

# GENERAL PROPERTY INFORMATION

## FOR INDUSTRIAL (I-2) DEVELOPMENT SHAFTER FLATS INDUSTRIAL DEVELOPMENT MOANALUA, HONOLULU, ISLAND OF OAHU

The Department of Hawaiian Home Lands (DHHL) owns 13.82 acres in 20 tax map key (TMK) parcels located on the Island of Oahu, within the ahupua'a of Moanalua, in an area known as Mapunapuna or Shafter Flats. The four (4) parcels being offered range from 20,787 to 25,000 square feet. The properties are accessed via the City-owned and managed Kilihau Street, which runs parallel to North Nimitz Highway. DHHL has designated these parcels for intensive industrial (I-2) development consistent with the surrounding area. The properties are relatively flat and generally slopes from the northern to the southern portions of the properties. Certain makai areas of the properties experienced drainage and ponding issues during heavy rains and high tides, particularly around the intersection of Kakoi and Kilihau Streets.

In general, the Mapunapuna/Shafter Flats area is characterized by a mix of commercial, light and heavy industrial uses. The properties are located in close proximity (approximately 0.8 miles) to the Honolulu International Airport. The properties have good access to urban Honolulu and the remainder of the island due to the proximity to North Nimitz Highway, a major arterial extending from Waikiki via Ala Moana Boulevard to Pearl Harbor.

Legal Description – A copy of the legal description for each subject property is included in the Information Packet (See Exhibits A & B, immediately following this Section).

Land Area – The parcels range from 20,787 to 50,000 square feet as shown below:

	Lot No.	Tax Map Key No.	Address	Land Area
1	17 & 18	(1) 1-1-064:019/020	2696/2688 Kilihau Street, Honolulu, HI 96819	50,000 <i>sf</i>
2	20	(1) 1-1-064:022	2670 Kilihau Street, Honolulu, HI 96819	25,000 <i>sf</i>
3	5	(1) 1-1-064:031	2627 Kilihau Street, Honolulu, HI 96819	20,787 <i>sf</i>

County Zoning – All properties are currently zoned I-2, Intensive Industrial. Although DHHL is not subject to county and state land use zoning, it intends to continue with the current zoning guidelines for planning and permitting purposes.

The purpose of the I-2 district is to recognize the importance of industrial uses to the welfare of City residents by providing areas for industrial uses without undue competition from other uses and ensuring compatibility with non-industrial areas. Typical uses include manufacturing, refining, sorting, processing and storage of materials and products. Limited business activities that directly support the industrial uses or those employed by industries therein are permitted in this district.

Transit Oriented Development Area – All properties are within the Transit Oriented Development Area (TOD) of the Lagoon Drive Station. Under the Airport Area Transit Oriented Development Plan adopted in March 2022, land uses in the vicinity of the subject property are envisioned to be oriented towards mixed use industrial and commercial uses.

Flood Hazard District – Based upon the Federal Insurance Rate Maps, the properties are located with Map Number 15003C0243H, dated November 5, 2014 and is located in Zone AE. Zone AE indicates areas determined to be within the 1% annual chance flood with base flood elevation determined.

Periodic flooding during high tides and severe weather events has been and continues to be an issue in the Shafter Flats area. Improvements have been made by the City & County of Honolulu to mitigate flooding issues. However, it is not uncommon for some salt water ponding to occur along and within Kilihau Street during normal high tides. More extensive flooding occurs during King Tide events during the summer months.

Utilities – All public utilities including water, sanitary sewer, gas, electricity, telephone, cable and wireless internet services are available to the properties. There are no known capacity constraints that would impact the use or redevelopment of the properties.

Improvements – The building area and other property estimates are preliminary and are subject to verification by professional survey.

	Lot No.	Tax Map Key No.	Improvements
1	17 & 18	(1) 1-1-064:019 & 020	2 Warehouses; 14,873 <i>sf</i> each; both built in 1969 Adjacent on-grade surface parking area
2	20	(1) 1-1-064:022	Warehouse; 15,700 <i>sf</i> ; built in 1969, with a 5,265 <i>sf</i> mezzanine, and an adjacent on-grade surface parking area
3	5	(1) 1-1-064:031	Warehouse and ancillary office building of 17,256 <i>sf</i> ; built in 1972, with an adjacent on-grade surface parking area

Hazardous Materials/Contaminants – An assessment or investigation for possible hazardous material or contamination has not been conducted for these parcels.