



RADFORD DRIVE

Draft Airport Area Transit-Oriented Development Plan

BACKGROUND

The Airport Area Transit-Oriented Development (TOD) Plan reflects the community vision for the areas surrounding the Pearl Harbor, Honolulu International Airport, and Lagoon Drive rail stations. With the introduction of rail transit, the Airport area stations will offer new destination options to visitors, residents, and area commuters. This is an opportunity to recreate new land uses in the areas surrounding these stations. The result would be mixed-use districts and a multimodal circulation network connecting residents, workers, and tourists to key destinations, homes, and jobs.



For each of the three station areas, this plan specifies a land use and circulation framework to guide future development; identifies detailed policies and regulatory standards for urban design, parks, and community benefits and services; proposes lands use changes; and recommends implementation measures to advance the community's vision into reality.



NEXT STEPS

Following are the next steps the City will be taking in the near term to move the Airport Area TOD Plan into action:

- Receive and incorporate comments on the Public Review Draft Plan
- Planning Commission approval
- Adoption by City Council
- Draft and adopt TOD zoning and Special District regulations around each of the three stations
- Identify incentives and funding sources
- Form partnerships with interested property owners
- Advance short-term (0-5 years) improvements



LAGOON DRIVE

VISION

The Airport area is envisioned as the gateway to Hawaii and one of Oahu's premier employment centers. This working neighborhood provides something for everyone and is a dynamic center for trade, commerce, and military operations in the region.

PLAN PRINCIPLES

- Preserve the Airport /Lagoon Drive area as a primarily industrial and service-based employment center
- Provide a transportation network of streets and paths that balance efficient vehicular and freight access with safe pedestrian, bicycle, and public transit travel
- Encourage dense, job-rich uses adjacent to the rail stations by ensuring adequate infrastructure capacity, including drainage and sea level rise accommodations
- Introduce urban land uses near Lagoon Drive to take advantage of the rail station, Keehi Lagoon Beach Park, and harbor views
- Create a sense of arrival by encouraging gateway features at the main entrances to Joint Base Pearl Harbor-Hickam (JBPHH) and the Airport, supported by wayfinding elements throughout the area.
- Utilize urban design elements that draw from and enhance the unique historical, cultural, and physical aspects of each station area
- Integrate neighborhood-scale gathering spaces in a way that promotes safety and a sense of ownership

CONTACT US

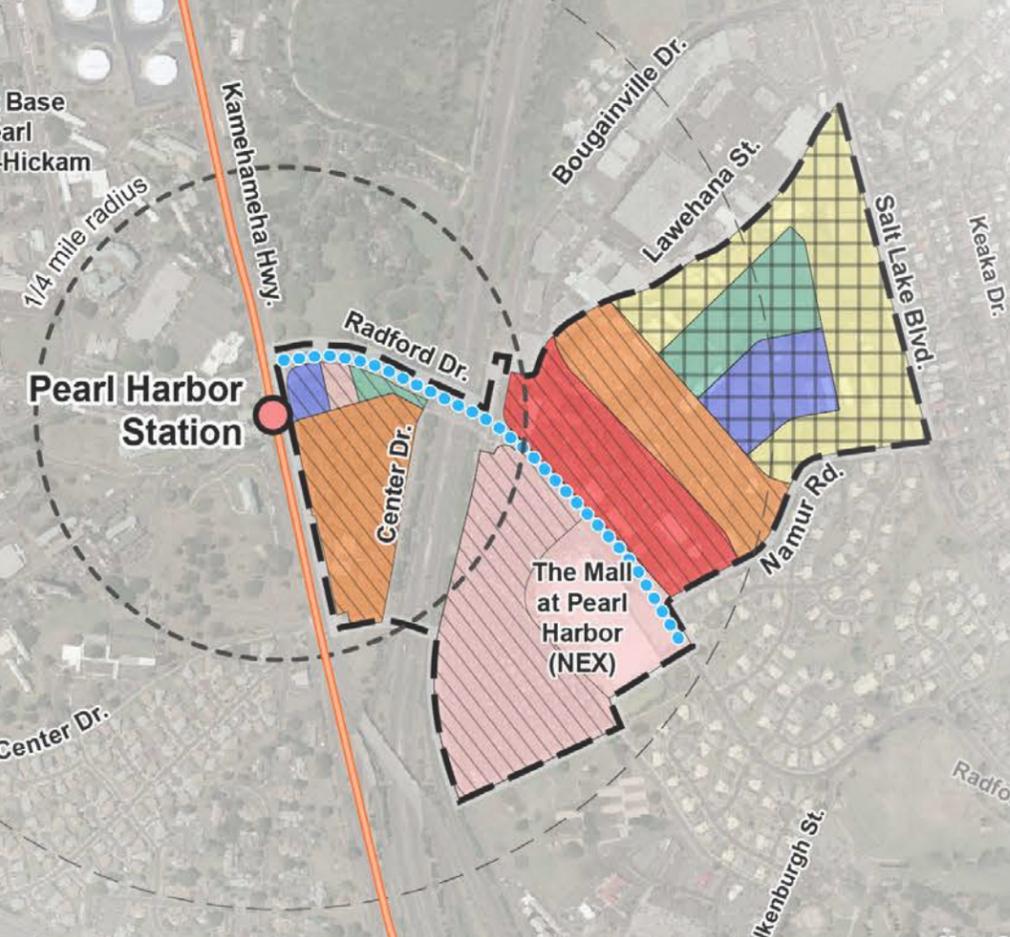


For more information about City's TOD program, please visit:

www.todhonolulu.org or call 808.768.8000
www.facebook.com/TODHonolulu



Specific Station Area Plan Highlights



PEARL HARBOR STATION AREA PLAN HIGHLIGHTS

- Support the station with convenience retail, casual dining, bicycle storage, transit plaza and small park.
 - Redevelop property at Little Makalapa and the Federal Fire Department into a medium-density, multi-family residential community.
 - Repurpose the large surface parking lot serving the military's Mall at Pearl Harbor into a new civilian retail area.
- Redevelop NAVFAC Hawaii's property into a new civilian community with various housing types, commercial and retail uses, a new elementary school, park, and community center.

[NOTE: THIS CONCEPT HAS NOT BEEN OFFICIALLY ENDORSED BY THE FEDERAL GOVERNMENT]



LAGOON DRIVE STATION AREA PLAN HIGHLIGHTS

- Support the station by providing large plazas, a kiss-n-ride, convenience retail, casual dining, bicycle storage, and a bikeshare rental facility.
- Re-designate key areas from industrial to mixed-use industrial to preserve current uses while encouraging redevelopment and higher density uses.
- Re-purpose State property along Lagoon Dr. between Ualena and Aolele streets into a district parking lot.
- Develop HART property between Waiwai Lp. and Keehi Lagoon Beach Park into retail and mixed-uses, and provide for a multi-use path connecting the park with Waiwai Lp.



AIRPORT STATION AREA PLAN HIGHLIGHTS

- Key opportunities adjacent to the station include redevelopment of the surface parking lot and lei stands to convenience retail, dining, hotel, office space, and new lei stands.
- Creation of a new iconic placemaking element(s) celebrating the airport as the State's primary point of arrival/departure.
- Improved vehicular and pedestrian circulation, such as opening Koapaka St. to Rodgers Blvd.; and providing direct pedestrian access to the station across Rodgers Blvd. fronting the Post Office.
- Redevelop the Post Office employee parking lot into mixed-use industrial use.
- Redevelop the areas along Paiea St. to accommodate higher density mixed-use and retail.



Legend	Proposed Land Use/Zoning:				
Station Locations	TOD Zone	Low Density Residential	Retail	Industrial	Public/Education
Rail Guideway Alignment	Key Street	Medium Density Residential	Mixed-Use Commercial	Mixed-Use Industrial	Park
				60' Height Limit	160' Height Limit
				90' Height Limit	