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TOD Special District Regulations, Zoning, & State Land Use District Boundary Amendment

City Council Committee on Zoning & Planning

August 27, 2026

DEPT. COM. 542(26) ZON

Presentation Outline

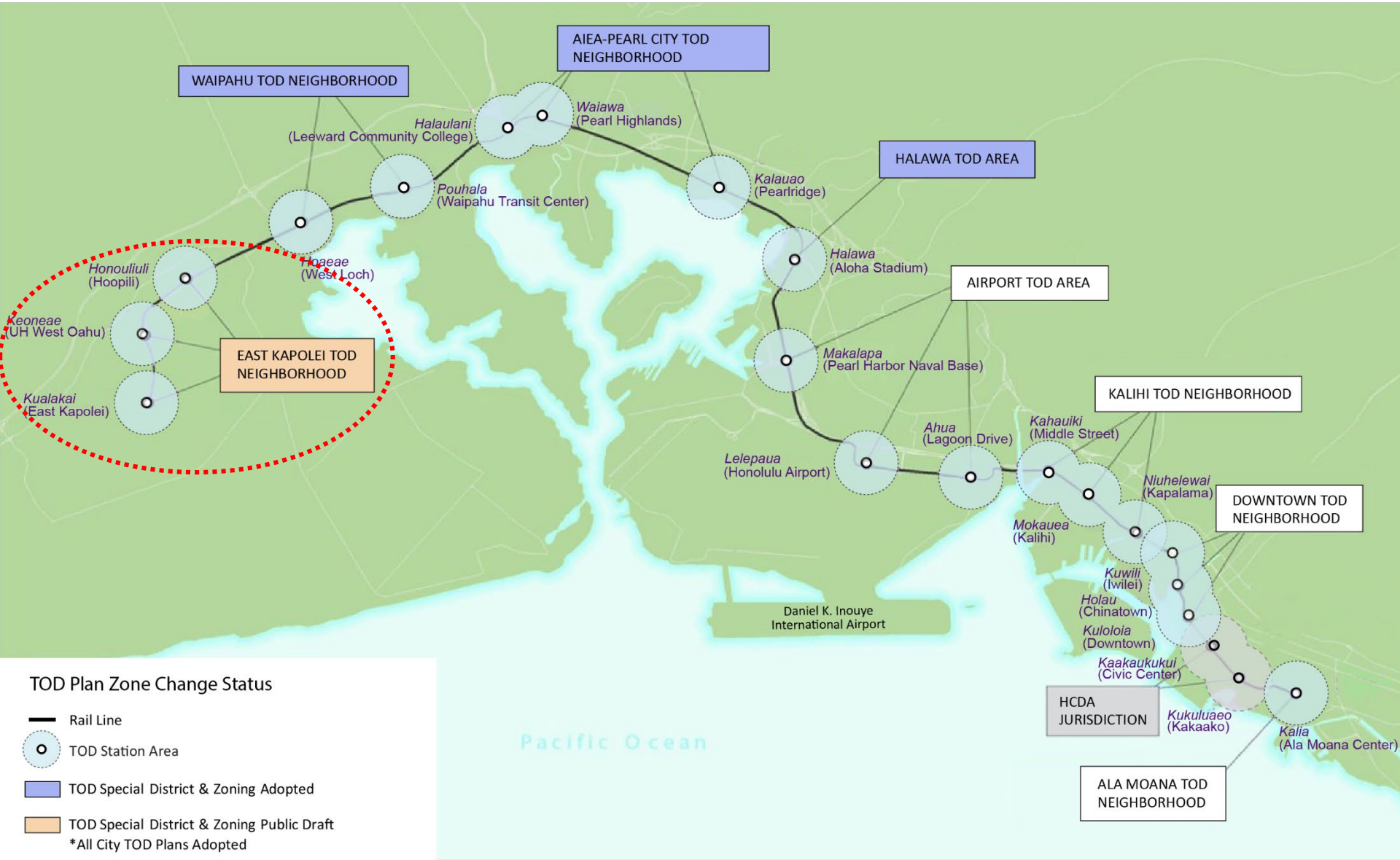
Transit-Oriented Development (TOD)

1. Planning Framework
2. DPP Proposals:
   - Bill 37 (26): State Land Use District Boundary Amendment
   - Bill 39 (26): Zone Change
   - Bill 38 (26): TOD Special District Amendment





TOD Neighborhoods



East Kapolei TOD Vision

- Create sustainable, compact, mix-use development in areas surrounding the rail stations
- Connected with convenient rail transit access to downtown Honolulu
- Structured in a pedestrian-friendly environment with numerous housing, employment, educational, and recreational opportunities
- Provide for unique development opportunities and identity around each station area



East Kapolei TOD Public Participation

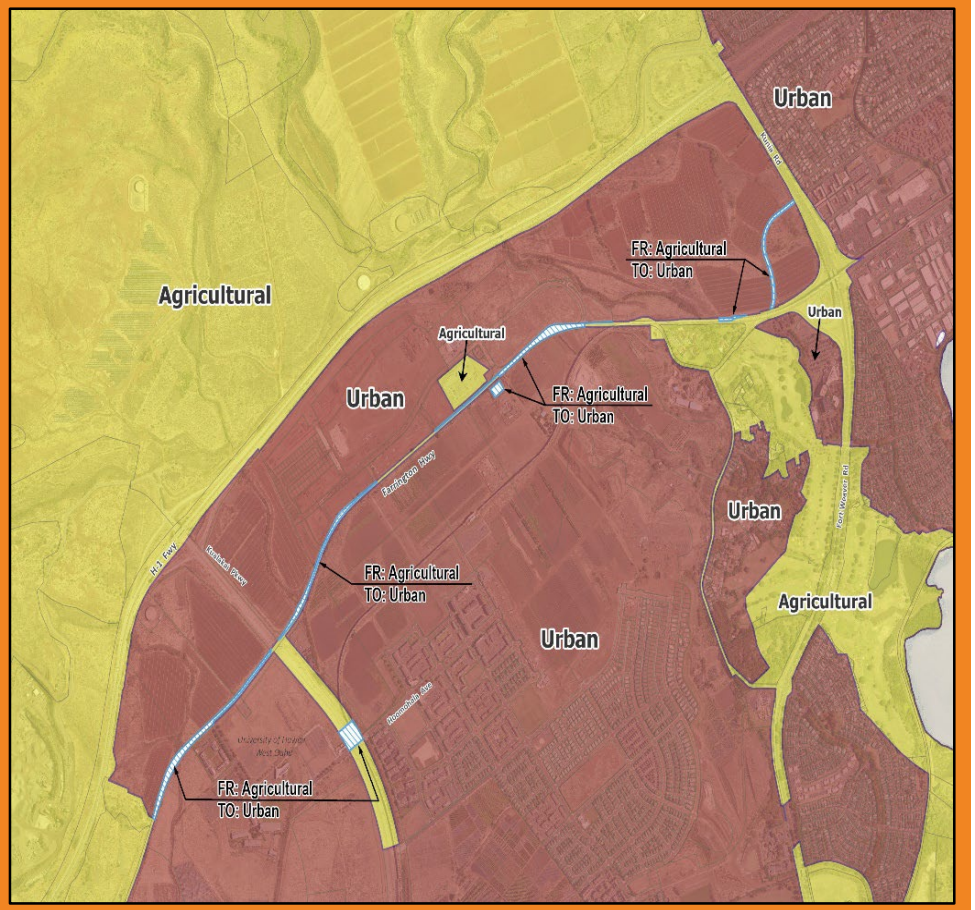
Planning Process

- Incorporated various inputs: stakeholder interviews, landowner development plans, task force and community workshops
- Included identification of issues and opportunities, a market study, creation of alternatives, and development of “preferred” station areas
- Formulated recommendations on phasing, implementation, and revisions to the TOD Special District regulations and zoning map
- TOD Plan adopted December 2020

TOD Special District, Zoning, State Land Use District Process

- Notification sent to affected property owners, and properties within 300 feet
- Standard RFCs: neighborhood boards, agencies, community orgs
- Community Meeting: April 2025
- Planning Commission public hearings: April 2026
- City Council public hearing: TBD

State Land Use District Boundary Amendment (SLUDBA)



Proposed SLUDBA

- Area = 14.8 acres
- Agricultural District to Urban District
- Focused on rights-of-way and utility areas
- Urban District:
  - Characterized by “city-like” concentrations of people, structures, & services (current or future)
  - Allows full extent of City zoning
- Enables zoning consistency with adjacent properties and supports development opportunities

Zone Change

Proposed Zoning Map Changes

- Area = 1,374.4 acres (updated)
- Mostly AMX & BMX mixed-use zoning
  - Allows for commercial activities at street level, residential on upper floors
  - Facilitates vibrant neighborhoods/livable communities
    - ✓ Streets used at different times of the day
    - ✓ People can live, work, play, and shop in same area
- Zoning allows new bonus height and density
  - Community benefits required to utilize bonuses



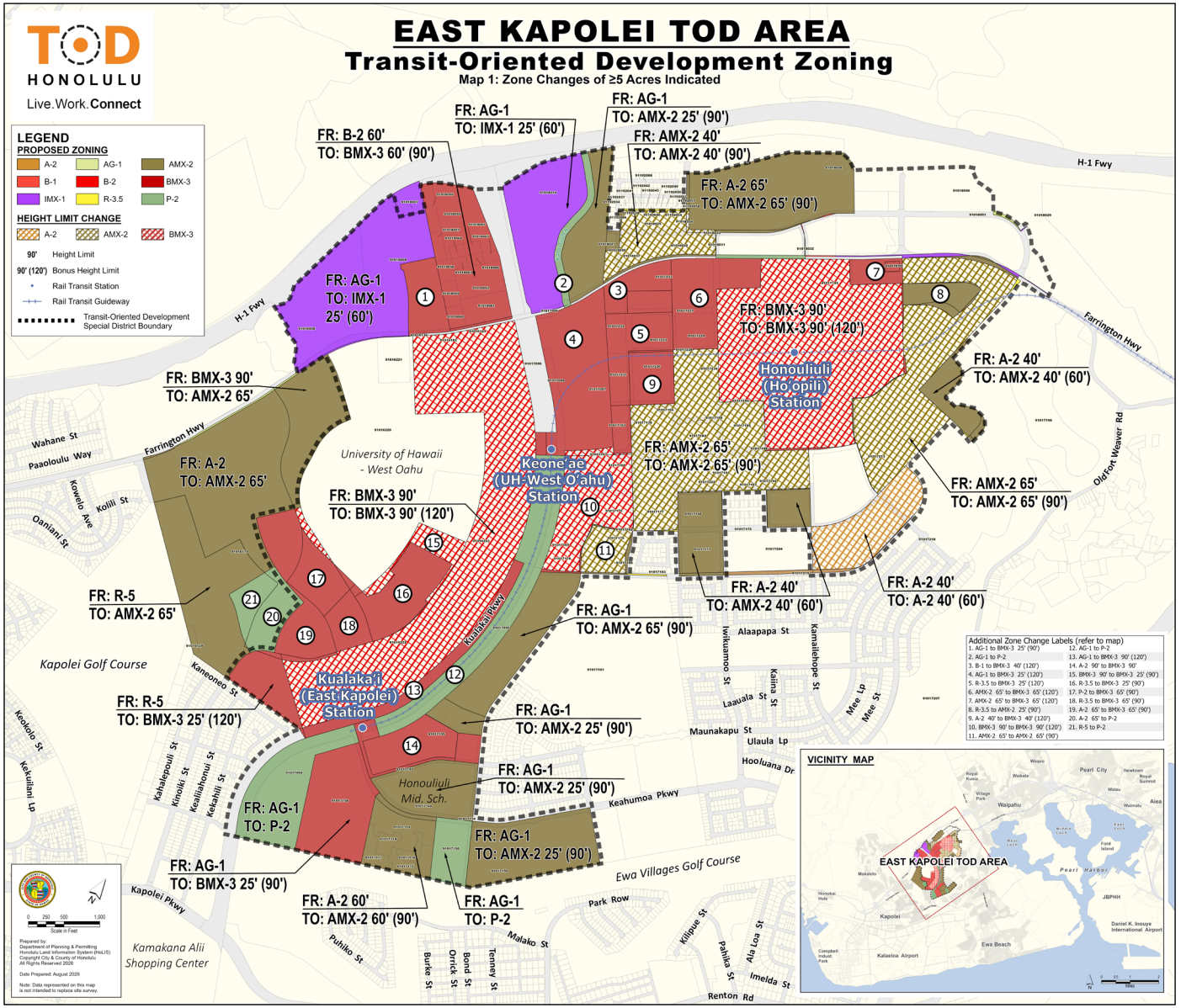
Proposed Zone Changes: Map 1

Reading the map:

- Color = proposed zoning
- Crosshatch = proposed height only
- Parenthesis = TOD bonus height
- Map key = additional zone change labels
- Dotted line = TOD Special District (for reference)

Zone change acreage as percent of total:

- **BMX-3**: 24% → **45%**
- **AMX-2**: 15% → **38%**
- **IMX-1**: 0% → **8%**
- **P-2**: 1% → **7%**
- **A-2**: 18% → **2%**
- **AG-1**: 30% → **0%**
- **R-3.5/R-5**: 9% → **0%**
- **B-1/B-2**: 4% → **0%**



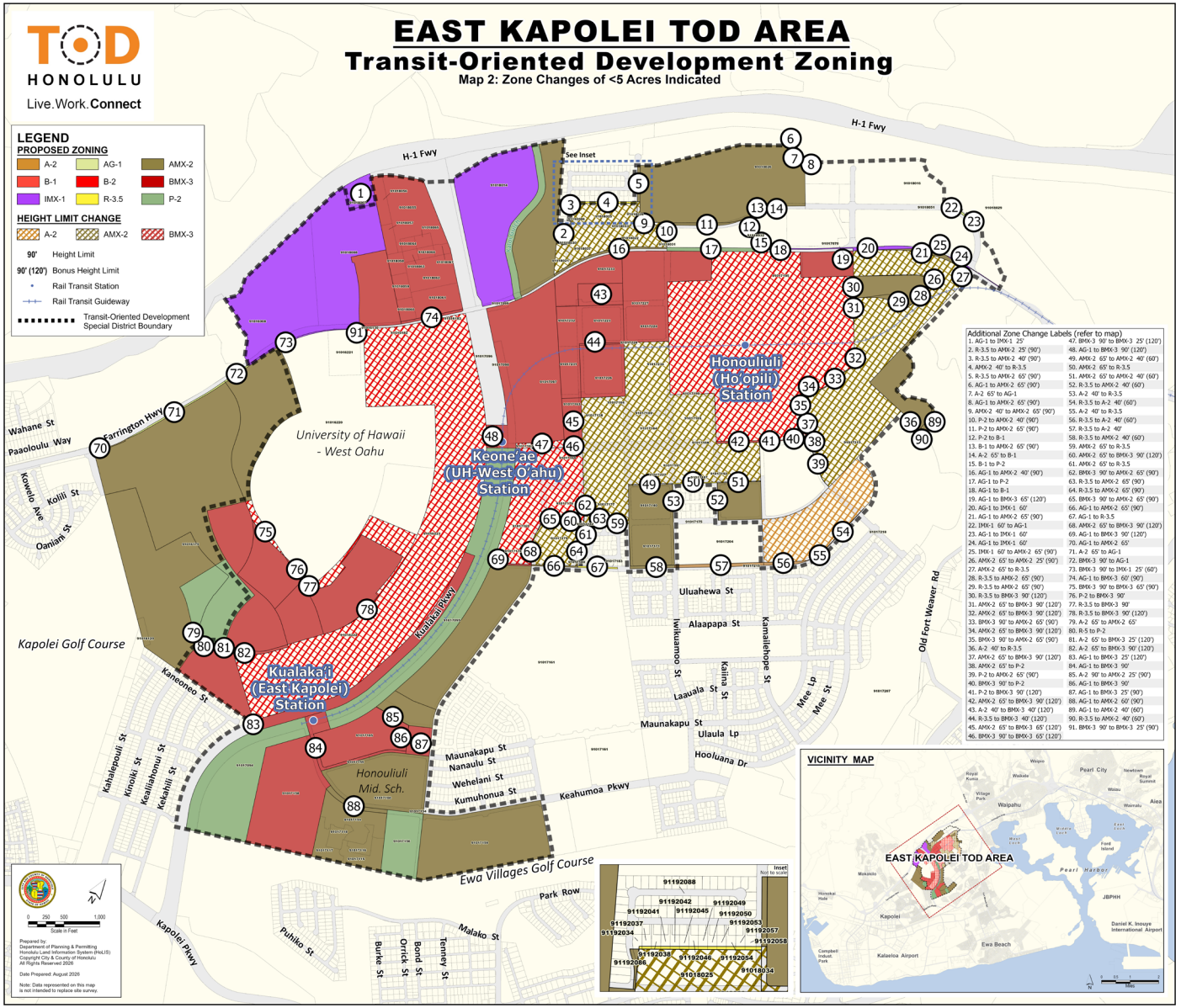
Proposed Zone Changes: Map 2

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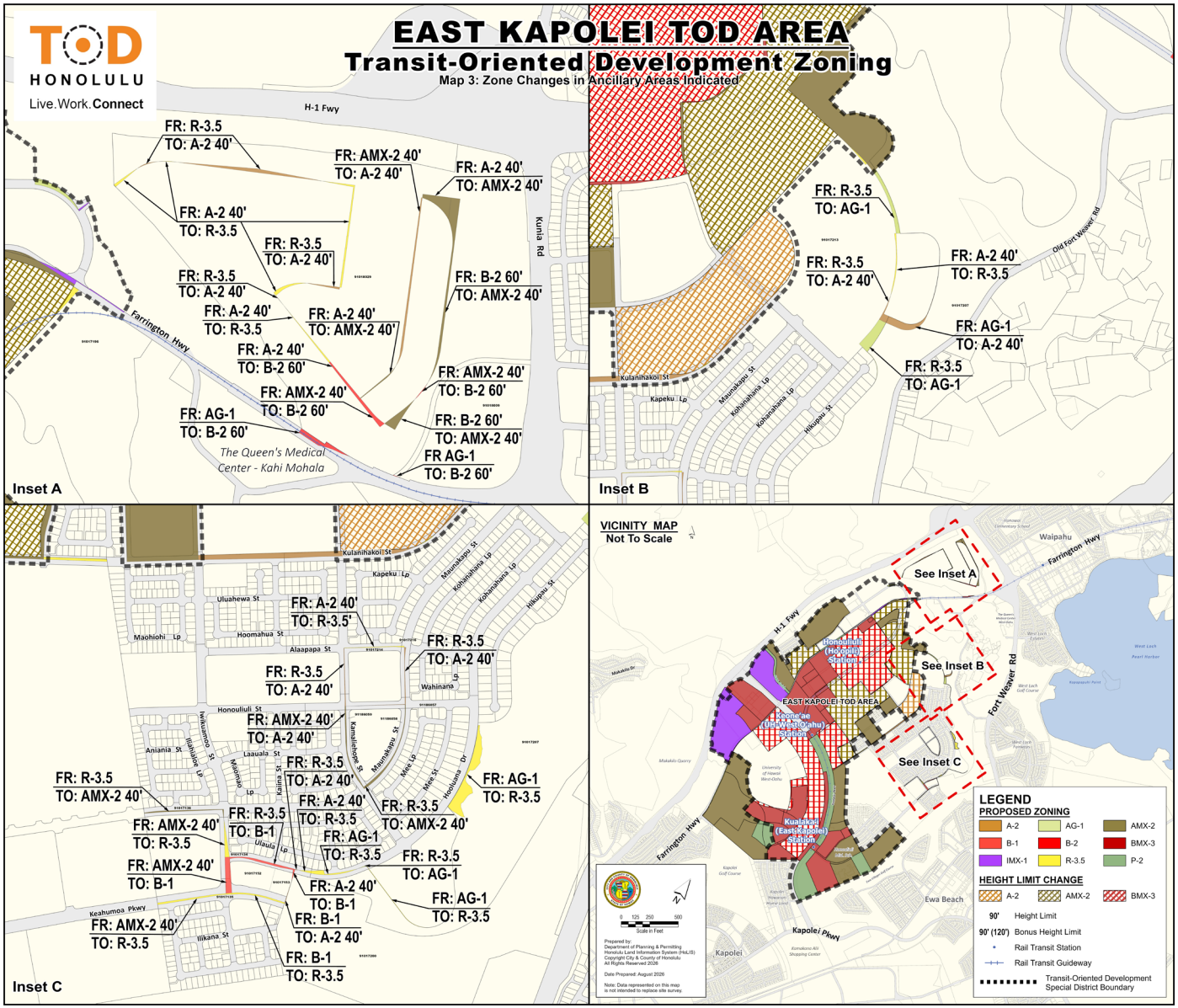
Proposed Zone Changes: Map 3

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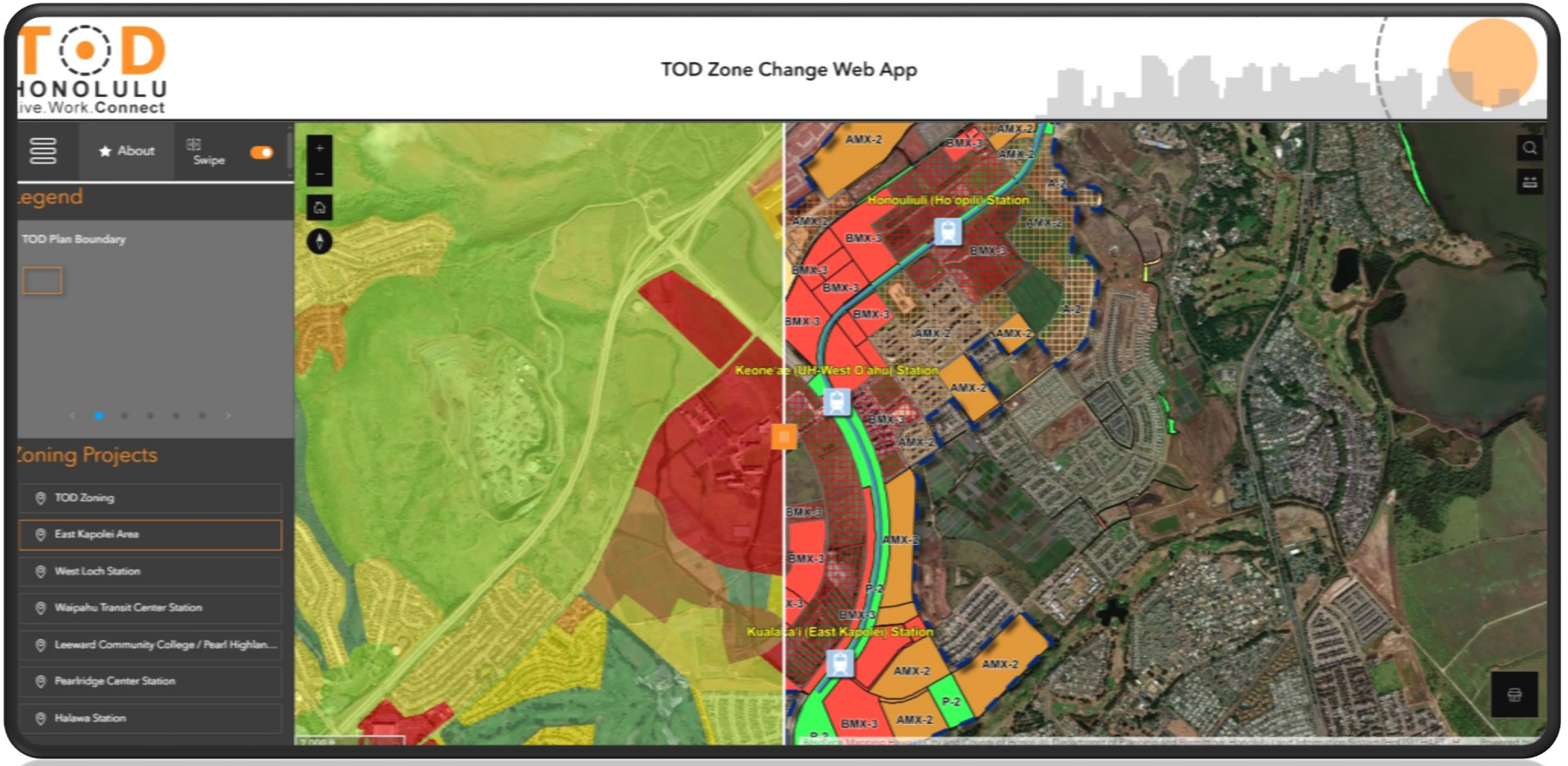
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Interactive Online Map

bit.ly/HnlTODmap



TOD Special District

TOD Special District – Background

- 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 – Proposal

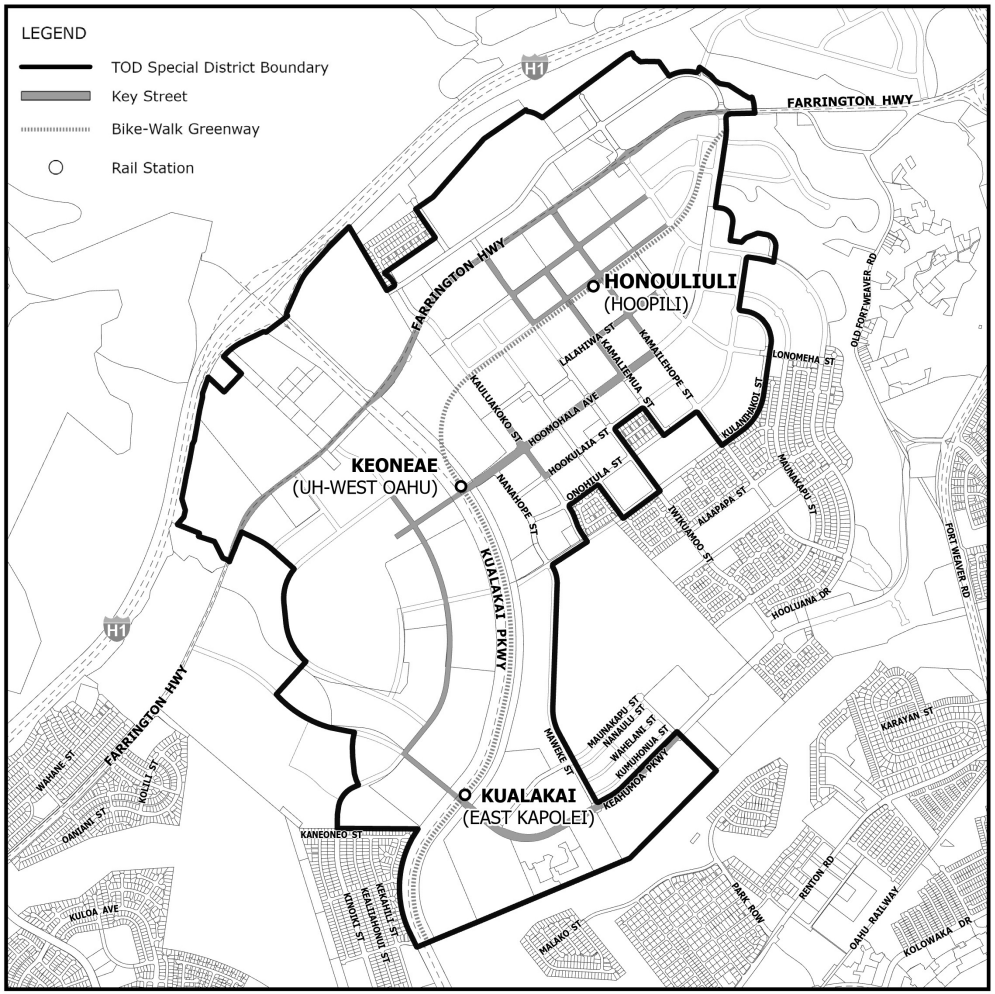
East Kapolei TOD Neighborhood

- Boundary defined, and key streets identified, for 3 new station areas
- Primary design objectives described for neighborhood
- Height exemption for safety nets and poles that are accessory to recreation facilities

All TOD Special District Neighborhoods

- Project classification permits updated
  - Sites 1+ acre:
    - Minor additions to existing structures or construction of new accessory structures exempt
    - Major modification, major additions, or new construction all minor permit (no more major permit)
  - Planned Review Use exempt

Proposed TOD Special District & Key Streets



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