

‘Aiea Town Center Master Plan

‘Aiea, Hawai‘i



Department of Design and Construction
City and County of Honolulu

May 2002

‘Aiea Town Center Master Plan

‘Aiea, Island of O‘ahu, Hawai‘i

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Department of Design and Construction
City and County of Honolulu

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Section 1.0

Executive Summary

1.0 EXECUTIVE SUMMARY

The purpose of this Master Plan is to provide the ‘Aiea Community and the City and County of Honolulu Department of Design and Construction with strategies and guidelines for the future development and use of the former ‘Aiea sugar mill site.

Five elements are proposed for this site: the ‘Aiea Town Center, the library, a senior housing facility, a greenbelt, and a low-density residential development. This Master Plan focuses on the ‘Aiea Town Center but general guidelines for the future development of the library, senior housing facility, greenbelt, and housing area are included. The conceptual plan is provided on the following page.

The ‘Aiea Town Center will emulate the design and community feeling of old ‘Aiea Town in order to create an informal setting where all generations can gather. Uses such as a daycare center and an outdoor performance area are planned to draw people to the Center and make the area the heart of community life. Community members will be able to participate in community events, attend classes and meetings, or simply hang out with friends and family. These uses will have a synergistic relationship with the proposed library and senior facility as well as the neighboring residential area and school. The following uses are proposed:

- Daycare center
- Rooms for community meetings and classes
- Thrift store
- Art center
- Coffee shop/snack shop
- Open market such as farmer’s market or craft fair
- Outdoor performance area
- Outdoor volleyball court
- Gate ball
- Picnic areas with barbeque pits
- “Hanging out” including sitting, reading, talking story

This project could be developed for an estimated 6 million dollars. In the interim, the area will developed as a passive park.

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Figure 1-1

'Aiea Town Center Design Scheme

GROUP 70
INTERNATIONAL

Section 2.0

Introduction

2.0 INTRODUCTION

2.1 PURPOSE AND SCOPE

The purpose of this Master Plan is to provide the ‘Aiea Community and the City and County of Honolulu Department of Design and Construction with strategies and guidelines for the future development of the ‘Aiea Town Center.

The Plan is to serve as a guide for funding decisions with respect to future capital improvements and operation and maintenance budgets. Specific improvements described in the Plan are intended to indicate a recommended course of action for the creation of the Town Center and interim park. Detailed design plans for individual project elements will be developed over time.

2.2 PLANNING PROCESS

This Master Plan was developed through a community planning “charrette” or intensive working session involving a five level planning process. Two sessions were held that involved the extensive participation of community members as well as the City’s design team.

The charrette process established a definition of the overall desired town center character and moved through progressively greater levels of detail to reach relatively specific development guidelines for achieving that character within the different parts of the Town Center. A five-step planning process was followed in the charrette, which is generally described as follows:

- | | |
|------------------------|--|
| Lifestyle | Identifies the natural setting and community/cultural context of the project area. The creative goals of the project are considered, addressing the activities, requirements, and expectations of the anticipated users. |
| Major Themes | These are the principle themes that support the lifestyle. Major themes should be timeless and substantive. |
| Configuration | Addresses the overall physical configuration of the project and how the individual parts will be arranged. |
| Minor Themes | These are sub-themes which give the project richness, and which may change as the project matures. |
| Signature Items | These are the key elements that make a project memorable, being one or two items that instantly remind people of the project, and create in them a sense of nostalgia. |

Section 3.0

Planning Framework

3.1 LOCATION

The 'Aiea Town Center project site is part of the larger former 'Aiea Sugar Mill property which is bounded by Ulune Street, 'Aiea Heights Drive, Kulawea Street, Hakina Street, and 'Aiea Intermediate School. Three new streets have been installed in the area as part of the earlier plans to turn the area into an industrial subdivision. The Master Plan will also take into consideration the future use of TMK 9-9-78, Parcel 5 and the required access to 'Aiea Intermediate School and the neighboring residential areas on Hakina Street.

The project site is located within a developed urban residential neighborhood. The administrative offices and laboratories of the Hawai'i Agriculture Research Center (HARC) occupy a portion of the former 'Aiea Sugar Mill site. HARC is a research center for forestry, coffee, vegetable crops, tropical fruits, and many other diversified crops in addition to sugarcane. 'Aiea Intermediate School is located to the northeast of the project site.

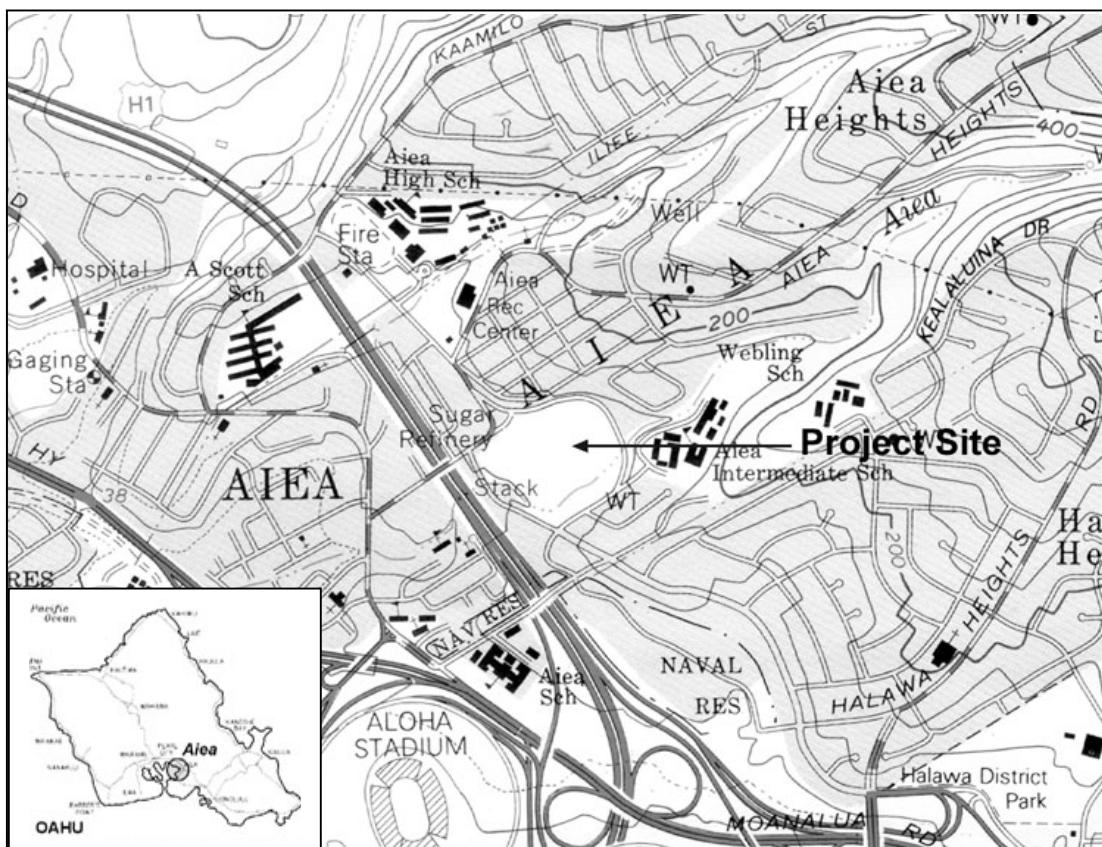


Figure 3-1
Project Location

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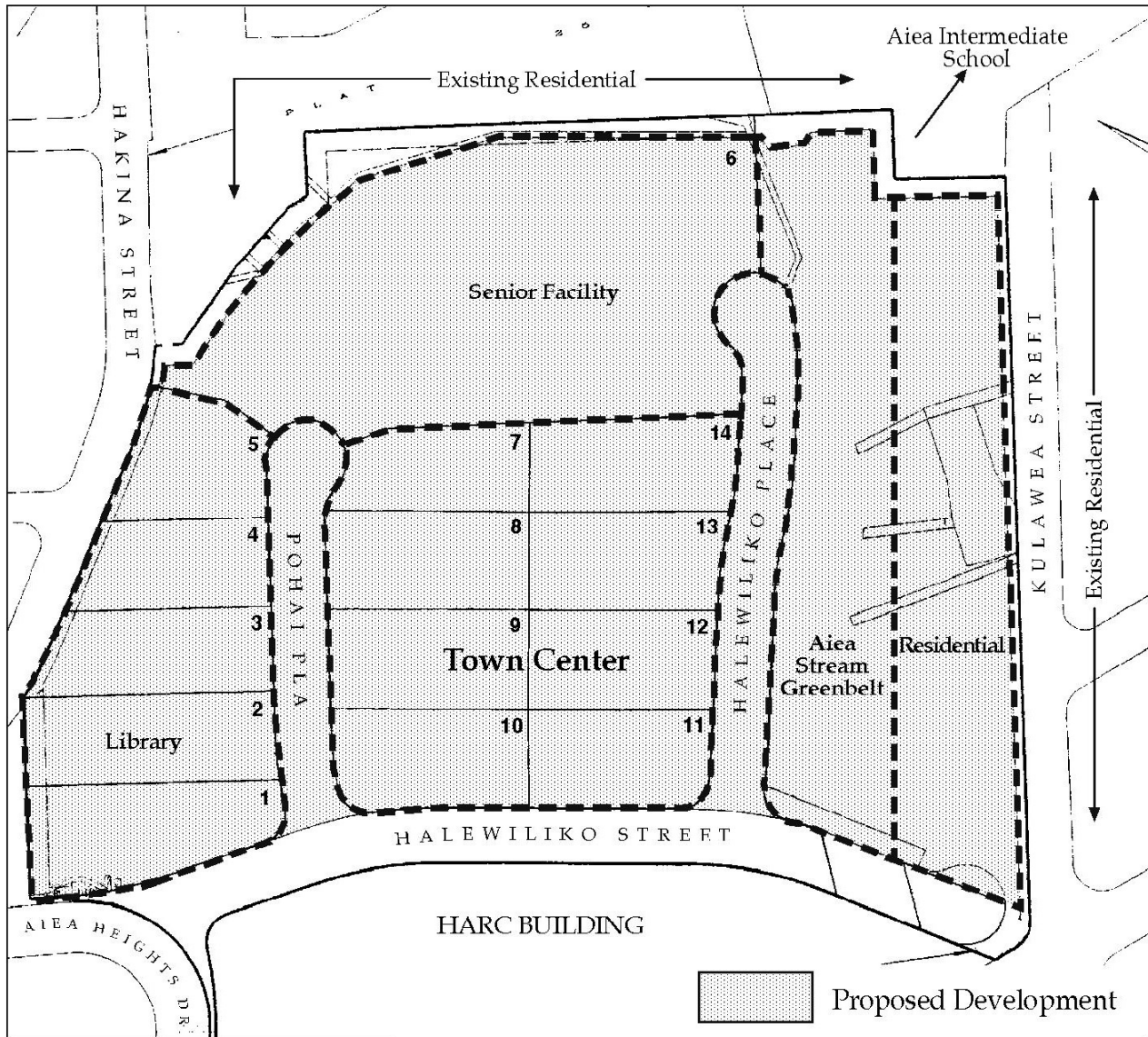


Figure 3-2

Project Site Map and Existing Subdivision/TMK Map

3.2 HISTORY

The 'Aiea Sugar Mill began as the Halawa Plantation Company in 1898. A year later, the company changed its name to the Honolulu Plantation Company. The plantation originally consisted of 4,000 acres of sugar land extending from the coastal plain around Pearl Harbor up to the hillsides. The plantation operations prospered in the first half of the 20th Century, leading to the growth of Old 'Aiea Town which served as the commercial, social, cultural, and communication hub for the community.

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At about the end of World War I, the Honolulu Plantation Company installed equipment to produce its own refined sugar. Plantation operations ended in 1947 after the company lost a significant portion of their prime sugar cane fields to military operations, roads, and commercial and housing developments. In 1947, California and Hawaiian Sugar Company (C & H) bought the refinery operations and continued operations there until 1994. The mill site was then sold to A & B Properties who built a smaller liquid sugar refinery behind the old mill in 1994 to meet Hawai‘i’s local demand. This facility was closed in 1996.

A clothing manufacturer, Crazy Shirts purchased the sugar mill property in 1994 with the intention of preserving the mill as a historic landmark and developing the site as its corporate headquarters. However, after determining that the renovation costs would be too expensive, Crazy Shirts razed the sugar mill in 1998 despite community opposition. The former sugar mill property was put back on the market and the Bank of Hawai‘i took over the property from Crazy Shirts in May 2001 with the intention of also selling the property.

The City and County of Honolulu intends to purchase Lots 6-14 from the Bank of Hawai‘i, the current owner, when all the hazardous materials are removed from the site.

3.3 EXISTING CONDITIONS

The ‘Aiea Sugar Mill structures were mostly demolished in 1998, leaving the subject 3.43 acre property essentially vacant. A large structure continues to occupy the future site of the senior facility. Existing infrastructure improvements primarily consist of access roads, utility lines, potable water, and waste water lines all sized previously to accommodate the industrial activities.

The topography at the project site is relatively level with topographic contours ranging between elevations of 100 and 120. The average cross slope of the main mill area is less than 2%. The ‘Aiea Stream flows through Parcel 15 which is adjacent to the project site. The stream channel banks are approximately 7 to 15 feet high in vertical elevation above the channel invert.

Most of the flora and fauna is composed of introduced species and any archeological sites that may have existed have been significantly altered or destroyed by the last 100 years of industrial activity in the project area.

3.4 PLANNING ISSUES

The relationship between the Town Center and neighboring areas present some planning concerns. These concerns include, but are not limited to, access from the neighboring residential areas and the ‘Aiea Intermediate School and the future use of the remainder of the former mill property. Potential issues in each of these areas are:

- Neighboring residences that directly border the former ‘Aiea Sugar Mill site may be impacted by Town Center activities. In addition, there should be pedestrian access to the Town Center from these residential areas.

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- The ‘Aiea Intermediate School is located to the northeast of the project site. Students should have easy pedestrian access to the Town Center.
- This Master Plan calls for the State to acquire Parcels 1-5 for construction of the ‘Aiea Public Library. It is unclear at this time whether the State will construct a new library on this site.
- This Plan also identifies Parcel 6 as the location of a senior facility. This plan is contingent on finding a developer to determine the type of facility and implement the project.
- A green belt along ‘Aiea Stream and a low-density residential development is planned for Parcel 15 of the ‘Aiea sugar mill site. However, the City has no current plans to purchase the site for a park and a housing developer has not been identified.
- There are unresolved issues regarding the presence of hazardous materials such as lead in the soil at the project site.

4.0 MASTER PLAN

This Master Plan provides a general framework for the development of the ‘Aiea Town Center. This framework is based on the lifestyle or community context of the project and the major design themes. The design concept primarily focuses on the Town Center, but also includes some guidelines for the planning and development of the library and the senior facility.

4.1 LIFESTYLE

The Town Center is intended to provide activities for different age groups that will utilize the center in different ways and at different times of the day. The primary users identified at the community charrette are as follows: youth, generation xers, baby boomers, and senior citizens. The requirements and expectations of each of these groups, as discussed at the charrette, are described below.

Youth: School age children and teenagers would primarily use the center after school and on the weekends. This group would hang out at the Town Center as well as attend organized activities such as scouting meetings or hula classes.

Generation Xers: This group consists of young adults in their 20s and early 30s. They would attend performances at the Town Center as well as participate in fitness and other types of classes.

Baby Boomers: Baby boomers would attend classes and participate in volunteer programs organized at the Center. This group would also shop at open markets and craft fairs. Baby boomers would use the Center during weekday evenings, weekends, and in the early morning.

Senior Citizens: Senior citizens would participate in many activities at the Town Center including craft and exercise classes. In addition, seniors would live at the nearby senior facility and could congregate at the Town Center for social activities.

4.2 MAJOR THEMES

The overall development concepts of the ‘Aiea Town Center Master Plan are based on the following three major themes selected at the community charrette:

1. Old Community Center
2. Our Backyard/Our Front Porch
3. Multi-generational

These major themes support the community’s lifestyle and suggest the physical form and organization of the Town Center development.

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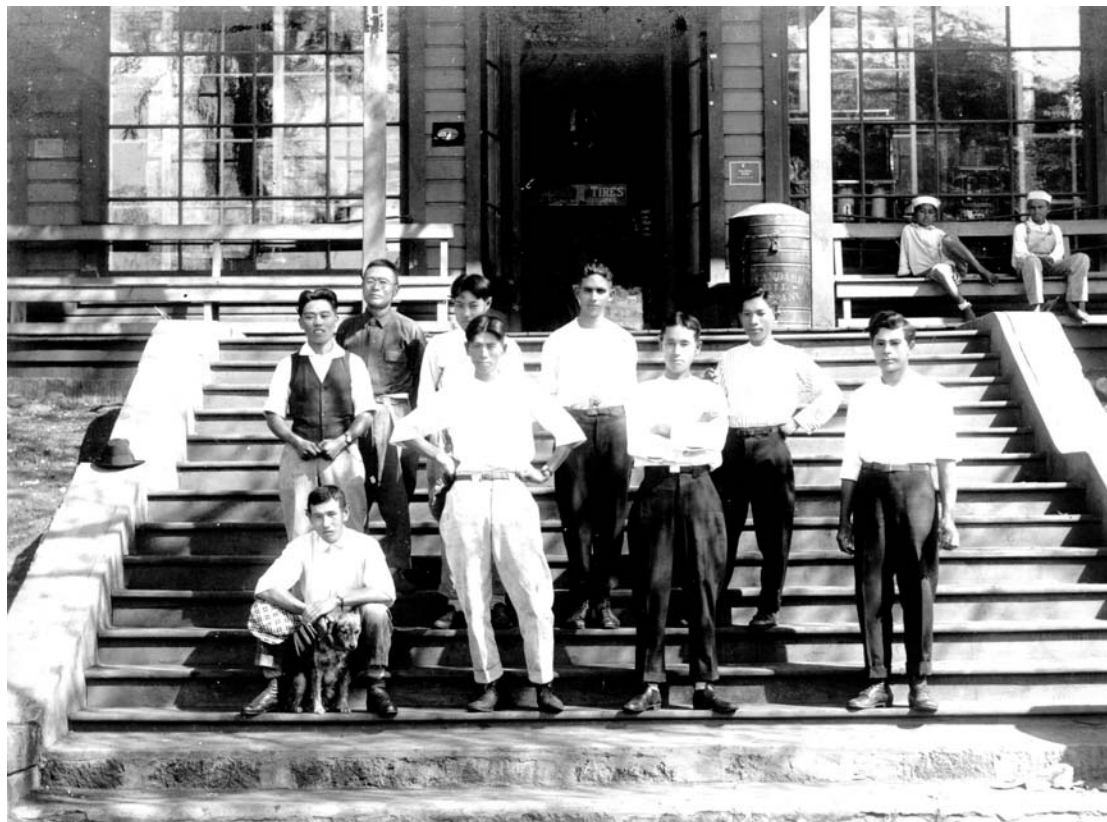


Figure 4-1

Young Men Outside ‘Aiea Store, date unknown

4.2.1 Old Community Center

The first theme emphasizes ‘Aiea Town Center as the center of community activities, much as the centers of the old plantation towns were in the heyday of the sugar plantations. Figure 4-1 illustrates young men having their photograph taken outside ‘Aiea Store in the Old Community Center. Old ‘Aiea Town grew up around the mill, which is shown in Figure 4-2. The Town became the center of community life in the first half of the 20th Century. The variety of businesses and activities lining the streets are shown in Figure 4-3.

In the design concept of ‘Aiea Town Center, the buildings are oriented along pedestrian streets to create a streetscape atmosphere. A comparison of Figures 4-4 and 4-5 illustrates how the design concept for the ‘Aiea Town Center emulates the design of the Old Town.

The Old Town was not only a center of daily community activity; it was also the center of community celebrations. An example of a community event is shown in Figure 4-6, a photograph of a Bon Dance in Old ‘Aiea Town. The two pedestrian streets in the design concept for ‘Aiea Town Center will make an excellent setting for similar community celebrations. Figure 4-7, a rendering of a community craft fair, shows a community gathering at the new Town Center.

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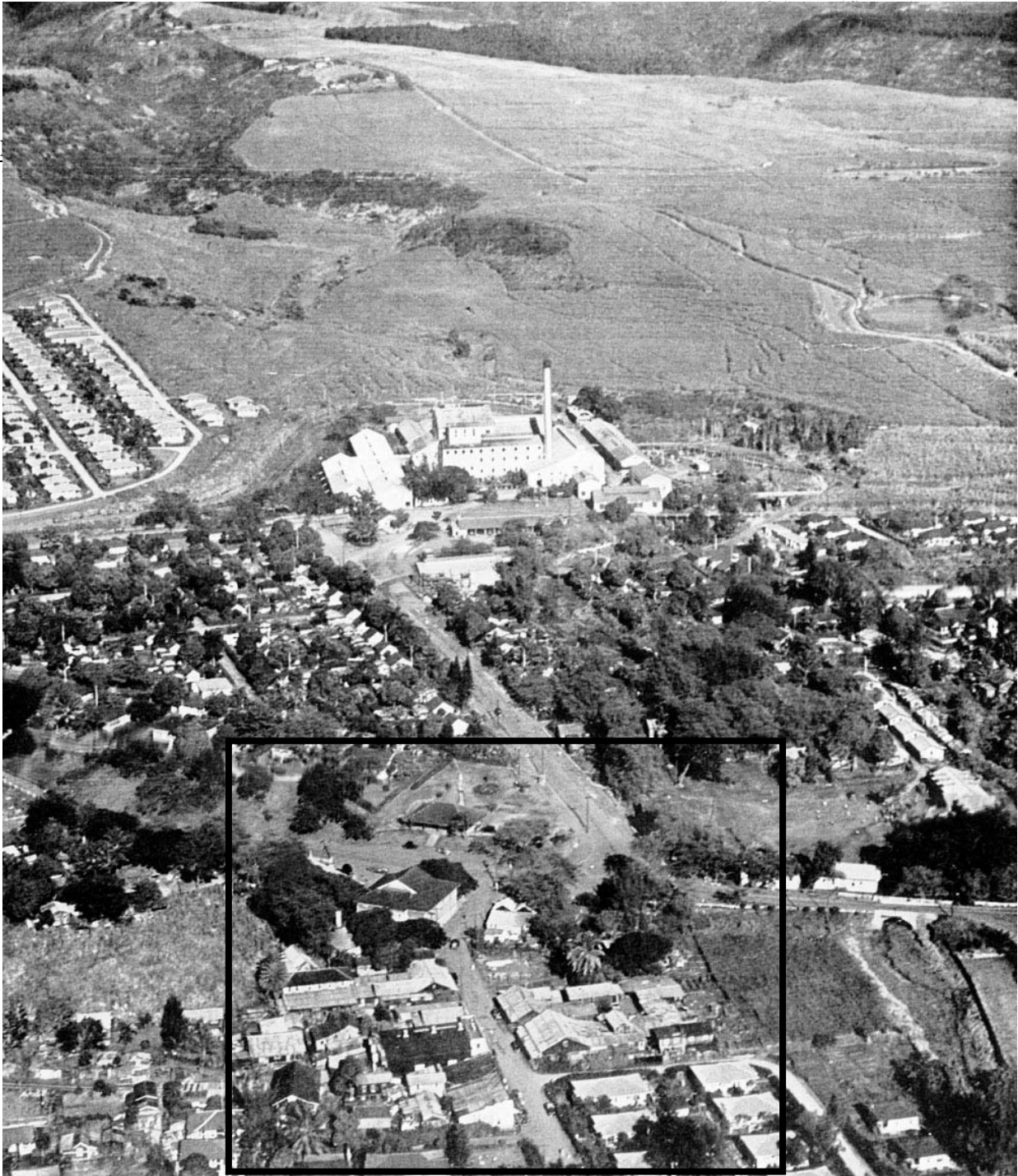


Figure 4-2
‘Aiea, 1940 (Inset of Old Town)

Source: Paradise of the Pacific, Volume 52 #5

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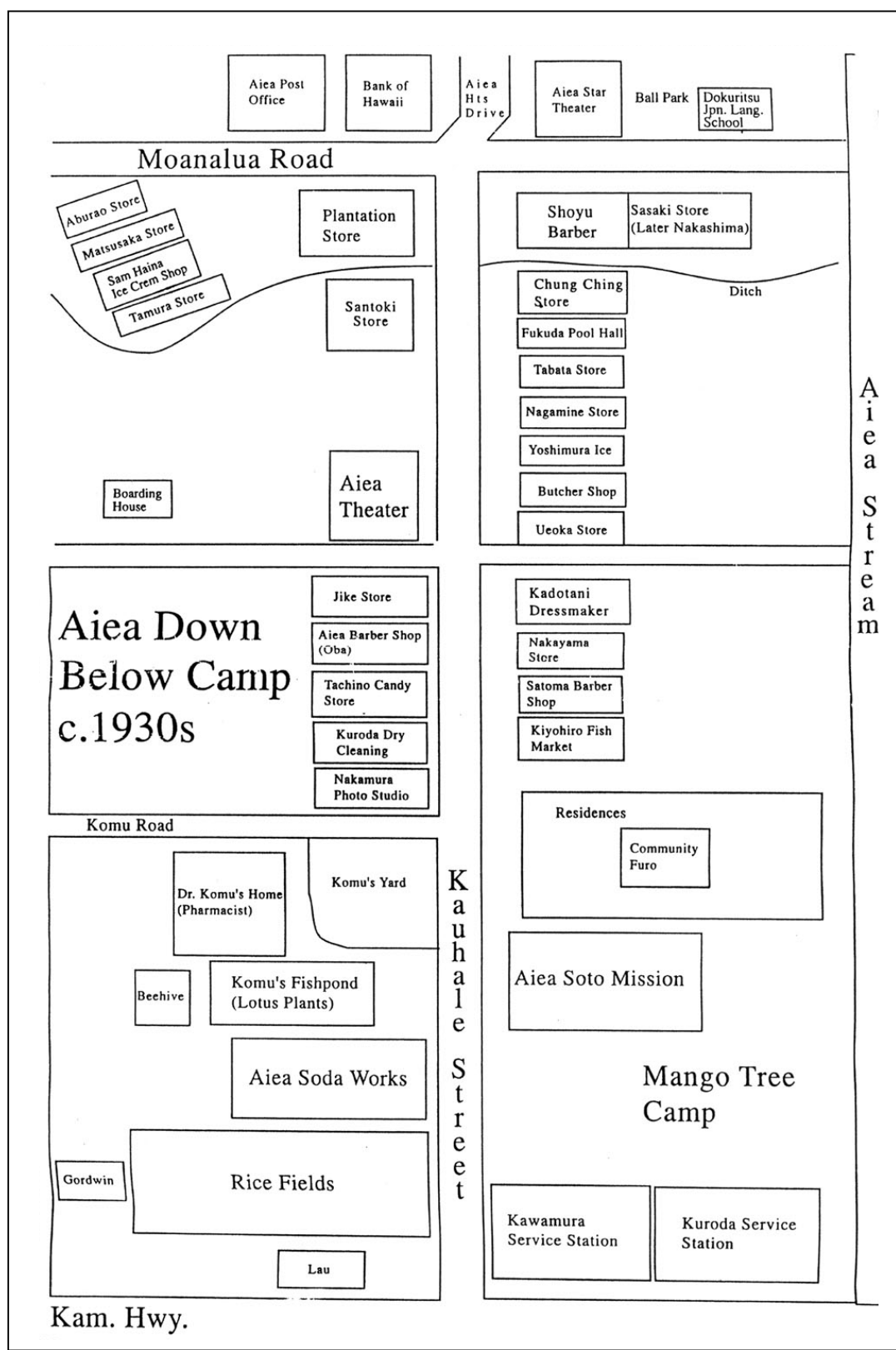


Figure 4-3

Establishments in Old 'Aiea Town

Source: Ron Oba, Hawai'i Herald, date unknown

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Figure 4-4
Old 'Aiea Town, 1940



Figure 4-5
Configuration of 'Aiea Town Center



Figure 4-6
Bon Dance at Taiheiji Mission, Old 'Aiea Town, date unknown



Figure 4-7
Community Event at 'Aiea Town Center

4.2.2 Our Backyard/Our Front Porch

The Our Backyard / Our Front Porch theme emphasizes that ‘Aiea Town Center should be the backyard or front porch of the ‘Aiea community. Old ‘Aiea Town was a place where people could hang out with family and friends as illustrated in Figure 4-8. In this old photograph, women and children are sitting underneath the lanai in front of Tachino Candy Store and Oba Barber Shop.



The design of the Town Center will provide open-air lanai space where residents can meet, talk story, and relax. Figure 4-9 shows people gathering and hanging out in the center court area of the new ‘Aiea Town Center.

It is envisioned that the backyard / front porch theme would produce lanais which serve as interior spaces as well as have identities as places of informal gathering, lounging, passive recreation, and viewing. These porch spaces would contribute significantly to the architectural character and expression of the Center.

Figure 4-8

Outside Tachino Candy Store and Oba Barber Shop, date unknown



Figure 4-9
Center Court, ‘Aiea Town Center

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4.2.3 Multi-Generational

The multigenerational theme emphasizes that the new ‘Aiea Town Center should be a gathering place for residents of all ages. This theme also highlights different generations assisting each other.

The ‘Aiea Town Center should provide activities for all different age groups making the center a multi-generational facility. There are both exterior and interior places for multiple generations to gather and participate in activities from classes to shopping at the farmer’s market. The variety and flexibility of activities and uses offered at the Town Center contribute to the multi-generational theme.

Figure 4-10 illustrates children playing in the center court area of the new Town Center with adults sitting and talking story or playing mahjong on nearby lanais or under the canopy of nearby trees.

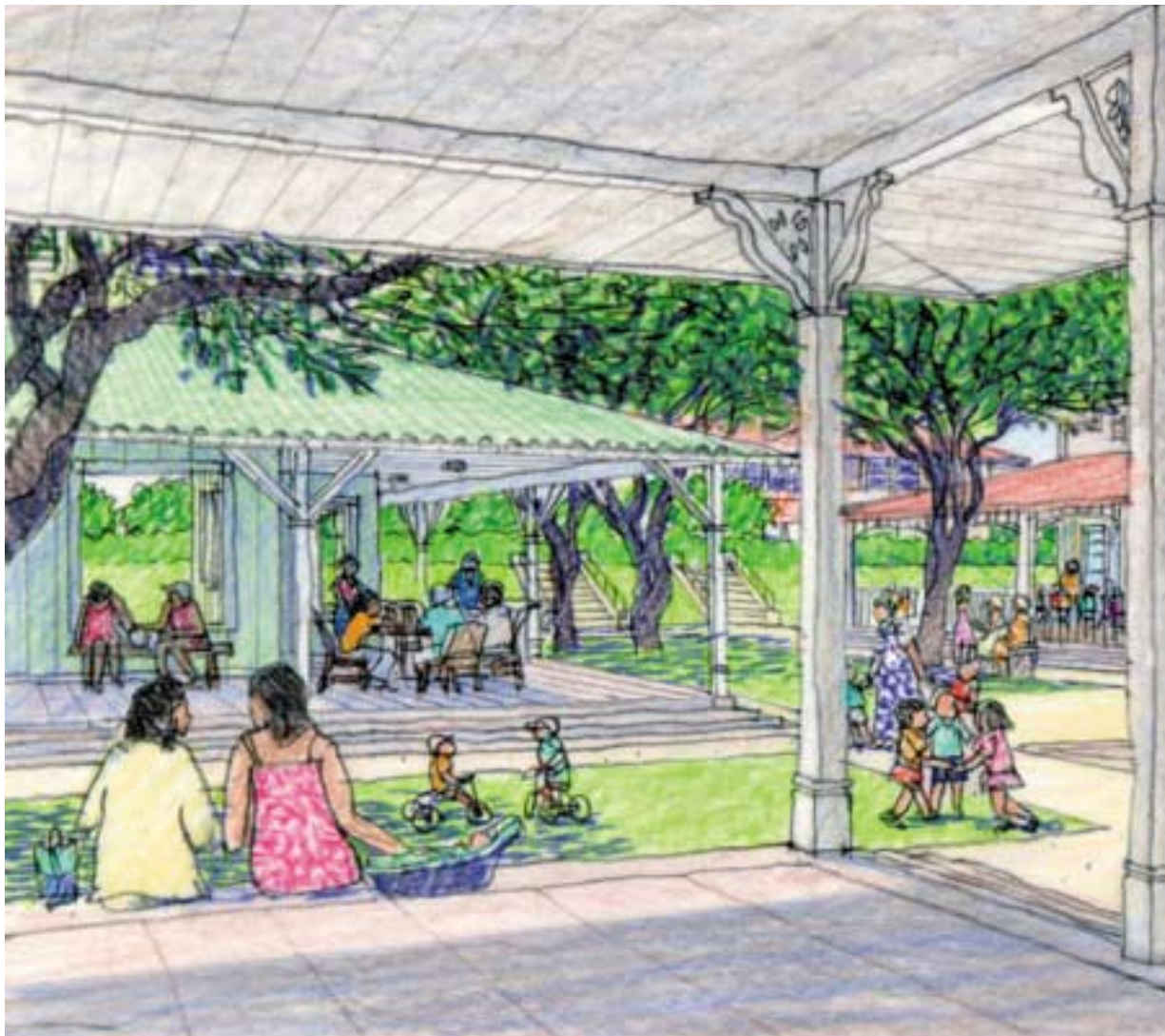


Figure 4-10

Multi-Generational Use of ‘Aiea Town Center

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4.3 CONFIGURATION / DESIGN CONCEPT

The design concept for the Town Center is shown in Figure 4-12. The Town Center, library, and senior facility are oriented to establish an uninterrupted vehicle free zone that will encourage interaction between the users of the different facilities. The library and the Town Center are connected by a covered walkway while uncovered pathways connect the senior facility and the Town Center.

Pedestrians will be able to enter the site from several points. Pedestrian access from the residential areas west of the library will be provided through ramps and steps. ‘Aiea Intermediate School students will enter the area by crossing the stream and the proposed greenbelt. Students coming from ‘Aiea High School will be able to enter the area via a pathway near the library. A bus stop will be located in front of the Town Center to provide easy public transit access to the facility. Bike racks will be located at both the Town Center and library. Parking will be concentrated on the perimeter of the site. 135 parking spaces are designated for the Town Center. All parking lots will be landscaped to enhance their appearance and blend them with the tree-lined walkways and open areas. To minimize the paved areas, a portion of the lot adjacent to the daycare area on the design scheme may be grassed and used for event parking only. During off-hours, the drop-off area and parking lots will serve as loading zones for community events.

The library, senior facility, and Town Center will share the central open space depicted in Figure 4-11. Part of this open space is designated as a pavilion-style performance area. This landscaped area will slope gently for comfortable seating with good visibility.

The existing roadway on the western portion of the property has been shortened to provide pedestrian access between the library and Town Center. Dotted lines show the location of the existing roadway (Figure 4-11). The area will remain accessible to fire and emergency vehicles. The existing roadway located on the eastern portion of the property has been maintained to provide vehicular access to the Town Center parking lot and the senior facility.

The intersection of ‘Aiea Heights Drive with Halewiliko Street will be designed as a gateway and entryway to the Town Center. When motorists and pedestrians approach the Town Center from ‘Aiea Heights Drive, the library will be the most visible structure and, as such, it can be the landmark for the community. The library parking lot that fronts Halewiliko Street will be landscaped appropriately to provide an attractive streetscape. Town Center signage should also be developed.



Figure 4-11
Open Space, Performance Area, and Shortened Roadway

‘AIEA TOWN CENTER DRAFT MASTER PLAN
City and County of Honolulu



Figure 4-12

‘Aiea Town Center Design Scheme

‘AIEA TOWN CENTER DRAFT MASTER PLAN

City and County of Honolulu

4.3.1 Town Center

The design concept of the Town Center is based on Old ‘Aiea Town which consisted of plantation style wooden buildings with covered lanais. This building style is typical of sugar mill towns in Hawai‘i. Figure 4-13 and 4-14, photographs of ‘Aiea Barber Shop and ‘Aiea Store, are examples of this plantation style type of building. The desired design character for the buildings in ‘Aiea Town Center is provided in Figure 4-15.



Figure 4-13

‘Aiea Store, date unknown



Figure 4-14

‘Aiea Barber Shop, date unknown



Figure 4-15

Plantation Style Architecture

‘AIEA TOWN CENTER DRAFT MASTER PLAN

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The buildings in ‘Aiea Town Center will consist of three one story structures approximately 30 feet in height. The variety of building facades, shown in Figure 4-15, will create the streetscape atmosphere. Design details include elements such as Victorian style column brackets and bases, cutout eave borders, double-hung windows, and attic vents. In addition, roofs should be constructed of corrugated metal. The buildings and roofs should be painted a variety of different colors prevalent in ‘Aiea Town. These design elements are shown in Figures 4-16 through 4-18.



Figure 4-16

Vent and Corrugated Metal Roof

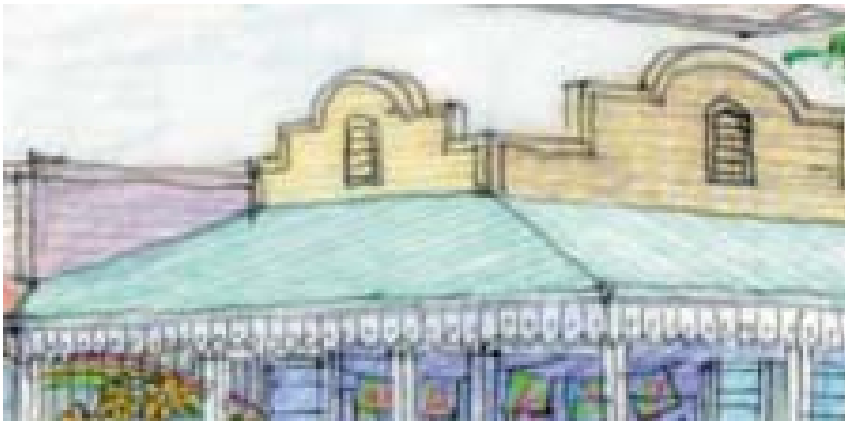


Figure 4-17

Eave Cutouts and Vents



Figure 4-18

Column Base and
Bracket

‘AIEA TOWN CENTER DRAFT MASTER PLAN

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Bricks from the recently demolished ‘Aiea Sugar Mill would be incorporated into the center court area (Figure 4-19). A historic plaque from the old sugar mill will also be incorporated into the design elements. To further highlight the “Old Community Center” theme, historic displays should be included throughout the Town Center exhibiting memorabilia from the mill and the Old Town.

The arcade lanais are a prominent design feature in the Town Center. Some of the lanai areas will have railings as shown in Figure 4-16. The lanai area adjacent to the performance area is composed of a wall with windows leading to the performance area. This unique design feature is depicted in Figure 4-20.

Although much of the activity is designed to occur in the center court area, activity in the Town Center will be visible from the street as shown in Figure 4-21. This will help attract people to the area.

During the master planning process, another design concept was also considered. There is no center court area in this design which is composed of two larger buildings rather than three smaller buildings. The design scheme presented in this Master Plan was chosen because it better supports the three themes identified during the charrette process. The alternative concept is presented in Appendix A.



Figure 4-19
Center Court Area



Figure 4-20
Lanai Window



Figure 4-21
View of ‘Aiea Town Center from Street

4.3.2 Library

Although the primary focus of this Master Plan is the ‘Aiea Town Center, key elements that should guide the design of the library have also been developed.

The current ‘Aiea Library is considered inadequate and the community has requested an upgraded facility for several years. The proposed location is favored because of its proximity to ‘Aiea High School, ‘Aiea Intermediate School, and Webling Elementary School. In addition, the library will compliment the Town Center by drawing people and activity to the area. It will also provide amenities to residents of the Senior Center.

The library, situated behind the parking lot in an area of higher elevation, will be a prominent landmark in the community. It will be directly visible from ‘Aiea Heights Drive.

The library should be a one to two story building with a minimum of 20,000 square feet (Figure 4-22). The proposed square footage is based on input gathered during the community charrette process. The maximum building height should be 35 feet. The design should be compatible with the Town Center and the surrounding residential area.

Three signatures elements of the library design were developed. First, the library should be a landmark for the ‘Aiea community. Its elevation over the parking lot will ensure that it is highly visible. Second, the design of the library should take advantage of the outstanding views of Pearl Harbor available from the site. Finally, the “Our Backyard/Front Porch” theme should also be applied. Open lanai areas should be incorporated in the design to implement this theme. The Master Plan proposes to connect the lanai to the Town Center with a covered arcade.

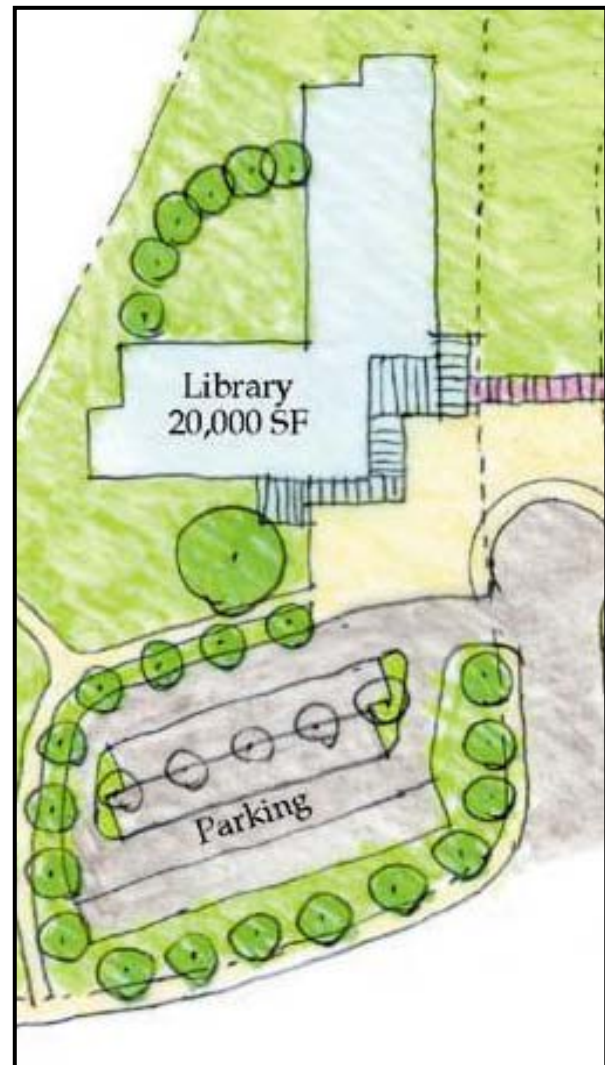


Figure 4-22

Library

4.3.3 Senior Facility

The senior facility is planned for the northern portion of the project site (Figure 4-23). This Master Plan provides key design concepts and guidelines for its integration with the Town Center and Library.

A senior facility such as an independent or assisted living facility is compatible with the proposed town center and library. The ‘Aiea community has identified senior care facilities as an area need. The proposed senior facility will be located near medical services, commercial areas, bus lines, and the proposed library and Town Center. The senior facility will also benefit the Town Center by bringing activity to the center.

An existing roadway on the east side of the property is proposed as the access to the senior facility. The senior facility common building is shown fronting the Town Center parking lot. Green space should be provided as a buffer between the Town Center facilities and the housing units. The units should be located in one or more separate two-story “plantation” style buildings in order to avoid the use of overly large and incompatible building forms. The maximum height of the buildings should be 35 feet.

140 assisted living units are identified in the Conceptual Plan. However, this number, which is based on input from the charrette process and other assisted living projects, is an estimation and will probably change as the project is further developed and the type of senior facility is determined. The developer of the project will determine the type of senior facility which could range from an assisted living facility to senior housing without any nursing services.

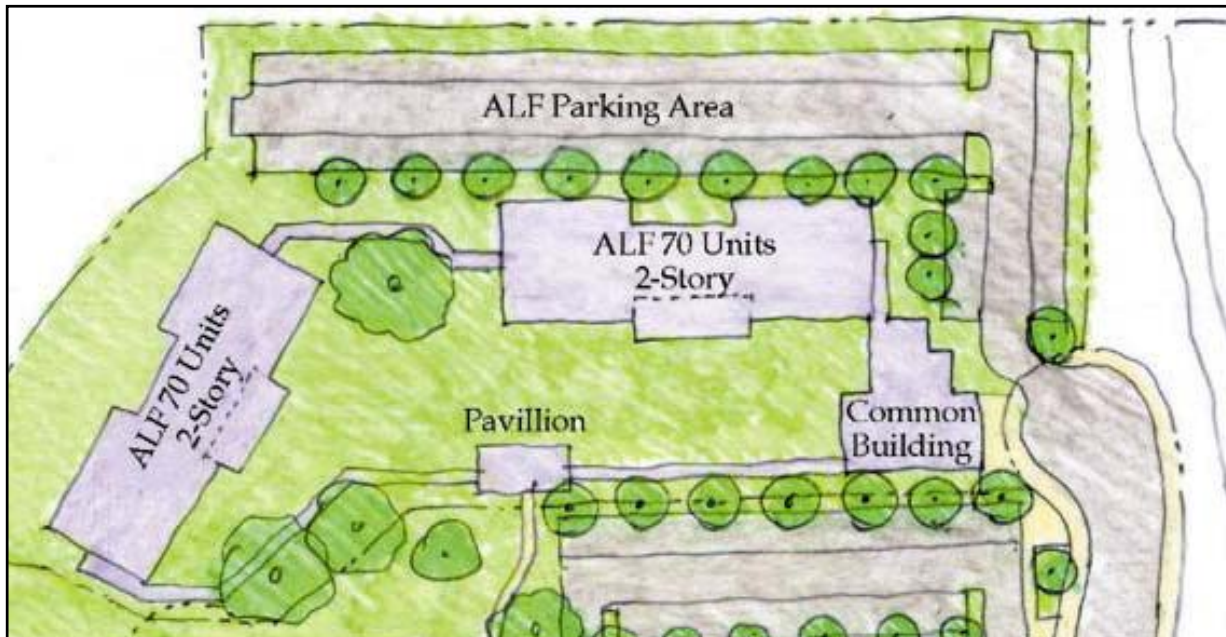


Figure 4-23

Senior or Assisted Living Facility (ALF)

The parking lot should be situated behind the senior facility. The exact number of parking stalls will be determined when the facility is designed.

The architectural design of the senior facility should be compatible with the Town Center and the surrounding residential community.

4.3.4 ‘Aiea Stream Greenbelt

Although the ‘Aiea Stream is channelized, the area around Stream should remain in a natural state. This greenbelt will provide opportunities for passive recreation. A pathway should be developed along the stream. The pedestrian pathway at the northern portion of the parcel will connect the greenbelt with the Town Center as well as provide pedestrian access to the Town Center from ‘Aiea Intermediate School.

4.3.5 Residential

The area bordering Kulawea Street could be developed as a low-density housing area. This type of low-density residential development would be compatible with the existing adjacent single-family residential neighborhood. However, the extent of hazardous materials in the area would need to be thoroughly studied prior to any such development.

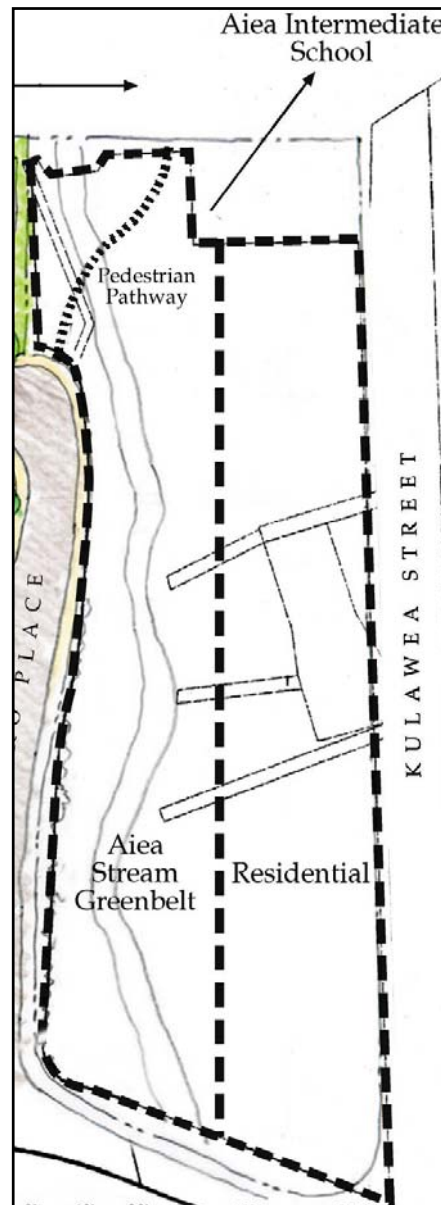


Figure 4-24

‘Aiea Stream Greenbelt & Residential
Parcels

4.4 CONCEPTUAL INTERIM PARK PLAN

The interim plan for the Town Center property includes passive park and general field uses (Figure 4-24). The property is currently graded for flat pads which step down toward the street. Therefore, mass-grading for the future Town Center must be completed. Once graded, much of the site will be grassed to allow for functional uses as a park area. Irrigation will also be installed and a gravel parking area will be provided. Landscaping and other improvements will be designed in coordination with the layout of future Town Center facilities. This will minimize tree relocation or removal.

This interim park would be used for passive recreation and for community gatherings such as farmers markets, community festivals, and craft fairs.

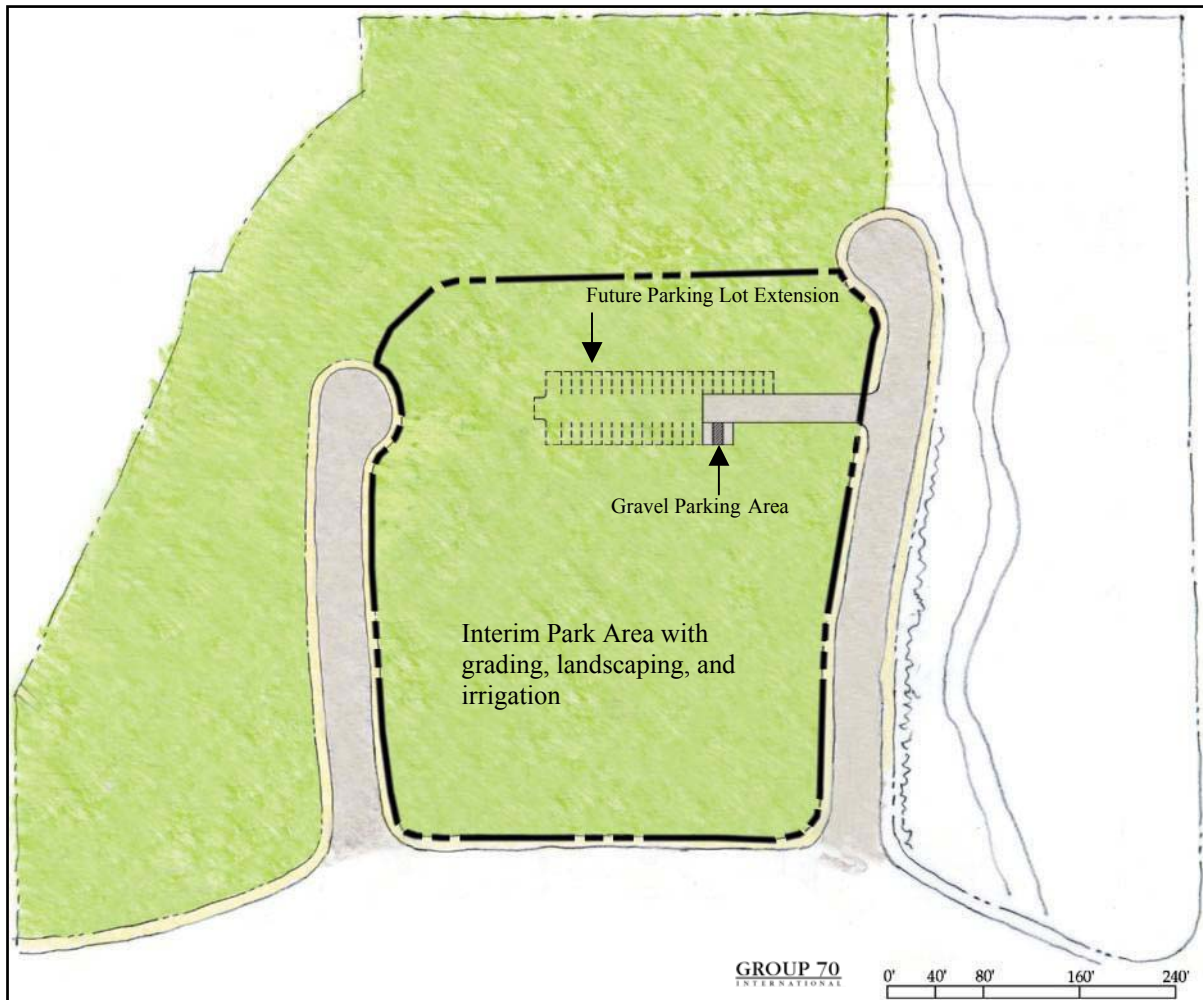


Figure 4-25
Interim Park Plan

Section 5.0

Proposed Uses for the Town Center

5.0 PROPOSED USES FOR THE TOWN CENTER

The Town Center should be a dynamic center that attracts people and is economically sustainable. The uses of the center should have a synergistic relationship with the library and senior facility which will also contribute to the vitality and sustainability of the center.

5.1 USES FOR ‘AIEA TOWN CENTER IDENTIFIED BY TASK FORCE MEMBERS

During the two design charrettes, the Task Force members proposed several uses for the Town Center. Suggestions included indoor activities and uses that would take advantage of the outdoor and lanai spaces at the Center. The suggestions are summarized below:

Indoor Activities:

- Daycare center
- Adult daycare center
- Crafts/gardening activities
- Gathering place for kids (classes, clubs, scouts, A + , after school care, tutoring)
- Classrooms for lessons (hula, drawing karate, judo, ballroom dancing, parenting classes, historical/cultural education, self improvement classes, and exercise classes)
- Senior activity center
- Youth/teen center for at-risk kids
- Meeting rooms
- Kitchen/cooking
- Art center

Open Air/Lanai Activities

- Gate ball/croquet
- Picnic areas with barbeque pits
- Volleyball courts
- Open market (farmer’s market/craft fair)
- Gathering places to sit, drink coffee, play music, tell stories, read, and study
- Performance space for dramatic arts

5.2 OVERVIEW OF COMMUNITY CENTERS

The ‘Aiea Town Center is a unique and groundbreaking project and there are few models that are comparable to the Town Center concept proposed in this Master Plan. Most models are either traditional community centers such as the YMCA, or social service providers such as the KEY Project or projects comprised of mixed residential, retail, office, entertainment, and civic uses.

Although they are not exactly comparable, eight community and recreation centers on O‘ahu and six mainland centers were reviewed. Tables 5-2 and 5-3 summarize the uses, activities, target population, and fees at the centers. Common uses are fitness areas, classrooms, exhibition areas, meeting rooms, childcare facilities, game rooms, and thrift shops. Most of the community centers target low-income seniors, children, or families. To fund their programs, centers charge membership fees and fees for classes, operate thrift shops, accept donations, and administer grants.

Of all the examples, the Mō‘ili‘ili Community Center is the most relevant example. The tenant/user mix includes a daycare center, a thrift shop, and recreational classes. Although these uses generate a lot of activity throughout the day, the Center is not a place to hang-out like the ‘Aiea Town Center will be.

5.3 PROPOSED USES FOR THE ‘AIEA TOWN CENTER

The Town Center should have a vibrant mix of activities, users, and tenants. Recommended uses for the ‘Aiea Town Center have been selected based on their compatibility with the three major themes: Old Community Center; Our Backyard/Our Front Porch; and Multi-generational. The proposed uses are summarized in Table 5-3.

Several uses found in other community centers or suggested by Task Force members are not recommended for the Town Center because they do not support the major themes or are less compatible than other uses. For example, the center for high-risk teens is not recommended because there is insufficient space and this activity may not be compatible with the library, senior facility, and daycare center. A youth center would require a large area where teens could express themselves and have functions. Similarly, banquet halls and a formal restaurant should not be considered because they would not be compatible with the informal character of the Town Center.

5.3.1 Open Air/ Lanai Activities

The design of the Town Center includes large open areas and extensive covered lanais which can accommodate all of the proposed open air/lanai activities. Farmer’s markets, craft fairs and other open markets will take advantage of the center court area of the Town Center. These markets support the “Old Community Center” theme and would draw crowds to the area.

An outdoor performance area has been identified in the design scheme. Other low-impact activities such as gate ball, volleyball, picnic and barbeque areas can make use of the green spaces behind the performance area. These activities will create recreational opportunities for families and different age groups.

The covered lanais are ideally suited for passive recreation including sitting, “talking story”, reading, studying, playing music, and playing games.

‘AIEA TOWN CENTER MASTER PLAN

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Community Center	Uses/Activities	Target Population	Fees/Other
Lanakila Multi-Purpose Senior Center (Honolulu)	Educational and recreational classes, blood pressure check, senior fitness, music, information and referrals on public entitlements and other information, volunteer opportunities	Senior adults, frail elderly, low income	Sliding scale
Windward YMCA (Kailua)	Childcare, Summer Fun, fitness programs	Not limited	Varies
Mō‘ili‘ili Community Center (Honolulu)	Recreational, educational and health classes and seminars. Eldercare, counseling, escort and transportation services. Childcare including after school care, and A + Program. Thrift store	Senior Citizens	Membership fees. Some services are fee for service. Less than 7% of operating funds from thrift store. State Contract
Kapahulu Senior Center (Honolulu)	Senior center with classes, thrift store	Senior citizens	Donations. \$25/year membership. \$7,000/ yr from thrift shop
Japanese Cultural Center of Hawai‘i (Honolulu-Mōili‘ili)	Japanese classes and demonstrations and workshops pertaining to the history and culture of the Japanese in Hawai‘i. Resource Center and gallery. Martial arts practice room. Meeting rooms, banquet hall and restaurant/lounge	Not limited	Membership fees. Some services are fee for service
Kualoa-He‘eia Ecumenical Youth Project - Key Project (Kāne‘ohe)	Summer cultural heritage program for elementary youth, youth counseling, youth drop-in recreation center, senior citizen program, information and referral on public entitlements and other information, and education and informational classes	Youth, low-income, families at-risk	Services free or have minimal fee
Waialua Community Association (Hale‘iwa)	Meeting rooms. Free martial arts classes, basketball and other activities, such as ballet and hula. Rents gym for parties	Residents of Hale‘iwa, Waialua, or Mokulē‘ia	Membership dues
Susannah Wesley Community Center (Kalihi, Waipahu)	Counseling, outreach, referral, and crisis services to youth/families. Recreation activities for youth. Immigrant services	Immigrant, youth, elderly	Services free or have minimal fee

Table 5-1

Survey of Hawai‘i Community Center Uses/Activities, Target Population, and Fees

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Community Center	Uses/Activities	Target Population	Fees/ Other
The Town Center of Bedford Bedford, MA 781-275-4880 http://www.town.bedford.ma.us/town_center/the_town_center_of_bedford.html	Houses a variety of non-profit/educational organizations on a rental basis and Town Departments. The building is managed by a non-profit organization. Tenants include Bedford Chamber of Commerce, Thrift Shop, Council on Aging, Recreation Department Kids Club.	Seniors, Youth	Room Rental
Litchfield Community Center Litchfield, CT 860-567-8302 http://www.thecommunitycenter.org/	Meeting space for civic groups, community gathering place, dance floor, classes, youth programs, & health screenings.	Seniors, youth	Fee for services
The Community Center Franklin MA 508-520-4909 http://www.franklin.ma.us/town/youth/Youth.htm	Youth and family oriented support programs that utilize trained volunteers from the community to develop and run. Services include game rooms, meeting conference rooms, youth lounge, computer center, & kitchen area.	Youth and family	No rental fees for non-profits
Bainbridge Island Senior Community Center (BISCC) Bainbridge Island, WA (206) 842-1616 http://www.bainbridgeseniors.org/	Offers education, exercise, fellowship, and recreation.	Seniors	Fundraising, fees, long-term lease with City
Tempe Westside Multi-Generational Center Tempe, AZ 480-858-2400 http://www.tempe.gov/westside/	31,000 square foot facility with indoor gym, youth center (pool table and games), Teen Center (computers, games), Adult fitness area, library resource center, classrooms, retiree activity center.	Multi-generational	unknown
Deer Valley Community Center Phoenix, AZ 602-534-2383 http://www.ci.phoenix.az.us/PRL/dvcc.html#A	Classes, health services, sports, game room, lending library.	Multi-generational	unknown

Table 5-2

Survey of Mainland Community Center Uses/Activities, Target Population, and Fees

‘AIEA TOWN CENTER MASTER PLAN

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Proposed Use	Reason for inclusion in Town Center	Income Generating
Daycare Center	Emphasizes multigenerational theme	yes
Meeting Rooms (classes, etc)	Versatile and can accommodate many users	yes
Thrift Store	Volunteer opportunities	yes
Art Center	Compatible with daycare and meeting rooms	yes
Coffee Shop/Snack Shop	Provides services to visitors of the Center	yes
Open Market (farmer’s market/craft fair)	Incorporates Old Community Center theme	yes
Outdoor Performance Area	Supports Old Community Center theme	yes
Outdoor Volleyball Court	Supports Multi-generational and Our Backyard/Front Porch themes	no
Gate Ball	Supports Multi-generational and Our Backyard/Front Porch themes	no
Picnic Areas with Barbeque Pits	Supports Multi-generational and Our Backyard/Front Porch themes	no
“Hanging out” (sitting, reading, etc)	Supports Multi-generational, Our Backyard/Front Porch, and Old Community Center themes	no

Table 5-3

Proposed Uses for ‘Aiea Town Center

5.3.2 Indoor Activities

Several indoor uses are recommended for the Town Center. The configuration of the Town Center contains over 20,000 square feet of meeting and general function space.

Daycare Center: The daycare center will bring children to the area during the weekday, enhancing the multi-generational aspect of the Town Center. A daycare facility will also take advantage of the close proximity of the library. If at the time of implementation, there is insufficient community need for a daycare center, the space could be used for an adult daycare facility.

Meeting Rooms: Another area of the Town Center should include a meeting room facility. These rooms can be used for multiple educational programs for all ages. For example, lessons could include hula, karate, judo and dancing. These rooms could be

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used as dressing rooms when a performance is being held. In addition, the rooms could serve as meeting places for various community groups and organizations such as the ‘Aiea Community Association. These rooms could also be used for health and wellness programs such as blood pressure or diabetes screenings.

Thrift Store: A community thrift store would provide volunteer opportunities for community members, and would also draw people to the Town Center. Thrift stores have been successful and compatible uses in other community centers on O‘ahu.

Art center: The art center would include an arts and crafts room and storage area. A wide variety of arts or craft classes could be provided to children attending the daycare center, or after-school programs, seniors living nearby or at the senior center, and adults from the community. In addition, senior programs could be offered to residents of the senior facility.

Coffee shop/snack shop: A small concession stand selling coffee and other take-out food items is also a recommended use. This shop would provide amenities to visitors of the library and Town Center. Patrons of the shop could eat and drink coffee on the lanais or in the lawn areas.

5.4 MANAGEMENT OF ‘AIEA TOWN CENTER

A non-profit 501-c(3) corporation should be formed to manage the ‘Aiea Town Center. The non-profit corporation would be responsible for the overall coordination and maintenance of the facility. The non-profit corporation could also organize community events at the Town Center.

5.5 ECONOMIC SUSTAINABILITY

Table 5.1 summarizes several different types of community centers. Each center has developed different strategies for economic sustainability including charging membership dues, operating thrift shops, and charging fees for services. The operating funds of four different centers are described below:

- Key Project: This organization receives approximately 60 % of its funding from the Aloha United Way. Private grants from foundations such as the Atherton Foundation provide additional operating funds and up to \$40,000 per year is generated by renting out the facility to groups for special events.
- Waialua Community Association: This association has a total operating budget of \$57,537. 67 % of the operating funds come from facility rental fees and 26 % from private foundations.
- Lanakila Multi-Purpose Senior Center: The operating budget for Lanakila Multi-Purpose Senior Center is over \$197,000. The majority of the funding, 63 %, comes

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from Federal, State, or City contracts. 25 % of the funds are generated by fundraising activities and membership dues generate 5 % of the total operating funds.

- Mō‘ili‘ili Community Center: This community center has \$1,016,000 in operating funds. Fees for classes and other services generate 55 % of these funds. Facility rental fees account for 13 % of the operating budget and Federal, State, or City Contracts generate another 11 %. Less than 10 % of the Mō‘ili‘ili Community Center’s budget comes from the Aloha United Way and 5 % comes from thrift shop revenues.

The ‘Aiea Town Center will share some elements with these other community centers but the overall character of the Center and mix of uses will be unique. As a result, the Town Center should develop its own model of economic sustainability. Several of the proposed uses for the ‘Aiea Town Center will generate income for operating expenses. These income-generating uses, which are identified in Table 5-2, include the thrift shop, daycare center, meeting rooms, art center, coffee shop, and open markets. The administrator of the Town Center may also write for grants to support other Town Center programs.

Section 6.0

Priorities and Implementation

‘AIEA TOWN CENTER MASTER PLAN

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6.0 PRIORITIES AND IMPLEMENTATION

6.1 ‘AIEA TOWN CENTER

The recommended improvements are proposed to be completed in three phases: the interim park, Phase I, and Phase II. The total cost of the improvements are estimated to be slightly over \$6 million. Priorities for implementation phasing are summarized in Table 6-1.

Interim Park Plan – Within 1-2 years	Estimated Cost
Demolition and Site Work *	\$250,000
Landscaping / Irrigation/Gravel Parking Area	\$206,000
Total Interim Park**	\$456,000
Phase I – Within 3-4 years	Estimated Cost
Site Work*	\$290,000
Parking and Drop-off Areas	\$750,000
Community Center	\$1,260,000
Meeting Rooms	\$960,000
Covered Walkways	\$190,000
Portion of Malls	\$455,000
Plaza	\$60,000
Landscaping	\$400,000
Total Phase I Projects	\$4,365,000
Phase II – Within 5-6 years	Estimated Cost
Daycare Center	\$975,000
Covered Walk	\$45,000
Portions of Mall	\$85,000
Landscaping	\$110,000
Total Phase II Projects	\$1,215,000
Total Estimated Costs	\$6,036,000

* There may be additional hazardous materials remediation costs during future development of the Town Center, Library, Assisted Living Facility, ‘Aiea Stream Greenbelt, and Residential Lots.

** There are several potential options for the remediation of lead soils, and the Bank and City are working on reaching a solution. Bank of Hawaii may pay for a portion of the interim park improvement costs (such as site work and landscaping).

Table 6-1

‘Aiea Town Center Phasing and Costs

6.2 LIBRARY AND SENIOR FACILITY

The State of Hawai‘i will be responsible for the acquiring the land, designing and building the library. However, the State is not currently interested in building a library on the property.

The City will purchase the land for the senior facility and issue an RFP for the senior facility development. The RFP guidelines for the senior facility should be based on the design guidelines provided in Section 4.3.3.

6.3 ZONING CHANGES

In order to build ‘Aiea Town Center the following government approvals and/or permits are required:

- Primary Urban Center Development Plan Land Use Map Amendment – from the City Department of Planning and Permitting and Planning Commission
- Environmental Assessment – The Accepting agency is the City Department of Planning and Permitting
- Zone change – City Department of Planning and Permitting, City Council

The project site is designated industrial on the Primary Urban Center Plan Land Use Map currently under review (Primary Urban Center Plan, July 1999). The designation should be changed to residential and commercial/neighborhood commercial.

The entire site is currently zone I-2 Industrial. Based on recommendations from the Department of Planning and permitting, the recommended zoning for the Town Center and library areas is B-1. The senior facility recommended zoning is A-1.

Parcel 15 of the ‘Aiea sugar mill site is also zoned I-2. The ‘Aiea Stream flows through the undeveloped parcel, which along with the steep slopes, makes it incompatible for intensive development. The area around ‘Aiea Stream should be designated P-2 to preserve its natural state. The remainder of the parcel could be designated A-1 and low density housing should be developed.

Section 7.0

References

7.0 REFERENCES

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Appendix A
Alternative Design Concept

'AIEA TOWN CENTER MASTER PLAN
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Figure A-1

'Aiea Town Center Alternative Design Scheme

Appendix B

Charrette Participants

Community Charrette Participants

April and August, 2001

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