

# East Kapolei Neighborhood

City and County of Honolulu

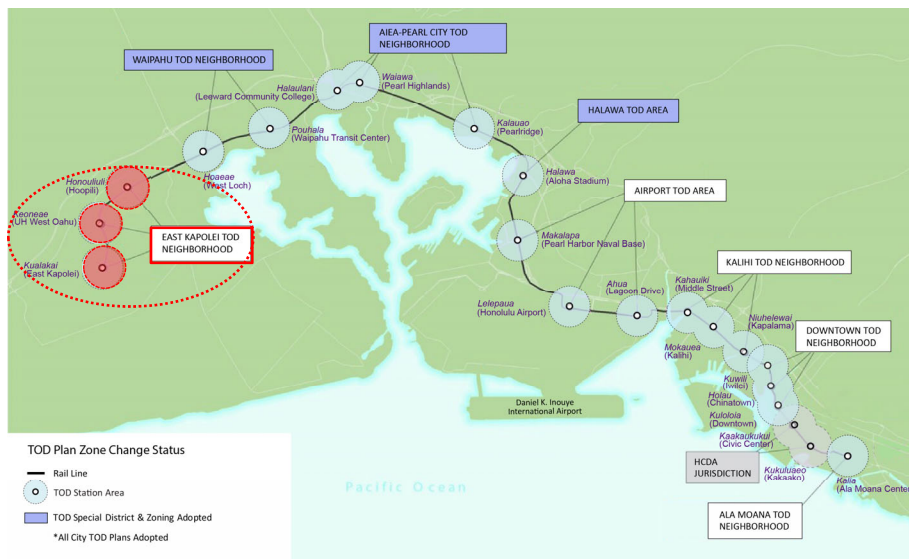


## TOD Special District Regulations & Zoning

TOD Council Meeting

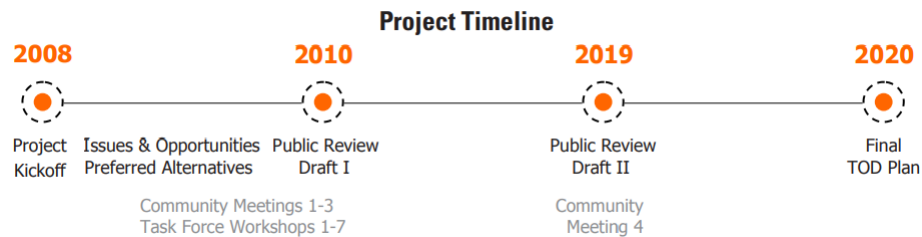
April 11, 2025

## TOD Neighborhoods



## East Kapolei TOD Planning Process

- Incorporated various inputs: stakeholder interviews, landowner development plans, task force workshops, and community workshops
  - Task force comprised of government agencies, property owners, developers, and other community stakeholders
- Included identification of issues and opportunities, a market study, creation of alternatives, and development of “preferred” station areas.
- Formulated recommendations on phasing, implementation, and revisions to the Land Use Ordinance, including TOD Special District regulations, and zoning map



## TOD Program & Implementation

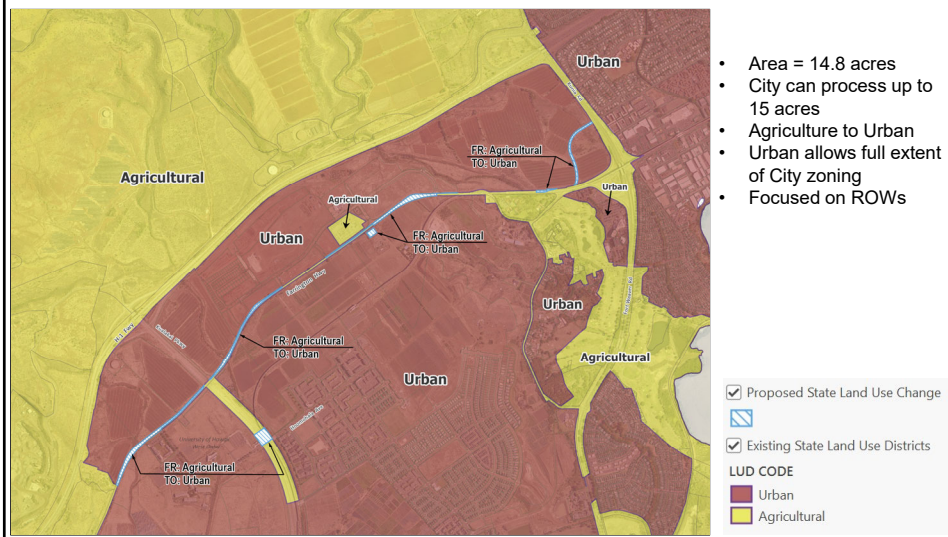


### East Kapolei TOD Neighborhood:

- Anticipated 10,600 dwelling units during TOD planning (~2017)
- Corridor market study anticipated 12,029 dwelling units (2019); 32% of entire TOD capture
- State infrastructure master planning update of anticipated counts

# State Land Use Districts

## Proposed State Land Use District Boundary Amendments



# TOD Zoning

## Proposed Zoning Map Changes

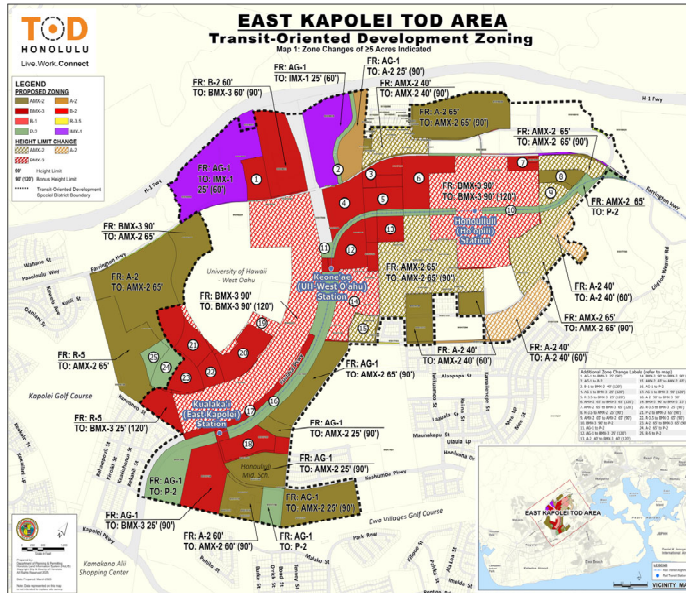
- Based on TOD Plan
- Mostly AMX & BMX mixed-use zoning
  - Allows for commercial activities at street level, residential on upper floors
  - Enlivens town centers
    - ✓ Streets used at different times of the day
    - ✓ People can live, work, play, and shop in same area
- Zoning allows new bonus height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



*Rendering from the Ho'opi'i Urban Design Plan of a dynamic, walkable community near the Honolulu rail station.*

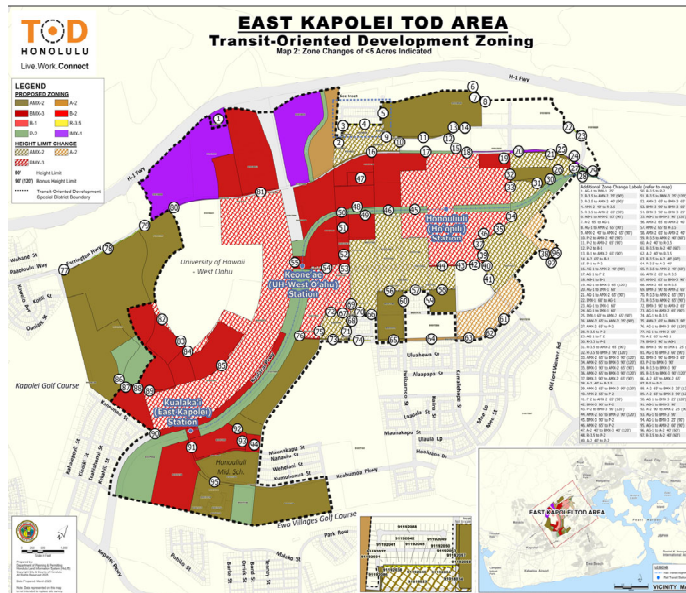


# Proposed Zone Changes: Map 1



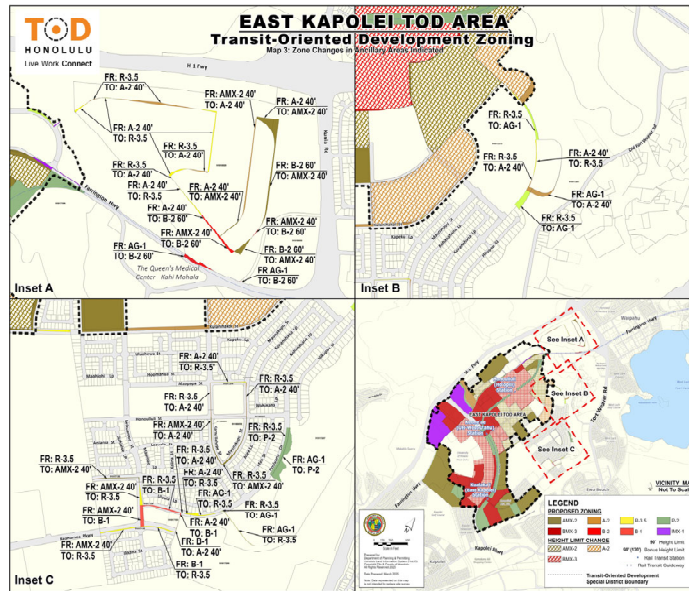
- Reading the map:**
- Dotted line extent of TOD Special District
  - Parcels in color show zoning and Tax Map Key
  - "From" and "To" zoning district
  - Maximum building heights - parenthesis indicates bonus for community benefits

# Proposed Zone Changes: Map 2



- Reading the map:**
- Dotted line extent of TOD Special District
  - Parcels in color show zoning and Tax Map Key
  - "From" and "To" zoning district
  - Maximum building heights - parenthesis indicates bonus for community benefits

## Proposed Zone Changes: Map 3

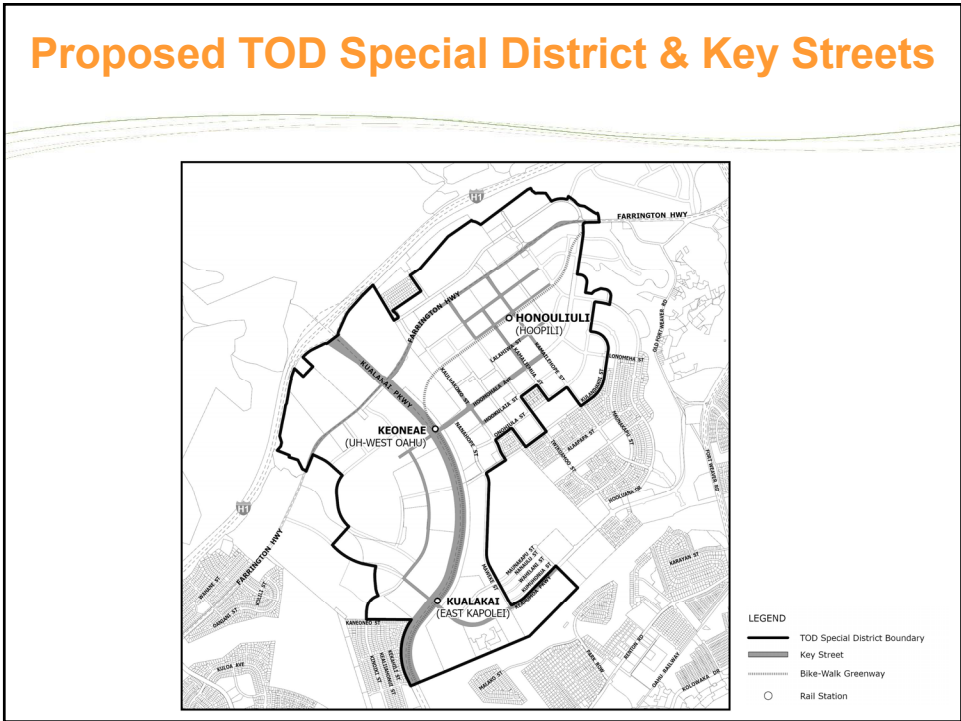


- Reading the map:**
- Dotted line extent of TOD Special District
  - Parcels in color show zoning and Tax Map Key
  - "From" and "To" zoning district
  - Maximum building heights - parenthesis indicates bonus for community benefits

## Interactive Online Map

[bit.ly/HnITODmap](http://bit.ly/HnITODmap)

# TOD Special District



## 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)

## 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





# Ewa Development Plan Update



- Consistency with TOD planning, zoning
- Current version 2013, amended 2020
- Update beginning this year

## Questions / Comments?

[www.honolulu.gov/tod](http://www.honolulu.gov/tod)

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