

KOA RIDGE

Community Visioning

Volume 4, Issue 3, December 2007

*Castle & Cooke
Homes Hawaii, Inc.*

Waiawa Master Plan Moves Forward

Castle & Cooke Homes Hawai'i marked a significant milestone in October with the filing of a draft environmental impact statement (EIS) for Castle & Cooke Waiawa. The new residential community will occupy a 191-acre parcel within the larger Waiawa community in Central O'ahu. About 1,500 single and multi-family homes are planned. Ground-breaking is scheduled for 2009.

At community visioning workshops held in May and July, participants began the exciting process of developing conceptual use plans for Castle & Cooke Waiawa. Participants recommended various features that should be incorporated into the master plan.

Bob Odermatt, president of The Odermatt Group and a land planning consultant for Castle & Cooke Homes Hawai'i, used the group's recommendations to prepare a revised land use plan.

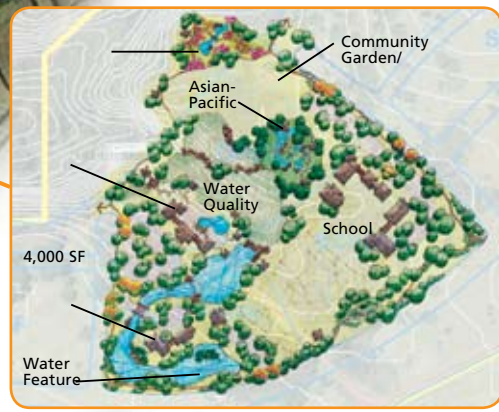
The plan includes several parks, a centrally located community and commercial center, an elementary school, and lots of open space.

A continuous trail along the rim of Pānakauahi Gulch would enable all residents to enjoy the dramatic views of the area. The rim trail would connect with the internal walking trails, creating an interconnected pedestrian and bicycle system. Based on the Visioning Group's input, a set of Guiding Principles was proposed.

The next step in the master planning process is to begin integrating sustainable features that would be appropriate for the community, particularly in the key areas of water, landscaping and culture.

Guiding Principles

- Create a distinctive, environmentally sound and sustainable neighborhood;
- Provide shared views of the gulch and open space areas;
- Create a neighborhood focus through an integrated community center – school, park, recreation, and commercial;
- Create a walkable community with parks linked by pedestrian and bicycle paths;
- Assure connectivity in roadways but discourage through traffic; and
- Provide diverse housing types with higher densities around the community center.



Detail of Waiawa Town Center

Workshop Draws Connections Between Water, Landscape and Culture

In the 11th community visioning workshop on November 15, a series of speakers again dove into the topic of sustainability. This time, the focus was water, landscape, culture, and the ties among them.

Increasingly in our islands, water is a crucial component in development. Water is not an endless resource, so efficient use is important. Participants learned more about this topic with help from three speakers:

- Jim Heid, founder and president of UrbanGreen, a consulting firm specializing in developing sustainable communities. Heid also participated in the May 16 workshop.
- Ramsay Taum, founder and president of Life Enhancement Institute of the Pacific, a consultant service aimed at integrating native Hawaiian host cultural values and principles.
- Rick Barboza, co-founder of Hui Kū Maoli Ola nursery and a specialist in native Hawaiian plants.

A typical American home uses 70 gallons of water per person per day! By using low-flow fixtures and energy-efficient appliances we can drastically reduce that consumption rate. But wise use of water goes well beyond taking shorter showers. From landscaping to street design, the way we design our communities affects how well they treat

“True sustainability comes when community members share a deeper understanding and appreciation for the design of their buildings and spaces. What people take pride in is what they take care of.”

— Jim Heid,
Founder, UrbanGreen

our resources.

“The carrying capacity for land is equivalent to our caring capacity for that land,” said Ramsay Taum, who led the group on what he called a “voyage of rediscovery,” showcasing Hawaiian cultural traditions and how we can apply them today. (See sidebar Ahupua‘a: Model for Sustainable Growth.)

Ideally, communities can live in water balance, using no more water than they would typically receive in rainfall over the course of a year.

That requires making effective use of what you have.

Communities have found many ways to do this, all of which make sure that any water used is reused as much as possible. So-called “gray” or waste water, for example, is not suitable for human con-



Dr. David Bremer (right) discusses sustainability concepts with Jim Heid, Ramsay Taum and Kevin Furutani.

sumption, but works fine for landscape watering. Some communities are now designed to use “gray” water in plumbing systems, too. And rain can be captured in barrels or underground cisterns for use later on lawns.

Eventually, of course, water returns to the earth and then the sea. This “run off”

Ahupua‘a: Model for Sustainable Growth

Can native Hawaiian principles provide guidance for a sustainable future? Ramsay Taum thinks so, and it is an opinion he does not offer lightly. Taum is a noted expert on environmental education and sustainability and an active proponent of the “Ahupua‘a Business Model,” which integrates sustainable development concepts with traditional Hawaiian values.

The Ahupua‘a is an ancient system of rules for natural resource management that revolved around respect for the earth, sea, sky, customs, and beliefs. Following these rules, Hawaiians knew where to place villages, fields and open spaces in ways that would maximize the health of the land and people. Today, we call those ideas sustainable or smart growth.

“Sustainability means meeting the needs of the present without compromising the needs of the future,” Taum said. How do we care for Hawai‘i? Taum says the name of the State is like “a sign on the door” telling us how to care for the land. He broke down the Hawaiian language roots of Hawai‘i:

- Hā means life-giving breath. It relates to the space we create and the way we live in it.
- Wai means life-giving water and also suggests that which is cherished, valued or sacred.
- I means life-giving, creative energy – that which created all things and is within all things.

The message is clear that we sustain our communities by caring for our air, our water and our spirit.



water can be healing or harmful, depending again on choices made in community design. Typically, gutters, streets and drainage systems are designed to whisk water away as quickly as possible. This transforms the asset of rain into an instant waste product. It's literally pouring water down the drain!

With thoughtful design, communities can reduce the quantity and improve the quality of runoff. How? Permeable concrete in streets, sidewalks and parking areas allows water to seep into the earth rather than pour into the gutter. Natural stream beds augmented with wetland-style plantings also capture, cleanse and utilize the rain. Catchment basins can serve as beautiful water features that are a point of pride for the community. (See sidebar Saving Water By Design.)

Our Hawaiian forebears incorporated many of these ideas into their Ahupua'a, a holistic land and behavior management model. This model took into account people and their entire environment, from mountain to the sea. Fish ponds, for example, captured and stored rain water, allowing it to nourish the land while also providing a food source for the people.

Ramsay Taum doesn't necessarily advocate installing fish ponds, but he does feel the principles behind the Ahupua'a are applicable today, particularly regarding water use. "Whatever we do upstream is going to have an impact downstream," Taum said. "Just as our behaviors affect our resources, our actions today also affect our future generations."

Native plants can also play a part in water efficiency, since they have adapted over thousands of years to the island environment. Plants that traditionally flourished on the Waiawa plain can do so again with less water, fertilizers and pesticides. Of course, homeowners want plants that look good, too. Using slides and live specimens, Rick Barboza showcased native grasses,

Saving Water By Design

Water-saving appliances can dramatically reduce household water consumption. Choices made in community design can have an even more dramatic effect on water usage.

- Semi-permeable paving options and living berms allow water to settle into the earth, slowing runoff and filtering the water.
- Rain "harvesting" captures rain in barrels cisterns for use in irrigation.
- So-called "gray" wastewater can be re-used for irrigation and, in some communities, plumbing.
- Green roofs may seem "out there" to some communities, but others are using them to help with climate control and slow global warming.
- Natural or created wetlands help purify water and create an attractive community asset.



What's the bottom line? Do these methods cost more? Capturing rain water is free! Other options may cost more on the surface, but can lead to savings elsewhere. Carefully planning water use can mean lower infrastructure costs due to smaller sewage system requirements.

shrubs, flowers, and trees that are as beautiful as any.

Unfortunately, many of Hawai'i's 1,100 native plant species face extinction, and Barboza believes that is a problem for our environment as well as our heritage. "The more plants that become extinct, the more we distance ourselves



Workshop participants submitted written comments and questions after the presentations. Castle & Cooke will address those questions.

from our culture. You can't dance a hula about a plant that no longer exists," Barboza said.

In comments submitted afterward, many participants expressed support for utilizing native plant species, and at least one was optimistic about their prospects.

"I've been planting Barboza's native plants in my Mililani yard. Many grow beautifully despite my neglect and lack of green thumb," said Dr. David Bremer of the Hawai'i Bicycling League.

Participants left with a nā'ū, the true endemic native Hawaiian gardenia, courtesy of Hui Kū Maoli Ola and Castle & Cooke Homes Hawai'i.

Next Steps

After the workshop, many participants expressed enthusiasm for the presentations and hope that the concepts could be applied in the Waiawa community. Soon, they will get the chance to do so themselves.

In the next workshop, participants will complete exercises to apply and prioritize these sustainability concepts. Castle & Cooke will use this input to further revise the master plan to reflect the wishes and priorities of the community.

Participating Organizations

Castle & Cooke invited more than 70 community groups from Wahiawa to Pearl City to participate in the visioning process. Of these, representatives from the following 46 groups committed to participate in the visioning process.

Aiea Pearl City Business Association • American Youth Soccer Organization – Ewa/Waipahu/Waipio • American Youth Soccer Organization – Pearl City • Boy Scouts of America • Central Oahu Youth Baseball League • Cornerstone Fellowship Mililani Mauka • Filipino Community Center • Girl Scouts • Hawaii Bicycling League • Hawaii United Okinawa Association • Hope Chapel West Oahu • Kanoelani Elementary, SCC • Leilehua High School • Makua Softball League • Mililani Community Church • Mililani High School, SCC • Mililani Mauka/Launani Valley Neighborhood Board (N.B.) No. 35 • Mililani Town Association • Mililani-Waena Elementary School • Mililani/Waipio/Melemanu N.B. No. 25 • New Hope Pearl City • Oahu Arts Center • Oahu Resource Conservation & Development Council • Olaloa Retirement Community • Pearl City Community Association • Pearl City High School • Pearl City Makule Club • Pearl City N.B. No. 21 • St. Joseph Catholic Church • St. Joseph School • Trinity United Methodist Church Pearl City • Wahiawa Community & Business Association • Wahiawa Hawaiian Civic Club • Wahiawa Master Plan Committee • Wahiawa-Whitmore Village N.B. No. 26 • Wahiawa Rainbows • Waikele Elementary School • Waipahu Community Association • Waipahu High School • Waipahu Intermediate School • Waipahu N.B. No. 22 • Waipahu United Church of Christ • Waipio Community Baptist Church • Waipio Gentry Community Association • Waipio Little League Baseball • YMCA Leeward Branch • YMCA Mililani Branch

Anticipated Project Schedule

- Revise Castle & Cooke Waiawa Master Plan – ongoing
- Prepare and process Draft EIS – Fall 2007
- State Land Use Commission Hearings – Spring 2008
- Submit Zone Change Application to City & County – Fall 2008
- Infrastructure Groundbreaking – Fall 2009
- First homes available – Spring 2011

Questions or comments?
Contact Rodney Funakoshi at
548-4869.

Visit the Koa Ridge Web site at
www.koaridge.com.

