

KOA RIDGE Community Visioning

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*Castle & Cooke
Homes Hawaii, Inc.*

Community Visioning Team Reconvenes: Final Community Concept Presented

On Sept. 10, community members and neighborhood residents came together to participate in the first Castle & Cooke Community Visioning Meeting in a year.

Since our last meeting, we have taken several momentous steps forward in the planning and development of Koa Ridge, the most notable being the finalization of the design concept for Koa Ridge Makai.

Planning consultant Bob Odermatt presented the final concept to more than 50 participants who attended the meeting, which incorporated many of the preferred concept details unveiled during the last meeting in October 2008. The design is based on the concept shown in the final EIS submitted to the State Land Use Commission earlier this year.

More than a dozen display boards were set up around the meeting room, each containing renderings of the



Planning consultant Bob Odermatt shares plans of Koa Ridge Village Center with DTS Director Wayne Yoshioka and Community Visioning members.

infrastructure, layout and housing options for the Koa Ridge Makai and Waiawa communities. Attendees had the opportunity to see the details of the final design up close and have their questions answered by members of the Castle & Cooke team.

Overall reaction to the presentation was very positive and many attendees noted the careful attention to details and thoughtfulness taken to include community input as well as address concerns within the design.

Bruce Barrett, executive vice president of Castle & Cooke, closed the meeting by thanking the Visioning Committee members and reminding everyone of why they were there. "At Castle & Cooke, our vision involves investing in Hawaii, creating communities and building dreams," he said. "The Koa Ridge project truly exemplifies this."

Together, we are working to build a master-planned community unlike any other in Hawaii.



Ron Taketa, Ken Sakurai and Bruce Barrett catch up before the meeting.

Mahalo Community Visioning Committee

Castle & Cooke would like to send a warm mahalo to all of our Community Visioning committee members for dedicating your time, resources and efforts to creating a master-planned community like no other.

In particular, we would like to recognize 11 of our committee members who were present at our recent meeting and have been a part of our Koa Ridge visioning team since the very beginning: Marty Burke, Warren Harada, Dean Hazama, Tom Lenchanko, Eric Matsumoto, Susan Moniz, Wayne Ogasawara, Ed Okada, Dick Poirier, Mits Shito, and Teresa Wee.

Thank you all for your commitment – we look forward to our continuing partnership in building a better community.



Dick Poirier, right, one of the original Community Visioning committee members, and Doug Thomas.



The Final Design – Koa Ridge Makai

A little more than six years ago, the first Koa Ridge Community Visioning Meeting brought together a community developer, area residents and neighborhood leaders in an effort to create a brand new, “21st century” community. Through their collaborative effort, the committee created the following vision statement for this new development:

“A multi-generational, multi-cultural community that honors the past while embracing the future. A ‘first name’ community where neighbors share their love for natural beauty, commitment to life-long education, a healthy lifestyle, shared traditions, and values while pursuing their individual dreams.”

Thanks to the hard work and dedication of our Community Visioning members, we have taken one step closer to making this dream community a reality with the unveiling of a further defined land plan for Koa Ridge Makai – a culmination of years of careful planning and community and government agency input.

Taking great care to maintain the integrity and spirit of the founding vision, Castle & Cooke has shaped Koa Ridge Makai into a community that appeals to all residents and will foster sustainability and well-planned growth for future generations.

Below are some of the highlights from the presentation:

Emphasis on community circulation

Unlike other planned communities, the neighborhoods within Koa Ridge Makai have been designed to have a modern look while retaining a small-town feel.

- Instead of backyards hidden by concrete walls facing the main thoroughfare, a tree-lined parkway will allow for more open space with homes fronting the street, creating an aesthetically pleasing, welcoming atmosphere. Most roadways will be given generous width to allow for unobtrusive street parking.

- Streets will be designed for travel at lower speeds, creating a safer environment for both motorists and pedestrians.
- Roundabouts built on the parkway will calm traffic and help to relieve congestion at regular intervals as the road enters residential areas. Each roundabout will be landscaped differently to make it easier to distinguish different neighborhood areas and navigate the community.

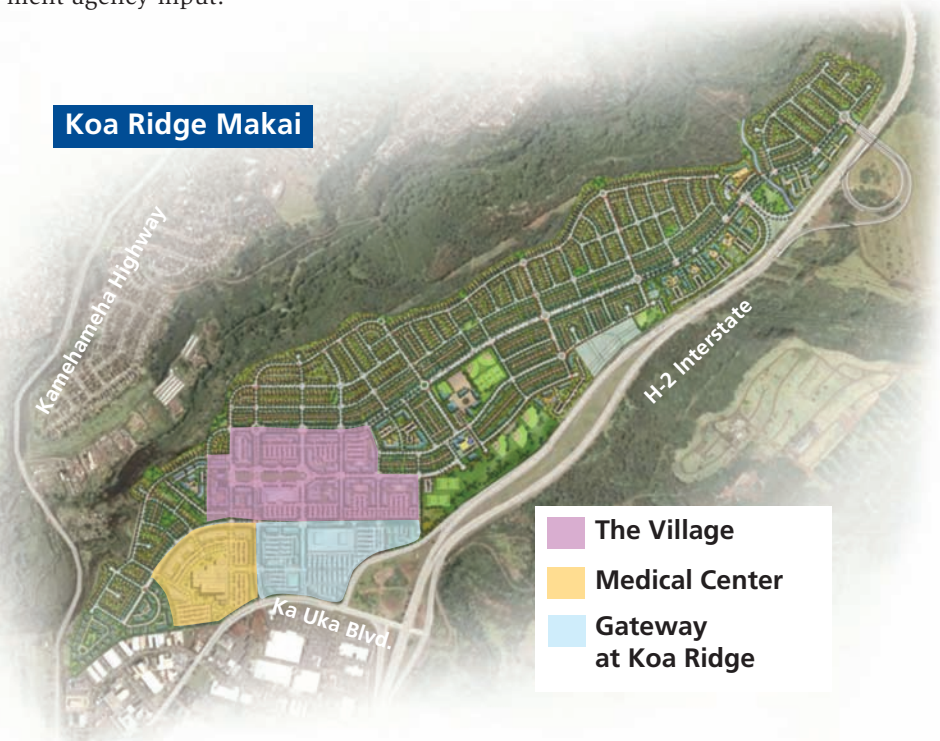
Safe, convenient options for walking, biking and mass transit

In an effort to promote sustainability and offer alternative modes of transportation, Koa Ridge Makai has also been designed to be “transit-ready,” allowing for the seamless integration of the city’s proposed rail system as well as bus transit. In addition, mini transit stations are planned throughout the development, spaced a 10-minute walk apart, giving residents convenient access to transportation for commuting as well as neighborhood travel.

In addition to mass transit, Koa Ridge Makai also incorporates bicycle and pedestrian-friendly features that promote healthy, active lifestyles. The design includes “Class I” bicycle lanes, separated from motor vehicle traffic, along with pedestrian walkways that will intersect to form a network of biking and walking paths weaving through and along the edge of the Koa Ridge development. These paths will create a safe means of accessing all retail, residential and commercial areas within the community.

Creating the heart of the community

The village center has been designated as the “heart” of the community. Accessible from all directions, this will



Koa Ridge Makai

- The Village
- Medical Center
- Gateway at Koa Ridge



The village center is the “heart” of the Koa Ridge community.

become Koa Ridge Makai’s central hub for business, retail and entertainment.

The village center, described as a “welcoming, central gathering place for all Koa Ridge residents,” will feature comfortable surroundings and room to hold celebrations, meetings, a farmers market, and other community-focused events. The immediate area around the center will house a grocery store, restaurants, retail stores, and more. Storefronts will not be fully defined, allowing for wares to be displayed outside along covered sidewalks – providing a more intimate shopping experience.

Also proposed for the village area are retail/residential facilities, a church and community center, and senior resident housing, which could provide assisted living conveniently adjacent to all of Koa Ridge’s vital businesses.

In addition, the current plan also features an inn that will serve primarily locals and guests of Koa Ridge residents and the neighboring communities. The inn would also contain additional meeting spaces, ballrooms and services for the community. Although development

of the inn is not allowable within the current land zoning, Castle & Cooke hopes to work with county officials to find a solution to this issue.

The power lines, which were originally anticipated to run through the village site, will now be placed

parallel to the H-2 freeway in a seam between the Koa Ridge Makai gateway and the village center, a change which still serves to minimize their visible presence.

In line with Koa Ridge Makai’s family-friendly layout, the village green will also have recreational areas for keiki, including a community park for baseball and soccer fields. The plan also includes neighborhood parks that may be used to provide tennis courts, a dog park and a community garden.

Looking ahead

As we continue moving forward, Castle & Cooke remains committed to working with our neighbors, business partners and government agencies to create a unique lifestyle and living experience for Koa Ridge Makai residents.

Medical Center Update

The Medical Center Complex planned for Koa Ridge Makai, considered an integral part of the community, continues to take shape as feasibility studies are assessed and area needs are determined. The Medical Center Complex will provide increased job opportunities and easy access to healthcare services for the community and the surrounding region including the North Shore and Central Oahu. Don Olden, chief executive officer of Wahiawa General Hospital, took a moment during our recent Community Visioning Meeting to give committee members some insight into their planning progress.

Currently, the medical center is in its early planning stages. Olden and his planning team are actively completing demographic studies, researching historical data and determining the right type of facilities that will be needed to provide care for our diverse, growing community.

Based on initial area population projections, the Koa Ridge Makai facility will support a wide range of healthcare services, including physician services, in-patient acute care, emergency, and diagnostic services. In addition, the center will support an ambulatory care center, medical offices and a skilled nursing facility.

The additional beds and medical services offered at Koa Ridge would potentially ease the strain on Wahiawa General and provide expanded high quality services needed by the community. Mr. Olden and his team are hopeful that the new facility will provide excellent healthcare for the community without area residents having to travel into Honolulu.



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 47 groups committed to participate in the visioning process.

Aiea Pearl City Business Association	Makua Softball League	Trinity United Methodist Church Pearl City
American Youth Soccer Organization – Ewa/Waipahu/Waipio	Mililani Community Church	Wahiawa Community & Business Association
American Youth Soccer Organization – Pearl City	Mililani High School, SCC	Wahiawa Hawaiian Civic Club
Boy Scouts of America	Mililani Mauka/Launani Valley Neighborhood Board (N.B.) No. 35	Wahiawa Master Plan Committee
Central Oahu Youth Baseball League	Mililani Town Association	Wahiawa-Whitmore Village N.B. No. 26
Cornerstone Fellowship	Mililani-Waena Elementary School	Wahiawa Rainbows
Mililani Mauka	Mililani/Waipio/Melemanu N.B. No. 25	Waikele Elementary School
Filipino Community Center	New Hope Pearl City	Waipahu Community Association
Gentry Waipio Community Association	Oahu Arts Center	Waipahu High School
Girl Scouts	Oahu Resource Conservation & Development Council	Waipahu Intermediate School
Hawaii Bicycling League	Olalo Retirement Community	Waipahu N.B. No. 22
Hawaii United Okinawa Association	Pearl City Community Association	Waipahu United Church of Christ
Hope Chapel West Oahu	Pearl City High School	Waipio Community Baptist Church
Kanoelani Elementary, SCC	Pearl City Makule Club	Waipio Little League Baseball
Leilehua High School	Pearl City N.B. No. 21	YMCA Leeward Branch
	St. Joseph Catholic Church	YMCA Mililani Branch
	St. Joseph School	

Anticipated Project Schedule

- Final Environmental Impact Statement accepted - July 2009
- State Land Use Commission hearings - January 2010
- Submit Zone Change Application to City - Summer 2010
- Infrastructure Groundbreaking - Spring 2011
- First homes available - Fall 2012

Questions or comments?
 Contact Rodney Funakoshi at
548-4869
 Visit the Koa Ridge Web site at
www.koaridge.com