

F. CONCLUSIONS

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The physical Master Plan is the result of a process of investigation and evaluation, by DOH, the Waimano Task Force and the design staff. The overall site was studied and evaluated for the best utilization, considering areas to remain under the Waimano Training School & Hospital (WTSH) control and areas to be used by the state for other functions. The new configuration of the site represents both the needs of the WTSH program as outlined in the PDR and the desires of the Waimano Master Plan Task Force.

The Task Force had a clear vision for the future of Waimano. It was one of community rather than an institution. A place where "Waimano" carried a positive image more in keeping with a geographic place rather than a place for the disabled. It saw Waimano as a contributing member of the community at large and a place which shared its abundant resources with the State of Hawaii.

The Master Plan defines the future use and physical character of Waimano Ridge while meeting the difficult challenge set out by the Waimano Ridge Task Force; to secure the site for the unknown, long term needs of the developmentally disabled and other special populations, while integrating the area with non-clinical uses to avoid the stigma of a segregated campus for the disabled.

The Task Force vision for a "totally integrated community", both physically and functionally improves the image of the site by ending the isolation of buildings and programs. The natural landscape and the new "community look" greatly improve the general working and living conditions of the Waimano Training School and Hospital.

Integration and Residential Character

The Task Force envisioned Waimano as a place with a residential character in keeping with the surrounding residential communities. No longer a secured ridge, or a mysterious place at the end of the road, Waimano would be integrated with the surrounded community where community and public activities are welcome. The ridge was envisioned as a place with green open spaces, trails, recreation fields, and small scale health care facilities which would benefit all citizens of Hawaii.

With these considerations in mind, it was the goal of the consultants to address the Task Force Priorities from physical and functional standpoints. This meant that the physical relationships between uses should be established and prioritized and the actual physical needs of the projected population and programs should be detailed. This information formed the basis of the site planning for the Master Plan.

Campus Plan

The new WTSH facilities are designed to relate to the overall Task Force policy to create a "community". In order to realize this goal the site plan had to meet the following expectations.

- 1) Respond to the Site Utilization Diagram chosen by the Waimano Master Plan Task Force. Correspondence to this diagram ensures the best possible integration of the new facilities into the community.

This diagram locates the WTSH facilities in the center of the site on the most level parcel of land as determined by the Site Constraints Diagram. This also defines the site by keeping all active WTSH facilities on one side of the road for pedestrian safety.

- 2) The selected Alternative Site Plan creates three distinctive areas on the site. These areas are all located off the main road, providing access to each other without passing through the other. A main loop road is provided which connects

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the WTSH functions together allowing easy access without going out on the main road.

The first area is the residential component which is combined with the Specialized Services Building and the Day Programs. The residences are grouped along the street for easy access. These housing clusters provide controlled outdoor activity areas and facilitate shared staffing for efficiency of operation and client safety.

The second area consists of Administration Offices, Training and Conference Center, Recreation Center and Food Services. These buildings are grouped around a parking area that connects to the main road and the residential area.

The third area houses the Institutional Facilities, including Electrical and Maintenance Shops and Office, Auto Shops and Groundskeeping, Central Storage, Laundry, Sewing, and Boiler area. This area has direct access to the main road providing central access to the entire ridge.

- 3) The Master Plan locates the buildings, sidewalks and roadways with the most active public uses along the main road where parking is most easily accessed. the residential area is buffered from traffic and noise by the quasi-public Specialized Service Building and an internal circulation loop road.

All areas of the WTSH facilities are connected with sidewalks. The streets are lined with sidewalks reflecting the surrounding neighborhoods and promote pedestrian access between all function areas. All critical connections are handicap accessible.

Vehicular traffic is limited through the site by making parking available immediately off the main road. The roadways and parking areas are lined with trees to provide shade and

create a pleasant atmosphere for residents and visitors.

- 4) Design Guidelines are provided in the master plan that exemplify existing neighborhoods and regional design qualities.

The architectural style of the buildings should reflect these examples with sloped roofs, large overhangs and wall surfaces that are broken down in scale. All buildings are limited to two stories and are sited to work with existing contours as much as possible.

The landscape should represent the local environment, with special attention to the WTSH entry, streets, paths and parking areas. Canopy trees should be used along roadways and pedestrian areas with flowering plants used for accent in special areas.

- 5) Implementation of the Master Plan will be phased to allow continued operation of all important facilities during the construction period. The phases will take place over several years corresponding to the Task Force priority schedule.

The first phase begins with the Institutional Facilities. The existing buildings have been cleared for the new Cultural Center Complex.

The second phase includes the residential area, Specialized Services and the Day Programs. Parking will be provided off the main road and the residential street will be built.

The third phase establishes the new Administration Building and Food Services. Parking areas that will serve these buildings is also completed in phase four.

The final phase completes the WTSH facility buildings with the Recreation Center, Training & Conference Center and the Central Supply Building. Upon completion of these buildings,

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final site work and landscaping can be finished.

- 6) The master plan also includes the engineering studies for the site. Site contours, drainage, water and sewer systems, electrical, telephone and mechanical systems are discussed. The new electrical and telephone utilities will be placed underground.

Task Force Priorities

The Waimano Master Plan Task Force defined areas which were to serve as guidelines for the development of the Master Plan. This basic set of recommendations and assumptions have been translated into the physical plan as follows:

- Adhere to the PDR functional relationship diagram established by the DOH, the Task Force, the WTSB staff and the consultants. The site plan's response to this diagram guarantees an efficient plan for the staff, clients and visitors.
- Work within the existing site context to maintain maximum access for the physically disabled. This demands an efficient plan that works with the contours and existing site conditions. The quality of this plan and its relationship to the site will determine the development costs.
- Design the campus to reflect local standards for building design, traffic patterns and landscaping. The details of the plan will help integrate a feeling of an extension of the surrounding community into the WTSB campus.

This valuable site has the potential to remain a major asset for the Department of Health and the State of Hawaii. The new community activities integrated into the site along with the new WTSB buildings and landscape will benefit the Leeward/Central area and the island of Oahu.

With the natural beauty, views and existing infrastructure of Waimano Ridge, the costs associated with the implementation of the WTSH Master Plan are fair and equitable compared to the benefits and the long range opportunities for future development.