

PREFACE

This Master Plan and Project Development Report represent the second volume of the Waimano Master Plan series. Volume One, Research and Evaluation, provided the background studies required for the planning and design of the Waimano functions. Volume Two, the Project Development Report and Master Plan, consists of the application of directives received from the Waimano Master Plan Task Force, the Developmental Disabilities Division of the Department of Health, and from the Director of the Department of Health, in addition to the final physical products of the master plan process.

It is important to note that Volume Two represents the collaborative work of two consultant firms; AM Partners, Inc. of Honolulu, Hawaii, and the Environmental Design Group, Inc. of Somerville, Massachusetts. The Environmental Design Group (EDG) played a key role in the development of this report by providing specialized expertise in the field of medical architecture and planning to this vital element of the master plan process. EDG is an acknowledged leader in the planning and design of U. S. facilities for the developmentally disabled and the participation of it's principals and staff have significantly influenced the master plan product to achieve a "state of the art" quality.

The many administrators, staff, and agency members, who so selflessly provided their time during the extensive interviews and conferences conducted during the course of this report, must be acknowledged and thanked. It is with this input the consultant groups believe a master plan which benefits all clients, agencies, and community users of the Waimano Ridge will benefit.

EXECUTIVE SUMMARY

The State of Hawaii Department of Health, Development Disabilities Division's expressed goal of the master plan for Waimano Ridge updates the facilities of the Waimano Training School and Hospital (WTSH) and improves the integration between Waimano facilities with appropriate community based uses.

Under the direction of the Director of the DOH, a Waimano Master Plan Task Force was established and served as the primary impetus for the future use of Waimano Ridge. The Task Force helped establish the program elements and the priorities for the implementation of these elements. The recommendations of the Task Force were used to guide both the Project Development Report and the Master Plan.

Project Development Report

The Project Development Report (PDR) serves as a guide to the Master Plan by providing the functional & quantitative space guidelines for an efficient layout of the Waimano Training School & Hospital.

The DOH and the Waimano Master Plan Task Force have determined that Waimano shall function as a temporary residence for developmentally disabled persons until, with the assistance of other DOH agencies and vendor agencies, these clients can be placed into the community at large. However, as a leading establishment in Development Disabilities (DD) programs, support work beyond the residential care of these populations must continue and expand. These uses will replace the existing program facilities that are no longer needed nor desired.

The PDR has translated the Task Force findings into the following three principles which reflect the program's objectives and plans:

- 1) Waimano be used to serve only those who have seriously challenging behavior or who are medically fragile. The consultants along with the Task Force recommendations have proposed that small, homelike residential environments be developed to accommodate their special needs.
- 2) New services and opportunities to enrich the lives of the developmentally disabled and the staff residing at Waimano by opening the site to different public and private organizations should be provided. Among these are the Cultural Enrichment Center, the University of Hawaii affiliated training and evaluations program, and the baseball fields to serve the Pearl City Youth Association. In addition, the DOH and community users of space and facilities on the Waimano Ridge should provide employment opportunities to persons with developmental disabilities.
- 3) A vision for the site to serve other organizations outside the DD fields to improve the image of the site by ending the secluded institutional setting of the existing facility should be developed and pursued. Achieving this vision will require an orderly plan of mixed uses while keeping in mind that the developmentally disabled will remain the priority users of the land.

The PDR establishes the policies and programmatic data for Waimano Ridge, while the Master Plan defines the physical relationship of the policy and program to the site.

The Master Plan

The purpose of the Master Plan is to physically organize and designate areas for Department of Health facilities and community uses within the Waimano Ridge site. The Master Plan also reflects the future growth and development stages of the changing functions and needs over a determined time period.

EXECUTIVE SUMMARY

The final Master Plan represents a physical vision for future growth and consolidation of the facilities of the Waimano property over the next 25 years. The plan develops both a set of principles to guide future development and a set of tasks for the implementation of the Master Plan.

The Master Plan concentrates the WTSH facilities in the central portion of Waimano Ridge as determined by the Task Force. The terrain is most level in this area providing easy access between buildings. The WTSH facilities remain the focus of the plan while other areas on the ridge only receive use designations for future development.

The components of the Master Plan are described as follows:

- 1) The development elements section provides an overview of the existing site characteristics by analyzing the constraints and opportunities for the physical layout of the site. Second, the site utilization studies determine the overall relationships of building locations on the site in relationship within the constraints and opportunities affected in the development area. In general, the project area is constrained by sloping ridgeline areas with limited flat areas required for Developmental Disabilities uses.
- 2) Alternative site plans are analyzed to establish the best solution for the programmed relationships of the buildings to the contours, natural features, views, winds, and utilities as well as the proximity of the buildings to each other. Alternative diagrams were developed exploring different concepts in character, maintenance, efficiency and Task Force intent.
- 3) The final Master Plan describes in detail the new community, the campus buildings, pedestrian accessibility, vehicular traffic, landscaping and site details. The selected plan represents the most "community like" setting placing client normalization functions at the highest priority level.

4) The design guidelines describe the character and overall design concepts of the Master Plan. Local sources are used to establish a base of information and imagery for the guidelines. The guidelines describe the entry to Waimano Ridge, pedestrian and vehicular circulation, architectural character, landscape character, design elements and site utilities. An environment reflecting low density single family and minimally institutional character is proposed for the campus.

5) Implementation of the Master Plan is described in terms of approach, rationale and strategy. The phasing of the plan is mapped out to allow continued use of the facilities during construction with minimal disruption to existing services and users.

6) The engineering section describes the existing and future civil, electrical and mechanical elements of the master plan. These sections include the sanitary sewer and water system, drainage, traffic, electrical, plumbing, water heating, fire protection, air conditioning, the boiler and miscellaneous other systems.

7) The project is planned to be completed in four construction phases. Phase I consist of general site work and the relocation of the institutional service facilities at a cost of approximately \$19,200,000. Phase II will include the construction of the residential, day programs and specialized services facilities. Phase II costs are expected to be approximately \$13,100,000. The administration buildings and food service facility will have construction costs of approximately \$5,200,000. The construction of the recreation center, training and conference center and completion of the institutional facilities relocation will incur a cost of approximately \$4,200,000. Completion of the Waimano Ridge Master Plan is have a grand total cost of approximately \$42,000,000.