

KA ULU NIU

BUILDING IN BALANCE® ... DOWLING COMPANY, INC.

ISSUE 6

FALL 2007

ENVIRONMENTAL STEWARDSHIP WILL GUIDE BUILDING IN MALUAKA

Protecting land, air, and sea is Dowling Company's top priority at the Maluaka residential community, where construction began earlier this year.

The company has set high goals for this 69-unit condominium project at Mākena, aiming to earn a LEED® (Leadership in Energy and Environmental Design) Gold certification for Maluaka's clubhouse and a Silver rating for the residences. Maluaka will become the first residential project in Hawai'i to attain these certifications from the U.S. Green Building Council. The LEED® certifications will be under the LEED®-NC (new construction) category.

Careful erosion control during construction decreases soil loss, protecting the nearby reef from sedimentation. Building materials include recycled content or are manufactured locally to lessen the need for raw materials and reduce the pollution and global-warming impact of transporting goods to Maui. When wood is imported, the majority will come from forests that are farmed responsibly.

A photovoltaic system collecting energy from the sun will reduce electricity consumption, and air conditioning equipment will be free of CFC and HCFC refrigerants, known contributors to ozone depletion and global warming.

Landscaping includes a storm-management system that collects and filters storm runoff, removing 80 percent of contaminants and suspended solids before the water soaks into the ground. This will be the first project in Hawai'i known to be filtering runoff. Elsewhere on Maui rain washes contaminants off

the roadways and parking lots into catch basins which, in most cases, empty into the ocean, causing damage to Maui's reefs.

The project will also use native and drought-tolerant plants requiring only half the irrigation of typical landscaping. Inside, dual-flush toilets and low-flow fixtures will reduce water consumption by 30 percent.

"We want Maluaka to become a showcase for environmental and cultural responsibility."

— Everett Dowling

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From cleaning with non-toxic products to fertilizing with organic materials, the project's ongoing practices will minimize the use of harmful chemicals and ensure a healthy environment for the human community on land and for the coral reef and fish in the ocean.

"We want Maluaka to become a showcase for environmental and cultural responsibility," stated Everett Dowling.

Maluaka
MAKENA, MAUI



welcome



We are dedicated to the concept of finding the proper balance and "green" practices that will enhance this special place.

Dowling Company has recently become the entrusted keeper of the extraordinary property known as Mākena Resort. As stewards of the future of this very special place, please allow me to set the record straight on a number of issues that are being miscommunicated in our community.

First, our company has no association whatsoever with the Wailea 670, also known as the Honua'ula project. This is a completely separate development, unrelated to any plans for Mākena. I make this statement as it seems that Mākena Resort—which is a very different project in terms of environmental standards—is being tossed into a general category with all development projects in South Maui. I also want to clarify that we are not seeking to construct any additional golf courses nor do we own or have any intentions of developing any property adjacent to Big Beach.

Also, we ask that you remember that Mākena Resort made itself ready for further development years ago by installing the necessary infrastructure, including potable water sources, transmission lines, storage reservoirs, a state-of-the-art tertiary wastewater treatment plant and roadways. Some of the parcels already have zoning to develop residential units. Many improvements have been made to public beach parks to allow for our local residents to better enjoy Mākena's beaches—access that will always be guaranteed to them! For many years these public parks have been cleaned and maintained by Mākena Resort.

We ask that our Maui community judge our intentions and efforts by our past performance as a green developer and a company committed to exactly what our tagline says: "Building in Balance®." We are committed on behalf of our company's reputation, the 500 plus employees of the Maui Prince Hotel and the community of Maui to develop Mākena in an environmentally sound manner. Mākena will become a showcase project that demonstrates to the entire country

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dci pride

MATSUURA ADEPT AT JUGGLING

Like most working moms, Tammie Matsuura is adept at juggling.

As executive assistant to Dowling Company President Everett Dowling, she's busy with a variety of projects that include being the contact person for the Dowling Community Improvement Foundation. And then there is her family—Scott, her husband who also has a demanding professional life, and her grandson, 4-year-old Tristen, whose well-being is so important to Tammie that she has temporarily given up hula dancing to care for him. Tammie and Scott are caring for Tristen while his mother serves with the Army in Germany.

It's not the end of her hula life, which began when she was 5, and as her little one grows, it's possible he will join

Tammie in the *hālau*. But for now, Tammie has told her *kumu*, Uluwehi Guerrero, that she won't be dancing. Instead of getting her exercise doing *'ami* and *'uwebe* on the dance floor, she squeezes in a quick workout at Dowling Company's employee gym before heading home to put on her mommy hat.

Tammie has worked at the company for more than 11 years, after earlier jobs at the Four Seasons Resort Maui and a resort retail company. Her previous experience in the corporate world is helpful as Dowling Company expands. In a single day, she might work with top-level hotel executives, nonprofit directors seeking grant funding, or families moving into their first home. She handles many tasks for a boss with wide-ranging interests and responsibilities.



Tammie also participates with her co-workers in community activities like the Maui Humane Society's Bark in the Park, the American Cancer Society Relay for Life, and Habitat for Humanity build-a-thons.

This busy life has its rewards, not the least of which is handing over the keys to new homeowners in the Department of Hawaiian Home Lands projects the company has developed. "Those projects are my favorites," says Tammie. "It's wonderful to help our local families get into homes."

"FROM THE TOP" COMES TO MAUI

For the second year in a row, Dowling Company has made it possible to bring the national radio show, "From the Top" to Maui for a live performance at the Maui Arts & Cultural Center on November 16.

The show will be taped and will run nationally on National Public Radio, bringing the nation's attention to Maui and offering young, talented musicians from Hawai'i the opportunity to participate.

The show, which is hosted by concert pianist Christopher O'Riley, showcases extraordinary young pre-college age classical musicians in a variety format in which the youngsters not only perform on their instruments but also appear in comedy sketches and easy-going interviews.

Michael Titterton, president of Hawai'i Public Radio, had this to say: "This is the second time that the population of Maui has every reason to thank Dowling Company for pivotal support of 'From the Top.' Last year's national broadcast from the Castle Theater couldn't have happened without them, and we weren't able to sign the final contracts for the show this November 16th until the company once again stepped forward. We believe that taking the opportunity to show off the cream of Hawai'i's talented youngsters to a national audience is a very, very good thing for all concerned – and we're delighted that Dowling Company continues to work with us toward this end."



Aimi Watanabe, the incredibly talented young pianist from Maui, was awarded the \$10,000 Jack Kent Cooke Scholarship last year by "From the Top." Aimi performed in the 2006 "From the Top" show at the MACC, supported by Dowling Company. She is shown here with her teacher, Ruth Murata-Eisen and the show's host, concert pianist Christopher O'Riley.

PRESIDENT'S MESSAGE

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a community that fully embraces green development and building techniques.

We know that the proper care for this property is a significant responsibility, and we cannot commit to this obligation halfway in a place as precious as Mākena. We have engaged consultants who are internationally-respected leaders in green development to provide guidance. These firms include The Rocky Mountain Institute and Green Building Strategies.

We understand that Mākena's beauty and cultural importance mean a great deal to the people of Maui. Na Kupuna O Maui has agreed to be caretakers for the cultural sites located within the resort. We are dedicated to the concept of finding the proper balance and "green" practices that will enhance this special place. In the years to come, we want our actions at Mākena to provide a model of green development, while improving the quality of life here on Maui.

Everett Dowling, President
Dowling Company



MAUI CHORAL ARTS ASSOCIATION

Dowling Company's Jennifer Stites and Tam-mie Matsuura celebrate with Celia Canty and Stuart Chafetz of Maui Choral Arts Association upon the donation of \$10,000 that supported the musical group's "Opera Rocks!" concert at the MACC. Canty, artistic director of the Maui Choral Arts Association, said, "Without this kind of support, Maui residents would not be treated to the uplifting sounds of a sophisticated orchestra and choral ensemble."

HABITAT FOR HUMANITY PROJECT

A dozen Dowling Company employees were among the 250 volunteers who turned out July 21 to start construction on 12 Habitat for Humanity houses in the Waiehu Kou 4 subdivision. While Habitat and its volunteers build these homes in partnership with the homeowners, Dowling Company is developing the 86 home neighborhood for the Department of Hawaiian Home Lands.



\$25,000 PLEDGED ANNUALLY FOR TEN YEARS TO MAUI'S HAWAII NATURE CENTER

A pledge of \$25,000 annually for ten years will bring a total of \$250,000 to the Maui location of the Hawai'i Nature Center.

The announcement was made by J.D. Wyatt, director of operations for the Maui facility.

"The Nature Center is overwhelmed by this generous gift that will enable us to support the important programs we bring to Maui—particularly to our youth," Wyatt said. "We greatly appreciate patrons who understand the importance of environmental education in our fragile island eco-system."

Everett Dowling stated, "Our company's mission is to stand as an example of good environmental stewardship in our own practices and development projects. Beyond that, we want to share our good fortune with those organizations in the community who embrace that mission. Thinking green is no longer a fad; it is becoming an integral part of our lives and is critical to Maui. The Nature Center is an exemplary organization that speaks to that mission."

DOWLING COMMUNITY IMPROVEMENT FOUNDATION DONATES \$50,000 TO MONTESSORI SCHOOL OF MAUI

A \$50,000 gift from Dowling Community Improvement Foundation to the Montessori School of Maui will help enable the school to build three upper elementary classrooms, a middle school building to accommodate up to 50 students and a multi-purpose room that will house a communal kitchen, drama, art and music classes and an auditorium.

All the structures funded by the grant will be LEED® (Leadership in Energy Efficient Design) certified at the Silver level and are a part of the school's sustainable campus expansion plan.

Cynthia Burns, head of school, said, "It is extraordinary to receive such a generous gift that not only supports our needs for additional space but is tied to environmental standards that are a model for our children and simply make Maui a better place to live and learn. We are very committed to our LEED® certification and appreciate this grant's specifically enabling this kind of sustainable building."

LEIALI'I DEDICATION



Governor Lingle:

"It is really great to see this project come to life again and to see families moving into their new homes."

On April 13, the Department of Hawaiian Home Lands (DHHL) and Dowling Company dedicated the first Hawaiian Homes project in West Maui at the Villages of Leialii in Lahaina, a 104-unit single-family affordable housing development.

"It is really great to see this project come to life again and to see families moving into their new homes," Governor Lingle said about the state project that began during her term as mayor of Maui County.

Micah Kane, director of the DHHL, said, "Dowling Company has been a great partner in developing homes for native Hawaiians. When the Villages of Leialii is completed, we will have built 422 homes with this company."

After the development was blessed, a kukui' nut tree was planted on the site to symbolize a growing, living community.

Dowling Company also developed the Waiehu Kou 2, 3 and 4 Hawaiian Homes subdivisions on Maui, and is the single largest private developer of homes for native Hawaiians in the state.



INSTITUTE FOR ASTRONOMY BECOMES A REALITY

Scientists on the lookout for asteroids and comets that could potentially cross the Earth's path have a new home in Kulamalu. The world headquarters for Pan-STARRS—the Panoramic Survey Telescope and Rapid Response System—is in the University of Hawaii's new Advanced Technology Resource Center (ATRC), where the comet hunters occupy a roomful of workstations dedicated to preventing potentially disastrous collisions.

Their new home is a two-story building that includes offices, meeting rooms and videoconferencing capabilities, as well as laboratories where scientists can work on the world's most advanced optical and infrared instruments. After making do for years in an 80-year-old farmhouse, the scientists now have a bright modern building with a gigabit ethernet and high-speed Internet connection, a "clean room" where they can take optical elements apart without dust contamination, and an assortment of electronic assembly rooms.

"We are really enjoying the space," said Dr. Jeff Kuhn, associate director for the Institute for Astronomy and responsible for IfA operations on Maui. "The lab space is absolutely unique." For example, optical benches are set on concrete slabs isolated from the building's foundation, so that vibrations in the rest of the building do not affect the work done on the benches."

The new center was developed by Dowling Company and funded by an \$8.6 million state appropriation.

Midway up Haleakalā, the ATRC offers an important bonus that has more to do with biology than with technology. The human body is better able to absorb oxygen at this level than at the summit, where observatories are located. This means that scientists will do a lot of their thinking and preparation here before heading up the mountain to implement their projects and use the instruments fabricated in the new work rooms. "You're smarter down here than at 10,000 feet," says Dr. Michael Maberry, IfA's assistant director for external affairs.



ENVIRONMENTAL IMPACT STATEMENT: FALL 2007

Ka 'Ula Niu is printed on 100 percent post-consumer recycled paper with soy inks. By using 100 percent post-consumer recycled paper rather than non-recycled paper Dowling Company has saved the following (Calculations began Fall Issue, 2006, and are cumulative):

trees	waste water	energy	solid waste	greenhouse gasses
114	41,728 gallons (3 swimming pools)	79 million BTUs (3 homes' energy use in 1 year)	5,348 lbs (3 garbage trucks)	10,034 lbs (3 cars per year)

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