

EXECUTIVE SUMMARY

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The 242-acre Waimano Ridge site (TMK: 9-07-25:01), where the existing Waimano Training School and Hospital (WTSH) now stands overlooks Pearl Harbor and the Pearl City coastal plain. Immediately south are Pearl City High School, Momilani Elementary School, and the Pearl City residential neighborhoods. Waimano Valley and the Pacific Palisades neighborhoods lie immediately west, while Waimalu Valley and the Royal Summit residential developments are located immediately east of the site.

Master planning at the Waimano Ridge will include updating of WTSH facilities to create a transformed facility complex in accordance with Waimano Master Plan Task Force and Department of Health intent. This transformed facility will be referred to as the Waimano Training and Treatment Center (WTTC). The overall scope of this master planning will incorporate WTTC facilities, privately-run programs for the developmentally disabled, the Pearl City Cultural Center, baseball fields for the Pearl City Youth Association, the Department of Health Laboratory Facility, future Department of Health office spaces, and appropriate community uses.

Limitations to development at the site appear to be confined to two principal factors:

- Site Topography
- Existing Government Regulations

Limitations to re-use of existing facilities consist of three principal factors:

- Physical Condition
- Adaptability to Architectural Program Requirements
- Facility Location Relative to Master Plan Requirements

Preliminary site and facility investigations have indicated the following:

- *By virtue of its physical and locational qualities, the Waimano Ridge offers significant opportunities for the development of future W TTC, Department of Health, and appropriate community-related facilities. About 77 of its 242 acres are suitable for development.*
- *Existing W TTC buildings range in age from 20 to 55 years. Some are in poor condition. Most need some form of maintenance. All need updating to conform to current functional requirements and codes.*
- *Based on their existing condition, about 38% of the existing buildings at the site may qualify for re-use, provided that they meet requirements defined by the architectural program and the master plan for W TTC facilities presented in Volumes 2 and 3 of this report. These re-use candidates should be re-evaluated, based on program and master plan requirements, once these have been developed. This report proposes that the rest should be demolished to provide room for future new facility construction.*

It should be noted that whether or not a building is a re-use candidate, it may be needed to serve interim uses while redevelopment of the site is taking place. Such facilities would be phased out, relocated, or removed if necessary as site redevelopment proceeds.

- *In view of the significant opportunities of the site and the generally poor or marginal condition of most of the existing buildings, it appears that site master planning should place primary consideration on architectural program requirements and site physical characteristics. Re-use of existing buildings may be considered if they are physically sound, spatially adaptable, and locationally suitable.*

Approaching master planning and facility development in this way will assist in providing an optimally organized complex of facilities, based on Waimano Master Plan Task Force priorities, Department of Health policies, and Developmental Disabilities Division requirements. Redevelopment of

the Waimano Ridge could thus implement a master plan for the developmentally disabled in accordance with thoroughly considered policies for appropriate health care. As cited by the Environmental Design Group (EDG), the project medical facilities architectural consultant, the optimizing of services for the developmentally disabled in accordance with current technologies and philosophies could enable the State to emerge as a national leader in this vital aspect of health care.