



STANFORD CARR DEVELOPMENT, LLC

\*April 11, 2022

VIA EMAIL: [dbedt.luc.web@hawaii.gov](mailto:dbedt.luc.web@hawaii.gov)

State Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804

Dear Chair Scheuer and Commissioners:

RE: Testimony in Support of Kamehameha Schools' Motion for Modification to Decision and Order A87-610 KS Waiawa  
Commission Meeting, Thursday, April 14, 2022, 9:00 AM

Stanford Carr Development writes in strong support of Kamehameha Schools' (KS) Motion for Modification to Decision and Order A87-610. While solar as an interim use is an environmentally and fiscally responsible use of a portion of KS' existing urban district lands in Waiawa; the long-term plans of KS for Waiawa to be developed with primary housing, addresses the growing demand for homes in Hawai'i.

The planning and entitlement process for any home builder or developer is long, costly and arduous. Over the course of the past two decades, we have worked with KS to deliver over 1,000 homes at the Peninsula in Hawaii Kai and in Kaka'ako, and are currently working to deliver 859 more housing units. The early master planning for KS' Kaiāulu 'o Kaka'ako resulted with the first residence in Kaka'ako built in 2012.

To date, KS along with its development partners, have brought to market 1,336 homes, of which 456 are considered affordable. Through their commitment and vision to deliver a vibrant community in Kaka'ako, KS plans to provide a total of approximately 4,000 homes in the neighborhood for the next several generations.

Stanford Carr Development is proud to support the vision of KS for renewable energy, education, culture, agriculture and kama'āina housing at Waiawa.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stanford S. Carr', written in a cursive style.

Stanford S. Carr



Testimony by Garret Matsunami  
Vice President Residential Operations, Castle & Cooke Hawai'i  
April 12, 2022

Land Use Commission  
Regarding:  
A87-610 KS WAIAWA  
Motion for Modification, Time Extension, and Release and Modification of Conditions of Order

### **SUPPORT**

Chair Jonathan Likeke Scheuer, Vice Chair Dan Giovanni, Vice Chair Edmund Aczon, and Members of the Land Use Commission,

Castle & Cooke Homes Hawaii, Inc. ("Castle & Cooke") submits this testimony **in support** of Kamehameha Schools' ("KS") Motion for Modification, Time Extension, and Release and Modification of Conditions for its Waiawa lands in Docket No. A87-610 ("Motion").

Castle & Cooke is well-aware of the arduous entitlement processes that Hawaii developers face in an effort to provide homes for kama'āina families. With the KS Master Plan, which covers more than 1,400 acres, development will need to be completed in increments. The solar plan is proposed for increments that are amongst the latter to be developed, and it makes sense that those lands don't sit fallow in the interim. It also makes sense that solar be situated on those lands as an interim use, which will contribute to Hawaii's renewable energy goals.

As kama'āina companies, Castle & Cooke and KS understand the need for housing and have partnered on successful projects to contribute to the housing supply. At 400 Keawe located within the Kamehameha Schools Kaka'ako Master Plan, Castle & Cooke developed 75 market and 20 reserved housing units targeting 100-140% AMI. Castle & Cooke has no doubt that Kamehameha Schools will continue to deliver housing supply through its lands, including Waiawa. In the interim, Castle & Cooke supports the interim solar project and asks that the LUC approve the KS Motion.

Mahalo for your consideration of my testimony. Should you have any questions, please feel free to contact us:

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Castle & Cooke Hawai'i  
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