



WAHIAWA WELCOMES YOU

LIVE ● WORK ● PLAY

THE CENTER STREET REDEVELOPMENT PROJECT
THE WHITMORE PROJECT

Land Use

1. What do you envision Wahiawa to look like?
2. How will we get there?
3. What will influence this growth and what are the impacts?
4. What are the differences between urban sprawl (conventional development) and main street redevelopment?
5. What does "zoning" mean?

Wahiawa Town History

1898 - Farm families from California founded the agricultural industry in Wahiawa

1903 - Dole builds the first pineapple cannery in Wahiawa - area dubbed the "Land of Million Pines"

1906 - pineapple production outstrips the capacity of Wahiawa cannery; Dole persuades Walter Dillingham to extend the Oahu Railway to Wahiawa

1907 - Both railroad and construction of Iwilei cannery completed; more tracts of land brought into production rapidly growing Wahiawa's population and economy

1909 - troops of the Fifth Cavalry were the first to use Schofield Barracks; 1939 - Schofield becomes the largest base in the United States

✓ Historic preservation is, in and of itself,
sustainable development

✓ Development without a historic
preservation component is not sustainable



Kam Hwy South Bound

Cane Street



Zoning & Land Use Policies

One-Size-Fits-All Approach:

- Setbacks
- Parking Requirements
- Historical architecture not reconstructed – lost “Sense of Place”



How We Grow Matters

- Our demographics are changing – **Four "S"**

Groups


1. Singles
2. Seniors
3. Single-parent households
4. Starter households



Low-density development appears to be the **common pattern** of urban land development nationally.



Waialeale Shopping Center

- 
- Kapolei Shopping Center*
- **Separation** of land uses (residential, commercial, industrial)
 - **Excessive land consumption** and fragmented open space
 - Low population densities
 - Highly auto-oriented (personal vehicle travel vs. mass transit)
 - **Lack of choice** on housing types and prices
 - Commercial buildings surrounded by large parking lots

Overview: Center St.



•Storefront

•Transit Center

•CTAHR

•Public Library

© 2012 Google
Image USGS

Google earth

Wahiawa Public Library



College of Tropical Agriculture & Human Resources - Extension Offices



Wahiawa Transit Center




California Ave, Wahiawa



Conventional Development:

- **Single Use** District
- **Limited** Parking
- Above Ground Utilities
- **Auto-Oriented** Development
- Wide Streets
- **Narrow** Sidewalks



“There is simply no more **cost effective** economic development program of any type, on any scale, anywhere in the country than **Main Street...**”

– Donovan Rypkema

Kendall, FL



Kendall, FL



Kendall, FL



Kendall, FL



Denver, CO



Denver, CO



Denver, CO



Denver, CO



Oakland, CA



Oakland, CA



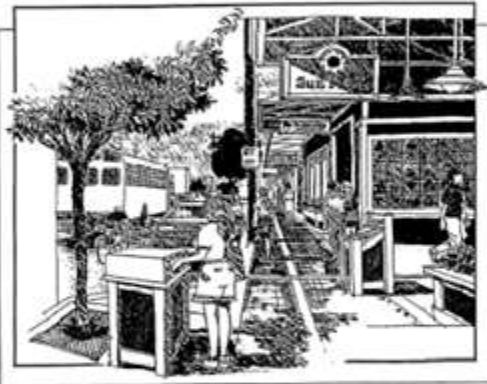
Oakland, CA



Community Input

WAHIAWA

URBAN DESIGN PLAN



CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT

PREPARED BY:
WILSON OKAMOTO & ASSOCIATES, INC.
HONOLULU, HAWAII

JANUARY 1998



CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN VISION AND POLICIES DIGEST (Plan Adopted December 20, 2002)

1. CENTRAL OAHU'S ROLE IN OAHU'S DEVELOPMENT PATTERN

Central Oahu plays a key role in implementing the directed growth policies of the General Plan of the City and County of Honolulu.

The towns of Waipahu and Wahiawa serve as gateways to Ewa and the North Shore. Historically, they have been headquarters for the sugar and pineapple plantations and support centers for the military. Beginning in 1968, Central Oahu also began to play a role as a major area for housing development. At that time, Castle & Cooke began development of Milliani Town, a 3,500 acre planned low-density suburban community which offered affordable single family housing to first time buyers. Subsequently, additional housing has been developed above Waipahu and the H-1 Freeway in Village Park, Gentry Waipio, Waikole, Royal Kunia, and other development projects.

In 1989, the Honolulu City Council approved changes to the General Plan which designated the urban fringe areas in Central Oahu as one of Oahu's principal residential development areas. Since then, Central Oahu, along with the Primary Urban Center (PUC) and the Secondary Urban Center and urban fringe areas in Ewa, has provided the bulk of the new housing developed on the island.

In support of the General Plan policies, the Central Oahu Sustainable Community Plan:

- Maintains and promotes diversified agriculture and pineapple on 10,350 acres of prime and unique agricultural lands along Kunia Road, north of Wahiawa, surrounding Milliani, and on the Waipio Peninsula;
- Provides for eventual development of up to 25,000 new homes in master planned communities;
- Provides for a variety of housing types from affordable units and starter homes to mid-size multi-family and single family units;
- Provides for new employment in existing commercial and industrial areas, in new commercial areas designed to serve their surrounding areas, and in a high technology park and a medical park;
- Identifies infrastructure needs through 2025;
- Helps preserve the "country" lifestyle of Oahu's rural areas and sustains the low-density residential character of urban fringe areas in East Honolulu, and Windward Oahu.



WAHIAWA TOWN MASTER PLAN

Task Force Report

July 1994



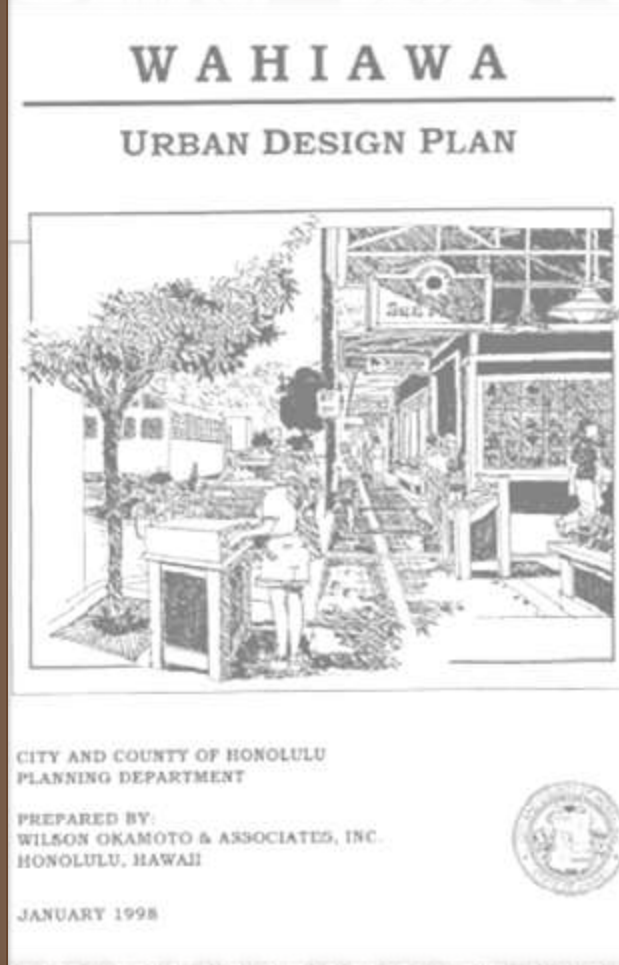
Community Input

Purpose:

To encourage the architectural character of the building facades along Kam Hwy, California Ave, Kilani Ave, and N. Cane St. to **reflect the heritage of Wahiawa.**

Existing Situation:

Changing architectural style of the buildings, evolving zoning setbacks control the area of lot covered by buildings, setbacks from streets, and parking requirements.



* **Preserve** and encourage restoration of structures that reflect the **historic character** of Wahiawa

* **Encourage redevelopment** reflecting an architectural theme consistent with the historic character of Wahiawa

* **Medium-density** apartment complexes **already exist** near the commercial areas and Lake Wilson



Wahiawa Court House

- Anchor for redevelopment
- Creates **synergy** for other commercial/retail activities
- Provides opportunity to consolidate **Public Services** in one convenient location



Public-Private Partnerships: Public Library Cafe

- **Private** business makes money to pay for maintenance and repairs of a **Public** facility = decreased taxpayer costs
- Attract students at all education levels
- Reduce books and equipment damage as guest no longer have to hide their food and drinks
- Increased library activity justifies public funding
- **Opportunity** for **local** small business = **JOBS**

Example:

University of South Florida,
Campus Library Starbucks





Marketing Our Attractions:

- Wahiawa Botanical Garden
- Fresh Water Park
Lake Wilson

Example:

- Public Rose Garden
Portland, OR





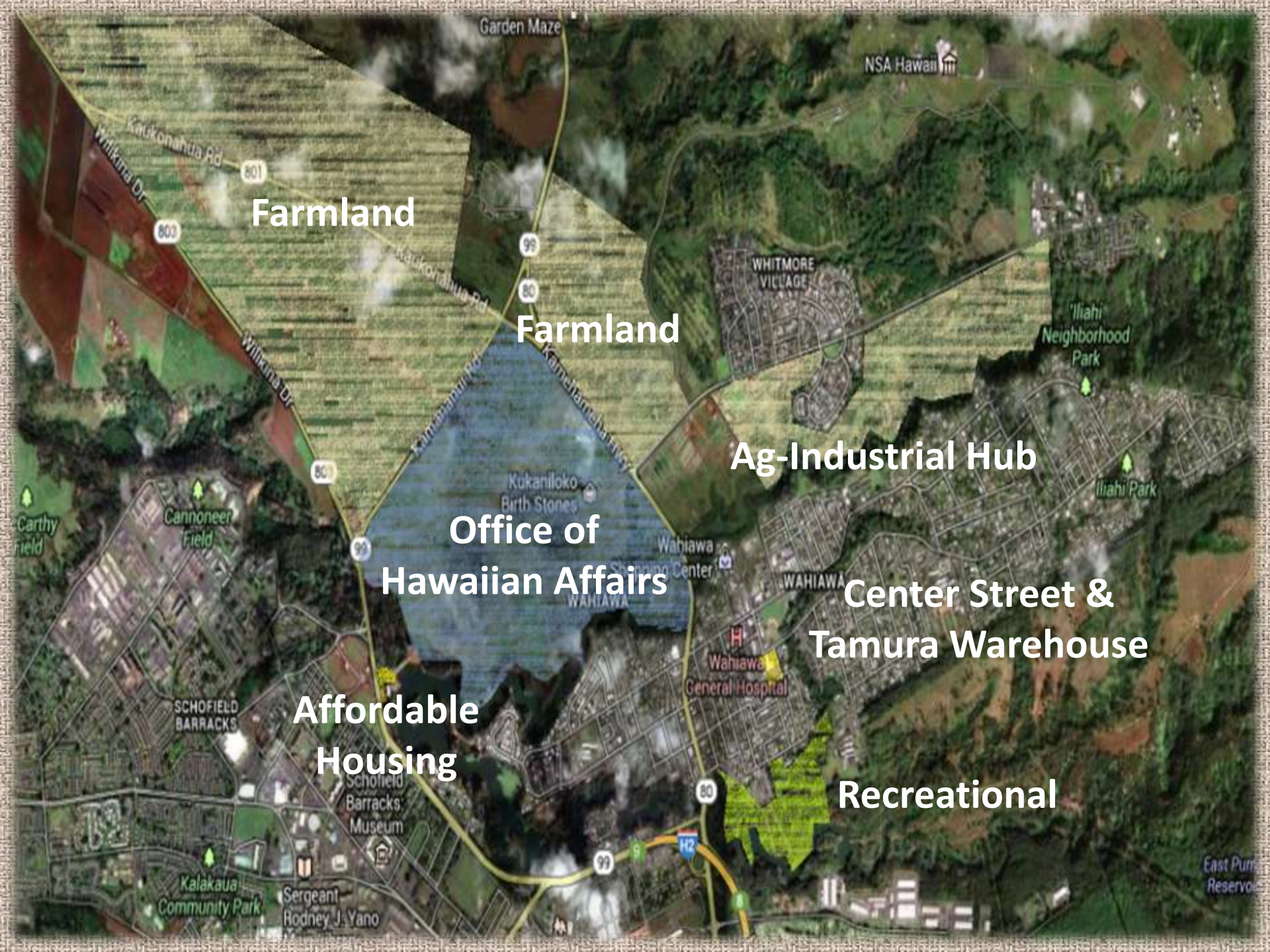
Economic Development:

- Dept. of Land & Natural Resources owns land next to Lake Wilson

Example:

- City Park Nine Golf Course
Ft. Collins, CO





Farmland

Farmland

Ag-Industrial Hub

**Office of
Hawaiian Affairs**

**Center Street &
Tamura Warehouse**

**Affordable
Housing**

Recreational



What is The Whitmore Project?

- The Whitmore Project is a detailed plan to revitalize our local ag industry by bringing farmers and the state together to increase local food production, create jobs, engage in partnerships, and to provide affordable housing. The Whitmore Project truly provides a **live, work, and play** environment.



Components of The Whitmore Project:

- **Farmland:** 1,200 acres leased to farmers from the Agribusiness Development Corporation
- **Office of Hawaiian Affairs:** 500 acres of farmland owned by OHA
- **Agricultural Hub:** Ag-Industrial Park will include food safety, packaging and processing facilities, and office space.
- **Warehouse:** Formally the Tamura's Warehouse, this structure will be retrofitted for additional food safety, packaging and processing, storage, and office space.
- **Affordable Housing:** A public-private partnership with the Hawaii Housing Finance Development Corporation will provide housing for farmers.

Who is the Agribusiness Development Corporation?

The fading of the sugar and pineapple industries has left the ag industry limping. Local people lost their jobs and active farmlands became inactive. To address these issues and challenges, the State established the Agribusiness Development Corporation (ADC).

The agency's main goals are to:

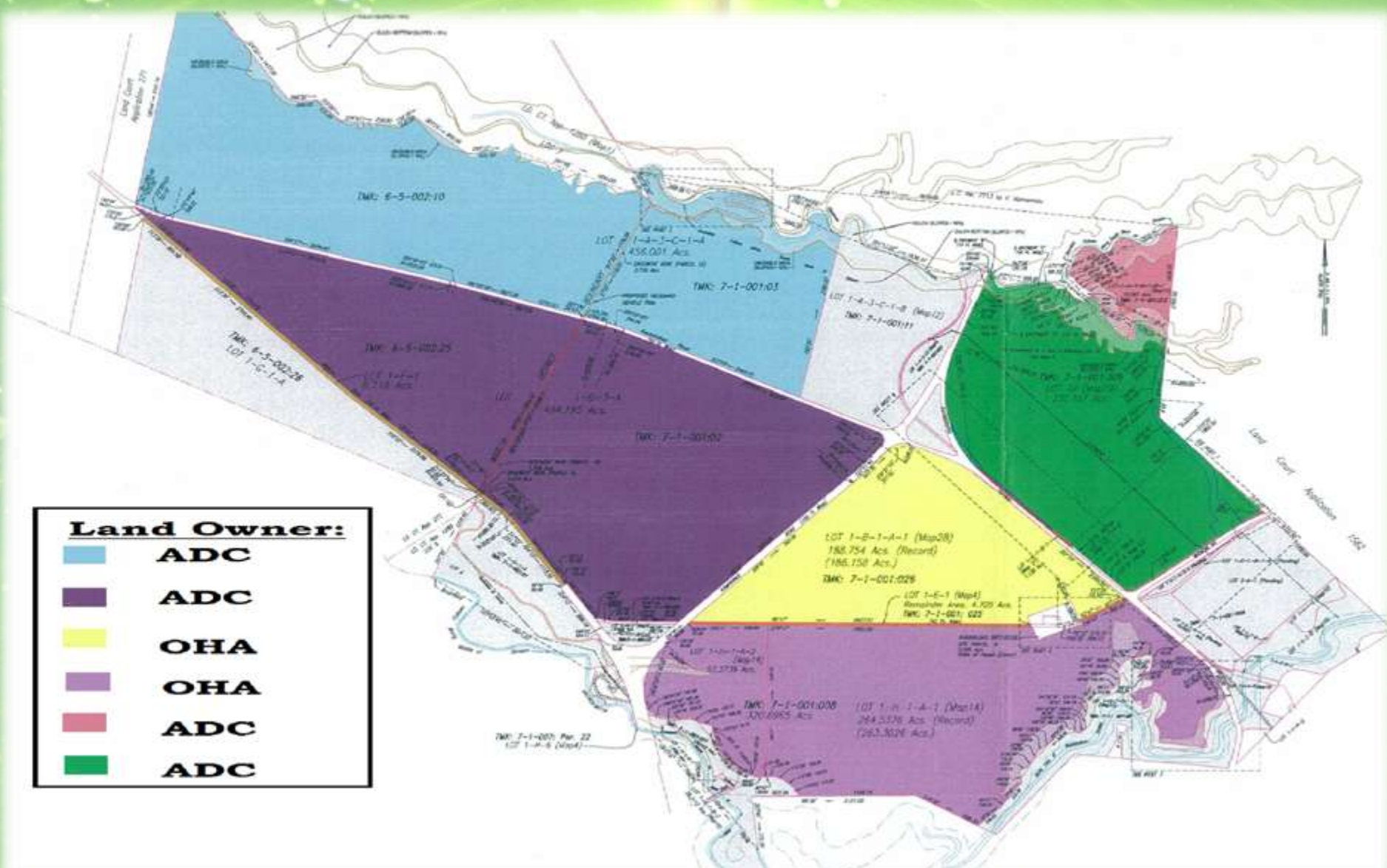
- Help with the transition of former plantation lands and water systems to diversify our ag industry.
- Initiate the development and support of ag facilities to assist our farmers.
- Provide solutions to issues facing our ag industry.

Breaking the Project Down

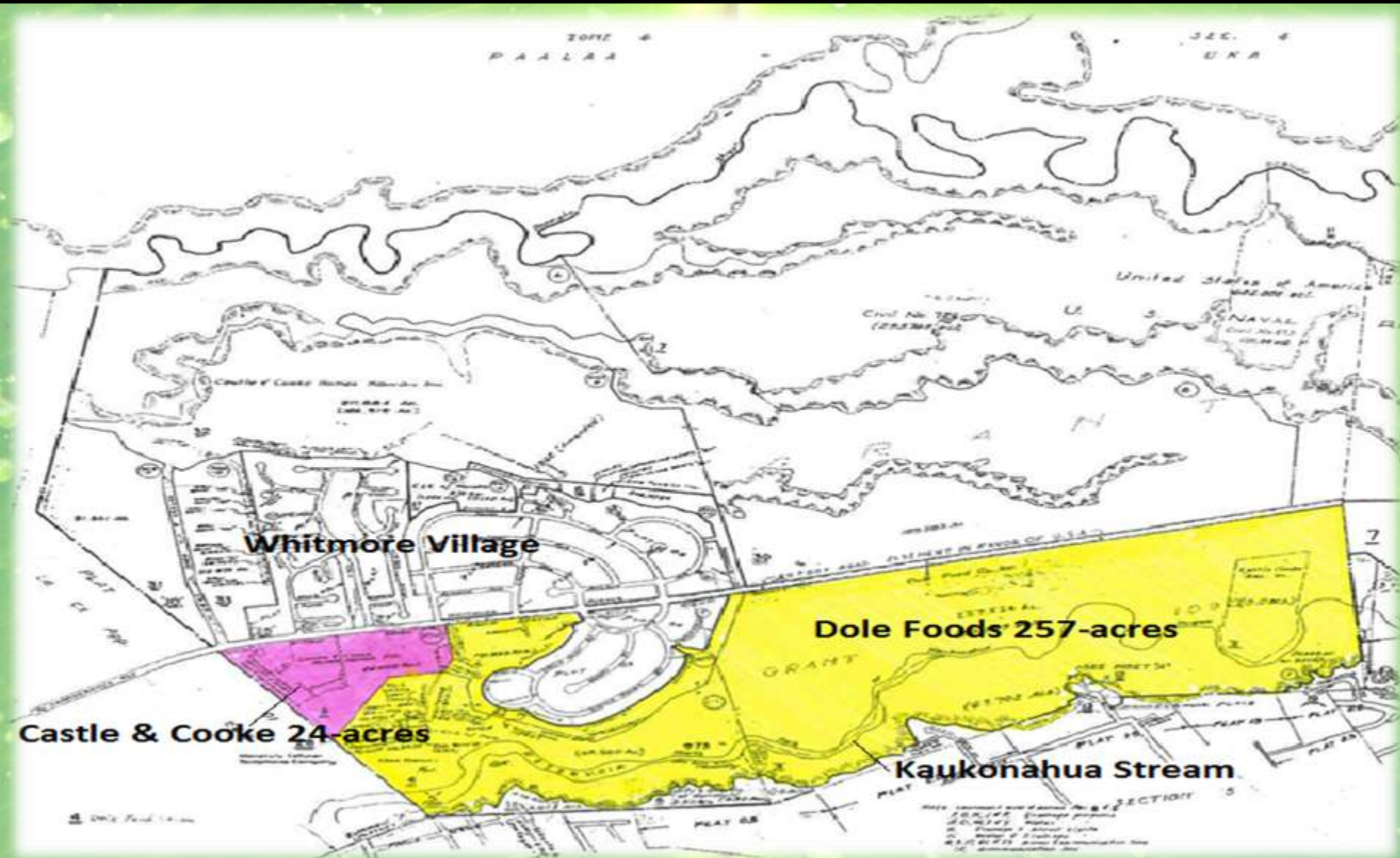
The Whitmore Project may assist farmers via:

- Long-term lease options
- Decrease cost and time of transportation and shipping due to centralized location
- Retrofitting existing facilities to comply with the handling, preparation, and storage (Food Safety Regulations)
- Converting arable land into active land and achieving scale and diversity of products
- Providing co-op opportunities to leverage the high cost of equipment and supplies
- Providing workforce housing –partnership with HHFDC
- Engaging in Public-Private Partnerships

Current Farmland Inventory



Ag Industrial Hub



Ag Industrial Hub



Current Condition



Potential (Food Processing Facility in Salem, OR)

Ag Industrial Hub



Food Safety

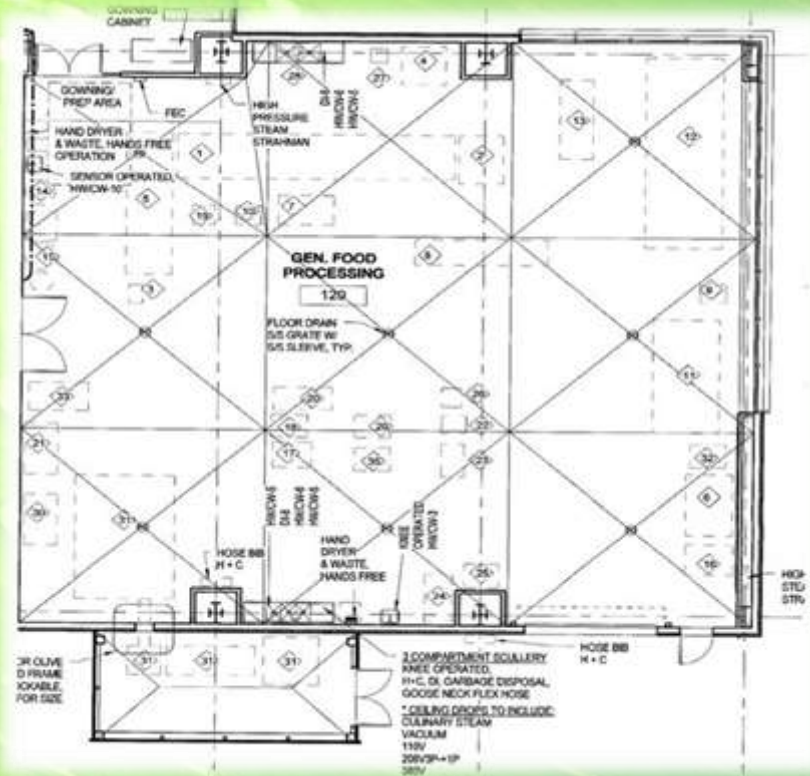
- Processing & Packaging
- Co-Op opportunities
 - Shared facilities reduced operational cost

Warehouse



Warehouse

- Additional packing, processing, and storing space
- Additional office space





HHFDC: Affordable Housing

- The Hawaii Housing Finance Development Corporation owns land next to Kemoo by the Lake which provides opportunity for affordable housing.



COORDINATION

County Planning Dept.
Coordination
Planning & Activities

HI-Tech Development Corporation
Ag-Tech
Applications
Food Safety Programs

College of Tropical Agriculture and Human Resources
Research
Troubleshoot
Patent

ADC
Commercial
Entrepreneur
Distribute
Market

Hawaii Housing Finance Development Corporation
Workforce Housing

Dept. of Agriculture
Regulatory
Audit
Maintenance
Enforcement

Dept. of Education
Academy Licensing
Workforce Readiness

Ag-Technology Jobs



Oregon Agri-Tech

- The Ag Industrial Hub would also become an Ag-Tech Park through the Hi-Tech Development Corporation. This park would house software and manufacturing companies that develop technology and equipment for farmers.

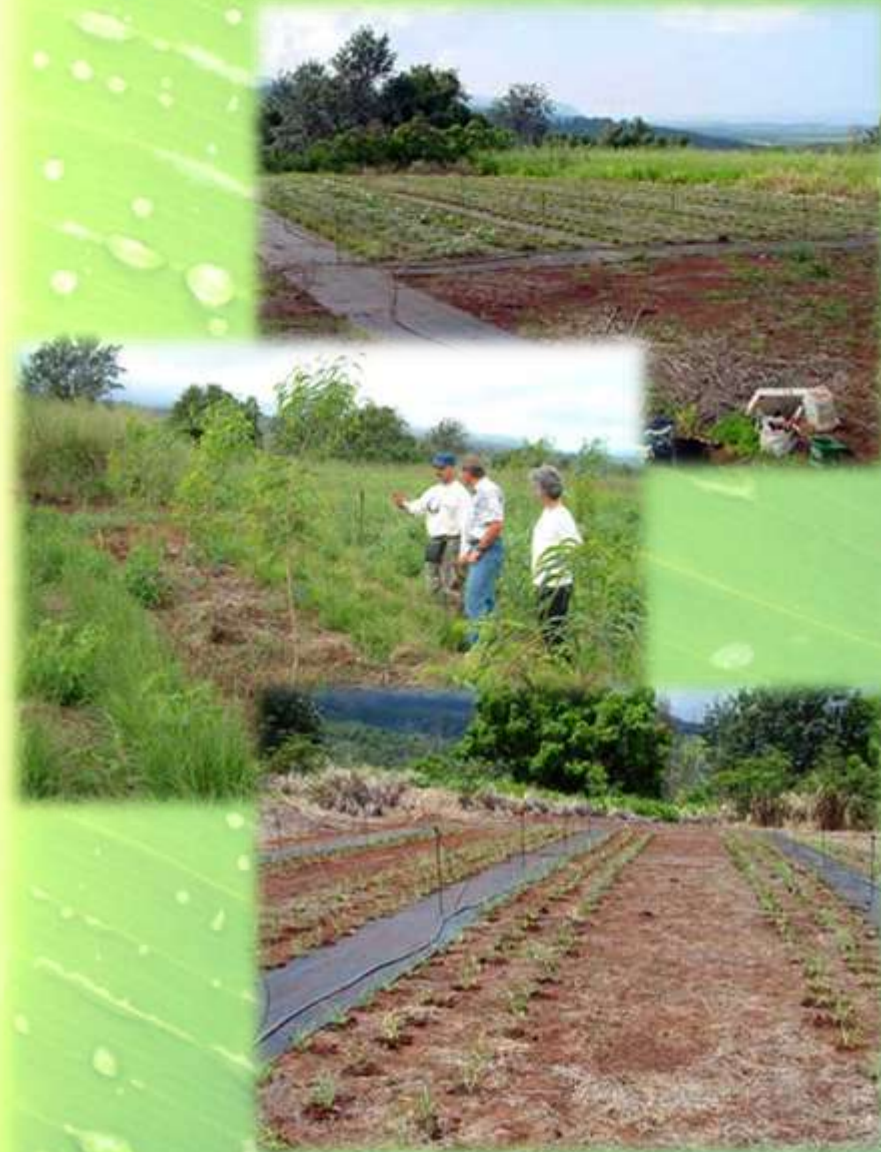
Dept. of Education: Workforce Readiness

- Collaboration between farmers and the Dept. of Education would create programs that educate and train high school students and prepare them for jobs immediately upon graduating high school.



College of Tropical Agriculture and Human Resources

- The College of Tropical Agriculture and Human Resources brings a wealth of knowledge and experts to farmers who need assistance with troubleshooting various diseases and problems that damage produce.



NICHE CROPS: Value-Added Products

- Niche crops are the most sought after and revenue generating crops. Within every town in Hawaii there is a microclimate that certain niche crops thrive in. Products like Kona Coffee and Kula Lavender attract visitors to the region which in turn helps other small businesses.



- If every rural town had one crop, the State would have an inventory of value-added products creating destinations for ag-tourism bringing visitors to the islands.



Collaborative Effort



August 20, 2012

Senator Donovan Dela Cruz
State Capitol, Room 202
415 South Beretania Street
Honolulu, Hawaii 96813

Dear Senator Dela Cruz:

The Wahiawa Community and Business Association (WCBA) would like to thank you for taking the time to present your Whitmore Village Agricultural Development Plan (WVADP) at our June 13, 2012 board meeting.

Historically, the WCBA has been a strong supporter of agricultural base economic development in our district and we view the WVADP as having great potential. Acquiring the 24-acre parcel in Whitmore Village for packing and processing facilities is a critical component of the plan. It will allow farmers on the former Galbraith Trust Lands to be more competitive by bringing efficiency to their operations.

The board voted unanimously to support all the action items with exception to item 3, transfer of DOA Kania parcels to ADC. It is our understanding that DOA plans to lease those Kania parcels sometime in the near future.

We commend you for the development and your stewardship of this visionary plan for our district. We look forward to assisting you in the future as you move into the execution phase.

Respectfully,

Walter R. Betsworth
President

Daniel S. Nakamoto
1st Vice President

Wahiawa Community & Business Association, Inc.
P.O. Box 861488, Wahiawa, Hawaii 96786
Phone: (808) 621-0531

Initiatives under way by the administration.



EXECUTIVE CHAMBERS

August 29, 2012

The Honorable Donovan M. Dela Cruz
Senator, District 22
State Capitol, Room 202
Honolulu, HI 96813

The Honorable Malama Solomon
Senator, District 1
State Capitol, Room 207
Honolulu, HI 96813

Dear Senators Dela Cruz and Solomon:

Thank you for sharing your vision for the Whitmore Village Agricultural Development Plan in your letters of July 5 and July 12. You will be pleased to know that there are initiatives under way by the administration to address your concerns and ideas.

I would first like to acknowledge and thank the legislature for the role it has played in the acquisition of the Galbraith Estate Lands which total 1781 acres. Funding sources for the \$25 million purchase include the State general obligation bond, the Office of Hawaiian Affairs (OHA), the Department of Defense Readiness and Environmental Protection Initiative, the City and County of Honolulu Clean Water and Natural Lands Program, the private donors through The Trust for Public Land, and coordination provided by the Agribusiness Development Corporation (ADC) and the Department of Agriculture (DOA) with the anticipation of finalizing the purchase of these lands in October. As you know, ADC has primary responsibility for developing and managing these lands and has begun the process of identifying priority actions to include: site preparation for 236 acres to be parceled out to several individual farmers, development of irrigation infrastructure to serve the entire parcel, and discussions with OHA about collaborative efforts to promote agriculture on 555 acres.

SLH 2003). Executive Order 4409 was
three parcels
DOA, DOA
culture meet

Castle & Cooke
Hawaii's

August 31, 2012

Mr. James J. Nakatani
Executive Director
Agribusiness Development Corporation
235 Beretania Street, Room 205
Honolulu, Hawaii 96813

Subject: Whitmore Land for State Agricultural Park program
TMK: (1) 7-1-002-090-000
Approximately 24 acres

Dear Mr. Nakatani:

This letter follows up on your letter of intent dated July 6, 2012, and related meetings with Beverly Kaku and Carleton Ching of Castle & Cooke in respect of the 24 acre Whitmore parcel.

Castle & Cooke is very interested in working with the Agribusiness Development Corporation (ADC) to promote diversified agriculture programs in the State of Hawaii. Castle & Cooke is historically one of Hawaii's major land owners, and we have served the needs of Hawaii's residents through balanced stewardship of our land assets. This includes the promotion of diversified agriculture as one of our historical, core businesses, as well as providing new homes and commercial amenities for Hawaii families, and pursuing renewable energy programs that will reduce our dependence on foreign oil.



Historically, the WCBA has been a strong supporter of agricultural base economic development in the district and view the Whitmore Project as having great potential.

Castle & Cooke is very interested in working with ADC to promote diversified agriculture programs in the State of Hawaii.

Communications: Media

[Special Fund Could Help Save Galbraith lands for Agriculture \(06/22/2008\)](#)

[State to Purchase Agricultural Land in Wahiawa \(04/25/2012\)](#)

[Investment in Agriculture Big for Central Oahu \(06/13/2012\)](#)

[Helping Farmers is Important for Hawaii's Future \(09/12/2012\)](#)

[Heirs Preserve Hawaiian Tract \(11/18/2012\)](#)

[State Gets Closer to Purchasing Galbraith Land in Central Oahu \(11/19/2012\)](#)

[Hawaii Set to Spend Millions of Dollars to Boost Local Farming \(11/27/2012\)](#)

[Galbraith Estate in Central Oahu Protected for Farming \(12/11/2012\)](#)

[Galbraith Estate Land Purchase Preserves 1,700 Acres for Ag Use \(12/11/2012\)](#)

[State Buys Galbraith Estate for Agriculture Use \(12/11/2012\)](#)

[TPL, OHA Gain Control of Galbraith Estate \(12/11/2012\)](#)

[Purchase of Galbraith Land Should Boost Area Farming \(12/20/2012\)](#)

[State Plan Aims to Turn Wahiawa into Agricultural Hub \(02/28/2013\)](#)

<http://www.hawaiinewsnow.com/story/21432720/state-plan-aims-to-turn-wahiawa-into-agricultural-hub?autoStart=true&topVideoCatNo=default&clipId=8524299>

[Hawaii Ready to Put Estate Lands to Work \(03/01/2013\)](#)

[Senator Donovan M. Dela Cruz Introduces Senate Resolution 133 urging the State to Purchase Land from Dole Food Company \(03/25/2013\)](#)

[State Releases Much Needed Construction Funds \(04/24/2013\)](#)

Progress: Completed & Ongoing

Completed:

- ✓ Purchase 1,700 acres of Galbraith Estate land

Pending:

- Purchase of 24-acre Castle & Cooke parcel
- Purchase of 257-acre Dole Food Company, Inc. parcel
- Purchase of Tamura Warehouse parcel

Continuing:

- Purchasing available parcels from Dole Food Company, Inc.
- Identifying and collaborating with various stakeholders
- Design and plan water pump irrigation system
- Create pilot project with HTDC
- Facilitate public-private partnership with HHFDC



- Available
- Under Contract
- Sold

Pacific Ocean

