

ALA MOANA

Neighborhood Transit-Oriented Development Plan

VISION & PRINCIPLES

OCTOBER, 2012

"NATION'S HEALTHIEST POPULATION"

"THE MODEL RIDE, WALK, AND BIKE COMMUNITY"

"WALKABLE COMMUNITY AWARD WINNER"

**"ALA MOANA BECOMES HONOLULU'S NEWEST
PEOPLE PLACE"**

"VOTED BEST NEIGHBORHOOD IN USA"

"HONOLULU'S MOST LIVABLE COMMUNITY"

"A WALKABLE CITY WITH DIVERSE RESIDENTIAL OPPORTUNITIES"

VISION & PRINCIPLES

The Ala Moana district and station, part of a planned 21 station rail system, is one of the most urban and complex neighborhoods along the rail corridor. Its needs and opportunities are unique and particular to its place and its people. The following vision and principles respond to the comments and concerns from the Ala Moana community and their vision for the future. They are intended to serve as a guide by which alternatives can be evaluated as part of the neighborhood TOD planning process.

VISION

Ala Moana will become Honolulu's most livable urban community and a model for encouraging walking, biking and transit usage. The new rail station and surrounding TOD will include a mix of uses, spur redevelopment where appropriate, eliminate blight, and provide infrastructure improvements for increased safety, better mobility, and a sustainable environment. The Ala Moana neighborhood will embody cultural and income diversity, convenience, and the aloha spirit.

PRINCIPLES



1 RESIDENTIAL DIVERSITY



2 MIX OF COMMERCIAL



3 DIVERSITY OF OPEN SPACE



4 MULTIFUNCTIONAL STREETS



5 INCUBATOR OFFICE & EDUCATION



6 INTERMODAL CONNECTIVITY



7 CULTURAL PROGRAMS & PUBLIC EVENTS



8 PUBLIC-PRIVATE PARTNERSHIPS



RESIDENTIAL DIVERSITY

Residential diversity entails a wide variety of housing to accommodate diverse lifestyles and varying income levels. The Ala Moana district enjoys a wide diversity of housing types, from the low scale historic bungalows of the Sheridan neighborhood to the mix of towers and midrise buildings within the Kaheka District, as well as the highrise towers along Piikoi and Kapiolani. However, the community needs additional housing to attract young families, empty nesters, and singles, all of which tend to use transit, walk, or bike to a higher degree. A mix of for-sale and rental housing within a range of prices would help attract a wider demographic, making local neighborhoods stronger and more sustainable. New affordable housing designed around walkable streets, mauka-makai views, prevailing breezes, and rooftop amenities would offer an affordable urban alternative and promote greater diversity, safety, and activity.

Live/Work | Townhouses | Midrise Flats | Highrise Condominiums | Apartments



Clockwise from top-left: Midrise affordable lofts cater to younger population; Live/Work lofts; Highrise condominiums above retail



MIX OF COMMERCIAL

A mix of commercial uses adds variety for the consumer by bringing together large retailers, small storefronts, and local shops. Ala Moana Center is a great asset in the community and serves as a regional draw for locals and tourists alike. It plays a major role in the local community, providing a large variety of shopping and dining choices, and acting as a point of departure for local bus connections. Walmart and Sam's Club are also important regional destinations for both residents and visitors. Restaurants such as the Like Like Drive-Inn are local destinations, as are the Korean and Japanese grocery stores. However, the district is lacking street-level shops that promote convenience and walkable streets. These businesses would benefit from outdoor dining areas, free public Wi-Fi, shared parking, and promotion of the district. The Convention Center would benefit from better surrounding uses such as a business and convention hotel, which would help create a gateway into the Ala Moana District.

Local Retail | Personal Services | Restaurants | Coffee Shops | Graphic Design, Print Shops | Business Hotel



Clockwise from top-left: On street local retailers; Corner restaurant with outdoor seating; Commercial mix - fitness center

3 DIVERSITY OF OPEN SPACE

Public open spaces are venues for community events, informal interactions, and many forms of play and relaxation. The Ala Moana district enjoys access to one of the most significant regional parks in Honolulu -- Ala Moana Park. This park is a regional draw and provides a variety of play fields, beaches, passive recreation areas, performance spaces, and much more. In addition, several open spaces are located throughout the community, including Sheridan Community Park, Pawaa In-Ha Park, and the Ala Wai Promenade. These parks, however, have potential for more intensive uses and tend to be located on the perimeter of the Ala Moana district. A variety of smaller urban parks, plazas and gardens that are integrated into the fabric of the neighborhood would complement this urban community. These new spaces would provide respite from the hardscape and pace of the city, and provide cool, contemplative spaces, active recreation areas, and a home for public events.

Open Air Event Plaza | Pocket Parks | Community Gardens | Play Courts | Community Pool



Clockwise from top-left: Open air multiuse event space; Active fountain provides play area for children; Plaza space with art fair

4 MULTIFUNCTIONAL STREETS

Multifunctional streets act as more than just corridors for moving traffic, they host the public life of the city. The Ala Moana district includes a grid of arterial streets that handle much of the automobile traffic through the area. Many of the streets are designed for a high flow of automobile traffic, with one way streets, coordinated lights, and generous turning radii at intersections. With seniors and young children walking and biking along these arterials, the current configuration is often inadequate, and safety is compromised. These streets arterials would benefit from a consistent tree canopy, wayfinding, wider sidewalks, curb bulbs, and other amenities that promote walking and biking without significantly compromising the level of service for cars. Identifying alternate paths for pedestrian and bike routes along local roads that parallel the major arterials would minimize conflicts between vehicular traffic and other modes. A circulator bus system in the district would provide improved access to housing, local shopping, medical services, businesses, and cultural activities.

Widened Sidewalks / Improved Street Furniture | Consistent Tree Canopy | Loop Bus System | Bike Lanes | Wayfinding



Clockwise from top-left: Pedestrian alley with outdoor dining space; Wide sidewalks and bike lanes; Curb bulb outs and raised pedestrian crosswalks

INCUBATOR OFFICE & EDUCATION

Bringing rail transit to the area will make office space within walking distance of the station even more desirable. A mix of office spaces that complements the residential and retail in the area, allowing for business start-ups or incubator facilities, would attract a younger population to the area. Flexspace would allow small businesses to grow while supporting local businesses already established in the area. A suite of support services -- clerical, legal, graphic design, printing and shipping, catering, and other services -- would help office tenants become more efficient. Opportunities for Continuing Education is another key component to promoting the district, providing options for career advancement or career changes. Heald College and McKinley Community School for Adults, which specialize in important disciplines such as skilled nursing, electronics, software programming, and clerical work. Ensuring convenient access to clusters in medical, computers, and services would support both the existing residential population and students, while attracting a daytime workforce to the area.

Live/Work | Flex Space | Office Above Retail | Support Commercial



Clockwise from top-left: Large livework with sidewalk access; Livework loft; Office above retail

6 INTERMODAL CONNECTIVITY

Intermodal connectivity allows for seamless transfer between two or more modes of transportation. As Honolulu ranks 4th highest in the nation for mass transit usage, connections between transit and other modes should be hassle free. The Ala Moana Center rail station should also act as a hub for buses, bikes, taxis, and pedestrians within a concentrated area. Park and ride facilities would allow for easy vehicular connections with the station. Wayfinding, lighting, and public artwork are important to guide users and create a pleasant pedestrian environment, and should be integrated into the neighborhood. To enhance the user experience, ticket sales should be automated, information kiosks and security should be located in immediate proximity, and key retailers near the station should address the convenience needs of the commuter. In order to cater to pedestrians and bicyclists, the underside of the transit right of way should be carefully designed along Kona Street to promote an attractive and safe environment.

Multilevel Rail Station | Ticket Sales, Route Information, Security | Shared Parking | Bike Storage
 Bus Transfers | Pedestrian & Bike Connections



Clockwise from top-left: Feeder buses arriving near the rail transit station; Bike sharing station; Elevated transit station rendering



CULTURAL PROGRAMS & PUBLIC EVENTS

Cultural programs and public events draw people together and into public spaces. Near the train station, a multifunctional plaza or street should act as the community gathering space for the district, highlighting the many cultures in the Ala Moana area. Celebrating the “aloha spirit” shared in the community. The cultures in the area -- Korean, Japanese, and Polynesian, among others -- create endless potential for developing a rich calendar of events that could be programmed throughout the year. In addition, sponsorship by Ala Moana Center, other local businesses, and the residential neighborhoods in the area create additional opportunities for hosting programs and events. A business improvement district, or other entity, would help schedule, oversee, and create funding for events on the annual calendar. A community meeting hall would also benefit the area, located near the public event space and the rail station, where neighborhood organizations would be able to hold their monthly meetings and social events.

Farmers Markets | Concerts | Holiday Parties | Block Parties
Cultural Celebrations & Events | Fun Runs | Community Meetings



Clockwise from top-left: Local art fair; Korean Festival in Kapiolani Park; Cultural movies in the park

8 PUBLIC-PRIVATE PARTNERSHIPS

Public-private partnerships (PPP's or P3), help provide public services that may otherwise not be available by having private entities provide assistance. Venues for resident involvement already exist, however, local businesses and neighborhood organizations could play a more active role with improvement of the overall community. A Business Improvement District would help stimulate local improvements. Through tax increment financing, tax abatement, and infrastructure upgrades, public agencies can “prime the market” for more long term investment in the area. Reinvestment would help eliminate blight, increase safety and security, improve the quality of the public environment, and increase the economic, environmental, and social viability of the area.

Tax Incentive Programs | Special Financing Districts | Public Infrastructure Investment | Business Improvement Districts
Code Enforcement | Zoning Changes and Incentives | Land Assembly



Public workshop in Ala Moana

