

City and County of Honolulu



## **TOD Honolulu**

# Making TOD Happen

TOD Symposium, November 16, 2013

# What we'll do today (afternoon)

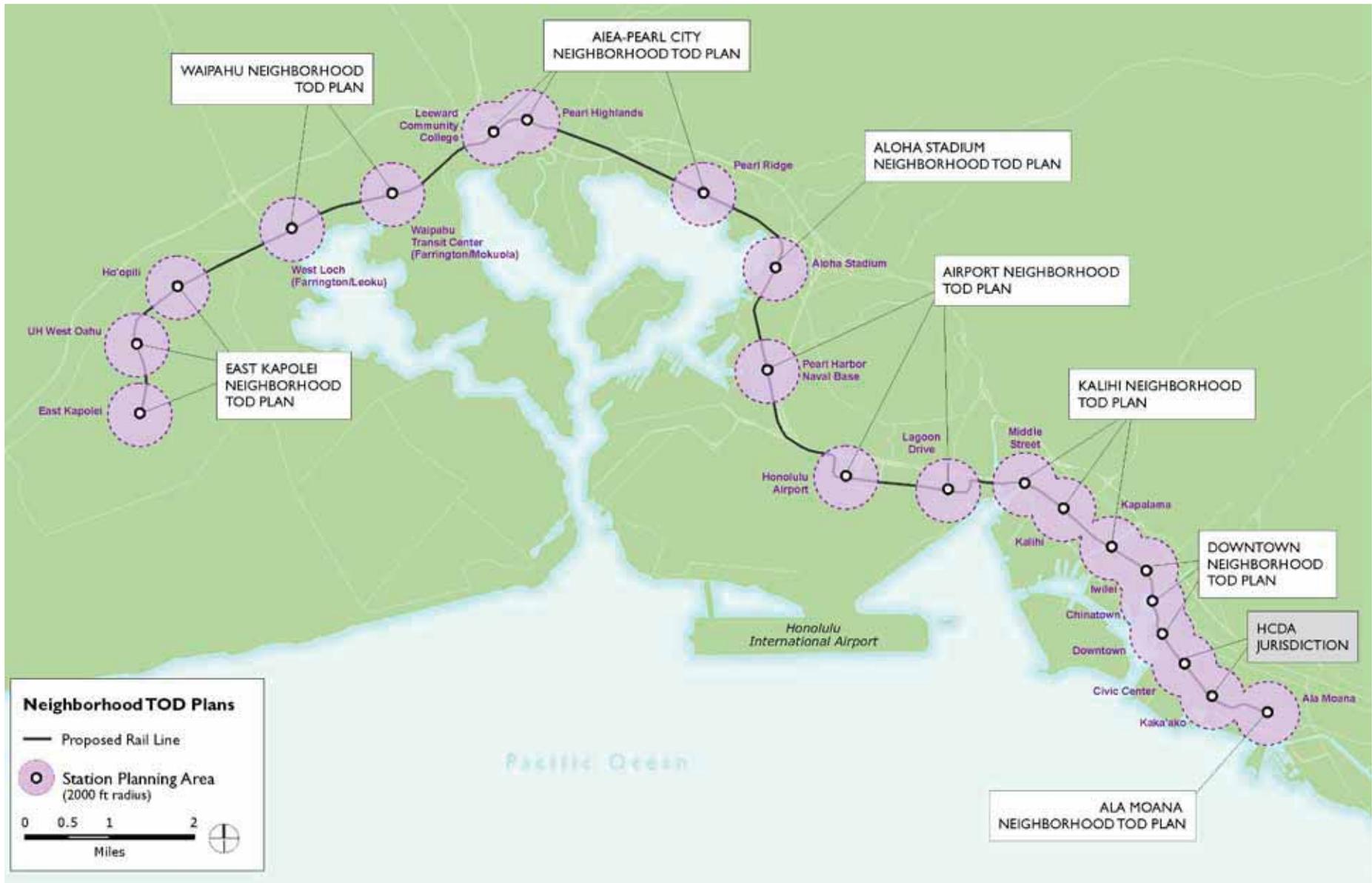
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- Talking TOD: What We've Heard (*during lunch*)
- Making TOD Happen (*during lunch*)
  - The draft implementation strategy
- Developing the Action Agenda
  - Reimagining our parks and public spaces
  - Envisioning the catalytic projects
  - Reviewing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

# It's about people and their neighborhoods



# Neighborhood TOD Plans





# Draft Implementation Strategy

# Developing the strategy

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- Review agency initiatives, needs, resources
- Analyze and refine the TOD Plans
- Identify overlapping needs and opportunities
- Leverage partner resources and initiatives
- Identify short term and long term priority areas
- Identify potential catalytic projects
- Get public, partner, and Council input

# Draft implementation strategy

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- 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

# 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



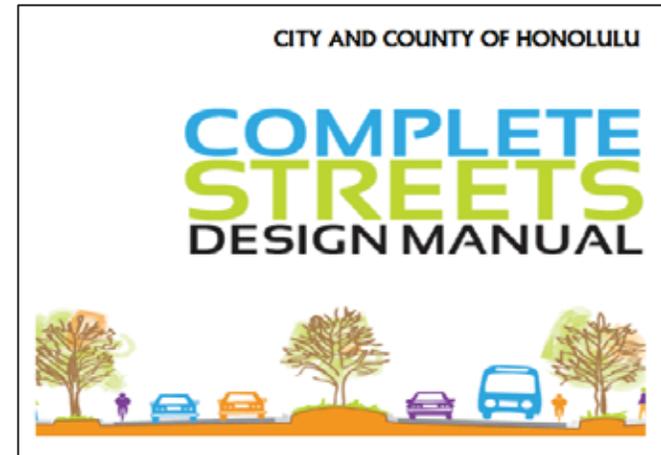
# Draft implementation strategy

- Identify infrastructure needs to serve anticipated growth in TOD neighborhoods
- Establish 15-year plan to address needs, consistent with competing City priorities.
  - Includes wastewater systems, utilities, broadband, complete streets, and parks and recreation areas.



# Draft implementation strategy

- Establish priority funding plan to implement “complete streets” projects in TOD neighborhoods.



- Create DTS/OTS/HART group for coordination and cooperation on seamless, safe connections
  - between transit stations, bus stops, streets and sidewalks, and major activity nodes.



# Draft implementation strategy

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- Partner with the State on TOD opportunities.
- Establish stakeholder groups around TOD implementation and continue the community building process.
- Initiate TOD zoning for the transit corridor to facilitate appropriate development.
- Aggressively pursue 2-3 public-private partnerships for catalytic projects.

# Private Investment near Rail

(as of 2009)

Washington Metro	\$15 Billion since 1976
Dallas DART	\$4 Billion since 1996
Portland MAX	\$3 Billion since late 1970s
St. Louis MetroLink	\$1 Billion since 1993

Private sector will invest in TOD if conditions are right.



Washington Marriott at the Metro Center – Washington DC

# Private Investment near Rail



Hollywood/Vine Station – Los Angeles



Waterfront Station – Washington DC



Busch Stadium - St. Louis





# Coordination with partners

## Internal and external

Focus on use of existing/pipeline resources,  
overlap and leveraging opportunities

# TOD Sub-cabinet strategies

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- DTS – Intermodal Connections and Complete Streets
- BWS – Water Systems and Supply
- ENV – Effects of TOD on the Wastewater System
- BFS – Financing Options
- DIT – Broadband Access
- DPP – Codes and Zoning
- Housing – Housing Choices for All
- DPR, DDC, DFM – Maintaining the Public Realm

# Build on existing partnerships

## TRANSIT - HART

- Rail Alignment
- Build Stations
- Apply for Permits
- Land Acquisition
- Adjust Streets
- Public Outreach

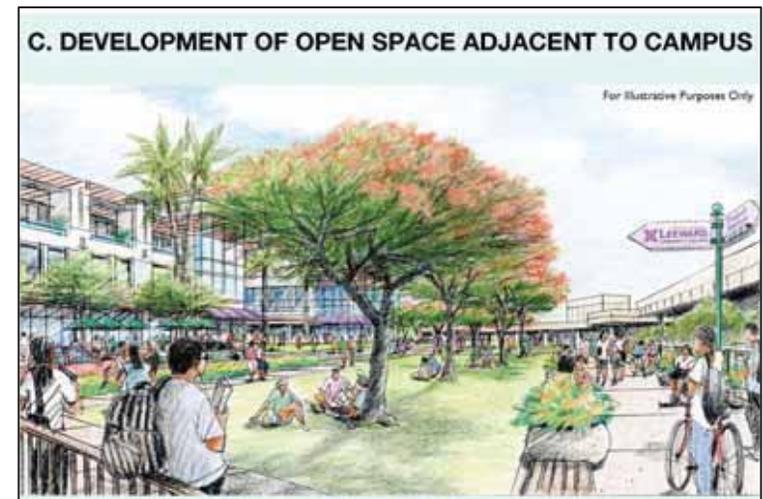
## TOD - DPP

- Neighborhood Planning
- Build PPPs
- Zoning and Permits
- Coordinate Infrastructure
- Circulation & Connections
- Public Outreach



# Build on existing partnerships

- HCDA – circulation and connections
- HDOT – state roads at transit stations
- DOH – bikesharing and active transport
- Board of Education
  - School siting and improvements
  - Redevelopment of school lands
- UH and Community Colleges
- Developers
- Professional organizations
- Non-profits and neighborhood groups



# Opportunities and issues

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- Airport and Aloha Stadium
- Other State-owned and Federal land
- Planned State and Federal facilities
- Financial tools
  - revolving loan fund
  - District & special area funding
  - Targeted & coordinated grants
  - State % of GET tax



# Initial Catalytic Projects

# What is a Catalytic Project?

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- **Likely to 'catalyze' other projects** to happen in same area; a seed, target or magnet for others
- **Limited area** - often a few blocks of streetscape, projects on both sides of a street, or all 4 corners
- **Can be inspiring/iconic**, or just 'good projects' that 'prove the market'
- **Can be major private/public investment** (long-term) or **smaller-scale street or park improvements** (short-term)

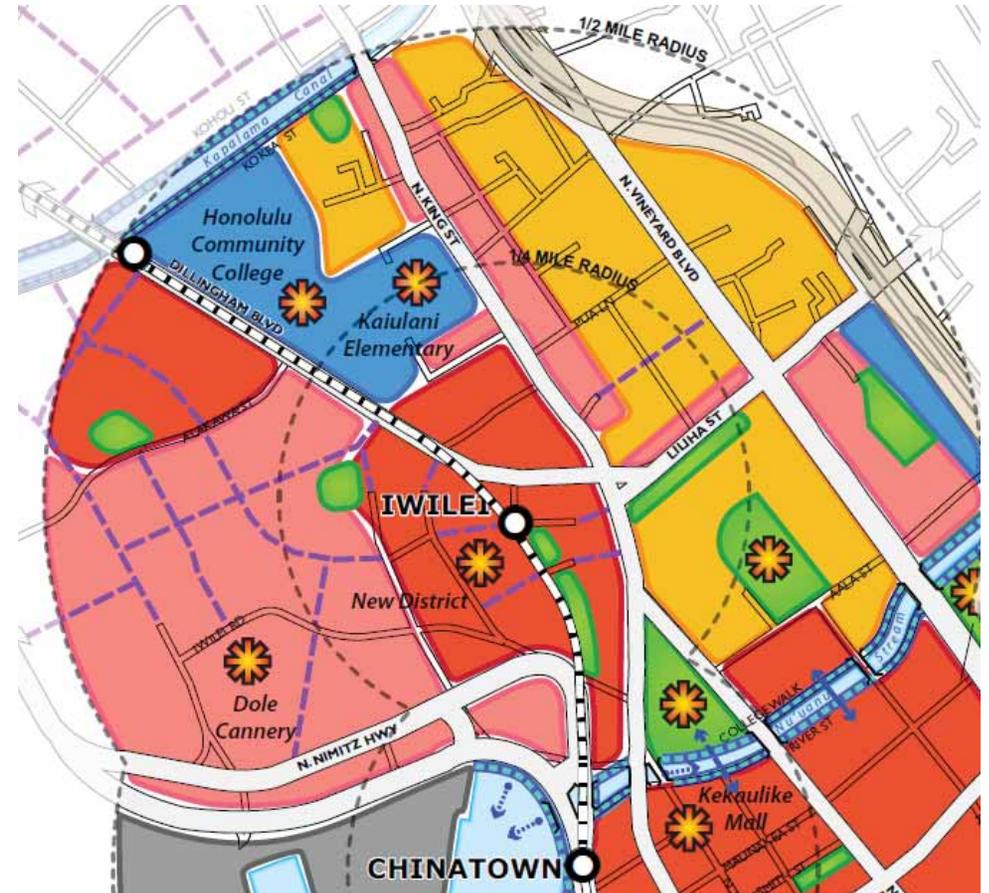
# What is a Catalytic Project?

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- Based on the vision and ideas from neighborhood TOD Plan public workshops and stakeholders
- Sub-cabinet and partners are analyzing areas of need and available resources to identify potential publicly-sponsored catalytic investments
- Need to balance geographically and across project types
- Working with partners (private and public) to see how to target and leverage their resources

# Potential for TOD

- Varies by station area
- Depends primarily on:
  1. land availability
  2. market strength
- Public interventions may be needed to help realize TOD that does not “pencil out”
- Infrastructure capacity needs to be available or expanded



# Initial Catalytic Projects

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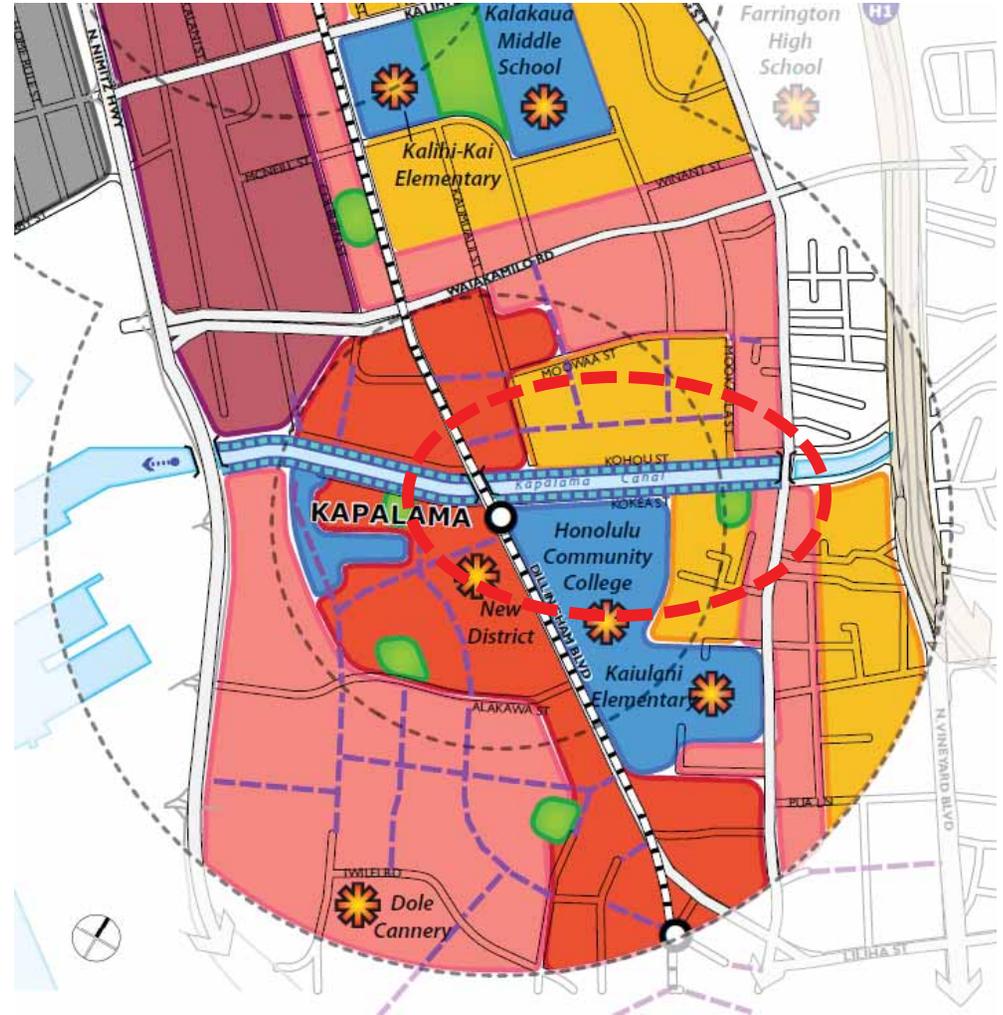
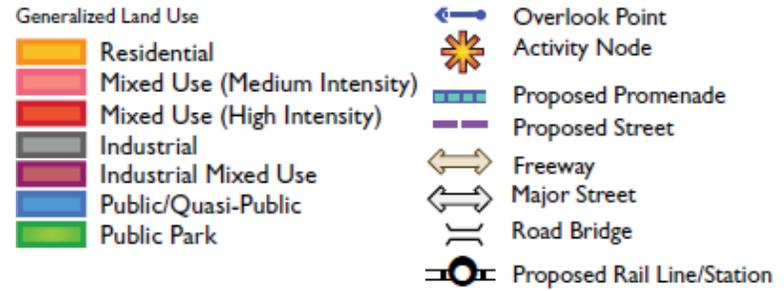
- Kapalama Canal 'Blueway'
- Pearlridge Gateway
- Blaisdell Center redevelopment
  
- Other infrastructure and development initiatives under way, but these will be key focal points



# Kapalama Canal

# 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

# Kapalama Canal

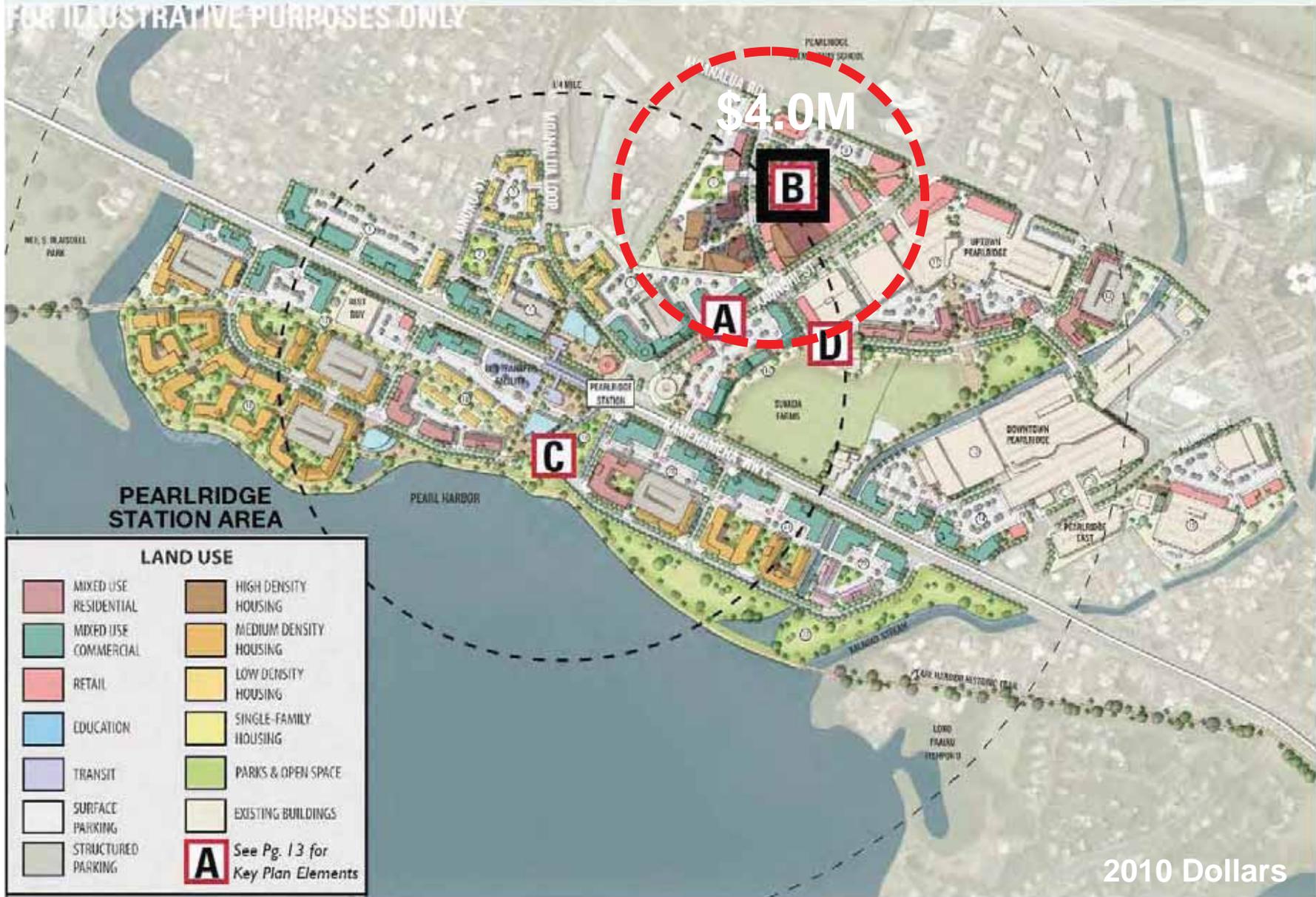




# Pearlridge Gateway

# B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE

FOR ILLUSTRATIVE PURPOSES ONLY



## B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE

# Live Work Play Area



AIEA-PEARL CITY | NEIGHBORHOOD TOD PLAN

VAN METER  
WILLIAMS  
POLLOCK

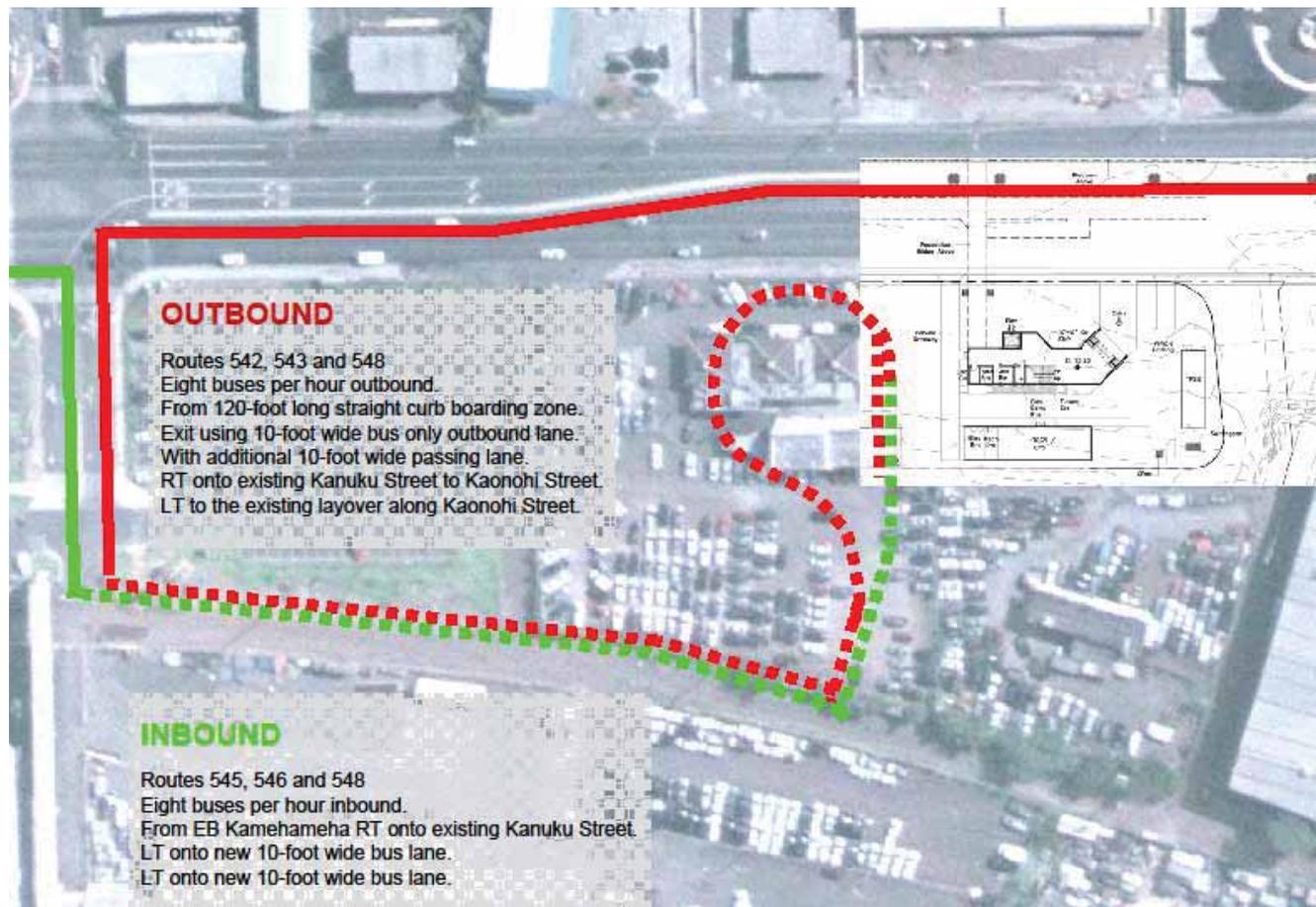
# C. PEARL HARBOR OPEN SPACE AND TRAIL CONNECTIONS

FOR ILLUSTRATIVE PURPOSES ONLY



# TOD Infrastructure

Proposed Pearlridge bus transfer center next to rail station for intermodal connections



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FOR ILLUSTRATIVE PURPOSES ONLY



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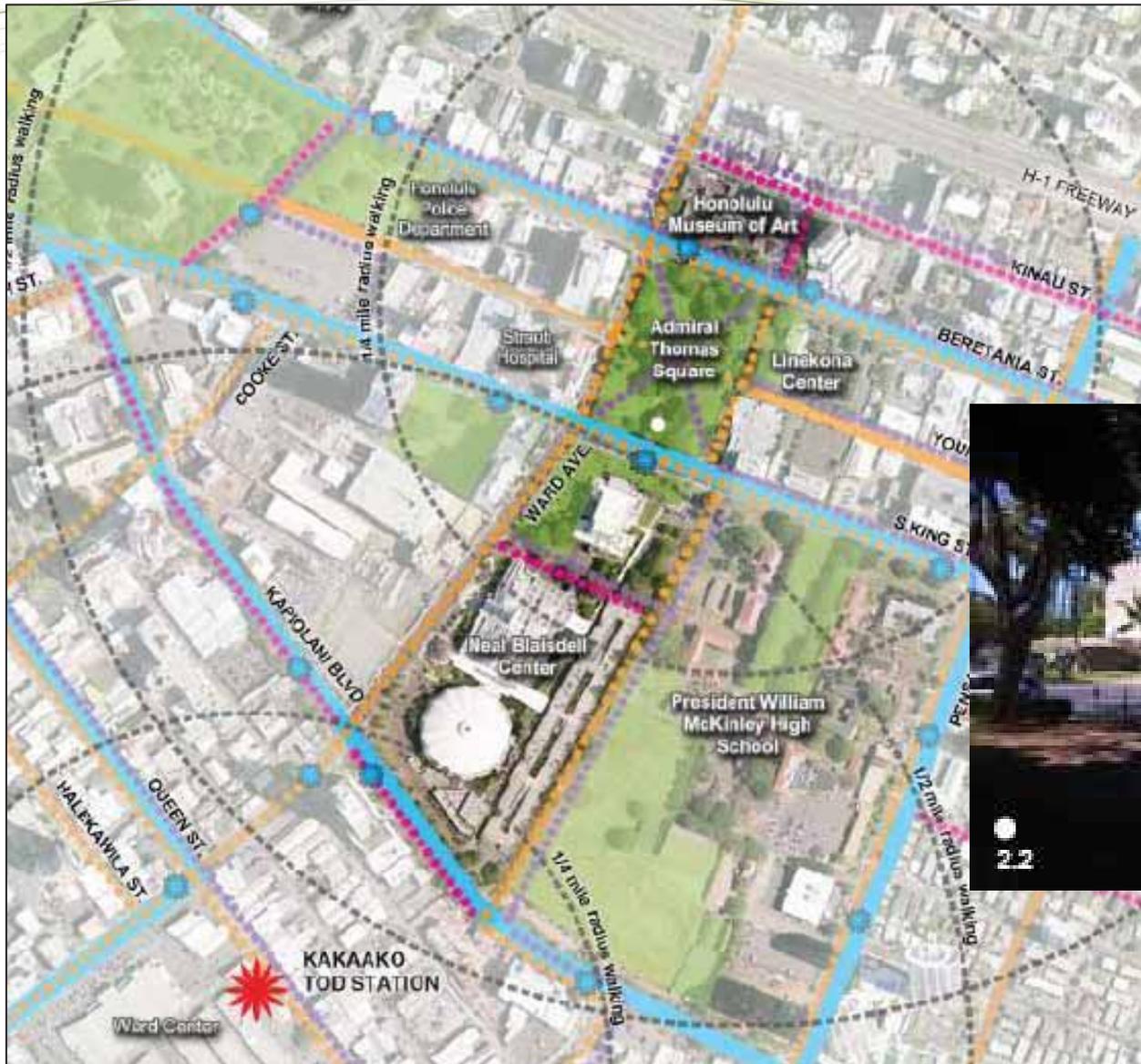
For Illustrative Purposes Only





# Blaisdell Center Redevelopment

# Blaisdell Center Redevelopment



# Parks and Open Space

- Maintaining the Public Realm
  - A Collaboration between DPR, DDC, DFM
  - Parks long range planning
  - Sustainable open space, parks, and street tree policies and maintenance strategies





# Developing the action agenda

## Now it's your turn!

# Developing the Action Agenda

- Three main activities (plus talk story)
  - Reimagining our parks and public spaces
  - Envisioning the catalytic projects
  - Reviewing Neighborhood TOD Plans
- Closing
  - *Ice cream & prizes*

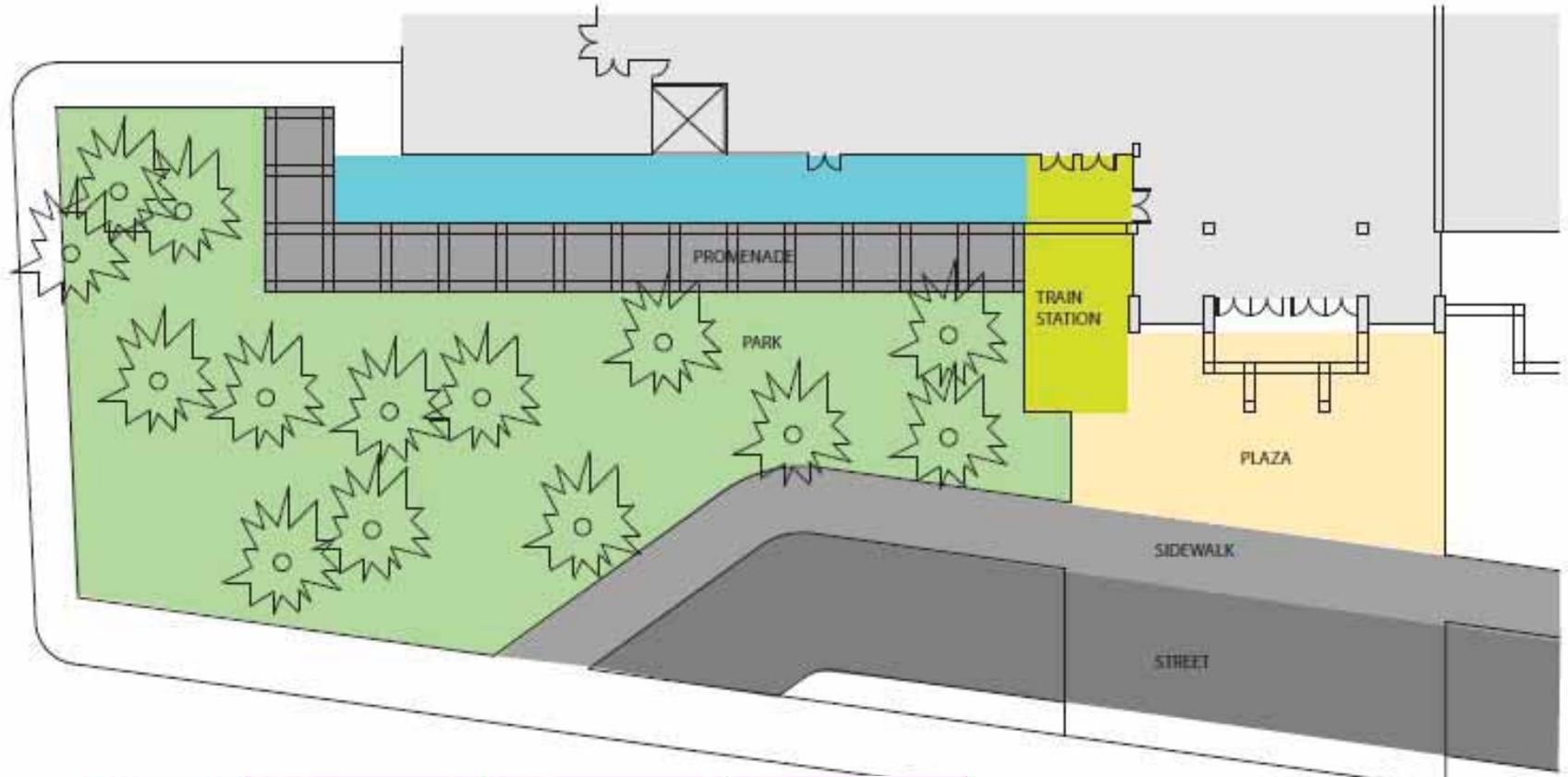
# Developing the Action Agenda

- Three main activities (plus talk story)
  - Reimagining our parks and public spaces
    - Outside on the lawn and plaza
  - Reviewing Neighborhood TOD Plans
    - Long map on back wall plus exhibits
    - Interactive ‘We’ table linked to city’s new Map App
  - Envisioning the catalytic projects
    - Kapalama Canal focal point
    - Other examples on long map
- Closing
  - *Ice cream & prizes*

# 'Pop-up' complete streets



# The pop-up park



## COMMERCIAL

IT IS A  
10 MINUTE  
WALK TO  
THE WARD  
SHOPPING CENTER.



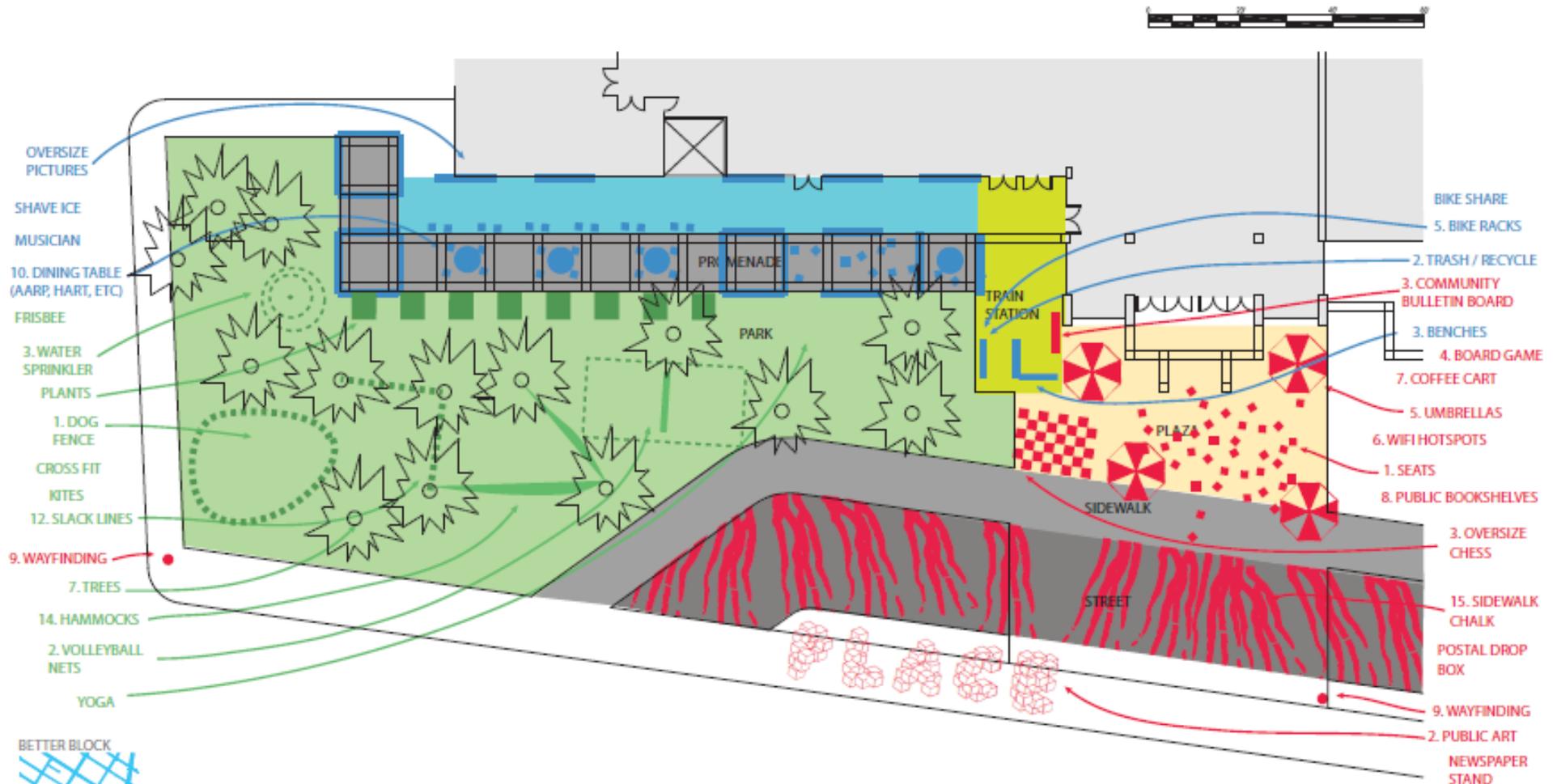
IT IS A  
4 MINUTE  
BUS RIDE TO  
THE ALA MOANA  
SHOPPING MALL.



IT IS A  
8 MINUTE  
BIKE RIDE TO  
GROCERY STORE.



# The pop-up park



HOW TO MAKE YOUR BLOCK BETTER  
**POWER OF TEN**

3 DEMONSTRATIONS  
 READING PLAZA  
 DOG PARK  
 TRANSIT STATION

# Station area maps and TOD Plans

Other potential catalytic projects identified as examples  
Staff available to discuss TOD neighborhood plans



# What to do? So many choices.....

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Check out what you are interested in-

- hang out in the park and play or learn from exhibits
- get an overview of neighborhood plans from staff
- Give input on projects or plans
- Check out the 'We' table and get a demo of how to access our Map App on your tablet or phone
- Check out the #TODHonoluluWishes framed snapshots

But please use your 'I wish/I will' card to tell us what you want to see in your neighborhood – and what you are willing to do the help make it happen!

Hand card in at end for prize drawing

# I wish... I will....

What would you like to see in your rail station neighborhood?  
Better sidewalks, parks and plazas, rental housing, bike paths, restaurants and shops, etc.

## I Wish...

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What neighborhood do you live in?

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Comments?

Which Displays and Activities have you visited?  
Circle the dots  below

### PIKAKE ROOM

- We Table
- TOD Corridor Map
- Kapalama Canal

### PARK

- Grassy Lawn
- Dog Park
- Fountain
- Yoga
- Bocce Ball
- Volleyball
- Trees
- Slackline
- Picnic Table
- Historic Landmark

MAKING  
**TOD**  
HAPPEN

**TOD**  
HONOLULU  
Transit-Oriented Development

# I wish... I will....

What would you be willing to do - to help make your wish become a reality?

## I Will...

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Your Name

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email address (optional)

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### STATION AREA

- Tables
- Activating Windows
- Recycling
- Benches
- Coffee
- Ping Pong
- Bike Share Display
- Wayfinding Signage
- Music
- Plants

### PLAZA

- Public Seating
- Bookshelves
- Public Art
- Jumbo Chess
- Board Games
- Umbrellas
- Bike Parking
- Bulletin Board
- Newsstand
- Street Art

\*\*\*\*\*  
\* **ENTER TO WIN!** \*  
\* Submit this completed \*  
\* form into the "I Will..." \*  
\* drop-off box and you'll be \*  
\* entered to win a prize! \*  
\* Remember to circle your \*  
\* activity dots on both sides \*  
\* of this card. \*  
\*\*\*\*\*



Go have fun!



***Mahalo!***

[www.todhonorolulu.org](http://www.todhonorolulu.org)

