



***Maluaka* Residential Community Green Building Features**

Dowling Company's passion for environmental stewardship is shaping *Maluaka* into a development that respects Maui's stunning natural landscape and provides healthy spaces for residents. In its efforts to achieve LEED criteria for Gold and Silver ratings, *Maluaka* offers an independent confirmation of its sustainability, making it the first residential project in Hawaii to obtain these certifications. The development conserves valuable energy and water resources, minimizes impacts to the site and island's ecology, and improves environmental stewardship throughout the community.

Maluaka is constructed with low-emitting materials such as paints, adhesives and carpets that reduce indoor contaminants and chemical off-gassing to enhance the health and well being of its residents. Thermally insulated Low E sliding glass doors in the condominiums open to expose seascape views and allow fresh air to freely circulate in the space.

The project's Green Housekeeping Policy uses non-toxic cleaning products to protect residents and the environment. An Organic Landscape Maintenance Plan also contributes to a healthier atmosphere through the use of organic fertilizers, pesticides and herbicides on site. In addition, the introduction of an Integrated Pest Management Program will lessen the need for chemical pest treatment and create an effort to naturally manage pests around the site.

The organic landscape maintenance products and the pest management program also improve soil to eliminate runoff containing chemical toxins to the coral reef just off shore of the project. During construction, an Erosion and Sedimentation Control Plan will minimize pollution through procedures that decrease soil erosion, waterway sedimentation and airborne dust generation. Electricity will be generated on site by a photovoltaic system that collects energy from the sun. The project plans to achieve an 18 percent energy reduction compared to the energy code used by LEED. The photovoltaic system for Buildings 12 and 13 will generate enough energy to power the units 100%.

Throughout the site, a storm water management system collects, contains and filters storm water to eliminate pollution associated with runoff. The system removes 80 percent of contaminants and suspended solids from the water before allowing it to gradually infiltrate into the ground. Native and drought-tolerant plants in the landscape will conserve the amount of water typically used for landscaping by at least 50 percent. In the buildings, dual-flush toilets and low-flow fixtures will maximize water efficiency, resulting in a 20 percent savings of potable water.

Maluaka's air conditioning equipment is free of CFC and HCFC refrigerants, which are known contributors to ozone depletion and global warming. By incorporating materials that have recycled content and are manufactured locally, the project minimizes the need for raw materials and reduces pollution and global warming impacts caused by transportation. It is likely that over

50 percent of the wood used in the project will come from environmentally responsible forests and be certified by the Forest Stewardship Council.

In order to increase awareness of *Maluaka's* green building features and their environmental benefits, owners and visitors will have the opportunity to learn about the project through on-site signage, educational brochures and the Dowling Web site, www.dowlingco.com.

GREEN FEATURES:

- LEED Gold certification for The Club at *Maluaka* and Silver rating for residences. *Maluaka* will be the first residential project in Hawaii to attain these awards. **
- Erosion and Sedimentation Control (ESC) Plan for all construction activities which will reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation
- Infiltration and retention basins which will channel off-site storm-water and site storm-water to a retention system which will also treat the water by removing 80 percent of the total suspended solids (TSS) and therefore help limit disruption of natural hydrology
- Native and drought tolerant plants which will limit the amount of potable water required for irrigation and other natural surface or subsurface water resources, for landscape irrigation by 50 percent
- Dual flush toilets, low-flow faucets and shower heads to maximize water efficiency within buildings reducing the burden on municipal water supply and wastewater systems, which results in a 20 percent reduction in water use
- Photovoltaic system (on-site electricity generation from the sun) which will reduce fossil fuel energy use
- Air conditioning equipment will have no CFC or HCFC refrigerants that eliminate the ozone depletion potential of the project and support early compliance with the Montreal Protocol while minimizing direct contributions to global warming
- Utilize materials which have recycled content, are manufactured locally and are composed of rapidly renewable materials (made from plants that are typically harvested within a ten-year cycle or shorter)
- Over 50 percent of the wood used in the project will be certified and sourced from environmentally responsible forests
- Low-emitting materials such as paints, coatings, adhesives, and carpets in order to reduce the quantity of indoor air contaminants and provide better indoor air quality
- Green housekeeping policy, using environmentally friendly and non-toxic cleaning products
- Green Landscape Maintenance Plan, using only organic fertilizers and limited pesticides and herbicides, reducing environmental impacts related to landscape maintenance
- Educational features such as signage, brochures and a website that will inform owners and visitors about the green building features implemented in the project and the environmental benefits that result from such practices

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** The Leadership in Energy and Environmental Design (LEED) Green Building Rating System ™ is the nationally-accepted benchmark for the design, construction and operation of high-performance green buildings. LEED promotes sustainability to protect human and environmental health in site development, water savings, energy efficiency, materials selection and indoor environmental quality. Green developments reduce exposure to toxins, provide value through high-quality, long-lasting construction and help to preserve the environment for future generations.