

## Sustainability Focal Point of Community Meeting

At the ninth Koa Ridge community visioning meeting on May 16, sustainability expert Jim Heid presented an overview of sustainable concepts and the tough decisions developers face when planning communities. He stressed that sustainability is a very important issue for Oahu residents, given the limited resources and unique cultural heritage of the island community.

Our current style of living is “mortgaging” our future generation’s ability to enjoy a high quality of life, particularly if we deplete our natural resources. To help prevent this, we need to make choices that enhance the health of the land, water, air, and island residents, which includes reducing our consumption of resources.

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“It was interesting to hear people’s concerns and see how aware people are of sustainable issues.”

— Jon Kam,  
Hope Chapel, West Oahu

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Sustainable living is sometimes seen as costly, uncomfortable and involving unproven technologies, but these perceptions are quickly changing. New research has shown that people who live in green communities enjoy a higher quality of life, are more active and their homes are more comfortable and durable than their non-sustainable counterparts.

As a major land developer, we understand our responsibility in taking the lead to protect our natural resources and encourage healthy lifestyles. Sustainability is a key concept in creating great communities, and has become a national buzzword (with media coverage on living green gracing the covers of *Time*, *Newsweek*, *Vanity Fair*, etc.). Jim Heid, founder and president of UrbanGreen, shared five key sustainable development concepts:

### Site and Community Design

The objectives of designing a sustainable community are to build “real” places for all generations to live; to reduce the “footprint” of development; and to encourage healthy, active lifestyles.

The strategies to accomplish these objectives are to:

- Build a variety of housing types – different sizes, forms and prices – to appeal to residents in different life stages;
- Focus on compact development – clusters, small lots and innovative products – to preserve open space and natural features;
- Create a hierarchy of open space – tot lots, neighborhood parks and community spaces; and
- Build great streets.



Dean Minakami and Kathy Best of Castle & Cooke and Dale Hamamoto of Mililani review topics together.



Pearl City Neighborhood Board’s Kevin Furutani and Castle & Cooke’s Bruce Barrett discuss sustainable features.

### Resources and Energy

Another tough choice developers face is how to utilize resources and energy. By using less energy and creating some energy, we can reduce our energy usage over time by 40 percent.

Some strategies for accomplishing this are:

- Lot orientation and building layout;
- More energy efficient home design and construction;
- Creating power on site through photovoltaic installations on homes that offset electricity demand; and
- Buying renewable power from the utility company.

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## Sustainability... (continued from page 1)

### Transportation

Tackling the issue of transportation is vital to creating a sustainable community. The goals are to reduce the total number of trips per household, reduce total miles traveled in gas-powered cars and use transportation with non-fossil fuel based engines.

Strategies for accomplishing these objectives include:

- Creating walkable communities;
- Having jobs, schools and services close by; and
- Facilitating alternative or more efficient forms of transportation by creating incentives and programs such as community FlexCar fleets (car sharing program that allows members to reserve and drive a car whenever they want) or encouraging builders to include Vespas (motor scooters) and NEVs (limited-speed, battery powered neighborhood electric vehicles) with home purchases.

**“[The hardest part of sustainable living] is meeting the needs of a diverse community.”**

*— Douglas Thomas,  
Mililani/Waipio/Melemanu  
Neighborhood Board*



**Dr. David Bremer of the Hawaii Bicycling League shares his point of view while Shin Domen of YMCA Mililani Branch takes notes.**



**Jon Kam, Ellen Hyer of Wahiawa Rainbows and Mary Jane Lee of the Wahiawa Neighborhood Board listen intently to the presentation.**

### Resources – Water

Water is one of the limiting factors to development. Ways to conserve this precious resource include using no more water than is equivalent to rainfall on site, reusing water as many times as possible before it leaves the site and recharging the groundwater table.

The strategies to achieve these goals are:

- Balanced and integrated approaches to water use (state-of-the-art homes reduce indoor water usage by 40 gallons per capita per day);
- Reducing household potable water demands; and
- Using non-potable water to irrigate landscape.

### Materials and Waste

Objectives for managing materials and waste are to reduce, recycle and reuse. Using biodegradable materials and non-toxic paints help lessen the impact on the environment.

Organizing around three kinds of waste – construction waste, consumer waste and green waste – will help communities take control of their disposal system.

After the presentation, participants divided into six groups to put their sustainability knowledge to the test. Each group tackled a “Green Bucks” exercise designed to give participants an idea of the kind of challenges that developers face when planning a sustainable community.

## Participants

**W**hen it comes to building a sustainable community, developers are often faced with making decisions about cost vs. impact: Should smaller shade trees (which grow faster, but provide less initial shade) be planted instead of larger ones (which don’t grow as fast, but have larger immediate impact)? Should homes share driveways – reducing pavement, but potentially being less desirable to buyers? Should streets be narrow (less paving and safer for children) or wide (typically desired by agencies for eases of movement)? Should air conditioning be eliminated? Should energy-efficient bathroom fixtures be installed in all homes?

While not a complete list, considerations like these play a major role in the development of green communities. They affect everything from home design, ultimate home price, to the quality of life for residents. As community visioning participants learned, deciding which green techniques to incorporate into a brand new community is no easy task.

The “Green Bucks” exercise was designed to give participants a cross section of the decisions involved in creating a clean, green and smart community. Working in six small groups, participants were tasked with spending their green bucks on features that would make the community and homes more green.

Each group was given \$2,000 of green bucks to purchase sustainable items related to community’s design, and home energy efficiency and healthy living. Groups also had the opportunity to earn up to an additional \$3,400 by making lifestyle choices that would improve the sustainability of the community (i.e. eliminate air conditioning or commit to owning only one car).

The exercise generated a lot of discussion, and allowed participants to prioritize not only what was most

## Embrace Sustainability Exercise



**Dean Hazama of Mililani High School, SCC and Dana Agader of Mililani Mauka Neighborhood Board share their ideas.**

important to them as individuals, but also what would benefit the community as a whole.

“I was deeply impressed as I listened to the discussions taking place among the groups,” observed guest speaker Jim Heid, president and founder of UrbanGreen. “It was great to see people put aside their own personal agenda to really think about the greater community.”

Most participants were conservative when it came to spending money, and many began the exercise by earning as much money as possible before discussing the best ways to spend it. Many participants felt that planting smaller shade trees along streets was important, as was creating smaller neighborhood parks and a large community park, both of which increase open space, allow neighbors to meet more easily and promote outdoor living.

Sustainable living choices that solicited the most debate amongst participants were the size of their lots and transportation alternatives. There was concern that smaller lots and compact development would be too restricting, but most agreed that it would be acceptable as long as privacy was maintained and robust system of community open space was provided.

“If homes were reduced by 10 percent and the space went back

into the community as more open space, it would be great,” said Lance Golder of Waipio Gentry Community Association.

And while many participants disliked shared or tandem driveways and community share or FlexCars, some believed that the money saved by not owning a car

(approximately \$7,000 per household) and having access to community cars was worth the sacrifice.

The “Green Bucks” exercise helped participants to better understand some of the challenges developers face when it comes to building a sustainable community and balancing the diverse needs of



**Lance Golder of the Waipio Gentry Community Association presents his green choices to the rest of the participants.**

its future residents. The exercise was also successful in defining and identifying the different sustainable building options and increasing awareness among residents. Many participants agreed that it was easier to decide on sustainable living choices once they understood them.

“It was interesting to hear other people’s concerns and see how aware people are about sustainable issues,” noted Jon Kam, who represents Hope Chapel.

## Making Green Living

The “Green Bucks” exercise helped workshop participants better understand the challenges developers face when building a sustainable community. The exercise forced participants to really think hard about the sustainable living practices they would be willing to adopt. It also revealed which community features were most desirable and what luxuries the community did not want to live without.



**“Recycling is the way to go.”**  
— *Dr. Teresa Wee,*  
*Oahu Arts Center*

When it came to green lifestyle changes, the top three cost saving measures chosen by the groups were installing rain gardens to take runoff into planting areas, planting smaller shade trees along streets at frequent intervals, and building housing with shared open space. None of the groups opted to use tandem garages or reduce square footage of homes by 20 percent.



**Cassie Nii and Tricia Yonaha of Ewa Beach review the “Green Bucks” exercise.**

# Choices



Rodney Funakoshi of Castle & Cooke points out his group's green bucks choices.

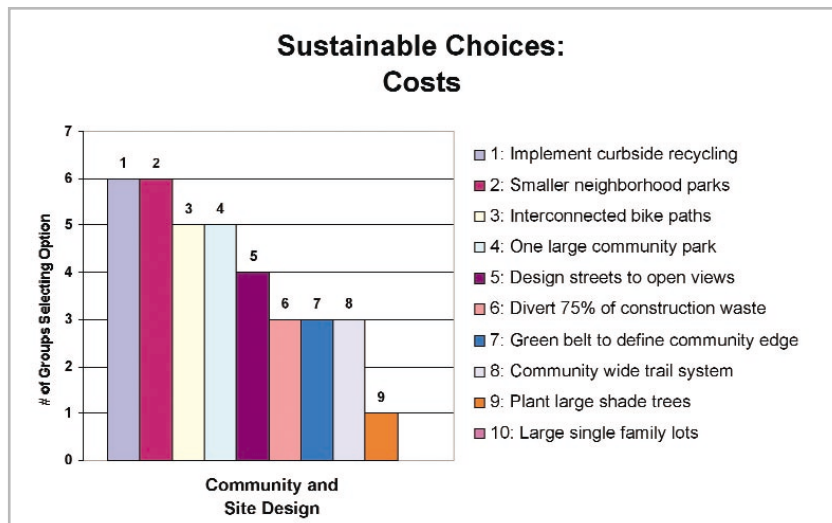
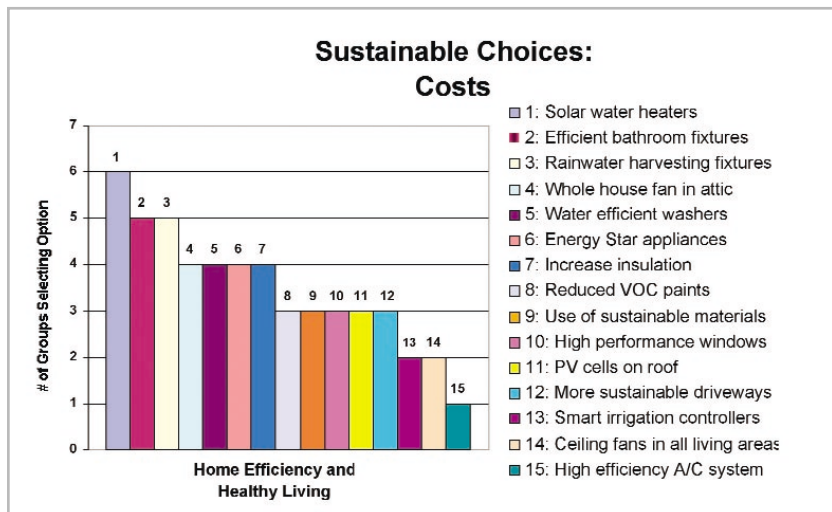
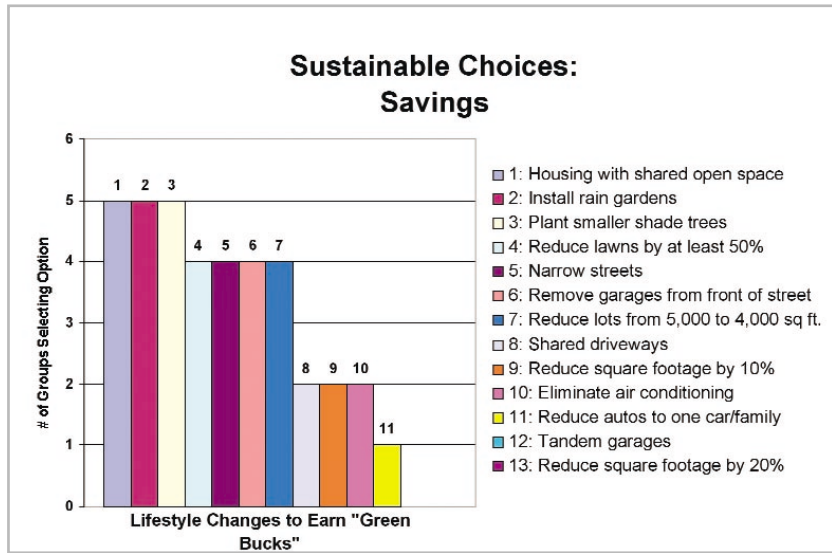


Teresa Lau makes a statement. Lau represents the Olaloa Retirement Community and is a member of the Mililani Mauka Neighborhood Board.

Purchasing and installing solar water heaters, which would over time reduce energy bills 20 to 30 percent, was the most popular sustainable cost. Participants would also spend money on efficient bathroom features and rainwater harvesting fixtures. Only one group opted for a high-efficiency air-conditioning system.

The most desired community and site design features were curbside recycling and many smaller neighborhood parks. None of the groups thought that large (6,000+ sq. ft.) single-family lots were necessary.

The charts on the right reflect the sustainable living choices made by the participants:





**O**n behalf of all of us at Castle & Cooke Homes Hawaii, I want to extend a warm Mahalo to all of our Koa Ridge Community Visioning participants for your continued involvement in our visioning process. We value your contributions and your commitment to helping us develop a community plan for Koa Ridge. We are excited by the progress that's been made over the last four years and look forward to the exceptional community that awaits us.



I wanted to use this opportunity to update you about Koa Ridge. The State Land Use Commission recently dismissed our pending petition for Koa Ridge but indicated that we could reapply when we were ready.

Castle & Cooke Homes Hawaii had no objection to the dismissal. The LUC decision has actually clarified the status of our petition and allows us to move forward with the project.

We remain committed to developing our Koa Ridge and Waiawa Lands, and continuing our mission to provide a wide range of housing and employment options to Hawaii families. As a result of the LUC's action, we can submit a new petition to the LUC together with an Environmental Impact Statement prep notice in the near future.

Our goal is to present to the community new plans that will incorporate sustainable smart growth components into our design parameters for Koa Ridge and Waiawa.

We continue to believe that a medical and health component will be a tremendous asset for Koa Ridge and the Central Oahu community, and we are integrating such plans into the Koa Ridge development.

We are excited to be entering a new phase for our plans for Koa Ridge and Waiawa, and we will continue to keep you updated on our progress. Thank you again for your interest in Koa Ridge.

Aloha,  
 Laura M. Kodama  
 Director, Planning & Development  
 Castle & Cooke Homes Hawaii, Inc.



**Mililani-Waena principal and Mililani Mauka resident Dale Castro, consultant Kathy Bryant and Laura Kodama chat about the evening's topics.**

## UrbanGreen's Jim Heid

**J**im Heid knows a thing or two about sustainable communities. The San Francisco resident has more than 20 years of experience designing and developing new communities, urban infill and resort projects. His expertise and passion is in the creation of innovative communities that provide a positive contribution to their environment, region and residents.

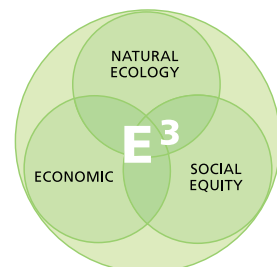


In 2000, Heid founded UrbanGreen to act as a development partner and advisor to legacy landowners, institutions and land development companies that embrace principles of sustainability. Over the years, he has earned a national reputation for effectively resolving the complex layers of community design and development using a variety of proven tools and practices.

For more information about UrbanGreen, visit [www.urbangreen.net](http://www.urbangreen.net).

### What is sustainable development?

Making choices today about how we live, so as to not compromise future generation's ability to make their own choices. Economic prosperity, community and social equity, and environmental stewardship are the 3 E's to live by.





## 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 47 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 • 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 Hawaiian Civic Club • Wahiawa Master Plan Committee • Wahiawa 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 Koa Ridge Master Plan – Summer 2007
- Community Workshop #10 – Summer 2007
- Incorporate Master Plan into State Land Use Commission Petition and EIS – Summer 2007
- Submit Zone Change Application to City & County – Fall 2008
- Infrastructure Groundbreaking – Fall 2009
- First homes available – Spring 2011

Questions or comments?  
Contact Sherman Wong at **548-4870**.

Visit the Koa Ridge Web site at  
[www.koaridge.com](http://www.koaridge.com).