



PLANNING PRINCIPLES

“PLACE-MAKING STRATEGIES FOR AIEA-PEARL CITY” AIEA - PEARL CITY NEIGHBORHOOD TOD PLAN



1. CREATE ACCESS AND VIEWS TO WATER AND PEARL HARBOR HISTORIC TRAIL



LEEWARD C.C. Views to Pearl Harbor avail. from 2nd floor and above / access to water and trail is very limited.
PEARL HIGHLANDS Views to Pearl Harbor interrupted by H-1 / no access avail. to water and Pearl Harbor Trail.
PEARLRIDGE Views to Pearl Harbor are available, but not pleasant / access to harbor is available, but limited.



Attractive workforce housing can be mixed with market rate housing. Blending household incomes also allows for greater diversity within the neighborhoods.



Access to the Pearl Harbor Historic Trail is vital to the success of these neighborhoods.
Views of Pearl Harbor are something that is unique. This waterfront area should be celebrated rather than ignored

2. ENCOURAGE WORKFORCE HOUSING



LEEWARD C.C. No housing available on campus, but plenty of space to accommodate.
PEARL HIGHLANDS Vacant sites near transit have potential for redevelopment.
PEARLRIDGE Existing housing options are limited within the TOD area.



Attractive workforce housing can be mixed with market rate housing. Blending household incomes also allows for greater diversity within the neighborhoods.

3. CREATE A COMFORTABLE AND LIVELY PEDESTRIAN ENVIRONMENT



LEEWARD C.C. Many students get off at the bus stop across H-1 from campus and have to walk 1/2 mile to campus.
PEARL HIGHLANDS Existing site of proposed transit stop is not pedestrian-friendly
PEARLRIDGE Existing site of proposed transit stop is not pedestrian-friendly

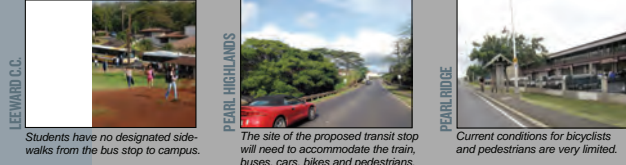


Making the station areas pedestrian and bike-friendly and surrounding them with land use will promote economic development and transit ridership.
Placing bus stops adjacent to the rail stations will allow transit riders easy access to multiple transportation options and make transfers easy, and thus more likely to be utilized.



Stores and restaurants that open to the sidewalk help to bring vitality to the pedestrian realm.
Pedestrian plazas at the entry/exit point of train loading helps activate the station area.

4. PROVIDE MULTI-MODAL ACCESS TO & FROM STATIONS

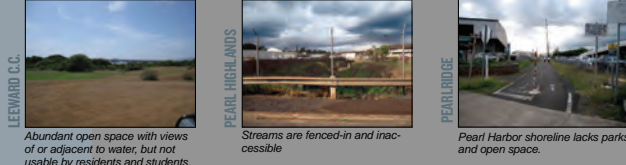


LEEWARD C.C. Students have no designated sidewalks from the bus stop to campus.
PEARL HIGHLANDS The site of the proposed transit stop will need to accommodate the train, buses, cars, bikes and pedestrians.
PEARLRIDGE Current conditions for bicyclists and pedestrians are very limited.



Making the station areas pedestrian and bike-friendly and surrounding them with land use will promote economic development and transit ridership.
Placing bus stops adjacent to the rail stations will allow transit riders easy access to multiple transportation options and make transfers easy, and thus more likely to be utilized.

5. DEVELOP NEW AND ENHANCE EXISTING OPEN SPACE AMENITIES



LEEWARD C.C. Abundant open space with views of or adjacent to water, but not usable by residents and students.
PEARL HIGHLANDS Streams are fenced-in and inaccessible
PEARLRIDGE Pearl Harbor shoreline lacks parks and open space.



Waterfront parks and trails will enhance the character of the neighborhood and strengthen the sense of place.
Celebrating the streams by bringing them back to their natural state is more aesthetically pleasing and better for the environment.

FIGURE 9 - Aiea-Pearl City Neighborhood TOD Planning Principles