

GENERAL PROPERTY INFORMATION
For Business Mixed-Use (BMX-3) Development
 Kapolei, O‘ahu, Hawai‘i

The parcel of land (the “Property”) being offered for general lease is in what is now known as East Kapolei, O‘ahu, Hawai‘i. The Property is located on Kapolei Parkway near the intersection of the Kualaka‘i Parkway. The Kapolei Parkway (access restricted) frontage provides good visibility, however access to the Property will be from its frontage along Kekahili Street and/or Kamokuiki Street. The Property will share a common boundary with the Honolulu Fire Department’s regional fire station.

On the City and County of Honolulu (City) tax maps, the Property is identified as Division 1, Zone 9, Section 1, Plat 151, Parcel 058.

Directly north of the subject Property is the Department of Hawaiian Home Lands’ Kānehili subdivision, a 400-lot residential development. Across from Kapolei Parkway is the Ka Makana Ali‘i Shopping Center and across from Kehahili Street is the Ho‘omaka Marketplace with CVS Longs, Chick-fil-A and 7-Eleven as anchors of this development. Other projects developed in the area are the West O‘ahu Campus of the University of Hawai‘i, the Salvation Army’s Kroc Center and the City’s mass transit rail system. These projects are approximately one to two miles away from the subject Kapolei commercial area.

PROPERTY DATA

Legal Description – A legal description of the Property is attached. Upon request, a PDF file of the preliminary subdivision map can be sent electronically, should the requestor need the map to plot a development concept.

Land Area – Approximately 95,353 S.F. (2.189 acres).

Property History – The prior use of the Property is believed to have been agriculture wherein sugarcane was cultivated.

Land Use Ordinances – The site is classified within the State Land Use Urban District. Current City and County of Honolulu land use zoning is Ag-1 Agricultural District, however, DHHL has the authority to exempt its property from land use zoning and intends to designate the site for development under BMX-3 business mixed use guidelines.

Selected Permissible and Conditional Uses Include:

Permitted Uses		Conditional Uses
Auto sales and rental	Medical laboratories	Homes improvement center
Business services	Neighborhood grocery	Self storage facilities
Catering establishments	Office building	Food manufacturing
Convenience stores	Repair establishment, minor	Motion picture & TV studios
Eating establishments	Retail establishment	Wholesale and retail (bulk)

Financial institutions

FEMA Flood Hazard Designation – Zone D Areas with possible but undetermined flood hazard. No flood hazard analysis has been conducted.

Restrictions/Reservations - Because the Property is within the expanded flight path for Naval Air Station (NAS) Barbers Point, there are easements that restrict certain uses but do not affect the size of the developable area. Schools, hospitals and nursing facilities and sports stadiums are not allowed.

Utilities – Public utilities available include water, sewer, electricity, and telephone service. The utility connections are available at or near the Property boundaries.

Water service shall be provided by the Board of Water Supply (one water meter deposit fee has been paid for by DHHL)

Sewer service shall be provided by the county Department of Environmental Services (wastewater system facility charge for one ESDU has been paid for by DHHL)

Electricity service shall be provided by Hawaiian Electric Company, Inc.

PROPERTY DESCRIPTION & CONDITION

Size and Shape - The Property is generally rectangular in shape and contains a gross land area of approximately 95,353 square feet (2.189 acres). The topography, at street grade and throughout is essentially level. The site has approximately 183 lineal feet of frontage along Kapolei Parkway, however, access along this frontage may be restricted or not allowed. Access to Kekahili Street, on which the Property has more than 400 lineal feet of frontage, will be via a “right in, right out” from Kapolei Parkway. Besides access to the Property along Kekahili Street, access will also be permitted along the approximately 183 lineal feet of frontage on Kamokuiki Street. Access to the Property that permits both left and right turns to and from Kapolei Parkway will be via the intersection at Kinoiki Street and Kapolei Parkway.

Soils Report – A geotechnical sampling of the soil and sub-soil on the Property has not been conducted therefore the load-bearing capacity of the site is presently unknown.

Hazardous Materials/Contaminants – Soil and ground water testing specific to the subject Property has not been done to determine if there are onsite hazardous materials or contaminants. Although not guaranteed, the probability for discovering hazardous materials and/or contaminants on the Property is low, in view of the fact that DHHL is developing single family residential lots in very close proximity where no significant remediation was needed.

Improvements – The Property is level as a part of the ongoing residential development adjacent to the site. Sidewalks, curbing, and gutters have been constructed along all streets surrounding the Property. Water, sewer, street lights, underground electrical and telephone lines have also been installed in these roadways and will facilitate the development of the subject Property.