

the opportunity.

The Pearlridge Transit Center site offers immediate adjacency to the Pearlridge Station with frontage on Kamehameha Highway, the Pearl Harbor Historic Trail, and Pearl Harbor. Planning is underway for the construction of an on-site bus transit center with enhanced, open-air passenger amenities. Current peak-hour community circulator routes will be realigned to serve the bus center as a terminus/transfer point between bus and rail. Combined bus and rail service is anticipated to serve nearly 15,000 daily commuter trips and support some ground-floor retail uses. The site is zoned for mid-rise towers that could accommodate a mix of multifamily affordable and market-rate rental units and structured parking to serve transit commuters, residents, and neighborhood retail customers. The station area features regional retail destinations, including Pearlridge Center, and the Kapi'olani Medical Center at Pali Momi.



Transit-Oriented Development

City and County of Honolulu
Department of Planning and Permitting
808.768.8012
hrue@honolulu.gov
www.honolulu.gov/tod



Paid by the taxpayers of the City and County of Honolulu



city & county of honolulu

pearlridge

OPPORTUNITY

the station area.

The Pearlridge Station area is an urban neighborhood and regional retail destination with exciting opportunities for new development. Major elements of the neighborhood TOD plan proposed for the area include:

- Medium-density housing along the shoreline
- High-density housing upland of the station
- Rejuvenation of the Pearlridge Center campus
- Wider sidewalks and landscaping on existing streets
- New waterfront park space
- Pearl Harbor Historic Trail improvements

Rail Travel Time to (including stops):

Aloha Stadium Station | 3 mins

Honolulu International Airport Station | 8 mins

Downtown Station | 20 mins

Ala Moana Center Station | 24 mins

DEMOGRAPHIC SNAPSHOT (2017) <small>SOURCE: ESRI</small>	'AIEA-PEARL CITY SUBMARKET	1-MILE STATION AREA	O'AHU
Population	4,854	17,132	1,014,211
Households	1,777	6,284	325,686
Average Household Size	2.71	2.70	3.00
Median Household Income	\$63,852	\$76,040	\$77,774
HOUSING UNITS			
Owner-Occupied	763	3,408	181,452
Renter-Occupied	1,014	2,875	144,234

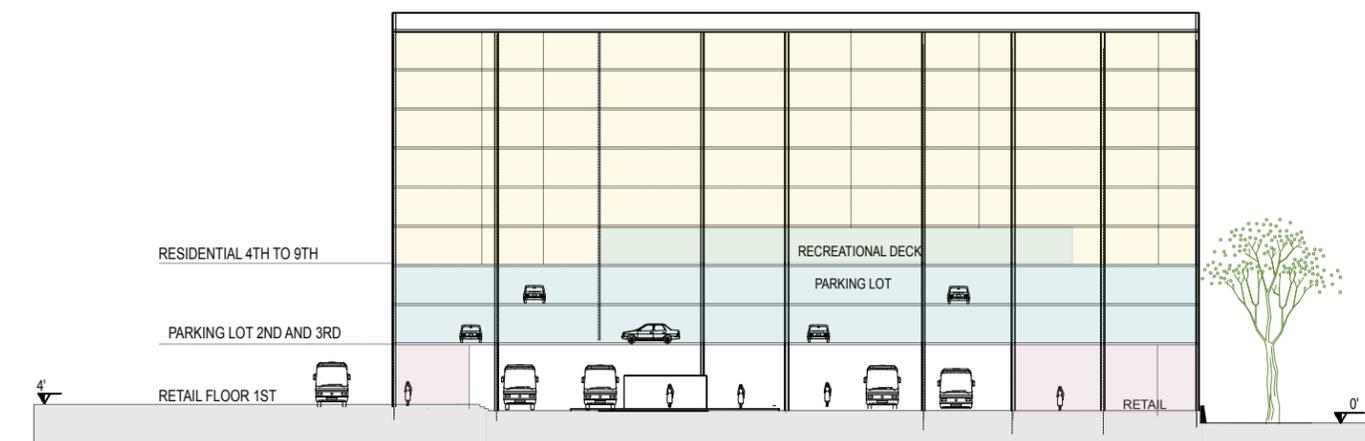
REAL ESTATE MARKET SNAPSHOT	'AIEA-PEARL CITY SUBMARKET	O'AHU
RESIDENTIAL		
Estimated 2-Bedroom Rent for New Multifamily	\$2,100 - \$2,900	N/A
Average Residential Rent PSF*	\$2.45	\$2.44
Median Condo Sale Price PSF	\$413	\$517
RETAIL		
Average Retail Rent PSF	\$3.07	\$2.99

*Average rents do not include condos being rented out. Average rents are likely significantly higher than those shown.



property info.

Property Owner: City & County of Honolulu
 Zoning: Business Mixed Use (BMX-3)
 Building Height: Max. 90' with community benefits
 FAR: Max. 7.0
 Land size: 122,166 square feet
 TMKs: 9-8-009:005, 14, 15 & 16
 Site Addresses: 98-77 & 98-80 Kamehameha Highway
 'Aiea, Hawai'i 96701
 Council District: 8 - Brandon Elefante



Illustrative Massing for Project Site