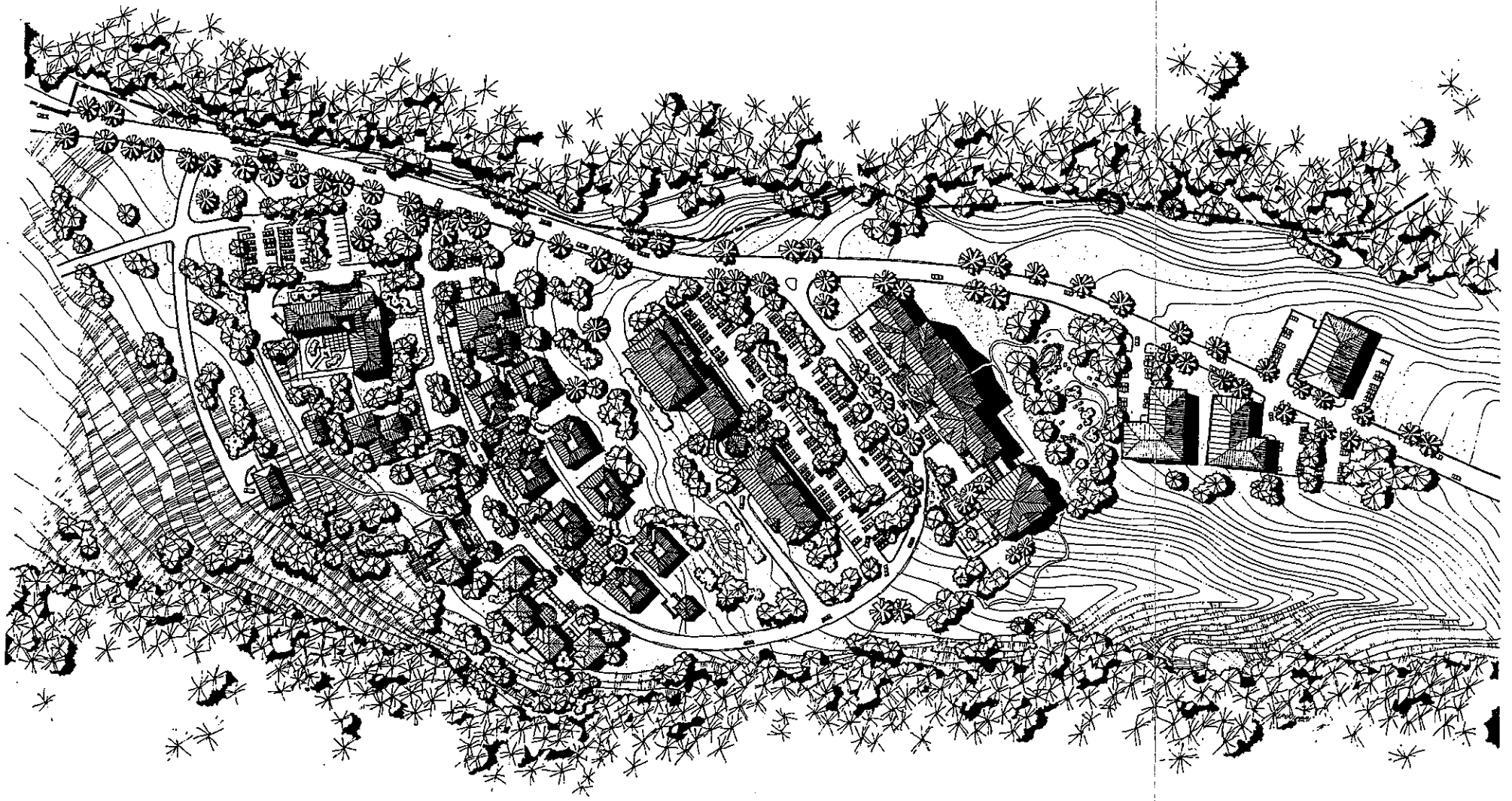
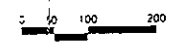


**C. WAIMANO RIDGE
MASTER PLAN**



WAIMANO RIDGE MASTER PLAN



0.50 ACRE	.25	
--------------	-----	--



Partners, Inc

WAIMANO RIDGE MASTER PLAN

The Master Plan establishes the direction and framework for the future growth of Waimano Ridge. The specifics of the plan are based on the most current program and site information available in order to provide a realistic future for the facilities.

The exact locations of buildings, parking and landscaping are determined as well as pedestrian and vehicular circulation. Site engineering establishes the workability of the design on the site.

The plan for Waimano Ridge simulates the surrounding community in its appearance and its structure. The new Cultural Center and baseball field along Waimano Home Road help integrate Waimano Ridge into the community. The DOH Administrative Services and new State Laboratory Building at the top of the ridge help increase community awareness of activities in the area.

The Waimano Training School and Hospital campus is concentrated in the central portion of the site where the land is fairly level, allowing the physically impaired access to all necessary buildings. There is ample land in this area for open space and future growth.

The community is located off the main road which limits traffic through the site, yet maintains visibility. The buildings used most frequently by the public are located at the entrances to the community where parking is available.

The existing natural landscape is maintained where possible with the addition of new landscaping, used to define spaces and direct views. The natural look of the campus is an important aspect of the design helping promote integration into the surrounding community.

THE COMMUNITY

The feeling created on the WTSH campus is that of a "community". Buildings are small in scale and clustered in groups, ranging in size from one to two stories. The residential units are arranged along a street with yards and outdoor areas where activities can be programmed. The clustered houses permit shared activities and staff interaction when necessary.

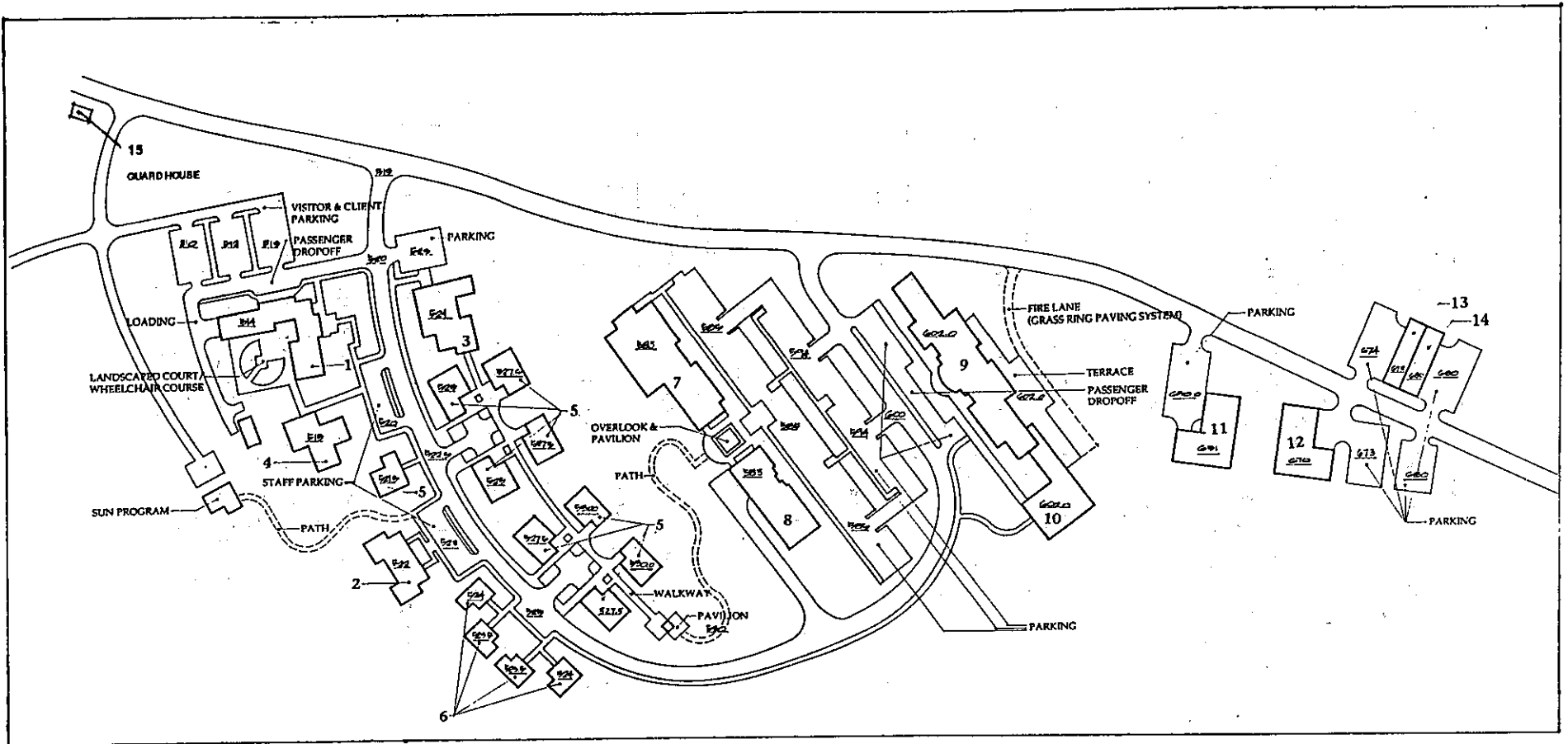
The community is defined by the main road which has been realigned along the edge of the ridge to provide the largest possible contiguous parcel of land. The location of the road eliminates pedestrian and vehicular conflicts by keeping all pedestrians on the eastern side of the main road.

The master plan intends to preserve the natural drainage of the site by maintaining as much of the existing vegetation as possible and the existing drainage-ways, such as the stone water-way along the main road. The large existing trees will promote a sense of history as well as reduce the costs of new earthwork and landscaping.

CAMPUS BUILDINGS

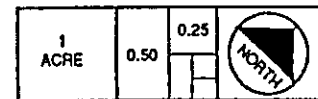
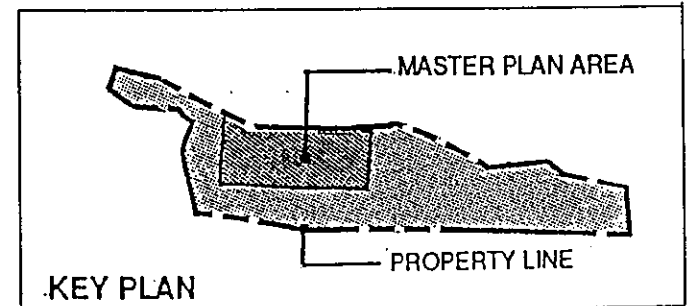
The new building locations can be seen in Figure 32, page 2-119. As stated in the Site Plan Alternatives Section, the most public buildings are located along Waimano Road, where access is most direct. The buildings are arranged on the site as directed by the PDR, working with the contours to keep access as level as possible for the clients, visitors and staff. The contours of the hillside are graded to balance the cut and fill, keeping the building pads small and allowing the slope to continue beyond.

The buildings on this campus are designed to reflect the neighboring community. Materials and colors are chosen to complement the existing surrounding facilities. Buildings are small in scale and placed on the site to work with the contours and existing landscape. The residential units are designed to reflect a "home" atmosphere with



KEY TO FACILITIES

NO.	BUILDING DESCRIPTION	NO.	BUILDING DESCRIPTION
1	SPECIALIZED SERVICES	8	FOOD SERVICE
2	DAY PROGRAMS, BEHAVIORALLY CHALLENGED	9	WAIMANO & DDD/CSDD ADMINISTRATION
2a	DAY PROGRAMS, BEHAVIOR. CHALLENG. TRAINABLE	10	TRAINING & CONFERENCE CENTER
3	DAY PROGRAMS, MEDICALLY FRAGILE	11	CENTRAL SUPPLY, HOUSE KEEPING, LAUNDRY & BOILER
4	12-BEDROOM RESIDENCE	12	ELECTRICAL & MAINTENANCE SHOPS & OFFICE
5	6-BEDROOM RESIDENCE	13	AUTOMOTIVE SHOPS
6	4-BEDROOM RESIDENCE	14	GROUNDKEEPING & VEHICLE STORAGE
7	RECREATION CENTER	15	GUARD HOUSE



WAIMANO RIDGE MASTER PLAN
FIGURE 32: Site Building Layout Plan

windows and doors at an appropriate scale. Each building is equipped for and accessible to the handicapped.

The residential community, as discussed earlier, is the most unique part of the campus. Focused on the outdoors, these buildings are clustered around courts designed for activity and access. These court areas are relatively flat to work with the contours running across the hill. Each building adheres to the city and state standards for residential set backs and height limits.

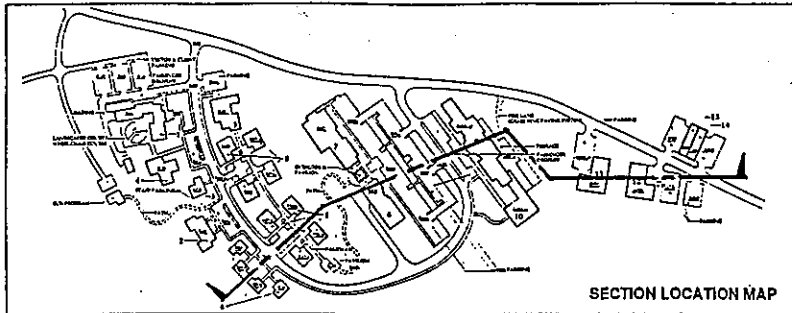
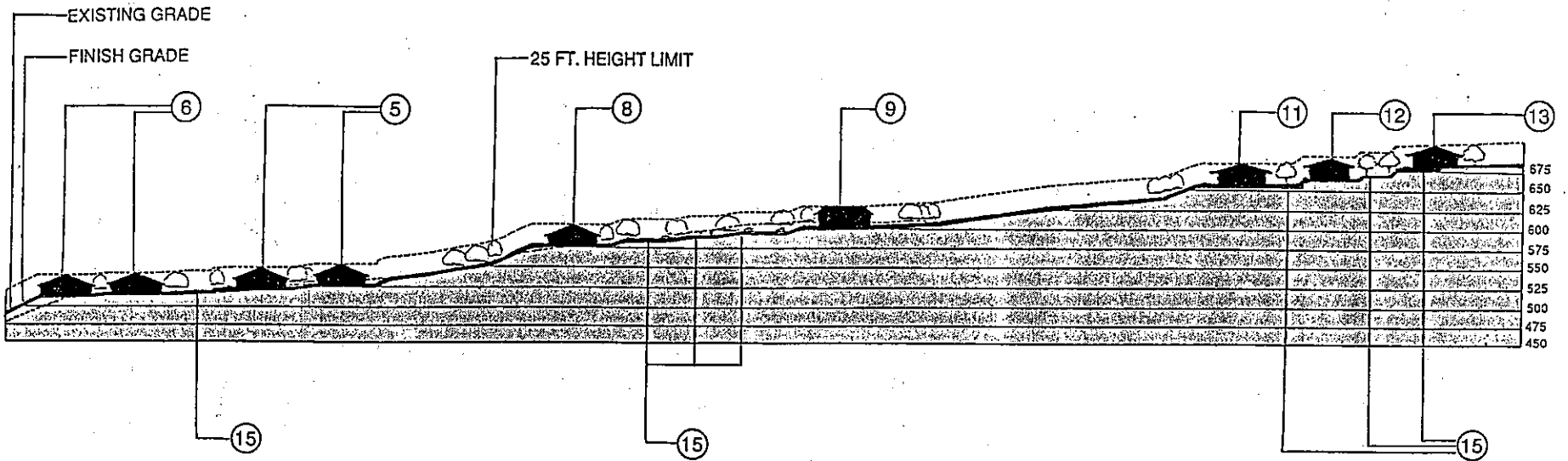
The largest building on the campus is the Administration, Training and Conference Center. This is the only two story structure and thus the only building requiring an elevator. This building is a major place of public interaction on campus, situated at a point on the site where the Training and Conference Center will have spectacular views of Pearl Harbor and Diamond Head.

All the building roofs are sloped to shed water and create a residential character for the campus. These roofs tie the WTSH community together by producing a unifying architectural feature in texture and color. Large overhangs will help shade the windows and provide shelter during inclement weather. These roofs and overhangs also reflect the more traditional Hawaiian buildings designed to work with the climate.

Window openings and entrances should be designed to take advantage of the views and natural ventilation. Each building will be air conditioned but will also have operable windows.

Construction of the buildings is for long the term, using masonry and concrete. The additional specific materials chosen must require minimum maintenance and upkeep. Flat areas have been created around each building with berms to direct water away from the structures as they step down the hillside, see Figure 33, page 2-221.

2-221



KEY TO FACILITIES			
NO.	BUILDING DESCRIPTION	NO.	BUILDING DESCRIPTION
1	SPECIALIZED SERVICES	9	WAIMANO & ODD/CSDD ADMINISTRATION
2	DAY PROGRAMS, BEHAVIORALLY CHALLENGED	10	TRAINING & CONFERENCE CENTER
3	DAY PROGRAMS, MEDICALLY FRAGILE	11	CENTRAL SUPPLY, HOUSE KEEPING, LAUNDRY & BOILER
4	12-BEDROOM RESIDENCE	12	ELECTRICAL & MAINTENANCE SHOPS & OFFICE
5	8-BEDROOM RESIDENCE	13	AUTOMOTIVE SHOPS
6	4-BEDROOM RESIDENCE	14	GROUNDSKEEPING & VEHICLE STORAGE
7	RECREATION CENTER	15	PARKING
8	FOOD SERVICE		

WAIMANO RIDGE MASTER PLAN

FIGURE 33: Longitudinal Section through Site



PEDESTRIAN ACCESSIBILITY

The campus is designed for the pedestrian with pathways shaded by trees. The compact area encourages staff and clients to walk between activities, yet provisions are made for access of the non-ambulatory by vehicle or wheelchair.

All critical walking areas meet handicapped requirements with slopes that are kept to a minimum. Most critical areas where staff is required to move clients are kept at a 3% slope.

The main residential street is lined with trees and sidewalks that lead to each building. A pedestrian spine meanders between the residences connecting these buildings to the Day Programs Building for the Medically Fragile.

One pedestrian path leads down the hill to the Sun Program from the residential area. Another path winds along the hillside to the upper campus or along the roadway connecting the Recreation Center and other facilities.

VEHICULAR TRAFFIC

Vehicular traffic is limited through the site by making parking available immediately off the main road. There is an internal loop system that provides access to all buildings, but may be limited parking within the loop in order to maintain the pedestrian atmosphere of the campus.

Visitors arriving at the site can choose between the lower and upper entrances. The lower entrance directs autos to the Specialized Services or Day Program parking. This lower entrance is designed to be a one-way loop to the south. This allows people to be dropped off at the Specialized Services Building and picked up by circulating through the parking lot. From the parking areas handicapped pedestrian access leads directly to each building. Beyond the parking area on the makai side of the Specialized Services building is an access road leading to the service entrance and to the deep well for maintenance. This road also

MASTER PLAN

leads to the Sun Program and the area designated for future expansion.

The loop road continues up the hill to the middle campus, providing access to parking for the Medically Fragile building and to the residences. Parking courts are created off the street between the residential units for easy access. These courts are able to function for other uses when not required for parking.

The upper entrance off the main road directs cars to the larger parking area for the Training & Conference Center, Administration, Food Services and Recreation Center. This parking area terraces down the hill working with the existing landscape and contours. A service area is provided on the south side of the Food Service Facility with access from the loop road. A fire lane, paved with grass rings, links the north side of the Administration building to the main road, providing service access to the Training & Conference Center.

The Support Facilities have direct access to the main road linking their functions to all Waimano Ridge. Parking is provided at each building as required. The Motor Pool and Groundskeeping equipment are kept across Waimano Road, where the shops are least disruptive to the other facilities.

LANDSCAPING AND SITE DETAILS

The natural beauty of Waimano Ridge is found in its landscape. The mature trees and vegetation add much to the feeling of an established community. New planting will be added to the existing to supplement the new buildings and restore areas disturbed by construction.

Numerous outdoor areas will be created for relaxation and recreation where seating and play equipment will be required.

All streets, parking areas, and walkways need shade trees and site lighting. The lighting

provides safety at night in addition to setting a tranquil mood during the evening hours.

The streets and sidewalks must meet handicapped requirements with curb cuts, slopes and proper widths. Handicapped parking stalls must be located in close proximity to buildings with clear access provided.

Graphics must also be designed into the site for the clients and visitors. Directions and clear signage will complete the campus creating an atmosphere of logic and organization.