

**B. FUNCTIONAL
RELATIONSHIPS**

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DEFINITION

The Project Development Report is the primary master planning vehicle for identifying the existing and planned uses for the Waimano Ridge. Among these uses, a hierarchy of functions and the inter-relationship between these uses was noted. Salient among these relationships was the need for spatial proximity. This information is then depicted diagrammatically into a functional relationship diagram which serves as a primary planning tool in the development of the master plan. The functional relationship definition and diagram is the product of the synthesis and rationale developed from the interviews, site visits, policies, and the medical planning expertise provided by the Environmental Design Group. In essence, the definition and diagram provides the optimal layout of the facility in consonance with the directives and variables provided.

The existing functions at Waimano are presently spread throughout the campus as a result of available space in existing structures, and the lack of funding to create suitable capital improvements for the uses in need. The existing structures of Waimano are generally in dire need of repair or replacement as stated in Volume I.

Recently, the rapid rate of community placement and consequent down sizing of the campus has forced the Developmental Disabilities Division to reassess the campus facilities both in their physical structures and in the physical relationships between these functions. This section of the Project Development Report focuses on the physical relationships essential for the optimal functioning, safety, and security of the users on the Waimano Ridge.

Component Relationship Diagram

The Component Diagram that follows describes the degree of accessibility required between program uses. Circulation is defined into two categories; client circulation, and staff and public circulation. Of these two categories, client needs were determined to be of the highest priority with staff and public circulation ancillary. Client circulation is depicted by the heavy bold lines and staff/public circulation is shown with light lines. (See Figure 5, page 2-25)

Maximum distances for client circulation were defined by three categories; contiguous and weather protected (approximately 100-feet at a slope of 0 - 6%), within good walking distance (approximately 300-feet at a slope of 0 - 6%), and within reasonable walking distance (distances that would not be burdensome to ambulatory clients, 500+ feet at 0 - 3%). Client wheelchair access limited to a 3% maximum slope. Staff and public circulation is defined by two categories; reasonable walking access, and vehicular access.

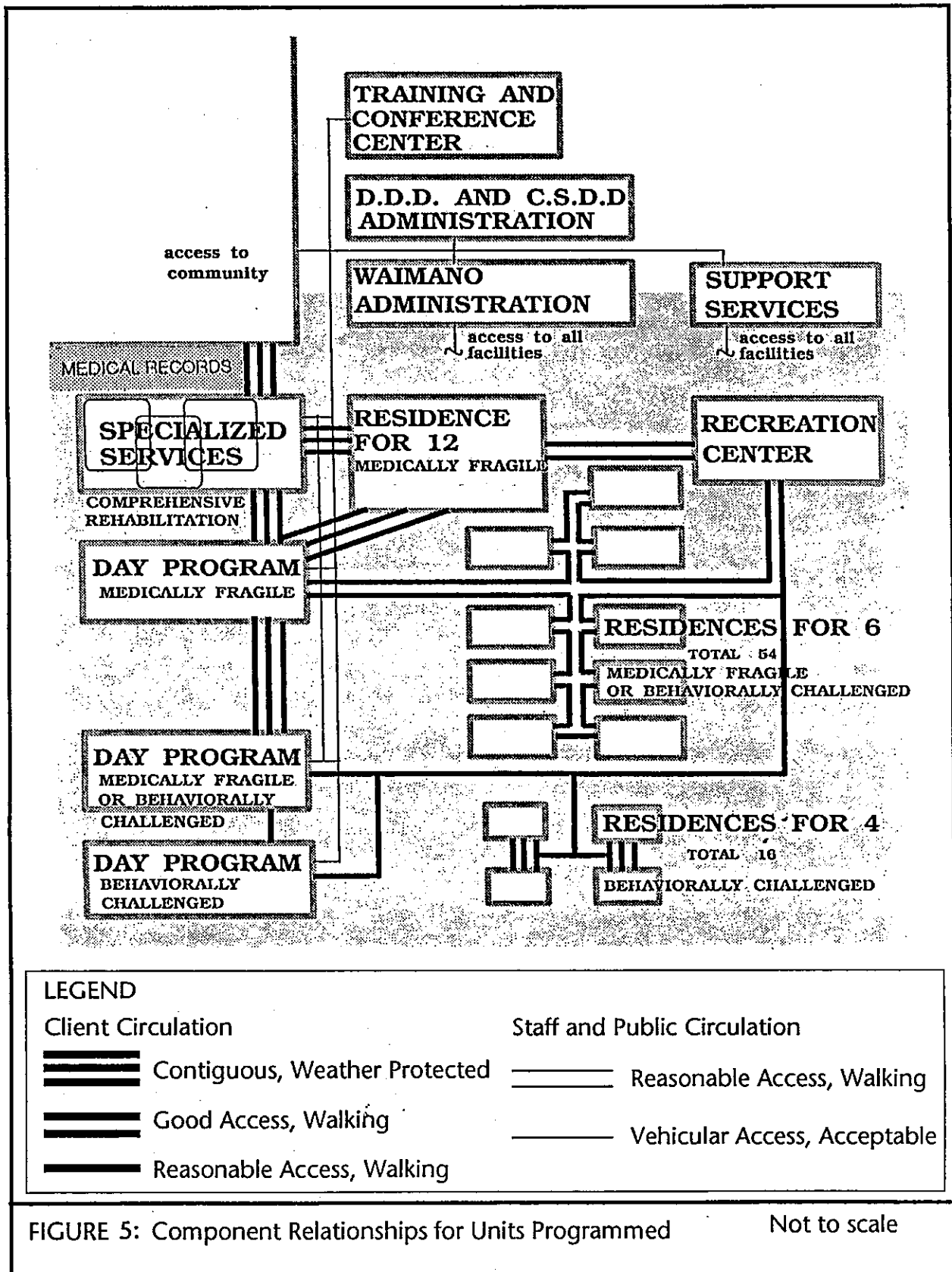
The gray shaded area of the diagram represents secured a secured zone which would restrict public access to client residences and programs. Security may be accomplished by two methods, restricted vehicular access for pedestrian safety, and perimeter barriers for the safety of clients who may wander into dangerous gulch areas.

Primary Relationships

As a result of the extensive interviews conducted with the staff at Waimano, it was determined that a series of critical relationships existed between six key components of the Waimano Plan.

- Specialized Services Complex

The first relationship was community access to the Specialized Services Complex (Comprehensive Rehabilitation Technology Center, Rehabilitation Technology and Health Services, and Leeward/Central Place-



ment and Continuing Services and Inter Disciplinary Team). The Specialized Services Complex would serve as the gateway, to the community, for all Waimano client programs. The Complex will serve both Waimano and community clients therefore accessibility to the community was deemed important.

- Health Services

Access to the Health Services located in the Specialized Services Complex was also determined to be essential for the residential unit for 12, which serves residents requiring the most medical attention. This program area will utilize the facilities available at the Center for the Health Services and the personnel resources stationed there.

- Medically Fragile Clients

The medically fragile population residing at the residence for 12, are non-ambulatory with very low levels of functioning. Consequently, this population is not readily transportable to other sites for medical or programming functions. Day programming for this population is essential, however, these needs cannot be easily resolved if the programming sites are not located in direct proximity with the residential unit. This critical linkage has been resolved by the location of day programming areas within the residential unit itself.

- Day Programs

The linkage between the day program for the medically fragile (less critical care) to the Health Services was also considered crucial. By maintaining a close or direct access route to the Complex, this client population would be ensured the availability of all medical resources on campus at a moments notice.

The day program buildings for the higher functioning medically fragile and behaviorally challenged clients should be

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accessible to each other. This would allow the shared use of staff between day programs and would allow some clients to experience programming activities which might be unique to each individual program.

- Residential Units

Lastly, a critical relationship was established within the paired residential units for four. This relationship is based on the need for immediate staff access to adjoining units. These units will be designed for the most active and behaviorally challenged clients at Waimano. The staffing needs for this population is fairly intensive therefore the need for shared staff is essential to the functioning of these small scale units.

Secondary Relationships

- Recreation Center

Secondary relationships, which represent a reasonable walking distance within 500 feet for clients and 1000 feet to 1200 feet for staff, at slopes that are between 0 - 6% were established around the residential units for six. These linkages include access between units, access to the day program for the medically fragile, and access to the recreation center for the units for six and the residence for twelve.

- Day Programs

The key to this relationship is the accessibility for residents to activity sites. Close walking distances within 500 feet would ensure that residents will have convenient access to the day programs and the recreation activity center. The collocation of residences will also promote social interaction in a community like setting.

- Staff Access

These secondary relationships also hold true for staff access between the major client services components of the plan. Reasonable walking distances within 1000 feet to 1200 feet for staff are important between the day

programs and the Specialized Services located at the primary access point to the Waimano facilities. It is expected that all client and administrative functions will be located within a 5 to 10 minute walk at a reasonable grade. Hence, the need for vehicular transportation should be minimized.

Security

The need for physical security measures for the clients and the public at Waimano have been reduced from the previous institutional atmosphere. A visitor must pass through a guard house to be admitted to all the facilities past the new baseball fields, not just the WTSH. The fences have been reduced except where they are needed in dangerous areas at the edge of cliffs.

The WTSH facilities are contained in an area which does not allow public traffic to pass through. Cars may enter the lower parking areas at the Specialized Services Buildings and Day Programs Building, but may not continue on the loop road. The loop road is restricted to staff and service vehicles for the safety of the clients and the visitors. Autos may also enter the upper parking area at the Administration, Conference Center, and Recreation Facility, but may not continue from there.

The Specialized Services Complex will serve as the main entrance for all community users. Most community related functions will be available within the complex.

The Waimano Administration offices will serve as the second entrance to the Waimano client areas. While not in direct access to any program areas, the office will be accessible to all program and residence areas for typical administrative needs.

Access for Support Services is limited to staff and maintenance personnel. It is expected that no community visitors will access this area.