

Castle & Cooke Homes Hawaii KOA RIDGE

VISIONING NEWSLETTER | VOLUME III, ISSUE II | DECEMBER 2006



PARTICIPANTS ENGAGE IN PLANNING FOR THE VILLAGE CENTER

Thank You For Your Continued Participation

Thank you to our returning and faithful community group members for your attendance and welcome again to the new members of our Koa Ridge Community Visioning team. As the master planning for Koa Ridge continues, we wanted to take the opportunity to provide an update. We also wanted your ideas on what kinds of appropriate uses and activities you would like to see in the Village Center, as well as what characteristics you thought the Village Center could have. Great ideas were exchanged touching upon visionary concepts, and cultural, educational, recreational and functional aspects of daily life in the Village Center.

Have a safe and happy holiday season. We look forward to seeing you all in 2007 for our next workshop.

Aloha,
Laura Kodama
Manager, Land Development

(see page 8 for participating organizations)

Formulating Ideas for the Village Center

The planning for Koa Ridge continued with a Community Visioning & Planning Workshop on November 15, 2006 at the Hawaii Okinawa Center. Following the last workshop in May 2006 which focused on “external planning issues” and how they affect projects like Koa Ridge, the planning process returned to “internal planning issues” with a specific focus on developing characteristics and activities for the Village Center, envisioned to be the heart of Koa Ridge.

The Workshop was attended by 36 participants, including some new to the Koa Ridge visioning process who actively engaged in sharing their ideas for the Village Center with members from the prior visioning workshops (see Welcome New Visioning Group Members on page 2).

Laura Kodama, Manager of Land Development, Castle & Cooke Homes Hawaii, Inc., opened the Workshop by welcoming the participants and providing a background and update of the Koa Ridge planning process. Currently, Castle & Cooke is continuing its mediation with the Wahiawa Hospital Association regarding the acquisition of lands in Koa Ridge Makai for the proposed Pacific Health Center development. In the meantime, Castle and Cooke is continuing with the planning phase of Koa Ridge and the eventual re-initiation of its petition with the State Land Use Commission, including the preparation of an environmental impact statement (EIS).

Planning consultant Bob Odermatt then presented to the group the framework of the concept, physical characteristics and components of a Village Center. To acquaint the new visioning members, Bob Odermatt first provided a summary overview of the planning process undertaken to date for Koa Ridge through the past visioning workshops, starting with the development’s vision



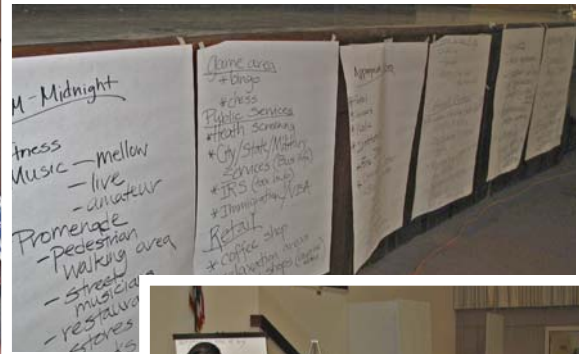
Sharing thoughts on the Village Center

(continued on Page 2)



Ideas for the Village Center keep flowing

Just a few of the ideas expressed



PARTICIPANTS ENGAGE IN PLANNING FOR THE VILLAGE CENTER

*Formulating Ideas for the Village Center
(continued from Page 1)*

statement, general considerations for major components of the master plan, planning principles, and culminating in the preferred planning concept in October 2004.

Following the formal presentation of the concept, physical characteristics and components of the Village Center (see page 3), Bob Odermatt led the participants in an exercise to identify specific ideas for the Village Center as to:

■ Appropriate Uses

- Retail
- Services
- Public
- Institutions

■ Community-Making Activities

- Time of Day/Day of Week
- Age

■ The Gathering Place

- Thoughts on the physical characteristics

Working in five groups, the participants eagerly contributed their ideas on various uses, activities and characteristics that would make for a dynamic Village Center for Koa Ridge. The exercise concluded with a representative from each group sharing their group's ideas with the other participants. In general, the underlying theme that emerged is the desire for a community-oriented Village Center with a mixture of retail and residential uses, complemented with cultural, recreational, educational, and medical services opportunities. A summary of the results of the Workshop exercise is included on pages 4 to 7.

WELCOME NEW VISIONING GROUP MEMBERS

In the June 2006 Community Visioning newsletter, we requested your suggestions of new organizations or community groups interested in joining the Koa Ridge Community Visioning Group. Much interest was expressed and on August 15, 2006, a meeting was held at the Pearl Country Club to welcome the potential members and to provide them with an overview of the history and context of the Koa Ridge planning process to date. The approximately 80 attendees representing various community organizations as well as residents were provided the opportunity to socialize and interact with the Castle & Cooke staff and to learn about the Visioning Group's participation in the planning process for Koa Ridge. Long-time visioning member Mr. Richard Yasukochi enthusiastically shared his personal experience in the visioning process with the attendees. The evening concluded with the attendees participating in a survey intended to share their thoughts and ideas for Koa Ridge.

To expand on the broad cross-section of participants, three community groups were selected to join the Koa Ridge Community Visioning Group – Hope Chapel West Oahu, Mililani-Waena Elementary School and Leilehua High School, along with several residents. Castle & Cooke welcomes these new members to the visioning process and looks forward to their insight and contributions in the development of Koa Ridge.

PHYSICAL CHARACTERISTICS & COMPONENTS OF THE VILLAGE CENTER

PHYSICAL CHARACTERISTICS:

- Has a visible presence in the community.
- Easy to see.
- Easy to find.
- Easy to get to.
- Easy to comprehend.
- A comfortable gathering place.

- Accessed primarily by foot and bicycle (but plan for the car).
- A pedestrian preferred environment.
- Modeled after a traditional small town (not a shopping center).

- Encourages people to:
 - Come often.
 - Stay for extended periods.
 - Multi-task.



COMPONENTS:

Appropriate Uses:

- Retail
- Public
- Services
- Institutions

Community-Making Activities:

- Programmed Activities
- Spontaneous Activities

The Gathering Place:

- Village Green
- Village Blue
- Village Plaza



WORKSHOP PARTICIPANTS' IDEAS FOR THE VILLAGE CENTER

APPROPRIATE USES

RETAIL

Eateries

- Restaurants (breakfast place, fine dining, deli, café, sidewalk café/dining, no drive-through)
- Bakeries, Pastry/Sweet Shops (unique items)
- Beverage/Coffee Shops (Starbucks w/drive-through, Jamba Juice)
- Bars

Retail Stores/Shops

- Supermarkets/Grocery/Convenience Stores (Whole Foods)
- Drug Store/Neighborhood Pharmacy (Longs)
- Stores (Target, IKEA, Don Quijote)
- Specialty Shops (boutiques related to specific activities)
- No Big Box
- Bookstores
- Fun Factory

Hair Salon/Barber Shop

Doggy Day Care/Doggy Salon

Theaters

Kiosks

- Mini Massages
- Support livelihood of specialized groups (i.e., blind vendors in Manila)
- Astronomers (star gazing)



SERVICES

City/State/Military Services

- Satellite City Hall (bus info/drivers license)
- IRS (tax info)
- Immigration/VISA

Financial Institutions/Services

Integrated or Accessible Medical Services

- Doctors/Dentists
- Health Screening
- Medical Clinic/Senior Center
- Physical Therapy/Acupuncture
- Sports Medicine
- Medical Supplies
- Optical Services

Gas Station

Dry Cleaners

Hotel/Inn



INSTITUTIONS

Church

Continuing Education

Early Education Center/Pre-School

Education/Art Center

Technology Media Center/Tech Café for Classes



PUBLIC

Fire/Police Station/HPD Satellite Office

Library (fiber optics, digitized electronic/tech center)

Study Center/Learning Center/ After School Programs (technology, tutoring, Kumon, academic/enrichment programs, supplemental math/reading, free internet)

Post Office

Transit Center/Ride Sharing

Community Center

- Multi-Purpose Center/Clubhouse
- Senior Center/Activities/Classes (arts & crafts, dancing, games/card room, exercise/tai chi, nutrition centers, Meals-on-Wheels, karaoke singing)
- Kids Activities (Tiny Tot classes)
- Grouping Activities
- Teen Area (game room)/Youth Activity Center/ Teen Club
- Community Information Center (central registration area for sports teams)
- Learning Center (free internet)
- Meeting Facilities

Family Support Classes

University Extension Urban Garden/Botanical Garden (native plants with information)

Community Security Center

Day Care Center

Boys and Girls Club

YMCA/YWCA

Office Space

Recreational Facilities

- Gym/Indoor Basketball Courts
- Recreation Center
- Fitness Center
- Skating Rink/Skateboard Park
- Water Park
- Bowling/Shuffle Bowling
- Croquet
- Driving Range/Miniature Golf
- Outdoor Play Area/Playground (soft play surface)/Exercise Area
- Dog/Bark Park
- Arcade/Pool (i.e., Hawaiian Brian's Billiards)/ Video Game Area (competitive)
- Game Area/Chess-Checker Board Tables (life size)/Bingo

Cultural Arts Center

- Art Activities (glass blowing, arts and crafts)
- Performing and visual arts
- Dance Studio/Outdoor Dance Area (ballroom/ folk/square dancing exhibitions)
- Music Studio
- Amphitheater (open air)
- Indoor Theater
- Cultural Classes (Hawaiiana – lomi lomi, storytelling, musical instrument classes)
- Mentoring opportunities for kids

Hawaiian Healing Center

WORKSHOP PARTICIPANTS' IDEAS FOR THE VILLAGE CENTER

COMMUNITY-MAKING ACTIVITIES

PROGRAMMED ACTIVITIES

Community Swap Meet

Farmers Market

Annual Community Events

- Parades
- Wine and Dine
- Sunset/Movie in the Park



SPONTANEOUS ACTIVITIES

Special Occasion Events

- Holiday Activities (Christmas plays, Christmas Fantasyland, ornament/gingerbread house making)
- Halloween Costume Contest
- Founders Day

Inter-Denominational Celebrations

Cultural Festivals

Concert in the Park

Family Activities

Cooking Contests



WORKSHOP PARTICIPANTS' IDEAS FOR THE VILLAGE CENTER



THE GATHERING PLACE

CHARACTERISTICS

Mixed Use

- Retail, residential (residences above retail, studio/loft spaces)
- Higher density

Small Town Look

- Narrow roads (grid)
- Small stores, saimin stand, kiosks

Village Green

- Large, flat, open lawn area
 - Mound (on either end) where children can slide
 - Bandstand (on either end) like Kapiolani Park (musicians, performers)
 - Protective shade areas
 - Fountain/water feature, art sculptures/statues/murals
 - Shade trees (around perimeter)/garden/greenery
- Stage area (sloped lawn, amphitheater-like)
- Green center (circular), defined focal point (mini park)
- Semi-covered/covered pavilion (protection from weather)
- Place to mingle with common interests (similar to Seattle, Idaho), informational rallies (organized), cultural shows, central contest area (with display area/entry drop-off area), ethnic themes)
- Meditation park/relaxation areas
- Community garden
- Picnic area/tables, benches, sidewalk furniture, trash disposal/recycling containers, bicycle racks, public restrooms
- Wide, shaded walkways/connectivity to walking paths and bikepaths
- Cars on perimeter, underground parking garages
- Shuttle service

Promenade

- Pedestrian walking areas
- Street musicians
- Restaurants, stores, kiosks

Disneyland Main Street Scene

Cultural Symbol at Village Center

- Interconnected
- Reflected in physical features/architecture
- Surrounding anchors/shops to define character
- Retail supports cultural center

Design Considerations

- Hawaiian sense of place
- Uniform design
- Design standards





PARTICIPATING ORGANIZATIONS

Castle & Cooke invited over 70 community groups from Wahiawa to Pearl City to participate in the visioning process. Of these, representatives from the following 47 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 Business Park Association • Girl Scouts • Hawaii Bicycling League • Hawaii United Okinawa Association • Hope Chapel West Oahu • Kanoelani Elementary, SCC • Leilehua High School • Makua Alii 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 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

ANTICIPATED PROJECT SCHEDULE

- Complete Koa Ridge Master Plan - Spring 2007
- Community Workshop #9 - Spring 2007
- Incorporate Master Plan into State Land Use Commission Petition and EIS - Summer 2007
- Submit Zone Change Application to City & County - Summer 2008
- Infrastructure Groundbreaking - Summer 2009
- First homes available - Fall 2010

Questions or Comments?
Contact Sherman Wong at 548-4870

Visit the Koa Ridge website at www.koaridge.com