



Google Earth

100 m

Camera: 483 m 21°17'37"N 157°51'16"W

2 m

Google Data SIO, NOAA, U.S. Navy, NGA, GEBCO Data LDEO-Columbia, NSF, NOAA



Google Earth

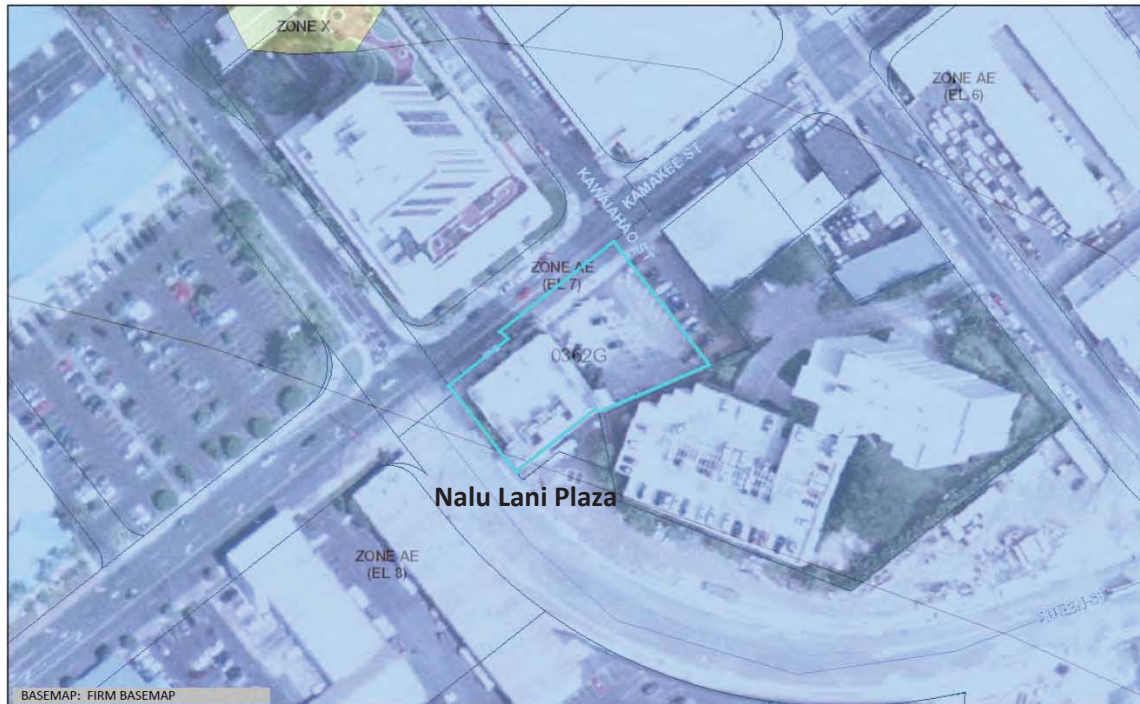
100 m

Camera: 639 m 21°17'52"N 157°50'58"W

7 m

Google Data USGS Data SIO, NOAA, U.S. Navy, NGA, GEBCO

FLOOD HAZARD MAP



Flood Hazard Assessment Report

www.hawaiiifip.org

Property Information

COUNTY: HONOLULU
TMK NO: (1) 2-3-004:029
WATERSHED: ALA WAI
PARCEL ADDRESS: 401 KAMAKEE ST
HONOLULU, HI 96814

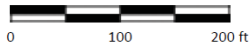
Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
LETTER OF MAP CHANGE(S): NONE
FEMA FIRM PANEL: 15003C0362G
PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: YES
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>



Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND (Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
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HEIGHT LIMIT MAP

FIGURE NZ.5 CENTRAL KAKAOKO (CK) ZONE

A. BUILDING TYPES	MAX HEIGHT
Podium High Rise	400'
Urban Block	100'
"Lei" Building	100'
Courtyard Building	55'
Duplex / Triplex / Quadplex	35'
Townhouse	35'
Flex / Loft	45'
Industrial Barn	35'
Side Yard House	Not Allowed
Front Yard House	Not Allowed

B. FRONTAGE TYPES	
Lanai & Front Yard	X
Stoop	■
Dooryard	■
Forecourt	■
Shopfront	■
Chinatown Shopfront	X ¹
Raised Shopfront	X ¹
Raised Terrace Front	X ¹
Terrace Front	■
Gallery & Arcade	X
Kakaako Frontage	■

C. BUILDING PLACEMENT	
Front Build To Line	N/S - 15'
Frontage Occupancy at Build to Line	75% min.
Setback Side	0'
Setback Rear	0'

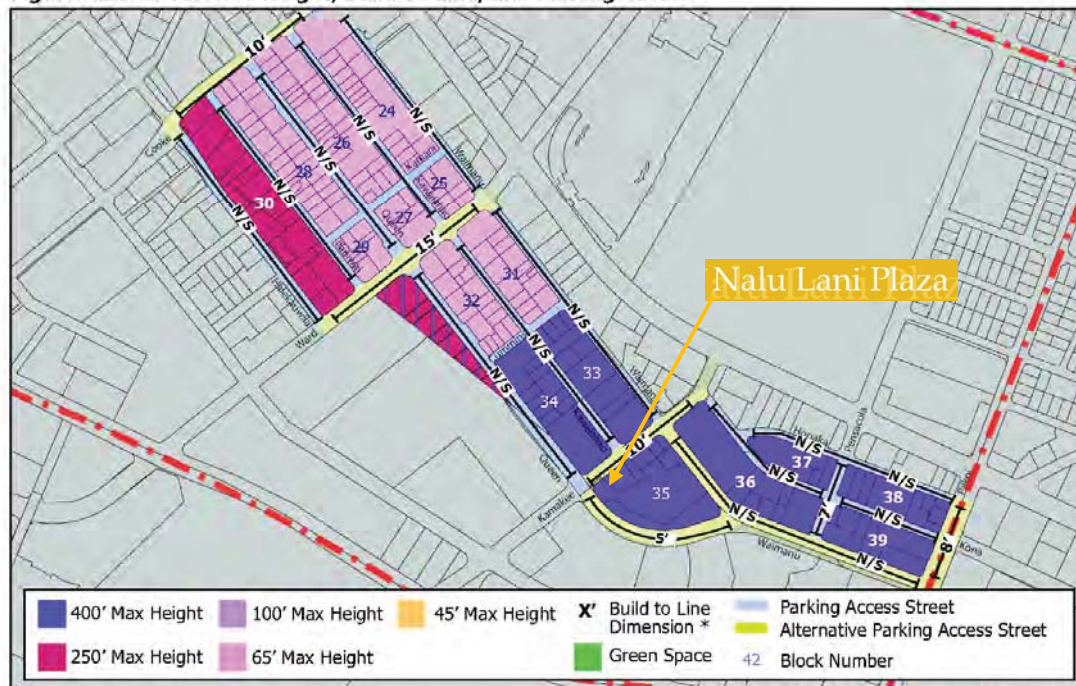
D. BUILDING FORM	
Maximum Height	400'
Street Front Element Height Range	20' - 65'
Maximum Density (FAR)	3.5

■ Permitted X¹ Permitted with Exception X Not Permitted

Footnotes:

- Raised Frontages are only allowed in Flood Zones to accommodate necessary flood elevation and shall not be used in other locations.
- Chinatown Shopfronts are only allowed on the thoroughfares indicated in Figure FT.6.
- Civic uses shall be limited to neighborhood-scaled functions such as fire stations, meeting rooms, and churches.
- Civic uses shall be on lots no greater than 20,000 square feet.
- All buildings over 100 feet shall be subject to the Podium High Rise building standards.

Figure NZ.5-1: Allowed Height, Build To Line, and Parking Access



LAND USE MAP

FIGURE 1.9 LAND USE

a. RESIDENTIAL	CC	TS	SH	KA	CK	PA	AU
Single Family	-	-	P	-	-	-	-
Multi-family	P	P	P	P	P	P	P
Second Unit	-	P	P	P	P	P	-
Group Home	-	P	P	P	P	P	P
Home Occupation	P	P	P	P	P	P	P

b. OFFICE	CC	TS	SH	KA	CK	PA	AU
Administrative	P	P	P	P	P	P	P

c. GOODS & SERVICES	CC	TS	SH	KA	CK	PA	AU
Alcohol Sales	P	P	CU	P	P	P	P
Artisan/Craft Production	P	P	P	P	P	P	P
Dance-Nightclub	CU	P	-	P	P	P	P
Indoor Recreation	P	P	-	P	P	P	P
Live-Work	P	P	P	P	P	P	P
Outdoor Recreation	P	P	-	-	P	P	P
Personal Services	P	P	P	P	P	P	P
Recycling Collection Facility	P	P	P	P	P	P	P
Restaurants and Bars	P	P	CU	P	P	P	P
Retail Sales	P	P	P	P	P	P	P

d. CIVIC	CC	TS	SH	KA	CK	PA	AU
Group Assembly	P	P	P	P	P	P	P
Conference Center	P	P	-	CU	-	P	P
Cultural Facilities	P	P	P	P	P	P	P
Park & Recreation	P	P	-	-	P	P	P
Public Building	P	P	-	P	P	P	P
Religious Facility	P	P	P	P	P	P	P
Theater	P	P	-	P	P	P	P

e. AUTOMOTIVE	CC	TS	SH	KA	CK	PA	AU
Automobile Repair	-	-	-	CU	P	P	-
Gas Station	-	CU	-	CU	P	CU	CU
Auto Rental/Sales*	-	-	-	P	P	P	CU
Parking Facility	P	P	CU	P	P	P	P

f. CIVIL SUPPORT	CC	TS	SH	KA	CK	PA	AU
Consulates	P	P	-	P	P	P	P
Hospital	P	P	-	P	-	P	P
Medical & Dental Clinic	P	P	P	P	P	P	P

g. EDUCATIONAL	CC	TS	SH	KA	CK	PA	AU
Day Care Center	P	P	P	P	P	P	P
Day Care Home	-	P	P	-	P	-	-
Educational Facilities	P	P	P	P	P	P	P
Vocational School	P	P	-	P	P	P	P

h. INDUSTRIAL	CC	TS	SH	KA	CK	PA	AU
Laboratory Facility	P	P	-	P	P	P	P
Light Industrial	P	P	-	P	P	P	P
Media Production	P	P	-	P	P	P	P
Printing & Publishing	P	P	-	P	P	P	P
Warehousing	P	P	-	P	P	P	P

(-) = Not Permitted

(P) = Permitted By Right

(CU) = Requires Conditional Use Permit

SKY VIEW



PROPERTY HISTORY AND OWNERSHIP

Ka'a Limited Partnership owns the leased fee interest in the Nalu Lani Plaza. The partnership is owned by Dr. Richard Wasnich and his children.

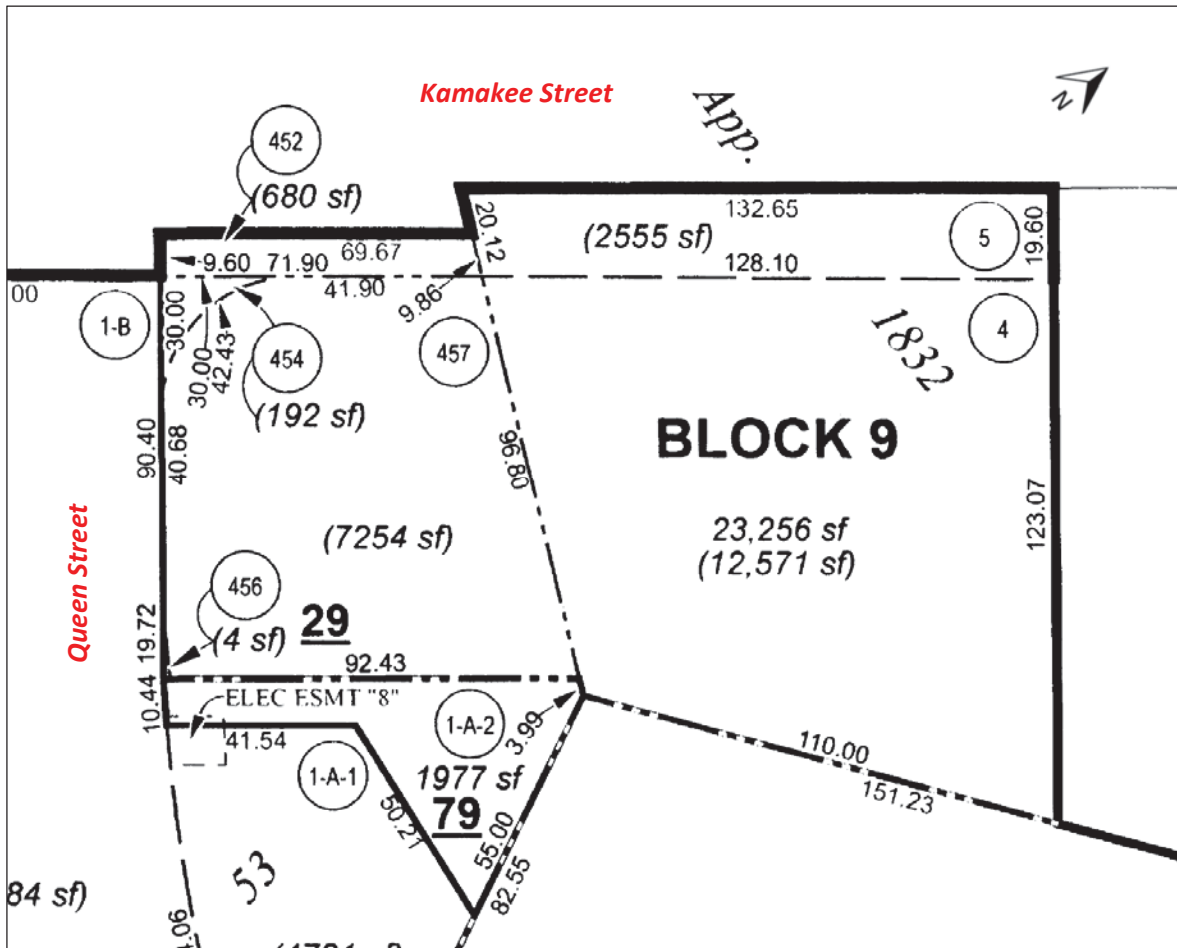
The building was developed by the Black Development Corporation in 1960 and known as the E.E. Black Building. Dr. Wasnich acquired the property from E. E. Black, Ltd. in 1993 and transferred the property to the partnership in 1995.

Parcel 79 was acquired from HCDA in 1997. Conveyance tax records show the transfer price was \$31,198.

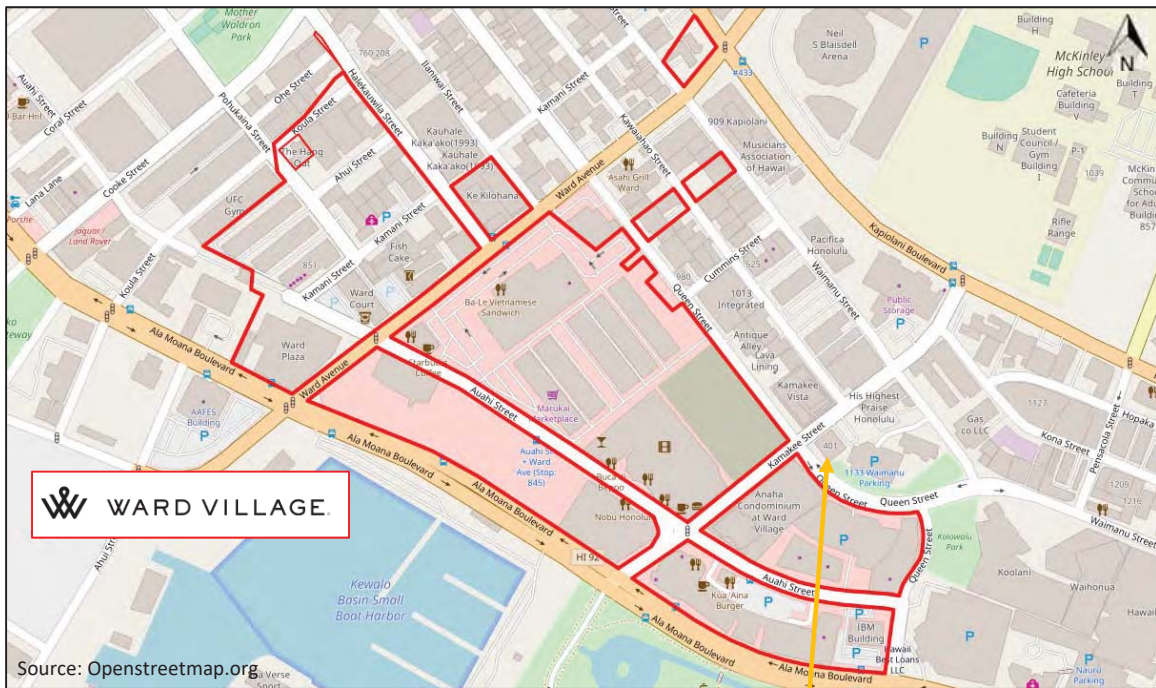
TMK PARCEL MAP

The 26,244^{sq} site is comprised of two parcels identified as tax map keys 2-3-04:29 and 79 of the First Taxation Division (City & County of Honolulu). The building site (Parcel 29) includes a 3,235^{sq} strip of land (identified as Lots 5 and 452 on the following tax map) improved with a portion of Kamakee Street. This portion will be eventually be dedicated to the City & County of Honolulu which maintain the public roadway.

Parcel 79 is a 1,977^{sq} remnant that improved with an outdoor dining area that is currently used by the building's restaurant tenant, Phuket Thai.



Portion of Tax Map Plat (1) 2-3-04.



Nalu Lani Plaza



Source: Ward Village Land Block 1, Project 4, Hawaii Community Development Authority Planned Development Permit Application, April 27, 2018, Figure 3-2.

