



The
Whitmore
Project

AGRIBUSINESS DEVELOPMENT CORPORATION
State of Hawaii



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State of Hawaii

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 workforce housing.** The Whitmore Project truly provides a **live, work, and play** environment.



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"Ag tends to be fragmented right now. **It's a cluster** made up of **distribution, processing, support, and producers** themselves. It needs to partner across these sectors to be more successful."

-Lisa Gibson
President, Rising Tide Economics

Public officials need to **think more proactively** about the ways they can **deliver services and food more efficiently** because the environmental cost of transportation affects communities.

-Urban Agriculture: Practices to Improve Cities
01/18/11

"There needs to be a **convergence** between **agriculture, tourism, and innovation.**"

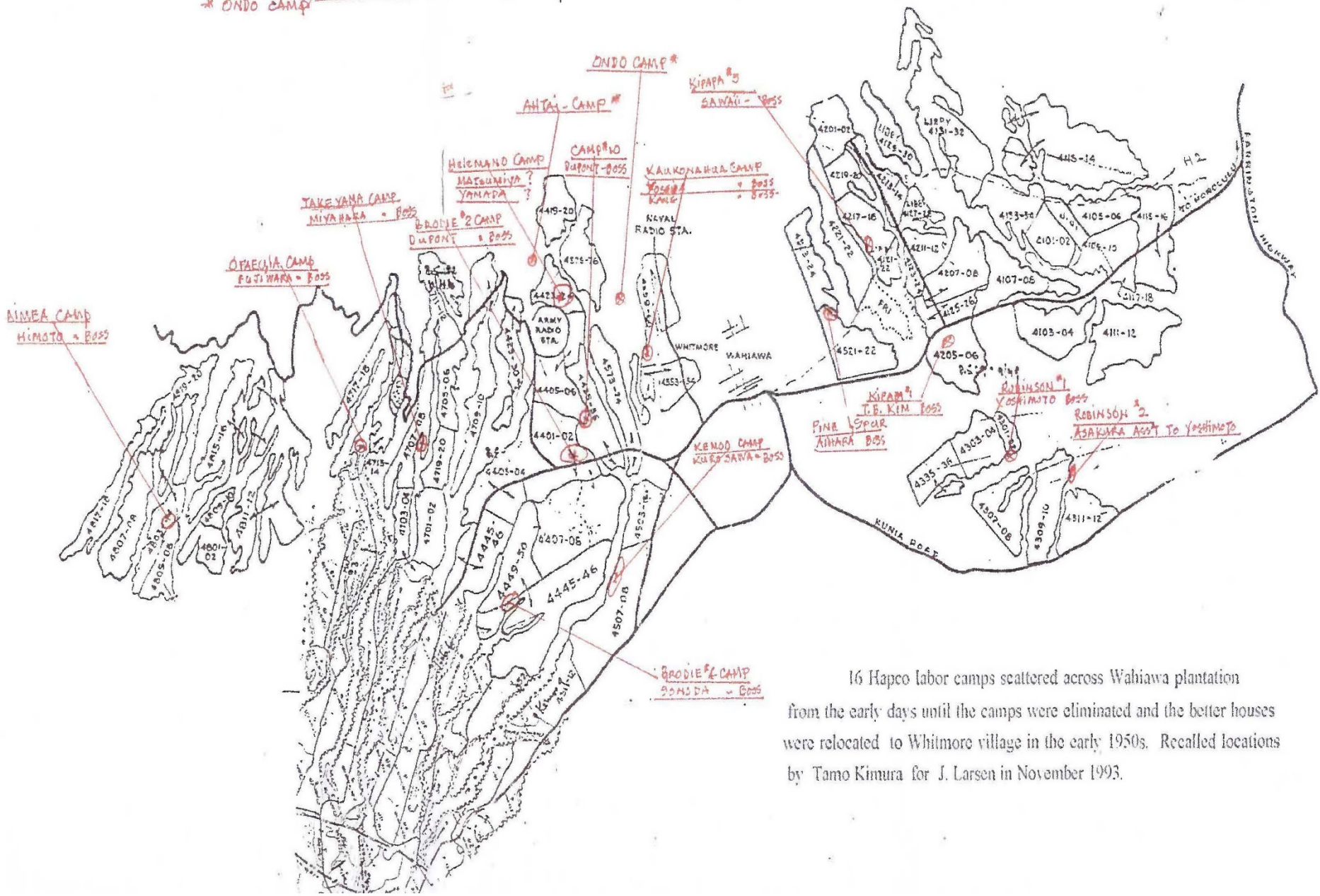
-Lisa Gibson
President, Rising Tide Economics



Connecting 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.
- **Workforce Housing:** A public-private partnership with the Hawaii Housing Finance Development Corporation will provide housing for farmers.

* AHITAI CAMP } Few Horses in Gulch
 * ONDO CAMP }



16 Hapco labor camps scattered across Wahiawa plantation from the early days until the camps were eliminated and the better houses were relocated to Whitmore village in the early 1950s. Recalled locations by Tamo Kimura for J. Larsen in November 1993.



[Above] The California Packing Corp. Cane Street Cannery in Wahiawā with the Kaukonahua Gulch railroad trestle in the foreground, ca. 1925. *Hawai'i State Archives*

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.

How does the Whitmore Project work?

The Whitmore Project provides solutions:

- Long-term lease options
- Rent credit (enhanced use lease)
- 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
- Engaging in Public-Private Partnerships

ADC

Commercial Farmers

Packaging &
Processing

Distribution

Marketing

HI-Tech Development Corporation

Ag-Tech applications;
Food Safety applications

Dept. of Environmental Services

Wastewater Outfall

Dept. of Planning & Permitting

Public Use and Structure

Hawaii Public Housing Authority

Additional Workforce
Housing Opportunities

Community/Non-Profit Organizations

Hawaii Housing Finance Development Corporation

Workforce Housing

Foreign-Trade Zone (FTZ)

U.S. Dept. of Agriculture

Rural Energy America Program

Reimbursement
Transportation Cost
Payment Program

Farm Loan Program

Dept. of Education

Academy Licensing Program;

Workforce Readiness

Dept. of Agriculture

Agribusiness Incubator Program

Marketing

New Farmer Program =
Skilled Workforce

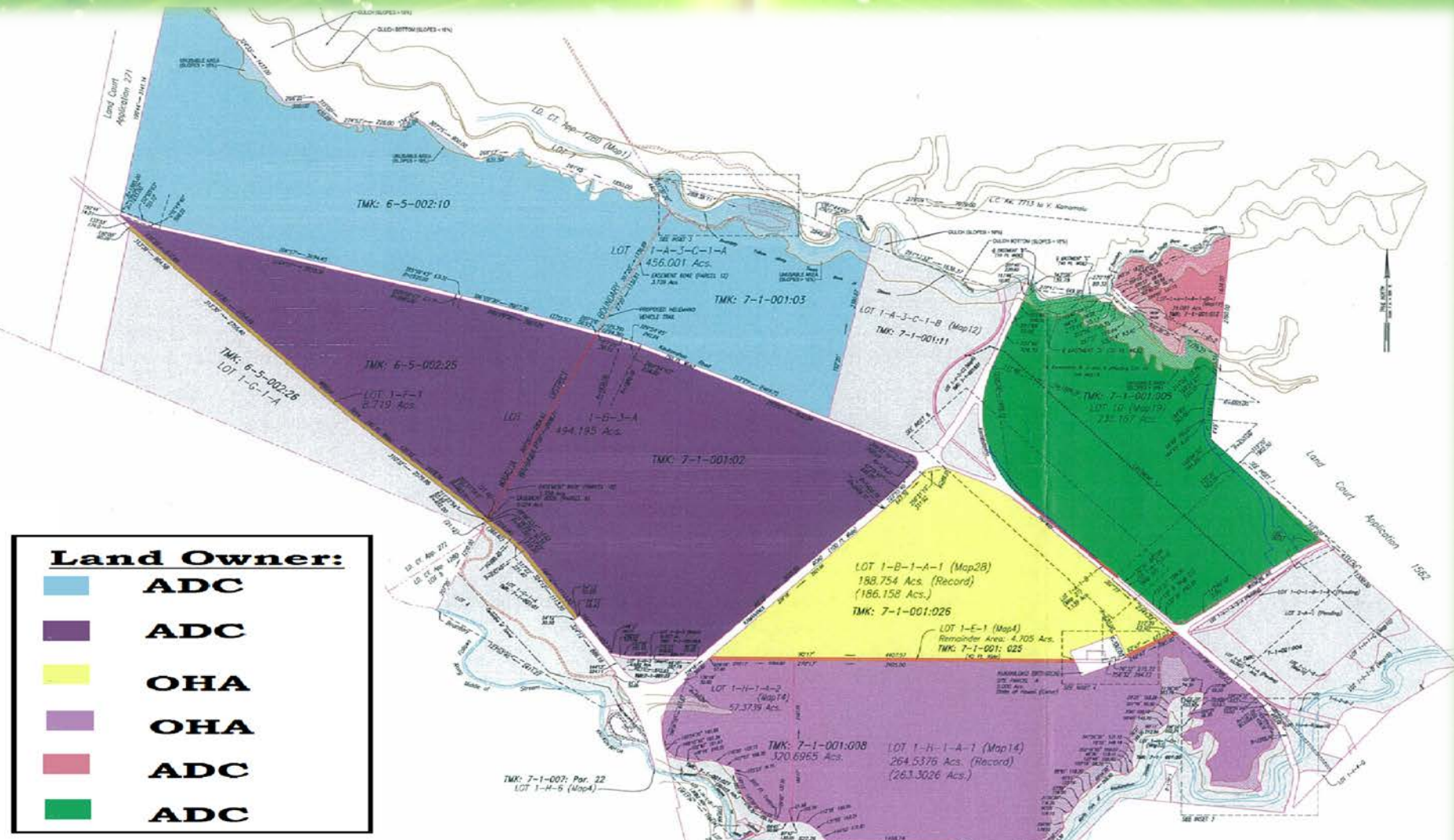
College of Tropical Agriculture and Human Resources

Research &
Development;
Troubleshoot; Patent;
New Farmer Program

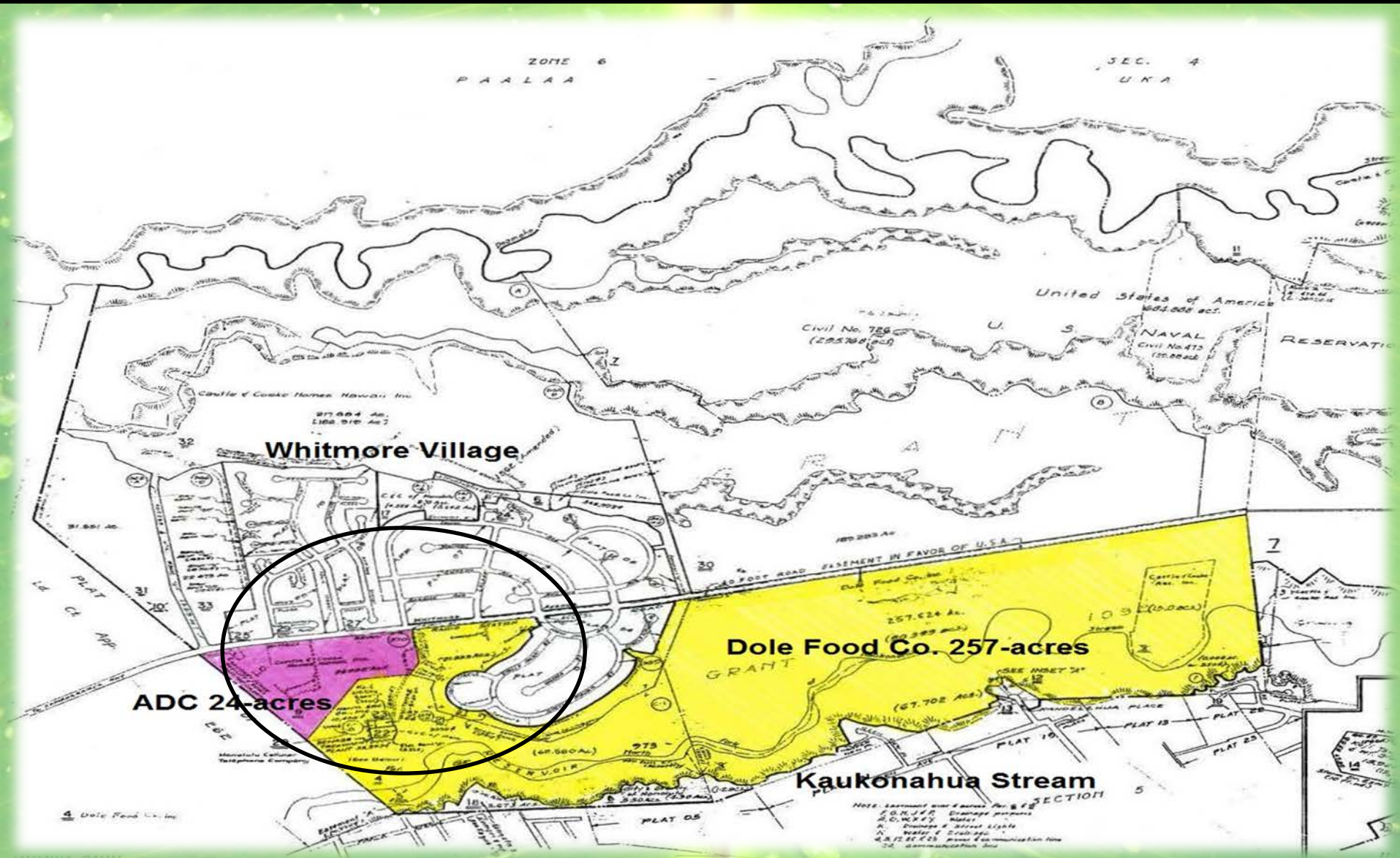
*"It's about productivity. Key driver of productivity is innovation. Key driver of innovation is **networking**."*

-Lisa Gibson
President, Rising Tide Economics

Current Farmland Inventory



Agricultural-Technology Park



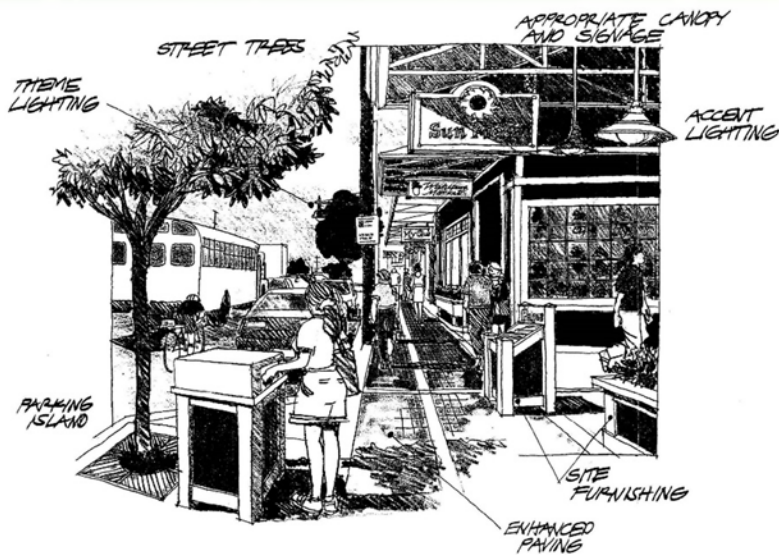


Current Condition



Potential (Big Island Candies)



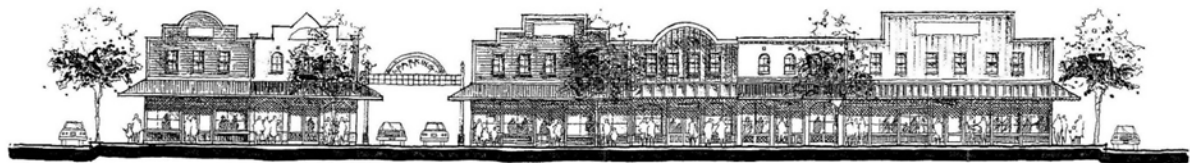


TYPICAL STREETScape

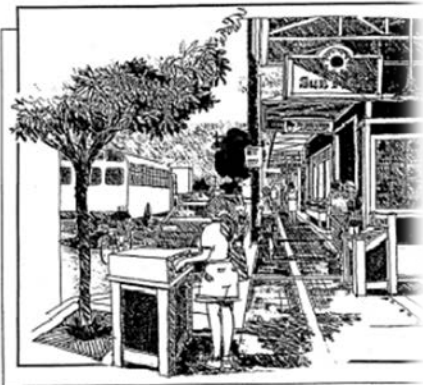
Figure 15



WAHIAWA
URBAN DESIGN PLAN



CHARACTER ELEVATION



Provide continuity between new & existing structures can be achieved by relating to historical lines

Parapet or cornice (include name & date of construction)

Metal or wood canopy w/ decorative detail

Decorative window valance

Projecting entrance

Display windows w/ clear glass

Overhead porch roof

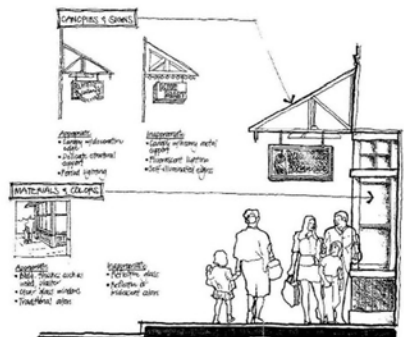
Roof of office



ARCHITECTURAL CHARACTER FACADE TREATMENT

Annotations:

- Solid decorative window
- Wood or metal valance
- Projecting entrance
- Metal or wood canopy w/ decorative detail
- Decorative window valance
- Projecting entrance
- Display windows w/ clear glass
- Overhead porch roof
- Roof of office



CHARACTER SECTION

Annotations:

- Solid decorative window
- Wood or metal valance
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- Metal or wood canopy w/ decorative detail
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- Projecting entrance
- Display windows w/ clear glass
- Overhead porch roof
- Roof of office

CITY AND COUNTY OF HONOLULU
 PLANNING DEPARTMENT

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

JANUARY 1998

Figure 19

WAHIAWA COMMERCIAL DESIGN GUIDELINES

Agricultural-Technology Park



Food Safety

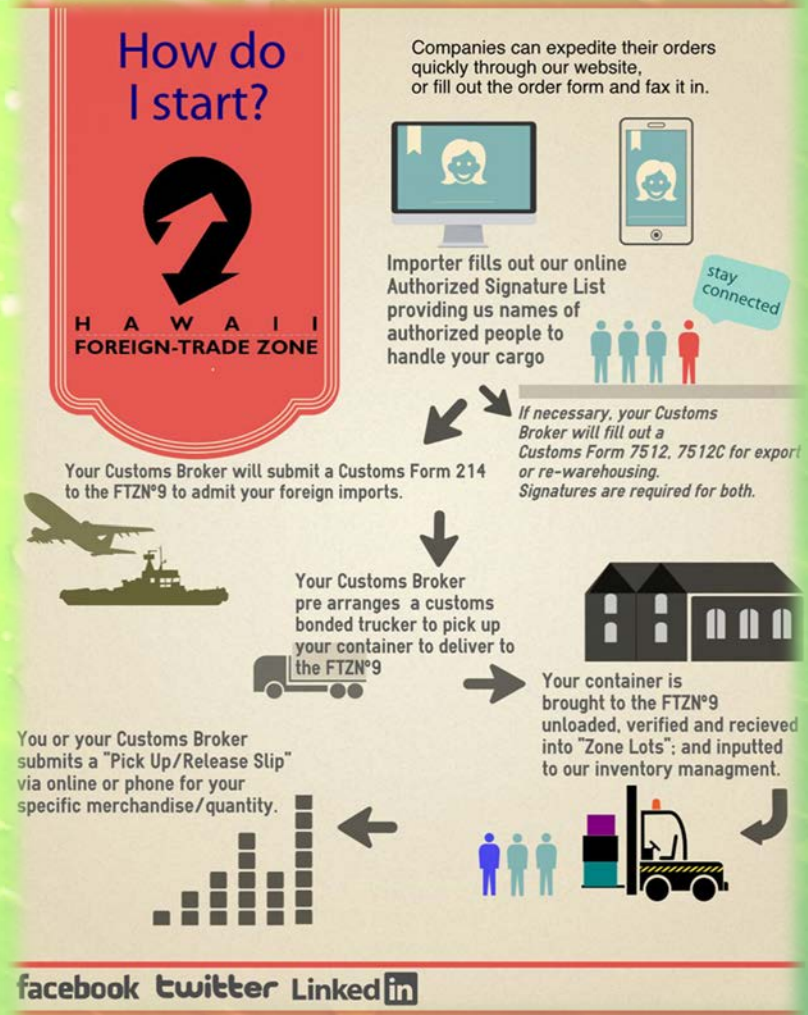
- Processing & Packaging
- Co-Op opportunities
 - Shared facilities reduced operational cost

Agricultural-Technology Park



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

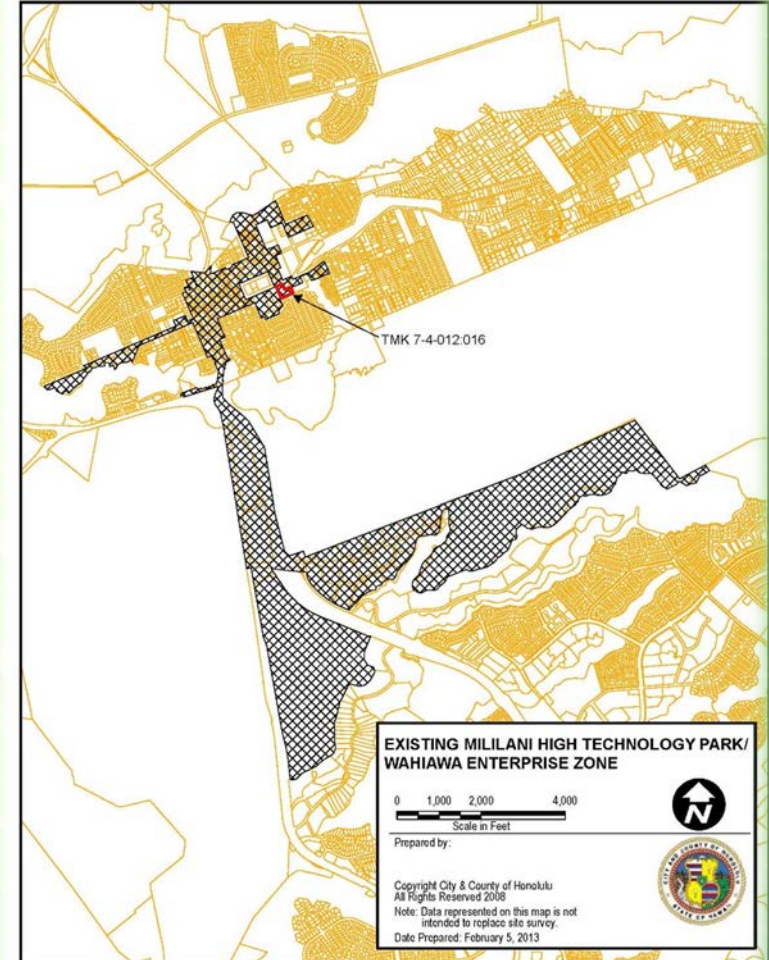
Decreasing Cost through Foreign Trade Zones



Decreasing Cost through Enterprise Zones

Enterprise Zone Program

- Joint state-county effort to stimulate –via tax and other incentives –certain types of business activity, job preservation, and job creation
- Act 143, SLH 2008, allows agricultural businesses to continue to qualify for enterprise zone (EZ) benefits.



AGRIBUSINESS DEVELOPMENT CORPORATION
Whitmore Annex
State of Hawaii



Workforce Housing

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



Dept. of Education: Workforce Readiness

- Education & Workforce Pipeline
 - Academy Licensing
 - 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

- Research & Development
 - Troubleshoot
 - Patent
 - New Crops
 - Value-added Crops



New 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.



Teamwork



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 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 Kunia parcels to ADC. It is our understanding that DOA plans to lease those Kunia 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. Benaytiz
President

Daniel S. Nakasone
1st Vice President

Wahiawa Community & Business Association, Inc.
P.O. Box 861408, Wahiawa, Hawaii 96786
Phone: (808) 621-6531

Initiatives under way by the administration.



EXECUTIVE CHAMBERS
HONOLULU

August 29, 2012

MR. ABERNETHY
GOVERNOR

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

Dea: Senators Dela Cruz and Solomon:

Thank you for sharing your vision for the Whitmore Village Agricultural Development Plan in your letters of July 6 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 meeti

Castle & Cooke
Hawaii's

August 31, 2012

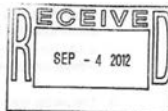
Mr. James J. Nakatani
Executive Director
Agribusiness Development Corporation
235 Beretania Street, Room 205
Honolulu, Hawaii 96813

Subject: Whitmore Land for State Agricultural Park program
TMK: (1) 7-1-002-099-000
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.

Progress: Completed & Ongoing

Completed:

- ✓ Purchase 1,700 acres of Galbraith Estate land
- ✓ Purchase of Tamura Warehouse parcel
- ✓ Purchase of 24-acre Castle & Cooke parcel
- ✓ Public Use and Structure (Dept. of Planning and Permitting)
- ✓ Public-Public Partnerships with:
 - ✓ High Technology Development Corporation
 - ✓ Hawaii Housing Finance Development Corporation
 - ✓ Agribusiness Incubator Program
 - ✓ Dept. of Education
 - ✓ Wahiawa Community Based Development Organization

Pending:

- Purchase of 257-acre Dole Food Company, Inc. parcel
- Enter into Contractual Agreements with:
 - College of Tropical Agriculture and Human Resources
 - City & County of Honolulu –Dept. of Environmental Services
 - Hawaii Public Housing Authority

Continuing:

- Designing and planning of Ag-Tech Park
- Designing and planning of pump/irrigation systems
- Purchasing available parcels from Dole Food Company, Inc. (or land exchange)
- Identifying and collaborating with various stakeholders

Funding: Completed & Ongoing

Dec. 2012

\$25M: Galbraith Estate

Dec. 2012

\$4.2M: Tamura Warehouse

Jan. 2013

\$3.6M: 24 acres from Castle & Cooke Co.

June 2014

\$750,000: Planning/Design for Irrigation

*Pending

\$5.6M: 257 acres from Dole Food Inc.

*Pending

\$1.5M: Planning/Design/Construction for Whitmore Ag Tech Park

*Pending

\$2.5M: Planning/Design for Wastewater Reclaimed Irrigation System

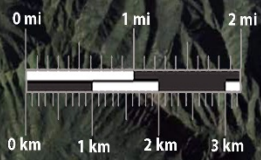
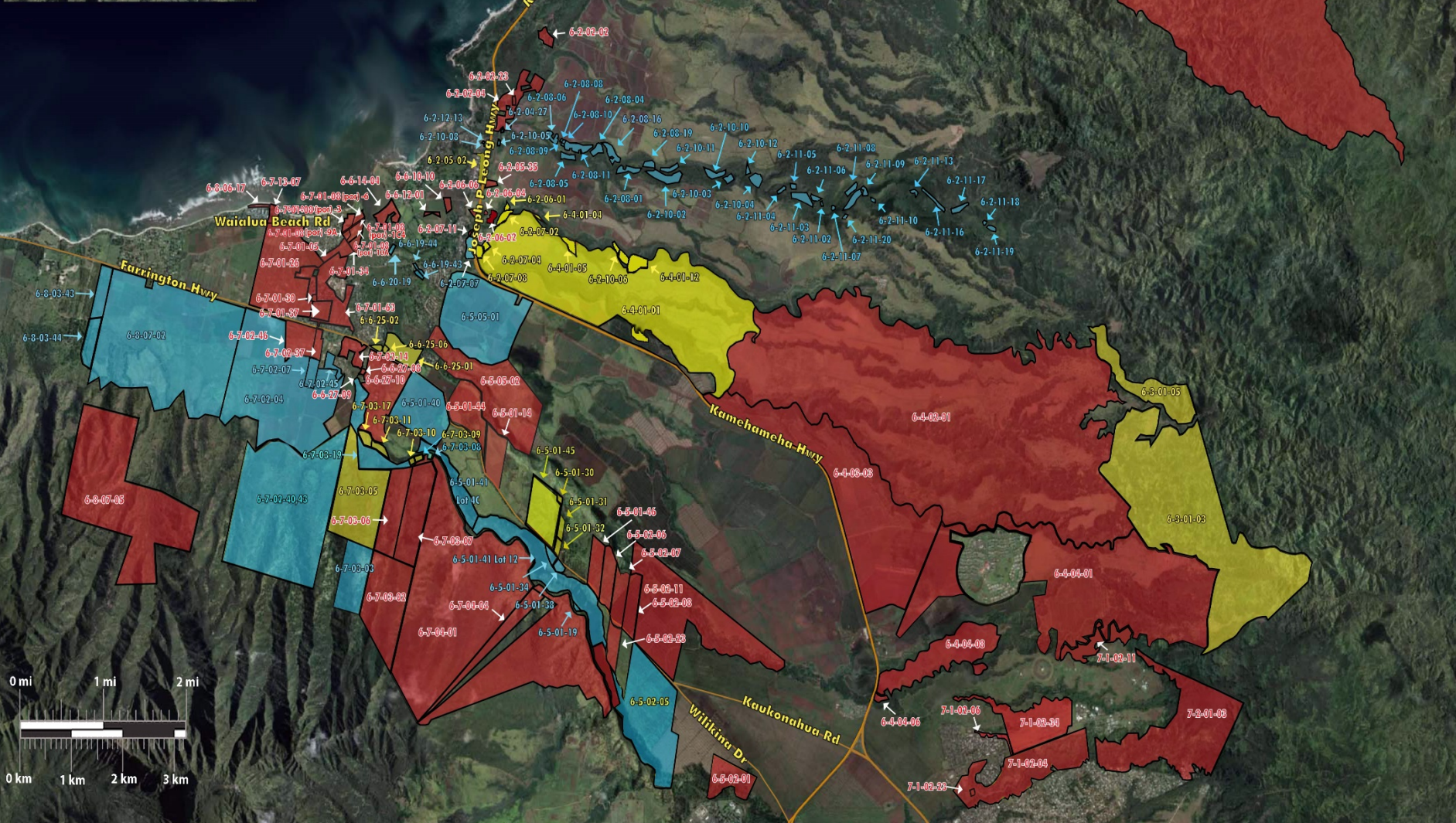


Available

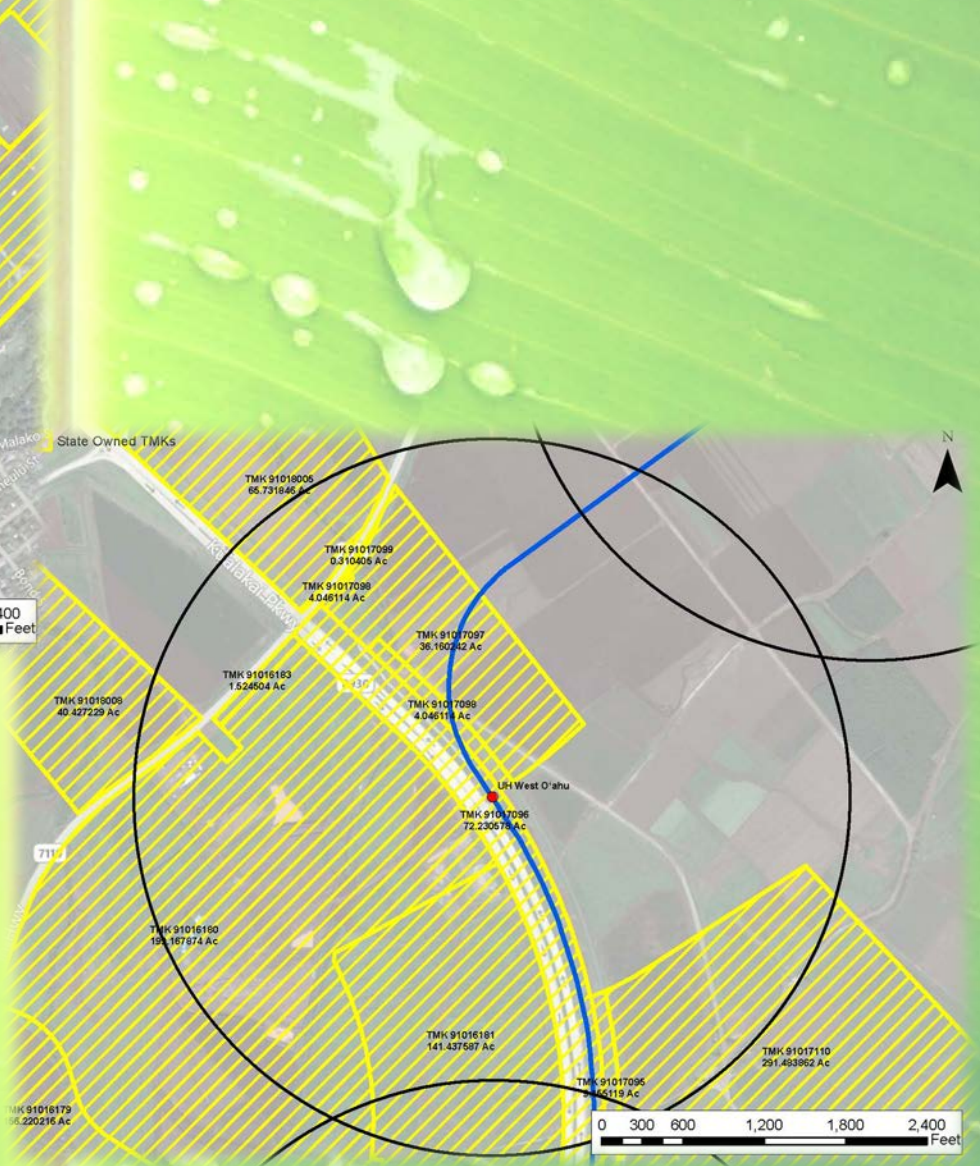
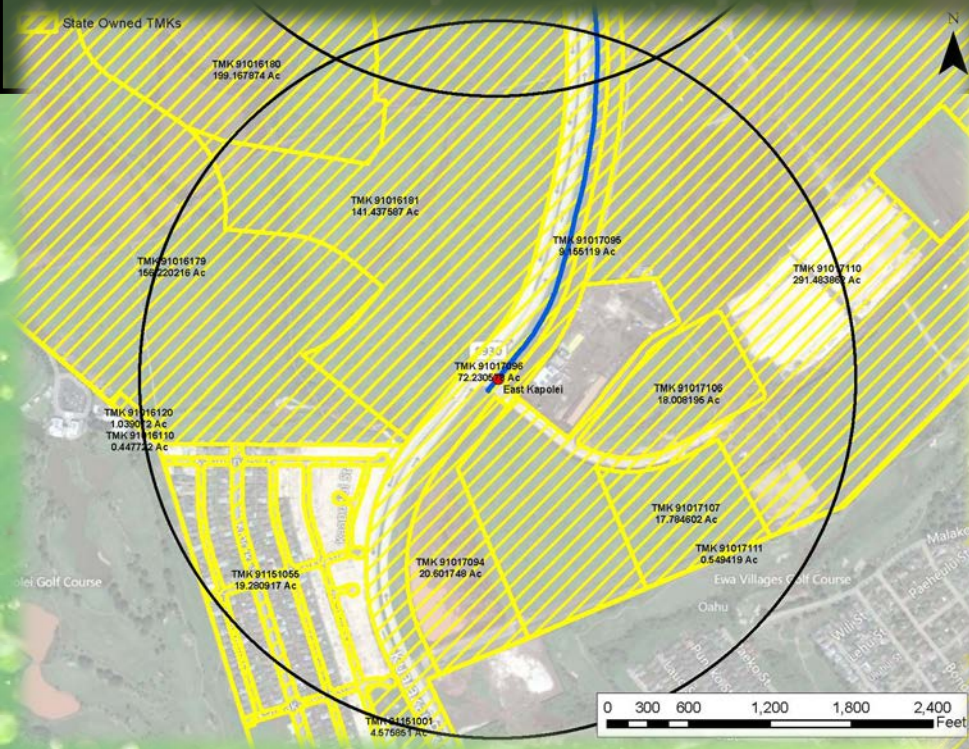
Under Contract

Sold

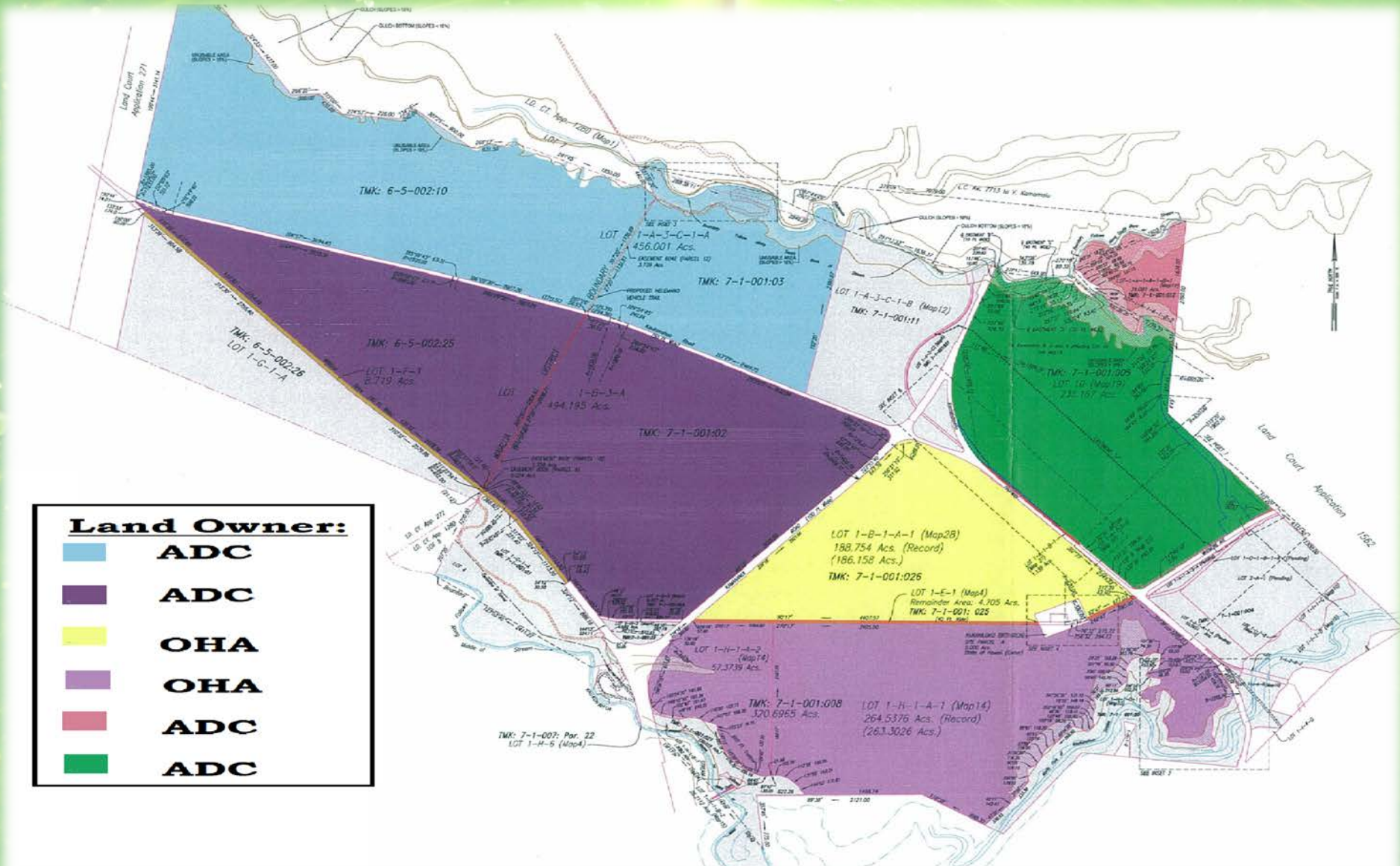
Pacific Ocean



Land Swap: Exchanging State Owned Land for Agricultural and Conservation Land



Farmland



Ag Industrial Hub

