RES23-139
Testimony

MISC. COMM. 365

COUNCIL

COUNCIL Meeting
Meeting Date: Jul 12, 2023 @ 10:00 AM
Support: 4
Oppose: 0
I wish to comment: 0

Name:	Email:	Zip:
Stanford Carr	scarr@stanfordcarr.com	96813
Representing:	Position:	Submitted:
Stanford Carr Development, LLC	Support	Jul 10, 2023 @ 07:31 AM
Name:	Email:	Zip:
Rudy Tamayo	susan.char@hawaiianelectric.com	96840
Representing:	Position:	Submitted:
Hawaiian Electric	Support	Jul 10, 2023 @ 09:05 AM
Name:	Email:	Zip:
William Chen	will@prospacholdings.com	96814
Representing:	Position:	Submitted:
ProsPac Holdings Group, LLC	Support	Jul 10, 2023 @ 12:08 PM
Name:	Email:	Zip:
Walter Theommes	wathoemm@ksbe.edu	96813
Representing:	Position:	Submitted:
Kamehameha Schools Bishop Estate	Support	Jul 11, 2023 @ 10:14 AM

STANFORD CARR DEVELOPMENT, LLC

July 10, 2023

The Honorable Tommy Waters, Chair
and Councilmembers
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Re: Testimony in Support – Resolution 23-139, CD1
Grant of Easement to Hawaiian Electric Company, Inc.

Dear Chair Waters and Members of the Honolulu City Council:

Stanford Carr Development (SCD) is writing to express **support** for Resolution 23-139, CD1 granting an easement to Hawaiian Electric Company, Inc. (HECO) to support the infrastructure needs of housing development within Kaka`ako.

SCD is in the process of designing and permitting an 861-unit residential project on Block C in Kaka`ako to be called Kahuina. The project will be 60% affordable and consist of 396 affordable for-sale units and 123 affordable rental units serving residents earning between 80% and 140% of AMI. Permanent power for this project is required on or before February 2026. Without a clear pathway in place to obtain permanent power, this project will be stalled.

We understand that the easement requested by HECO provides the best long-term path to connect the housing projects within Kaka`ako, specifically the Kamehameha Schools redevelopment area covering five city blocks and containing over 3,000 dwelling units.

Without this 25kV upgrade to Kaka`ako, HECO reports an inability to meet the electrical needs for the housing being developed and designed. Other options and routes were explored but would require expensive relocations of infrastructure that can be very disruptive to businesses and community members. Accordingly, the HART easement from the HECO Kewalo substation is the best route for all development projects in this area.

With 519 units of affordable housing in our project alone, we emphasis that the easement is necessary to support desperately needed housing. To ensure our target date for power in early 2026, we seek your timely approval of this resolution today.

Thank you for the opportunity to offer our support for the proposed easement to HECO.

Respectfully,



Stanford S. Carr

ALAKEA CORPORATE TOWER • 1100 ALAKEA STREET, 27TH FLOOR • HONOLULU, HAWAII 96813
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TESTIMONY BEFORE THE HONOLULU CITY COUNCIL

Resolution 23-139, CD 1
Approving That the City and County of Honolulu Sell a Non-Exclusive Perpetual Easement to Hawaiian Electric Company, Inc., for Electrical Purposes Not Related to the Honolulu Rail Transit Project Over Two Properties Located at 1163 Kona Street and 1174 Waimanu Street, Honolulu, Hawaii 96814 Identified as Tax Map Key Nos. (1) 2-3-007-039 and (1) 2-3-007-036

Wednesday, July 12, 2023
10:00am

Rudy Tamayo
Vice President, Energy Delivery

Aloha Chair Waters, Vice Chair Kiaaina, and Councilmembers,

My name is Rudy Tamayo and I am testifying on behalf of Hawaiian Electric supporting Resolution 23-139, CD 1.

Hawaiian Electric supports Resolution 23-139, CD 1, which approves the granting of perpetual easements by the City and County of Honolulu to Hawaiian Electric to support the electrical infrastructure needs of future housing developments within Kaka`ako and Ward Village areas.

The Kaka`ako and Ward Village areas are projected to experience a large load growth due to the construction of numerous condominiums by Kamehameha Schools and Howard Hughes. To provide the necessary capacity to serve future projected loads, Hawaiian Electric will need to install 25kV circuits in and around the Kona Street area.

Without this proposed acquisition and installation of the 25kV circuits and related equipment, the demand for electricity in the area will exceed the capacity of the Kewalo Substation by 2026 at which time Hawaiian Electric will not be able to support these

upcoming housing developments which will include a large number of affordable housing units.

This easement request is the best route to support the development in the Kaka`ako and Ward Village areas. Other options and routes were investigated. The installation of our facilities in Kona Street were explored but would require extensive relocations of infrastructure that would be more costly to HART and would be very disruptive to businesses and community members.

To ensure Hawaiian Electric can meet the future housing development target date of early 2026, we request your approval of this resolution today.

Thank you for the opportunity to provide testimony to support our easement request.

PROSPAC
HOLDINGS

July 12, 2023

Tommy Waters, Chair
and Members
Honolulu City Council
530 S King Street
Honolulu, Hawaii 96813

Subject: Support for Resolution 23-139, CD1

Chair Waters and Members:

ProsPac Holdings Group is planning a mixed-use high-rise development, named "Kali'u", which is part of the Kamehameha Schools' Kaiāulu 'ō Kaka'ako Master Plan in Honolulu. The Kali'u development will comprise approximately 340 residential units, and roughly 40,000 square feet of ground floor commercial space.

According to the Hawaii Community Development Authority's Kaka'ako Community Development District Transit-Oriented Development Overlay Plan, the Kali'u development is located within a 10-minute walk from the planned Civic Center station. The Kali'u project, along with other nearby developments, will contribute to master plan goals for smart growth, multi-modal transportation, and walkable neighborhood design - where future residents and guests, as well as commercial patrons and employees, will have the option to be transit riders.

The Kali'u development has a timeline to start construction in 2024 and to complete in 2026. We have appreciated participating in proactive and collaborative planning with Kamehameha Schools, the Hawaiian Electric Company and other developers to address infrastructure upgrades necessary for development projects like Kali'u. We understand that it is critical for the City and County of Honolulu to sell a non-exclusive perpetual easement to the Hawaiian Electric Company in order to not delay development projects like Kali'u

We hope that the Council will take quick action to adopt Resolution 23-139 CD1, allowing required electrical infrastructure upgrades that will support the development of over 3,000 new homes and an additional 120,000 square feet of shops and restaurants in the Kaka'ako neighborhood.

Your consideration and prompt action is greatly appreciated.

Mahalo!

William Chen
Vice President
ProsPac Holdings LLC
will@prospacholdings.com

Kamehameha Schools®

Honolulu City Council
Budget Committee Meeting
Time: 10:00 a.m.
Date: Wednesday, July 12, 2023
Room: City Council Chamber

TESTIMONY
by Walter Thoemmes
Managing Director, Commercial Real Estate

RE: **RESOLUTION 23-139, CD1, APPROVING THAT THE CITY AND COUNTY OF HONOLULU SELL A NON-EXCLUSIVE PERPETUAL EASEMENT TO HAWAIIAN ELECTRIC COMPANY, INC., for electrical purposes not related to the Honolulu Rail Transit Project over two properties located at 1163 Kona Street and 1174 Waimanu Street, Honolulu, Hawaiian 96814, identified as Tax Map Key Nos. (1) 2-3-007-039 and (1) 2-3-007-036.**

E ka Luna Hoʻomalu Waters, ka Hope Luna Hoʻomalu Kia'āina, a me nā Lālā o kēia 'aha kūkā, aloha mai.

Kamehameha Schools **SUPPORTS** Resolution 23-139, CD1 which would authorize a grant of perpetual easement to Hawaiian Electric Company, Inc., for electrical purposes, thereby allowing required electrical infrastructure upgrades to complete the 2009 Kaiāulu ʻō Kakaʻako Master Plan and the development of over 3,000+ new homes including nearly 1,800 homes on the East end of the Master Plan in the affordable to moderate price category. The electrical infrastructure upgrades would also help support an additional 120,000± square feet of commercial shops and restaurants that support our local economy.

Kamehameha Schools recognizes that through proper stewardship of ʻāina Pauahi, our organization can support resilient communities and economies, abundant natural and cultural landscapes, and diverse learning and career pathways, thereby creating environments where Native Hawaiian learners can thrive. Diverse housing options, including affordable homes for Hawaiʻi's keiki are key to supportive environments. Access to stable, quality housing, along with educational, health, social and commercial services, improves socioeconomic equity and empowers our learners to succeed in their educational and career paths.

In this context, through community engagement, research, and analysis, we reevaluated the best use of Kamehameha Schools' ʻāina in Kakaʻako. We determined that the grant of perpetual easement for the proposed electrical infrastructure upgrades would help advance the mission of our organization and aligns with the pressing needs of the Kakaʻako and surrounding communities by providing diverse housing and economic revitalization. The grant of perpetual easement for electrical infrastructure updates authorized by this resolution enables us to provide nearly 1,800 affordable to moderate priced homes including rental housing units to Hawaiʻi's kamaʻāina. Our development partners share in our vision and have a successful record of developing similar communities. We are confident in their ability to deliver the projects as planned with the electrical infrastructure upgrades.

For these reasons, we humbly ask that you adopt Resolution 23-139, CD1. Mahalo for the opportunity to testify.

Founded in 1887, Kamehameha Schools is an educational organization striving to advance a thriving Lāhui where all Native Hawaiians are successful, grounded in traditional and Christian values, and leading in the local and global communities. We believe that community success is individual success, Hawaiian culture-based education leads to academic success and local leadership drives global leadership.
Hānai i ke keiki, ola ka lāhui; *Nurture the child and the people thrive.*