



## Frequently Asked Questions TOD Zoning and Land Use Regulations

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Department of Planning & Permitting

While the rail project has been grabbing the spotlight, the City's community planning for development along the transit route has been proceeding for several years. Transit-Oriented Development (TOD) typically refers to housing, jobs and services within easy walking distance of a transit station that takes advantage of the convenience and affordability of transit. The City is preparing Neighborhood TOD Plans for each community along the rail line. Following the adoption of each TOD Plan, the Department of Planning and Permitting (DPP) is responsible for creating land use and zoning regulations that help to implement the development and urban design recommendations in each plan. The Waipahu Neighborhood TOD Plan was adopted in April of 2014, so the City is now proposing revisions to zoning and land use regulations for the areas around the West Loch and Waipahu Transit Center rail stations. New regulations around the other rail stations will follow.

A new TOD Special District is also proposed near rail stations along the entire corridor to promote TOD. The new zoning and TOD special district are intended to encourage compact, mixed-use development, streetscape and open space improvements, and improve access for pedestrians and bicyclists to rail and bus stations. Properties impacted by the proposed changes will receive notices by mail and invitations to attend community meetings.

What is a “zone change”?

Zoning specifies how property can be used and developed, including what uses are allowed (apartments, stores, offices, etc.) and how tall and bulky buildings can be. A zone change amends these rules by changing the original ordinance adopted by the City Council that established the City's zoning map. The procedures under which zone changes are processed are described in the Revised Ordinances of Honolulu (ROH), Section 2-24.3. Chapter 21 of the ROH, also known as the Land Use Ordinance (LUO), describes the various zoning districts, what uses are permitted in each district, dimensional regulations, and design standards.

What is the current and proposed zoning of my property?

An interactive map of the current and proposed zoning of all the properties being rezoned around the West Loch and Waipahu Transit Center rail stations can be found at <http://bit.do/HonoluluTOD-zoning> (case sensitive, and works best in Mozilla Firefox or Google Chrome).

How will I know if my property is being rezoned?

You can look at the website identified above. The DPP will also be mailing notices to affected property owners inviting them to attend a community meeting in or near their neighborhood.

What is a “special district”?

The purpose of a special district is to protect, enhance, or develop particular physical and visual aspects of an area for the benefit of the community as a whole. A special district supplements or modifies underlying zoning regulations (e.g. the historic Chinatown and Waikiki special district regulations). More information about special districts can be found in the LUO, Section 21-9.20.

Why is rezoning and the creation of a special district necessary?

The DPP is required to establish a TOD special district and zoning regulations for areas around each transit station, in accordance with Ordinance 09-4, to implement the requirements of TOD. In addition to supporting transit access and ridership, TOD can help rejuvenate neighborhoods along the rail corridor. The regulatory changes are based on the Neighborhood TOD Plans, which are created through extensive community input. TOD regulations are intended to encourage the kind of compact, walkable, mixed-use development that will create more choices for where and how people live and work, and how we travel. The proposed changes are the result of many community meetings and research involving community values and future opportunities. To learn more about TOD, please visit [www.todhonolulu.org](http://www.todhonolulu.org).

What are the key features of the proposed regulations?

- Mixed-Use Districts – Property owners will be able to use their land and buildings for a greater variety of purposes. For example, property that is being rezoned from B-2 (Community Business) to BMX-3 (Community Business Mixed Use) will now be able to support residential uses, in addition to business uses.
- Location of Buildings and Design Standards – New buildings will need to be located toward the front of the property and have features, like ample windows and entrances, that create a pleasant pedestrian experience, a dynamic business environment, and attract customers to storefronts.
- Parking – Existing vehicle parking regulations will be reduced, while bicycle parking will be required. This will allow property owners to build more efficiently, and it will encourage the use of bicycling to get to and from transit stations. We expect rail to reduce the need for vehicle parking spaces.
- Community Benefits – In areas immediately adjacent to the stations, property owners will be able to achieve building heights and densities above the base limit in exchange for additional provision of affordable housing, usable parks (or park improvements), and contribution to streetscape improvements.

How will the zone changes and special district affect property values and taxes?

Living near a transit station may make your property, and your neighborhood, more attractive, so the value of your property may increase over the long term. Also, higher density, mixed-use zoning may increase the development potential of your property and its value. The value of your property depends, in great part, upon the sales prices of similar properties nearby. If property values increase in your community, your property taxes may increase if the tax rates remain the same or were increased. However, all property owners within the TOD zones are eligible to dedicate their parcel exclusively for residential use, in order to be assessed at the residential tax rate (the lowest tax rate). Please contact the Department of Budget and Fiscal Services, Real Property Assessment Division at 768-3799 for more information.

What can I do if I don't want my property rezoned?

You can contact Curtis Lum of the DPP at 768-8284. You may also submit testimony to the Planning Commission and/or City Council when the proposal is being discussed. Notices of public hearings will be advertised in the Honolulu Star-Advertiser when they are scheduled.

When is this all happening?

The DPP will finalize the proposed revisions to zoning and land use regulations in Waipahu in mid-2015. We will then submit these changes to the Planning Commission, followed by the City Council for their review and adoption. Additional zone changes in other TOD areas will be proposed following adoption of the related Neighborhood TOD Plan by the City Council.