

City and County of Honolulu



TOD Honolulu

Let's Roll!

TOD Implementation Strategy

Harrison Rue

November 22, 2014

What we'll do today *(morning)*

- Let's Roll
 - TOD Plans and Implementation Strategy
- *Plenary: Vibrant, Healthy Communities*
- *Panel: Creating Great Places*

Break

- *Panel: Making it Happen*

Lunch break

What we'll do today *(afternoon)*

- Where Do We Go From Here? *(discussion during lunch)*
- Interactive Sessions
 - Indoors – four activities
 - Outdoors – eight activities
- Closing
 - *Raffle prizes*

Please 'share' the Downtown TOD Plan app with your networks and neighbors at www.connecthonolulu.com

The image shows a promotional graphic for the Downtown Neighborhood TOD Plan app. At the top left is the TOD HONOLULU logo with the tagline 'Live Work Connect'. The top center features the website URL 'www.connecthonolulu.com' and the title 'Downtown Neighborhood TOD Plan From Downtown to Kapalama'. The top right has the 'cb' logo. The main content is organized into several sections: 'Welcome' (Designed to be fun, engaging & interactive), 'Vision' (Vibrant development, Enhanced walkability, Housing choices, Balanced density & green space, Convenient transportation network, Quality public improvements), 'Discover' (Project background & existing land uses), 'Explore' (Development scenarios for each future, Circulation and mobility, Open space & public realm, Implementation), 'Poll + Comment' (Identify priorities & tell us what you think!), 'Share Results' (Use social media or email to share & show your friends), and 'Follow the Project' (Send a comment to the project manager or sign up to be on the mailing list). In the center, there are images of a smartphone, a desktop monitor, and a tablet, all displaying the app's interface. Below these images, there are two numbered steps: '1. Download & Open' and '2. Tap on button to register/comment'. At the bottom, it says 'Works on any device!' and 'Powered by Crowdbrite® Touch'. A QR code is located in the bottom right corner.

TOD Overview

- \$5.2B, 20-mile rail transit under construction
- Neighborhood TOD Plans and zoning
- Walkable, connected, complete streets
- Islandwide housing strategy
- Financial toolkit of incentives and funding
- TOD Subcabinet coordination of City infrastructure, permits, funding, projects
- Identified catalytic projects and growing market interest

Rail Construction Progress

- Shafts and Columns cast/completed weekly
- Guideway Segment erection under way



Five Guideway Segments Set at Span 65 on 5-08-14



Column construction in progress

Rail Construction Progress



First section of Guideway- East Kapolei

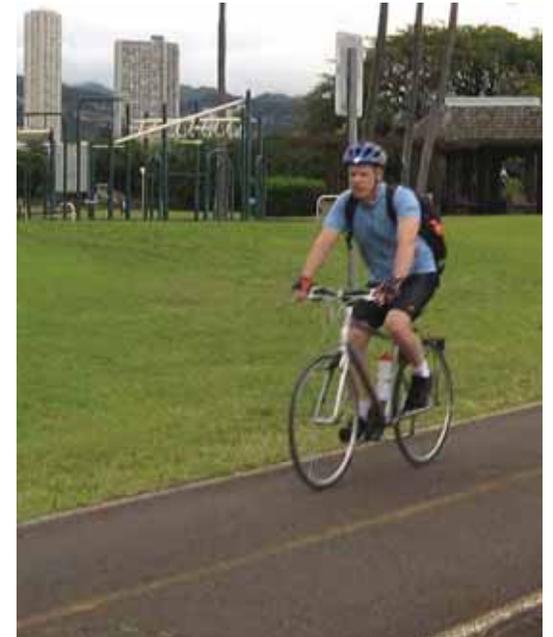
Where we're going

Create choices and a high-quality, healthy urban lifestyle

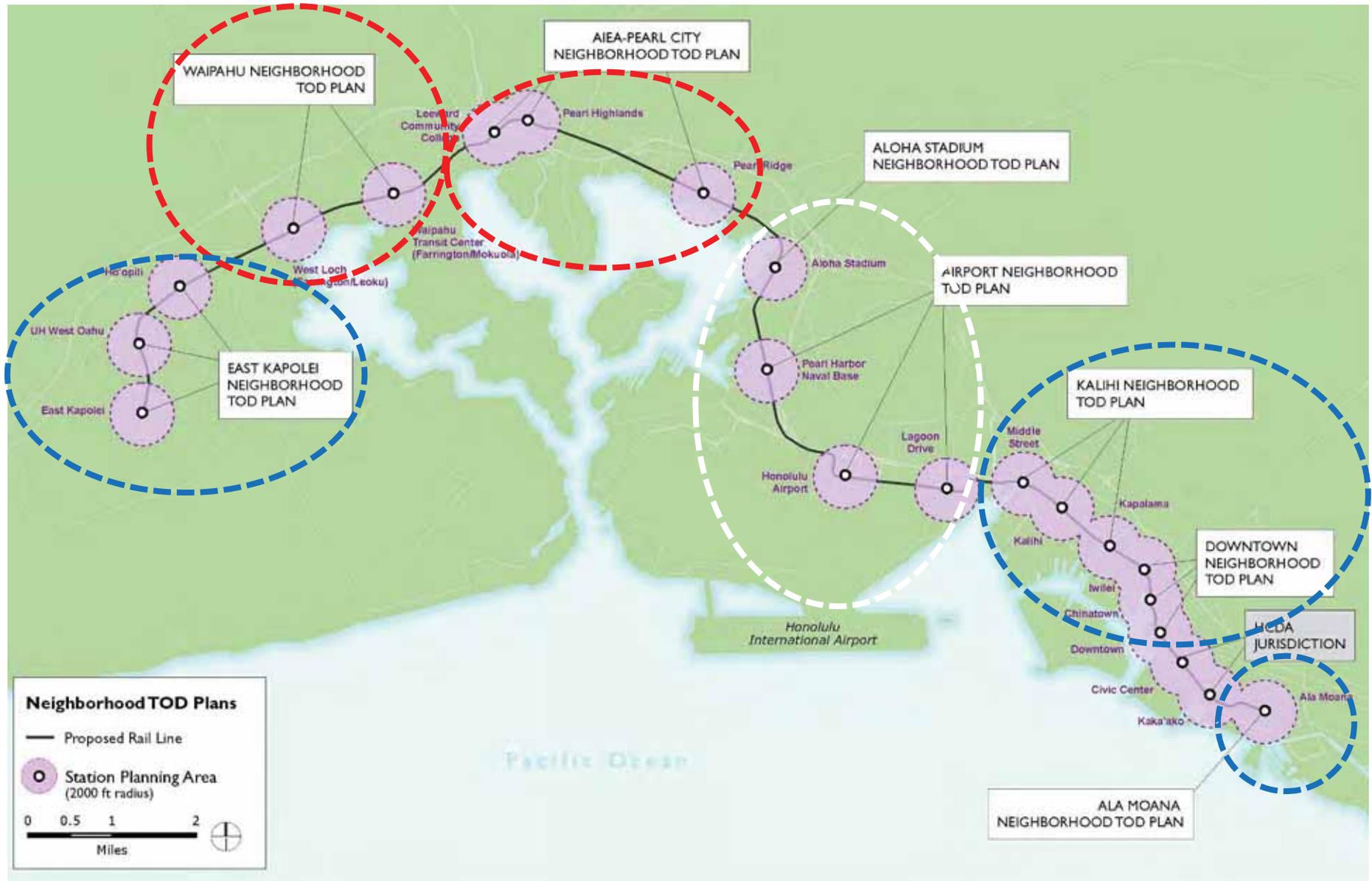
- Series of walkable, healthy, age-friendly neighborhoods
- Connect people with jobs, homes, goods, services & parks
- Station areas have their own unique identity
- Scale of new development fits community context
- Revitalize older communities



It's about people and their neighborhoods

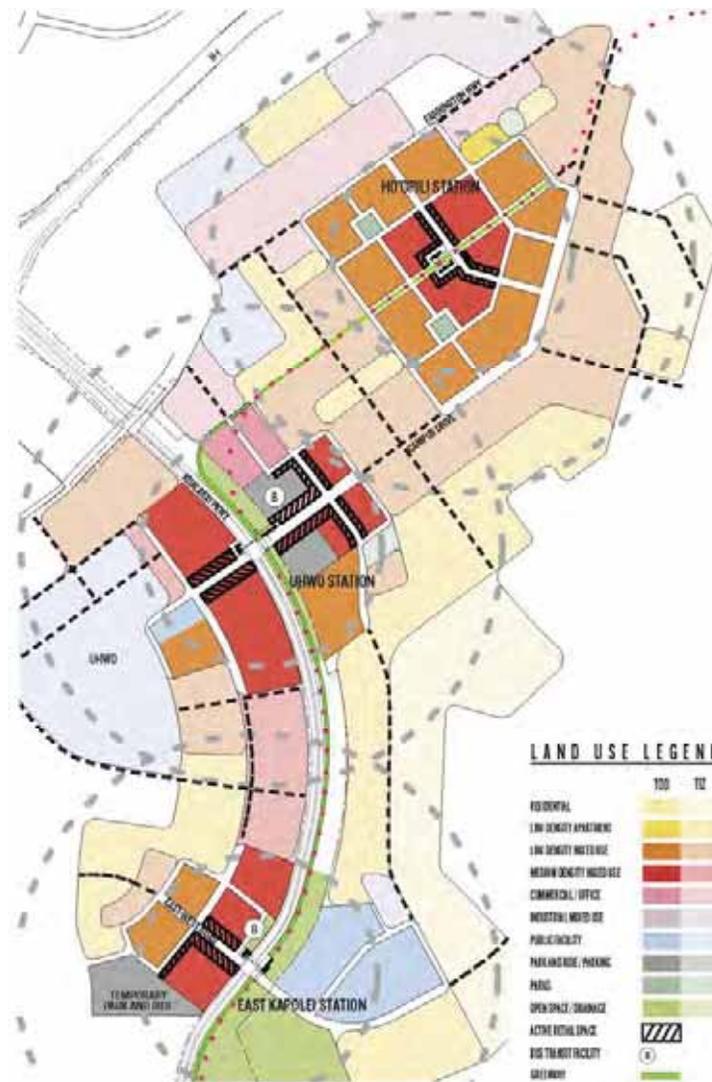


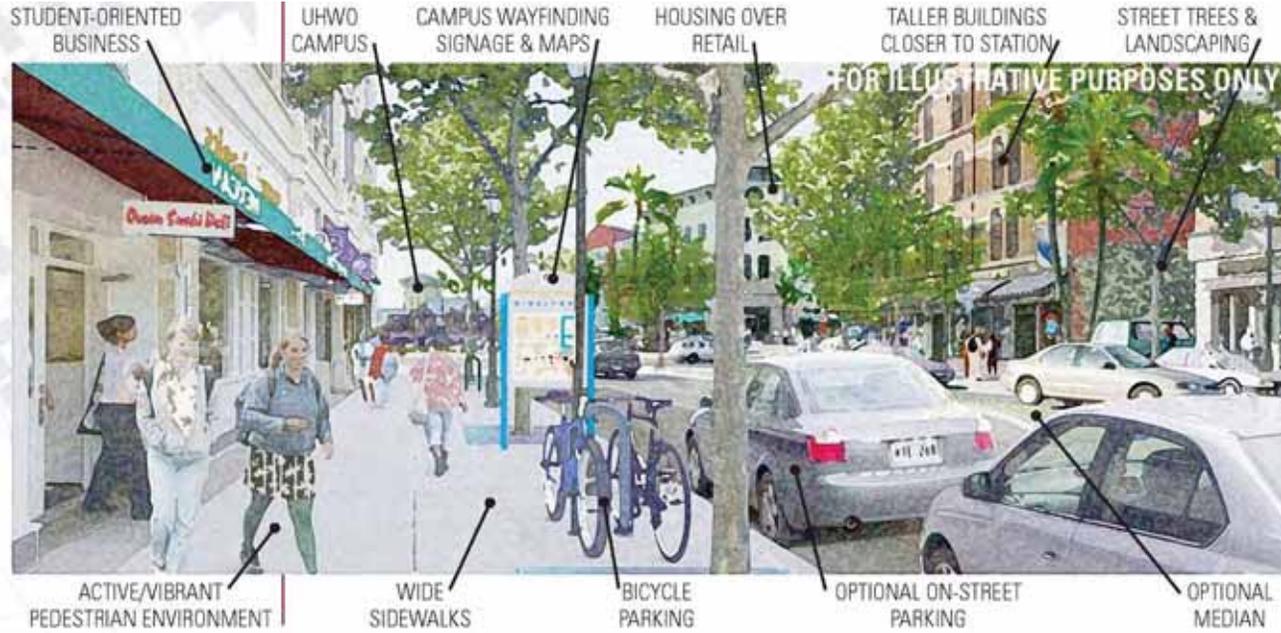
Neighborhood TOD Plans



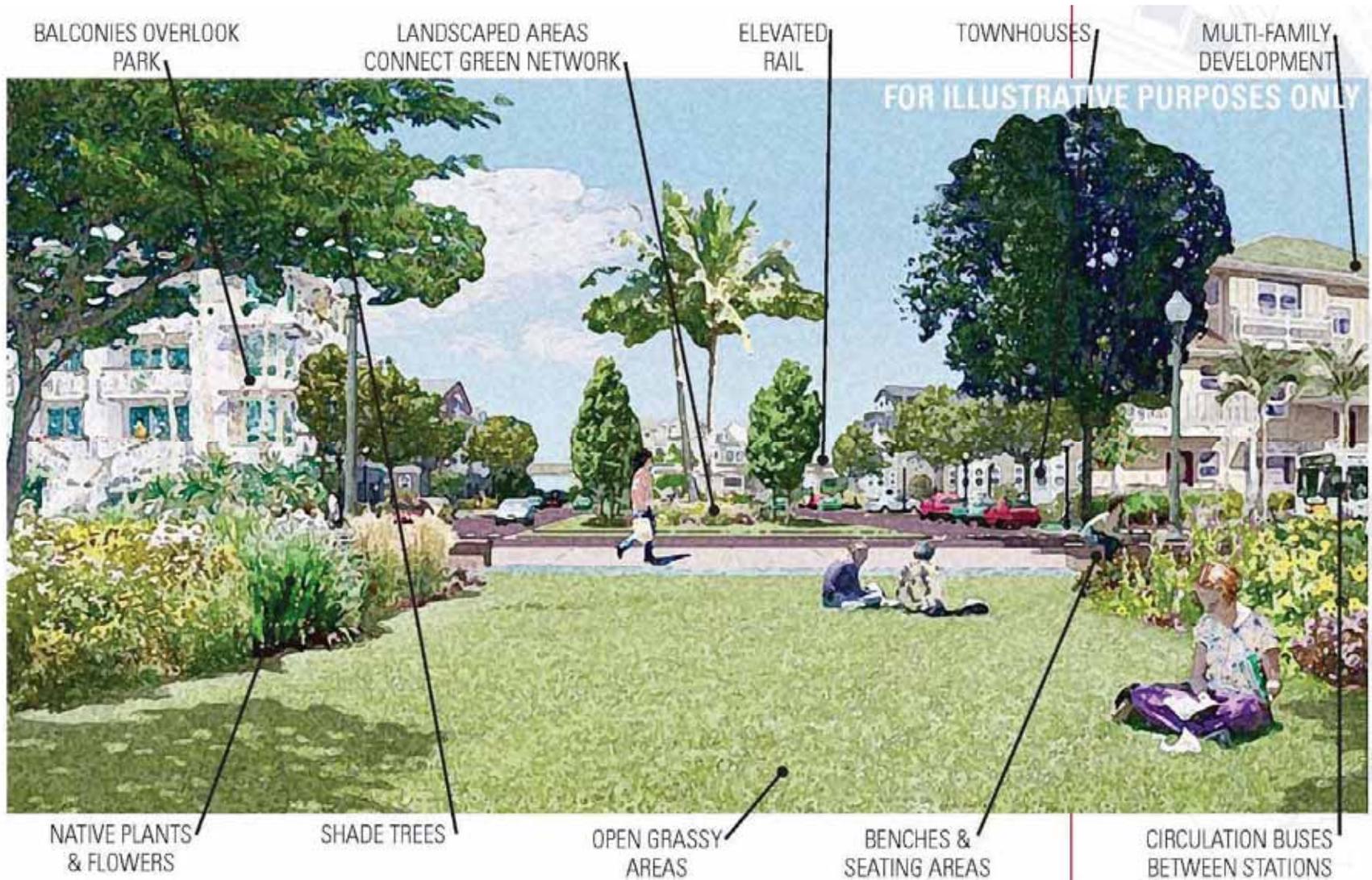
East Kapolei TOD Plan

- Walkable village-scaled development around 3 stations
- Includes 'main street' district near UHWO





Ho'opili Station Area



Redevelop Public Assets – LCC Parking Lot



C. DEVELOPMENT OF OPEN SPACE ADJACENT TO CAMPUS

For Illustrative Purposes Only





WEST LOCH (FARRINGTON / LEOKU) STATION

WAIPAHU TRANSIT CENTER (FARRINGTON / MOKUOLA) STATION

WAIPAHU/ MOKUOLA: Old Town



- Revitalization of “Old Town” area

WAIPAHU/ MOKUOLA: Old Town



- Revitalization of “Old Town” area

B. DEVELOPMENT OF KAMEHAMEHA DRIVE-IN CATALYST SITE

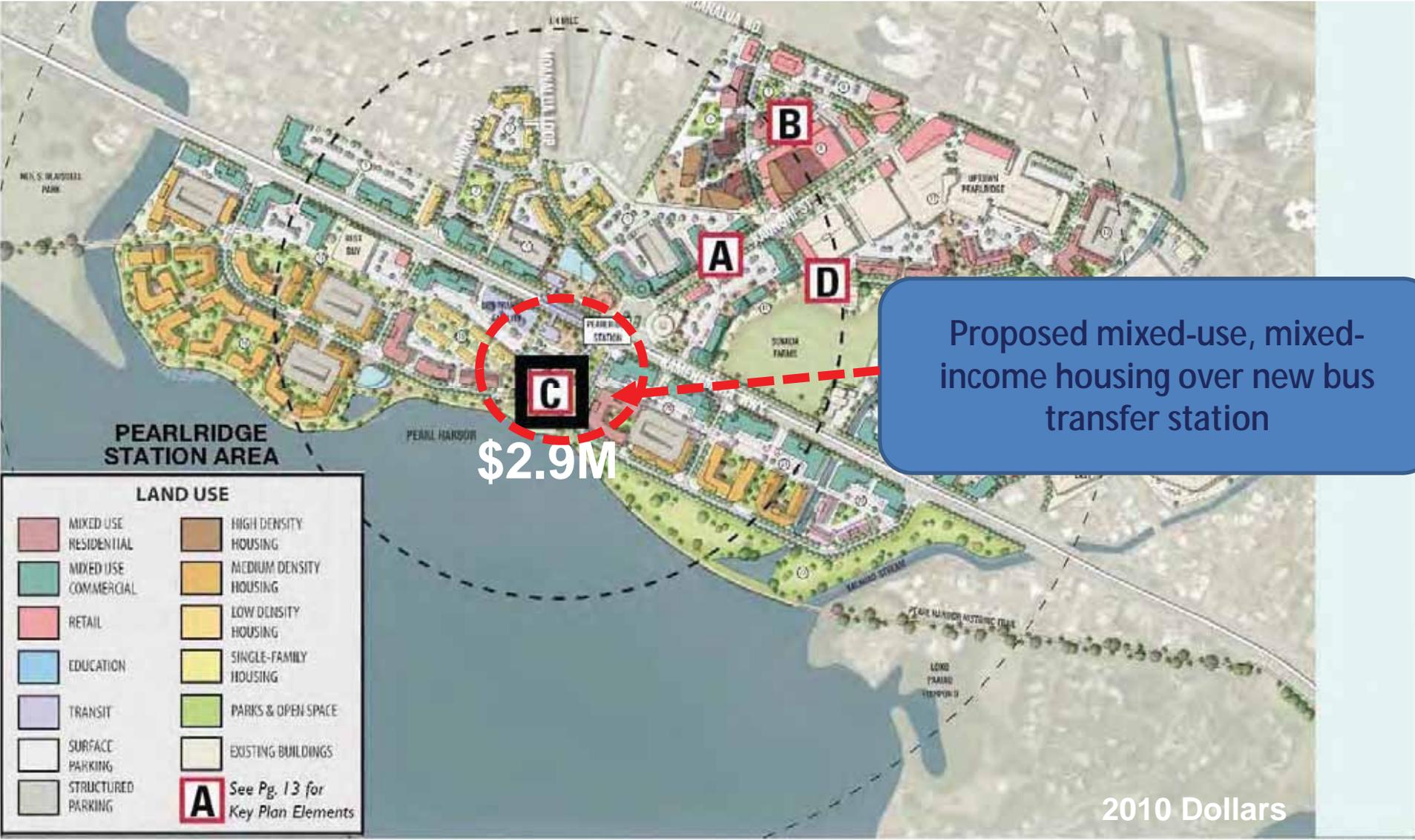
Live Work Play Aiea



AIEA-PEARL CITY | NEIGHBORHOOD TOD PLAN

**VAN METER
WILLIAMS
POLLOCK**

Pearlridge Station Development



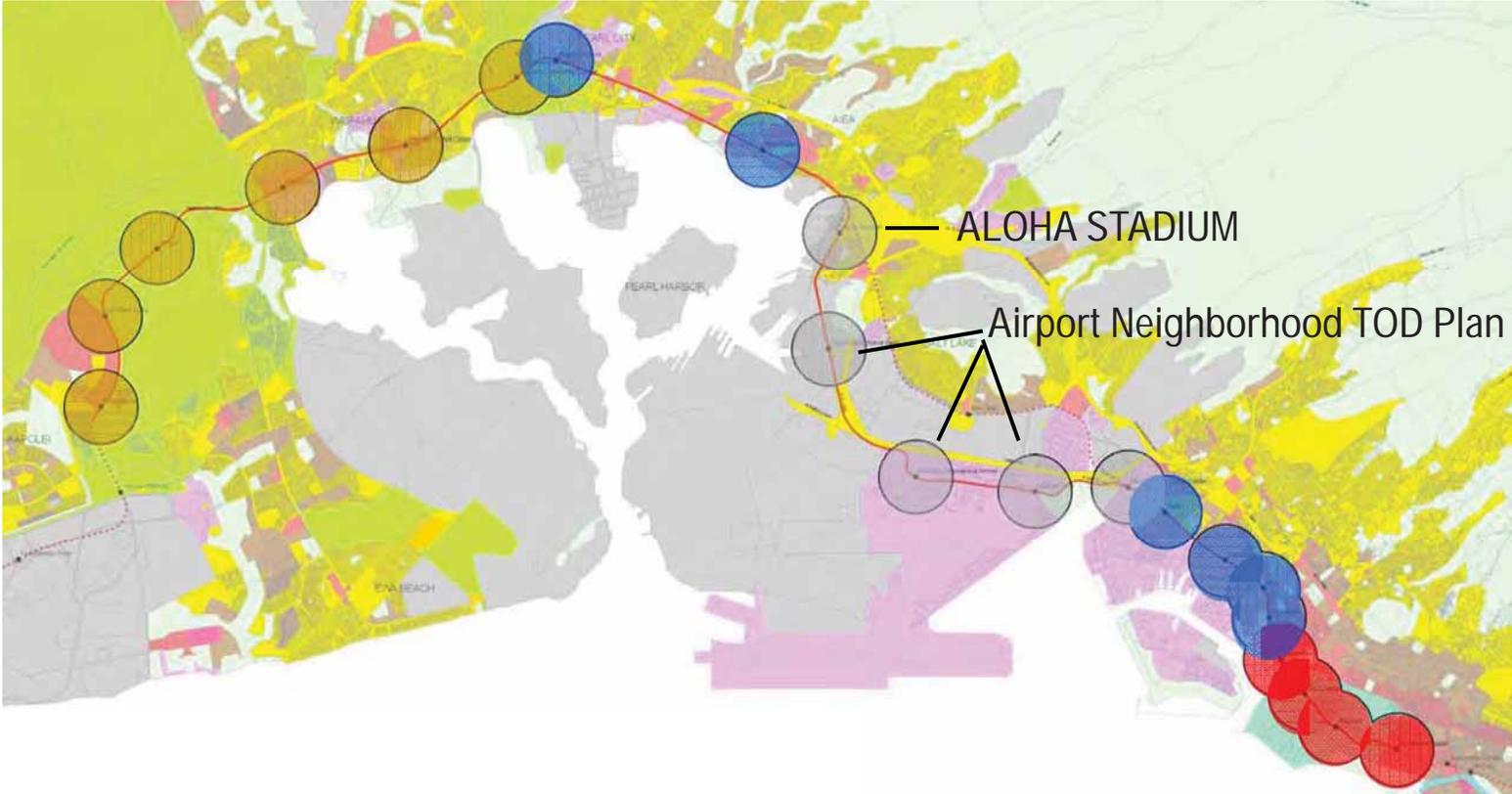
Pearlridge Station Development



AIEA-PEARL CITY | NEIGHBORHOOD TOD PLAN

VAN METER
WILLIAMS
POLLACK

Aloha Stadium & Airport TOD Plans



-  **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

Land Use Plan – Kalihi to Iwilei



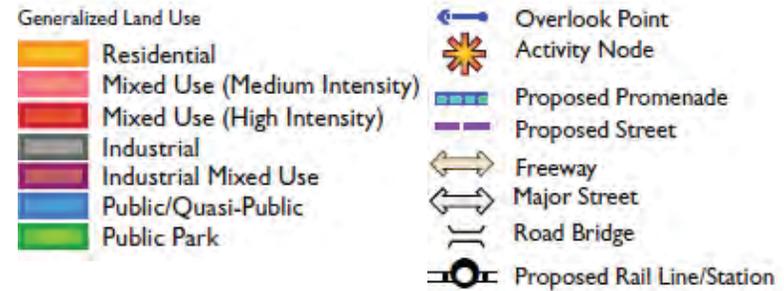
Development Potential

	<i>Residential (DUs)</i>	<i>Commercial Retail Sq. Ft.)</i>	<i>Office/ R&D/ Light Industrial (Sq. Ft.)</i>	<i>Public/ Parks (Acres)</i>
Existing Development	3,700	4,196,000	714,000	8.5
TOD Plan (Net New Development)	6,000	396,000	544,000	36.9
Gross Future Development	9,700	4,592,000	1,258,000	45.4

- 14,500 new residents (over 25,000 total)
- 2,200 new jobs (plus HCC and other public)
- Most growth around Kapalama Station

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

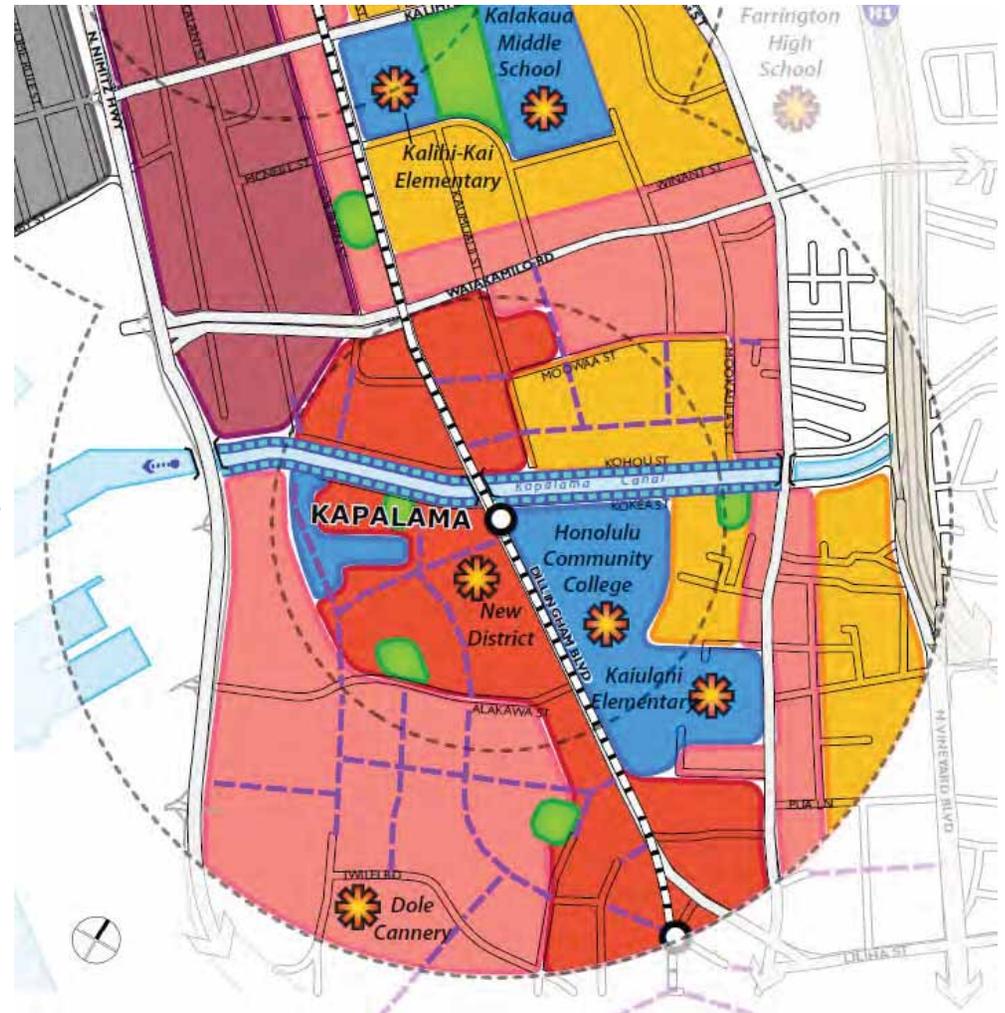
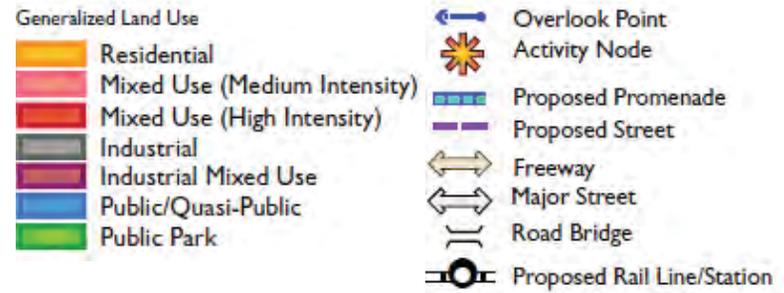


Middle Street Station Area - OCCC



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



Infill redevelopment in Kalihi



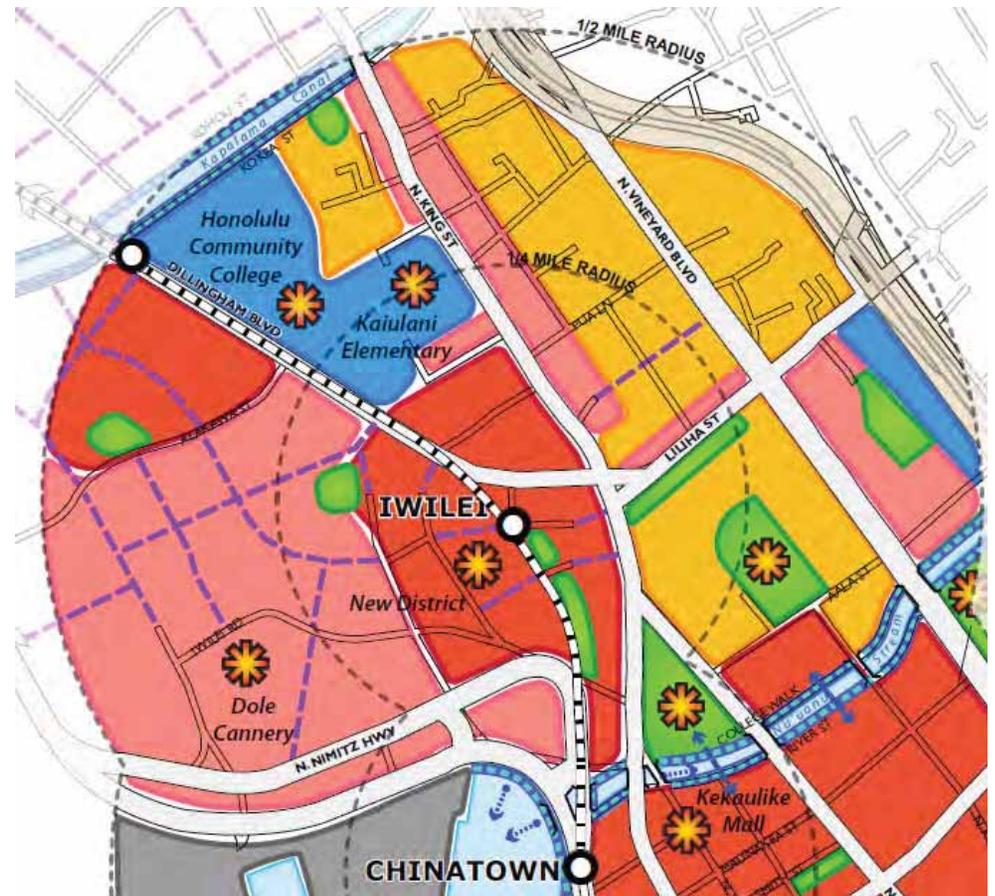
Kapalama Canal





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



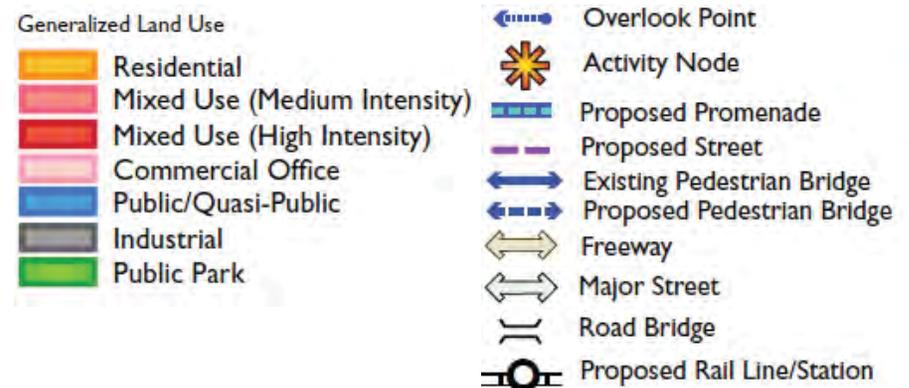
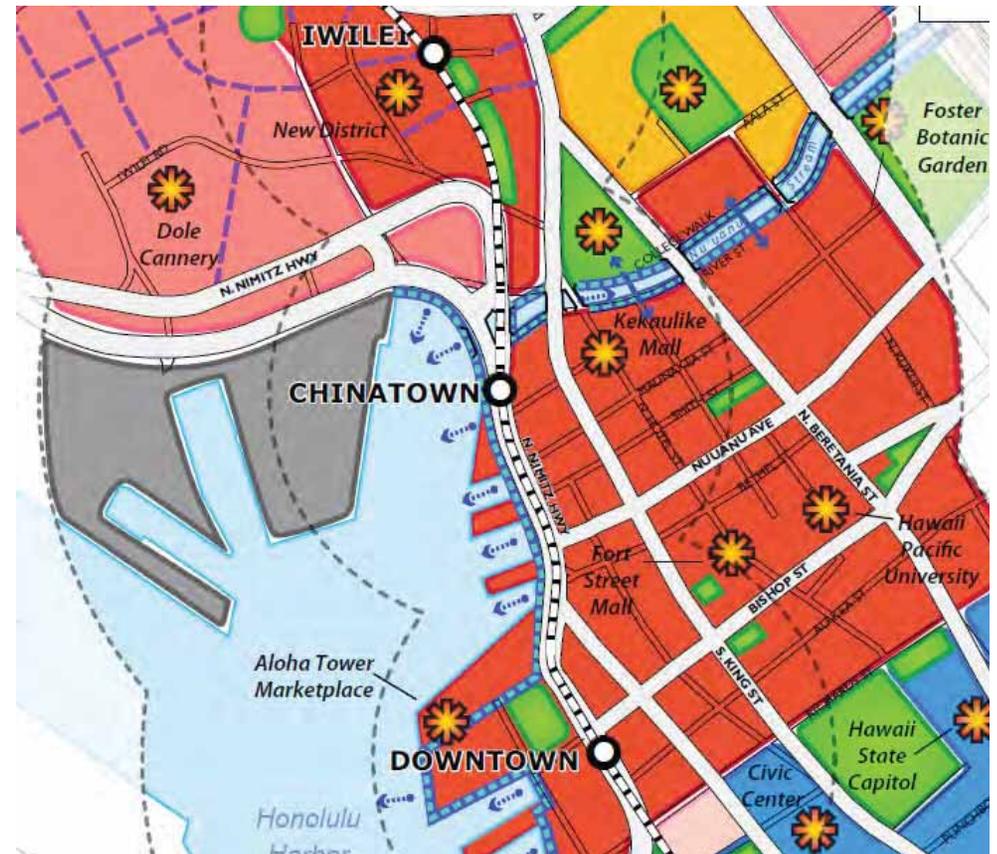
Grayfield redevelopment of parking lots



Example mixed use redevelopment of Costco lot

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

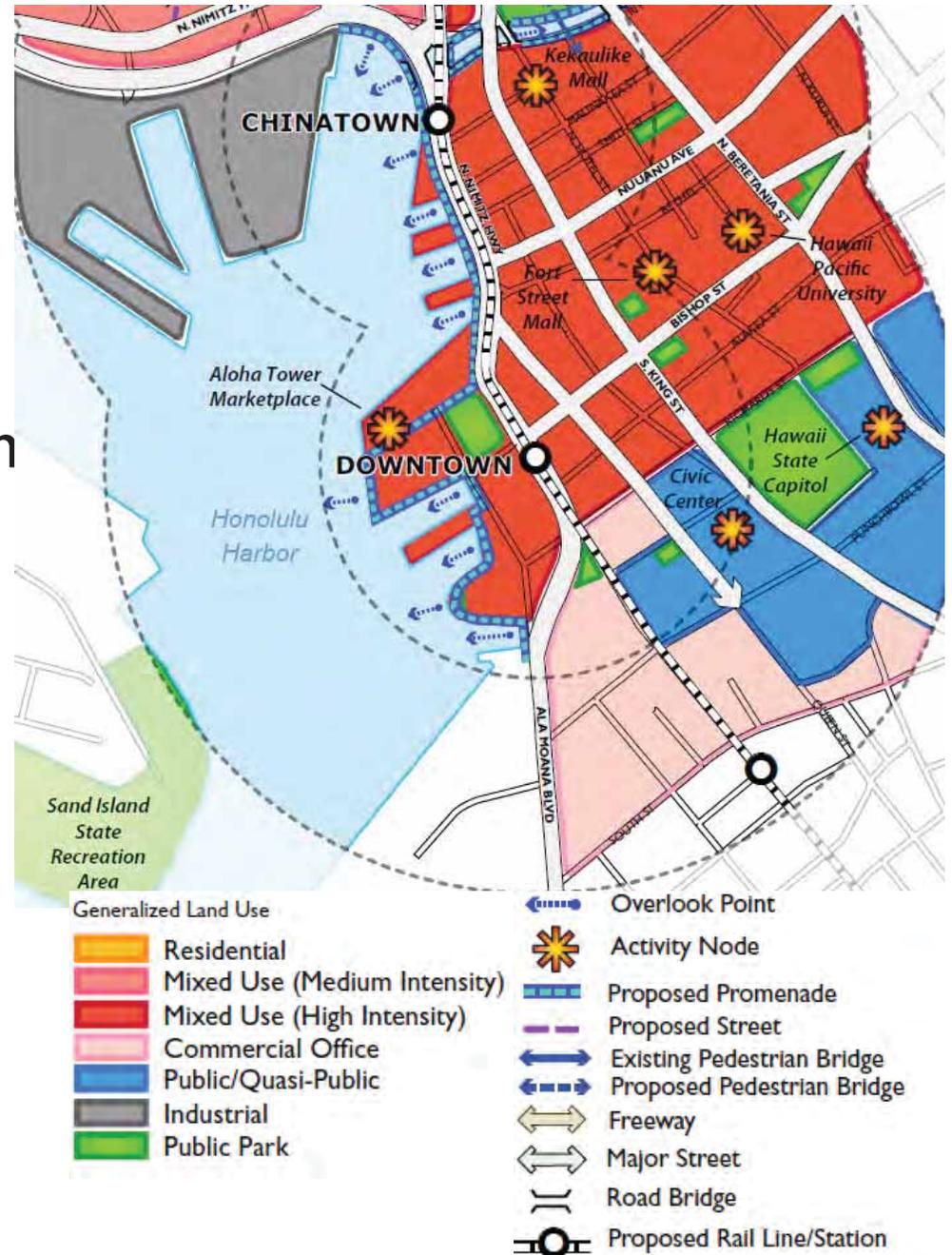


Chinatown Station Area



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



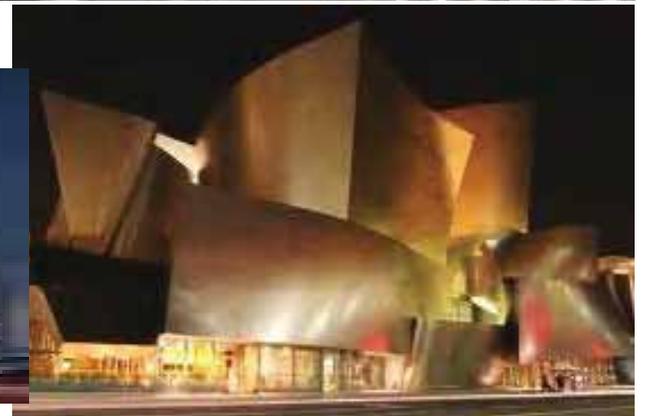
Reimagining the Blaisdell Center to create a vibrant culture and arts district



Urban Land
Institute

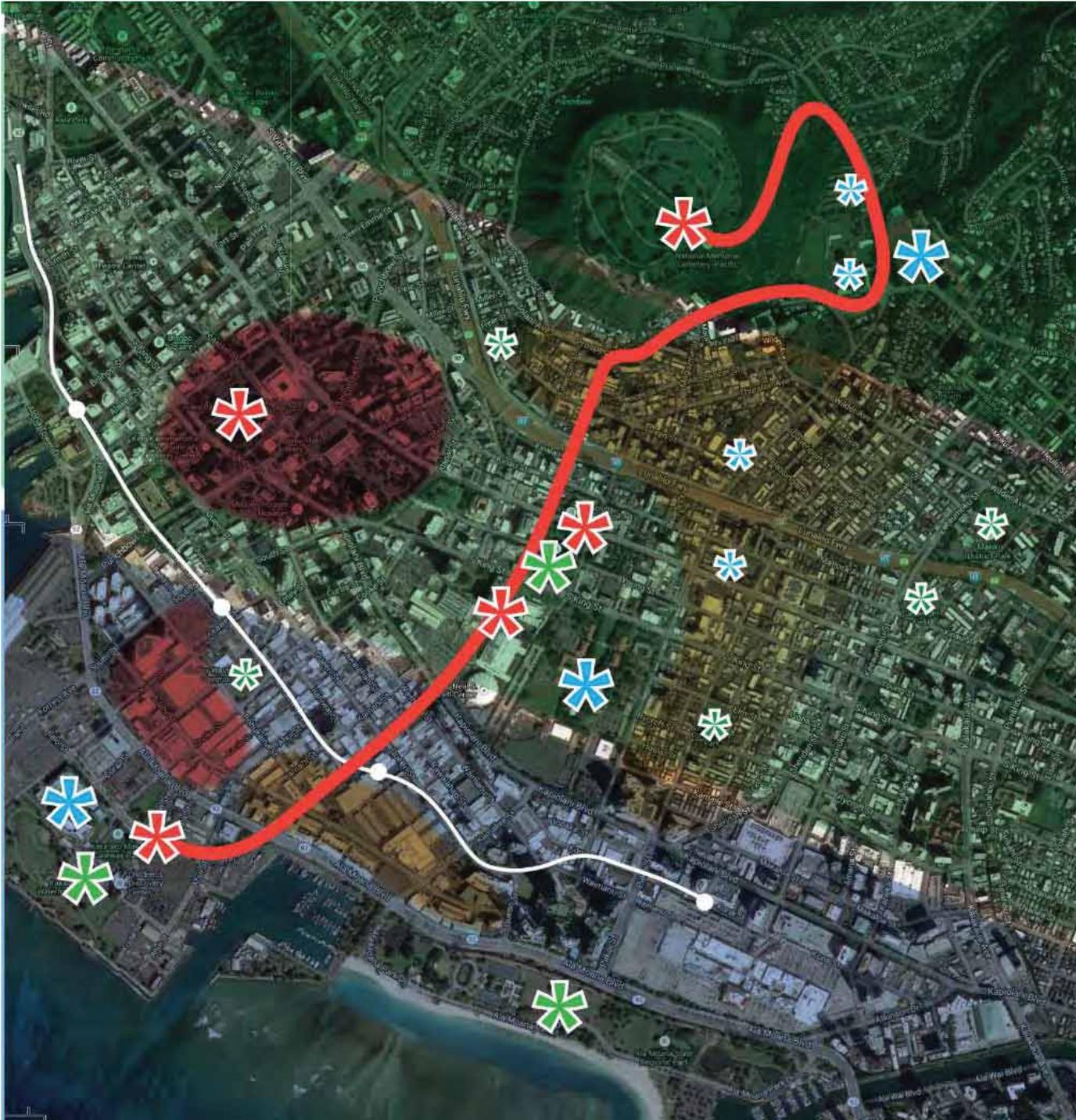
Rose Center for Public Leadership

Iconic





Educational and Institutional Assets



Parks + Open Space

Education

Cultural Destinations

Mauka-Makai
Cultural Trail

A “yellow-brick road”
that connects an
authentic Hawaiian
cultural district.

A destination unto
itself that is lined with
public art and
designed to celebrate
the aquaculture
heritage of the area.

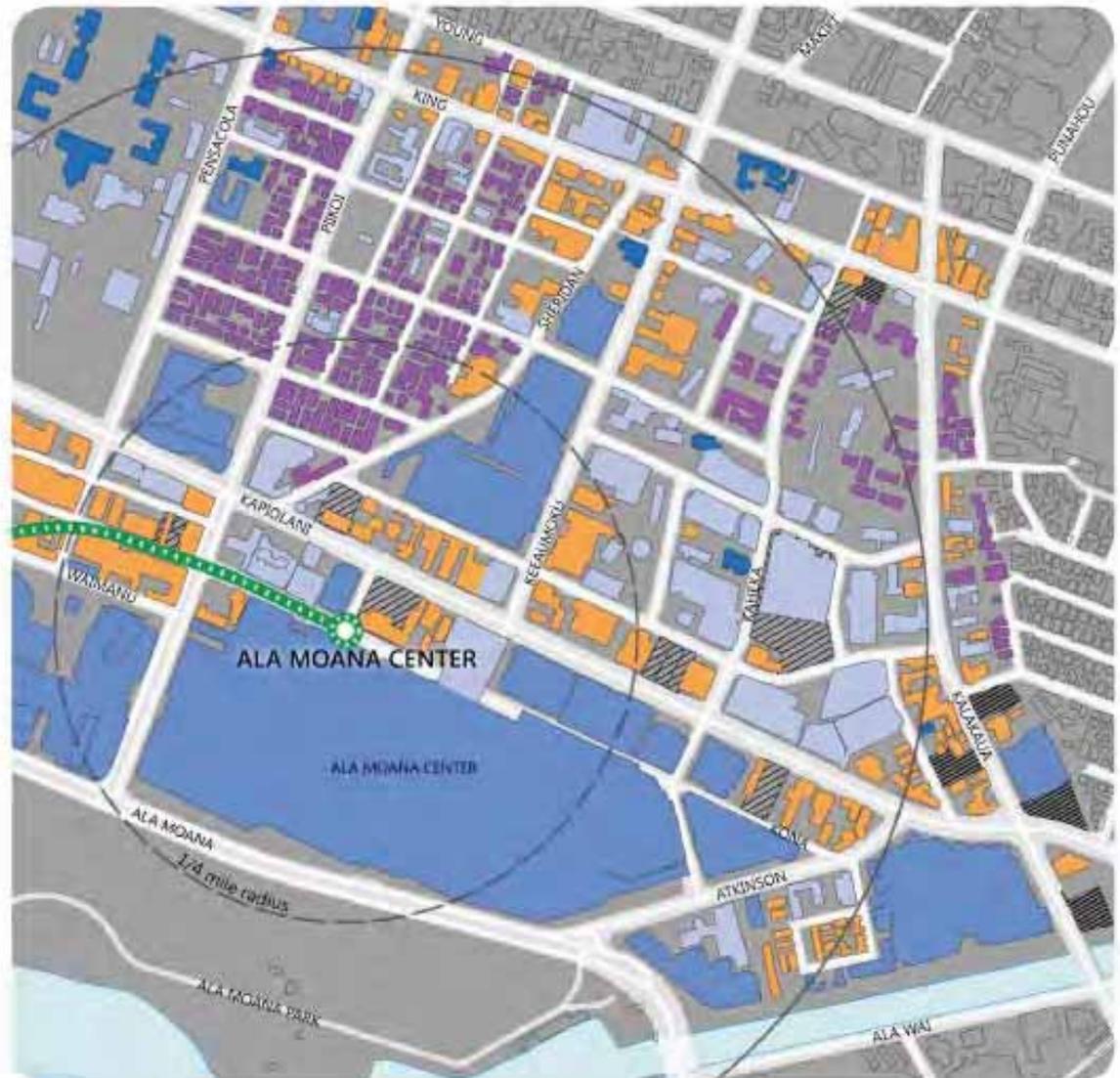
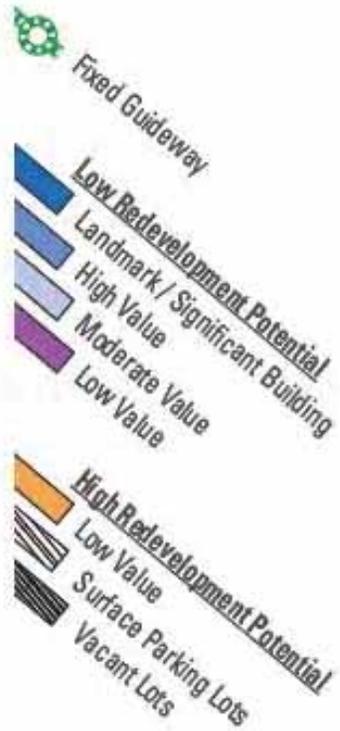
Draft Ala Moana TOD Plan under review



ALA MOANA

NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT MASTER PLAN

DEVELOPMENT MARKET & LAND USE ANALYSIS



This cursory analysis shows the highest development potential exists along major streets within the Ala Moana District.

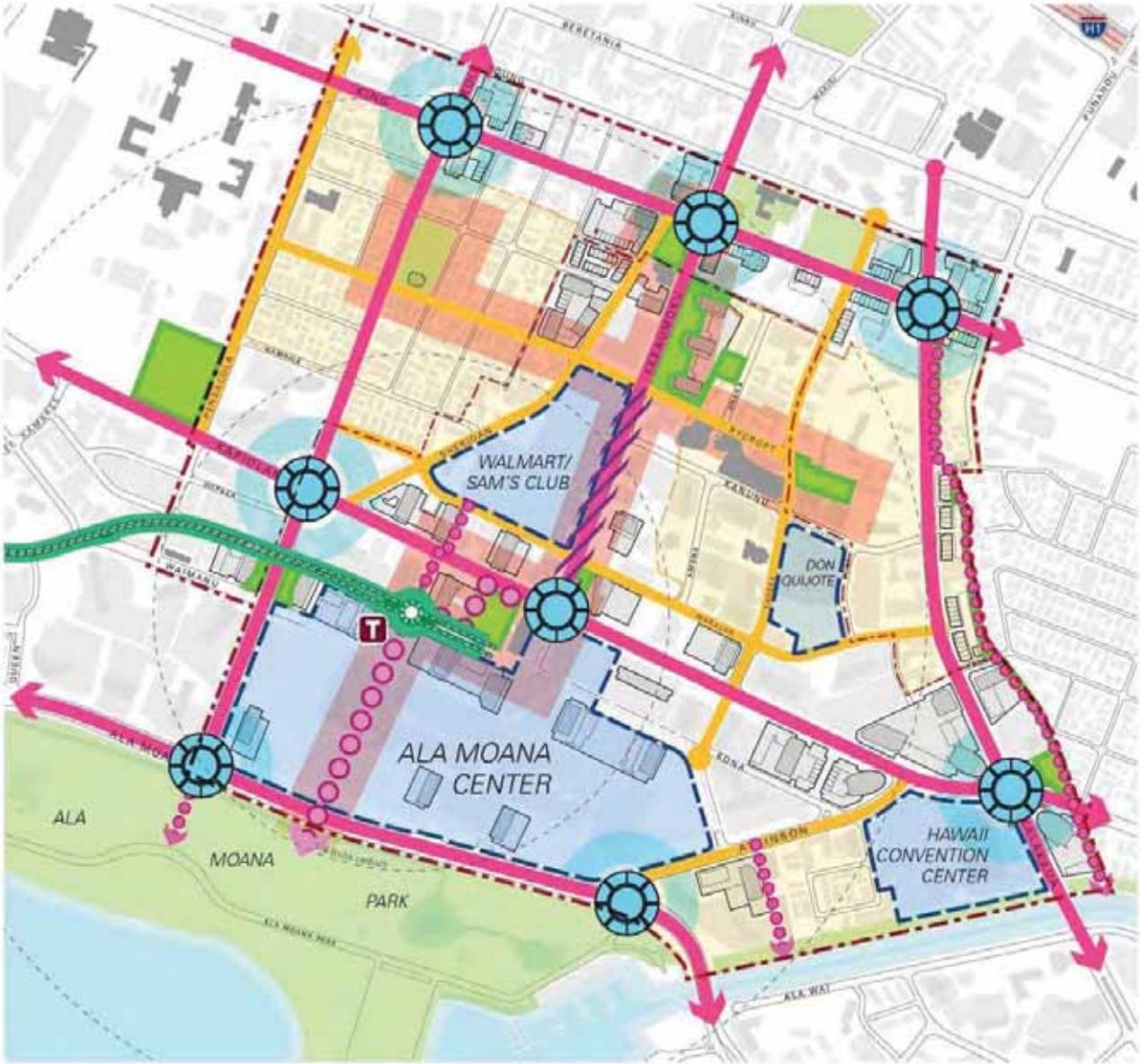
Connecting Places with Active Streetscapes

Ala Moana

LEGEND

- Major Node
- District Gateway
- District Arterial Streets
- Neighborhood Connector Streets
- Pedestrian Core
- Primary Mauka-Makai Connection
- Other Mauka-Makai Connection
- Potential Street Closure
- District Destination
- Proposed Parks & Open Space
- Existing Parks & Open Space
- Residential Area
- Historic Resource
- Bus Transfer Station
- Site Boundary
- Inner Site Boundary
- Ala Moana Center Station
- Fixed Guideway

0 100 200 400 600 800 1000 1/mi
1"=800' / 1/9600



KAPIOLANI BOULEVARD





TOD Implementation Strategy

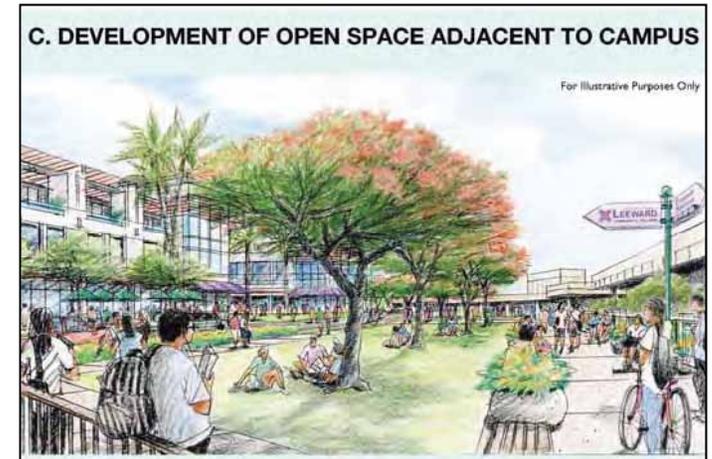
Making it Happen.....Together

Implementation Strategy

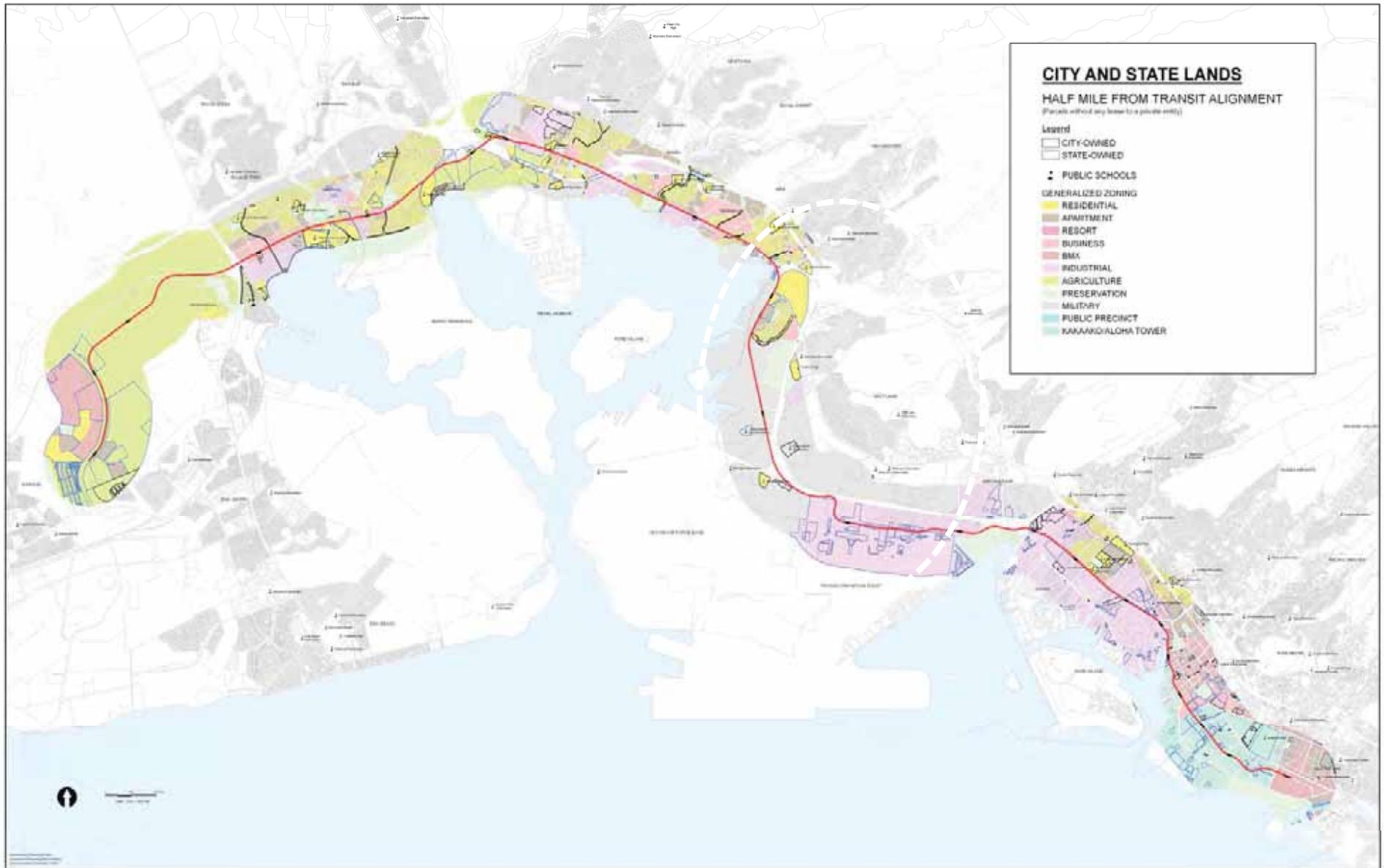
- Establish TOD Sub-cabinet; coordinate investments
 - Station walking audits completed; in adopted budget
- Finalize and adopt Neighborhood TOD Plans
 - 15 of 19 station areas have draft TOD Plans completed
- Implement zoning and process improvements
- Develop financing and incentive tools
- Develop and implement housing strategy
- Enhance partner roles in TOD
- Develop catalytic projects
 - Pearlridge, Kapalama, Blaisdell Center

Build on existing partnerships

- HART- rail system, stations, & multimodal linkages
- HCDA – circulation and connections
- HDOT – state roads at transit stations
- Board of Education
 - School siting & redevelopment
- UH and Community Colleges
- HHFDC – finance & projects
- DOH – bikesharing and active transport
- Developers & professional organizations
- Non-profits and neighborhood groups



City and State Lands

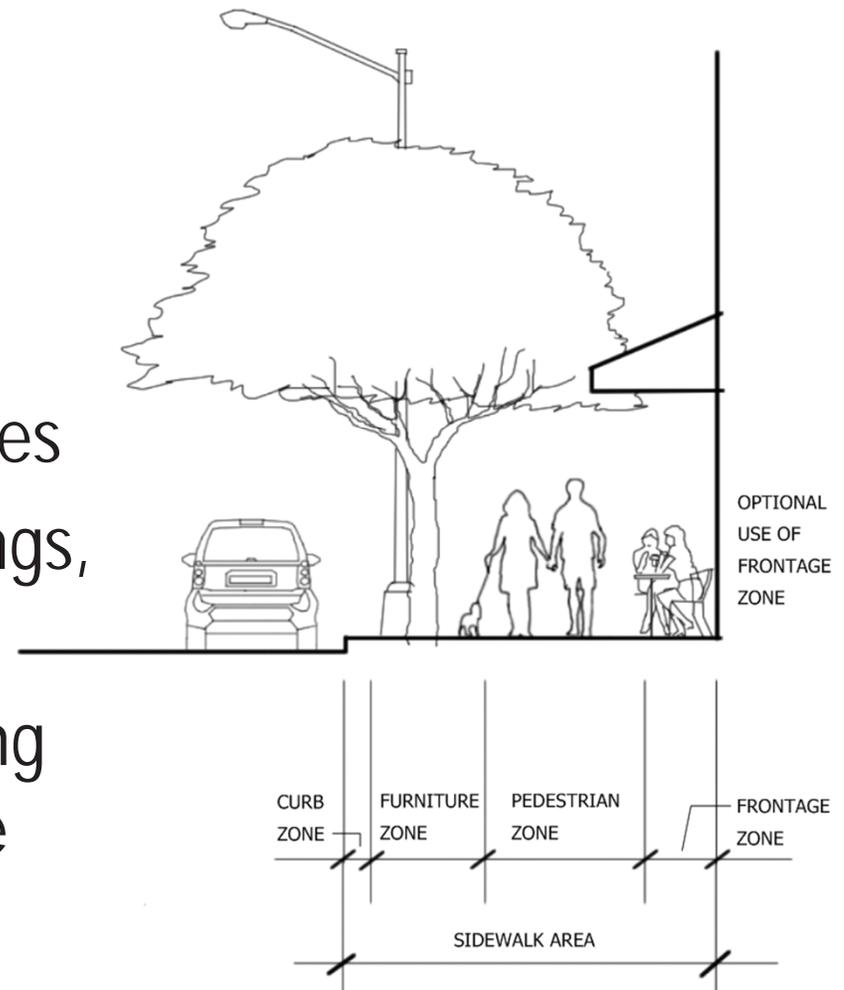


Land Use Ordinance (LUO) & Zoning Map Amendments

- ☑ **Interim Planned Development – Transit Permit (IPD-T)**
 - ☑ Newly-adopted permit process to facilitate catalytic TOD projects prior to adoption of the neighborhood plans, zoning maps, and LUO amendments
- **Proposed TOD Special District** (entire rail corridor)
 - Use and design standards that activate the streetscape
 - Reduced vehicular parking / New bicycle parking
 - Community benefits like affordable housing in return for height & density
- **Proposed Zoning Map Changes** (each TOD zone)
 - Allows for more mixed uses, e.g. AMX, BMX, IMX
 - Begins with Waipahu, continues along entire transit corridor after each plan is adopted

Proposed Regulations for Sidewalks in TOD Special Districts (new article in Chpt 14)

- ⇒ Introduces new terms
- ⇒ Provides options to widen existing sidewalks
- ⇒ Allows for street furniture in the frontage & furniture zones
- ⇒ Encourages the use of awnings, canopies, & arcades
- ⇒ Consolidates some permitting & reduces fees to incentivize streetscape improvements



Islandwide Housing Vision

Oahu will provide housing choices that build community, strengthen neighborhoods, and fit family budgets.

All people will have access to shelter.



- Transit-oriented and transit-ready development
- Compact, mixed-use community design
- Healthy, age-friendly communities

Islandwide Housing Strategy

- **Islandwide** housing and community building vision, policy plan, and implementation strategies
 - To be incorporated into, implemented by, and coordinated with a variety of public/private plans
- **TOD-specific** housing strategy/policies, codes and zoning, priority projects and targeted funding
 - Revised policies, regulations, incentives, programs, investments, and financial tools
 - Focus on *smaller* affordable housing percentage, at *lower* AMI, across *more* projects, at *longer* affordability period
 - New building types (townhouses, rowhouses, micro-units)
 - Accessory dwellings (cottages, additions) on existing lots

Housing Finance Toolkit to Stimulate Private Investment



Includes financing mechanisms, incentives and policy guidelines to stimulate private investment.

- Modify Affordable Housing Fund.
- Target Real Property Tax Exemptions or Credits.
- Create a Community Land Trust and/or Land Acquisition Fund.
- Maximize State and Federal Funding Mechanisms.
- Establish Community Facility Districts.
- Leverage the Equitable TOD Fund.
- Use HOME Funding to Build Affordable Housing.
- Use CDBG Funding for Supportive Infrastructure.

Streets as a Placemaking Tool

- Streets are the City's most usable, largest accessible public space – and cost-effective
 - *Often over-designed for function; many have 'extra' space*
- Complete Streets project under way
- Cycle tracks and bike lanes – King and Beretania
 - Guidelines/permitting for bikeshare, carshare, parklets
- Interim Design Strategies
 - Parklets, pop-ups & street seats
 - Plazas and mini-parks



'Pop-up' complete streets



Cycle tracks



Parklets



Bikesharing



What's Next?

- Finalize and adopt Neighborhood TOD Plans
- Implement zoning and ordinance changes
- Finalize housing strategy and update policies
- Develop finance incentive tools
- Work with state and partners on priority projects
- Implement streetscape & connectivity projects
- Develop catalytic projects

Check out the new app



www.connecthonolulu.com



Downtown Neighborhood TOD Plan From Downtown to Kapalama

Welcome

Designed to be fun, engaging & interactive

Vision

- Vibrant downtown
- Enhanced waterfront
- Housing choices
- Balanced density & green space
- Convenient transportation network
- Quality public improvements

Discover

Project background & existing conditions

Explore

- Development concerns for each Station
- Circulation and mobility
- Open space & public realm
 - Implementation

Poll + Comment

Identify priorities & tell us what you think!

Share Results

Use social media or email to share & invite your friends

Follow the Project

Send a comment to the project manager or sign up to be on the mailing list



1. Scroll up & Down
2. Tap on buttons to explore content

Works on any device !

Powered by

Crowdbrite® Touch





Mahalo!

www.todhonorolulu.org



Facebook: TOD Honolulu

www.connecthonorolulu.com