

# HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

## **TOD Committee November 24, 2015**

# Acquired Property Available for Potential Development

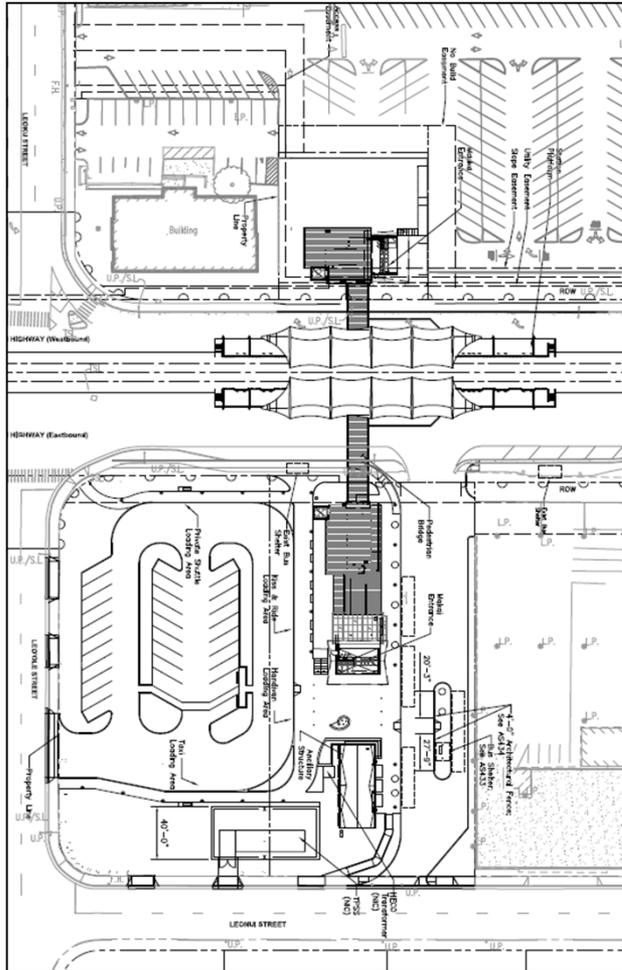
- **Locations where HART owns property**
- **Represents full acquisitions with potential for other uses**

# West Loch Station



# West Loch Station

Tax Map Key	Acquisition Cost	Land Area (sf)
9-4-048:046	\$3,155,000	46,033
9-4-048:047	\$2,745,000	45,100



<b>Description</b>	<ul style="list-style-type: none"> <li>• Small kiss-and-ride</li> </ul>
<b>Former Use</b>	Auto Dealership
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Future BikeShare docking station and/or secured bike storage</li> <li>• Air rights</li> </ul>
<b>Zoning</b>	B-2 Community Business
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Waipahu Adopted Mixed Use Commercial

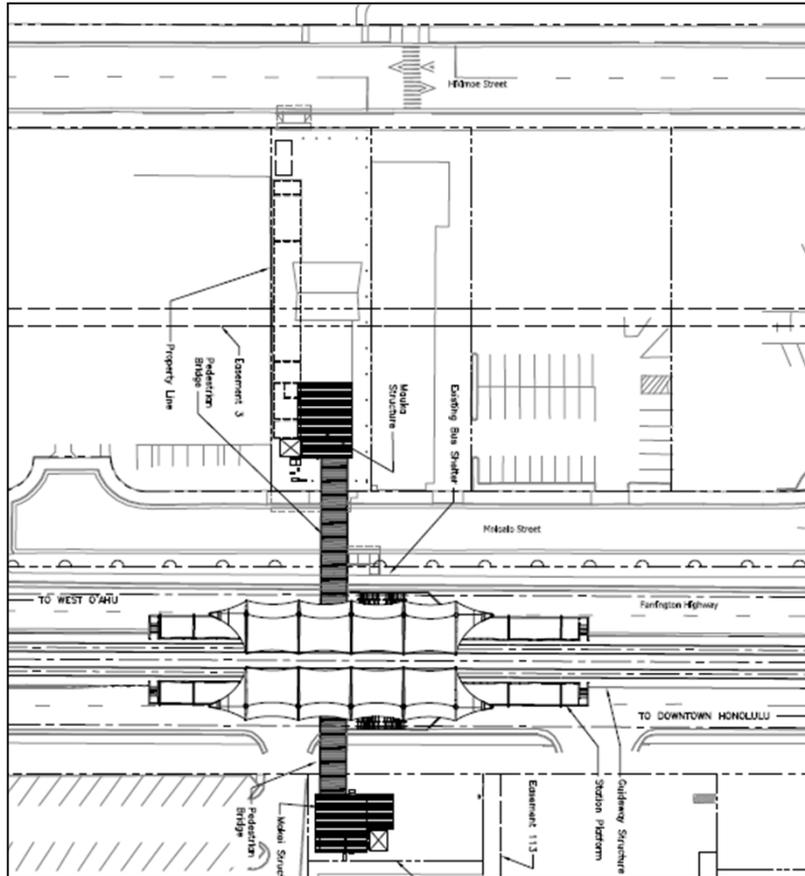


# Waipahu Station



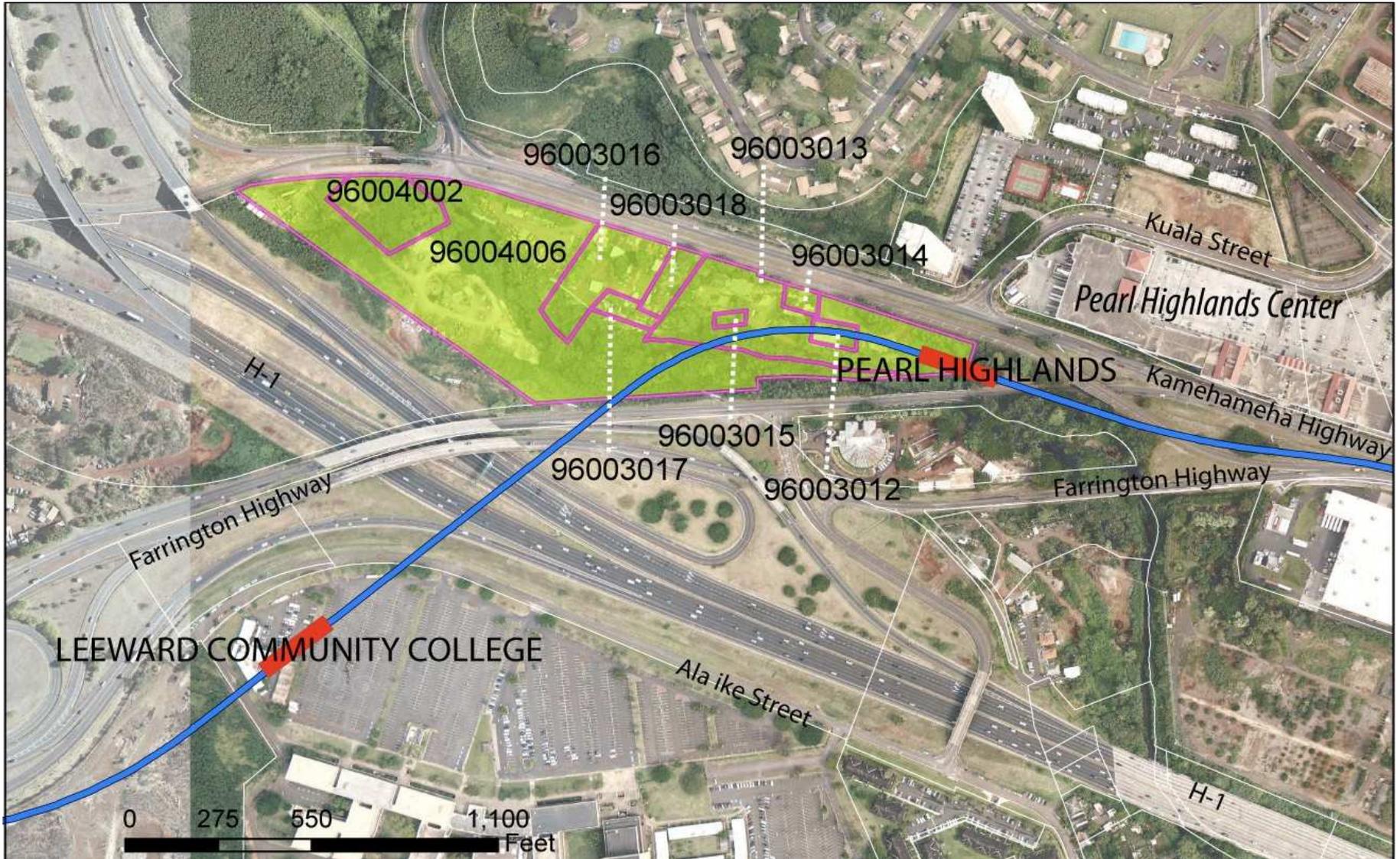
# Waipahu Station

Tax Map Key	Acquisition Cost	Land Area (sf)
9-4-017:011	\$870,000	12,056
9-4-019:050	\$1,000,000	5,000

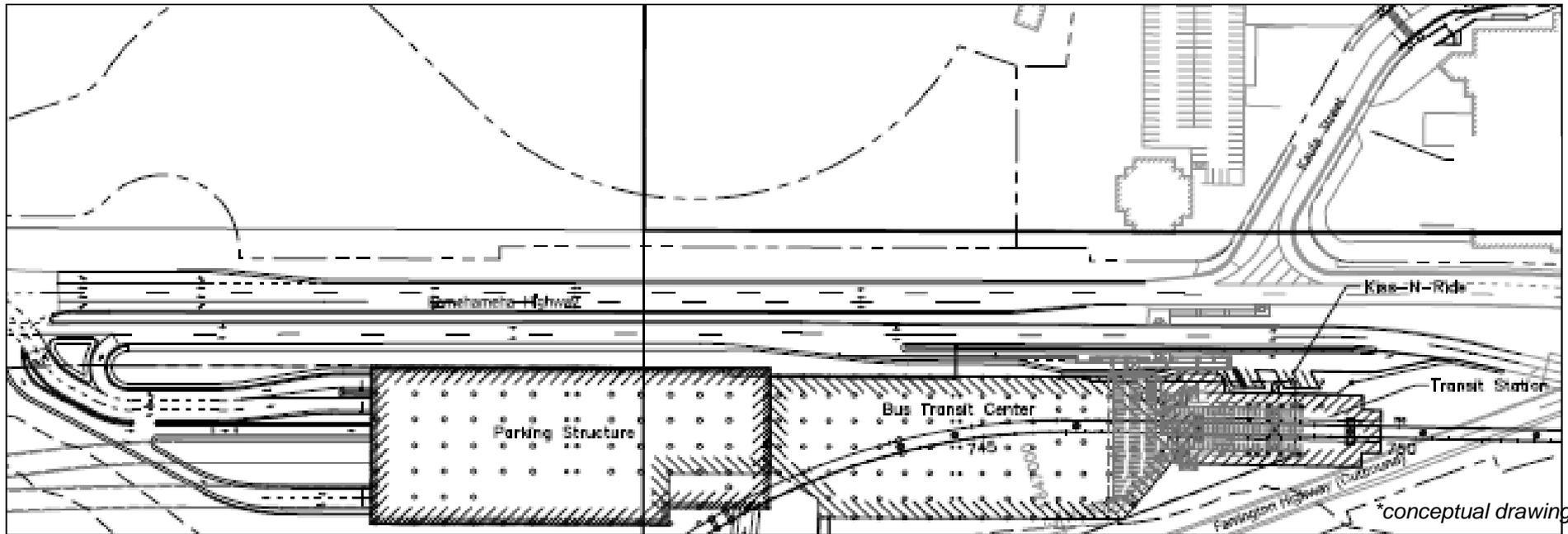


<b>Description</b>	• Makai of Waipahu Transit Center and Hikimoe Street
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Air rights</li> <li>• Commercial development that connects with Hikimoe Street and Waipahu Transit Center</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Former Use</b>	Auto Dealership; Recycling Facility
<b>Zoning</b>	B-2 Community Business
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Waipahu Adopted Mixed Use Commercial
<b>Flood Zone</b>	Yes
<b>Potential Partnership</b>	DTS

# Pearl Highlands Station



# Pearl Highlands Station



Parking Garage

Bus Transit Center

Station

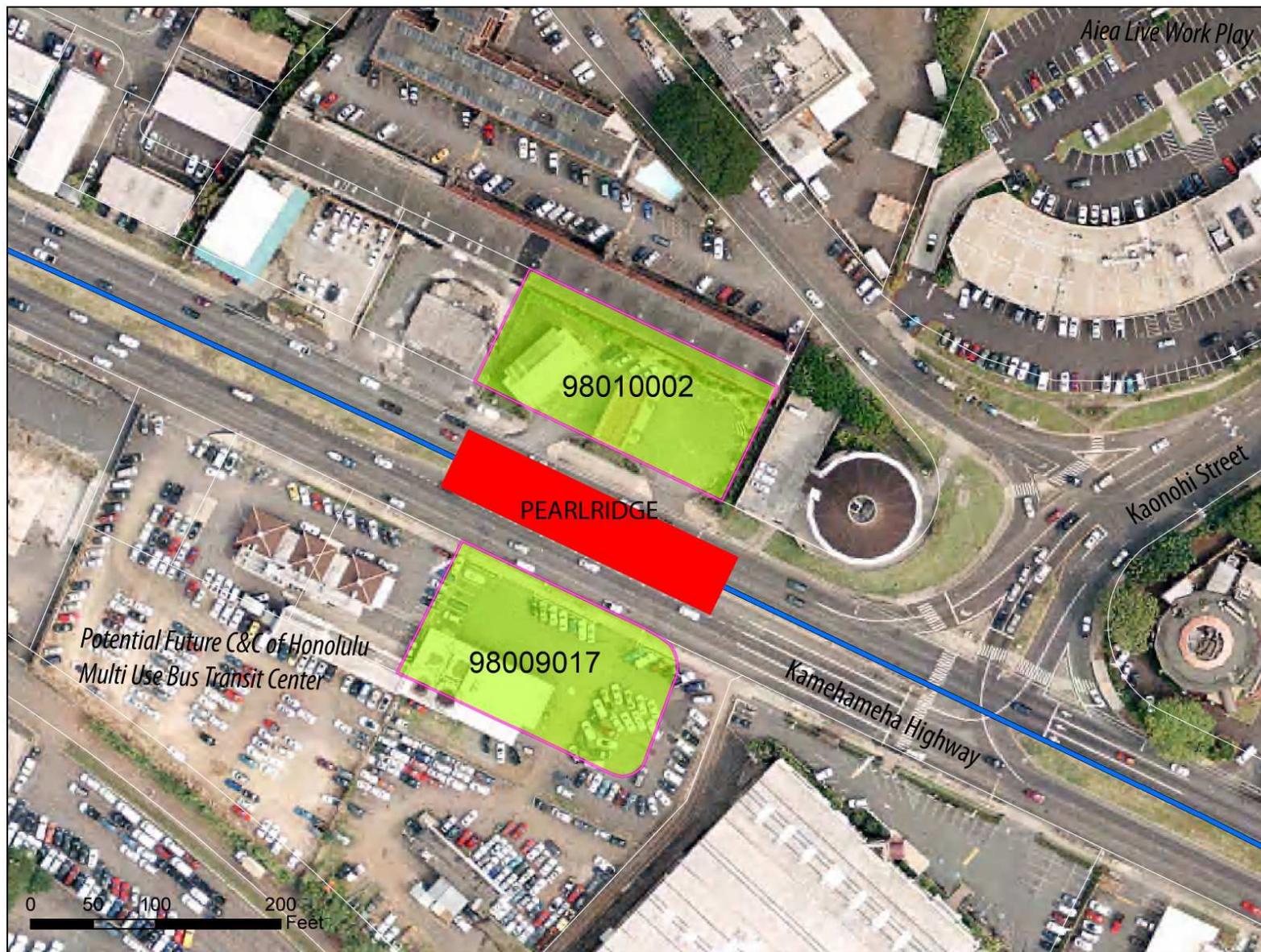
# Pearl Highlands Station

Tax Map Key	Acquisition Cost	Land Area (sf)
9-6-003:017	\$558,000	19,488
9-6-003:016	\$22,000	9,782
9-6-003:018	\$1,015,000	43,342
9-6-003:013	\$454,000	7,645
9-6-003:012	\$287,000	9,060
9-6-003:014	\$1,214,000	155,640
9-6-004:002	\$790,000	52,315
9-6-003:015	\$53,000	3,848
9-6-004:006	not yet acquired	422,096 *

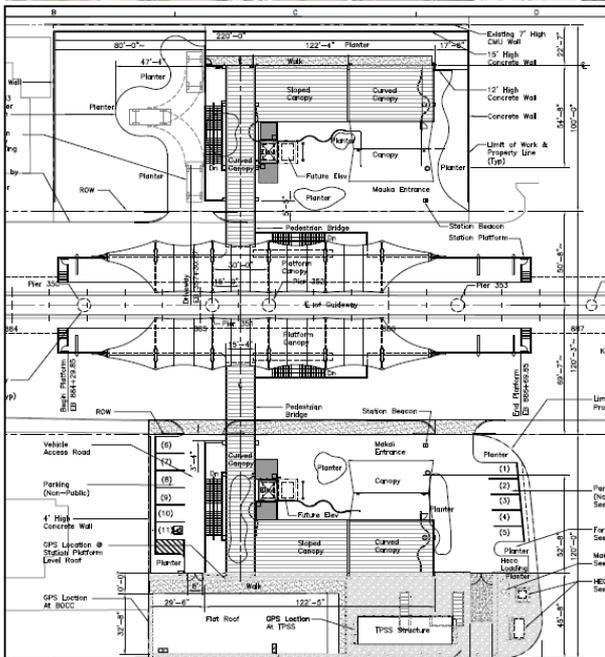
\*Assumes full parcel acquisition

<b>Description</b>	<ul style="list-style-type: none"> <li>• Includes 8 level park-and-ride facility and bus transit center</li> <li>• Park-and-ride can structurally accommodate two additional floors</li> <li>• Developer needs to provide utilities and access; makai of A&amp;B Pearl Highlands Shopping Center</li> </ul>
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Retail, medical, or office development over parking garage</li> <li>• Retail development over transit center</li> <li>• Pedestrian bridge from station to Pearl Highlands Shopping Center</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Former Use</b>	Residential
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Aiea-Pearl City Adopted  Open Space
<b>Flood Zone</b>	Yes
<b>Zoning</b>	Ag-2 General Agriculture

# Pearlridge Station



# Pearlridge Station



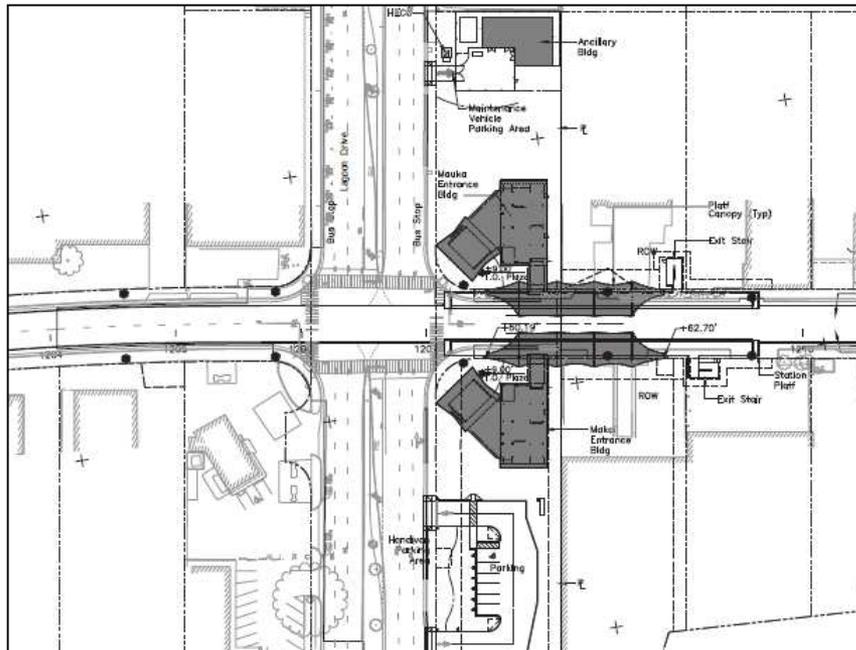
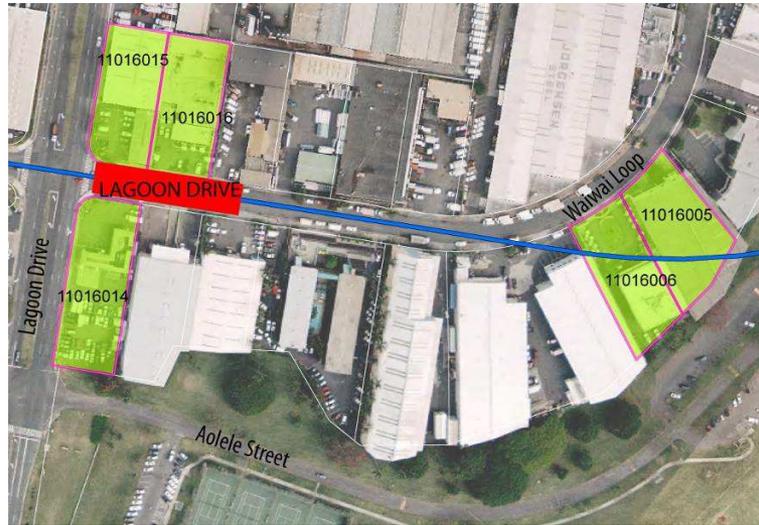
<b>Description</b>	9-8-009:017 adjacent to Future C&C of Honolulu Bus Transit Center and Pearl Harbor Historic Trail
<b>Former Use</b>	Restaurant and retail
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Coordinate with C&amp;C of Honolulu on interface with bus transit center, residential and Pearl Harbor Bike Path</li> <li>• TMK 9-8-010:002 adjacent to utility easement that could be utilized as a pedestrian walkway from Live Work Play Aiea (former Kamehameha Drive In)</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Zoning</b>	I-2 Intensive Industrial
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Aiea-Pearl City Adopted  Mixed Use; Civic
<b>Potential Partnership</b>	DTS; DPP

<b>Tax Map Key</b>	<b>Acquisition Cost</b>	<b>Land Area (sf)</b>
9-8-010:002	\$6,010,000	23,823
9-8-009:017	\$2,500,000	24,319

# Lagoon Drive Station



# Lagoon Drive Station



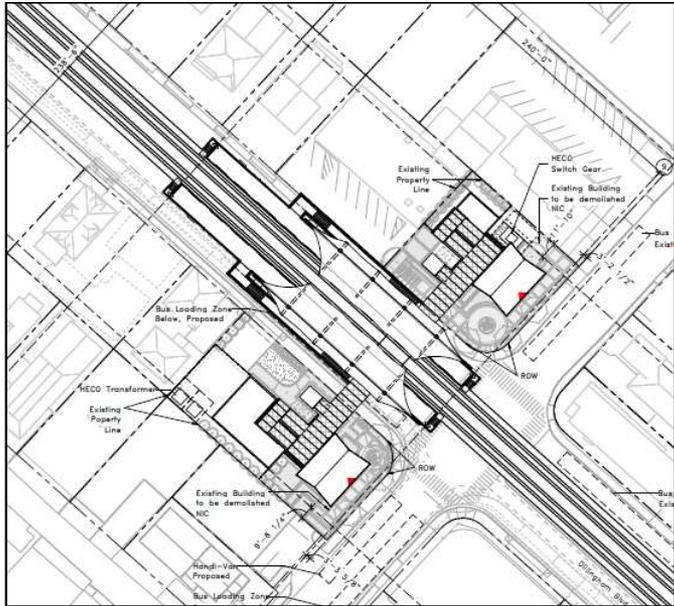
Tax Map Key	Acquisition Cost	Land Area (sf)
1-1-016:015	\$3,540,000	22,307
1-1-016:016	not yet acquired	1,641
1-1-016:014	\$2,825,000	28,105
1-1-016:006	\$3,900,000	23,225
1-1-016:005	\$4,900,000	24,738

<b>Description</b>	<ul style="list-style-type: none"> <li>Near Ke'ehi Lagoon Park</li> <li>Height restriction due to Runway Protection Zone</li> </ul>
<b>Former Use</b>	Auto dealer; gas station; retail
<b>Development Opportunity</b>	<ul style="list-style-type: none"> <li>Commercial or hotel</li> <li>Minimal air rights due to Runway Protection Zone</li> <li>Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Encumbrances</b>	Runway Protection Zone
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Airport In Planning TBD
<b>Zoning</b>	I-2 Intensive Industrial

# Kalihi Station



# Kalihi Station



<b>Former Use</b>	Residential; retail
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Retail and residential mixed use</li> <li>• Consolidate lots</li> <li>• Air rights</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Zoning</b>	IMX-1 Industrial Commercial Mixed Use
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	<p>Kalihi Draft Final</p> <p>Urban Mixed Use; Industrial Mixed Use</p>

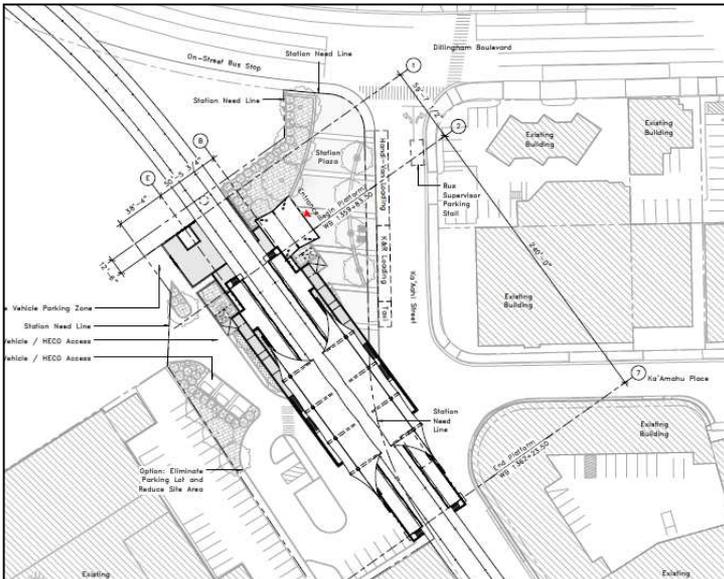


Tax Map Key	Acquisition Cost	Land Area (SF)
1-2-009:017	\$2,250,000	9,300
1-2-009:018	\$800,000	4,650
1-2-009:001	\$2,800,000	13,864
1-2-003:082	\$980,000	4,650
1-2-003:016	\$1,100,000	4,650
1-2-010:068	\$1,833,692	13,864

# Iwilei Station



# Iwilei Station



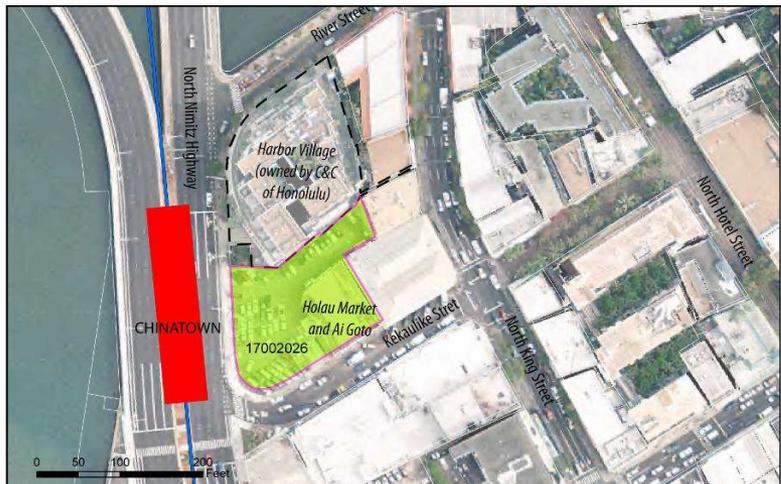
Tax Map Key	Acquisition Cost	Land Area (sf)
1-5-007:021	\$2,275,000	10,008
1-5-007:023	\$2,850,000	16,935

<b>Description</b>	<ul style="list-style-type: none"> <li>• Adjacent to HECO plant</li> <li>• Near several State owned parcels</li> <li>• Former OR&amp;L site</li> <li>• Adjacent to Kaaahi Street</li> </ul>
<b>Former Use</b>	Restaurant; office; retail
<b>Development Opportunity</b>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Air rights</li> <li>• Future BikeShare docking station and/or secured bike storage</li> <li>• 3rd party extension of Kaaahi Street</li> </ul>
<b>Zoning</b>	IMX-1 Industrial Commercial Mixed Use
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	Downtown Public Review Mixed Use High Intensity
<b>Potential Partnership</b>	State of Hawaii

# Chinatown Station



# Chinatown Station



Tax Map Key	Acquisition Cost	Land Area (sf)
1-7-002:026	\$5,200,000	23,806

<b>Description</b>	<ul style="list-style-type: none"> <li>• National Register Eligible Holau Market and Ai Goto Building on site</li> <li>• Adjacent to Harbor Village owned by C&amp;C of Honolulu</li> </ul>
<b>Former Use</b>	Restaurant; grocery
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Interface station with C&amp;C Honolulu's Harbor Village</li> <li>• Stabilize and restore Holau Market and Ai Goto Building</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Existing Zoning</b>	BMX-4 Central Business Mixed Use
<b>Encumbrance</b>	Chinatown Special District
<b>Potential Partners</b>	C&C of Honolulu

# Waimanu Street Area



# Waimanu Street Area

<b>Description</b>	Transition from Waimanu to Kona Street between Kakaako and Ala Moana Station
<b>Former Use</b>	Restaurant; retail
<b>Development Opportunities</b>	<ul style="list-style-type: none"> <li>• Consolidate parcels for commercial, residential, office mixed use</li> <li>• Air rights</li> <li>• Future BikeShare docking station and/or secured bike storage</li> </ul>
<b>Future TOD Neighborhood Plan Surrounding Zoning</b>	<p>Outside of Ala Moana Neighborhood Plan Public Review</p> <p>Existing zoning is commercial; residential</p>



Tax Map Key	Acquisition Cost	Land Area (sf)
2-3-004:048	\$1,720,000	7,027
2-3-004:069	\$2,650,000	8,190
2-3-007:036	\$1,400,000	4,600
2-3-007:033	\$5,800,000	28,714
2-3-007:044	\$1,350,000	3,778
2-3-007:045	not yet acquired	10,000
2-3-007:054	\$1,108,510	2,960

# *Mahalo!*



*HONOLULU RAIL TRANSIT*

H O N O L U L U R A I L T R A N S I T P R O J E C T

[www.HONOLULUTRANSIT.ORG](http://www.HONOLULUTRANSIT.ORG)

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