

New Plans for Waiawa Unveiled

Last month, Castle & Cooke Homes Hawaii submitted a new petition for urban classification and an Environmental Impact Statement Preparation Notice to the state Land Use Commission (LUC) to develop Castle & Cooke Waiawa, a 191-acre parcel in central Oahu. Groundbreaking is expected in 2009 and the first homes are targeted for occupancy in 2011.

The Castle & Cooke Waiawa planned community, located east of the Ka Uka Interchange, is expected to integrate 1,500 single- and multi-family homes, parks, open space, and neighborhood commercial and recreational facilities. Walkways, bicycle paths and safe streets will link homes, parks, and neighborhood commercial and recreational facilities. A community center,

along with numerous acres of parks and open space, will provide a gathering place and opportunities for social interaction.

As noted by Castle & Cooke's Director of Planning & Development, Laura Kodama, over the years, we have seen Hawaii change and have heard residents' concerns about unmanaged growth. It is important to us that our communities are developed responsibly. Our goal has been to help create communities that are safe and modern, offer a range of housing options, provide economic opportunities, and protect our environmental resources.

We are excited about moving forward with developing Castle & Cooke Waiawa. Community collaboration is one of the many Smart



Jerry Saludez reviews the Waiawa outline with Castle & Cooke's Ray Kunishige.

Growth components that are part of developing Koa Ridge. We thank you for meeting regularly and providing input on desired community amenities, land use patterns, development issues and constraints, and sustainability features that you would like to see incorporated into our Waiawa master plan.

Community Visioning Begins for Waiawa Master Plan

Castle & Cooke has engaged community members to embark on the bold step of sorting out the difficult decisions in planning a new community: Should the community be designed around a central focus? What elements should be included to create that focal point? How should the roadways, pedestrian and bicycle paths be designed to ensure a walkable community? How should a community make the most of its natural environment? Which sustainable features should be incorporated?



Libby Smithe of the Waiawa Community & Business Association and Mary Jane Lee of the Waiawa Neighborhood Board exchange ideas for their group's plan.

Identifying the community's priorities, integrating neighboring developments and incorporating site specific sustainable choices are key elements to creating a master plan. Bob Odermatt, president of The Odermatt Group — a Berkeley, Calif.-based design firm, returned to lead Castle & Cooke's 10th Koa Ridge community visioning and planning workshop. During the meeting, community visioning participants were tasked with conceptualizing a new plan for Castle & Cooke

Waiawa Master Plan... *(continued from page 1)*

Waiawa. Participants were given a blank map and various elements of the plan (elementary school, parks, roads, a recreation center, bike and pedestrian paths, and multi-family and single-family homes).

The participants familiarized

“Make choices today that are going to preserve this land for future generations.”

*—Bob Odermatt,
Koa Ridge planner*

themselves with the map and the plan for the neighboring Waiawa Ridge development and then quickly dove into their assignment, carefully weighing their priorities. All of the groups agreed on establishing the elementary school as a neighborhood focus and some also included a park and community center, giving equal access to all residents. Small neighborhood parks were generally spread



Rodney Funakoshi of Castle & Cooke explores the different elements of the plan with group members Toy Arre, president of the Filipino Community Center, and Jerry Saludez, pastor of Waipio Community Baptist Church.



Douglas Thomas of the Mililani/Waipio/Melemanu Neighborhood Board listens as Wayne Ogasawara, president of Waipahu Community Association, and Alan Suwa of Wilson Okamoto Corporation discuss the location of the elementary school.

throughout the community.

Participants also strategically located parks and placed roads along the edges of the site and rims of the gulches, opening up the sweeping mauka and makai views for the whole community to appreciate. To diminish negative views, Wayne Ogasawara, president of Waipahu Community Association, suggested, “putting a park across from Waiawa Ridge’s retail to serve as a good screen.” Participants also emphasized a walkable community, connecting neighborhood parks and community centers via foot and bike paths.

Collectively, groups decided to minimize retail uses, given the proximity of the nearby, large Waiawa Ridge retail development. The teams generally favored a meandering street through the site to discourage “cut-through” traffic. “Don’t make a road straight for convenience because of problems with speeding; make it more indirect, so it is less appealing to use as a short cut,” suggested

Dale Hamamoto of Mililani. At the end of the activity, participants were asked to include sustainable features in their plans. Some of the highlighted sustainable choices were rain gardens, solar water heaters, native trees, energy efficient appliances, and the use of green products during development.

Participants enjoyed the opportunity to provide their input for

planning the new community, and the hands-on aspect engaged all group members. The planning work-

“As a homeowner, you want the park close to your home. Pockets of parks allow more people to have access to green space.”

*— Kat Muranaka,
SCC Member, Kanoelani
Elementary School*

shop successfully generated ideas for envisioning Castle & Cooke Waiawa and defining the community’s guiding principles—a distinctive, environmentally sound and sustainable community; shared views; a neighborhood focus; a walkable community; connectivity; and diversity.

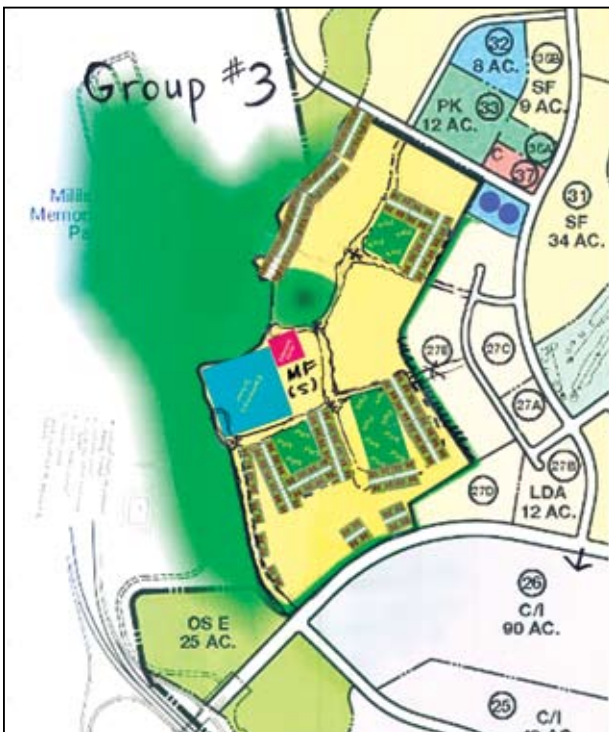
Community visioning members shared their ideas for the Waiawa Master Plan.



Group 1 illustrated the use of solar and wind energy in their community and placed roads and footpaths along the rim to take advantage of the views.



Group 2 planned a walkable community by connecting it with foot and bike paths and scattered a variety of parks throughout the development.



Group 3 incorporated open space by locating three large parks throughout their community and placed the elementary school next to the community center to encourage a multipurpose use of the space.



Group 4 placed the elementary school on the edge of the community for easy access with small parks close to residents' homes, allowing more people access to green space.

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 46 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 Community & Business Association • 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 Castle & Cooke Waiawa Master Plan – August 2007
- Prepare and process Draft EIS – Fall 2007
- State Land Use Commission Hearings – Spring 2008
- 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.

