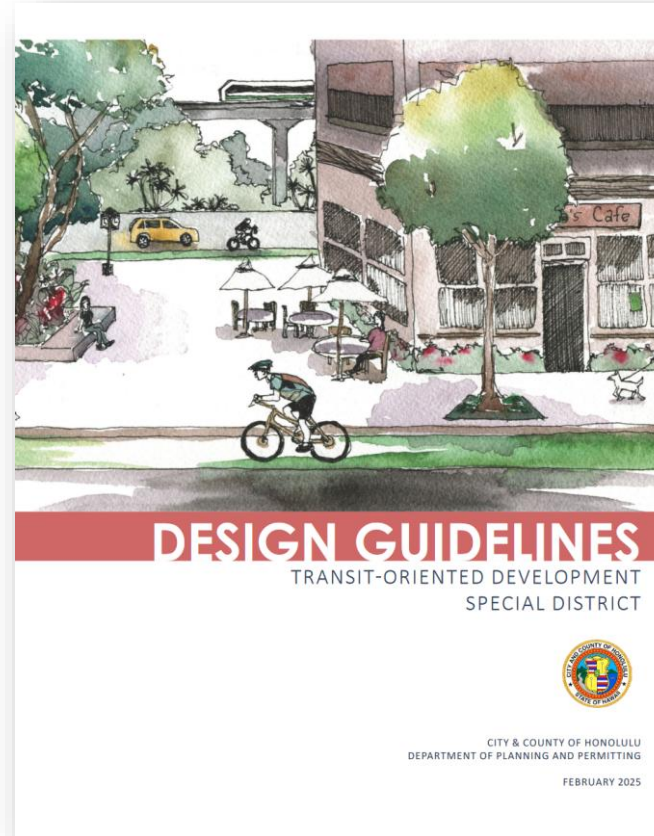
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 - State, City, MPO...
 - Reviewed 50+ plans & reports related to TOD
 - Design Guidelines and City Ordinances



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CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 17 - 54

BILL 74 (2015), CD2

A BILL FOR AN ORDINANCE

TO AMEND CHAPTER 21, REVISED ORDINANCES OF HONOLULU 1990, AS AMENDED (THE LAND USE ORDINANCE), RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and intent. The purpose of this ordinance is to establish a special district with appropriate land use standards and guidelines for those areas around the Honolulu Rail Transit Project stations. Transit-oriented development ("TOD") in this special district should be designed to have a positive, robust economic impact, improve transit ridership and the use of multimodal transportation, contribute to open spaces and parks, and provide a broad range of housing units.

SECTION 2. Figure 21-2.1, Revised Ordinances of Honolulu 1990, is repealed and replaced with the following:

Literature Review

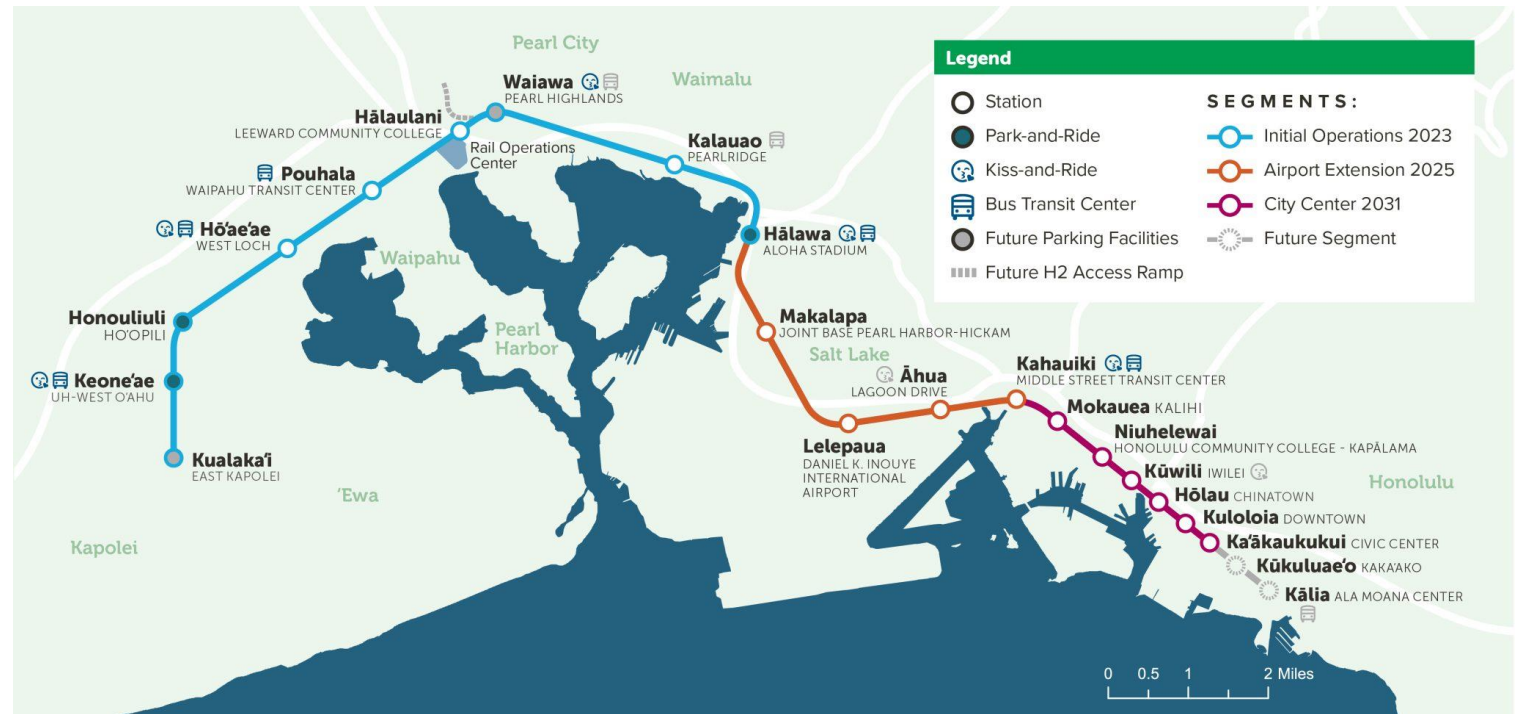
- Covered... A lot
- Scholarly literature
- Key text: **Walkability**
- Key text: **Transit**
- Honolulu Plans
- Summary—
 - TOD is maturing...
 - How do we benchmark Honolulu?



Scorecard

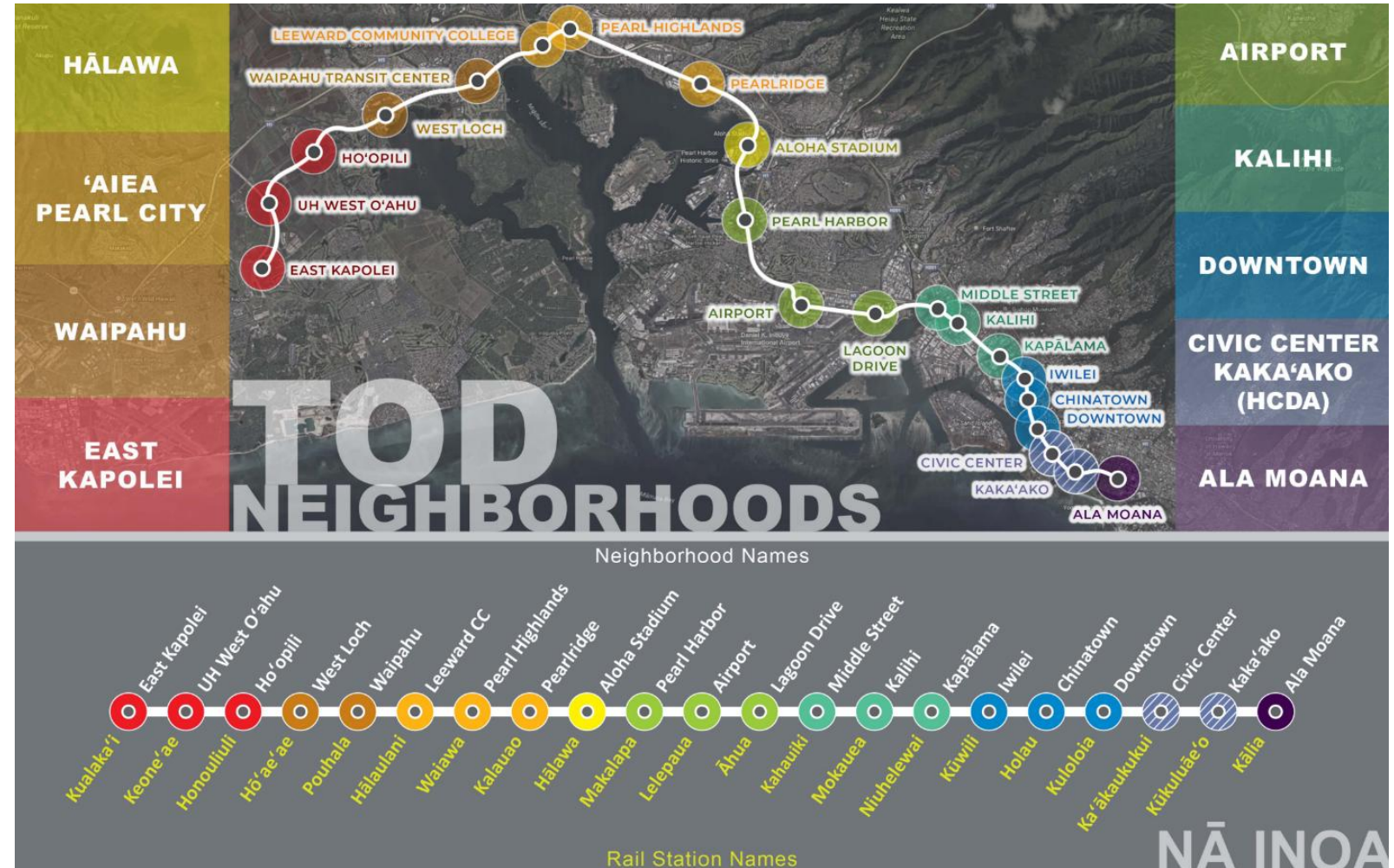
Scorecard

- Honolulu Rail Transit Project (H RTP)



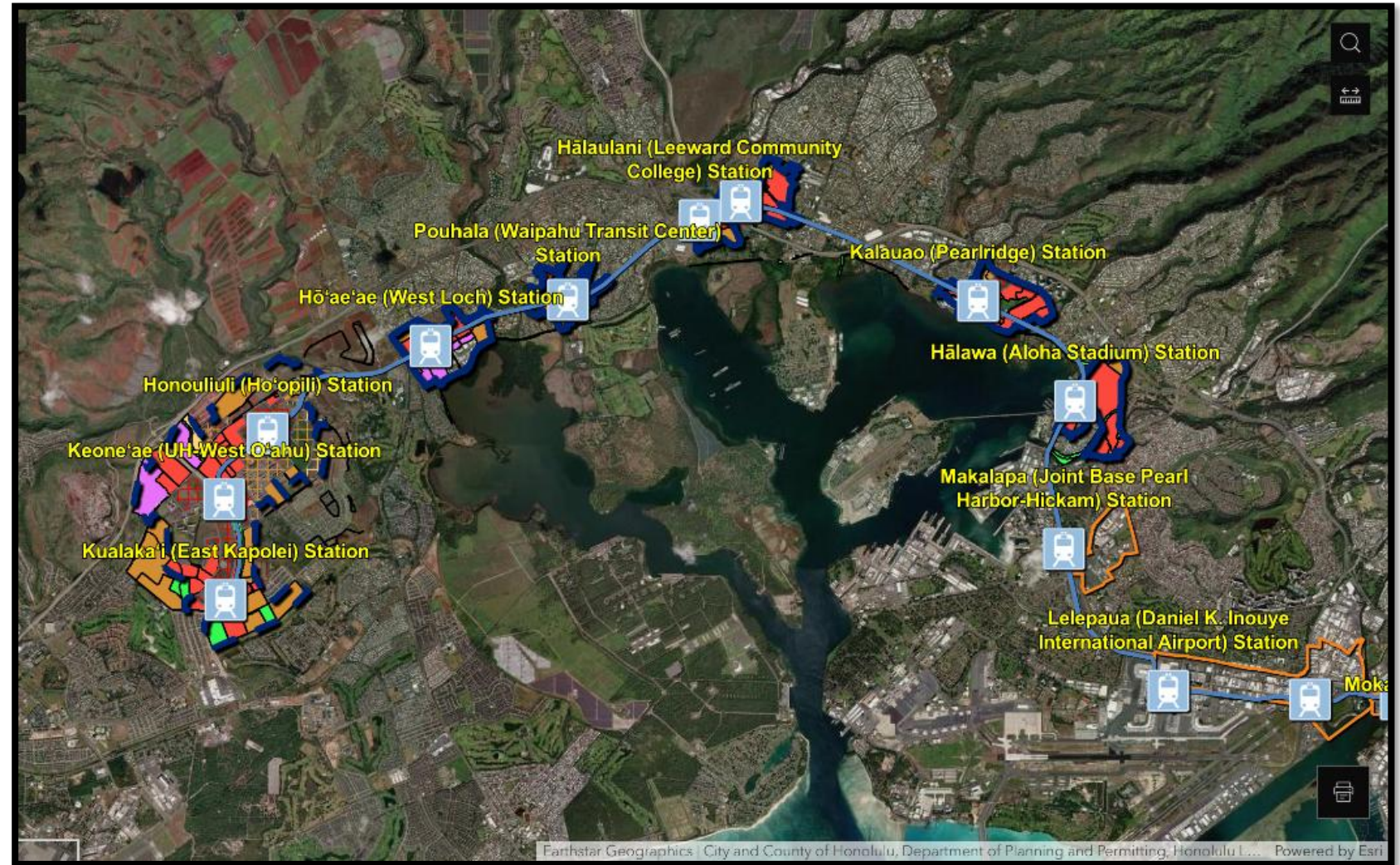
Scorecard

- Honolulu Rail Transit Project (H RTP)
- Neighborhood TOD Plans



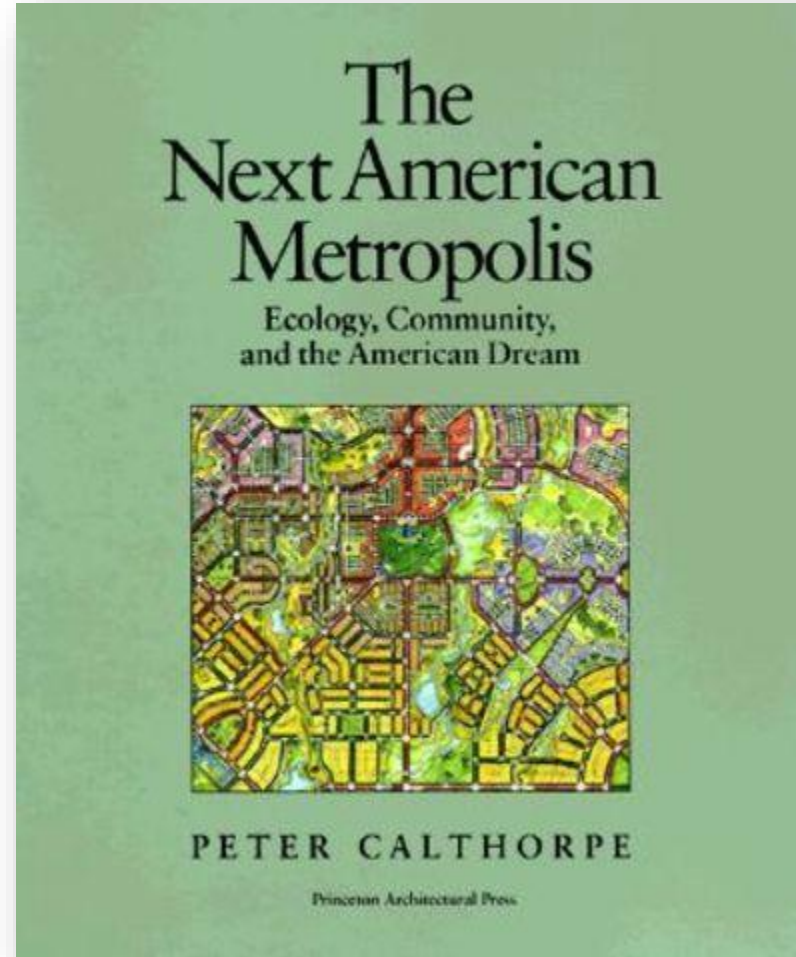
Scorecard

- Honolulu Rail Transit Project (H RTP)
- Neighborhood TOD Plans
- TOD Special Districts



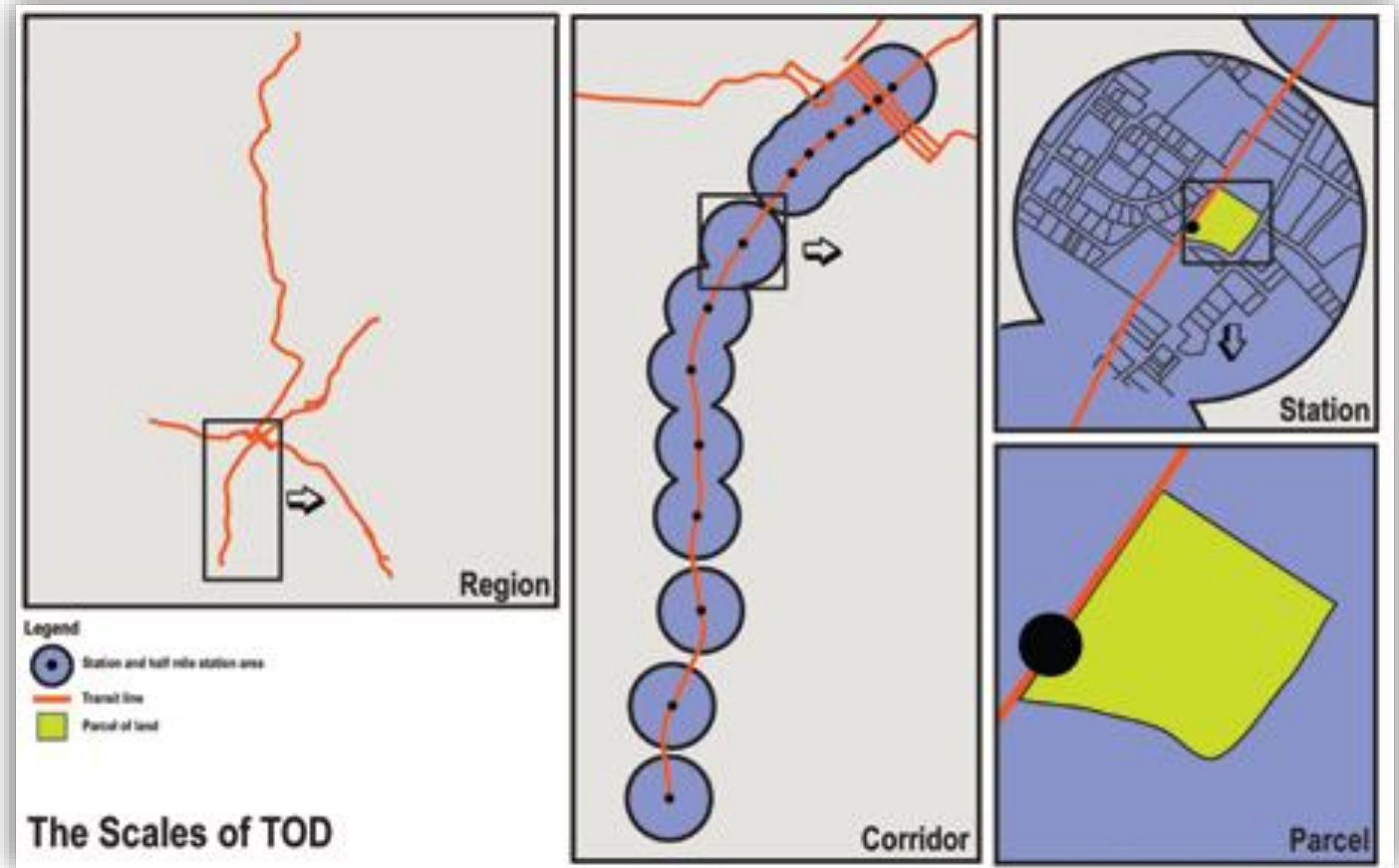
Scorecard

- Defining “TOD” Scale



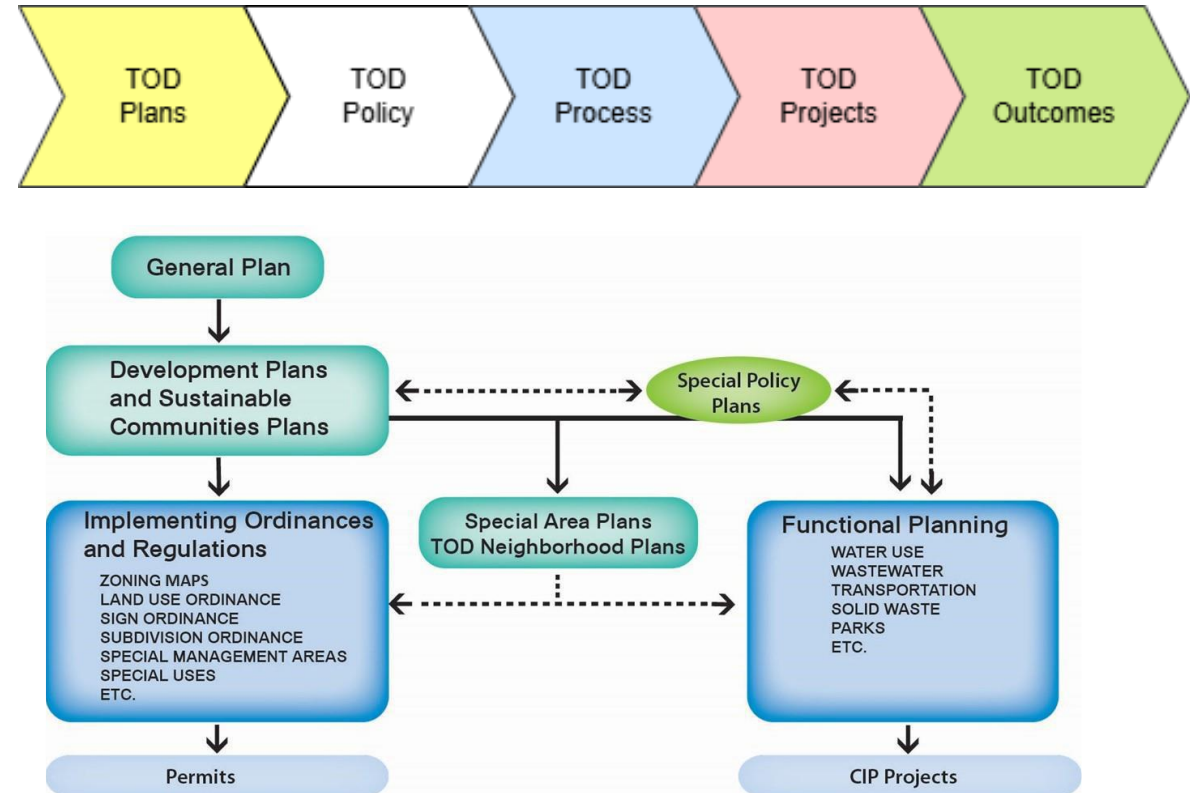
Scorecard

- Defining “TOD” Scale
 - Urban and Regional
 - Neighborhood
 - Station Area
 - Parcel/Project



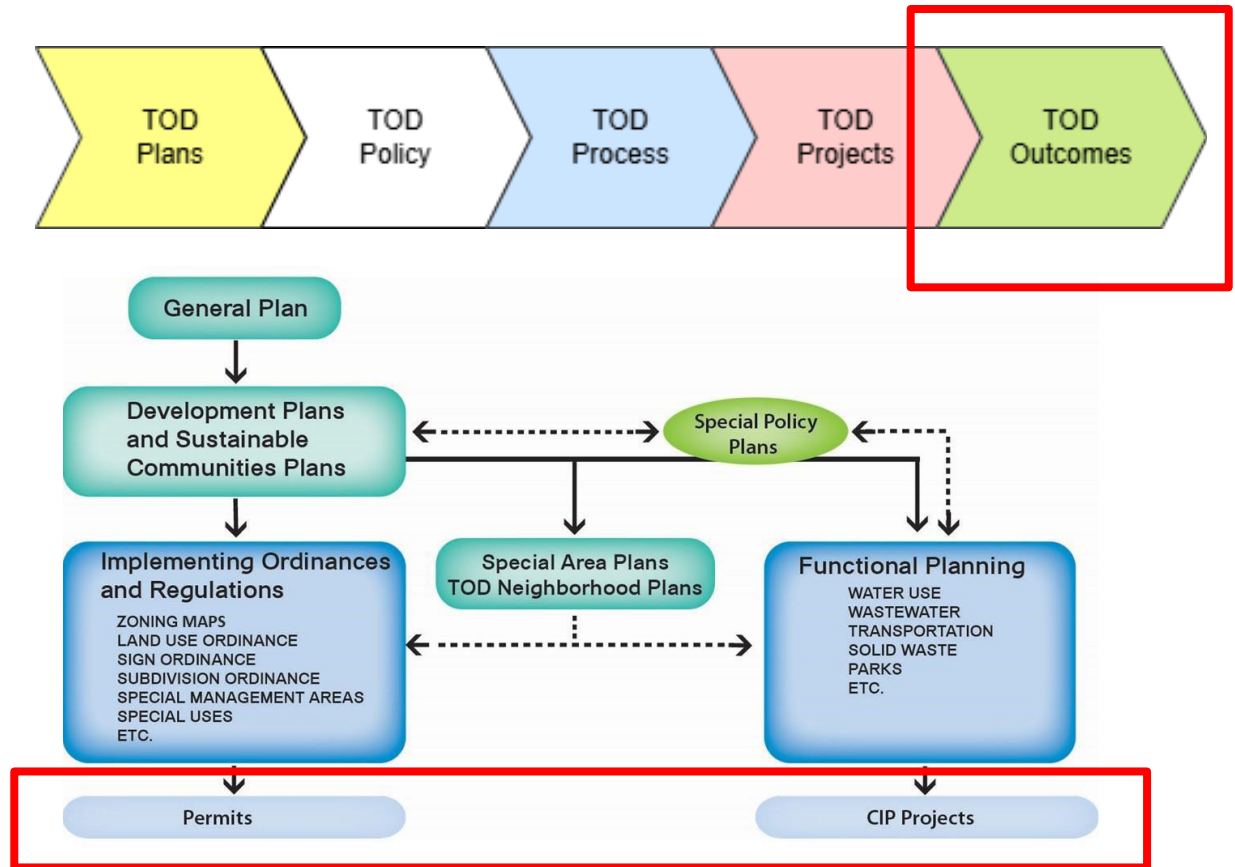
Scorecard

- Defining “TOD” Scale
- Defining “Progress”
 - **Plans** – TOD Vision
 - **Policy** – Enable TOD
 - **Process** – Operationalize TOD
 - **Projects** – Develop TOD



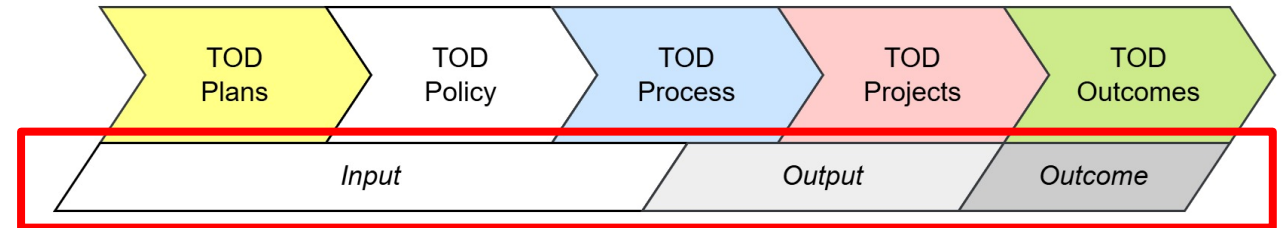
Scorecard

- Defining “TOD” Scale
- Defining “Progress”
 - **Plans** – TOD Vision
 - **Policy** – Enable TOD
 - **Process** – Operationalize TOD
 - **Projects** – Develop TOD
 - **Outcomes**
Tangible, observable
Infrastructure



Scorecard

- Defining “TOD” Scale
- Defining “Progress”
- Defining “Measurement”
 - Indicators capture metrics
 - Input
 - Output
 - Outcome
 - *Measure what matters*
 - Which outcomes matter most?
 - Is the data feasible to collect?



Scorecard

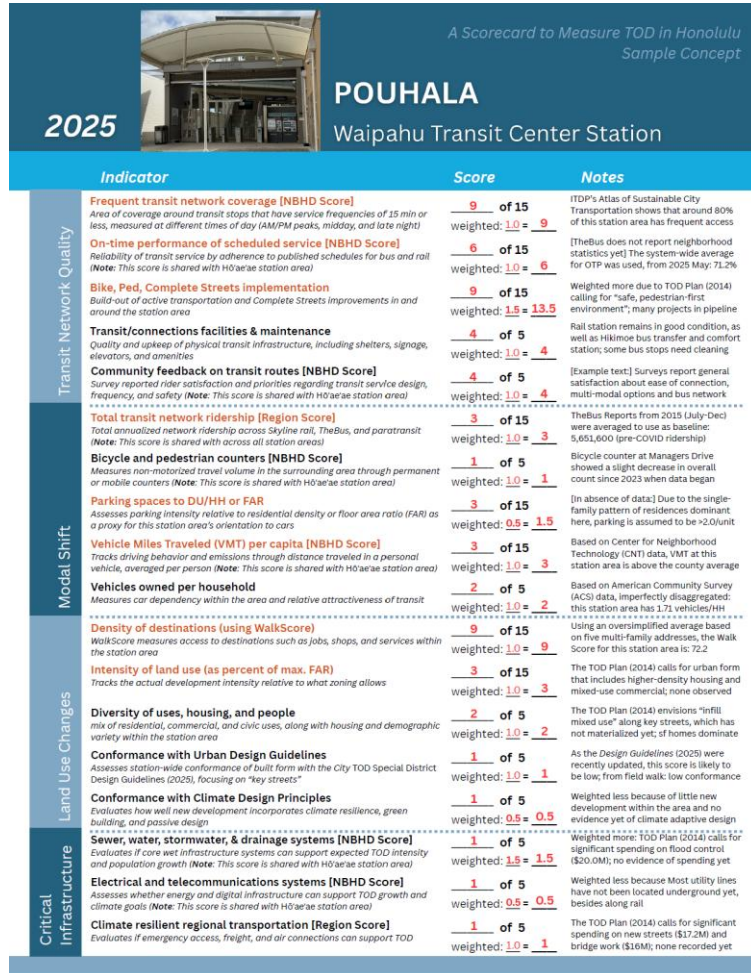
- A selection of indicators
- Spanning enablement to outcomes
- Observable and measurable
- Focused on “Urban” scale results
- Measured at “Station Area” scale
- Bounded by Special Districts
- 36 indicators – “Top 12”

Indicator	Policy	Land Use	Transit & Mob.	Built Env.	Econ.	Comm
Policy Support for TOD						
1 City guidelines, regulations, & enforcement	●	●				
2 Inter-agency & departmental collaboration	●	●	●		●	●
3 Funding directed to critical infrastructure	●	●	●	●	●	
4 Funding for TOD planning & administration	●					●
5 Community involvement in TOD planning	●					●
Transit Network Quality						
6 Frequent transit network coverage	●	●	●			
7 On-time performance of scheduled service	●		●		●	●
8 Bike, Ped, Complete Streets implementation	●		●	●		●
9 Transit/connections facilities & maintenance			●	●		●
10 Community feedback on transit routes	●		●	●	●	●
Modal Shift						
11 Total transit network ridership	●		●		●	
12 Bicycle and pedestrian counters			●	●		
13 Parking spaces to DU/HH or FAR	●	●	●			
14 Vehicle Miles Traveled (VMT) per capita	●	●	●			●
15 Vehicles owned per household			●			●
Land Use Changes						
16 Density of destinations (using Walk Score)	●	●		●	●	●
17 Intensity of land use (as percent of max. FAR)	●	●		●	●	
18 Diversity of uses, housing, and people	●	●		●	●	●
19 Conformance with Urban Design Guidelines	●	●		●		
20 Conformance with Climate Design Principles	●	●		●		●
Community Benefits & Green Space						
21 Value of community benefits secured	●	●		●	●	●
22 Acres of park dedicated & improved	●	●		●		●
23 Conformance with Urban Tree Plan	●	●		●		
24 Percentage of households with access to parks		●		●		●
25 Square footage of “green streets” implemented	●	●		●		
Housing, Access, and Inclusion						
26 Affordable housing units (preserved/produced)	●	●				●
27 Housing + Transportation Affordability Index	●	●			●	
28 Access to food, healthcare, and education	●	●			●	●
29 Age-friendly, safe, and ADA compliant	●		●	●		●
30 Title VI & Environmental Justice coverage	●	●	●	●		●
Adequate Critical Infrastructure						
31 Sewer, water, stormwater, & drainage systems	●	●		●		
32 Electrical and telecommunications systems	●	●		●	●	
33 Climate resilient regional transportation	●	●	●	●		
Economic Growth						
34 New & in-fill development within area	●	●		●	●	●
35 Increased in tax revenue (property, GET)		●			●	
36 New employment generated					●	●

Top 12 Indicators

1. Investments into critical infrastructure
2. Frequent transit network coverage area
3. On-time performance of scheduled service
4. Complete Streets implementation
5. Total network ridership
6. Total parking spaces
7. VMT per capita
8. Walk Score (activity density)
9. Max FAR (building intensity)
10. Affordable housing—or just, housing units in total
11. H+T Affordability Index
12. Tax revenue

Scorecard



Takeaways

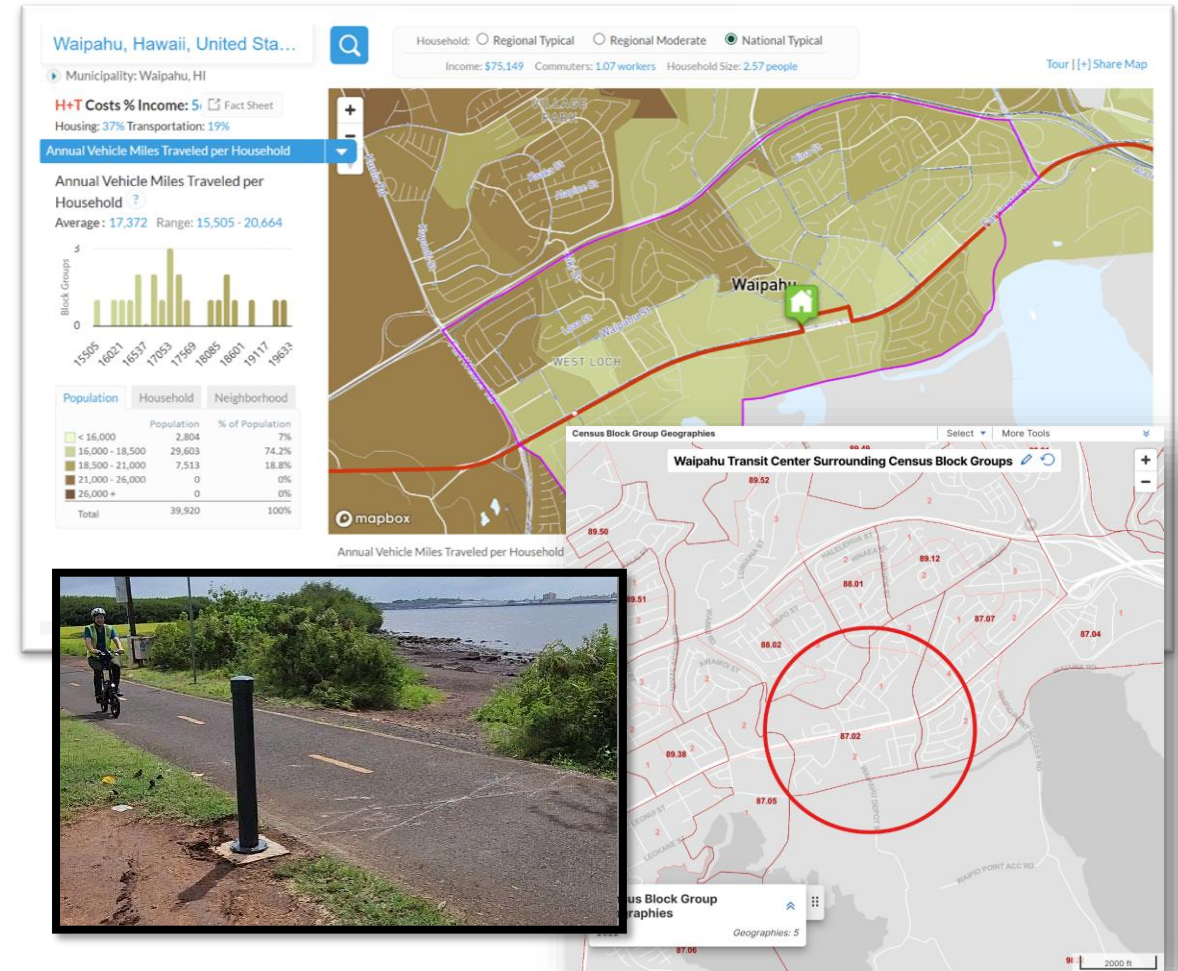
Takeaways

- Pouhala (Waipahu Transit Center) Station
 - High quality transit network
 - Major redevelopments yet to happen
 - Long way to go on green space and pedestrian network
 - Some policy adjustment needed to attain target ranges
 - **Overall progress:** in line with expectations



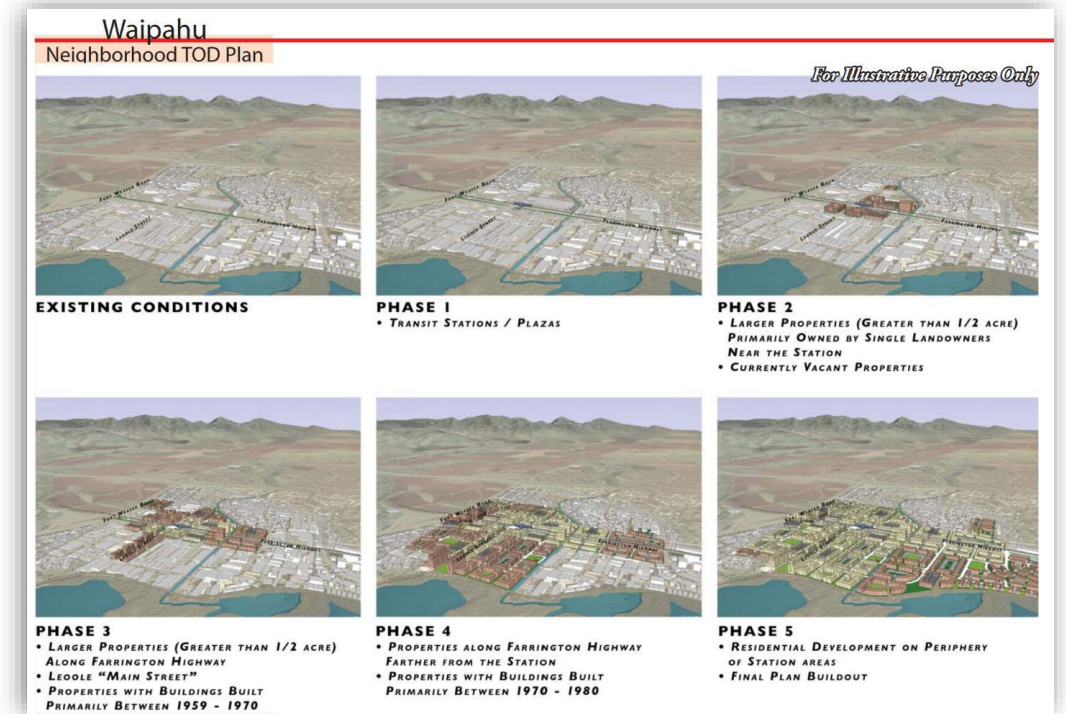
Takeaways

- Pouhala (Waipahu Transit Center) Station
- Data requires collaboration
 - Leaders: DTS, DPP, OahuMPO
 - Some GIS specialty mapping
 - Most data already exists
 - Limited additional effort
 - New parameters can be coordinated
- Needs will escalate
 - TOD planners and staffing
 - Counters, owners, coordinators



Takeaways

- Pouhala (Waipahu Transit Center) Station
- Data requires collaboration
- Needs will escalate
- TOD vision is shaping Honolulu
 - Planners must be reflexive and adaptive through implementation
 - A scorecard is a viable framework for measuring TOD progress
 - Room for refinement and tuning



Call to Action

Call to Action

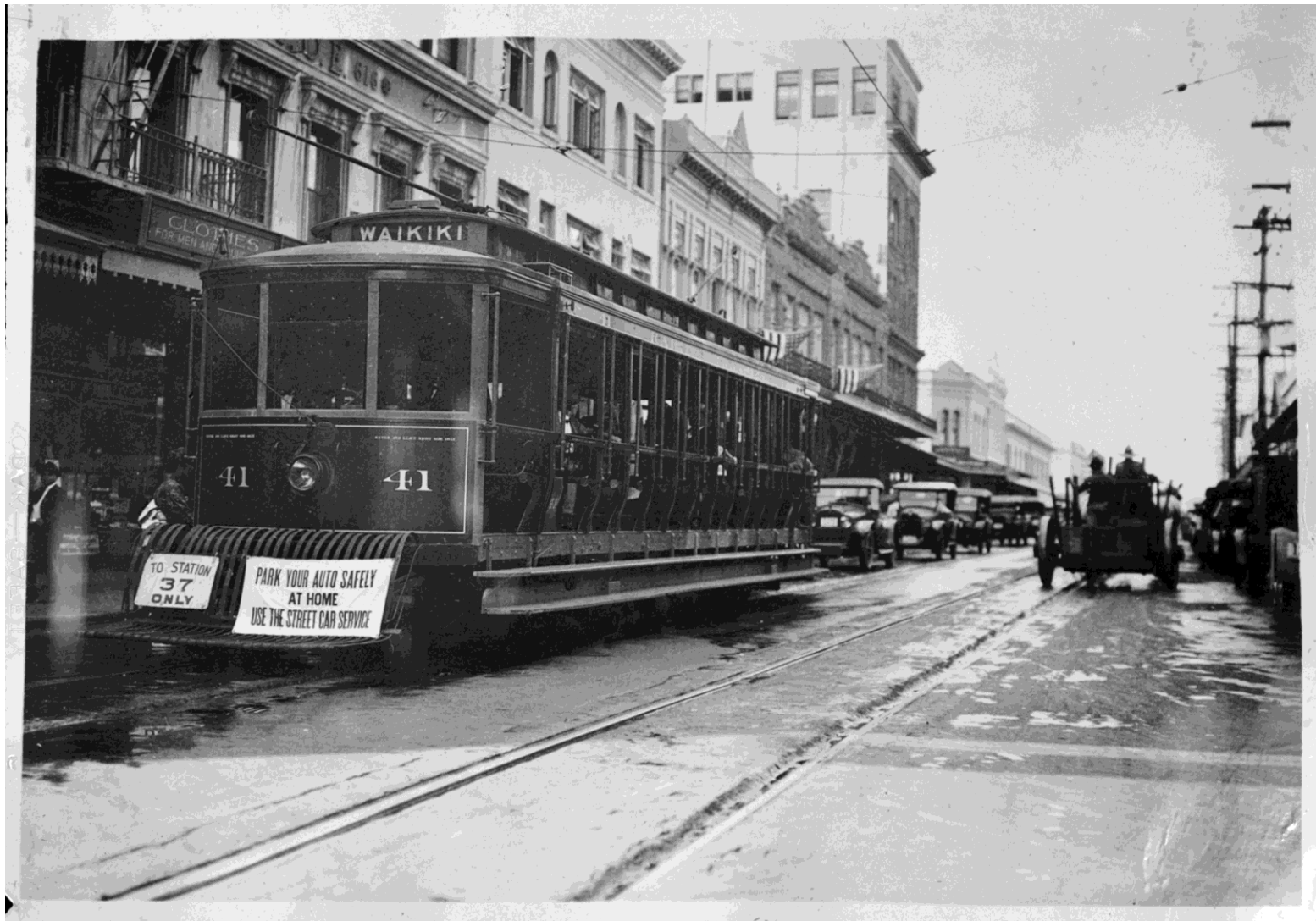
- Multimodal future is coming
- Relief from housing pressure
- Must pay attention to:
 - Parking—in its place
 - Transit-supportive form
 - Equitable growth
 - VMT target (policy)
 - Infrastructure financing



Call to Action

- Turning a corner: CCGS
- Longitudinal scorecard – 5 yrs
- Can be scored retroactively
- It will take Council leadership
- Can reveal insights to action
- Inherently collaborative
- **Goal:** safer, more equitable, more livable Honolulu





Mahalo!

Presentation References

- Calthorpe, P. (1993). *The Next American Metropolis: Ecology, Community, and the American Dream*. Princeton Architectural Press.
- Fang, Q., Inoue, T., Li, D., Liu, Q., & Ma, J. (2023). Transit-Oriented Development and Sustainable Cities: A Visual Analysis of the Literature Based on CiteSpace and VOSviewer. *Sustainability*, 15(10), 8223. <https://doi.org/10.3390/su15108223>
- Speck, J. (2013). *Walkable City: How Downtown Can Save America, One Step at a Time* (First paperback edition). North Point Press, a division of Farrar, Straus and Giroux.
- Speck, J. (2018). *Walkable City Rules: 101 Steps to Making Better Places*. Island Press.
- Thorne-Lyman, A., & Wampler, E. (2010). *Transit Corridors and TOD: Connecting The Dots* (TOD203; p. 24). Center for Transit-Oriented Development.
- Walker, J. (2012). *Human transit: How clearer thinking about public transit can enrich our communities and our lives*. Island Press.