



RADFORD DRIVE



## NEXT STEPS

Following are the next steps the City will be taking in the near term to move the Airport Area TOD Plan into action:

- Adoption of the Airport Area TOD Plan
- Adoption of TOD zoning and Special District regulations around each of the three stations
- Identify incentives and funding sources
- Form partnerships with interested property owners
- Advance short-term (0-5 years) improvements

## CONTACT US



For more information about City's TOD program, please visit:

[www.honolulu.gov/TOD](http://www.honolulu.gov/TOD)  
[www.facebook.com/TODHonolulu](https://www.facebook.com/TODHonolulu)  
 808.768.8000

# Airport Area Transit-Oriented Development Plan

## BACKGROUND

The Airport Area Transit-Oriented Development (TOD) Plan reflects the community vision for the areas surrounding the Pearl Harbor (Makalapa), Daniel K. Inouye International Airport (Lelepaau), and Lagoon Drive (Ahua) rail stations. With the introduction of rail transit, the Airport area stations will offer new destination options to visitors, residents, and area commuters. This is an opportunity to re-create new land uses in the areas surrounding these stations. The result would be mixed-use districts and a multimodal circulation network connecting residents, workers, and tourists to key destinations, homes, and jobs.



LAGOON DRIVE



For each of the three station areas, this plan specifies a land use and circulation framework to guide future development; identifies detailed policies and regulatory standards for urban design, parks, and community benefits and services; proposes land use changes; and recommends implementation measures to advance the community's vision into reality.

## VISION

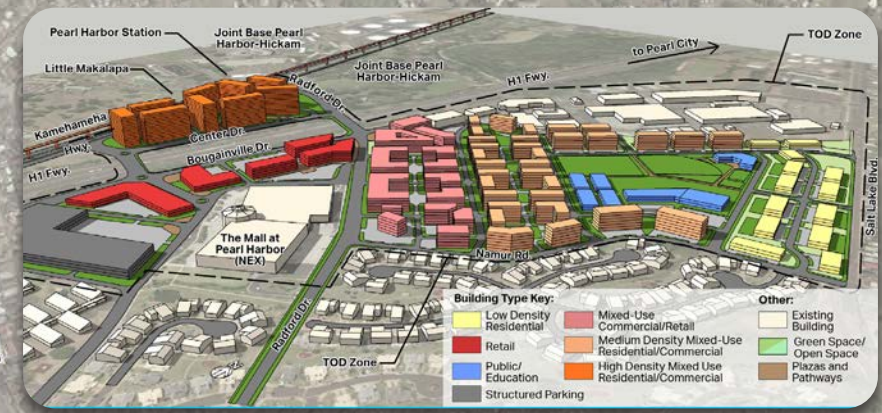
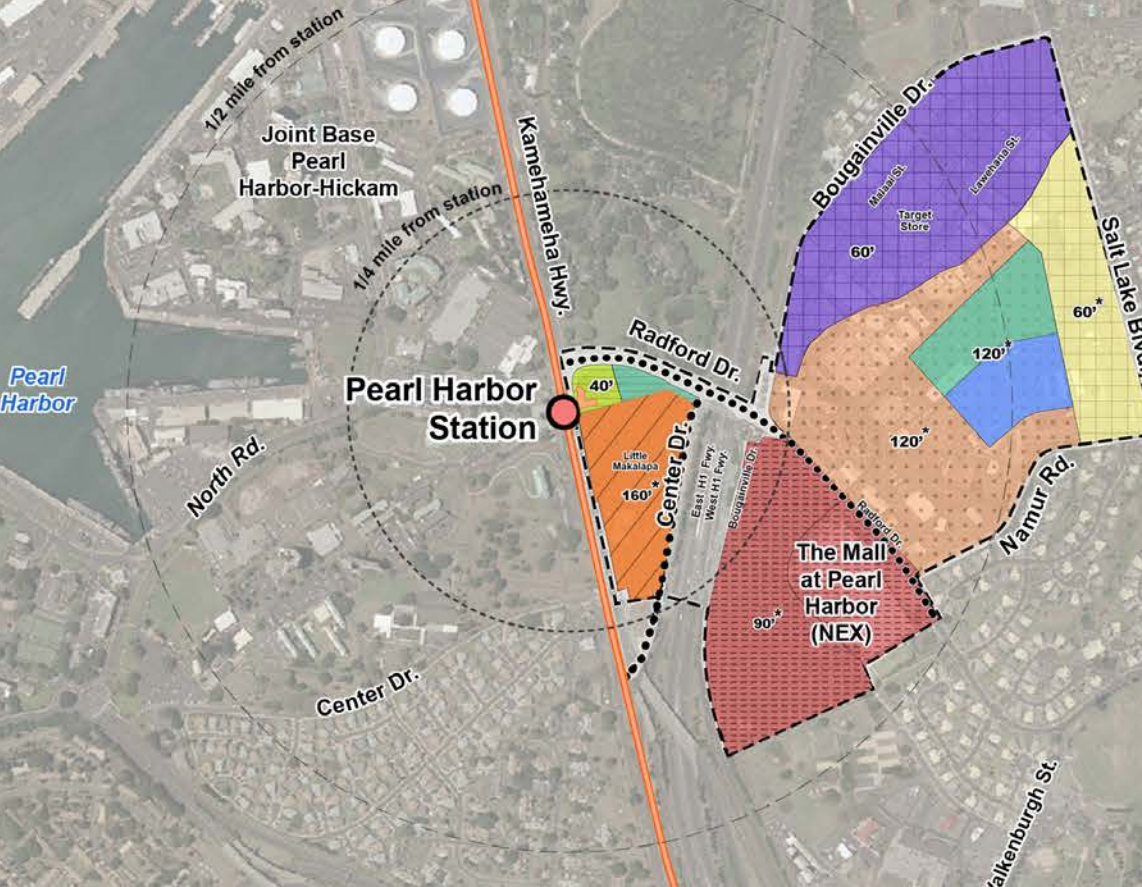
The Airport area is envisioned as the gateway to Hawaii and one of Oahu's premier employment centers.... This working neighborhood provides something for everyone and is a dynamic center for trade, commerce, and military operations in the region.

## PLAN PRINCIPLES

- Preserve the Airport /Lagoon Drive area as a primarily industrial and service-based employment center.
- Provide a transportation network of streets and paths that balance efficient vehicular and freight access with safe pedestrian, bicycle, and public transit travel.
- Encourage dense, job-rich uses adjacent to the rail stations by ensuring adequate infrastructure capacity, including drainage and sea level rise accommodations.
- Introduce more urban land uses near Lagoon Drive to take advantage of the rail station, Keehi Lagoon Beach Park, and harbor views.
- Create a sense of arrival by encouraging gateway features at the main entrances to Joint Base Pearl Harbor-Hickam and the Airport, supported by wayfinding elements throughout the area.
- Utilize urban design elements that draw from and enhance the unique historical, cultural, and physical aspects of each station area.
- Integrate neighborhood-scale gathering spaces in a way that promotes safety and a sense of ownership.



# Specific Station Area Plan Highlights



## PEARL HARBOR STATION AREA PLAN HIGHLIGHTS

- Support the station with convenience retail, casual dining, bicycle storage, transit plaza and small park.
- Redevelop property at Little Makalapa and the Federal Fire Department into a high-density, residential and commercial community.
- Repurpose the large surface parking lot serving The Mall at Pearl Harbor into a new civilian retail area.
- Redevelop NAVFAC Hawaii's property into a new civilian community with various housing types, commercial and retail uses, a new elementary school, park, and community center.

[NOTE: THIS CONCEPT HAS NOT BEEN OFFICIALLY ENDORSED BY THE FEDERAL GOVERNMENT]



## LAGOON DRIVE STATION AREA PLAN HIGHLIGHTS

- Support the station by providing large plazas, a kiss-n-ride, convenience retail, casual dining, bicycle storage, and a bikeshare rental facility.
- Re-designate key areas from industrial to mixed-use industrial to preserve current uses while encouraging redevelopment and higher density uses.
- Re-purpose State property along Lagoon Dr. between Ualena and Aolele streets into a district parking lot.
- Develop HART property between Waiwai Lp. and Keehi Lagoon Beach Park into retail with mixed uses, and provide for a multi-use path connecting the park with Waiwai Lp.



## AIRPORT STATION AREA PLAN HIGHLIGHTS

- Key opportunities adjacent to the station include redevelopment of the surface parking lot and lei stands to convenience retail, dining, hotel, office space, and new lei stands.
- Creation of new iconic placemaking element(s) celebrating the Airport as the state's primary point of arrival/departure.
- Improved vehicular and pedestrian circulation, such as opening Koapaka St. to Rodgers Blvd., and providing direct pedestrian access to the station across Rodgers Blvd. fronting the Post Office.
- Redevelop the Post Office employee parking lot into mixed industrial and commercial uses.
- Redevelop the areas along Paiea St. to accommodate higher density mixed-use with retail.



Station Location	Low Density Residential	Retail	Industrial	Public/Education	90' Height Limit	160' Height Limit (Subject to FAA Glideslope Height Limits)
Rail Guideway Alignment	Medium Density Mixed Use Residential/Commercial	Mixed-Use Commercial/Retail	Park	40' Height Limit	120' Height Limit	60' Height Limit (Subject to FAA Glideslope Height Limits)
TOD Zone	High Density Mixed Use Residential/Commercial		Park/Accessory Retail	60' Height Limit	Maximum Height with Bonus	
Key Street (priority if highlighted)						