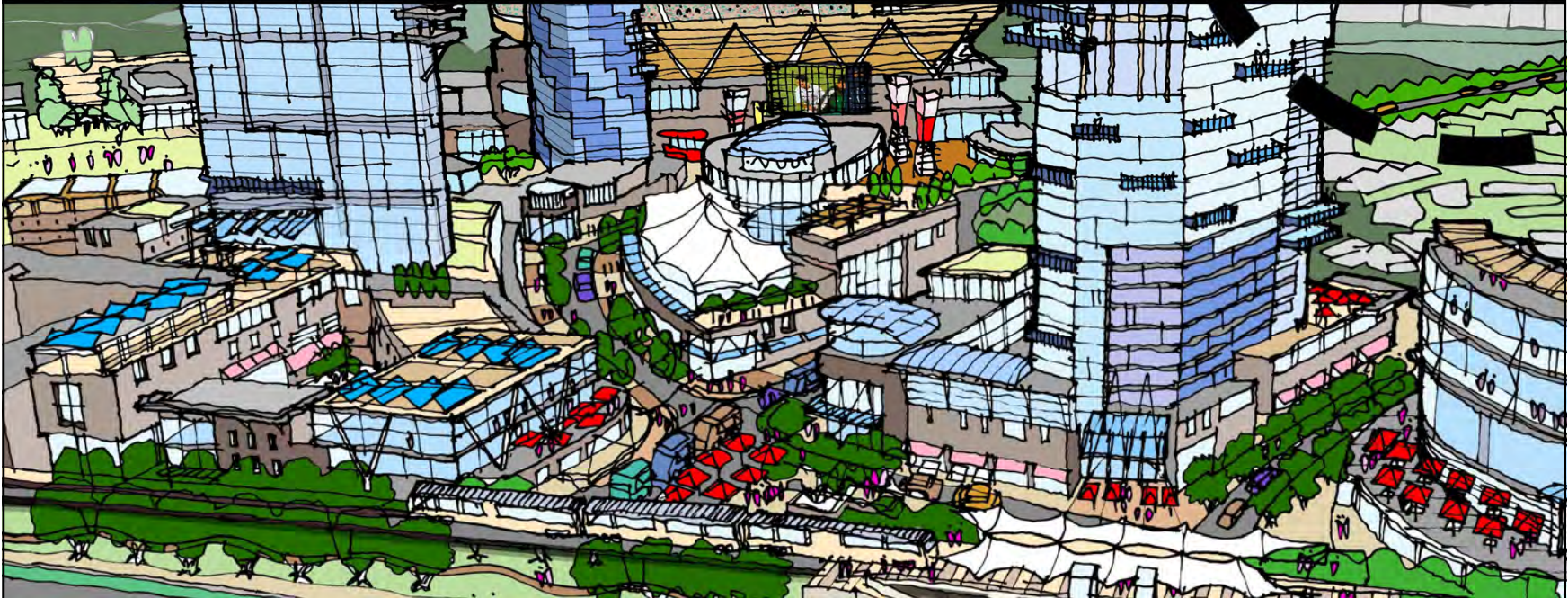


Halawa Area

City and County of Honolulu



TOD Special District Regulations & Zoning

City Council Committee on Zoning

September 13, 2023

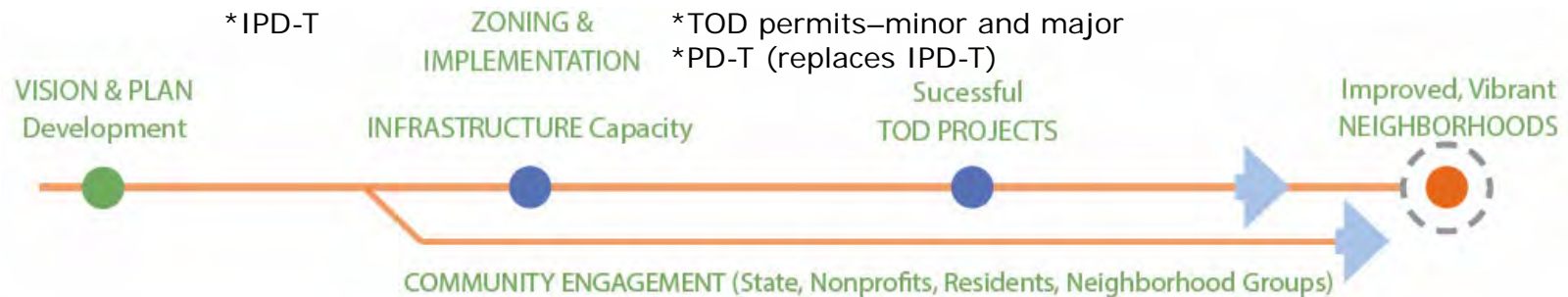
Presentation Outline



Transit-Oriented Development (TOD)

1. TOD Program Overview
2. Planning Background
3. Halawa TOD Area:
 - Zone Changes (Bill 51)
 - Special District Regulations (Bill 50)

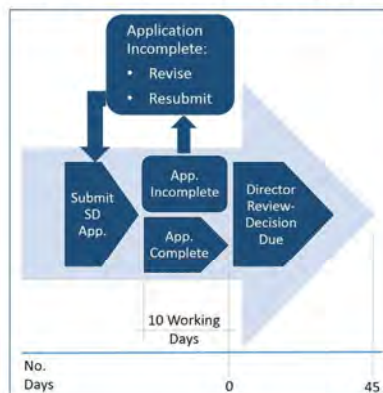
TOD Program & Implementation



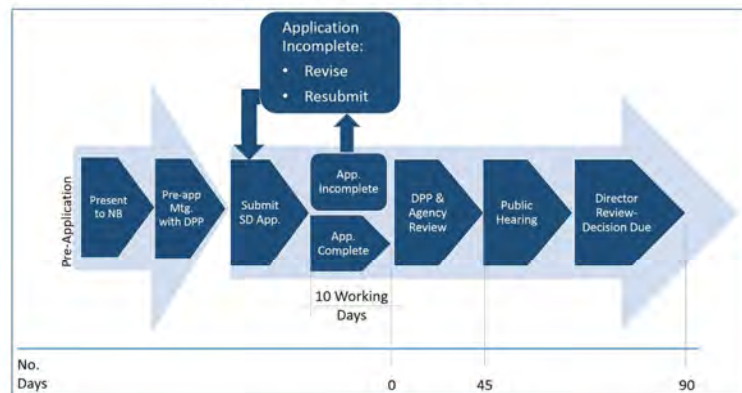
- Key DPP TOD Roles:
 - TOD Division: neighborhood-wide projects, bills, coordination across departments/governments (e.g., infrastructure, affordable housing, State TOD Council)
 - Land Use Permits Division: individual projects, special district bills
 - Planning Division: plans, zoning bills
 - HOLIS: zoning and special district maps

TOD Permitting Process

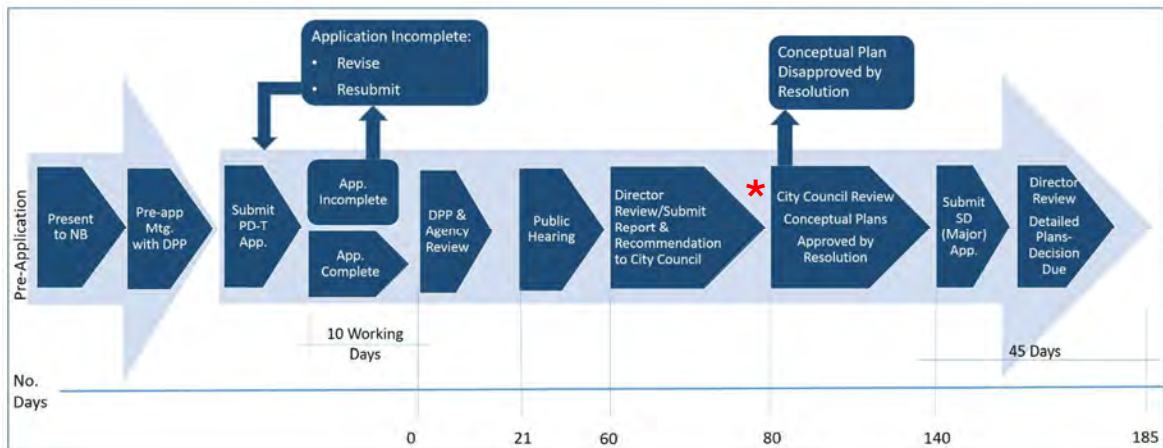
MINOR SPECIAL DISTRICT PERMIT



MAJOR SPECIAL DISTRICT PERMIT



IPD-T/PD-T with SPECIAL DISTRICT PERMIT



TOD Neighborhood Status



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



Public Participation

- **Halawa TOD Planning Process (2015 kickoff)**
 - 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 Zoning

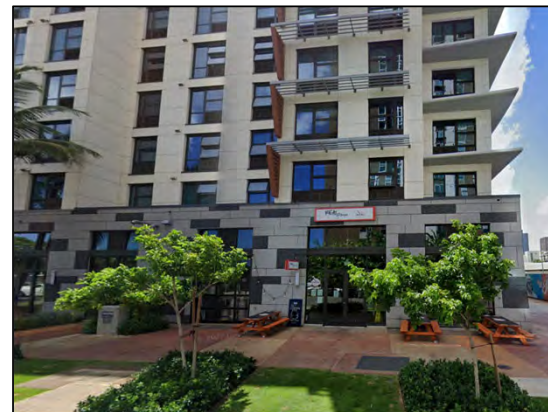
Proposed Zoning Map Changes

- 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.



HALAWA (ALOHA STADIUM) STATION **Transit-Oriented Development Zoning**



NOTE:
Additional Proposed Zoning Change Labels (refer to map)

- 1 From: F-1 to BMX-3 25' (250')
- 2 From: F-1 to BMX-3 150' (250')
- 3 From: R-5 to BMX-3 150' (250')
- 4 From: R-5 to F-1
- 5 From: B-1 to P-2
- 6 From: B-1 to P-2
- 7 From: R-5 to F-1
- 8 From: R-5 to F-1
- 9 From: B-2 60' to BMX-3 28' (90')
- 10 From: R-5 to BMX-3 60' (90')
- 11 From: A-1 to BMX-3 60' (90')

LEGEND

Proposed TOD Special District Boundary

PROPOSED ZONING:

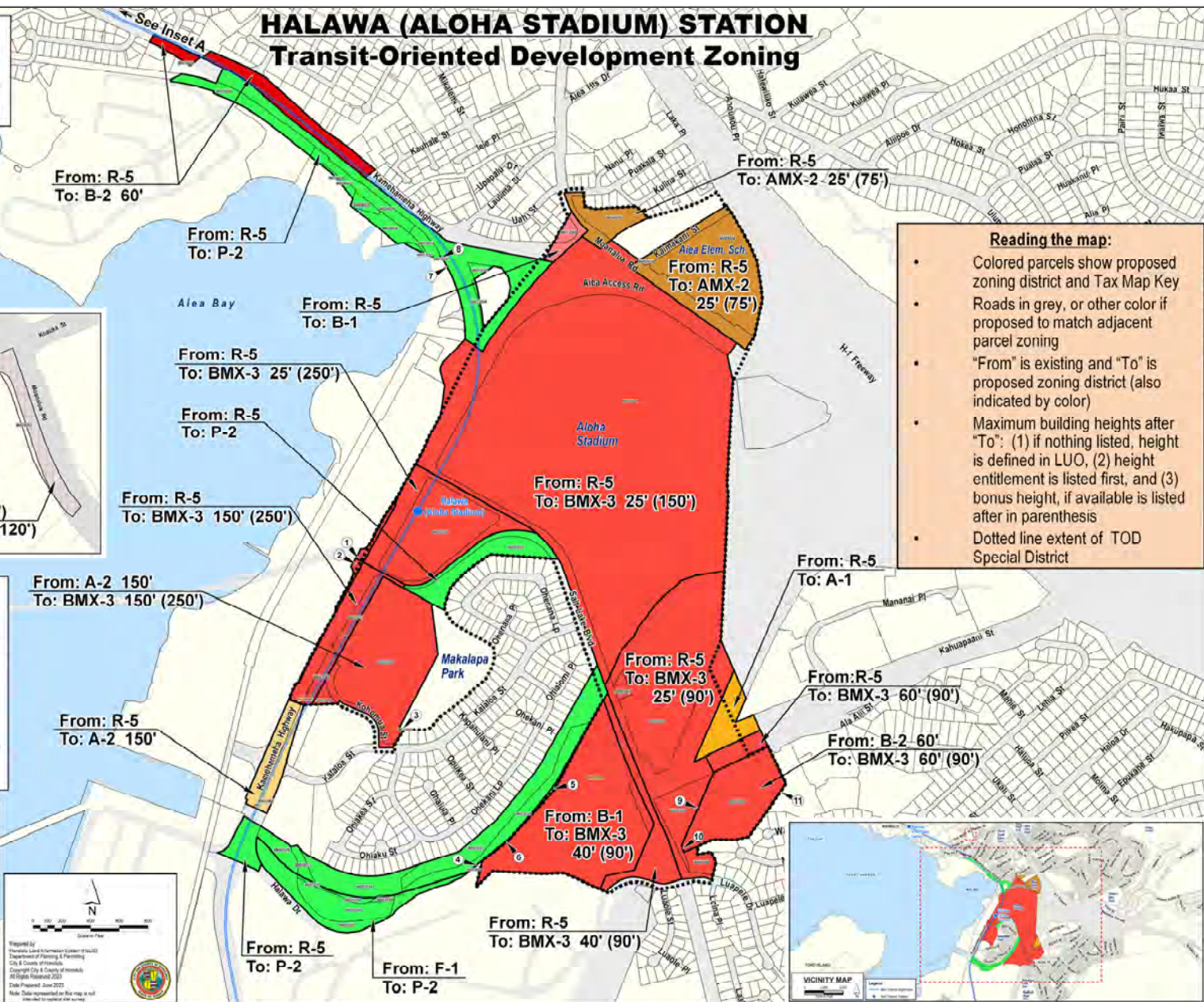
A-1	B-2
A-2	BMX-3
AMX-2	F-1
B-1	P-2

25' Height Limit (250')

Change height limit from BMX-3 60' (150') to BMX-3 60' (120')

Rail Transit Station

Rail Transit Alignment



TOD Zoning Potential

State TOD Planning & Implementation Project for the Island of Oahu (July 2020)		Honolulu TOD Demand Analysis & Market Projections (July 2019)		Halawa Area TOD Plan (October 2016 PRD)	
Use	Total*	Use	Total*	Use	Total*
Residential Units ¹	4,700	Residential Units ¹	2,598	Residential Units (market rate & affordable)	4,300
Commercial/ Institutional SF ¹	1,720,000	Commercial SF ¹ (retail, office)	274,200	Commercial SF (retail, office, entertainment)	910,000
Hotel Rooms ¹	230	Hotel Rooms ²	457	Hotel Rooms	300

*projected by 2049

1 Excludes areas outside TOD Plan

* projected to 2040

1 Combined Aloha Stadium & Pearl Harbor stations

2 Lagoon Drive to Pearlridge stations

* 20-40 years timeframe



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

A decorative graphic consisting of several thin, wavy, horizontal lines in shades of green and yellow, positioned below the title and above the list.

- 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)

TOD Special District – FAR & Height Bonuses

Floor Area Ratios

	BMX-3 and B-2 Districts	Apartment and Apartment Mixed Use Districts	Industrial and Industrial Mixed Use Districts
Base FAR	2.5	Refer to Table 21-3.3	Refer to Table 21-3.5
Maximum FAR with Minor Special District Permit	3.5	1.2 x Base FAR	1.2 x Base FAR
Maximum FAR with PD-T Approval	7.0	2.0 x Base FAR	2.0 x Base FAR

Heights

Maximum Height with Minor Special District Permit	60 feet over the base height limit; or twice the base height limit, whichever is less
Maximum Height with Major Special District Permit	120 feet over the base height limit; or three times the base height limit, whichever is less
Maximum Height with PD-T Approval	More than 120 feet over the base height limit; or more than three times the base height limit, whichever is less

Community Benefits

A decorative graphic consisting of several thin, wavy lines in shades of green and yellow, spanning the width of the slide below the title.

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

A decorative graphic consisting of several thin, wavy, horizontal lines in shades of green and yellow, positioned below the title and above the list.

- 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





Questions / Comments?

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Facebook: TOD Honolulu