HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL 38 (2026)

A BILL FOR AN ORDINANCE

RELATING TO THE TRANSIT-ORIENTED DEVELOPMENT SPECIAL DISTRICT.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to expand the transit-oriented development ("TOD") special district to include three additional Skyline rail transit station areas and to incorporate land use standards and guidelines for those areas based on the recommendations in the East Kapolei Neighborhood TOD Plan.

SECTION 2. Section 21-9.100-2, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"§ 21-9.100-2 Neighborhood TOD plans.

(a) For each TOD station area or combination of station areas, the department shall prepare a neighborhood TOD plan, which serves as the basis for the creation of or amendment to the TOD special district and the TOD development regulations applicable thereto. Each neighborhood TOD plan must address, at minimum, the following:

(1) The general objectives for a specific TOD station area in terms of overall economic revitalization, neighborhood character, and unique community historic and other design themes. Objectives must summarize the desired neighborhood mix of land uses, general land use intensities, circulation strategies, general urban design forms, and cultural and historic resources that form the context for TOD;

(2) Parcels recommended to be included in the TOD special district, taking into account natural topographic barriers, extent of market interest in redevelopment, and the benefits of transit, including the potential to increase rail and bus transit ridership;

(3) Recommended zoning controls, including architectural and community design principles, open space requirements, parking standards, and other modifications to existing zoning requirements, or the establishment of new zoning districts or special district precincts, as appropriate, including density incentives. Prohibition of specific uses must be considered. Form-based zoning may be considered;

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(4) Preservation of existing affordable housing and potential opportunities for new affordable housing, with supportive services as appropriate;

(5) Preservation of existing healthcare services. For the purposes of this subdivision, "healthcare services" means the furnishing of medicine, medical or surgical treatment, nursing, hospital service, dental service, optometrical service, complementary health services, or any other necessary services of like character intended to prevent, alleviate, cure, or heal human illness, physical disability, or injury;

(6) Preservation and protection of Native Hawaiian cultural and historic resources, including cultural, historic, and pre-contact sites and monuments;

(7) Mitigating gentrification of the community;

(8) Consideration of flood hazards, including coastal hazards such as sea level rise, which may affect neighborhood infrastructure and land; and

(9) The general direction on implementation of the recommendations, including the phasing, timing, and approximate cost of each recommendation, as appropriate, and new financing opportunities that may be pursued.

(b) The process of creating neighborhood TOD plans must be inclusive, open to residents, businesses, landowners, community organizations, government agencies, and others.

(c) The process must consider population, economic, and market analyses, and infrastructure analyses, including capacities of water, wastewater, and roadway systems. Where appropriate, public-private partnership opportunities must be explored.

(d) The neighborhood TOD plan must be consistent with the applicable regional development plan.

(e) To the extent practical, the neighborhood TOD plan must be consistent with any applicable special area plan or community master plan, or make recommendations for revisions to these plans.

(f) The neighborhood TOD plan must be submitted to the council and approval of the plan must be by council resolution, with or without amendments.

(g) The primary design objectives of the Waipahu Neighborhood TOD Plan are as follows:

(1) Maintain Waipahu's heritage as a former sugar plantation town in the Pouhala (Waipahu Transit Center) station area;

(2) Maintain the area's low-rise character and wide range of uses;

(3) Retain the area's historic low-rise character, while providing new retail, office, and residential opportunities in a walkable, mixed-use setting in the areas along Waipahu Depot Street and Farrington Highway;

(4) Concentrate development in the Hō'ae'ae (West Loch) station area in the area adjacent to the rail station along Farrington Highway and Leo'ole Street; and

(5) Encourage a higher-density commercial center with mixed-use buildings along Farrington Highway, while Leo'ole and Leokū Streets serve as pedestrian-oriented streets with active ground floor activities and pedestrian access to the Pearl Harbor Historic Trail.

(h) The primary design objectives of the 'Aiea-Pearl City Neighborhood TOD Plan are as follows:

(1) Develop the Kalauao (Pearlridge) station area as a major urban center and regional destination with opportunities for new high-density residential and commercial development that enhance access and views to the area's natural features;

(2) Preserve views of Pearl Harbor from Kaonohi Street;

(3) Create additional housing units, improved access and amenities along the Pearl Harbor Historic Trail, and new waterfront open spaces in the area makai of Kamehameha Highway;

(4) Transform the existing parking lots and low-density commercial uses near the Waiawa (Pearl Highlands) station area into a walkable, pedestrian-

oriented environment by allowing new high-density development;

(5) Promote the area as an attractive place to live and work by emphasizing and improving amenities like the Pearl Harbor Historic Trail, the University of Hawai'i Urban Garden Center, and the wide variety of local shopping and dining;

(6) Improve access to regional transportation options, especially pedestrian and bicycle access to the Pearl Harbor Historic Trail from public streets; and

(7) Promote the vision of the Hālaulani (Leeward Community College) station area as a college-oriented neighborhood.

(i) The primary design objectives of the Hālawa Area Neighborhood TOD Plan are as follows:

(1) Develop a TOD-oriented sports and entertainment district tied to a stadium in the Hālawa (Aloha Stadium) station area;

(2) Establish a gateway corridor connecting the rail station and stadium; and

(3) Concentrate an eclectic mix of street-level retail with consistent frontage along Salt Lake Boulevard.

(j) The primary design objectives of the East Kapolei Neighborhood TOD Plan are as follows:

(1) Create a greenway corridor that includes a multi-use path and other amenities for active and passive use along the rail guideway, while accommodating opportunities for other forms of recreation and entertainment activities in the neighborhood;

(2) Configure buildings and open spaces to provide neighborhood focal points and view corridors of distinct landmarks, such as the Wai'anae and Ko'olau mountain ranges and the university campus library tower, while respecting the prevailing trade-wind pattern;

(3) Establish a local, mixed-use community throughout the Honouliuli (Ho'opili) station area that is organized in a compact street grid layout with a medium- to high-density town center around the rail station;

(4) Promote an active "festival street" lined with commercial uses and closed to vehicles during events for at least one block near the Honouliuli (Ho'opili) station and one block of Ho'okulaia Street;

(5) Promote the vision of the Keone'ae (University of Hawai'i-West O'ahu) station area as a campus gateway that includes a university village and main street-style atmosphere focused primarily on the university side of Kualaka'i Parkway;

(6) Create a greenway that includes a multi-use path along the former Kalo'i Gulch to connect the university campus and non-campus lands, including adjacent park and open space; and

(7) Cultivate community uses and active streetscapes in the Kualaka'i (East Kapolei) station area that provide distinctive, vibrant public spaces at the ground level."

SECTION 3. Section 21-9.100-7, Revised Ordinance of Honolulu 2021, is amended to read as follows:

"§ 21-9.100-7 Use regulations.

Permitted uses and structures are as enumerated in Table 21-5.1, except as provided below:

(a) In the business mixed-use district, the ground floor of buildings facing a key street, public open space, or transit station must be designed and used for active ground floor activities, as defined in § 21-9.100(c), for at least 80 percent of the ground-floor building frontage. On corner lots, this requirement must be met on each key-street- facing facade.

(b) In the apartment mixed-use district the ground floor of the building frontage facing any key street, public open space, or transit station must be designed and used as residential dwelling units or active ground floor activities, as defined in § 21-9.100(c). On corner lots, this requirement must be met on each key-street-facing facade.

(c) Up to 10 dwelling units may be permitted per zoning lot above the ground floor in the IMX-1 industrial commercial mixed-use district, subject to a special district permit.

(d) Safety nets and poles that are accessory to recreation facilities are exempt from the zoning district height limits in the TOD station areas corresponding to Exhibit 21-9.25; provided that:

(1) The height does not exceed 200 feet from existing grade; and

(2) The project site is located 2,000 feet or farther from a rail station.

SECTION 4. Section 21-9.100-11, Revised Ordinances of Honolulu 2021, is amended to read as follows:

"**§ 21-9.100-11 TOD special district–project classification.**

Refer to Table 21-9.8 to determine whether specific categories of projects will be classified as major, minor, or exempt. For the purposes of this section, in addition to § 21-9.20-2(c), the term "exempt" means projects that are in full compliance with the standards and objectives of [a] the TOD special district.

Table 21-9.8
TOD Special District Project Classification

Activity/Use	Required Permit	Special Conditions
Major modification, major additions, or new construction on sites 1 acre or more in size	[~~M/~~]m	[~~Projects on key streets are major. All others will be minor.~~]
Minor additions to existing structures or construction of new accessory structures on sites 1 acre or more in size	[~~m/~~]E	[~~Projects on key streets are minor. All others will be exempt.~~]
Major modification, additions, or new construction on sites less than 1 acre in size	E	
Interior or exterior repairs, alterations, or renovations to all structures	E	

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Table 21-9.8 TOD Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Modifications to FAR	M/m	See § 21-9.100-8(a)(1)(A). PD-T approval may be required prior to obtaining a major permit.
Modifications to height	M/m	See § 21-9.100-8(a)(1)(D). PD-T approval may be required prior to obtaining a major permit.
Modification to the following standards: • Yards and setbacks • Street facade and building placement • Building orientation and entrances • Building transparency • [~~Number of parking stalls~~] • Location of above ground surface parking • Location of service area and loading spaces • Bicycle parking • The commercial use density and location provisions in the apartment mixed-use districts • Additional commercial density in the apartment mixed-use districts • Reconfiguration of sidewalk area	m	

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Table 21-9.8 TOD Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
Demolition of structures	E	
Residential units in the IMX-1 district	m	
Streetscape improvements, including street furniture, light fixtures, sidewalk paving, bus shelters and other elements in public rights-of-way when part of the development of a zoning lot	m/E	If the director has determined that the project may result in substantial impacts to [~~a~~] the TOD special district, a minor permit is required; otherwise exempt. Where addressed as part of another permit, a minor permit is not required.
Major above-grade infrastructure improvements not covered elsewhere, including new roadways, road widenings, new substations, new parks, and significant improvements to existing parks	m/E	If the director has determined that the project may result in substantial impacts to [~~a~~] the TOD special district, a minor permit is required; otherwise exempt.
Minor above-grade infrastructure improvements not covered elsewhere; all below-grade infrastructure improvements; and all emergency and routine repair and maintenance work	E	
Plan review uses (PRU)	E	Projects are exempt if subject to a PRU approved pursuant to § 21-2.120-2.
A special district permit is not required for activities and uses classified as exempt, as well as other project types that do not fall into one of the categories listed above. These activities and uses, however, must still conform to the applicable objectives and standards of the special district. This conformance will be determined at the building permit application stage. Pursuant to §§ 21-2.110-2, 21-9.100-8(a)(1)(A), and 21-9.100-8(a)(1)(D), PD-T approval may be required prior to obtaining a major		

Table 21-9.8 TOD Special District Project Classification		
Activity/Use	Required Permit	Special Conditions
special district permit. If a PD-T or major special district permit is otherwise required, a separate minor special district permit is not required. Legend: Project classification: M = Major; m = Minor; E = Exempt		

"

SECTION 5. Section 21-9.100-12, Revised Ordinances of Honolulu 2021, is amended as follows:

"**§ 21-9.100-12 TOO special district boundaries.**

(a) The Hōae'ae (West Loch) station area TOD special district boundaries are designated on Exhibit 21-9.19, set forth at the end of this article.

(b) The Pouhala (Waipahu Transit Center) station area TOD special district boundaries are designated on Exhibit 21-9.20, set forth at the end of this article.

(c) The Hālaulani (Leeward Community College) station area TOD special district boundaries are designated on Exhibit 21-9.21, set forth at the end of this article.

(d) The Waiawa (Pearl Highlands) station area TOD special district boundaries are designated on Exhibit 21-9.22, set forth at the end of this article.

(e) The Kalauao (Pearlridge) station area TOD special district boundaries are designated on Exhibit 21-9.23, set forth at the end of this article.

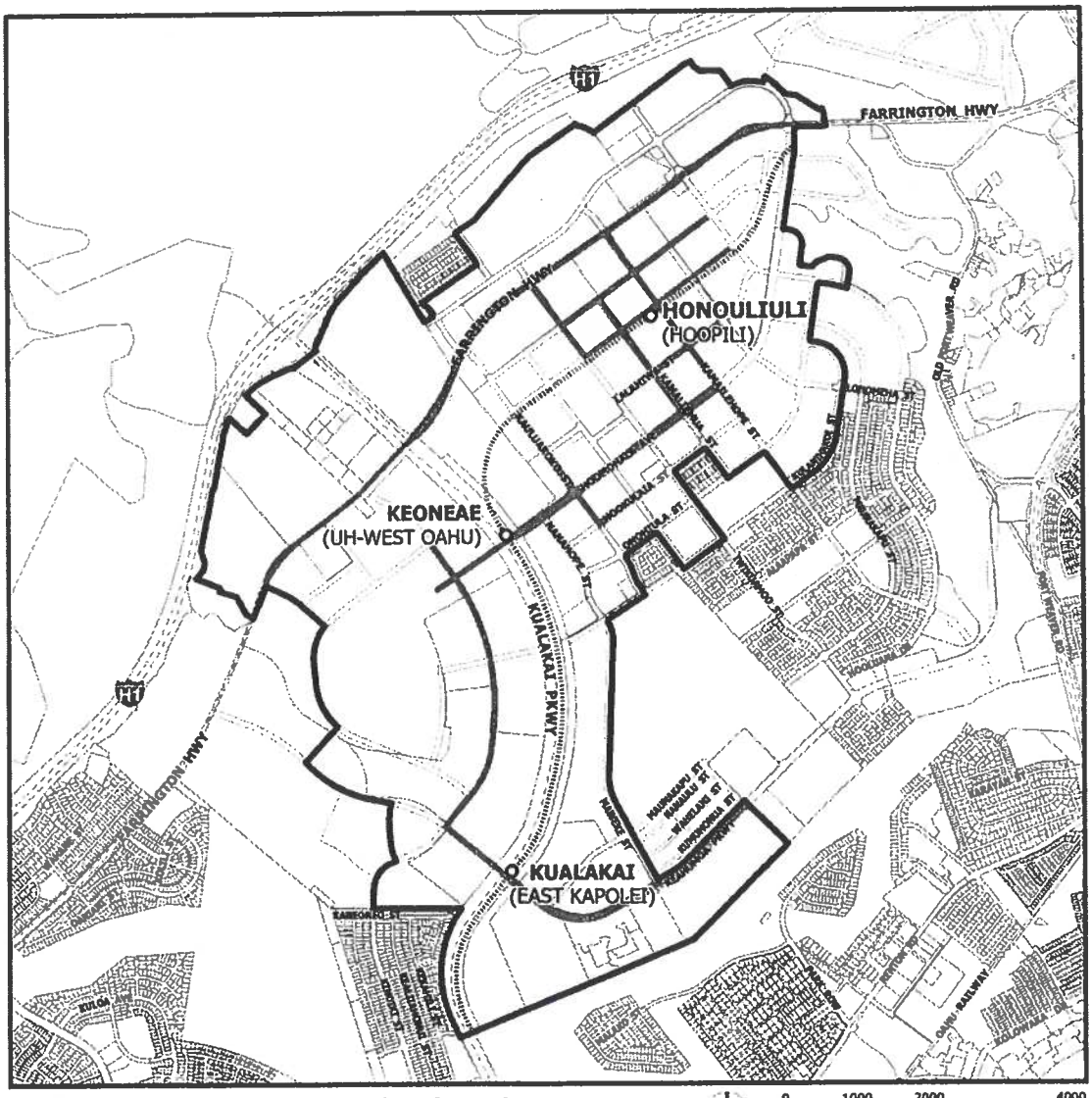
(f) The Hālawa (Aloha Stadium) station area TOD special district boundaries are designated on Exhibit 21-9.24, set forth at the end of this article.

(g) The Kualaka'i (East Kapolei) station area, Keone'ae (University of Hawai'i-West O'ahu) station area, and Honouliuli (Ho'opili) station area TOD special district boundaries are designated on Exhibit 21-9.25, set forth at the end of this article."

SECTION 6. Chapter 21, Article 9, Revised Ordinances of Honolulu 2021 ("Special District Regulations"), is amended by adding a new Exhibit 21-9.25 to read as follows:

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"EXHIBIT 21-9.25
Kualaka'i (East Kapolei), Keone'ae (University of Hawai'i-West O'ahu), and Honouliuli (Ho'opili) Station Areas



East Kapolei TOD Neighborhood

LEGEND

- TOD Special District Boundary
- Key Street
- Bike-Walk Greenway
- Rail Station

"

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SECTION 7. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.

SECTION 8. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters (br)

DATE OF INTRODUCTION:

MAY 14 2026
Honolulu, Hawai'i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

_____
Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ____.

_____
RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:
Land Use Ordinance ("LUO") Amendment; Transit-Oriented Development ("TOD") Special District; East Kapolei Neighborhood TOD Plan; Department of Planning and Permitting ("DPP")

Description:
Amends the LUO by expanding the TOD Special District boundaries to the East Kapolei Neighborhood TOD Plan area, adding primary design objectives and use regulations, and modifying the TOD Special District Project Classification table.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.