

### **III. CONCLUSION**

Since its designation in 1919 as a home and treatment facility for the mentally and physically handicapped, the Waimano Ridge has been an asset to Hawaii's health care system. It has provided not only a place for health care facilities, but an important open space setting as well, creating a tranquil environment for Waimano clientele and staff. By virtue of its physical and locational characteristics, the Waimano Ridge continues to be an excellent site for future WTTC and appropriate Department of Health and community-related uses. As a major tract of land, it presents significant opportunities for rational organization and orderly development of facilities to be located there.

Investigations of the site have revealed few constraints to facility development. Existing WTTC buildings, however, are in various states of repair. While localized adaptation and maintenance have been performed on most of them to maintain their operability, comprehensive programs to update all facilities to current requirements have not been conducted.

The following points summarize principal conclusions from site and facility investigations:

### **The Waimano Ridge**

- 77 acres of relatively level and moderately sloping lands along the ridgetop, as determined by topographic and government policy analysis, appear to offer the most readily suitable sites for construction.
- Archaeological, botanical, off-site traffic, and site utility factors do not appear to offer significant constraints to master planning and construction.
- In view of the significant opportunities of the site and the generally marginal opportunities offered by existing buildings, site master planning should place primary consideration on architectural program requirements and site physical characteristics. Re-use of existing buildings may be con-

sidered if they are physically sound, spatially adaptable and locationally suitable. Although many buildings may not meet Master Plan locational and functional requirements, some buildings may be usable on an interim basis for day programs, offices, storage, or other functions.

- Three main areas that appear most suitable for development of WTTC facilities are:

- the site immediately north of the existing Hale complex,
- the large plateau at the mid-point of the ridge, and
- the site at the top of the ridge close to the existing hospital.

### **The Buildings at Waimano**

- Existing buildings exhibit varying degrees of deficiency in functional efficiency and code compliance, and would need design and equipment updating if they were to be refurbished or converted to serve future WTTC uses.
- Buildings which exhibit structural damage or severe deterioration should not be considered as candidates for long-term continued usage.
- Habitable concrete or concrete block structures that can be adapted to accommodate identified future WTTC architectural space program requirements may be considered candidates for conversion, renovation, and re-use if master plan locational and architectural requirements can be met.

As indicated by the above conclusions, master planning at the Waimano Ridge should be guided principally by architectural program requirements and opportunities offered by the site. This approach would facilitate the shaping of a master plan for the developmentally disabled in accordance with thoroughly considered policies for appropriate health care. In a larger context, a master plan developed in

this way will assist in providing an optimized complex of facilities for the WTTC, the State, and the community at large.