

TOD

HONOLULU

Live.Work.Connect

City and County of Honolulu



TOD Honolulu

Live.Work.Connect

TOD Symposium, November 16, 2013

What we'll do today (morning)

- Introduce Live.Work.**Connect**
 - Review Draft Neighborhood TOD Plans
- Plenary: Faster, Cheaper, Better
- Making Connections, Making Places
 - Transportation panel

Break

- The Right Projects in the Right Places
 - Finance and development panel

Lunch break

What we'll do today (afternoon)

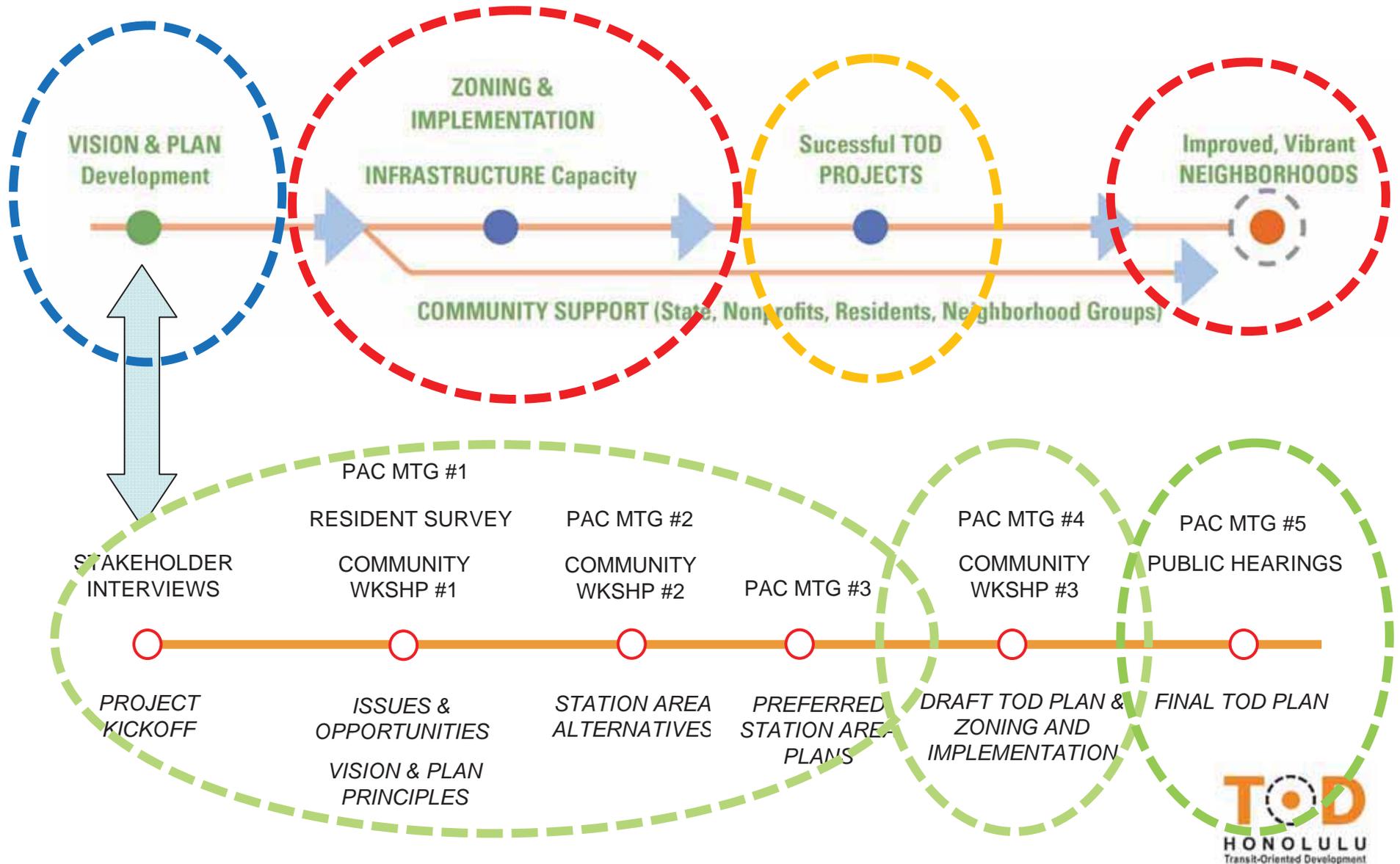
- Talking TOD: What We've Heard (*during lunch*)
- Making TOD Happen (*during lunch*)
 - The draft implementation strategy
- Developing the Action Agenda
 - Reimagining our parks and public spaces
 - Envisioning the catalytic projects
 - Reviewing Neighborhood TOD Plans
- Closing
 - *Ice cream & prizes*

Where we came from

- Draft Neighborhood TOD Plans completed for 14 out of 21 station areas
- Extensive public involvement, stakeholder input, surveys and outreach
- Existing Conditions Analysis and Market Demand Studies
- Review and analysis of plans by TOD Sub-cabinet



Where we are – and where we're going



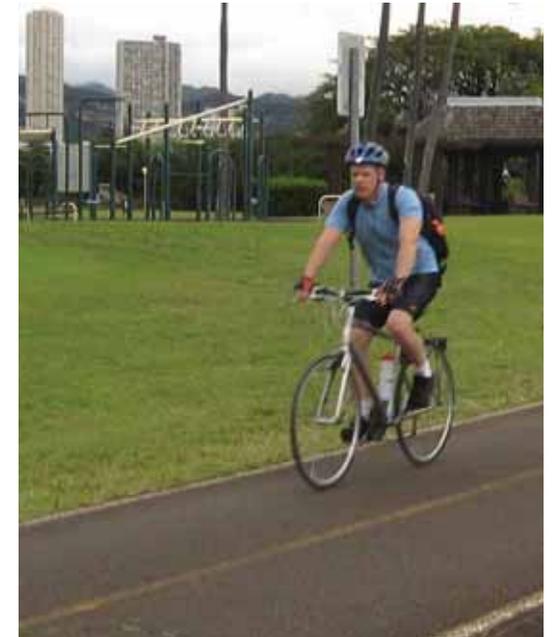
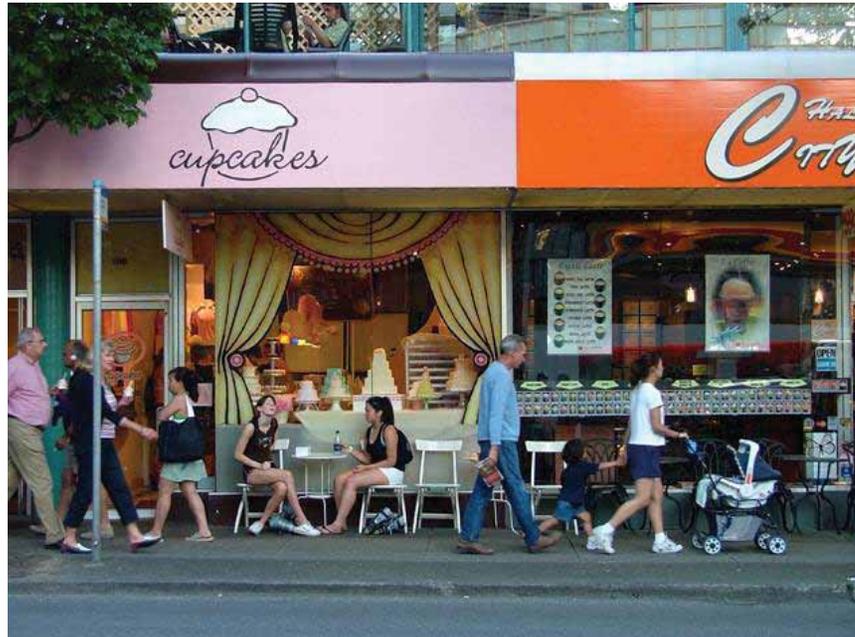
Where we're going

Create choices and a high-quality, healthy urban lifestyle

- Series of walkable, diverse, age-friendly neighborhoods
- Connect homes with jobs, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Revitalize older communities



It's about people and their neighborhoods





Live.



Live.Work.



Live.Work.Connect

Live.Work.Connect

...with family and friends



Live.Work.Connect

...with your neighbors



Live.Work.Connect

...with kupuna and keiki



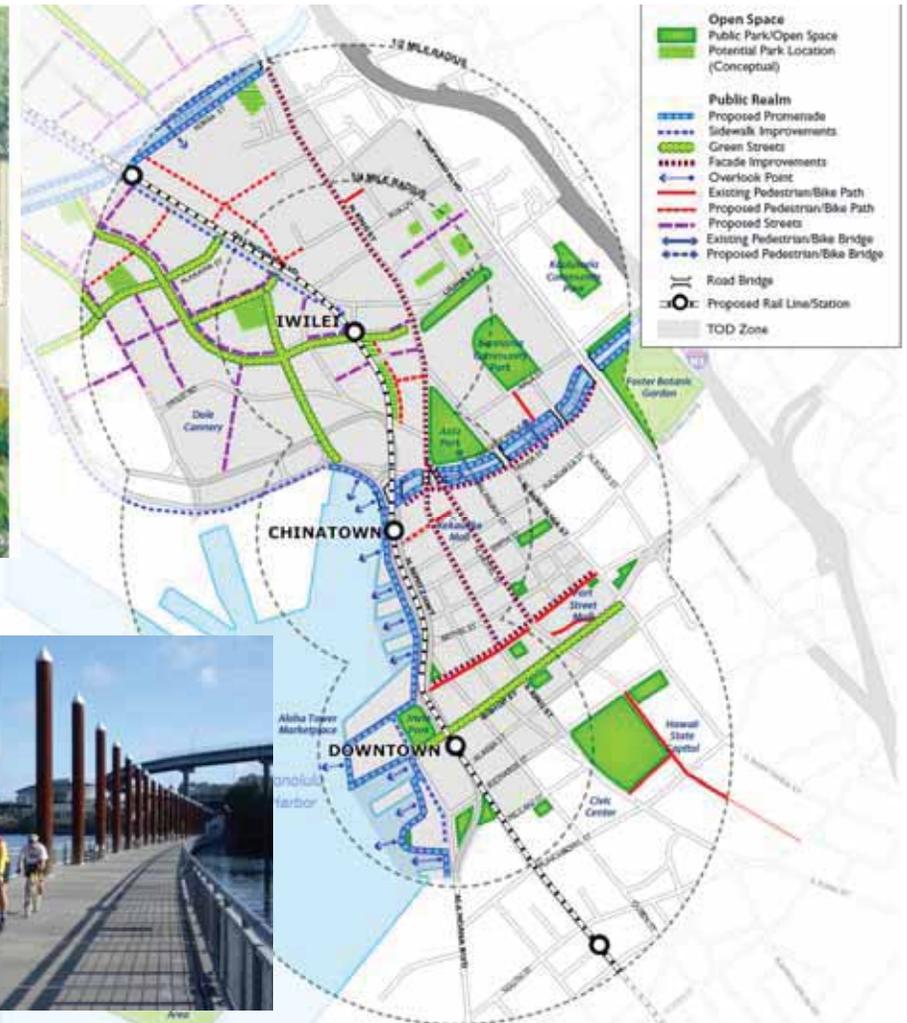
Live.Work.Connect

... with each other



Live.Work.Connect

...with parks and gathering places



Live.Work.Connect

...with fun and games



Live.Work.Connect

...with music and the arts



Live.Work.Connect

...with the 'aina



C. PEARL HARBOR OPEN SPACE AND TRAIL CONNECTIONS

For Illustrative Purposes Only



Live.Work.Connect

...with shops and services



Live.Work.Connect

...with customers



Live.Work.Connect

...with learning



C. DEVELOPMENT OF OPEN SPACE ADJACENT TO CAMPUS

For Illustrative Purposes Only



Live.Work.Connect

...with the world



Live.Work.Connect

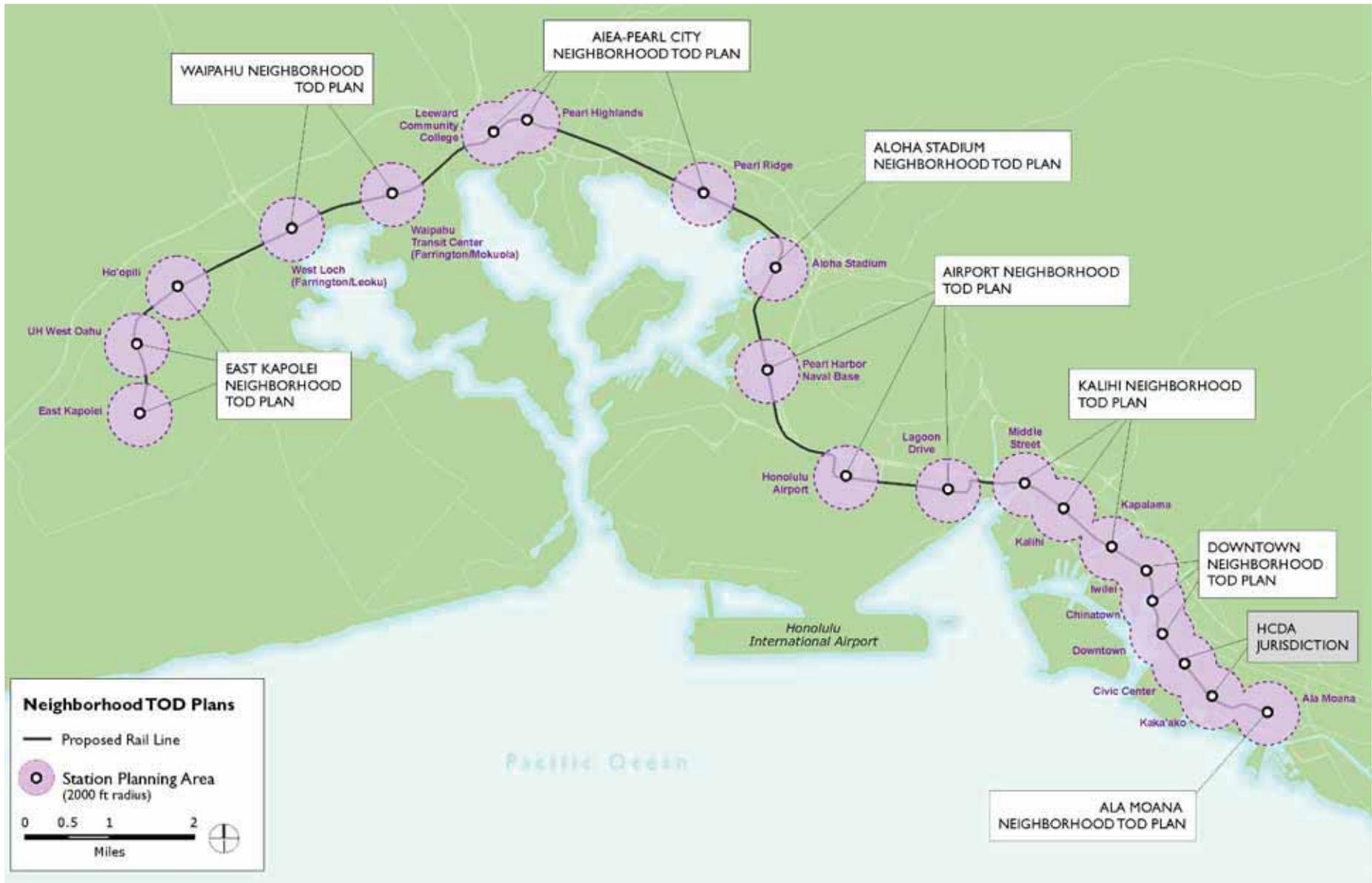
...with worship and reflection





Neighborhood TOD Plans

Neighborhood TOD Plans



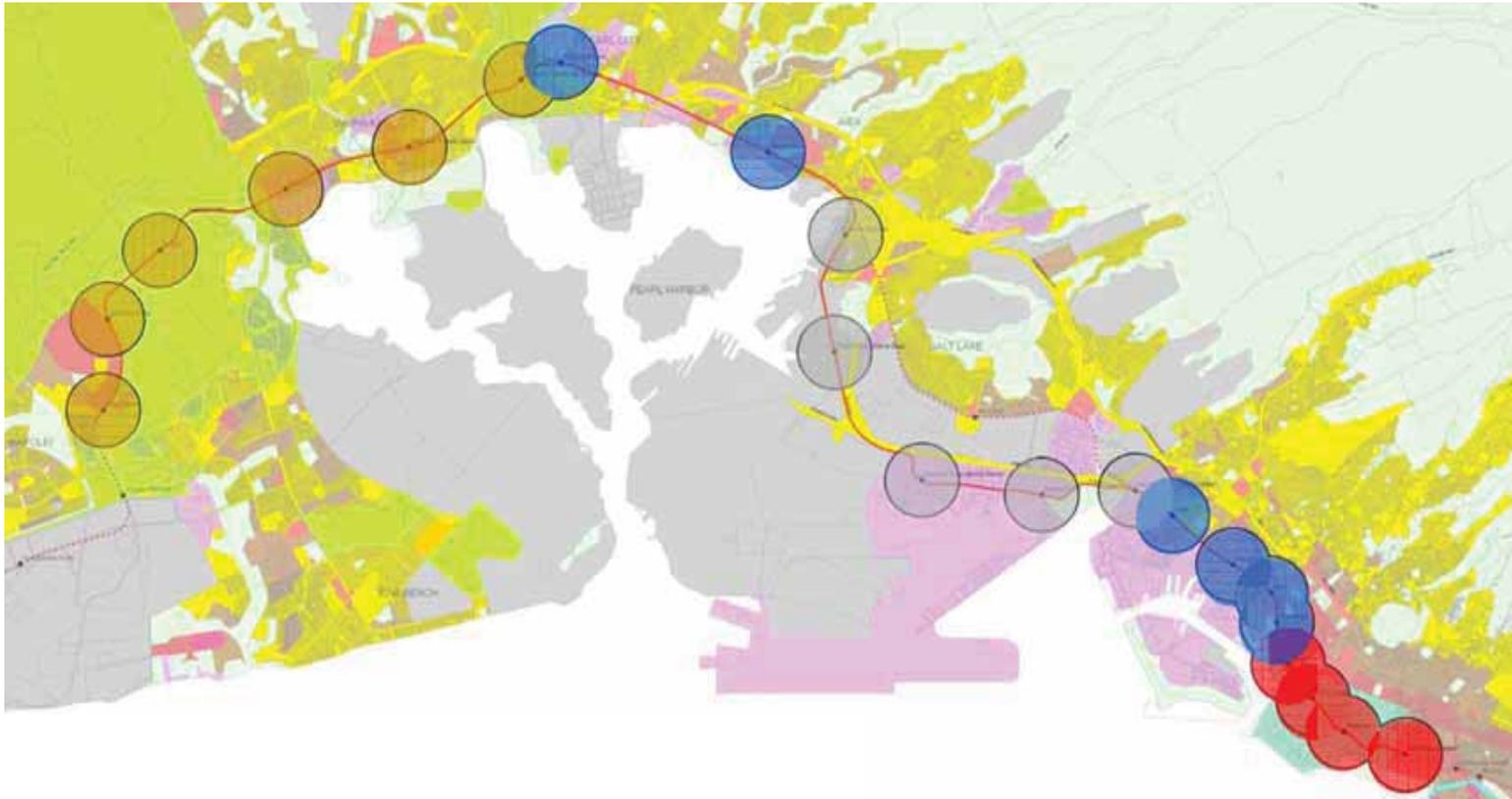
Neighborhood TOD Plans



East Kapolei (3)	Being “refreshed,” Hoopili
Waipahu (2)	Draft Resolution 13-5
Aiea-Pearl City (3)	Draft completed
Airport (3)	Pending
Aloha Stadium (1)	Pending
Kalihi (3)	Draft completed
Downtown (3)	Draft completed
Ala Moana (1)	Public draft this fall

* Civic Center & Kakaako Stations under HCDA Jurisdiction

Station Area Character



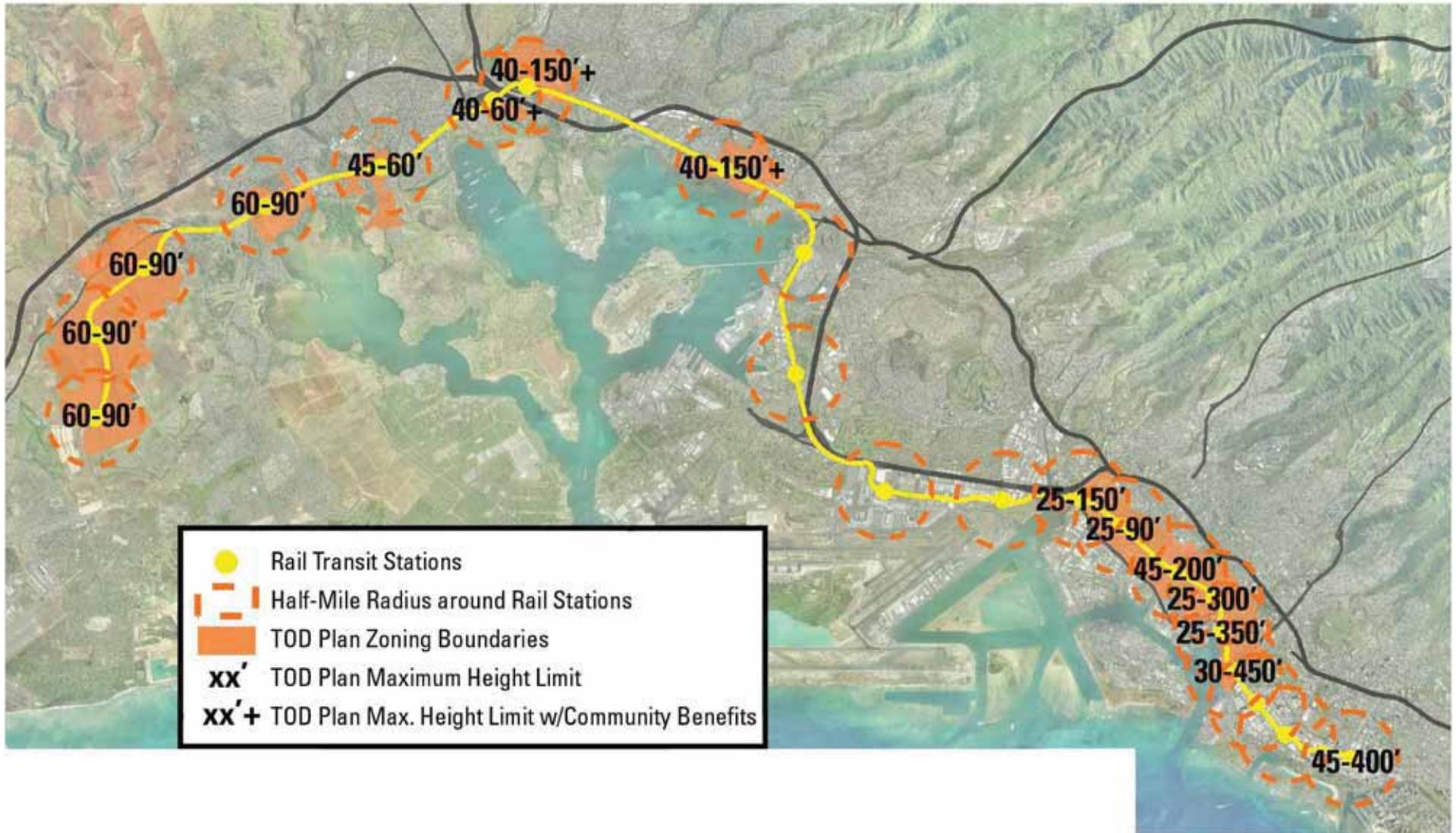
 **Major Urban Center:** Place with high-density residential, office, retail and entertainment uses in the heart of urban Honolulu

 **Urban Neighborhood:** Neighborhood with an integrated mix of medium-density housing, jobs, and neighborhood and regional retail

 **Mixed-Use Village:** Walkable, lower-density community with neighborhood retail and a commercial or educational core near the station

 **Major Destination/Employment Center:** Place with a single-use facility or high concentration of jobs

From Plans to Regulations

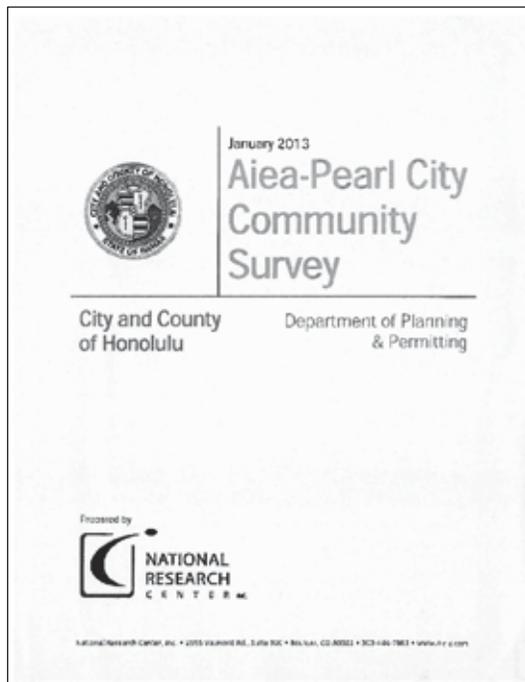


Planning Process

- Stakeholder Meetings
- Scientific Resident Survey
- Advisory Committees
- Public Workshops



Instant Polling



Community Workshops



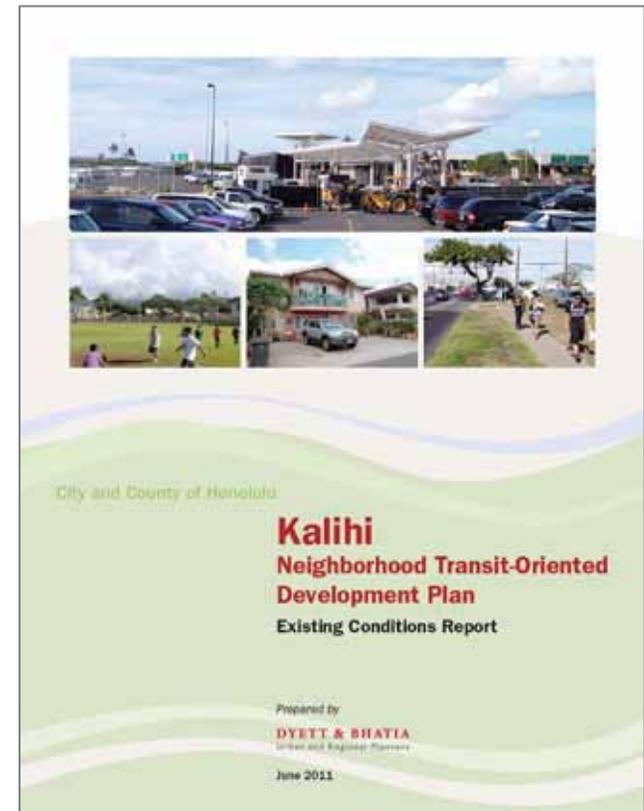
Technical Analyses

– Existing Conditions Analysis

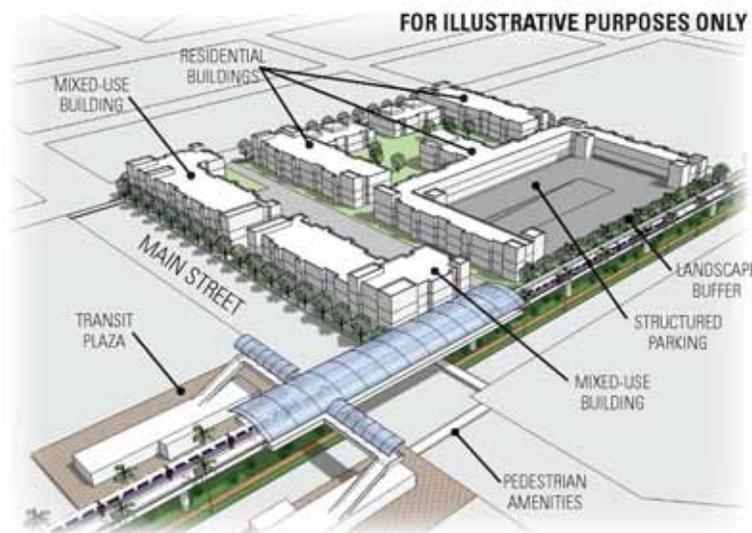
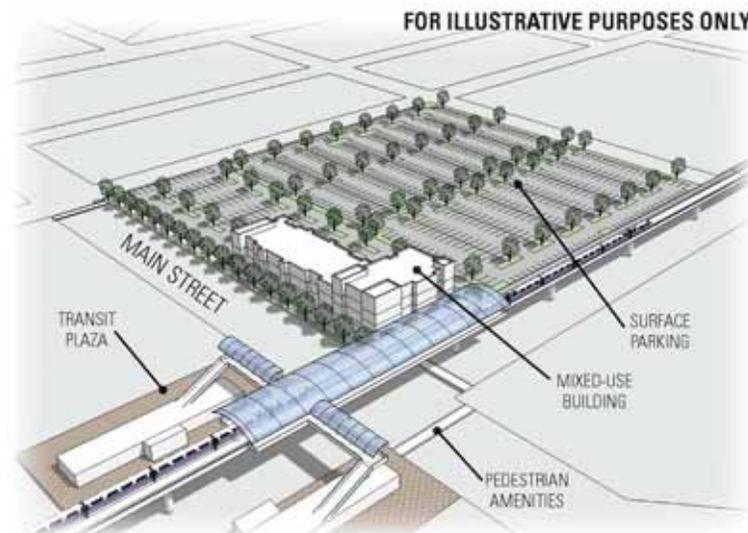
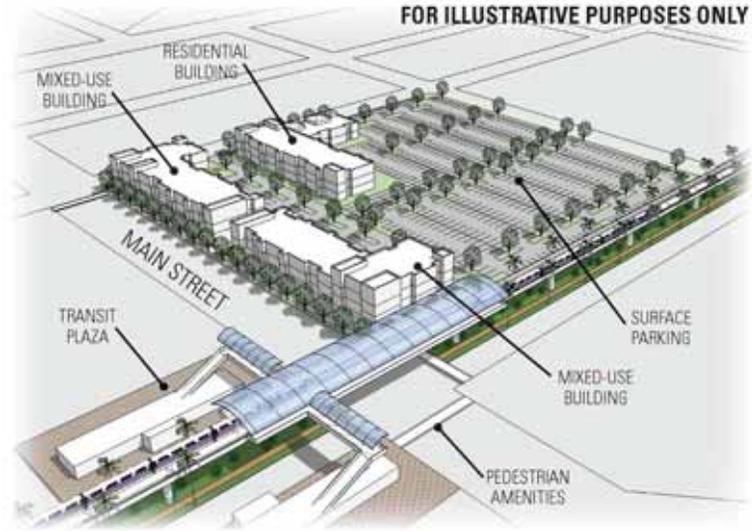
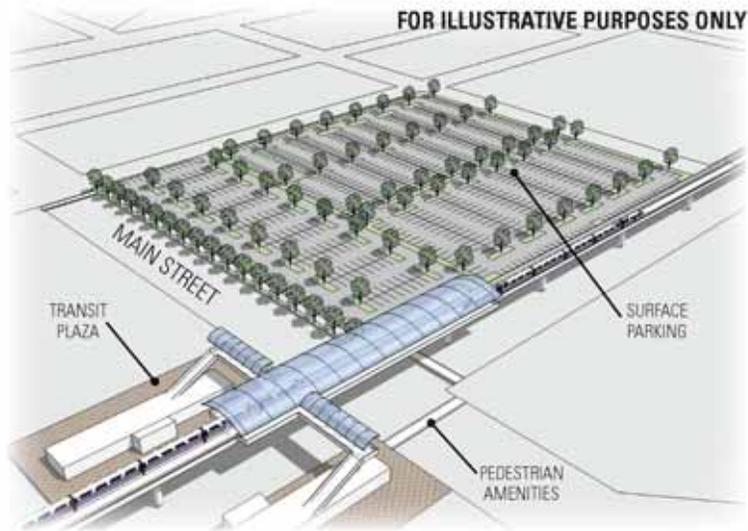
- Land Use
- Transportation
- Environment
- Infrastructure

– Market Demand Study

- Economic Trends
- Projections by Use



Short-to-long-term phasing

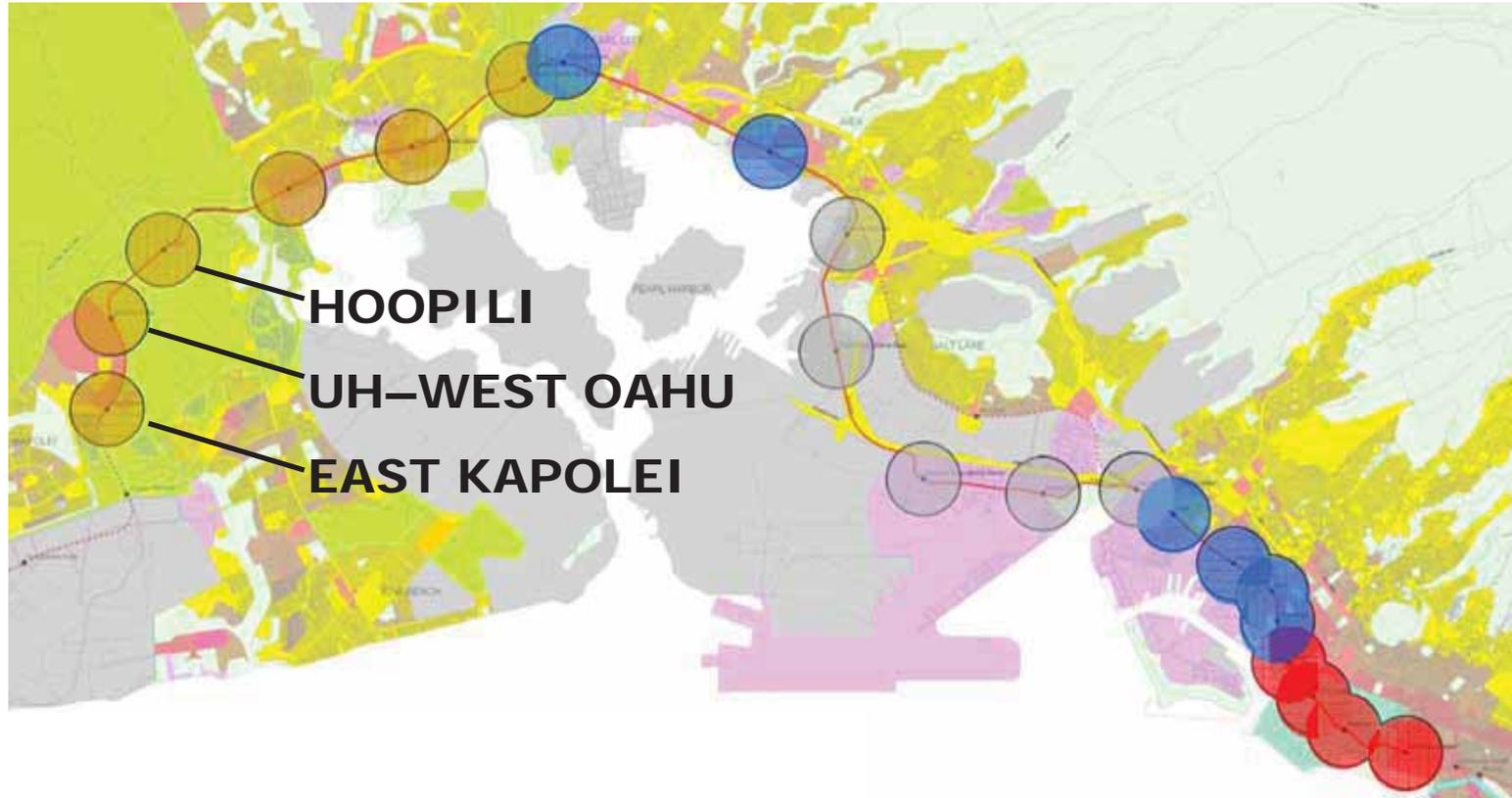


20-30 Year Buildout

Elements Common to Most Station Areas

- Concentrate development near station step down
- Integrate bus, rail, bicycle, and pedestrian systems
- Flexibility in uses (similar to BMX & IMX zoning)
- Limitations on auto-oriented & heavy industrial uses
- Height/density bonus for community benefits
- Affordable and middle-class housing
- Reduced parking requirements
- Usable parks and open space
- Required bicycle parking

East Kapolei

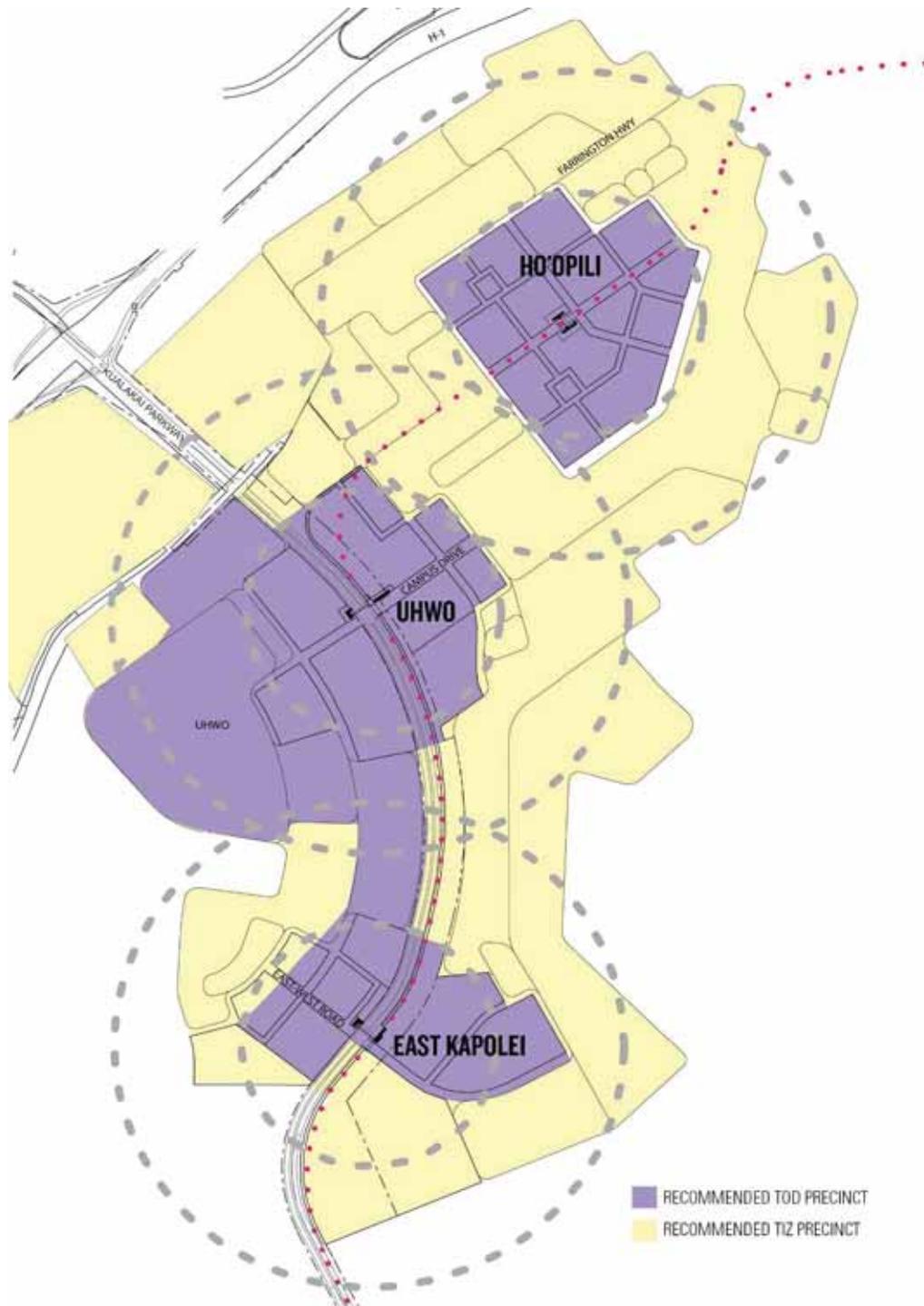


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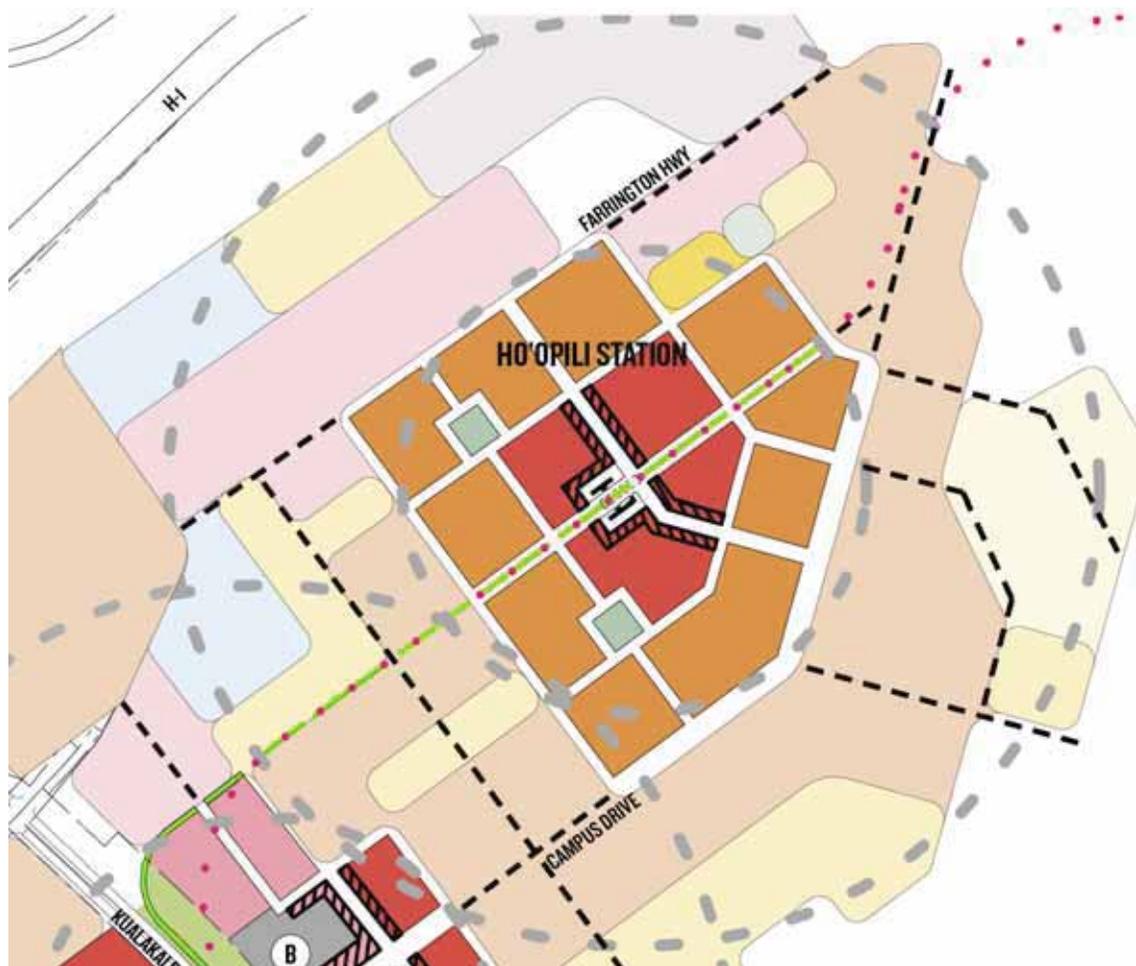
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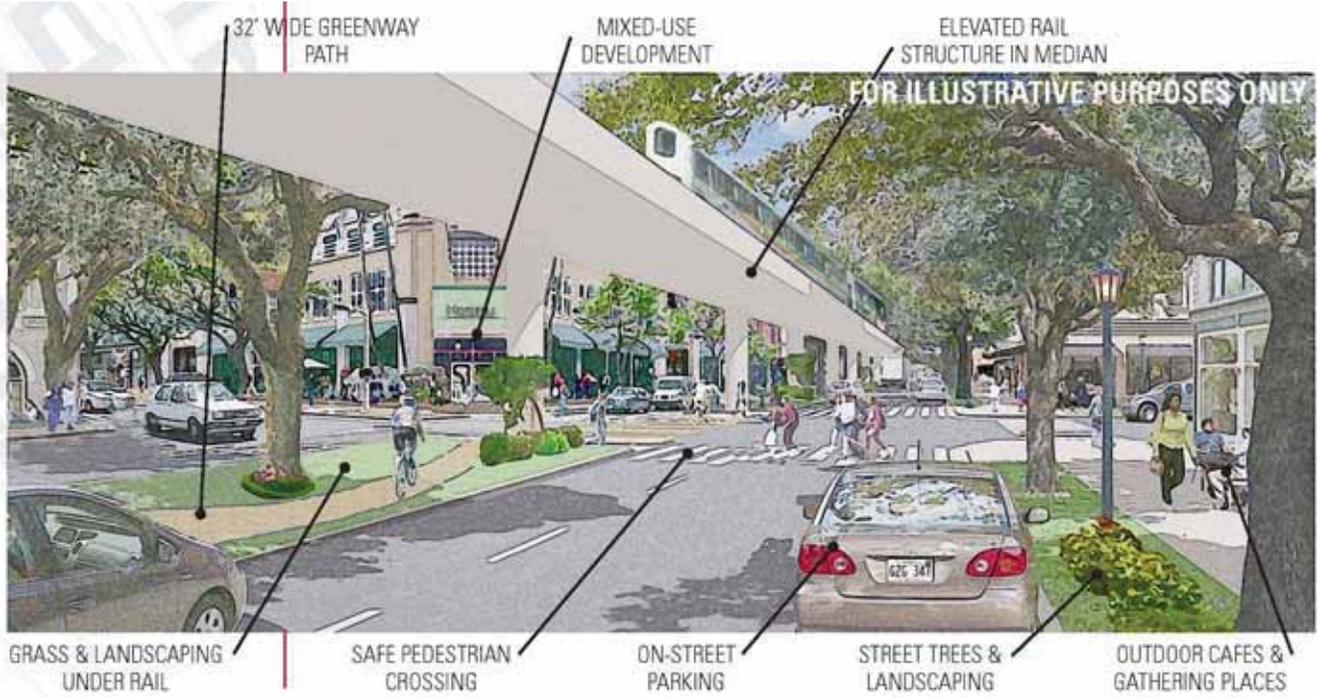
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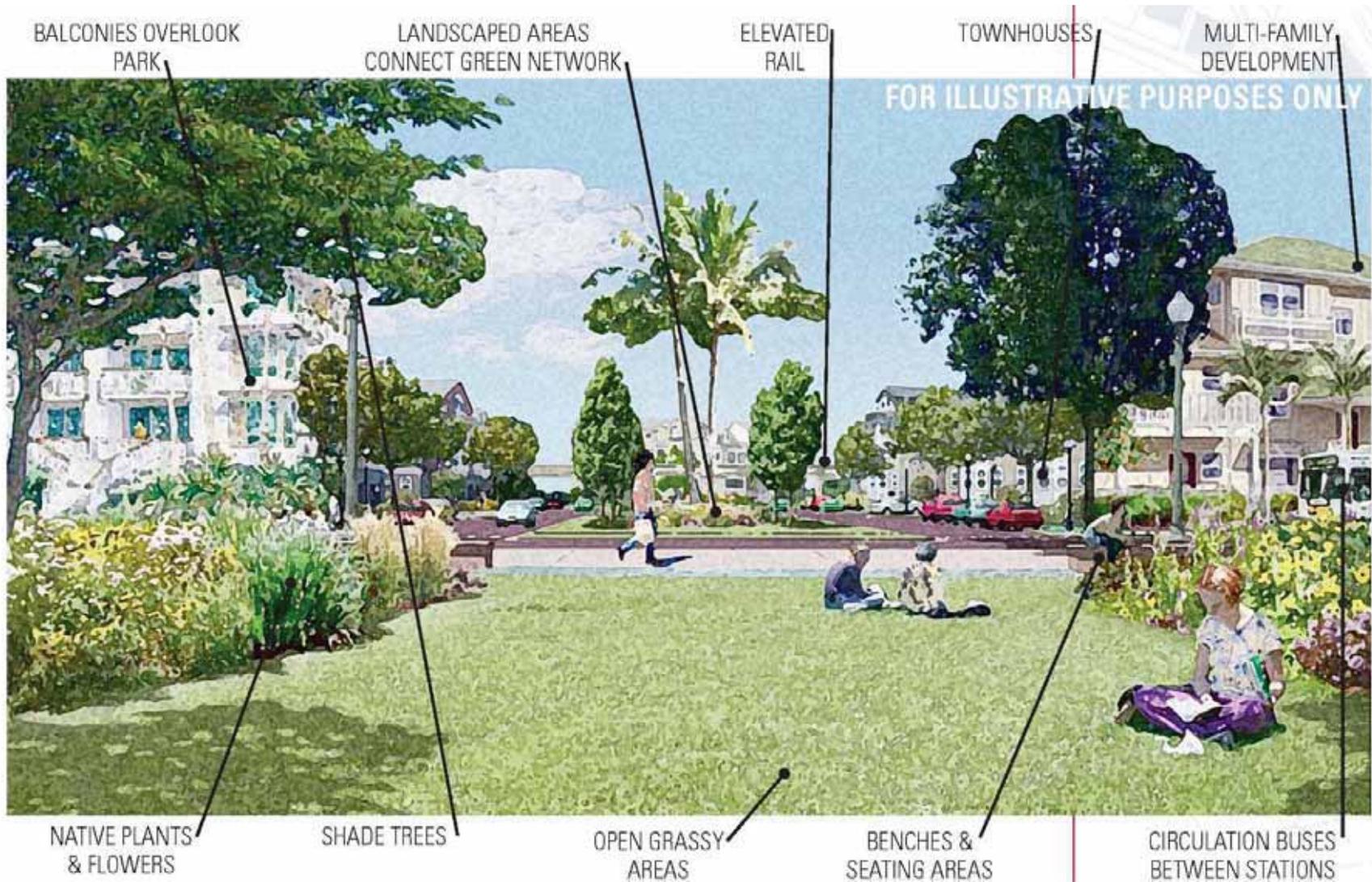
Ho'opili Station Area

“Local, Mixed Use Village”



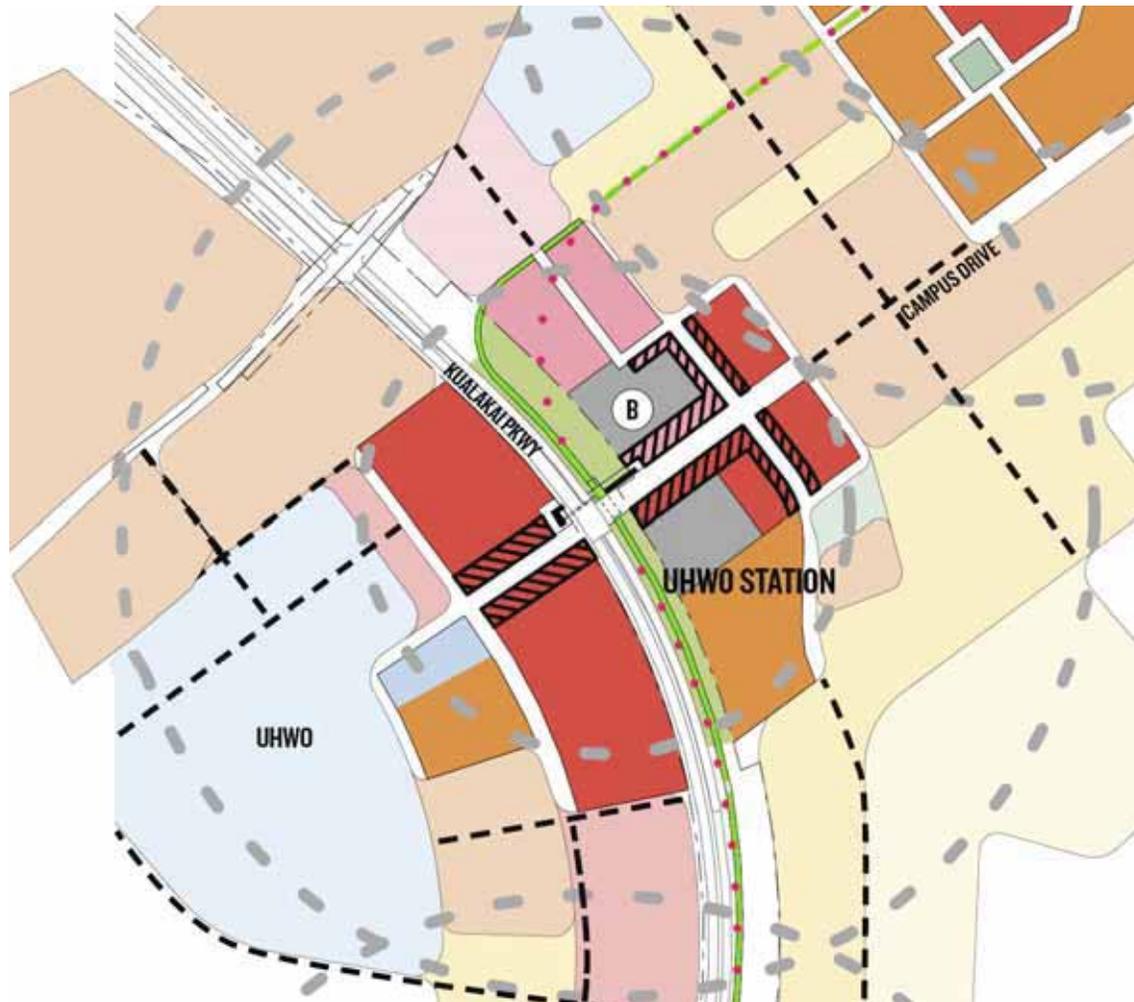


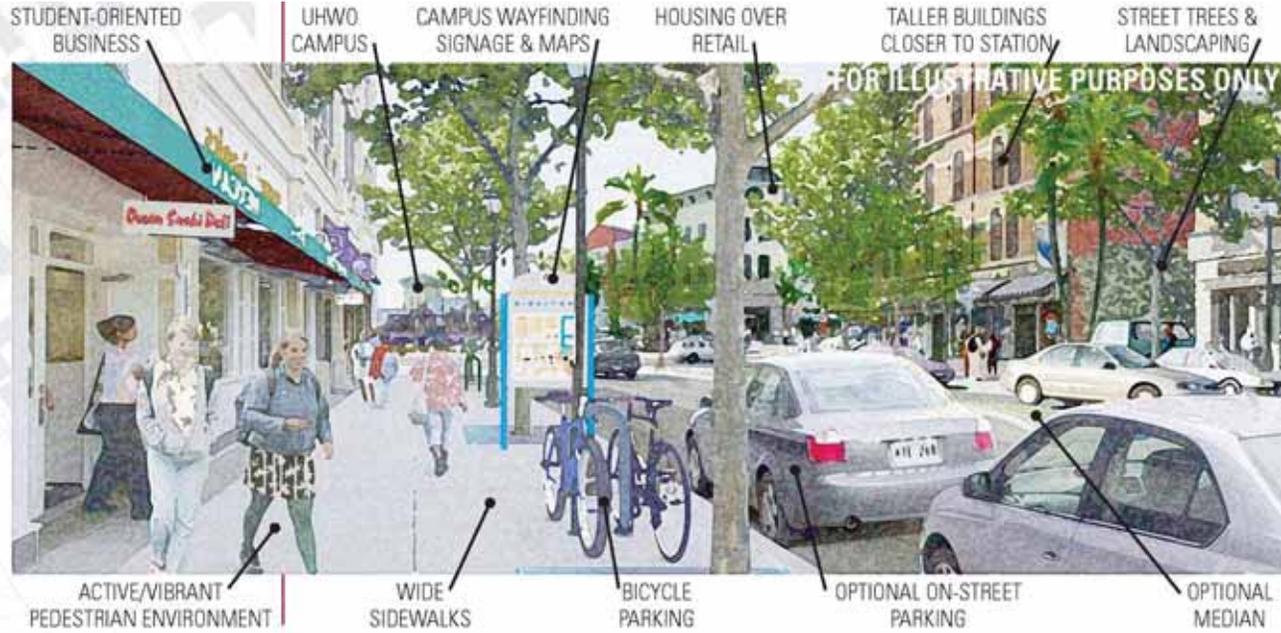
Ho'opili Station Area



UH West Oahu Station Area

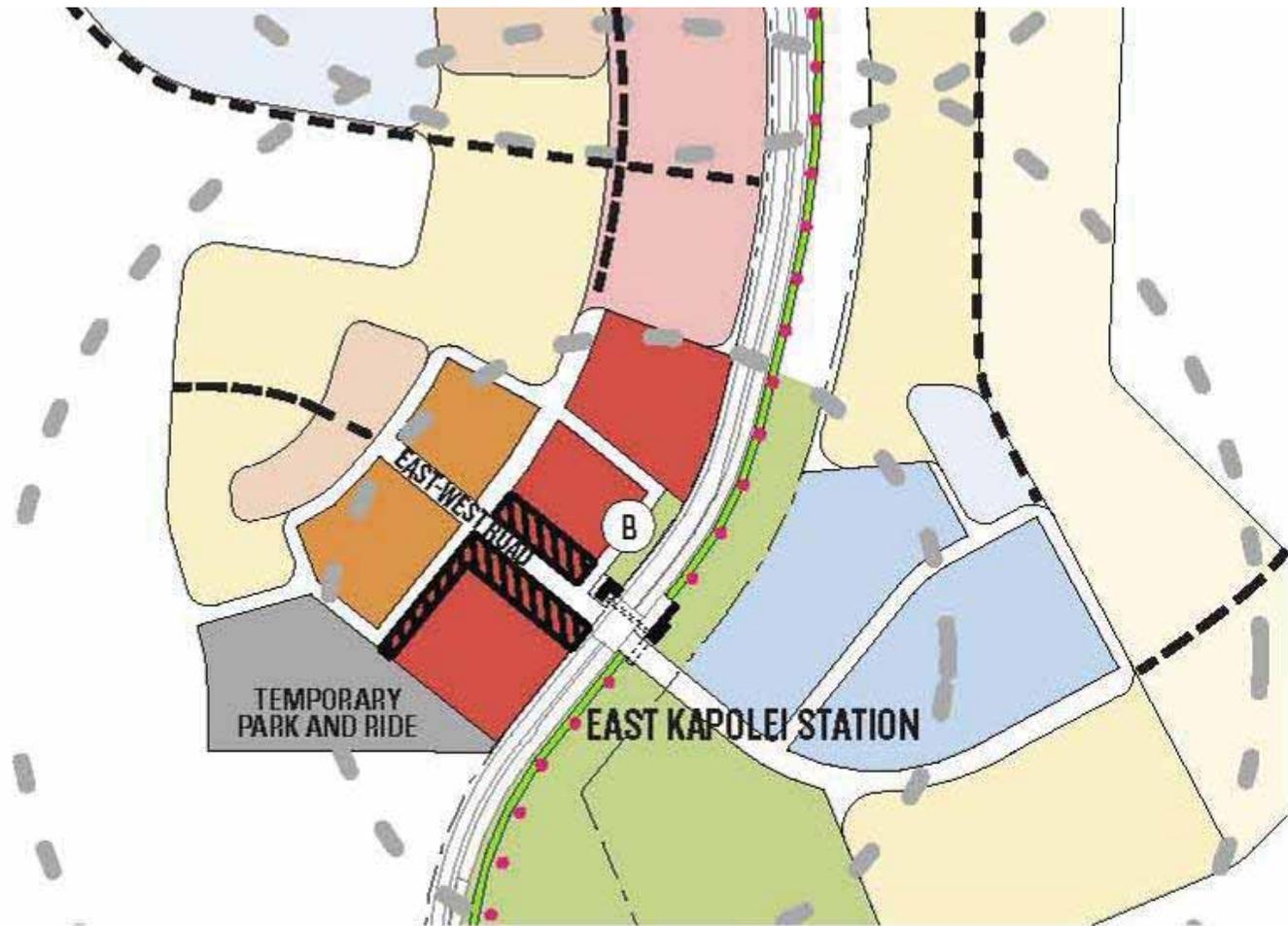
“Campus Gateway”

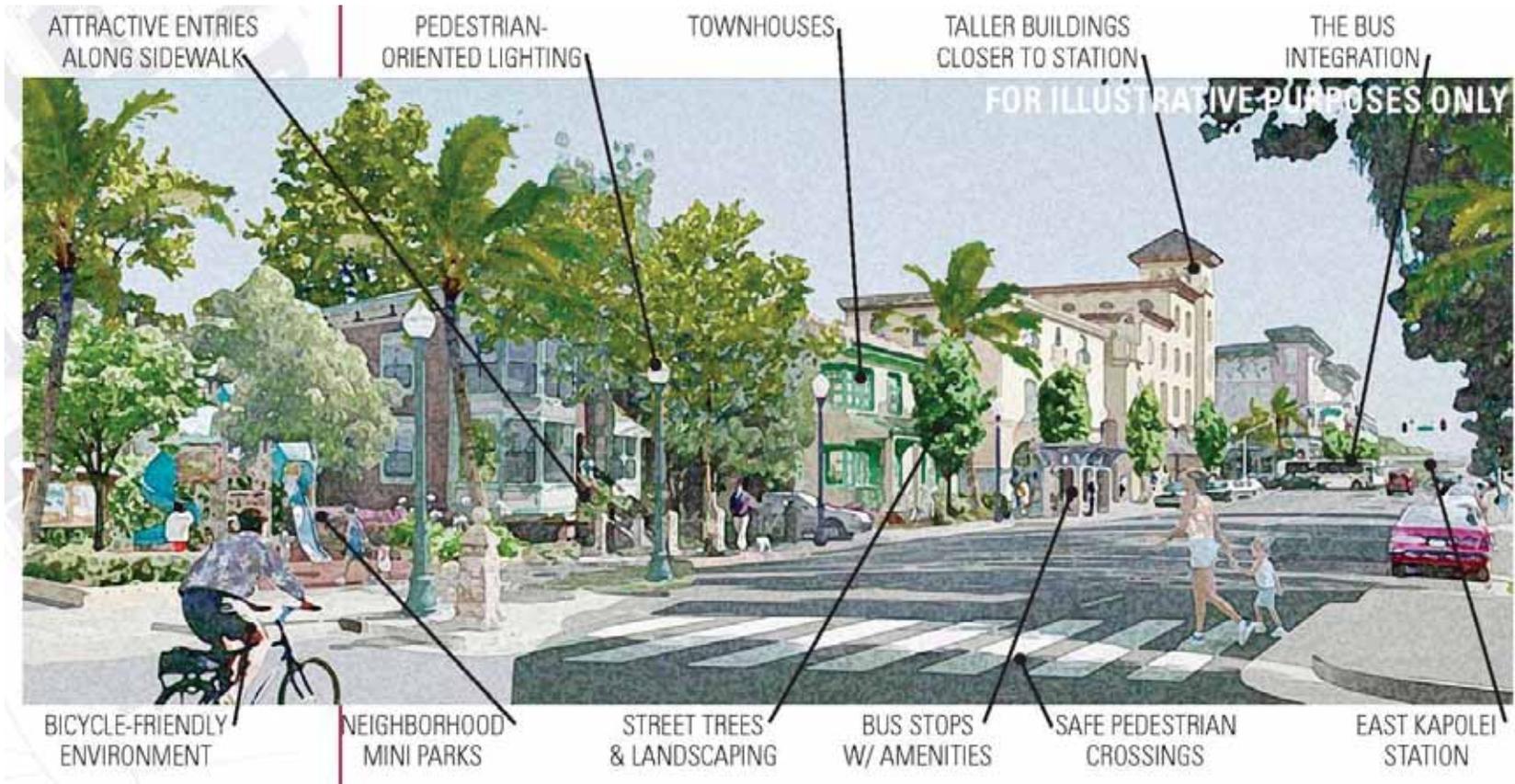




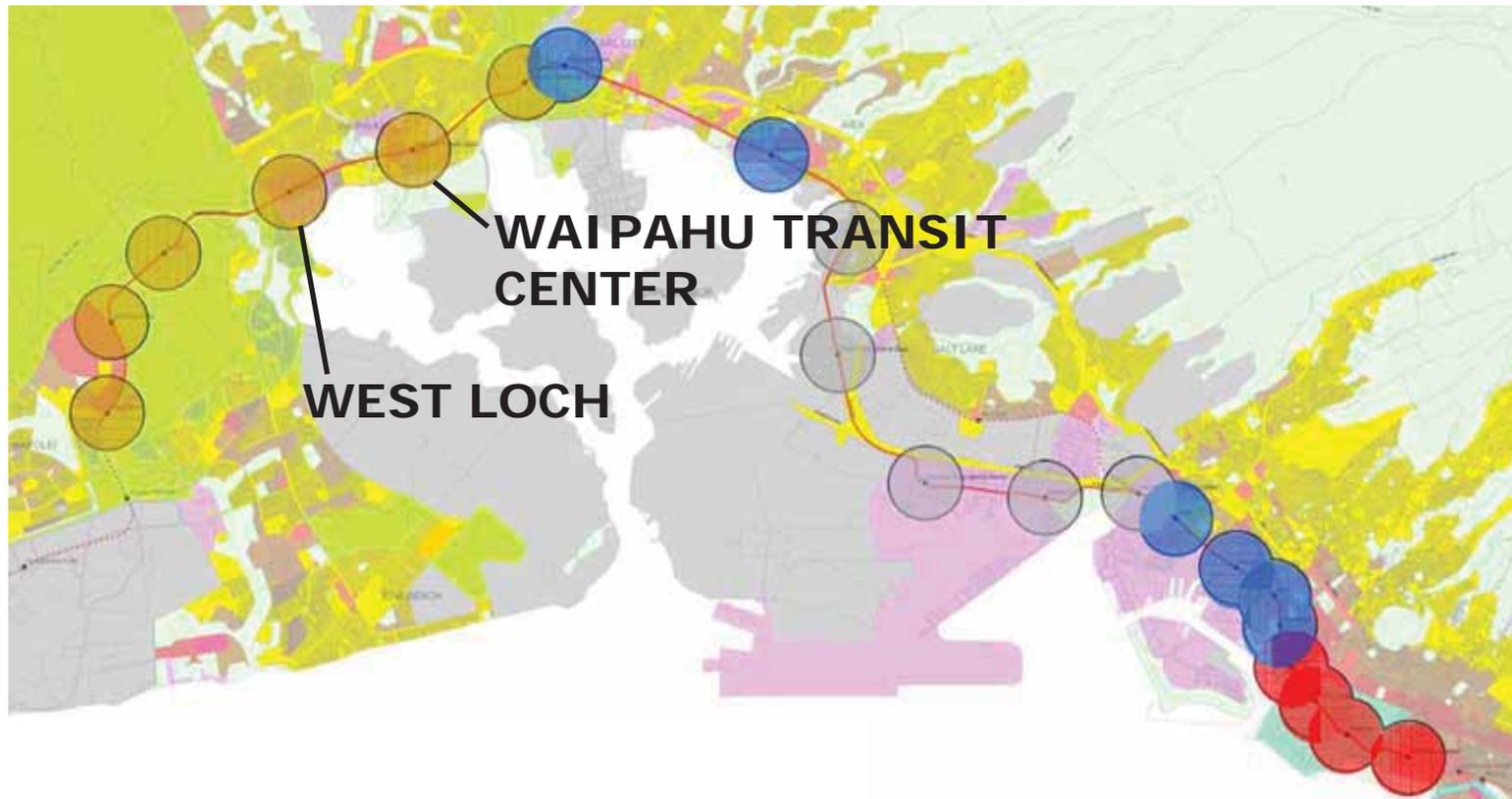
East Kapolei Station Area

“Community Use Station”





Waipahu

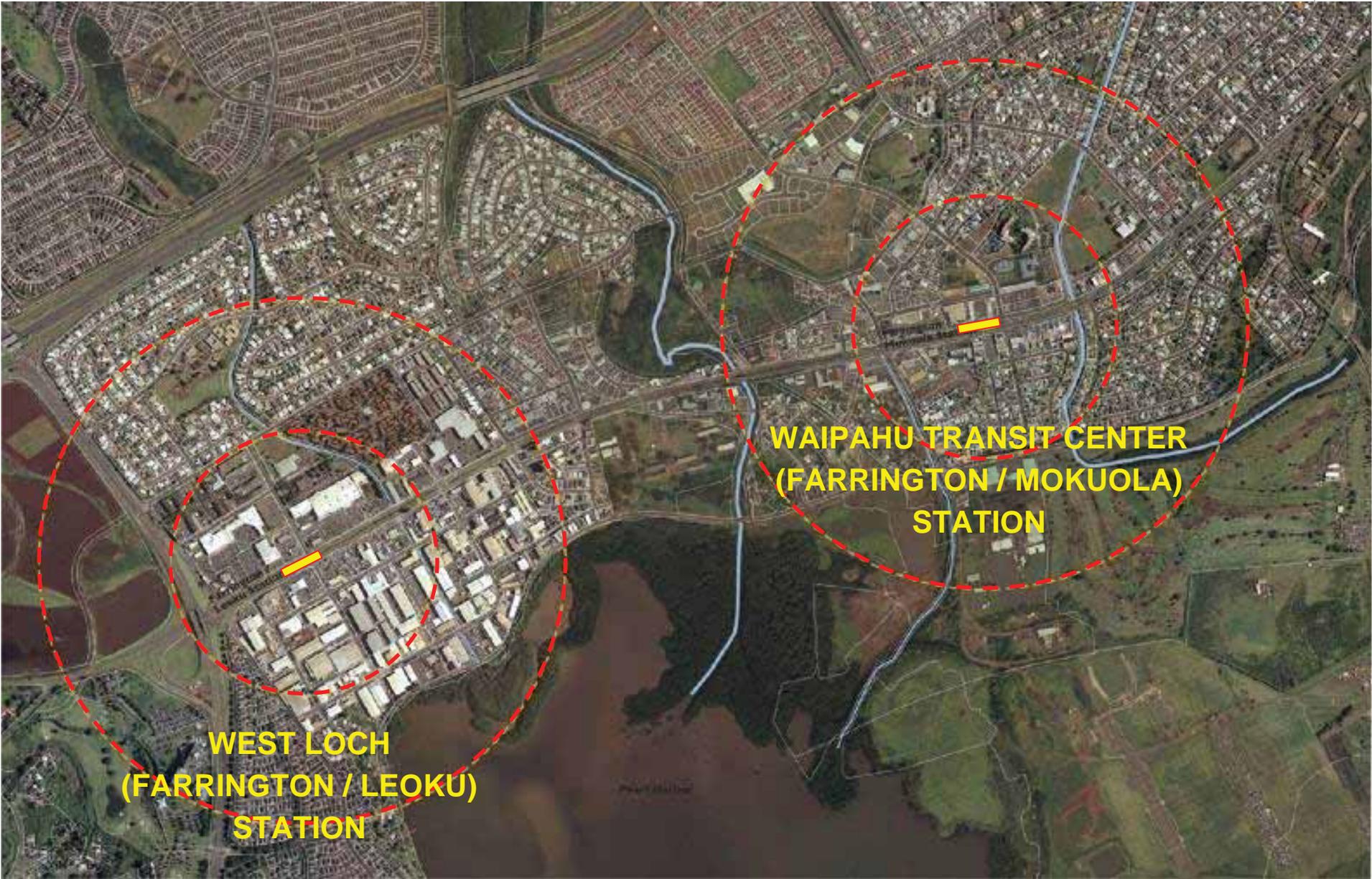


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**WEST LOCH
(FARRINGTON / LEOKU)
STATION**

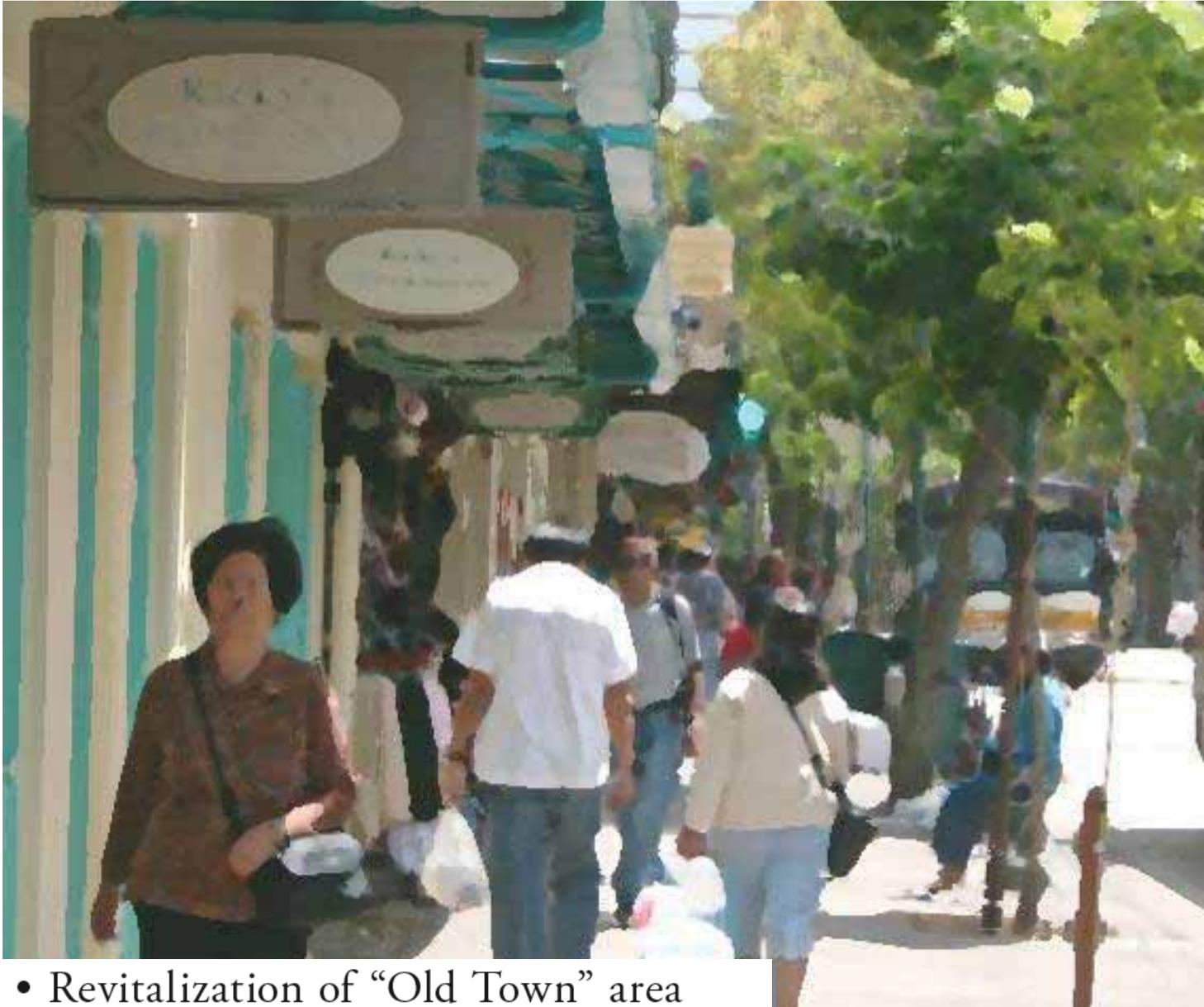
**WAIPAHU TRANSIT CENTER
(FARRINGTON / MOKUOLA)
STATION**

WTC / MOKUOLA: RECOMMENDATIONS



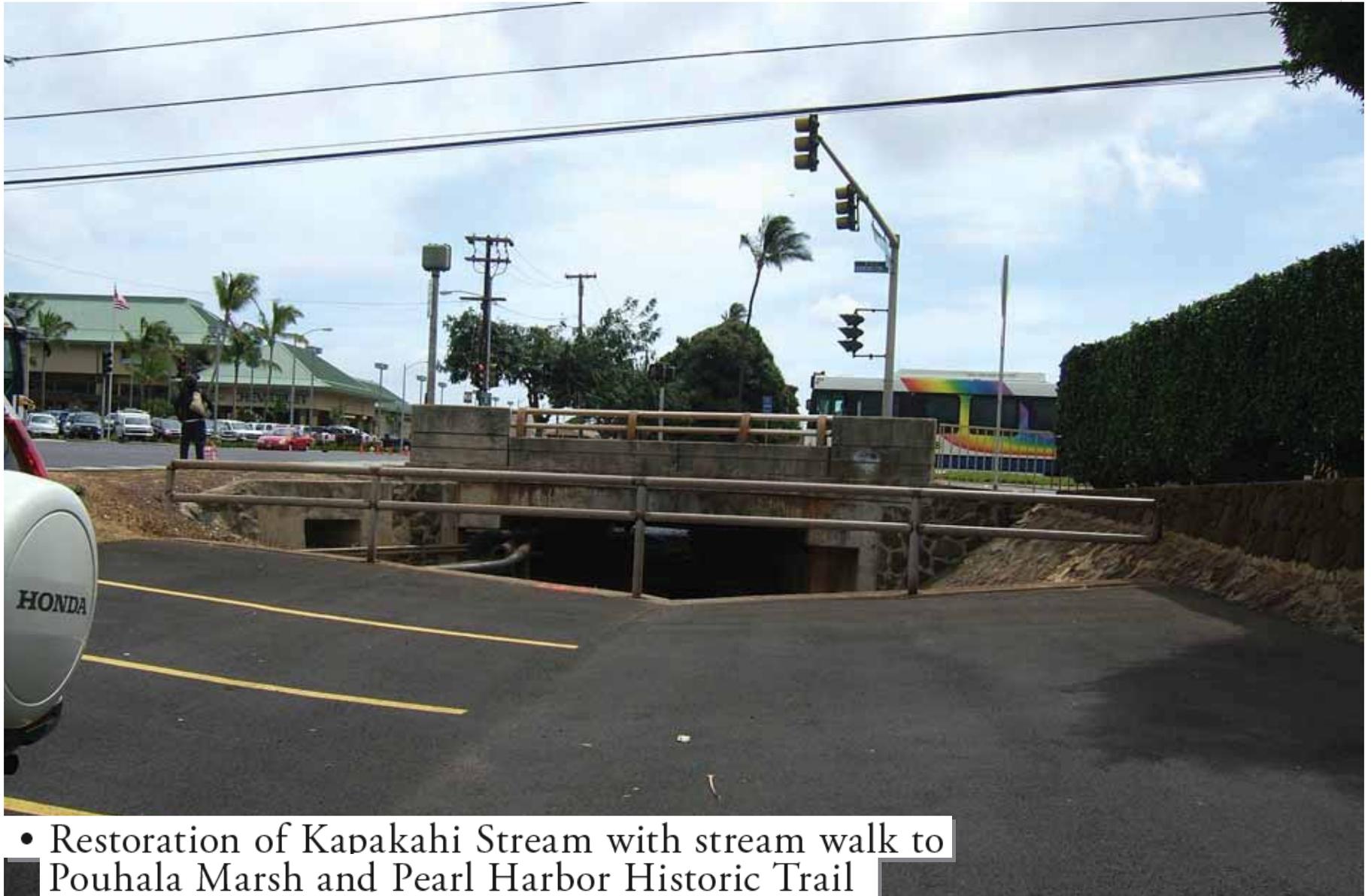
- Revitalization of “Old Town” area

WTC / MOKUOLA: RECOMMENDATIONS



- Revitalization of “Old Town” area

WTC / MOKUOLA: RECOMMENDATIONS



- Restoration of Kapakahi Stream with stream walk to Pouhala Marsh and Pearl Harbor Historic Trail

WTC / MOKUOLA: RECOMMENDATIONS



- Restoration of Kapakahi Stream with stream walk to Pouhala Marsh and Pearl Harbor Historic Trail

WEST LOCH / LEOKU: RECOMMENDATIONS



- Leokū “main street” with mixed-use development connecting station and Pearl Harbor

WEST LOCH / LEOKU: RECOMMENDATIONS



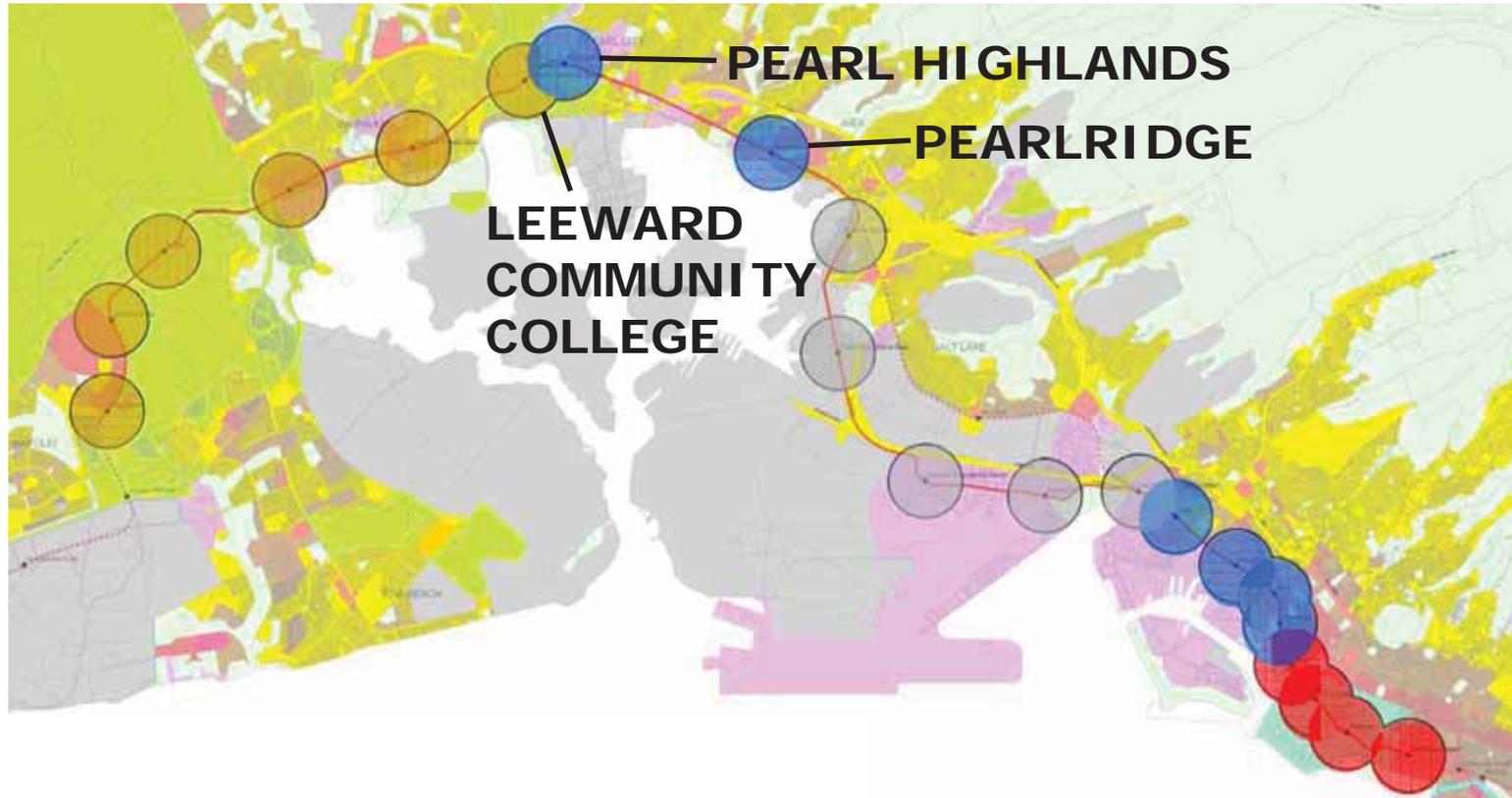
- Leole “main street” with mixed-use development connecting station and Pearl Harbor

WEST LOCH / LEOKU: RECOMMENDATIONS



- Neighborhood mini parks adjacent to infill development

Aiea-Pearl City



 **Major Urban Center:** Place with high-density residential, office, retail and entertainment uses in the heart of urban Honolulu

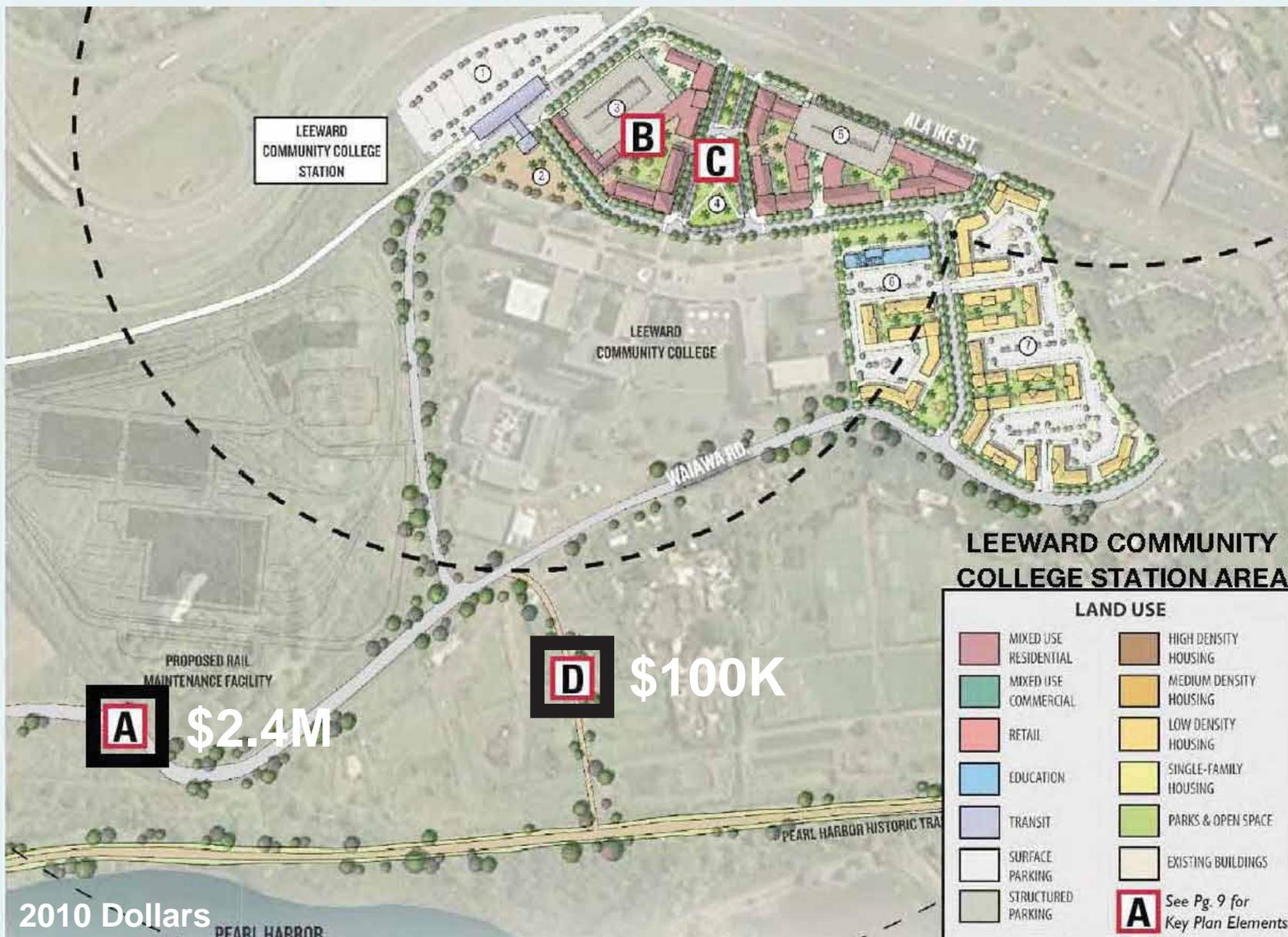
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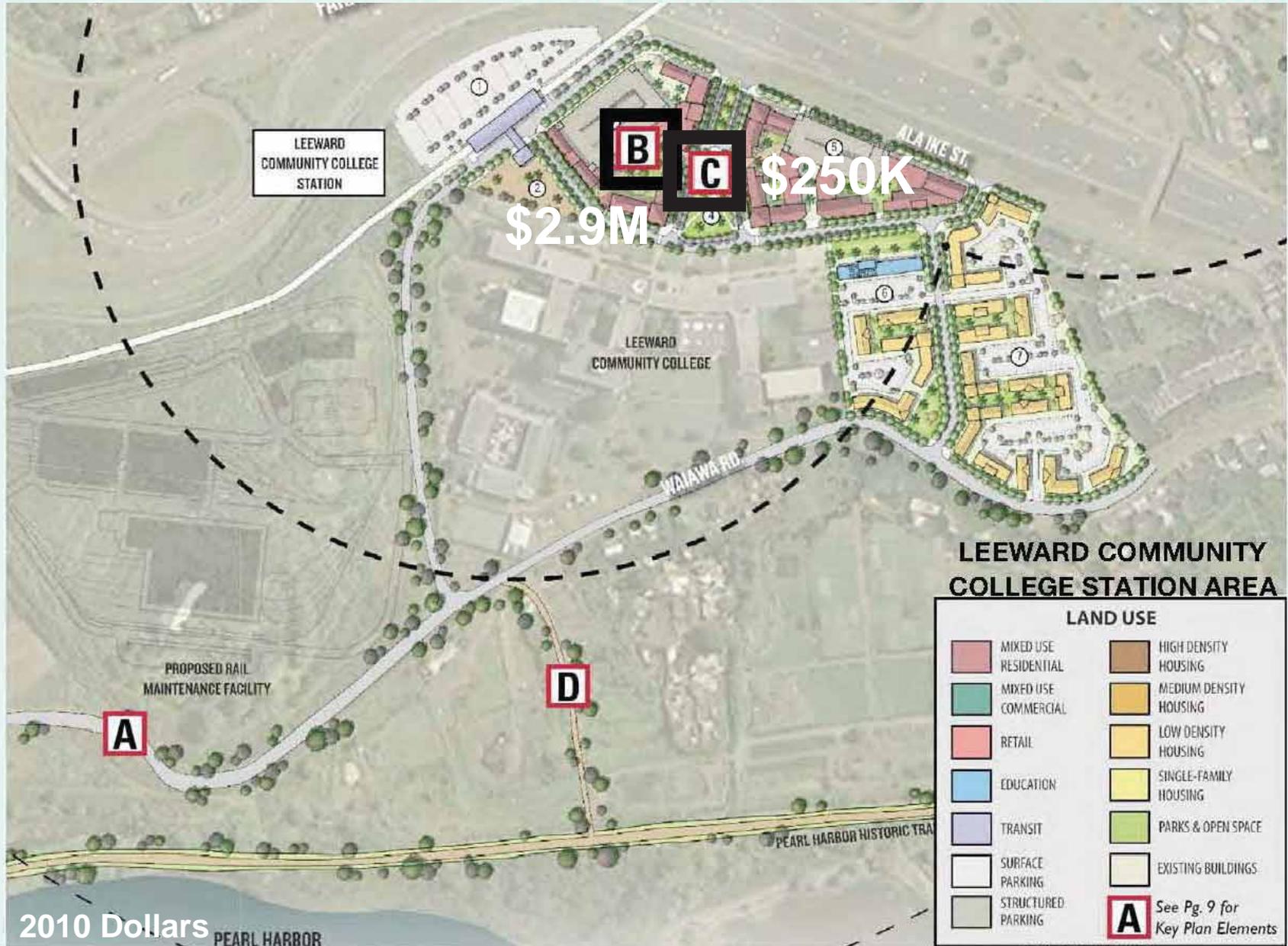
A. SECONDARY ROAD ACCESS

D. PEARL HARBOR HISTORIC TRAIL CONNECTION



B. DEVELOPMENT OF CATALYST SITE

C. DEVELOPMENT OF OPEN SPACE ADJACENT TO CAMPUS

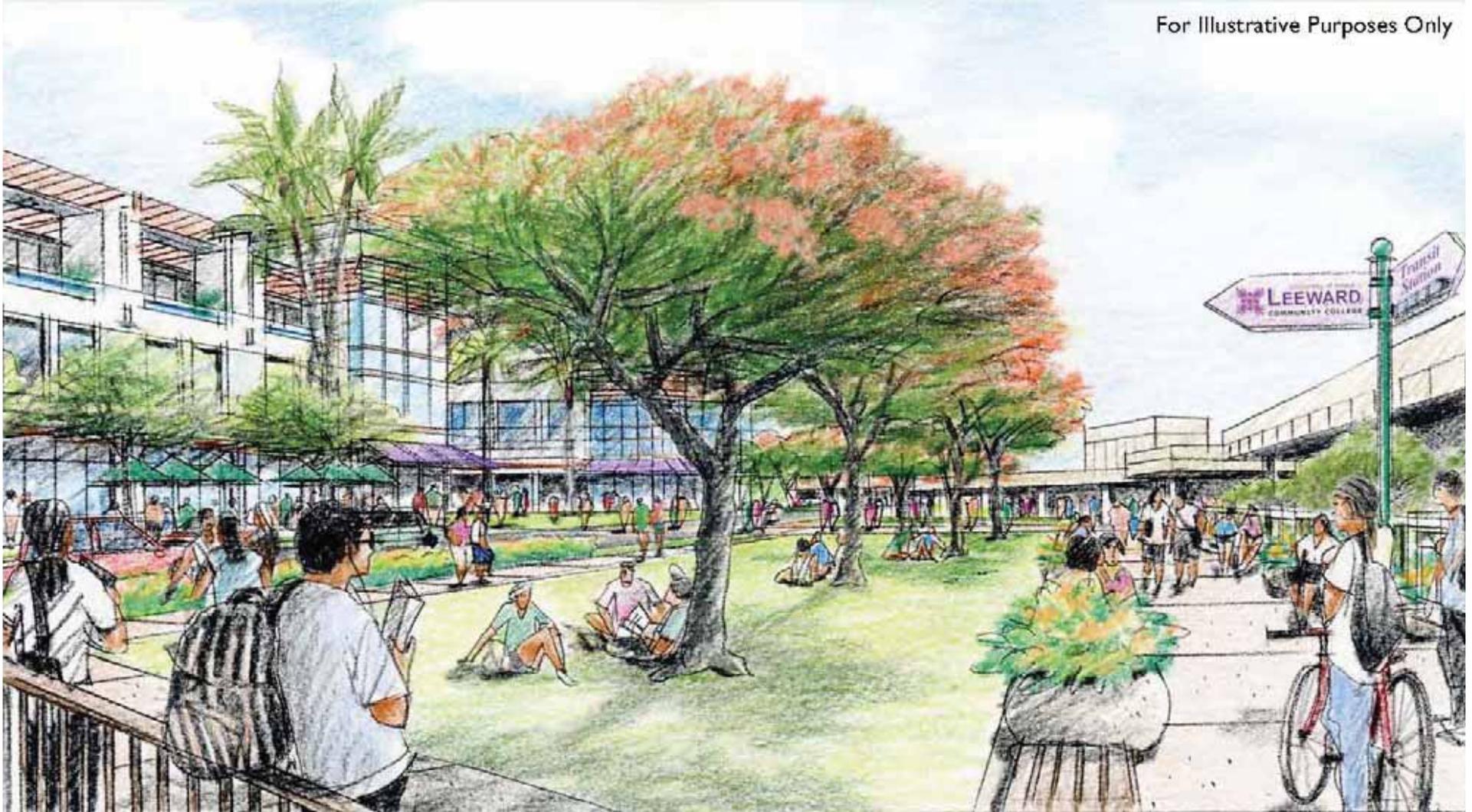


B. DEVELOPMENT OF CATALYST SITE



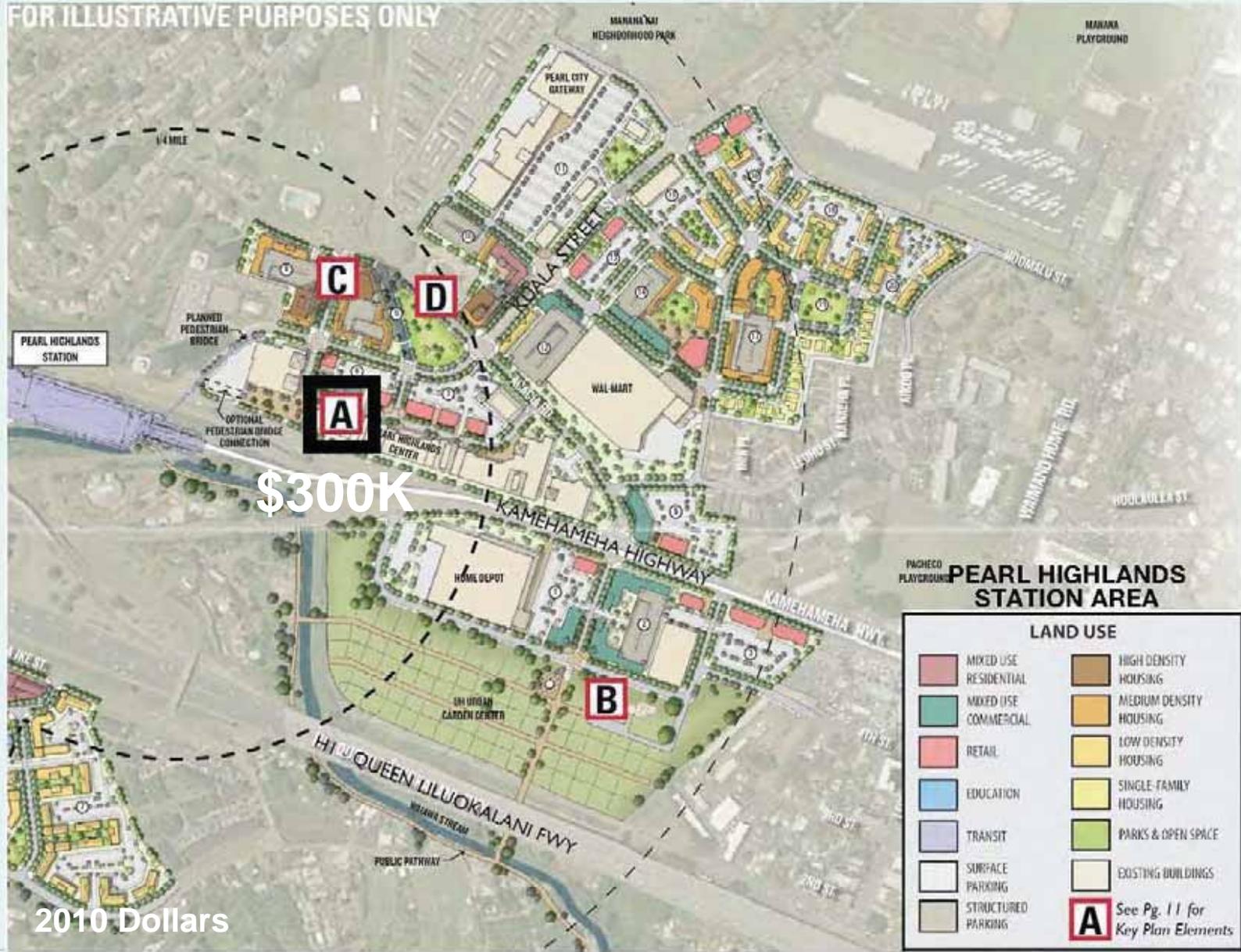
C. DEVELOPMENT OF OPEN SPACE ADJACENT TO CAMPUS

For Illustrative Purposes Only



A. PEARL HIGHLANDS CENTER PEDESTRIAN IMPROVEMENTS

FOR ILLUSTRATIVE PURPOSES ONLY



\$300K

2010 Dollars

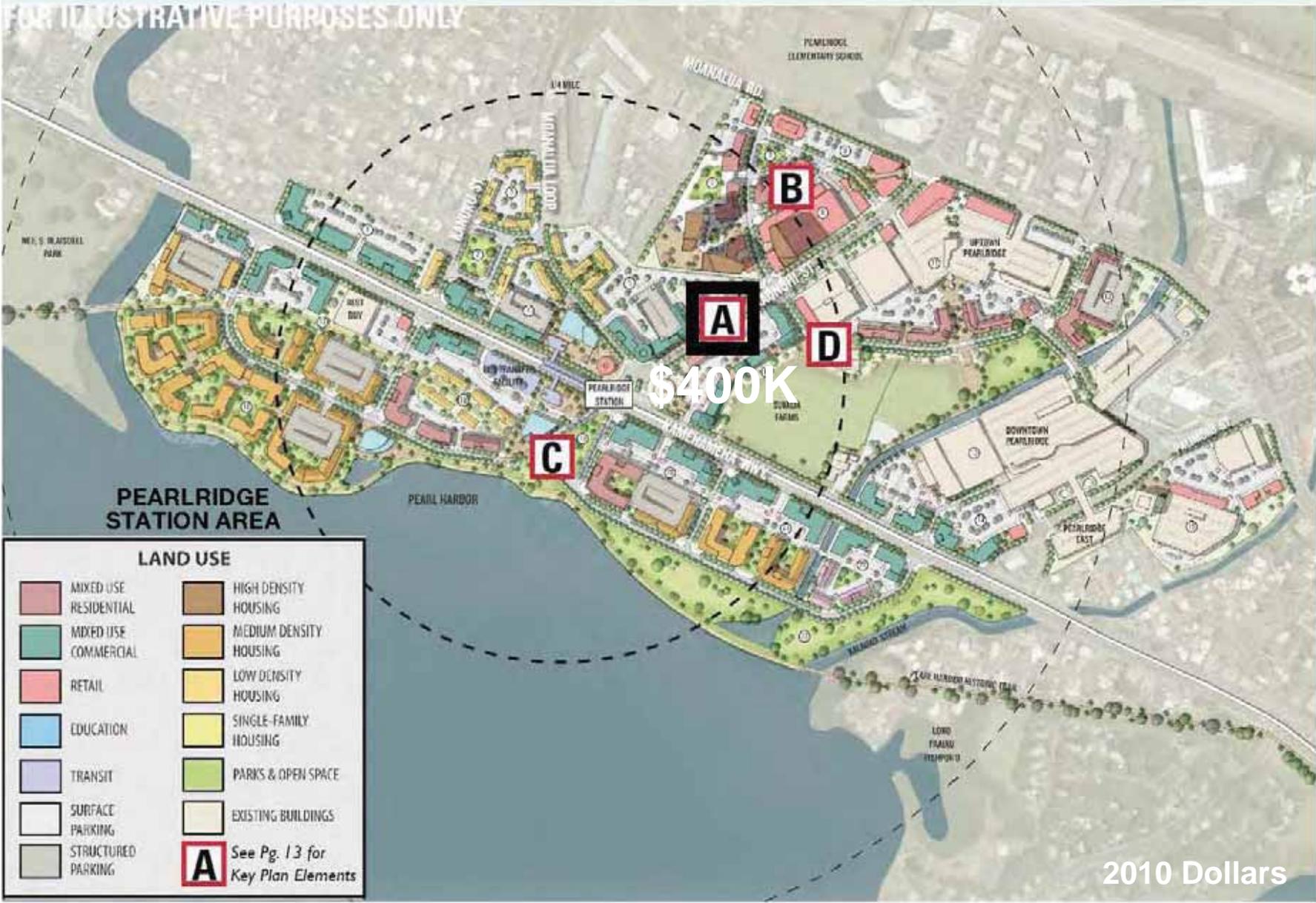
A. PEARL HIGHLANDS CENTER PEDESTRIAN IMPROVEMENTS

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A. KAONOHI STREET IMPROVEMENTS

FOR ILLUSTRATIVE PURPOSES ONLY



2010 Dollars

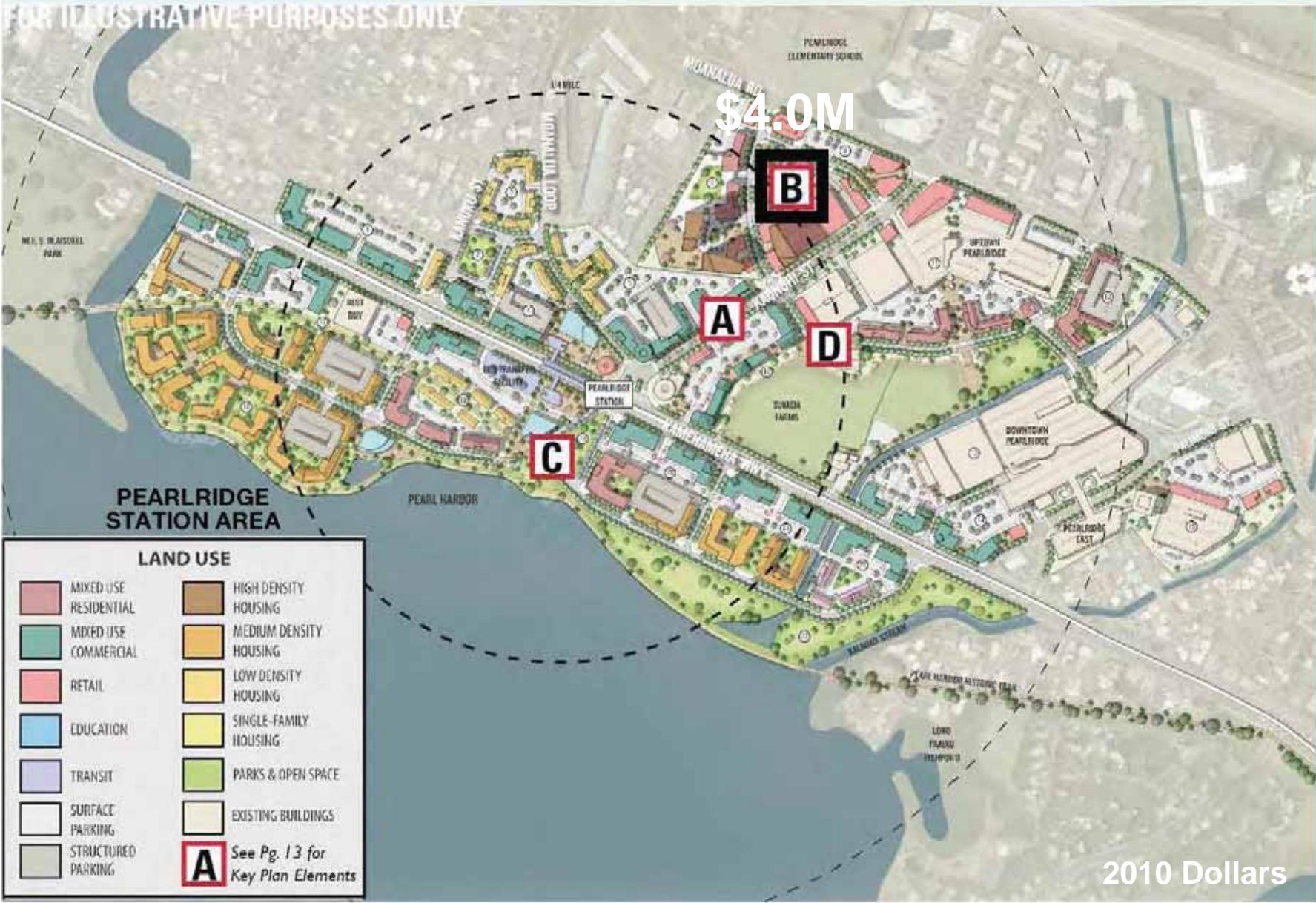
A. KAONOHI STREET IMPROVEMENTS

For Illustrative Purposes Only



B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE

FOR ILLUSTRATIVE PURPOSES ONLY



LAND USE	
	MIXED USE RESIDENTIAL
	MIXED USE COMMERCIAL
	RETAIL
	EDUCATION
	TRANSIT
	SURFACE PARKING
	STRUCTURED PARKING
	HIGH DENSITY HOUSING
	MEDIUM DENSITY HOUSING
	LOW DENSITY HOUSING
	SINGLE-FAMILY HOUSING
	PARKS & OPEN SPACE
	EXISTING BUILDINGS
	See Pg. 13 for Key Plan Elements

2010 Dollars

B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE



AIEA-PEARL CITY | NEIGHBORHOOD TOD PLAN

**VAN METER
WILLIAMS
POLLOCK**

C. PEARL HARBOR OPEN SPACE AND TRAIL CONNECTIONS

FOR ILLUSTRATIVE PURPOSES ONLY



C. PEARL HARBOR OPEN SPACE AND TRAIL CONNECTIONS

FOR ILLUSTRATIVE PURPOSES ONLY

Potential Mixed-Use, Mixed-Income Housing site over proposed bus transfer station



LAND USE

MIXED USE RESIDENTIAL	HIGH DENSITY HOUSING
MIXED USE COMMERCIAL	MEDIUM DENSITY HOUSING
RETAIL	LOW DENSITY HOUSING
EDUCATION	SINGLE-FAMILY HOUSING
TRANSIT	PARKS & OPEN SPACE
SURFACE PARKING	EXISTING BUILDINGS
STRUCTURED PARKING	See Pg. 13 for Key Plan Elements

2010 Dollars

C. PEARL HARBOR OPEN SPACE AND TRAIL CONNECTIONS

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Kalihi

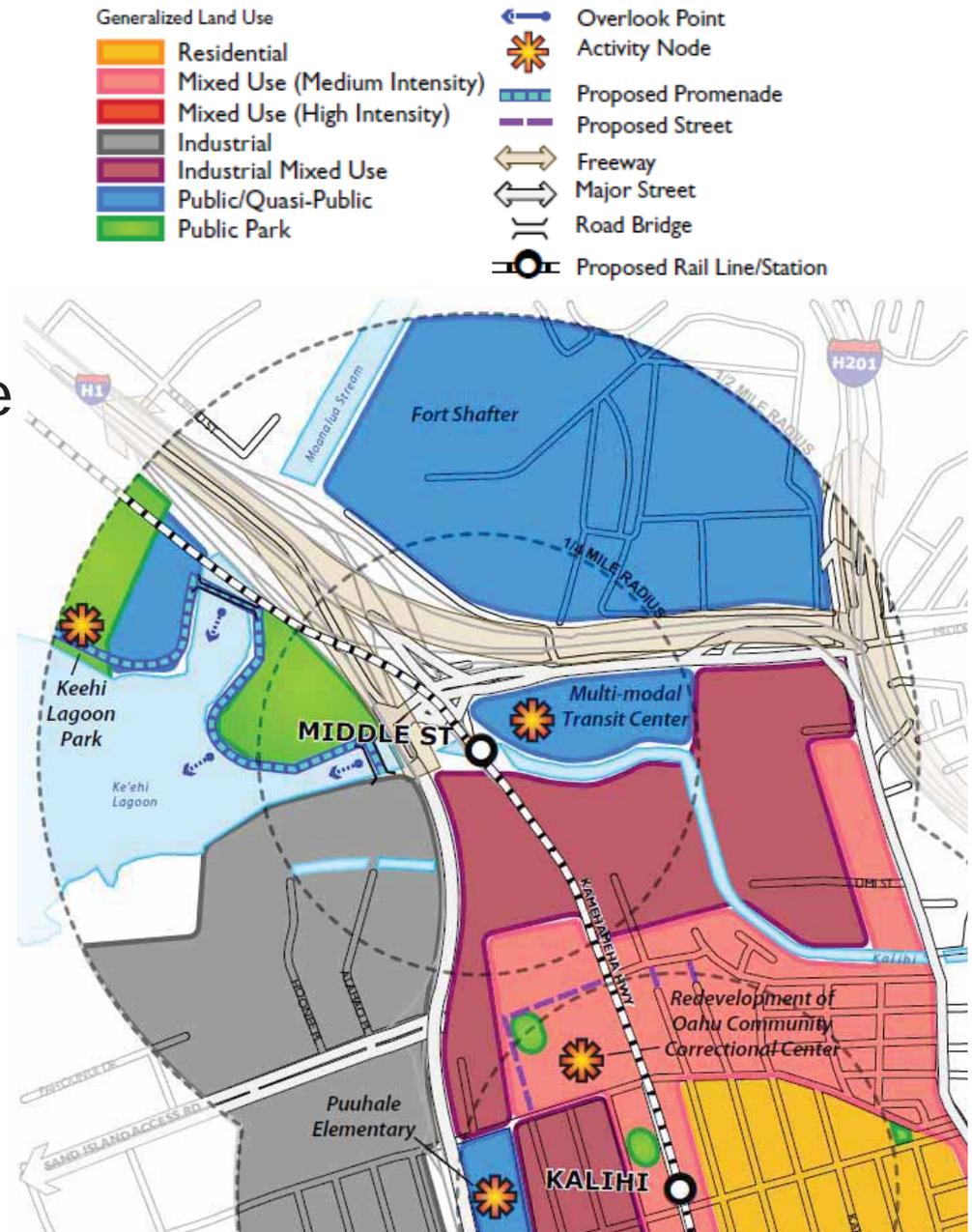


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Middle Street Station Area

- Multi-modal hub
- New waterfront promenade and access to waterfront parks
- Commercial/industrial uses preserved makai of Nimitz Highway
- Long-term: revitalized district, catalyzed by transformation of OCCC

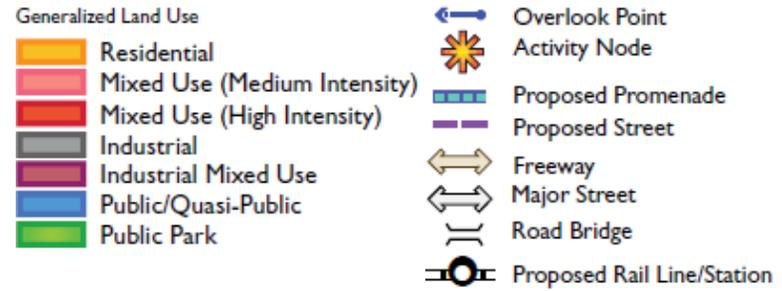






Kalihi Station Area

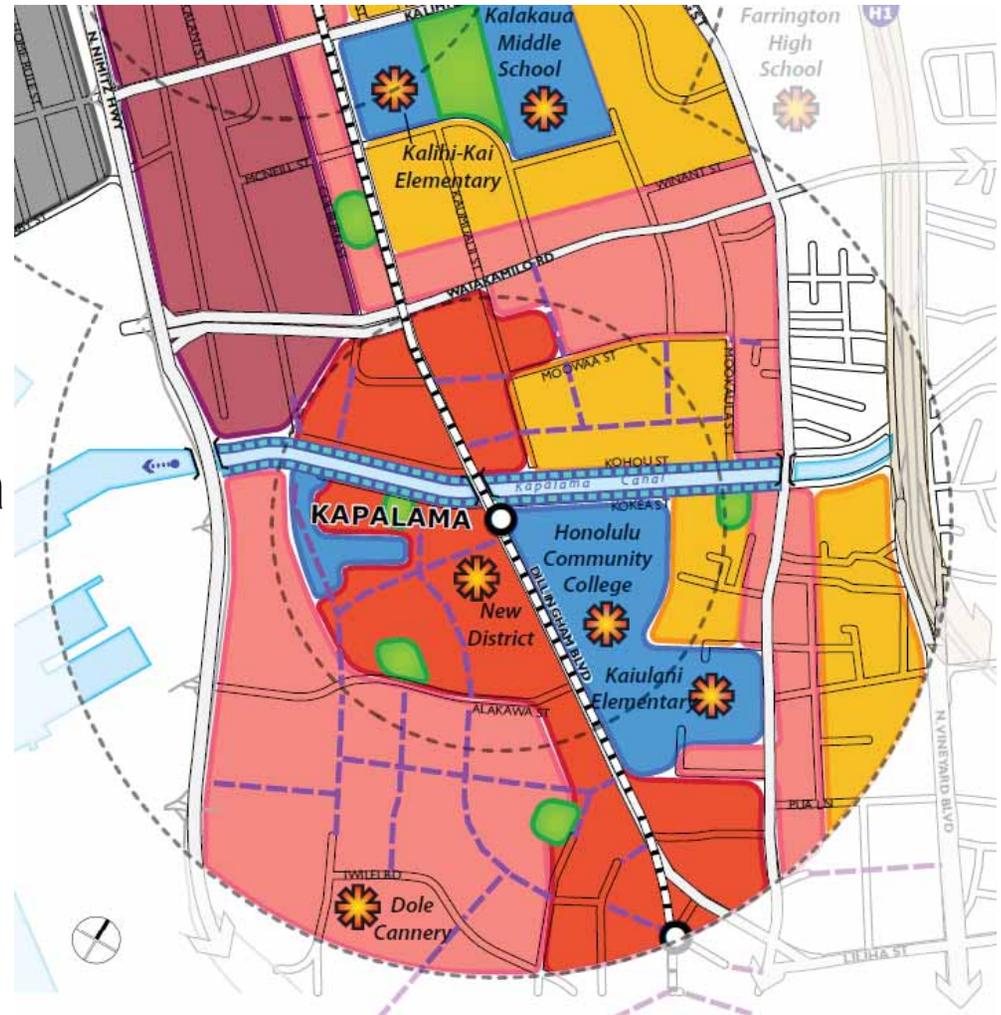
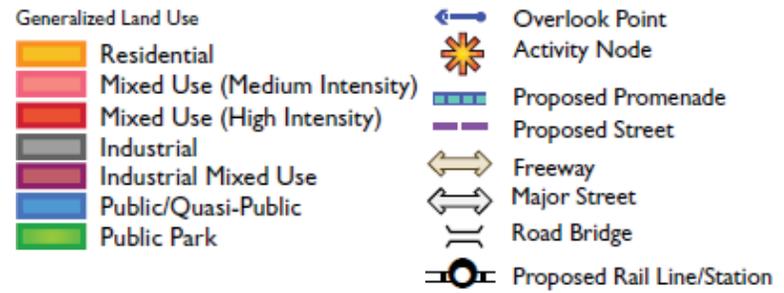
- Scale and character of uses maintained:
 - Industrial and commercial makai of the station and
 - Residential mauka of the station
- Greater mix of uses along Dillingham Boulevard
- Strategic new higher-density housing and rehabilitation of units in disrepair





Kapalama Station Area

- Most transformative
- High-intensity mixed-use: residences, public facilities, neighborhood shopping
- Education hub at Honolulu Community College
- Promenade along Kapalama Canal
- New streets and paths

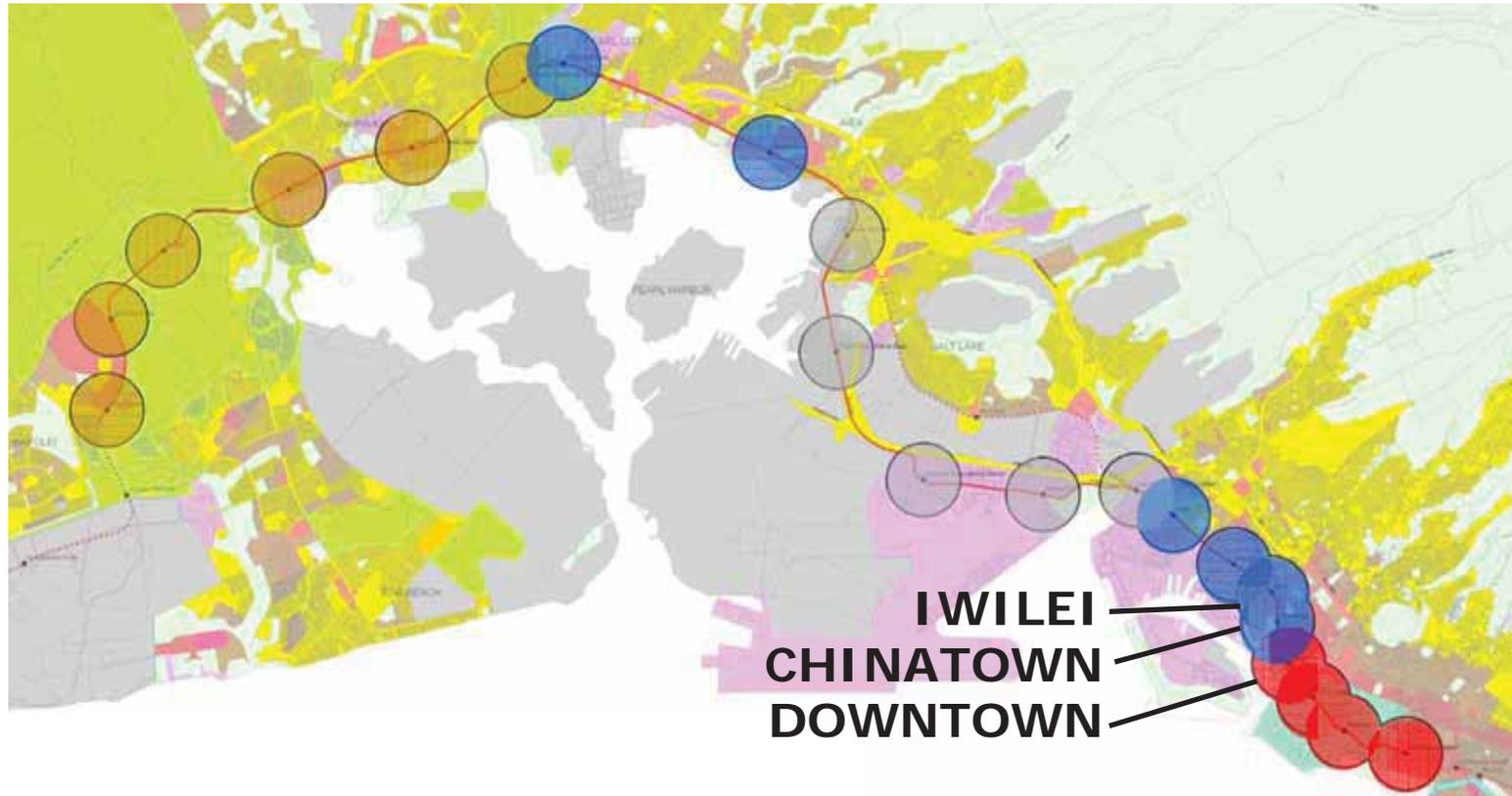




EXISTING CONDITIONS PLAN -MAIN CAMPUS
HONOLULU COMMUNITY COLLEGE



Downtown

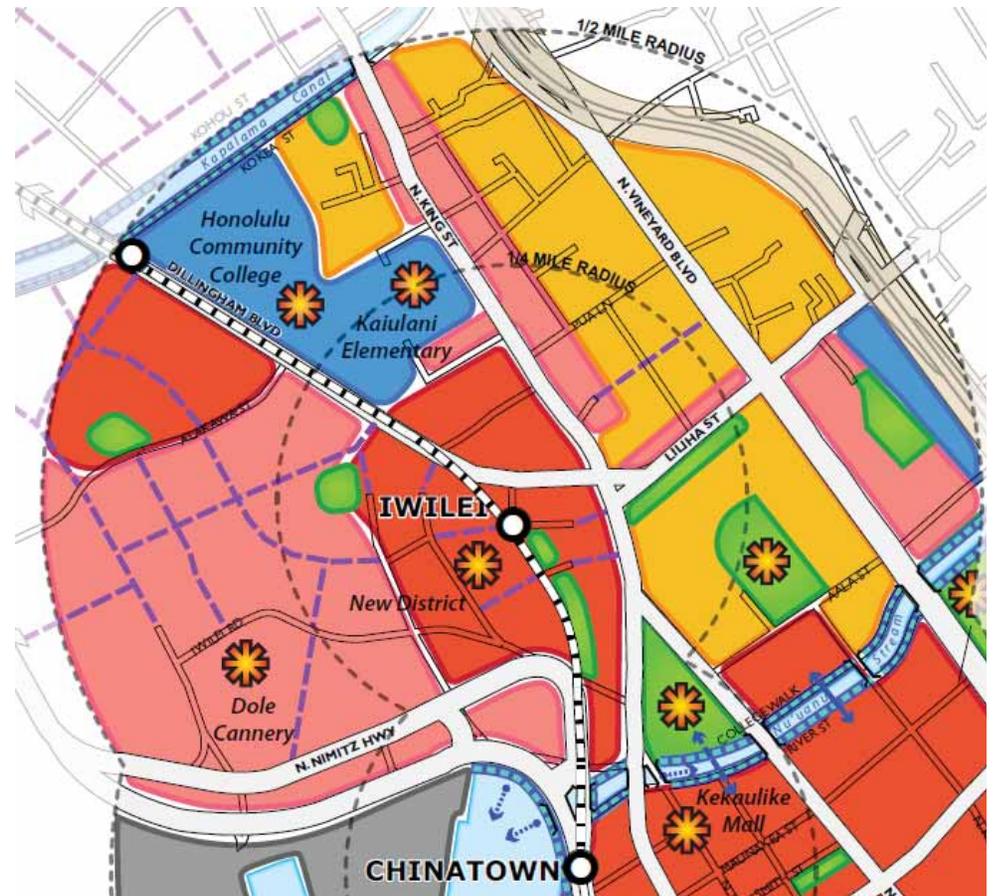


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Iwilei Station Area

- Most transformative
- High-intensity mixed-use: residences, public facilities, neighborhood shopping
- Education hub at Honolulu Community College
- New streets and paths



Generalized Land Use

- Residential
- Mixed Use (Medium Intensity)
- Mixed Use (High Intensity)
- Commercial Office
- Public/Quasi-Public
- Industrial
- Public Park

- Overlook Point
- Activity Node
- Proposed Promenade
- Proposed Street
- Existing Pedestrian Bridge
- Proposed Pedestrian Bridge
- Freeway
- Major Street
- Road Bridge
- Proposed Rail Line/Station

Iwilei Station Area

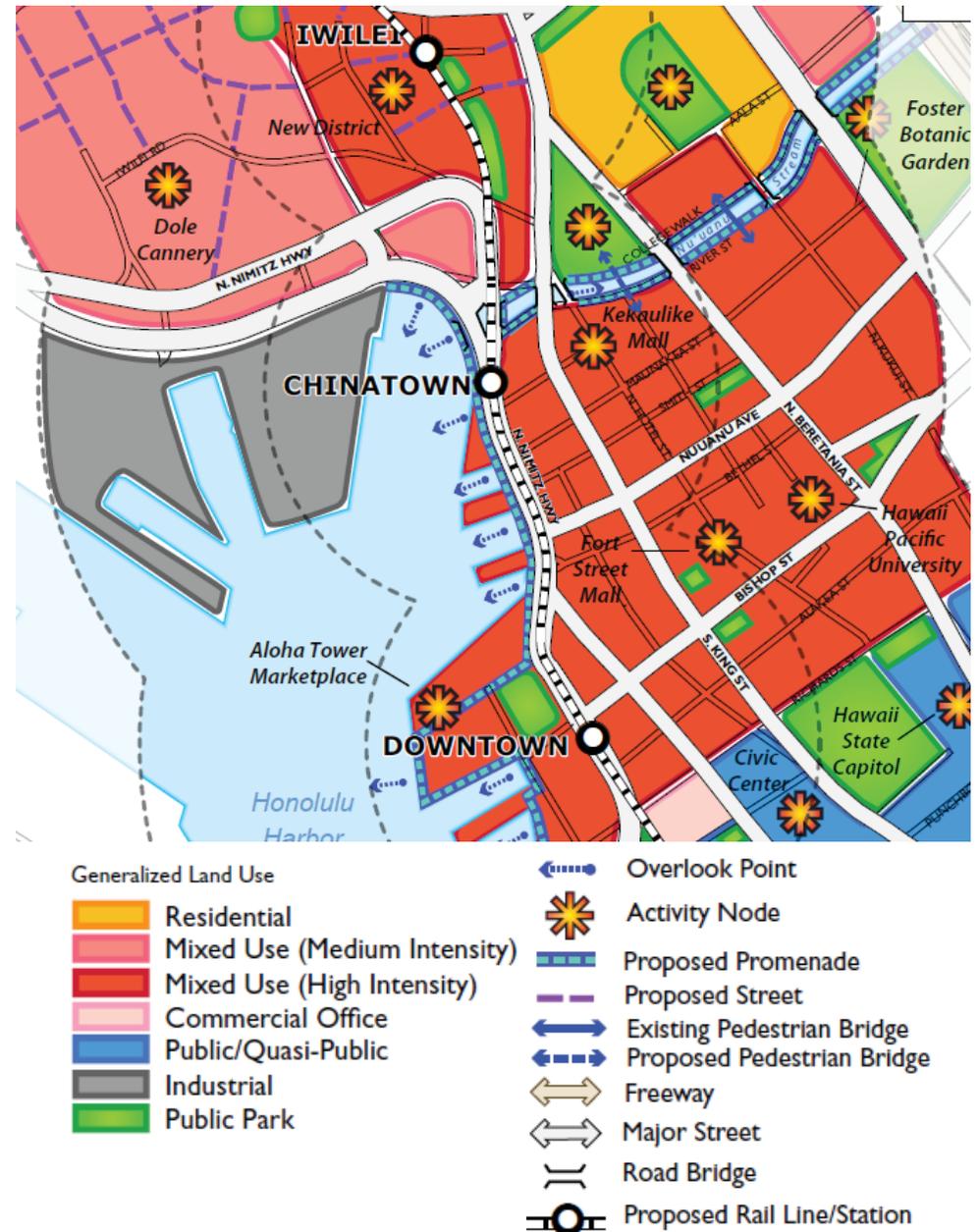


Iwilei Station Area



Chinatown Station Area

- Retain historic character and scale
- Revitalize River Street, Nuuanu Stream canal, and Aala Park
- Redevelop surface parking lots on Nimitz Highway with taller buildings
- Encourage new uses and public services that accommodate seniors, children, and families



Chinatown Station Area

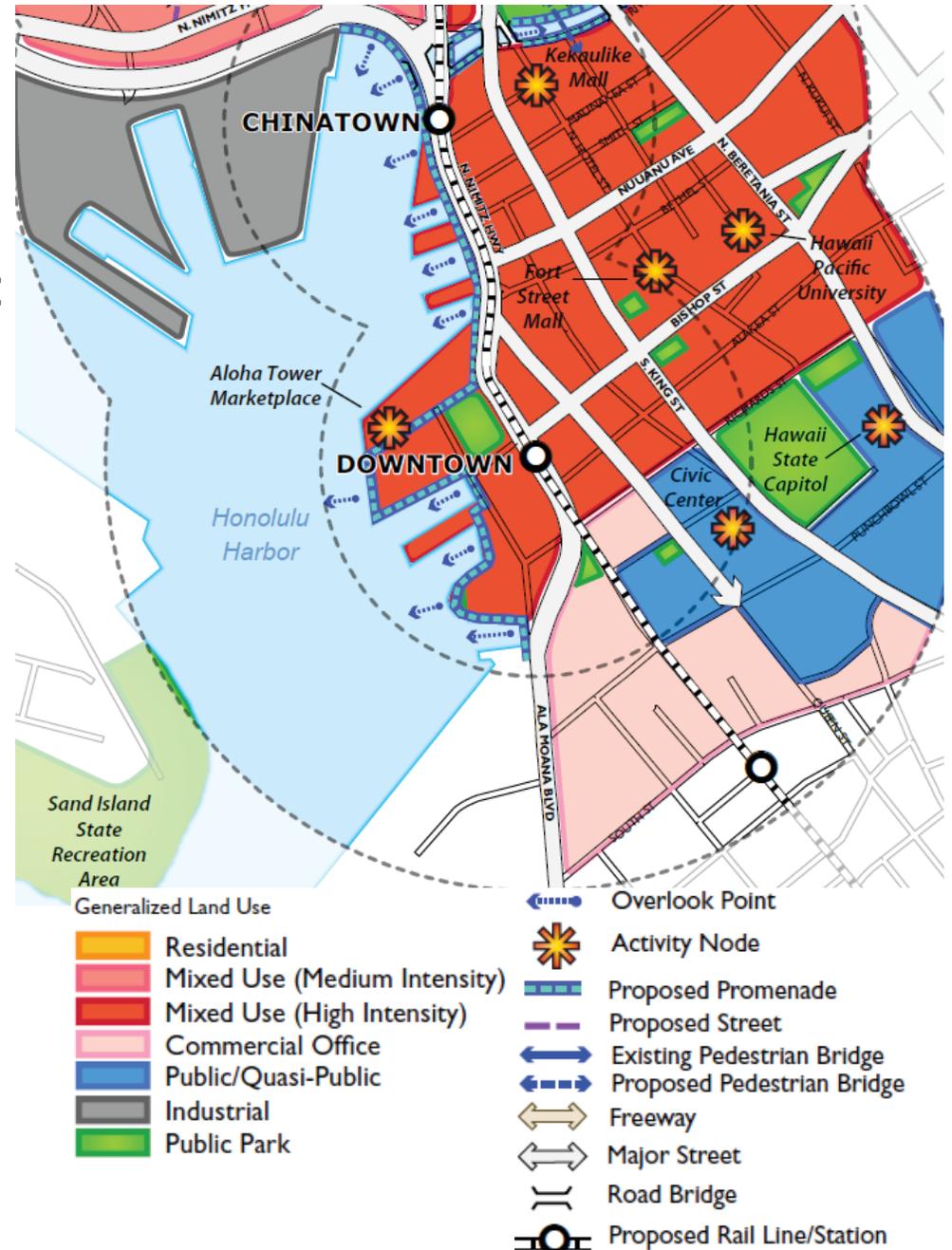


Chinatown Station Area



Downtown Station Area

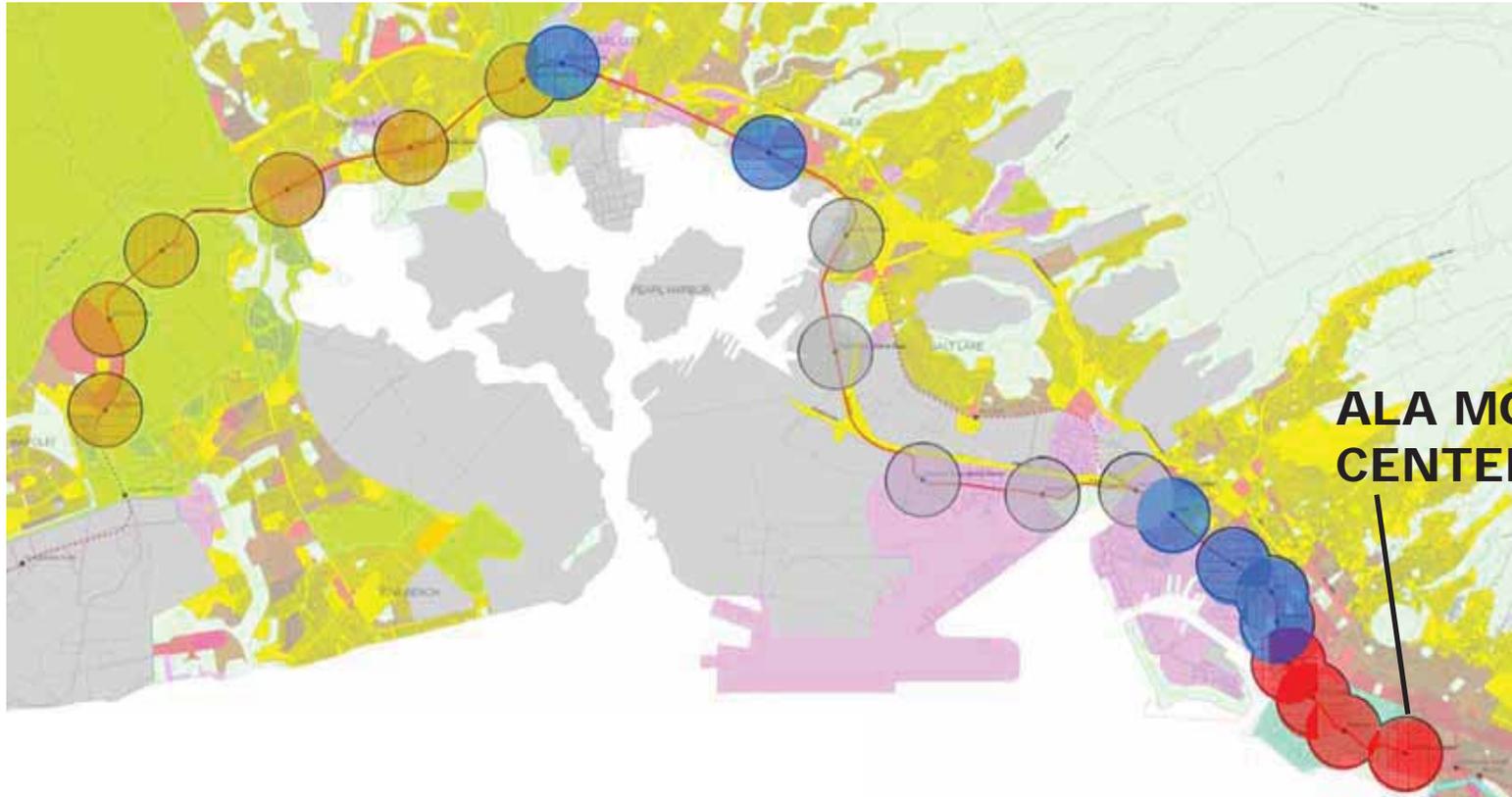
- Retain employment center
- Expand mix of evening uses: retail, entertainment
- Create a regional destination with new waterfront activities:
 - Revitalize Aloha Tower
 - Redevelop HECO power plant site
 - Develop waterfront promenade



Downtown Station Area



Ala Moana



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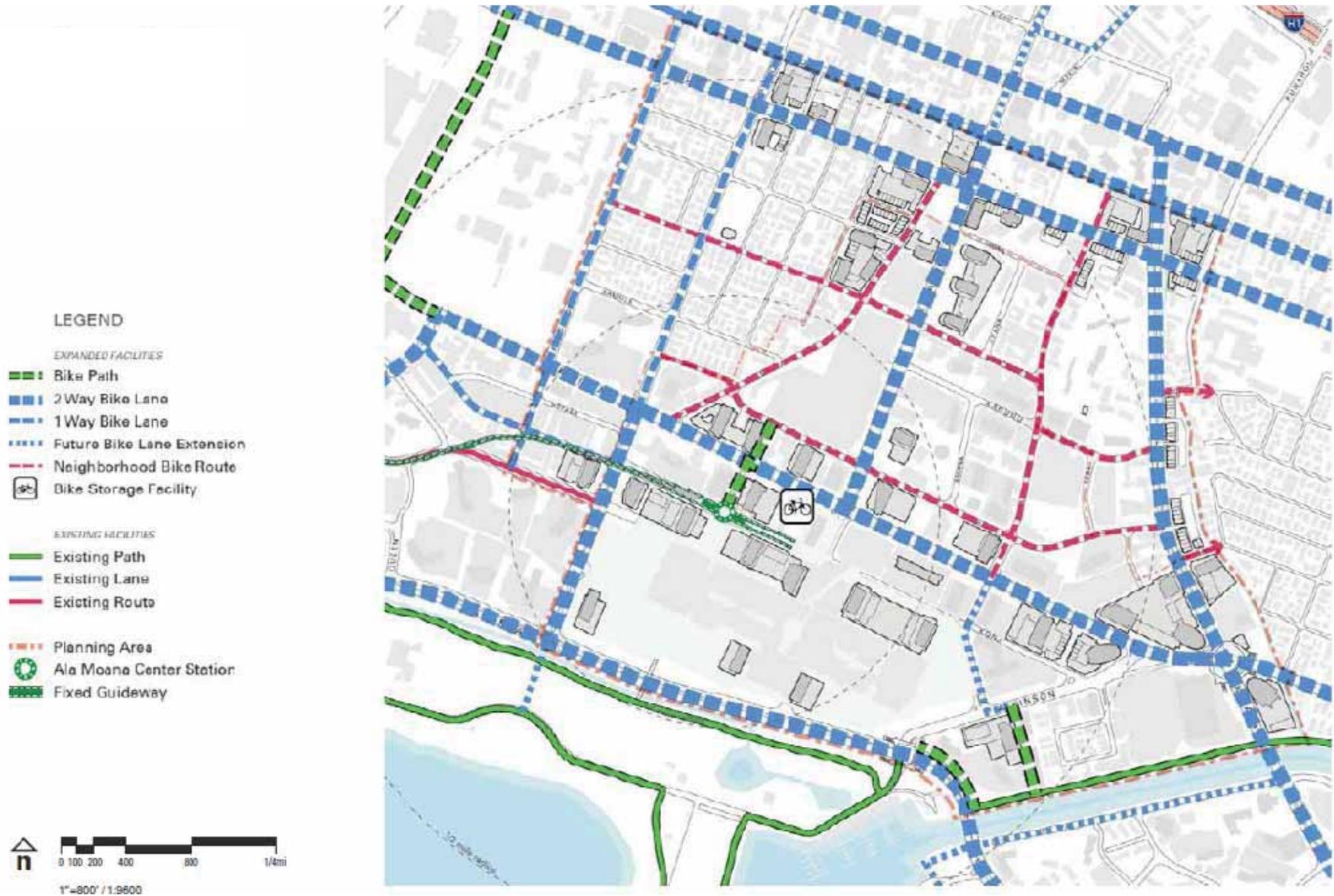
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KAPIOLANI BOULEVARD



PROPOSED BICYCLE NETWORK



KEEAUMOKU STREET



Keeaumoku Street - Existing Conditions (R.O.W. 78' / curb-to-curb 62')



Keeaumoku Street - Enhanced Streetscape (R.O.W. 78' / curb-to-curb 62')



Plan View



Draft Implementation Strategy

Draft implementation strategy

- Finalize and adopt Neighborhood TOD Plans
- Establish TOD Sub-cabinet; coordinate investments
- Enhanced partner roles in TOD
- Develop financing and incentive tools
- Develop and implement housing policy
- Implement zoning & process improvements
- Select and develop catalytic projects
 - with Council, partner, and public input

Draft implementation strategy

- Long-term phased implementation plans with coordinated, leveraged investments

Coupled with

- Short-term 'jump start' action agendas with an 'all hands on deck' public process and partnerships



What's Next?

- Finalize and adopt Neighborhood TOD Plans
- Establish TOD Stakeholder Committee
- More defined partner roles in TOD
- Implement zoning and ordinance changes
- Implement other incentive tools
- Develop catalytic projects



Mahalo!

www.todhonorolulu.org

