

Indirect and Cumulative Effects

Chinatown and Downtown already have TOD or TOD-like developments. Redevelopment in the area has taken place with recent condominium towers being built Downtown. Further redevelopment could occur in the future, particularly around the port, and incorporate more TOD elements. The historic districts limit redevelopment to a degree through special regulations. While there is always a possibility that a major private undertaking could change portions of the districts, the Project is unlikely to substantially alter existing development plans in the Chinatown and Downtown areas. (Final EIS page 4-218)

The purpose of Sec. 21-9.100 transit-oriented development (TOD) special districts is to define a procedure for the establishment of TOD zones around rapid transit stations to encourage appropriate transit-oriented development. This Section is part of the City and County of Honolulu land use ordinance (LUO). Article 9 of the LUO includes the City and County of Honolulu Special District Regulations which includes provisions to protect the historic districts in Honolulu.

The LUO sets forth the procedures for land use and permitting approval. Section 21-9.199-2 describes the TOD planning process (see excerpt below). DPP is responsible for preparing a neighborhood TOD plan with input from the public and final approval by City Council.

The City has included in the PA a requirement for public workshops, along with comments from the PA signatories and concurring parties, on any station design efforts. Furthermore, the Department of Planning and Permitting has relied on multiple public workshops in TOD planning efforts to date. These practices will continue within the Chinatown and Downtown station areas. Any effect on the Chinatown and Merchant Street historic districts as a result of these planning efforts will be required to respect federal and state requirements under NHPA or Hawaii Revised Chapter 6E.

Individual approvals for an undertaking (i.e., development within the TOD special districts) are subject to the regulations and requirements in the City and County LUO and historic preservation laws.

Sec. 21-9.100-2 Neighborhood TOD plans.

(a) For each TOD zone, the department shall prepare a neighborhood TOD plan which serves as the basis for the creation or amendment of a TOD zone and the TOD development regulations applicable thereto. Each neighborhood TOD plan shall address, at minimum, the following:

1) The general objectives for the particular TOD zone in terms of overall economic revitalization, neighborhood character, and unique community historic and other design themes...

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

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

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

(e) To the extent practical, the neighborhood TOD plan shall 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 shall be submitted to the council and approval of the plan shall be by council resolution, with or without amendments.

(Added by Ord. 09-4)