Halawa Area TOD Plan (draft)
CURRENT PLANNING CONCEPTS AND ALTERNATIVES
Halawa Area TOD Plan and Aloha Stadium

- TOD Plan was developed in collaboration with Stadium Authority, DAGS, and other state and private land owners
- Future of Aloha Stadium was considered in a separate, coordinated state study
- City working with State TOD Council to assess infrastructure needs and finance strategy for 3 priority areas, including Halawa
- TOD plan covers larger area and will lead to:
  - updated zoning to incentivize redevelopment
  - upgraded regional infrastructure
  - Individual landowner decisions about redevelopment
Planning Area
Planning Area
Halawa TOD Plan Guiding Principles (see handout)

**CONNECTIVITY**
- Stadium and Station – Make a Strong Connection
- Accessibility – Comfortable Multimodal Access

**LAND USE**
- Retail and Entertainment – Create a Destination
- Residential and Housing Diversity – Reflects A Variety of Lifestyles
- Working District – Encourages More Visitation
- Sustainability – Efficiency and Economy

**OPEN SPACE**
- Community Gathering – Cultural Programs and Public Events
- Green Network – Active, Open, Community Spaces
Public Gathering Spaces
All-Day Programming
Three alternative scenarios analyzed
Three alternative scenarios analyzed
Three alternative scenarios analyzed
Halawa TOD Plan Highlights

EXISTING DESTINATIONS
1. Aloha Stadium
2. Richardson Field
3. Pearl Harbor Visitor Center
4. Pearl Harbor Historic Trail
5. Makalapa Neighborhood Park

PROPOSED DESTINATIONS
6. Station Plaza, “Halls of Fame”
7. Mixed-Use Core
8. Gathering Place
9. Hotel
10. Entertainment Venue
11. Office/Institutional Campus
12. Mixed-Use Neighborhood
13. Other Open Space
14. Halawa Stream

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Stadium Site
Other Development Sites
Aloha Stadium Rail Station
Fixed Guideway
TOTAL YIELD SUMMARY OF HALAWA AREA TOD PLAN

Stadium Site: ~3.0 million SF of development

- **RESIDENTIAL**
  - Mix of market rate and affordable housing
  - ~2000 units

- **HOTEL**
  - Caters to sports, tourism, business, or military travelers
  - ~300 rooms

- **RETAIL/RESTAURANT**
  - ~250,000 square feet

- **ENTERTAINMENT/CULTURAL**
  - ~100,000 square feet

- **OFFICE/INSTITUTIONAL**
  - ~400,000 square feet

- **ALOHASTADIUM**
  - Refurbished or rebuilt facility
  - ~30,000-40,000 seats

Other Development Sites: ~2.2 million SF of development

- **Aiea Elementary Site**
  - RESIDENTIAL: ~500 units
  - RETAIL/RESTAURANT: ~40,000 square feet
  - SCHOOL: ~60,000 square feet

- **Puuwai Momi Site**
  - RESIDENTIAL: ~700 units
  - RETAIL/RESTAURANT: ~25,000 square feet

- **Stadium Marketplace Site**
  - RESIDENTIAL: ~500 units
  - RETAIL/RESTAURANT: ~25,000 square feet

- **Stadium Mall Site**
  - RESIDENTIAL: ~200 units
  - RETAIL/RESTAURANT: ~50,000 square feet

CONCEPTUAL YIELD: ~5.2 million SF of development
HALAWA AREA

~$495-675 Million
ESTIMATED INFRASTRUCTURE COSTS

~$295-475 Million
TRANSPORTATION INFRASTRUCTURE

~$200 Million
UTILITY INFRASTRUCTURE

STADIUM SITE
Proposed Zoning & Max FAR
Building Max Ht
Proposed TOD Special District
Sub-Districts
Sub-Districts
Status and next steps

• Draft Halawa TOD Plan is at City Council for Adoption
• TOD Zoning to be drafted after plan adoption
• City depts. working with State TOD Council on updated infrastructure needs and strategy
• City will continue working with HCDA and other state agencies to incorporate TOD principles in RFPs and stadium development plans
Questions & Discussion