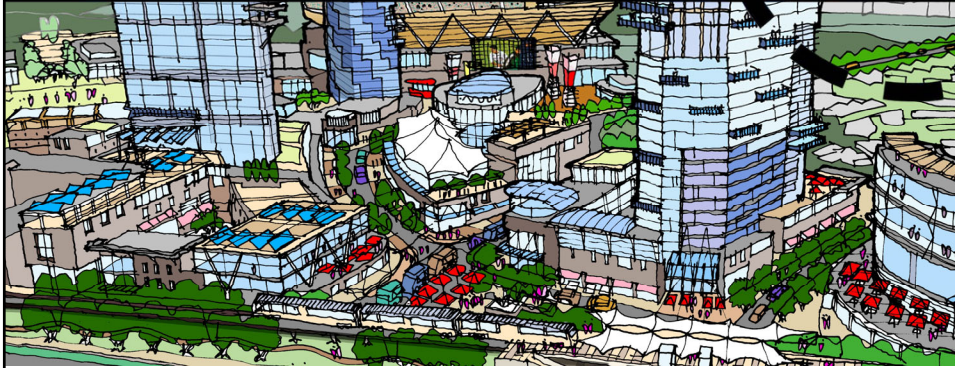


Halawa Area

City and County of Honolulu



TOD Special District Regulations & Zoning

Planning Commission

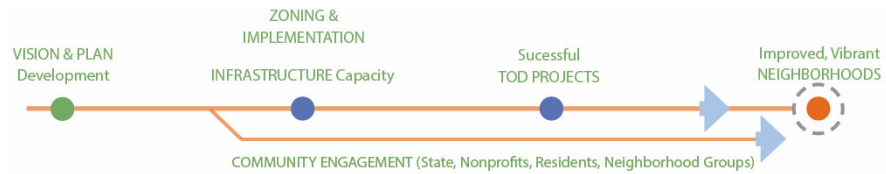
July 26, 2023

Presentation Outline

Transit-Oriented Development (TOD)

1. TOD Program Overview
2. Planning Background
3. Proposed Zoning
4. Proposed TOD Special District

TOD Program & Implementation



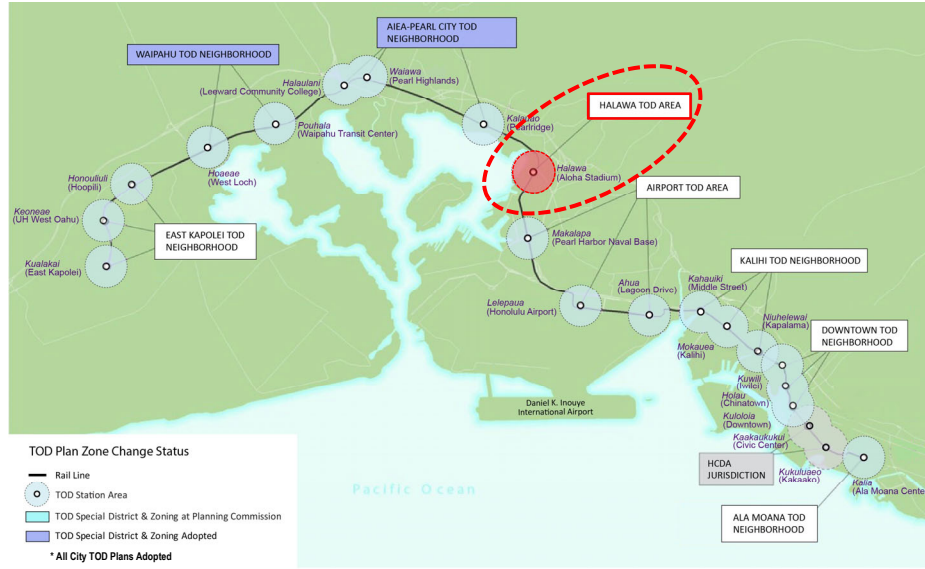
Key components

- Financial and incentive tools
- Catalytic projects and infrastructure
- Affordable housing strategy and investments
- Partner roles



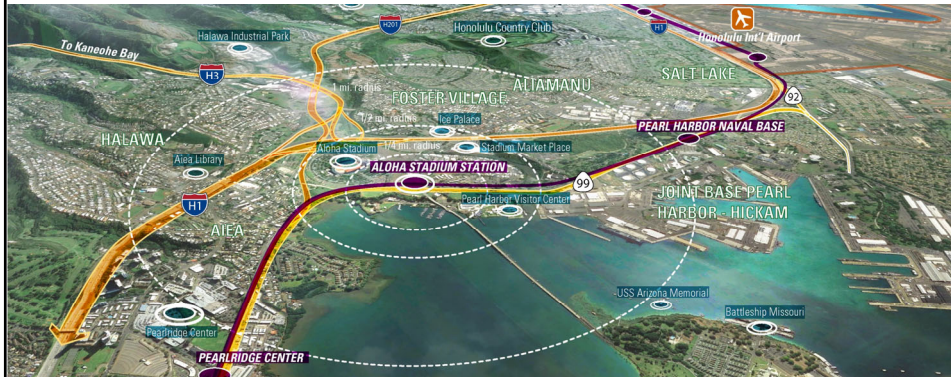
TOD Planning

TOD Neighborhoods



Halawa TOD Vision

Become one of Oahu's most interesting and livable transit communities, combining **mixed-uses** around compact, **walkable blocks** and community-oriented **open spaces**. Embody the Aloha spirit and become **a place with statewide attractions** as well as provide a setting for thriving, diverse residential lifestyles and work environment.



Halawa TOD Principles

1. **Stadium and Station** – make a strong connection
2. **Accessibility** – comfortable multimodal access
3. **Retail and Entertainment** – create a destination
4. **Residential and Housing Diversity** – reflects a variety of lifestyles
5. **Working District** – encourages more visitation
6. **Sustainability** – efficiency and economy
7. **Community Gathering** – cultural programs and public events
8. **Green Network** – active, open, community spaces



Halawa TOD Plan Implications

- Neighborhood-wide focus
- Creates overall framework for growth
- Guide for public improvements and private investment
- Conceptual; recommends general form for land development and outlines needed improvements on public and private property
- Zone changes will allow increased density and mix of uses recommended in plan, and community benefits to enhance neighborhood livability



TOD Zoning

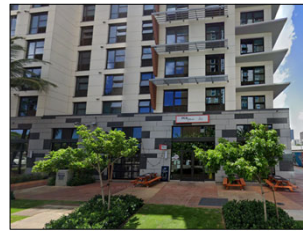
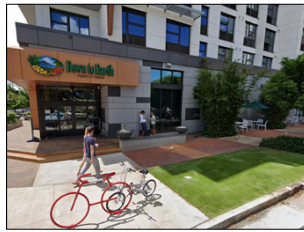
Proposed Zoning Map Changes

- Based on TOD Plan
- Mostly AMX & BMX districts with new bonus height and density
 - Base heights the same
 - Community benefits required to utilize bonus heights
- Mixed-Use Zoning
 - Allows for commercial activities at street level, residential on upper floors
 - Enlivens town centers
 - ✓ Streets used at different times of the day
 - ✓ People can live, work, play, and shop in same area



Mixed Use Zoning Districts

- Apartment Mixed Use (AMX)
 - Allows some neighborhood-oriented commercial uses in areas where mostly apartments are (or will be) located.
- Business Mixed Use (BMX)
 - Allows residential uses close to employment and retail.



Public Participation

- **Halawa TOD Planning Process**
 - Incorporated various inputs: stakeholder interviews, resident survey, local business outreach, community workshops, and Project Advisory Committee (PAC)
 - PAC comprised of representatives from a broad range of governmental agencies, local businesses, residents, and various other interested stakeholders
 - Included identification of issues and opportunities, a market study, creation of alternatives, and development of a “preferred” station area
 - Formulated recommendations on phasing, implementation, and revisions to the Land Use Ordinance, including TOD Special District regulations, and zoning map
- **Halawa TOD Special District and Zone Changes**
 - Notification letters to affected property owners: Zone change properties, Special district properties, Properties within 300 feet
 - Standard RFCs: neighborhood boards, agencies, community orgs
 - Community Meeting: May 2023
 - Planning Commission public hearing: July 2023
 - City Council public hearing: TBD

TOD Special District Regulations

TOD Special District – Objectives

- Mixture of density and activity
- Maximize transit ridership
- Alternative modes of transportation
- Connectivity and convenient access
- Quality urban design
- Streetscape amenities
- Mix of housing: affordable and rental
- Publicly accessible/useable spaces
- Economic enhancement



TOD Special District – Features

- Regulates building placement and site layout/function, not design focused
 - Buildings near sidewalk/street, parking in back
 - Active ground floor uses and transparency
- Off-street parking optional near transit (TOD areas)
- Density and height bonuses
 - Exchanged for community benefits (e.g., affordable housing, streetscape improvements, parks)
- Skip to building permit if can comply with standards
 - Applies to new things, not existing
 - Permits for activity/use (e.g., increasing density or height)

Community Benefits

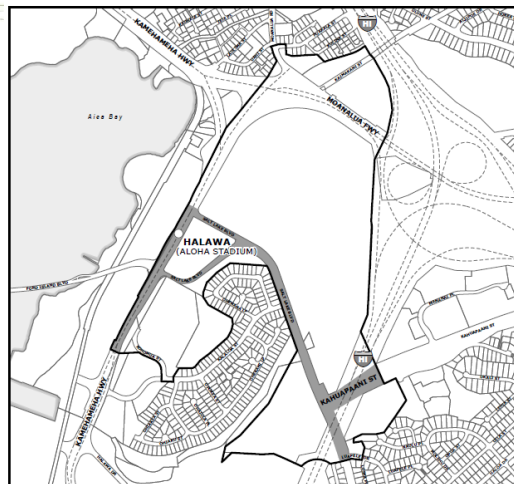
Project elements that will mitigate impacts of greater heights, greater densities, or modifications to special district development standards.

- Affordable housing
- Open space, parks, and plazas
- Right-of-way improvements
- Financial contributions to existing community amenities or public uses
- Facilities that enhance multi-modal transportation and the pedestrian experience

TOD Special District – Nonconformities

- Nonconforming Structures: Up to 90% replacement value, new floor area must comply
- Nonconforming Uses: May be expanded on site, but no new floor area allowed
- Nonconforming Site Development: Repairs okay, but new structures must comply

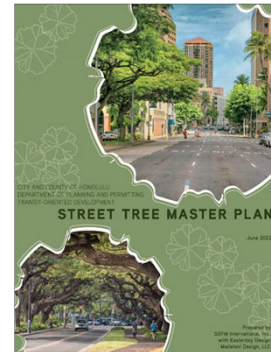
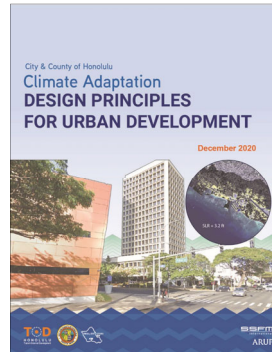
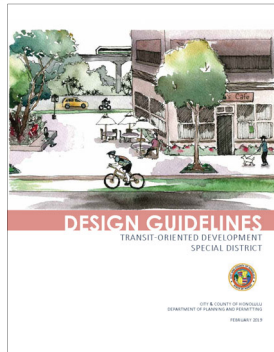
Proposed TOD Special District & Key Streets



Halawa TOD Area

LEGEND
— TOD Special District Boundary
— Key Street
○ Rail Station

Developer Resources



Developer resources to help facilitate compliance with regulations and areas affected by SLR: www.honolulu.gov/tod/projects/dev-resources

Questions / Comments?

www.honolulu.gov/tod

tod@honolulu.gov



Facebook: **TOD Honolulu**