

FOR ACTION

I. REQUEST

Consider the Selection of Land Parcel Owned by the HCDA, Located at 873 Kapiolani Boulevard, Identified by TMK No. (1) 2-1-049:080, and 610 Ward Avenue, Identified by TMK No. (1) 2-1-049:063, as the Development Site for the 99-Year Leasehold Residential Condominium Pilot Project, as Provided in Hawaii Revised Statutes (HRS) 206E-282(b).

II. BACKGROUND

HRS 206E Part XII, Ninety-Nine Year Leasehold Program, establishes a 99-year leasehold residential condominium program within the Hawaii Community Development Authority (HCDA). The purpose of the 206E Part XII is to develop low-cost, leasehold residential condominium project for sale to Hawaii residents on state-owned lands within an urban redevelopment site (Project). The Act authorizes one pilot-project on non-ceded lands within an urban redevelopment site selected by the HCDA.

The Act appropriated \$1,500,000 for the purpose of administrative rule making, engaging the community, and conducting site and pre-development planning. The Act also established 2 full-time temporary positions within the HCDA and provided funding for the positions.

A part-time planning staff was hired to assist with the administrative rule making, community engagement, and pre-development planning. A request for proposal (RFP) to provide development services for the Project was released in February 2024. No proposals were received by proposal submittal deadline. Since no proposals were received by the proposal deadline, and since it was not practicable to resolicit the RFP, an alternative procurement method was followed and a development company, Ko Laila LLC, (Developer) was retained to perform pre-development work for the Project. The Developer has previously developed Ililani, a 326-unit residential condominium development in Kakaako that includes 165 affordable condominium units. The Developer has been working on development site evaluation, planning, and development due diligence for the Project.

In March 2025, the Authority adopted administrative rules for administering the 99-Year Leasehold Residential Condominium Program (“Admin Rules”). The Admin Rules have been transmitted to the Governor’s office for approval.

The Fiscal Year 2026-2027 budget approved by the Legislature includes \$15 million for development of the Project.

III. DISCUSSION

To continue the pre-development work on the Project, a development site needs to be selected by the Authority. Staff has been working with the Developer in preparing a list

of non-ceded state-owned land in proximity to the Honolulu Authority for Rapid Transportation (HART) transit corridor as well as within urban redevelopment areas such as Kakaako Community Development District (KCDD) that are suitable for development of the Project. A list with descriptions of development sites along the HART transit corridor and KCDD with potential for development of the Project is provided as Exhibit A.

After assessing adequacy of infrastructure (sewer, water, power, etc.) capacity, land ownership, existing entitlement for development, and proximity to urban Honolulu, staff and Developer believe that the land parcel owned by the HCDA located at 873 Kapiolani Boulevard and 610 Ward Avenue and identified by TMK Nos. (1) 2-1-049:080, and (1) 2-1-049:063, respectively, is the most suitable site for development of the Project.

IV. RECOMMENDATION

Staff recommends the Selection of Land Parcel Owned by the HCDA, Located at 873 Kapiolani Boulevard, Identified by TMK No. (1) 2-1-049:080, and 610 Ward Avenue, Identified by TMK No. (1) 2-1-049:063, as the Development Site for the 99-Year Leasehold Residential Condominium Pilot Project, as Provided in Hawaii Revised Statutes (HRS) 206E-282(b).

Prepared By: Deepak Neupane, HCDA Program Specialist V 

Reviewed By: Craig K. Nakamoto, Executive Director 

Attachment:

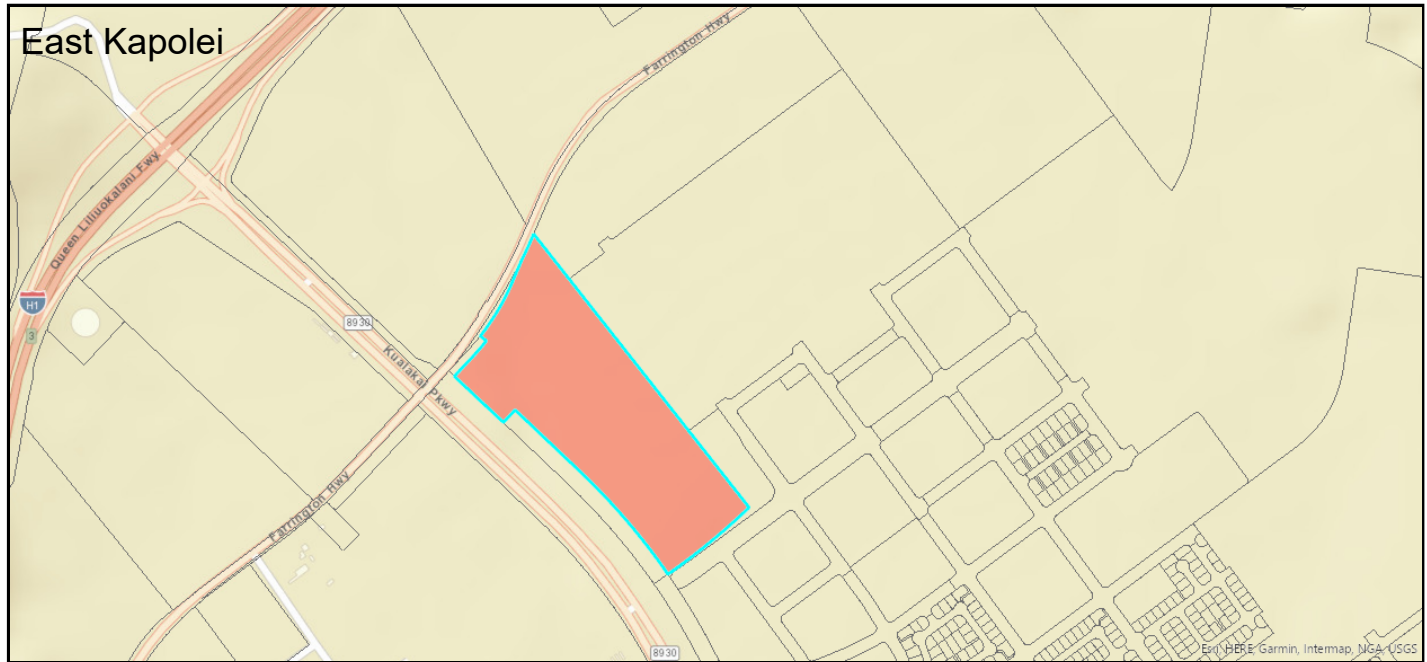
Exhibit A: List and Descriptions of Potential Development Sites for the Project

EXHIBIT A- List and Description of Potential Development Sites for the Project

Site 1-East Kapolei

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
East Kapolei	DLNR	91017097	36.365	A1	2.5-7.0	120	No
East Kapolei	DLNR	91018008	40.731	B2	2.5-7.0	120	No

These two parcels are adjacent to Keoneae HART station (Uh West Oahu). Both parcels are owned by DLNR and currently are unencumbered. C&C's East Kaopolei TOD plan recommends a Park and Ride facility on TMK 91017097. Underlying FAR as per the TOD plan is 2.5, maximum height is 120 feet. Up to FAR 7.0 appears to be permitted if additional public benefit is provided within the development. Major sewer trunk line and water line will need to be constructed before the parcels become viable for development.

Parcel Detail for (1) 9-1-017:097**Data reported by DLNR-LD****County:** Honolulu**Island:** Oahu**Fee Owner:** DLNR**Parcel Acreage:** 36.3650**Updated:** 5/19/2016**Data from Statewide GIS Program****State Land Use District:** Urban**Data from Honolulu County sources****Owner(s):** STATE OF HAWAII

County Zoning: AG-1 Restricted Agriculture District, AMX-2 Medium-density Apartment Mixed Use District, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District, R-3.5 Residential District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Acquired after 8/59	36.3650	

No Encumbrances

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Parcel Detail for (1) 9-1-018:008



Data reported by DLNR-LD

County: Honolulu

Island: Oahu

Fee Owner: DLNR

Parcel Acreage: 40.7310

Updated: 5/19/2016

Data from Statewide GIS Program

State Land Use District: Agriculture, Urban

Data from Honolulu County sources

Owner(s): S OF H DLNR LAND DIV

County Zoning: AG-1 Restricted Agriculture District, B-2 Community Business District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Acquired after 8/59	40.7310	

Encumbrances reported by DLNR-LD

The following grid contains information regarding the encumbrances that DLNR-LD has issued over this parcel. These encumbrances may have been issued over multiple parcels, so it is important to note that the data within the grid, including the acreage and annual rent, pertain specifically to the encumbrances themselves, and not exclusively to this parcel which may be one of many parcels over which the encumbrances have been issued. Please review the encumbrance details for more information including a list of all parcels over which the encumbrance has been issued.

Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
lod28975	DLNR-LD	Hawaiian Electric Co. Inc.	1.5390	Perpetual Easement	Access & Utility	\$0.00	
rp7402	DLNR-LD	Jefts, Larry	142.1490	Permit (Land)	Agriculture	\$17,820.00	

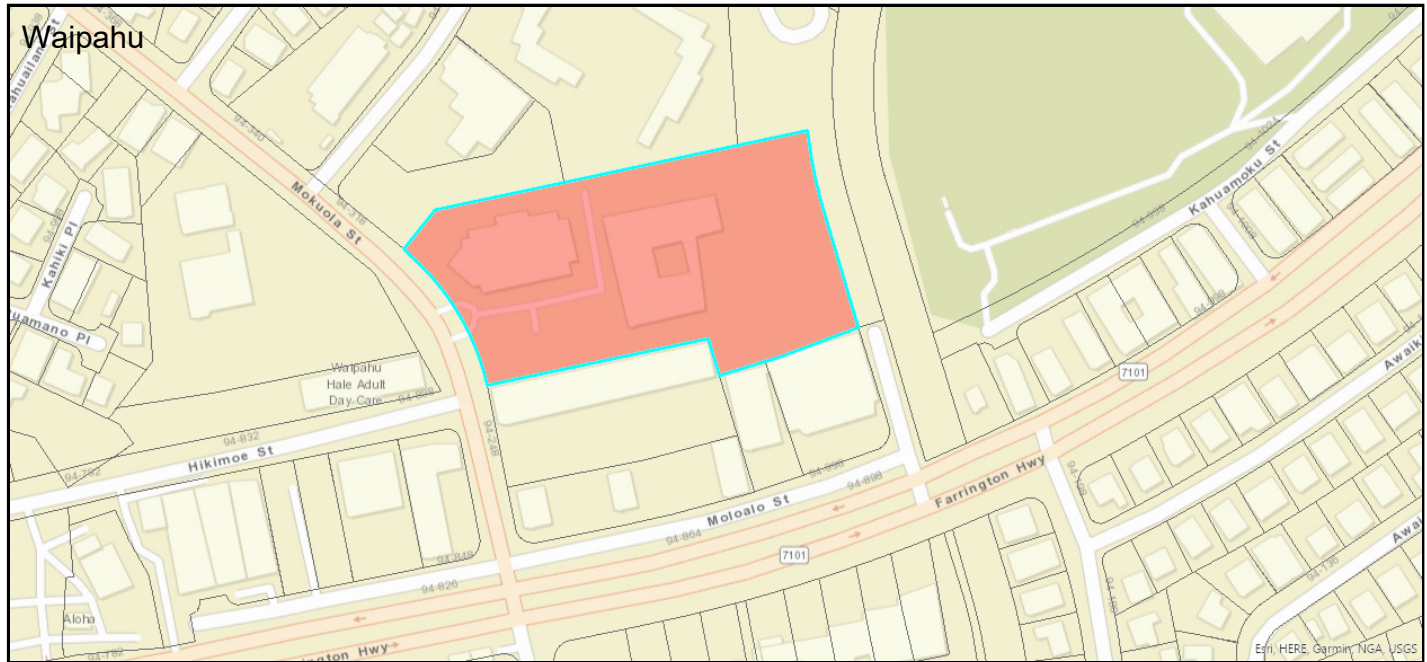
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Site 2-Waipahu

Location	Owner	TMK	Size (a cre)	Zoning	FAR	Height (ft)	5(b) Land
Waipahu	DLNR	94017052	4.511	BMX-3	3.5-7.0	60	No

Parcel is within walking distance of the Puhala HART station (Waipahu Transit Center). Fee owner is DLNR. Parcel is used by Department of Accounting and General Services (GAGS) under an Executive Order. Parcel has been developed and includes Waipahu Civic Center, Waiupahu Public Library, and other Satate offices. Existing structures will have to be demolished for redevelopment. Current sewer capacity is not adequate for large residential development projects. Can develop more than one residential project on this site. Underlying FAR by right is 3.5. Up to FAR 7.0 allowed if a Planned Development-Transit project is approved. The max density will require the development to provide additional public benefits.

Parcel Detail for (1) 9-4-017:052



Data reported by DLNR-LD

County: Honolulu
Island: Oahu
Fee Owner: DLNR
Parcel Acreage: 4.5110
Updated: 5/19/2016

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): STATE OF HAWAII
County Zoning: BMX-3 Community Business Mixed Use District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Acquired after 8/59	4.5110	

Encumbrances reported by DAGS-AMD

The following grid contains information regarding the encumbrances that DAGS-AMD has issued over this parcel. These encumbrances may have been issued over multiple parcels, so it is important to note that the data within the grid, including the acreage and annual rent, pertain specifically to the encumbrances themselves, and not exclusively to this parcel which may be one of many parcels over which the encumbrances have been issued. Please review the encumbrance details for more information including a list of all parcels over which the encumbrance has been issued.

Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
W (Waipahu Civic Center)	DAGS-AMD	Various		Parking	Parking	\$20,340.00	

Encumbrances reported by DLNR-LD

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Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
eo3465	DLNR-LD	DAGS	4.5110	Executive Order		\$0.00	
lod28809	DLNR-LD	Board Of Water Supply	0.0100	Perpetual Easement	Utility	\$0.00	

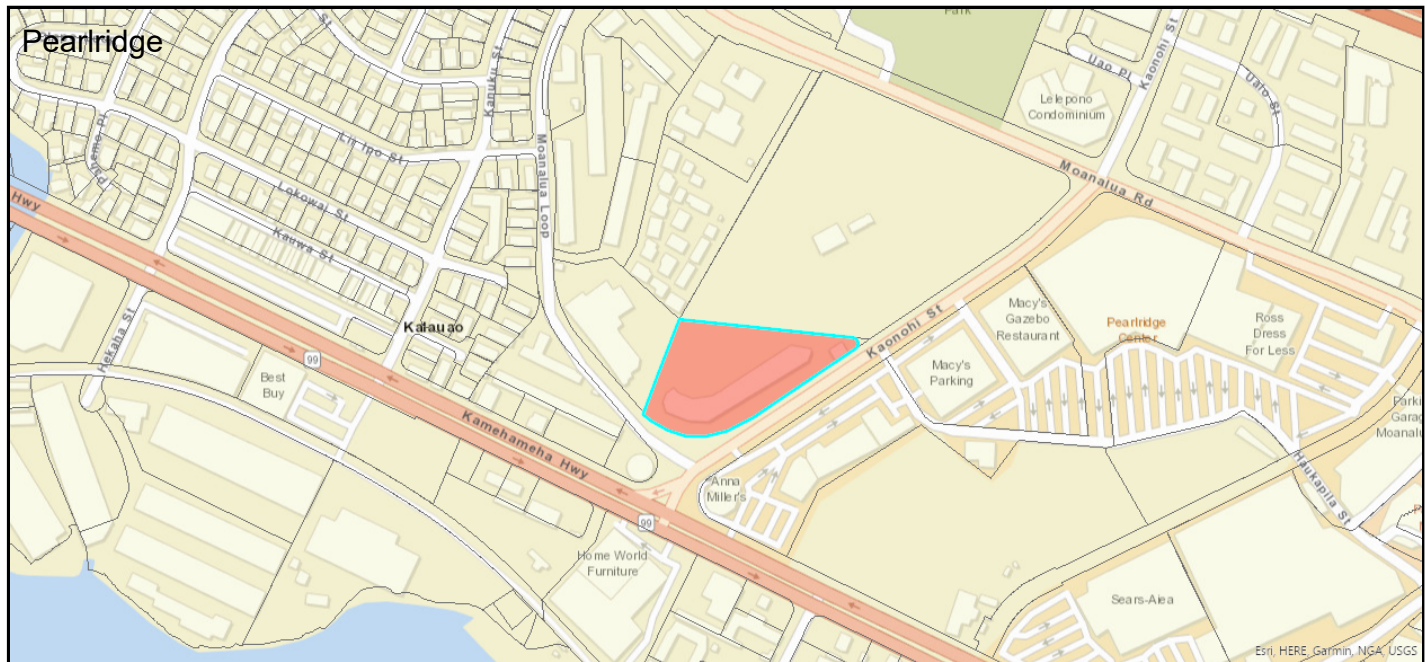
Site 3-Pearlridge

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Pearlridge	DLNR	98013014	3.697	BMX-3	3.5-7.0	150/350	No
Pearlridge	C&C	98009005, 014, 015, 016	2.804	BMX-3	7.00	150/350	Undetermined

These parcels are next to Kalauao HART station (Pearlridge). DLNR parcel (TMK 98013014) is mauka of Kamehameha Highway. There is an existing two story commercial building on the parcel. DLNR's annual lease rent from the parcel is \$429,000. Land use is BMX-3. Current FAR is 3.5 and maximum building height is 60 feet. With Planned Development-Transit (PD-T) project approval FAR could be increased to 7.0 and the maximum building height to 350 feet. PD-T permit approval will most likely require substantial public benefit in the project. Currently there is no adequate sewer capacity to support high density residential condominium development.

The C&C parcel is makai of Kamehameha Highway and next to the transit station. C&C is advertising the opportunity to develop the parcel.

Parcel Detail for (1) 9-8-013:014



Data reported by DLNR-LD

County: Honolulu

Island: Oahu

Fee Owner: DLNR

Parcel Acreage: 3.6970

Updated: 5/19/2016

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): STATE OF HAWAII

County Zoning: B-2 Community Business District, BMX-3
Community Business Mixed Use District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
5(a)	3.6970	

Encumbrances reported by DLNR-LD

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Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
gl4644	DLNR-LD	Vallejo Venture 99 Llc	3.6970	Lease (Land)	Commercial	\$429,000.00	
lod27268	DLNR-LD	American Trust Co. Of Hawaii	0.1164	Perpetual Easement	Sewer	\$0.00	

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Parcel Detail for (1) 9-8-009:005



Data reported by CCH

County: Honolulu
Island: Oahu
Fee Owner: CCH
Parcel Acreage: 2.0240
Updated: 10/4/2018

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): CITY AND COUNTY OF HONOLULU
County Zoning: I-2 Intensive Industrial District, R-5 Residential District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Undetermined		

No Encumbrances

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PEARLRIDGE 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 Kapiolani Medical Center at Pali Momi.

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 (including stops)

from Pearlridge Station to:

Aloha Stadium Station: 3 mins

Honolulu International Airport Station: 8 mins

Downtown Station: 20 mins

Ala Moana Center Station: 24 mins

Property Information

Building Height:	Max. 90 feet with community benefits
FAR:	Max. 7.0
Land Size:	122,166 square feet
TMKs:	9-8-009: 005, 014-016
Site Addresses:	98-77 & 98-80 Kamehameha Highway
	Aiea, HI 96701
Council District:	8







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 above.

([View table above as pdf](#))

DEMOGRAPHIC SNAPSHOT (2017) SOURCE: ESRI	'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

([View table above as pdf](#))

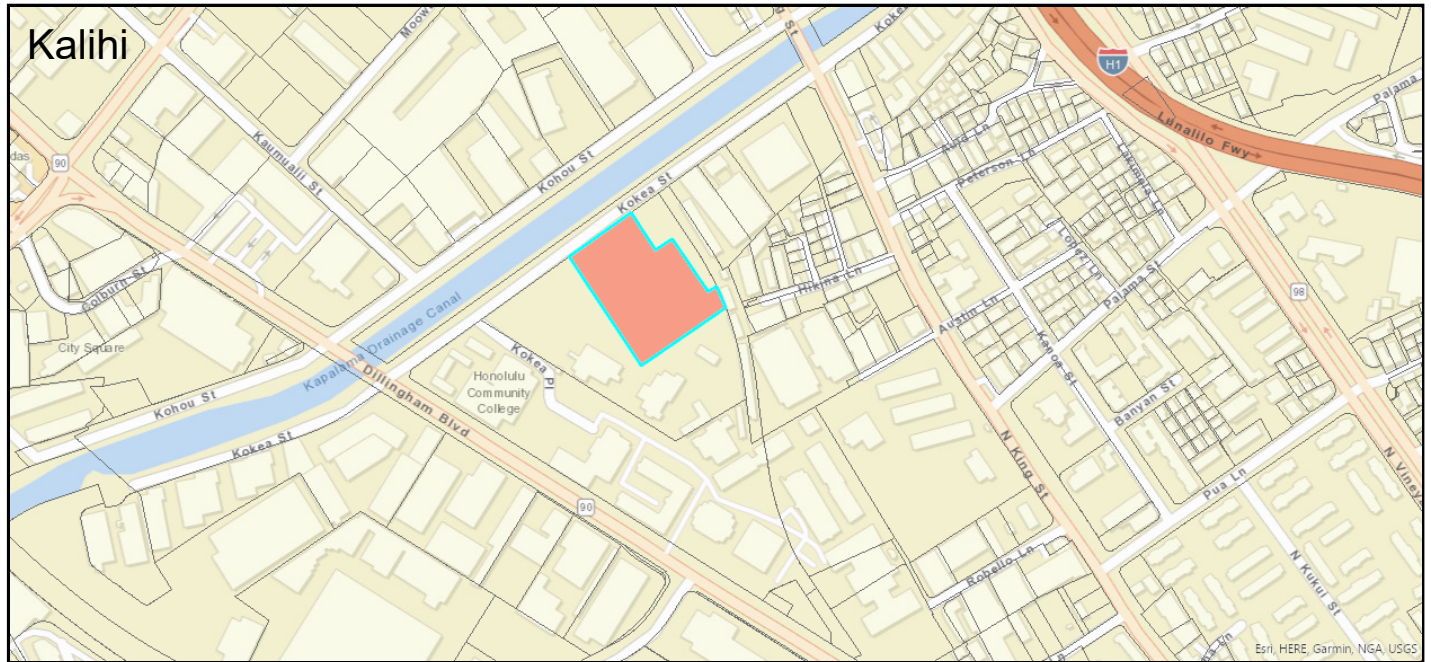
Site 4-Kalihi

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Kalihi	DLNR	15018002	2.891	IMX-1	1.9	150	No
Kalihi	DLNR	15020009	6.446	IMX-2	1.0	150	Undetermined
Kalihi	C&C	15015016	1.278	IMX-1	4.5	150	Undetermined

Parcels are adjacent to Niuhelewai Hart station (Honolulu Community College). Parcel 15018002 is within 1/4 mile mauka of Transit Station. It is owned by DLNR and leased to UH for parking. Current C&C land use is IMX-1. Kalihi TOD Plan proposes a medium density residential use of the parcel. Proposed maximum density is 1.9 and maximum building height is 150 feet. Higher density of up to 7.0 may be available by providing additional public facilities. Sewer and power capacity is not adequate for immediate development.

Parcel 15020009 is also within 1/4 mile makai of the Transit Station. It is owned by DLNR and leased to UH. Current C&C land use is IMX-2. Proposed Kalihi TOD Plan use is Public/Quasi Public. The parcel is used by Honolulu Community College for its automotive technology program.

Parcel 15015016 is close to Kuwili HART station (Iwilei) and owned by the C&C and currently used as a parking lot for its Kapalama Satellite City Hall. Current land use is IMX-1. It is within 1/4 mile of both Niuhelewai and Kuwili transit stations. Proposed TOD use is mixed use- high intensity. Proposed maximum density is 4.5 and maximum building height is 150 feet. Availability of sewer and power is an issue for immediate development.

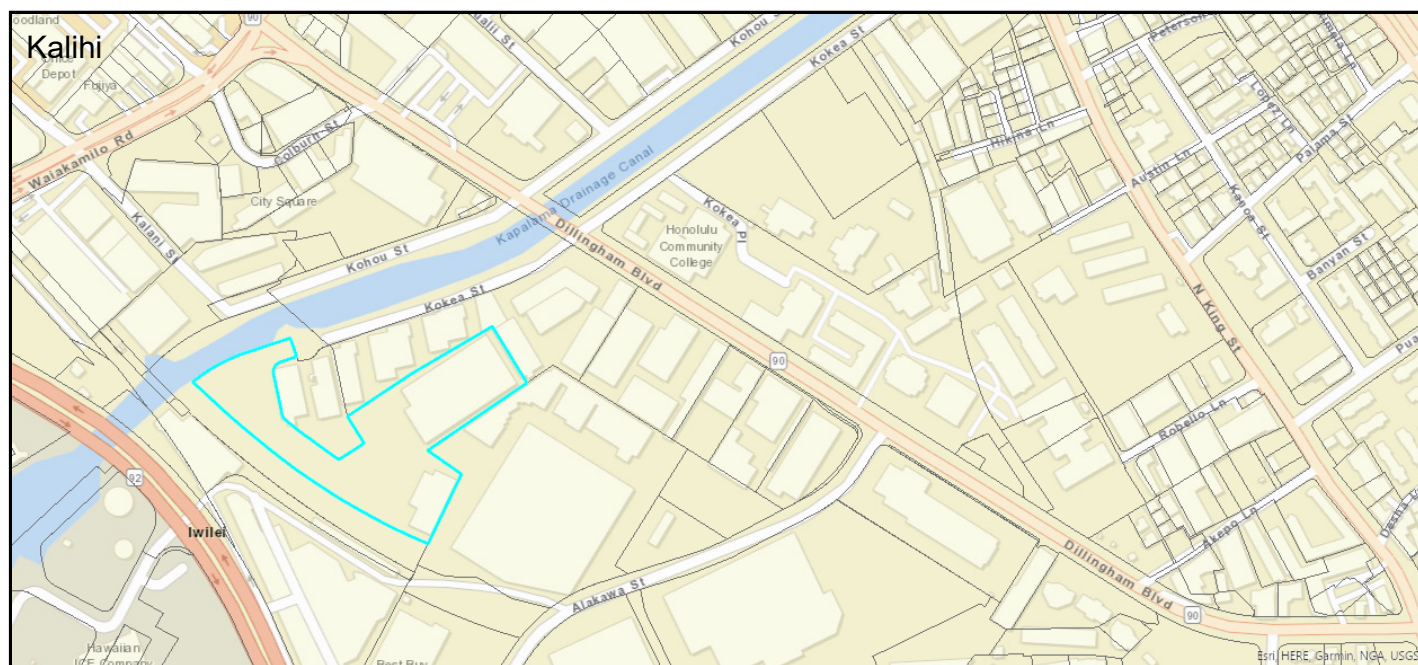
Parcel Detail for (1) 1-5-018:002**Data reported by DLNR-LD****County:** Honolulu**Island:** Oahu**Fee Owner:** DLNR**Parcel Acreage:** 2.8910**Updated:** 5/19/2016**Data from Statewide GIS Program****State Land Use District:** Urban**Data from Honolulu County sources****Owner(s):** STATE OF HAWAII**County Zoning:** IMX-1 Industrial Mixed Use District**Trust Land Status**

Trust Land Status	Status Acreage	Determination Method
Acquired after 8/59	2.8910	

No Encumbrances

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Parcel Detail for: (1) 1-5-020:009



Data from Honolulu County sources

County: Honolulu
County Owner(s): STATE OF HAWAII
County Zoning: IMX-1 Industrial Mixed Use District

Data from Statewide GIS Program

State Land Use District: Urban

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
No data to display		

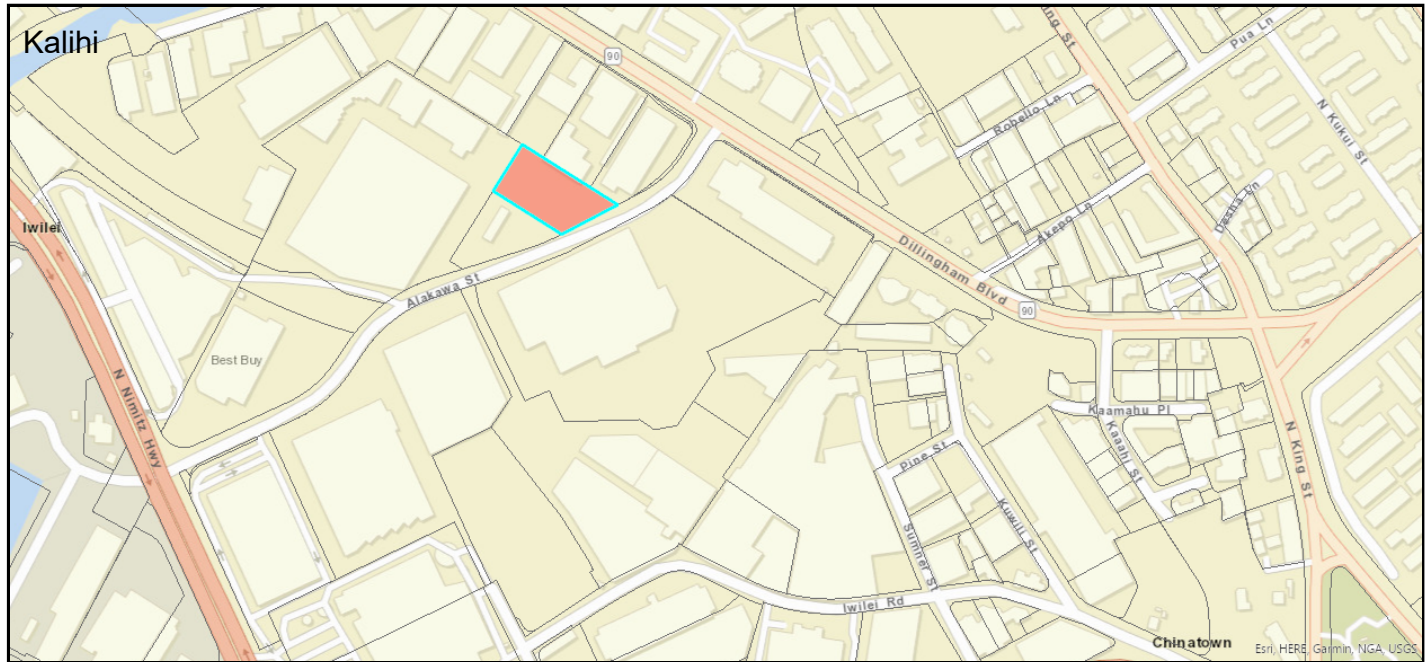
Encumbrances reported by DLNR-LD

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Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
eo3796	DLNR-LD	UH	6.4460	Executive Order		\$0.00	
lod27536	DLNR-LD	Hawaiian Electric Co. Inc.	1.1132	Perpetual Easement	Electrical	\$0.00	

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Parcel Detail for (1) 1-5-015:016



Data reported by CCH

County: Honolulu

Island: Oahu

Fee Owner: CCH

Parcel Acreage: 1.2778

Updated: 10/4/2018

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): CITY AND COUNTY OF HONOLULU,
TRADEWIND ALAKAWA LLC

County Zoning: IMX-1 Industrial Mixed Use District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Undetermined		

No Encumbrances

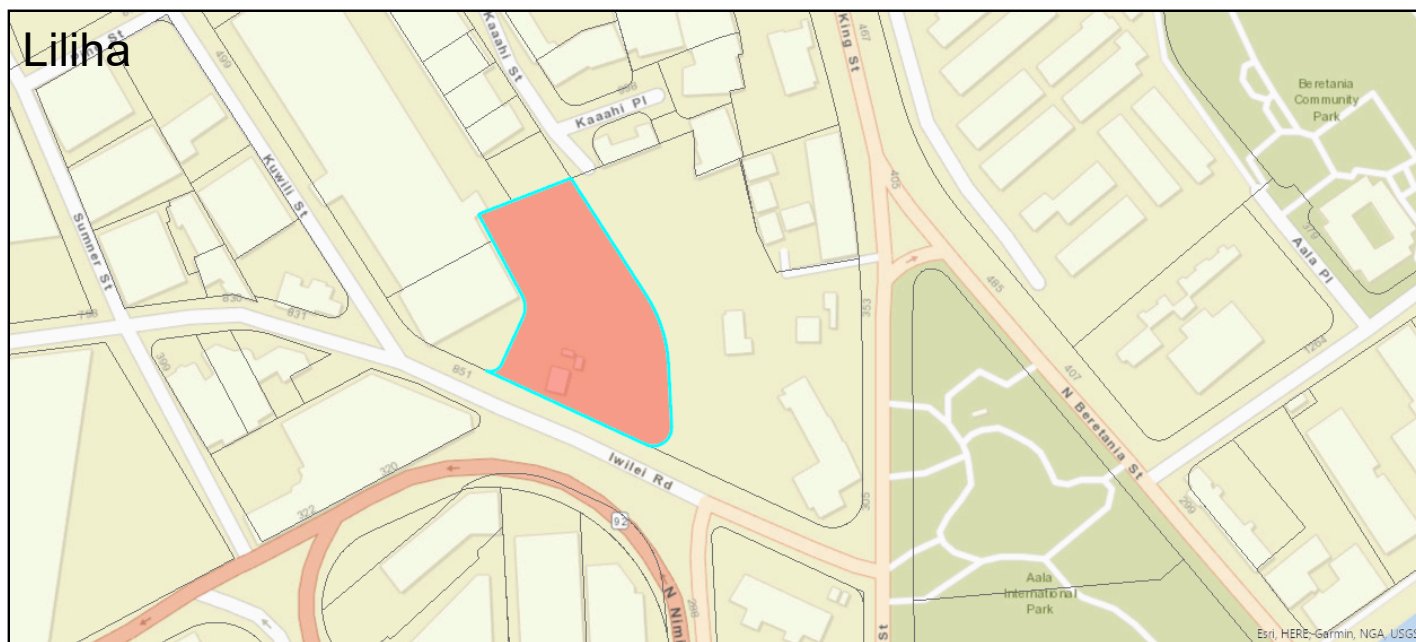
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Site 5- Liliha

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Liliha	DLNR	15007001	3.791	BMX-3	4.5	300	Yes

Parcel is adjacent to Kuwili HART station (Iwilei). Former Oahu Railway and Land Company (ORLC) parcel. DLNR is the owner. Parcel is leased to DAGS. Currently DAGS and HHFDC have an MOA for development of parcel for affordable rental housing. Parcel is ceded land, therefore a 99 year leasehold development in accordance with HRS 206E Part XII is prohibited.

Parcel Detail for (1) 1-5-007:002



Data reported by DBEDT-HHFDC

County: Honolulu
Island: Oahu
Fee Owner: DBEDT-HHFDC
Parcel Acreage: 1.8250
Updated: 5/2/2016

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): SENIOR RESIDENCE AT IWILEI
County Zoning: BMX-3 Community Business Mixed Use District, IMX-1 Industrial Mixed Use District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
5(b)		

Encumbrances reported by DBEDT-HHFDC

The following grid contains information regarding the encumbrances that DBEDT-HHFDC has issued over this parcel. These encumbrances may have been issued over multiple parcels, so it is important to note that the data within the grid, including the acreage and annual rent, pertain specifically to the encumbrances themselves, and not exclusively to this parcel which may be one of many parcels over which the encumbrances have been issued. Please review the encumbrance details for more information including a list of all parcels over which the encumbrance has been issued.

Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
11	DBEDT-HHFDC	Senior Residence at Iwilei Ltd Partner		Ground Lease			

Encumbrances reported by DLNR-LD

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Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
eo4130	DLNR-LD	DBEDT	1.8250	Executive Order		\$0.00	

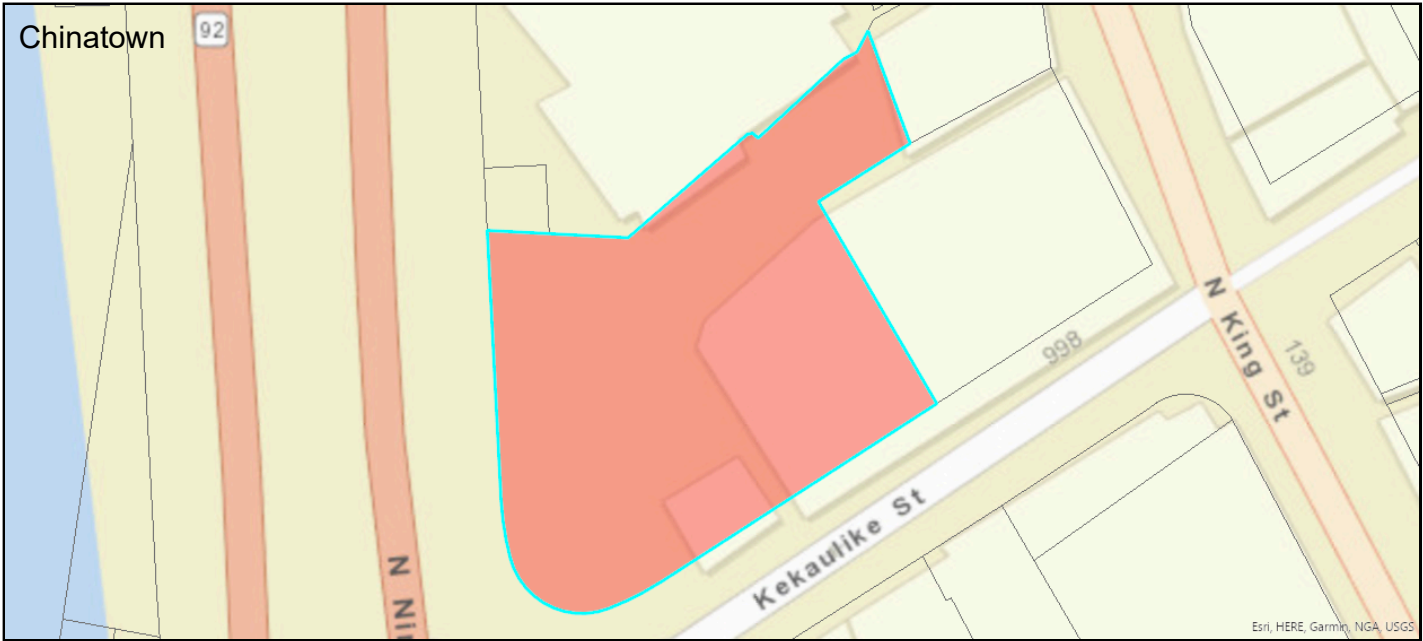
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Site 6-Chinatown

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Chinatown	C&C	17002026	0.546	BMX-4	7.5	80	Undetermined

Parcel is next to Hoalu HART station (Chinatown) .C&C is the owner. C&C has advertised the opportunity of development the parcel. Maximum allowable FAR is 7.5. Maximum building height is 80 feet. Adequate infrastructure (sewer, water, etc.) is most likely available for developing this parcel. Ceded land status is undetermined. Ownership of the parcel will need to be transferred to HCDA for development.

Parcel Detail for (1) 1-7-002:026



Data reported by CCH

County: Honolulu
Island: Oahu
Fee Owner: CCH
Parcel Acreage: 0.5465
Updated: 10/4/2018

Data from Statewide GIS Program

State Land Use District: Urban

Data from Honolulu County sources

Owner(s): CITY AND COUNTY OF HONOLULU
County Zoning: BMX-4 Central Business Mixed Use District

Trust Land Status

Trust Land Status	Status Acreage	Determination Method
Undetermined		

No Encumbrances

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CITY AND COUNTY OF
HONOLULU



CHINATOWN OPPORTUNITY

Two station-adjacent historic buildings—the Holau Market and Ai-Goto—are offered as prime adaptive reuse opportunities in the heart of Chinatown. There is also potential to build on the transit station site and incorporate the station into a larger building. Zoning allows for up to 80 feet in height, providing significant development potential adjacent to these one-story buildings. The station and retail concessions could also be linked to an adjacent city-owned mixed use building. Chinatown offers a unique sense of place, a burgeoning arts and restaurant scene, and a tight rental market that suggests strong demand for new housing. In advance of the rail station opening, the Honolulu Authority for Rapid Transportation (HART) has awarded multiple facade improvement grants to local Chinatown businesses. City investments in nearby parks and streetscapes are also underway.

Station Area

The Chinatown neighborhood is a vibrant urban district on the National Register of Historic Places, within easy walking distance of Honolulu's central business district and Honolulu Harbor. The district is home to a wide variety of businesses, restaurants, and cultural institutions. It is surrounded by high-density housing, parks, and a few development sites. Investment in Chinatown has been a City priority for many years, with the following improvements planned or underway in preparation for rail transit service:

- Conversion of Kekaulike Street into a shared street/transit plaza
- Pedestrian improvements and new bicycle lanes
- High-speed public Wi-Fi

Rail Travel Time (including stops)

from Chinatown Station to:

Pearlridge Station: 19 mins

Honolulu International Airport Station: 11 mins

Downtown Station: 1 min

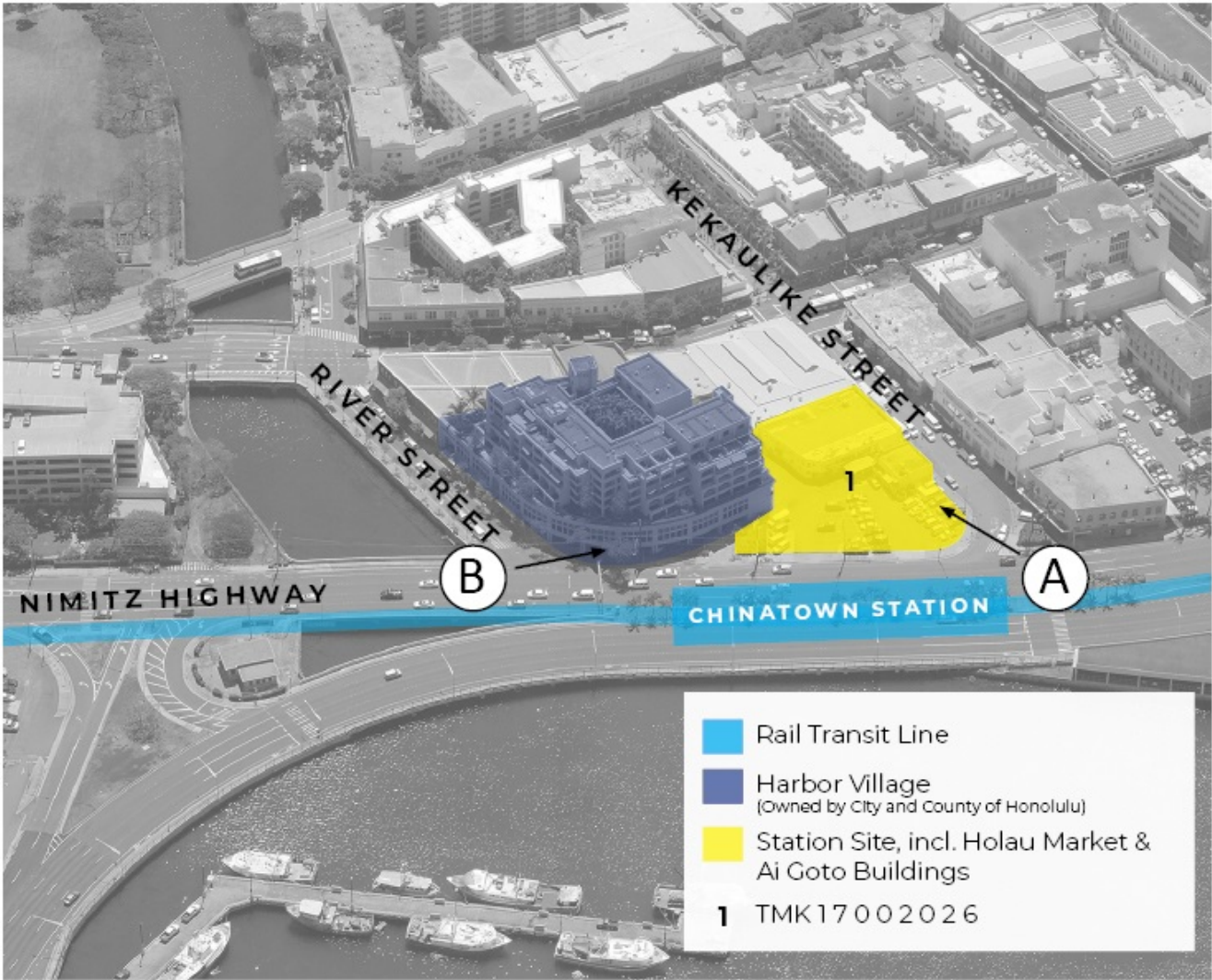
Ala Moana Center Station: 5 mins

Property Information


Property Owner:

Honolulu Authority for Rapid Transportation (HART)

Building Height:	Max. 80 feet
FAR:	Max. 7.5
Land Size:	23,806 square feet
TMKs:	1-7-002: 026
Site Addresses:	936 to 942 Kekaulike Street
	168 & 174 North Nimitz Highway
	Honolulu, HI 96817
Council District:	6







REAL ESTATE MARKET SNAPSHOT	CHINATOWN/ DOWNTOWN SUBMARKET	O'AHU
RESIDENTIAL		
Estimated 2-Bedroom Rent for New Multifamily	\$3,100 - \$4,100	N/A
Average Residential Rent per square foot	\$2.49	\$2.44
Median Condo Sale Price per square foot	\$613	\$517
RETAIL		
Average Retail Rent per square foot	\$2.56	\$2.99

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

([View above table as pdf](#))

DEMOGRAPHIC SNAPSHOT (2017) <small>SOURCE: ESRI</small>	CHINATOWN SUBMARKET	1-MILE STATION AREA	O'AHU
Population	15,982	40,268	1,014,211
Households	7,083	16,566	953,207
Average Household Size	2.13	2.31	2.95
Median Household Income	\$49,260	\$50,618	\$77,774
HOUSING UNITS			
Owner-Occupied	1,833	4,903	181,452
Renter-Occupied	5,251	11,663	144,234

RELATED DOCUMENTS

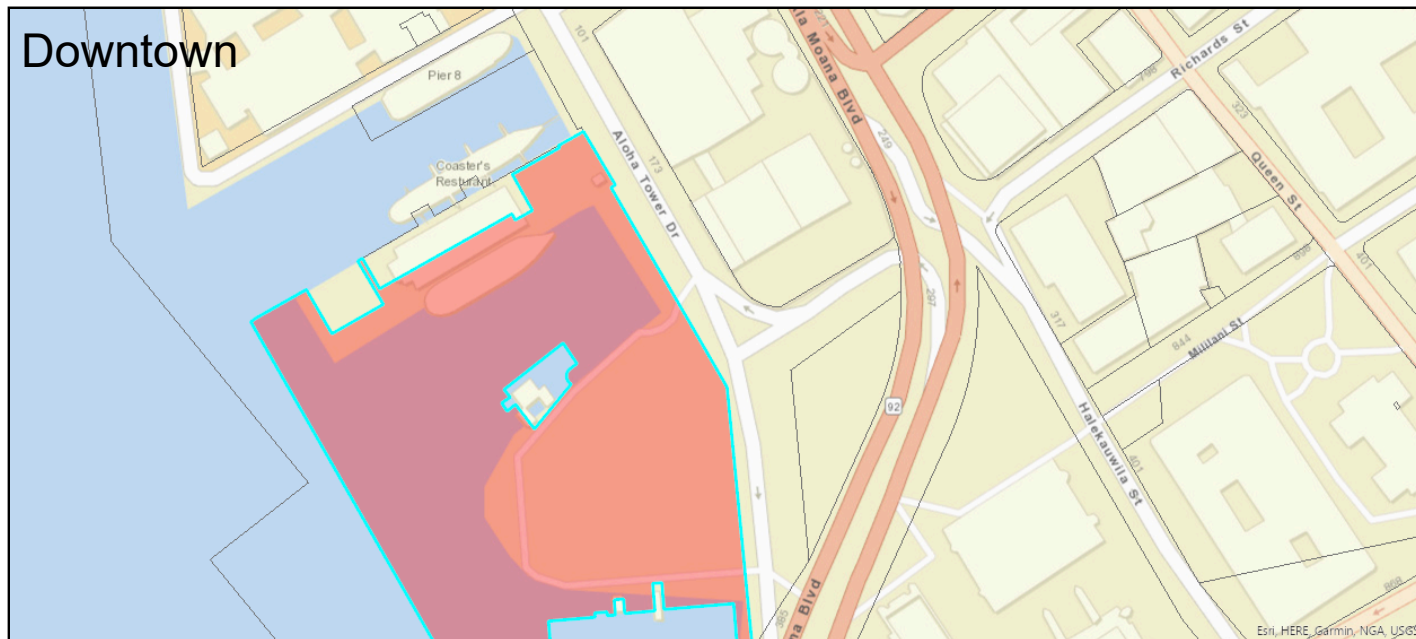


[Chinatown Adaptive Reuse Brochure](#)

Site 7-Downtown

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Downtown	DOT	21001057	9.134	Aloha Tower DD	4.5-7.5	60	Unknown

Parcel is adjacent to Kuloloia HART station (Downtown). Parcel is within the Aloha Tower Development District. Owner is Department of Transportation . The parcel is most likely is ceded land even though DLNR's Public Land Trust Information System (PLTIS) shows it as unknown. Ownership of the parcel will have to be transferred to HCDA for development.

Parcel Detail for (1) 2-1-001:057**Data reported by DLNR-LD****County:** Honolulu**Island:** Oahu**Fee Owner:** DLNR**Parcel Acreage:** 9.3820**Updated:** 5/19/2016**Data from Statewide GIS Program****State Land Use District:** Urban**Data from Honolulu County sources****Owner(s):** S OF H DOT HARBORS DIV**County Zoning:** State Jurisdiction: Aloha Tower Project
(Admin. by Aloha Tower Development Corp.), B-2 Community Business District**Trust Land Status**

Trust Land Status	Status Acreage	Determination Method
Multiple	9.3820	

Encumbrances reported by DLNR-LD

The following grid contains information regarding the encumbrances that DLNR-LD has issued over this parcel. These encumbrances may have been issued over multiple parcels, so it is important to note that the data within the grid, including the acreage and annual rent, pertain specifically to the encumbrances themselves, and not exclusively to this parcel which may be one of many parcels over which the encumbrances have been issued. Please review the encumbrance details for more information including a list of all parcels over which the encumbrance has been issued.

Identifier	Lessor Agency	Lessee	Area (ac)	Subtype	Character of Use	Annual Rent	Rent Notes
lod14448	DLNR-LD	Hawaiian Electric Co. Ltd.	-0.1027	Perpetual Easement	Drainage	\$0.00	

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Site 8-Kakaako

Location	Owner	TMK	Size (acre)	Zoning	FAR	Height (ft)	5(b) Land
Kakaako	HCDA	23003022,094	0.495	KCDD	3.5	65	No
Kakaako	HCDA	21049080, 063	0.61	KCDD	5.0-9.0	400	No

Parcels 23003022 are 94 adjacent to Kukuluaeo HART station (Kakaako). Parcels 23003022 and 94 are owned by HCDA. Parcels 21049080 and 63 are within ¼ mile of the Kakako Transit Station. Existing infrastructure is adequate for development.

Public Land Trust Information System

PARCEL SEARCH

Parcel Search

Enter one or more Tax Map Keys (TMK).
[more info >>](#)

123003022

Go

Show Results Table

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Encumbrance Search

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MAR 10TH 1995

Search for an address or location

Kakaako



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0 100 200ft

https://pltis.hawaii.gov/HomeAuthenticated/Map

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Public Land Trust Information System

Parcel Search

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[more info >>](#)

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Kawalahao St

Waimanu St

Kamani St

Ward Ave

Ilanial St

741

811

598

524

901

831

845

498

901

935

941

837

706


801

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https://pltis.hawaii.gov/HomeAuthenticated/Map

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Renderings of the Chinatown Station (left) and potential TOD along Nimitz Highway (right)

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DPP Organization Chart

Dawn Takeuchi Apuna


Director (*Po'o*)

Bryan Gallagher

Deputy Director (*Hope Po'o*)

Regina Malepeai

2nd Deputy Director (*Hope Po'o*
Kualua)

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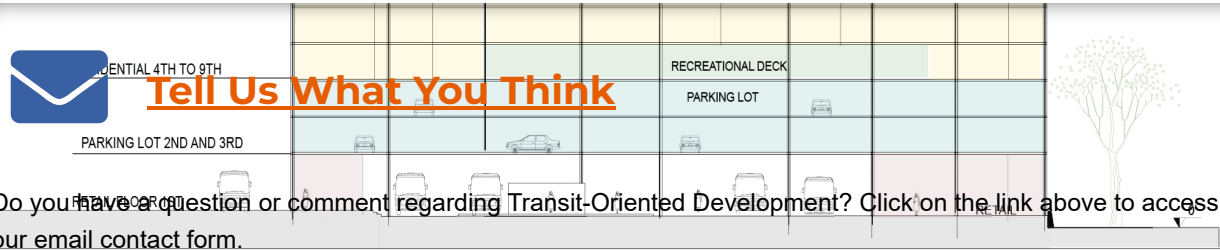


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