

Excitement Builds as Plans Move Forward

On behalf of everyone at Castle & Cooke Homes Hawai'i, I want to thank you again for your continued involvement in our community visioning process. It has been invaluable for us to hear your thoughts about all the things we've shared with you. You've consistently challenged us with great questions and provided creative ideas, many of you from the very first meeting!



We are pleased to report that responses to the Draft Environmental Impact Statement (EIS) for Castle & Cooke Waiawa are being completed

and we are targeting an April submission to the State Land Use Commission. We will have reached this milestone thanks to you. Next, we will incorporate your feedback on sustainability concepts into the final community design plan for Waiawa.

As we complete our Waiawa community design plan, we will start to focus on Koa Ridge Makai. We continue to meet with the State Department of Transportation and State Department of Education to better understand and address their needs. We have also performed additional traffic impact analyses of the area, the results of which will be included in our proposed Final EIS.

We remain committed to Castle &

Cooke's mission of providing a wide range of housing and employment options to local families, and with your input and assistance, both Waiawa and Koa Ridge Makai will further this mission. Thank you again for your support of our efforts to plan and produce communities that meet the needs of Hawai'i families.

We look forward to your continuing support as we enter a new phase for our plans for Koa Ridge Makai. I hope to see you at our summer workshop.

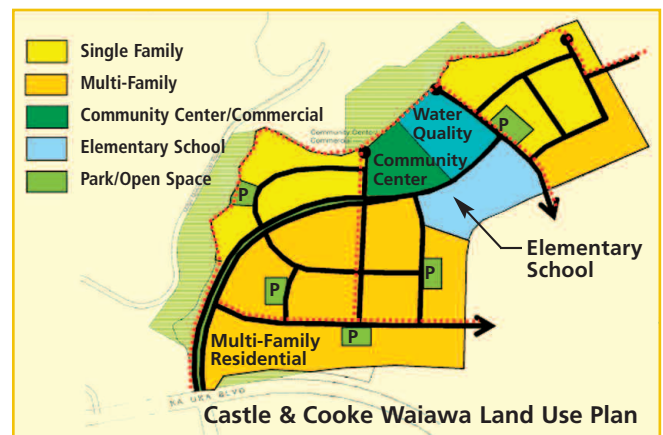
Aloha,
Laura M. Kodama
Director, Planning & Development
Castle & Cooke Homes Hawai'i, Inc.

New Waiawa Master Plan Shifts School Site

As the master plan for Castle & Cooke Waiawa moves forward, ideas for optimal land use continue to evolve. At the 12th community visioning workshop on February 21, Bob Odermatt, land-planning consultant for Castle & Cooke Homes Hawai'i, introduced participants to a revised plan for the proposed neighborhood center. The highlight of the new plan is a relocated and expanded elementary school site.

The new plan incorporates changes based on our ongoing discussions with the State Department of Education. The school site is now proposed as 12 acres, rather than an

eight-acre school site and four-acre shared-use park. Given the increase in site size and independent use, the planning team has recommended relocating the school to the opposite side of the street from the community center. While still centrally located, this new location will be closer to a larger percentage of Waiawa's population, and will be more walkable and bikeable because there will be no need



to cross the main neighborhood thoroughfare.

Separating the proposed community center park and school yard



Protect the Environment and Protect the Pocketbook

Visioning Team Tries to Balance Sustainability, Practicality, Affordability

In February, members of Castle & Cooke Homes Hawai'i's community visioning team discussed the topics of water, landscape, culture and the ties among them. Their challenge: prioritize sustainability initiatives and try to identify what would make Waiawa uniquely appealing to prospective homebuyers. For the exercise, visioning team members drew on the presentations made in the previous meeting (Nov. 15, 2007) and worked within the framework that true sustainability is found at the intersection of resources, character and livability, defining a unique place where people want to live.

Participants looked at various sustainable development practices that could be applied to the proposed community center and throughout the community. These included the use of native plants through a botanic garden, water quality basin to treat stormwater runoff, a water feature that only uses reclaimed or harvested water, permeable parking lot paving, low water/no water turf choices for play fields, streetscape options, and energy and water efficient building features. The groups discussed the merits, costs and desirability of the different features, and then identified those initiatives that might provide the greatest balance of environmental benefit, community identity and cost effectiveness.

Visioning team members expressed enthusiasm for sustainable features, believing that some hold the potential to distinguish Waiawa from surrounding communities and other O'ahu developments. Several believed that sustainable features are worth a premium price, but others voiced concern about up-front and, more importantly, long-



Race Randle (foreground, left) of Castle & Cooke discusses sustainability options with Lance Golder, Kat Muranaka, Sharla Horiuchi, and Theresa Wee.

term maintenance costs. Given that Waiawa is a relatively small development at 1,500 homes, they recognized that the costs per housing unit for installation and maintenance could price Waiawa homes out of the market.

"We want to make sure that things that are approved will not rob the pocketbook of the people who live there," said Mary Jane Lee of Wahiawa.

"For a relatively small community, you're going to have a nice school right nearby. That's a good selling point."

**— Dean Hazama
Chair**

Mililani High School, SCC

Overall, the visioning team tried to strike a balance between environmental ideals and economic practicality. Some also believed that homebuying decisions ultimately come down to the quality of the home itself—how it looks, how well it is built, how well

it functions. Participants suggested offering more variety in exterior and interior finishes and floorplans, which allows for individual expression within the framework of the master planned community.

It was noted that Castle & Cooke has a good history

of fulfilling this objective.

Focus on Basics

While many different sustainable concepts excited visioning team members, walkability emerged on top of the desired features list. Participants want a community where amenities are easily accessible to everyone.

"My number one request is walkability," said Sharla Horiuchi, a Mililani homeowner. "I'd like to see elaborate nature trails where people can go with dogs and kids."

Eric Matsumoto, Chair of Mililani Town Association's Anti-Drug Committee echoed Horiuchi's sentiments.

"A walkable community that ties in the schools – to me that would be a very different kind of community."

Others liked the proposed perimeter trails that would open views to the entire community, and some felt dog parks were a logical component of a walkable community.

In addition, participants liked the idea of a neighborhood school (see Master Plan story, page 1). "For a



relatively small community, you're going to have a nice school right nearby. That's a good selling point," said Dean Hazama, Chair of the Mililani High School SCC.

Being Green

Many other sustainable features also found popular support. While the exercise focused on a proposed community center, participants liked features that would be available and visible throughout the community – like solar panels on every home and innovative “bio swales” along the roadways that help capture and filter stormwater runoff. Some also said they would be willing to pay more for such sustainable features.

“Green streetscapes would have a tremendous impact and really put us on the map. They make a big difference for the environment, but are an integrated feature that will be visible throughout the community,” said Wayne Ogasawara, President of Waipahu Community Association.

Green streetscapes were one of the design techniques introduced in November by Jim Heid, President and Founder of UrbanGreen. Heid gave examples of communities using such thoughtful design elements to reduce the quantity and improve the quality of rain runoff.

Heid was on hand for the discussions in February's Workshop 12 as well. Other storm-water-related design options include permeable concrete that allows water to filter



“Green streetscapes would put us on the map,” said Wayne Ogasawara of Waipahu Community Association.



Castle & Cooke's Kathy Best discusses designs for the Waiawa community center with Libby Smithe of the Waiawa Community & Business Association.

into the earth rather than concentrate in the road gutter, and rain catchment basins designed as beautiful water features that become a point of pride for the community while serving as valuable stormwater filtering elements.

Indeed, many participants felt that a natural pond-like water feature in the community center could be a distinguishing symbol for the community. At the same time, they wanted to ensure that such a feature is designed to ensure safety and reduce liability.

Native plants can also play a part in water efficiency, since they have been part of the island environment and can flourish with less water, fertilizers and pesticides. With that in mind, participants weighed the environmental and educational value of a botanic garden filled with native plants. While many saw value in such a garden, others felt that native plantings spread throughout the community would offer greater visibility and, thus, better opportunity for interaction and better security. Some also expressed preference for a natural forest area rather than a manicured garden, which they perceived as more costly to maintain.

At the same time, many participants found some form of garden desirable,

especially one where they could get their hands dirty. Several people voiced a desire to grow their own food, either in a community garden or in lawn areas. Given Hawai'i's near total dependence on imported food, many felt this would be a unique and practical sustainability feature that is not currently available in many communities.

Trying to summarize the wide-ranging list of preferences, Heid noted, “I think we can see that it isn't easy being green. Maintenance and liability are obviously huge concerns. However, I think what we all agree on is that we can't continue the same pattern of development and expect different results.”

Castle & Cooke community planners will take the feedback from this workshop back to the drawing board as they finalize a neighborhood design that delivers the right mix of quality, amenities and value for Hawai'i's homebuyers. Input from the community visioning team has helped shape a vision for Castle & Cooke Waiawa as a well-planned and unique place where people will want to live.

Waiawa Master Plan

Continued from page 1

spaces will also create a more secure school campus and provide more open access to neighborhood park spaces.

Central design themes that have long been part of Castle & Cooke Waiawa are still reflected in the new plan. The revised plan maintains neighborhood walkability and keeps amenities easily accessible to everyone, with a central community center and continuous boundary trails that provide all residents with views of the stunning scenery.

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 • Gentry Waipio Community Association • Girl Scouts • Hawaii Bicycling League • Hawaii United Okinawa Association • Hope Chapel West Oahu • Kanoelani Elementary, SCC • Leilehua High School • Makua Softball League • 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-Whitmore Village 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 Little League Baseball • YMCA Leeward Branch • YMCA Mililani Branch

Anticipated Project Schedule

- Revise Castle & Cooke Waiawa Master Plan – Ongoing
- Prepare proposed Final EIS – Spring 2008
- State Land Use Commission Hearings – Spring 2008
- Submit Zone Change Application to City & County – Spring 2009
- Infrastructure Groundbreaking – Fall 2009
- First homes available – Spring 2011

Questions or comments?
Contact Rodney Funakoshi at
548-4869.

Visit the Koa Ridge Web site at
www.koaridge.com.

