

## Fresh Start, Faster Pace for Koa Ridge Makai

Pieces are falling into place for Castle & Cooke's Koa Ridge Makai, and the pace of planning for the new Central Oahu community is picking up.

On May 1, Castle & Cooke and The Wahiawa Hospital Association reached an agreement to make health services an integral part of Koa Ridge Makai (see sidebar). With the agreement, Castle & Cooke is now moving ahead on the long-awaited housing/community development. A draft environmental impact statement (EIS) is expected in October, with the final EIS to follow in early 2009. The EIS will include traffic studies and plans.

"I'm not going to spend too much time going over the past because I think there's too much interest in the future," said Bob Odermatt, planning consultant for Castle & Cooke, at the June 19 Koa Ridge Community Visioning Workshop. "Tonight, we're starting over, and we're going to pick up the pace."

Indeed, at the June 19 and July 17 Community Visioning Workshop participants met with planning consultants from Van Meter Williams Pollack, an award-winning architecture and urban design firm based in San Francisco and Denver, to weigh in on various land use options for Koa Ridge Makai.

At both meetings, architect Tim Van Meter presented four different approaches for Koa Ridge Makai. Each land use plan adhered to the

Koa Ridge guiding principles, but incorporated planned community features — healthcare facilities, a school, parks, commercial centers, a mix of housing types — in different ways. The plans also took different approaches to infrastructure issues like highway access, street grids and utility location. (See the four approaches on pages 2-3.)

At the June meeting, Visioning Team members provided verbal feedback on the initial concepts. In July, team members looked at refined maps and used scorecards to rank the features in each. The next meeting is set for September 17. At that time, Castle & Cooke hopes to provide a new, consolidated town plan that reflects the preferences expressed during the summer meetings.

"The plan that we'll present in September will be a hybrid — it'll include the best elements from all of the concepts presented," explained Rodney Funakoshi, Castle & Cooke's senior project manager.

After the July meeting, participants seemed pleased with the process and direction as well as the plans.

"I told my daughter that Koa Ridge is going to be a good place for her to come home to," said Susan Moniz of St. Joseph Catholic Church. "Her wish is to work in the place where she lives, and I think Koa Ridge will be perfect for her."

## Medical Services for Central Oahu

The medical and health care services component planned for Koa Ridge Makai will meet the health and wellness needs of residents throughout the Central Oahu region.

"Koa Ridge Makai has a superb future and the medical component could easily become a recognized quality medical center for Central Oahu," said R. Don Olden, chief executive officer of Wahiawa General Hospital, in a statement announcing the agreement.

While the design of the medical services component must still be finalized, the broad range of services being considered for the site include diagnostic imaging, oncology services, surgical and other ambulatory services, physician medical office buildings, skilled nursing facilities, acute inpatient care, emergency care services, management support services, and medical education.

*Castle & Cooke would like to acknowledge the recent passing of two long-time Community Visioning Team members: Wayne Miyahira and Ellen Hyer. Both Wayne and Ellen were dedicated and active members of their communities, and have been involved in the Community Visioning process since our first meeting in 2003. Their generosity, commitment and warm personalities will be deeply missed.*

# Turning Refined Alternatives Into a Preferred Plan

On July 17, Community Visioning Team members examined four refined land use plans for Koa Ridge Makai, then used a scorecard to assess the different approaches to neighborhood features and infrastructure. The refined plans are presented here along with some of the pros and cons of each and a summary of scorecard results. In September, Castle & Cooke will unveil a preferred urban design plan that will be a hybrid of the refined plans.



Doug Thomas (L) and Noelle Sutherland discuss the refined alternatives with other workshop participants.



LAND USE - RESIDENTIAL	
R1 LARGE LOT SINGLE FAMILY	R7 LIVE / WORK
R2 SINGLE FAMILY	R8 STACKED FLATS
R3 SMALL LOT SINGLE FAMILY	R9 PODIUM BLOCK
R4 TOWN HOUSE	R10 URBAN BLOCK
R5 TOWN / ROW HOUSE	R11 MIXED USE / RESIDENTIAL
R6 ROW HOUSE	

LAND USE - COMMERCIAL	
C12 MIXED USE / COMMERCIAL	C15 HOTEL
C13 OFFICE / EMPLOYMENT	C17 HEALTH CARE
C14 RETAIL	C19 INDUSTRIAL - LIGHT

LAND USE - COMMUNITY	
16 COMMUNITY CENTER	20 CHURCH
18 SCHOOL - ELEMENTARY	

LAND USE - OPEN SPACE	
O21 NEIGHBORHOOD PARK	O24 PODIUM COURTYARD
O22 ACTIVE PARK	O28 OPEN SPACE / MISC
O23 MAIN PLAZA / PIAZZA	

## Pros

- 9 neighborhood parks
- Most commercial square footage
- Good visibility of healthcare facility
- Retail on two sides of spine road
- Best block orientation to prevailing winds
- Town center brought deepest into site

## Cons

- Least amount of housing stock
- Power lines affect most homes and most desirable land
- Least effective use of active park as highway buffer
- Less desirable school site geometry
- Least connected street grid
- Undefined town center edge

## Scorecard Highlights

- Received lowest score for location of power lines
- Received lowest score for location and quantity of active parks

## Pros

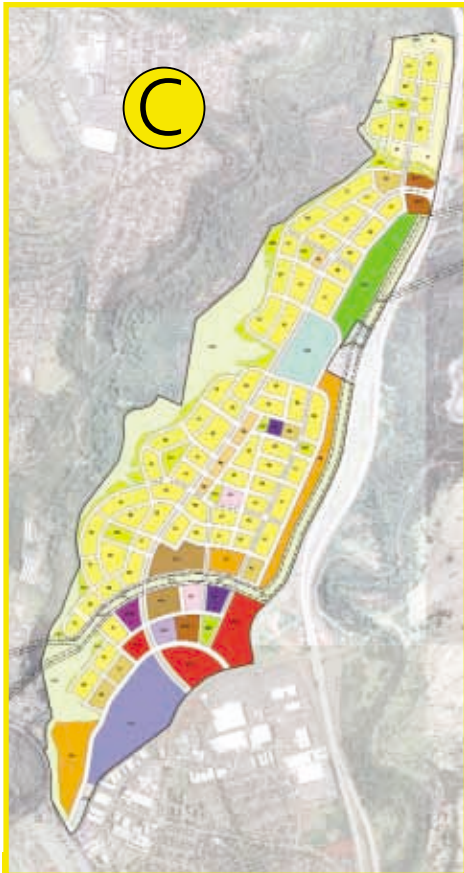
- 8 neighborhood parks, including 2 active parks
- Most housing units
- Best mitigation of single family homes to power lines
- Good use of power lines as highway buffer
- Best connectivity
- Retail in best location

## Cons

- Separation of residential and town center by power lines
- Non-rectilinear healthcare facility
- Least defined neighborhoods
- Partial use of active park as highway buffer

## Scorecard Highlights

- Received second highest score for retail
- Received second highest score for location and quantity of active parks



**Pros**

- 9 parks
- Most single family homes
- Better healthcare facility geometry
- Use of active park as highway buffer
- Power lines perceived as having less impact
- Power lines used as highway buffer

**Cons**

- Least amount of retail
- Least efficient block structure
- Active parks serve least amount of population
- Smallest town green

**Scorecard Highlights**

- Received highest score for healthcare facility location
- Received highest score for location of power lines



**Pros**

- 10 neighborhood parks
- Excellent use of power lines as highway buffer
- Better healthcare facility geometry
- Best use of active park as buffer
- Desirable school site geometry
- Defined town center edge

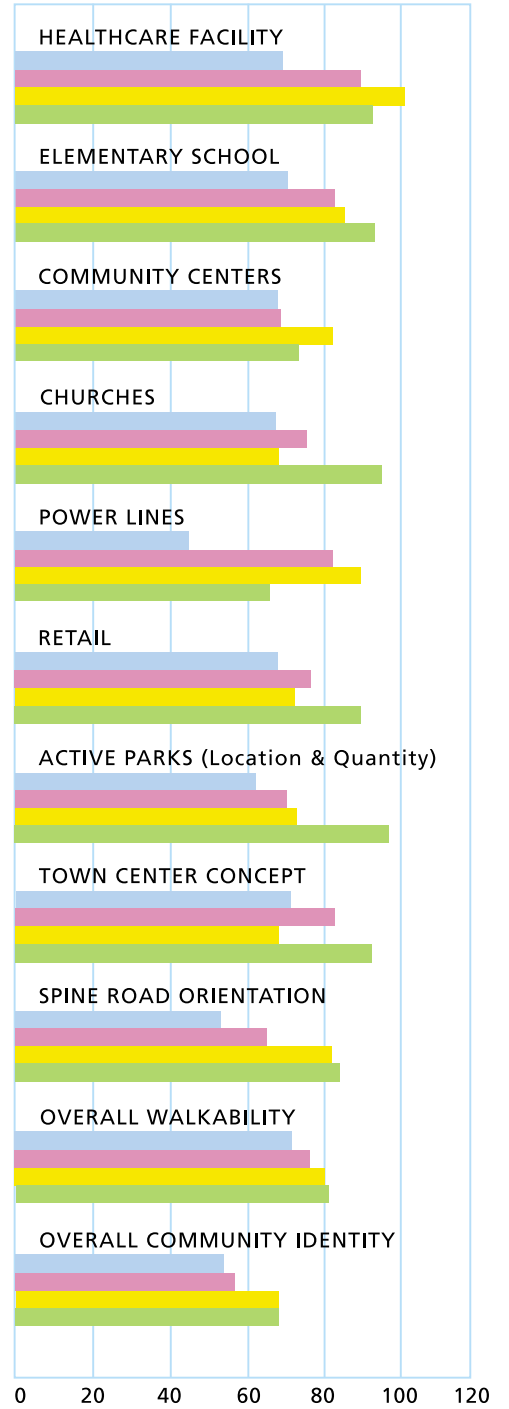
**Cons**

- Separation of residential and town center by power lines
- Power lines have most impact to autos
- Most complex layout of power lines

**Scorecard Highlights**

- Received highest overall score
- Received highest score for location and quantity of neighborhood parks and active parks

## Koa Ridge Alternatives Scorecard Summary



Results and scale reflect points awarded during scorecard exercise.

- Alternative A
- Alternative B
- Alternative C
- Alternative D

P.O. Box 898900  
Mililani, HI 96789-8900



## 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

- Present Koa Ridge Makai preferred land use plan – September 2008
- Prepare Draft EIS – Fall 2008
- Prepare proposed Final EIS – Spring 2009
- State Land Use Commission hearings – Summer 2009
- Submit Zone Change Application to City & County – Fall 2009
- Infrastructure Groundbreaking – Fall 2009
- First homes available – Spring 2012

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

Visit the Koa Ridge Web site at  
**[www.koaridge.com](http://www.koaridge.com).**