

WAILUKU CIVIC COMPLEX

COUNTY OF MAUI

Budget and Finance Committee March 27, 2018



RECEIVED AT BF MEETING ON 3-27-18
Submitted by Erin Wade (BF-76)

FOUNDATION FOR PROJECT SCOPE



FOUNDATION FOR PROJECT SCOPE

1.The Plan

neighborhoods.

ACTION CHART: LAND USE

| # | PROPOSALS FOR ACTION | TIMING | | | IMPLEMENTING / COORDINATING AGENCY (L: Lead) | PRIVATE (Partner) |
|-----------------|--|----------------|-------------------|-----------------|--|---------------------------------|
| | | NEXT TWO YEARS | TWO TO FIVE YEARS | SIX TO 20 YEARS | | |
| PROJECTS | | | | | | |
| LU-1 | Develop a police substation within the commercial core of Wailuku Town, and encourage a police presence. | ✓ | | | Economic Development (L), Police | WMSA, private non-profit, merch |
| LU-2 | Develop the Vineyard side of the I'ao theater into an open air park and community gathering place. | ✓ | | | Planning (L) Parks and Rec., Finance | WMSA, private non-profit, merch |
| LU-3 | Redevelop the Municipal Parking Lot with potential opportunities for mixed use development, such as a business hotel, commercial, residential, entertainment, public parking or other uses that will create an activity generator. | | ✓ | | County of Maui (L) | WMSA, private non-profit, merch |
| PROGRAMS | | | | | | |
| LU-4 | Encourage on-going public participation by forwarding project and planning proposals to community organizations, such as the Wailuku Main Street Association (WMSA), and interested individuals for review and comment. | ✓ | | | MRA (L) | |

FOUNDATION FOR PROJECT SCOPE

2. Prior Work



FOUNDATION FOR PROJECT SCOPE

Court House, Wailuku, T. H.



3. Growing Wailuku as the County Seat

FOUNDATION FOR PROJECT SCOPE

4. Market Analysis

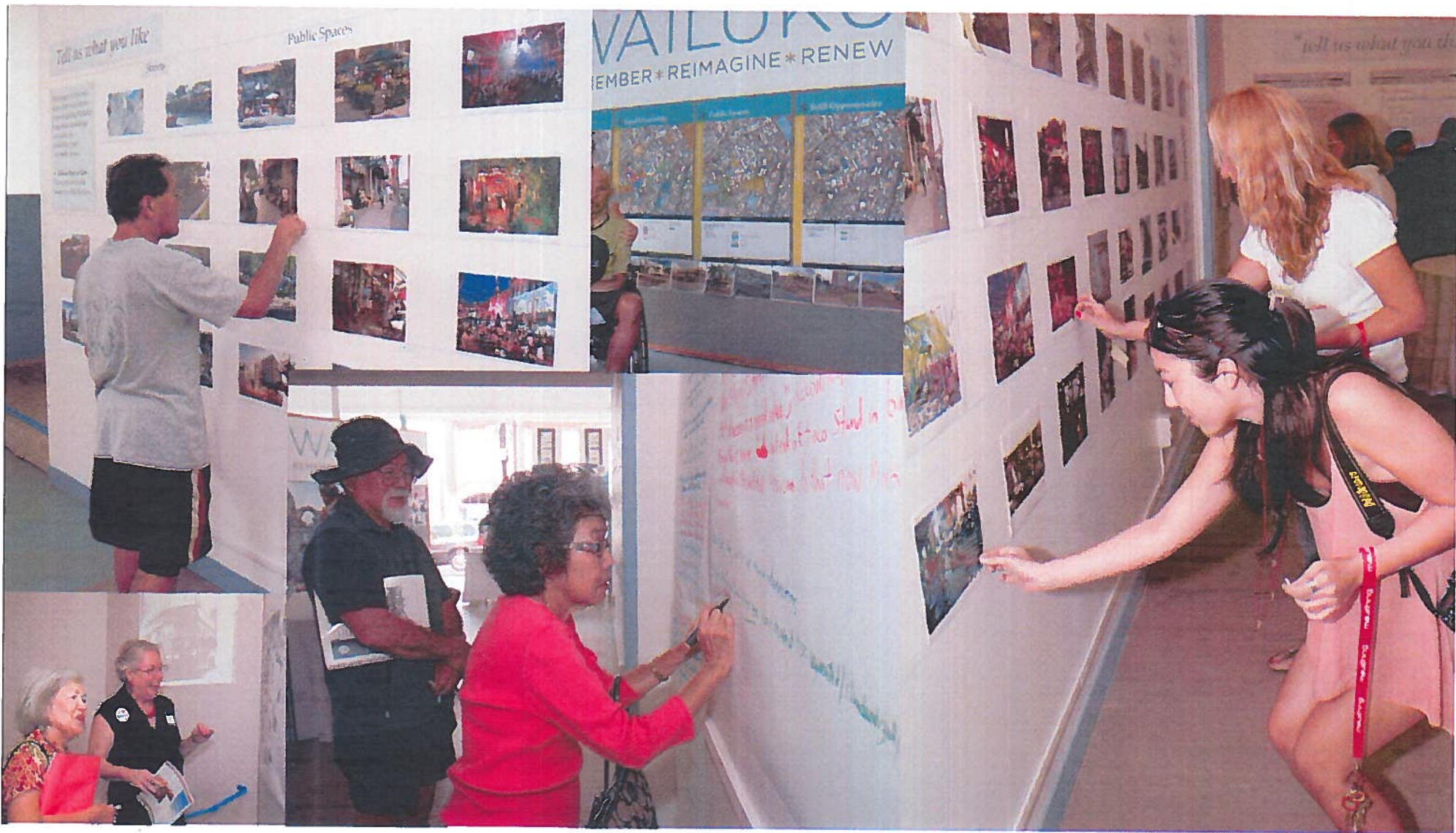


FOUNDATION FOR PROJECT SCOPE

5. Community Outreach

- Focus Groups
- Community Opinion Survey
- Newsletters
- Website
- First Friday Pop-up Planning
- Open Houses
- MRA meetings
- Project Advisory Committee





WAILUKU

Which PARKING STRUCTURES do you like?

PARKING & EVENTS FACILITY

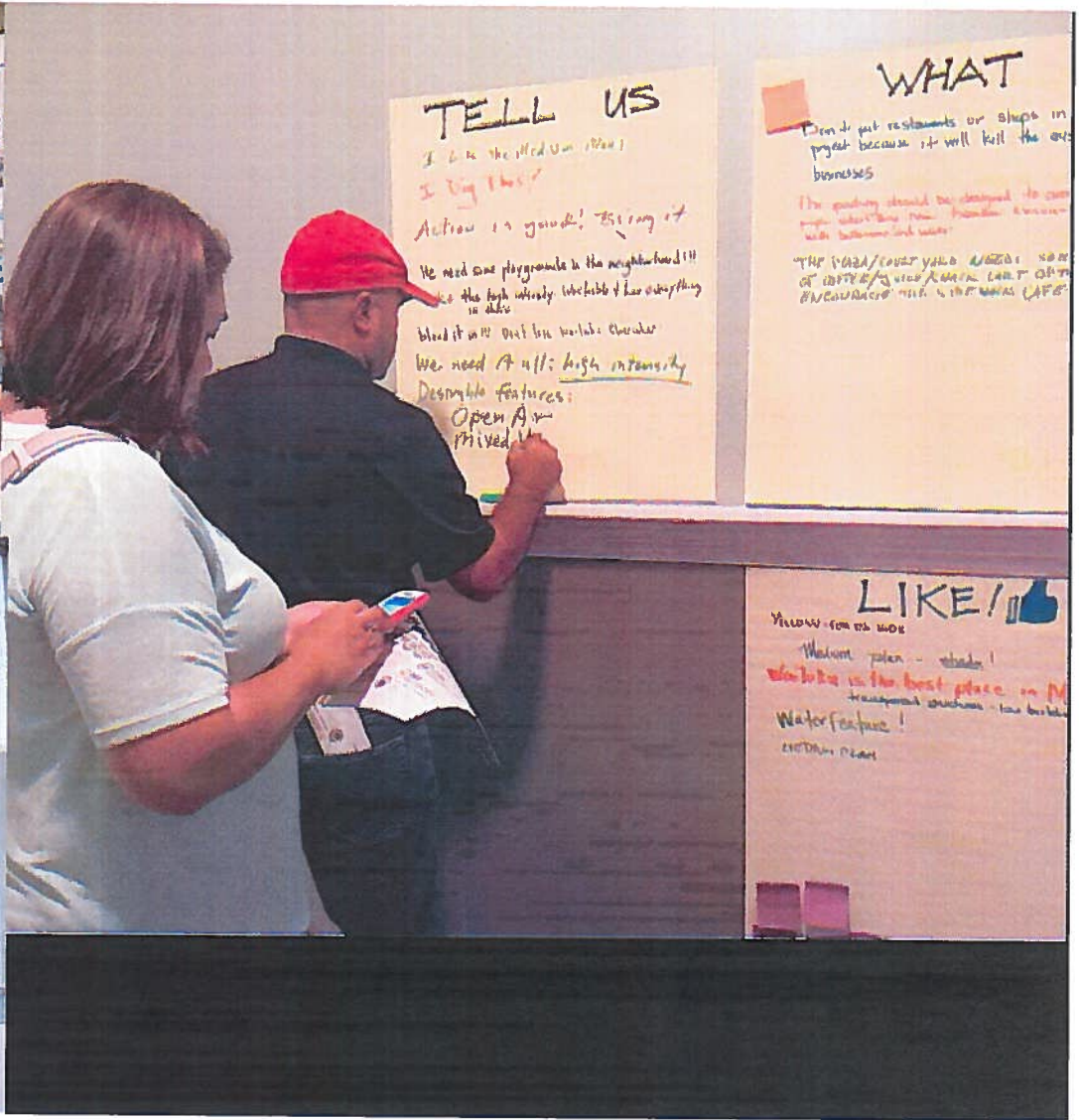
reWAILUKU

Which COMMUNITY BUILDING do you like?

WAILUKU PARKING & E

Which STREET EDGE do you like?

reWAILUKU



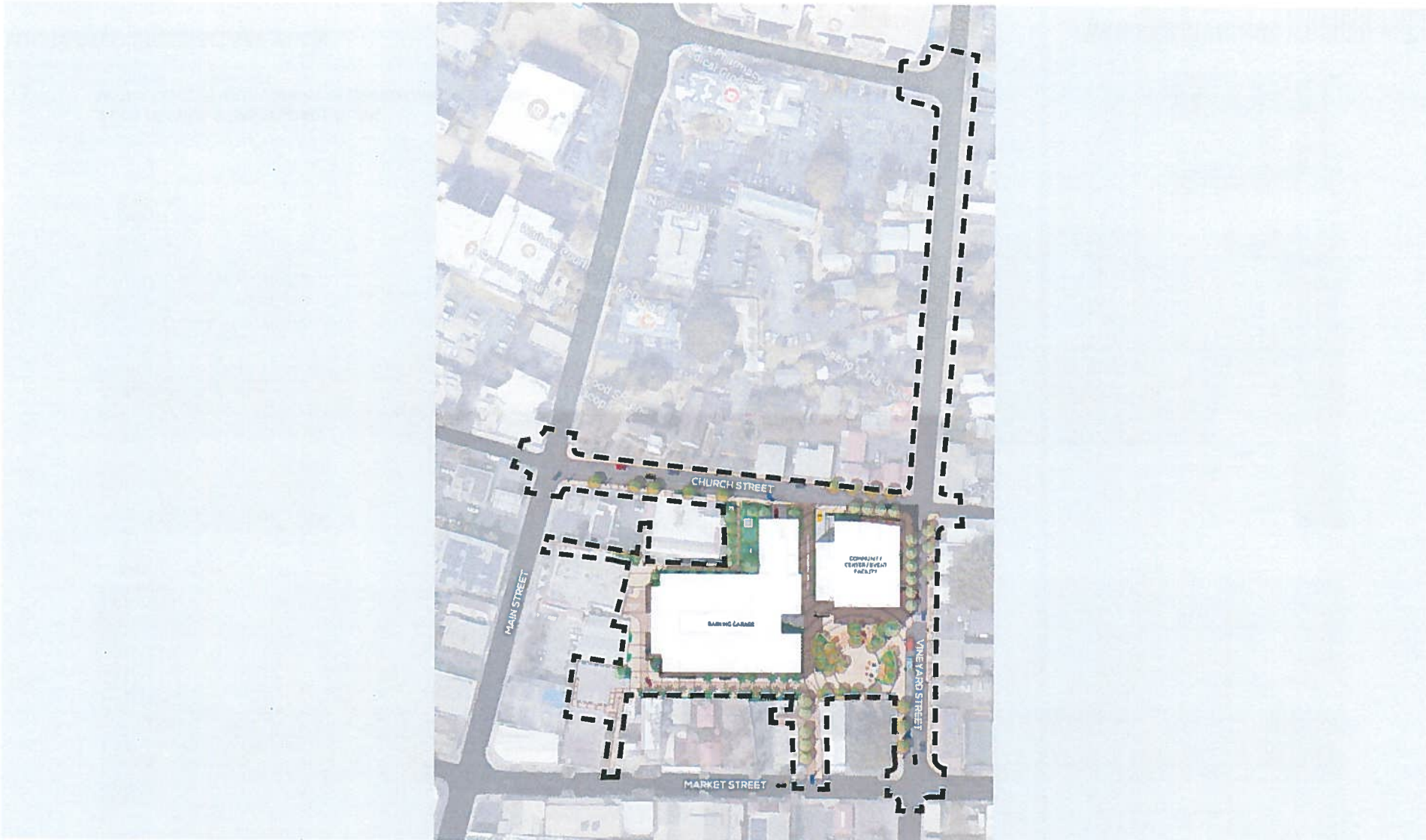
BASIS OF DESIGN





BASIS OF DESIGN — 9 PRINCIPLES

- Manage Stormwater and update aging infrastructure
- Maximize Safety
- Use Universal Design for Accessibility
- Create quality spaces for civic engagement and participation
- Build in Energy Efficiency
- Plan for Dual Use of Spaces
- Use as an Opportunity for Cultural Sustainability
- Create a central gathering place
- Incubate business that create an economic catalyst



OFF-SITE IMPROVEMENTS
Overall Site Plan



WAI - Source of Life

PUUWAI
Water as the source of life,
flowing to the heart of Wailuku

FOUR STAGES OF WAI



'EHU (MIST)/
UA (RAIN)



WAILELE
(WATERFALL,
CASCADE)



KAHAWAI
(STREAM, RIVER)



LOKO
(POND, POOL)

EVENTS FACILITY
Concept

WAILUKU CIVIC HUB FERRARO CHOI
*re*WAILUKU
DESIGNED BY FERRARO CHOI | 03/23/18 15



ILLUSTRATIVE SITE PLAN
WAILUKU CIVIC HUB
 PBR HAWAII | 2018 03 22

ILLUSTRATED SITE PLAN





WOONERF STREETSCAPE
Pili/Promenade Example



ILLUSTRATIVE SITE PLAN
WAILUKU CIVIC HUB
 PBR HAWAII | 2018 03 22

ILLUSTRATED SITE PLAN





7 AM



9 AM



11 AM

PLAZA
Shading Study



1 PM



3 PM



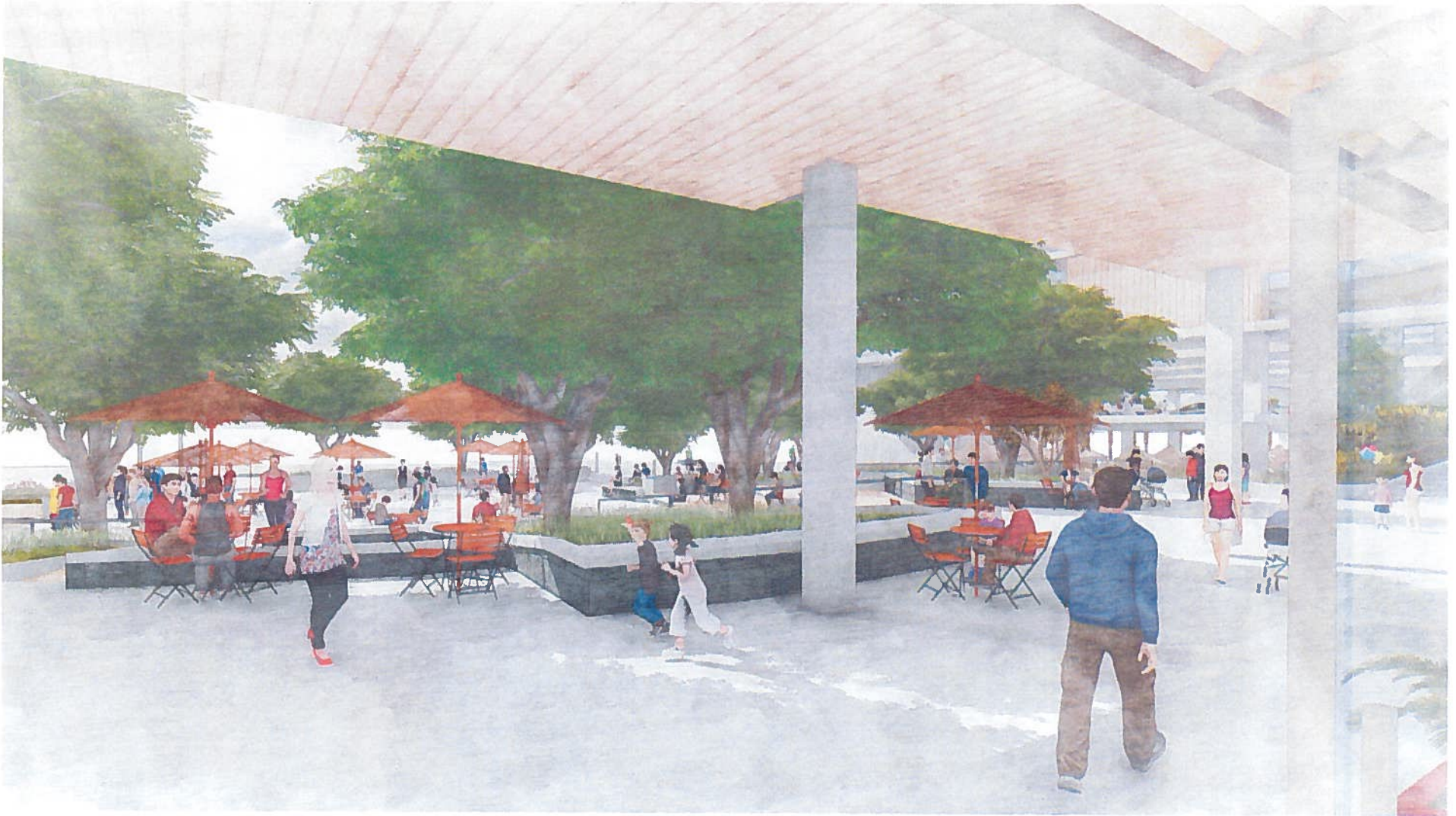
5 PM

PLAZA
Shading Study

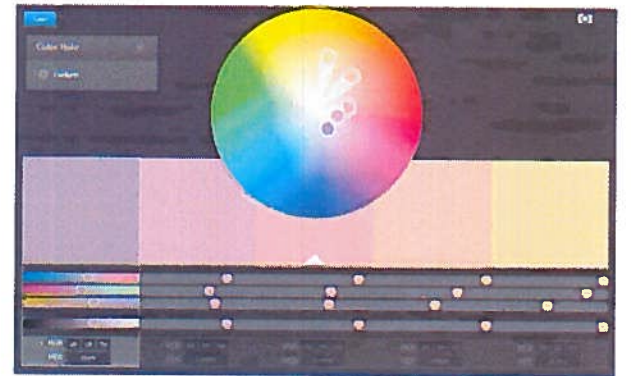
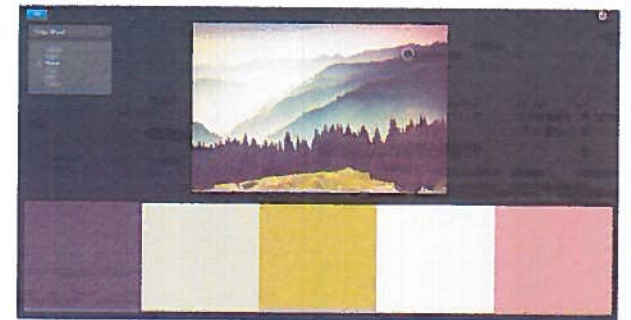


DESIGN INSPIRATION

Downtown Wailuku Architectural Context: Storefront Porches, 2nd Floor Lanais, Wood Siding



PLAZA
View of Plaza from Covered Terrace



EXTERIOR TREATMENT - PARKING STRUCTURE
Color Concept



EXTERIOR TREATMENT
View of Building from Vineyard Street



PLAZA

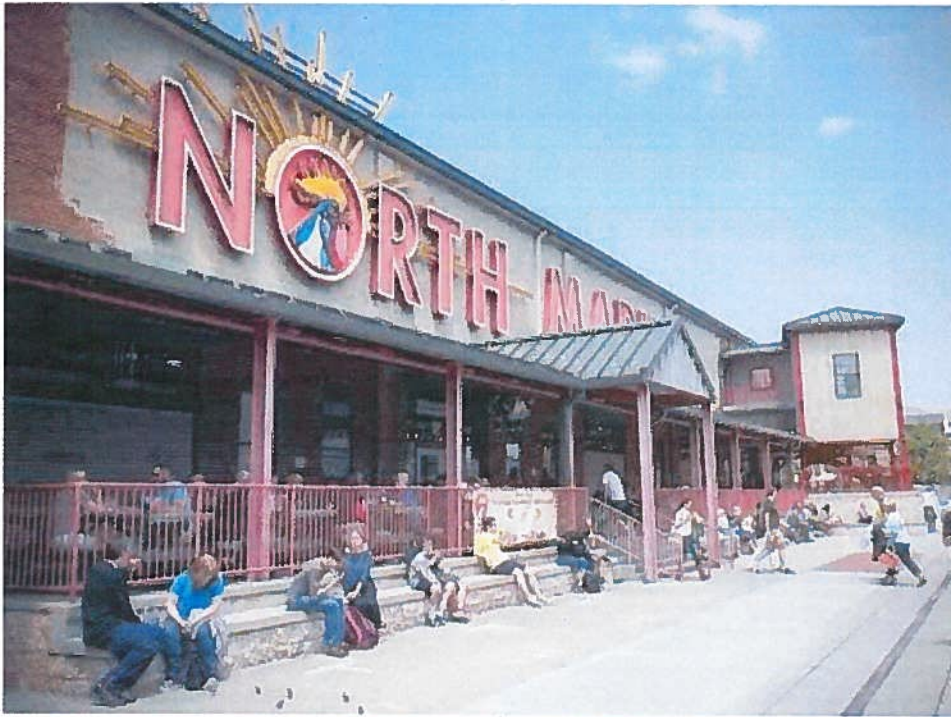
View of Pili Pedestrian Connection Towards Church Street



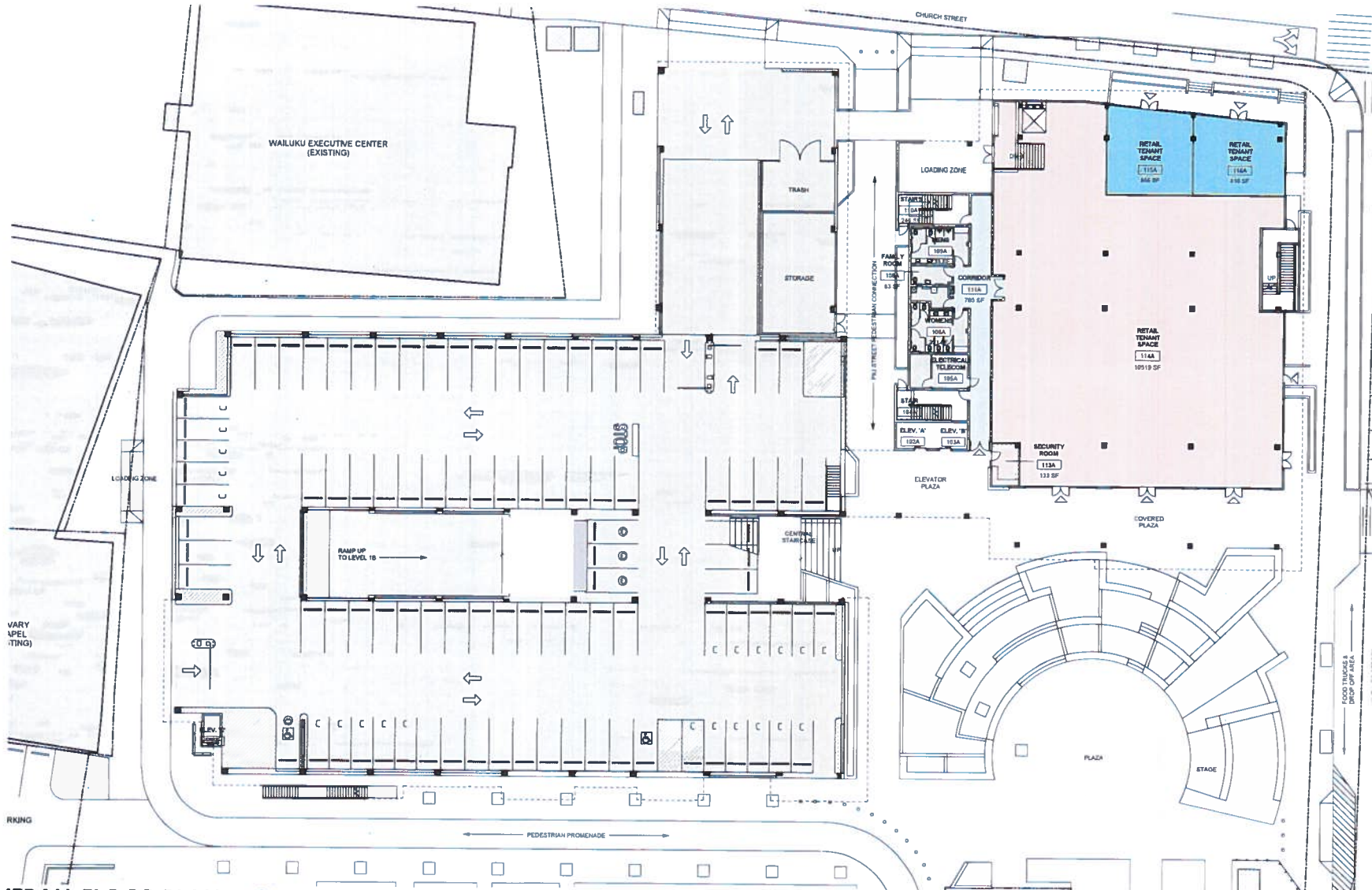
PARKING STRUCTURE

View from Church Street down Pili Pedestrian Connection toward Plaza





NORTH MARKET, COLUMBUS OHIO
Specialty Market Example



OVERALL FLOOR PLAN
Level 1





3RD FLOOR

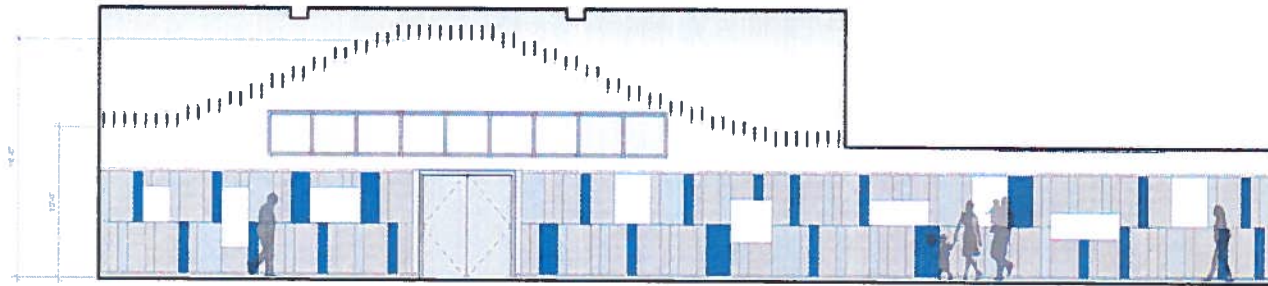


2ND FLOOR

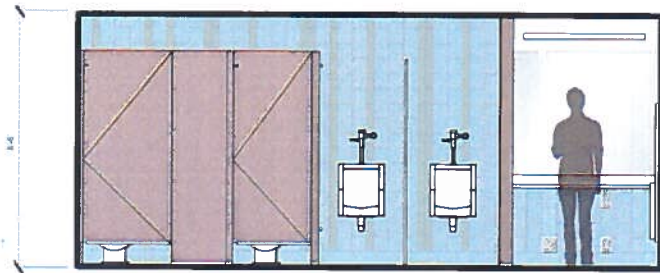


1ST FLOOR

EVENTS FACILITY
Concept



CORRIDOR ELEVATION
Scale: 1/8" = 1'-0"



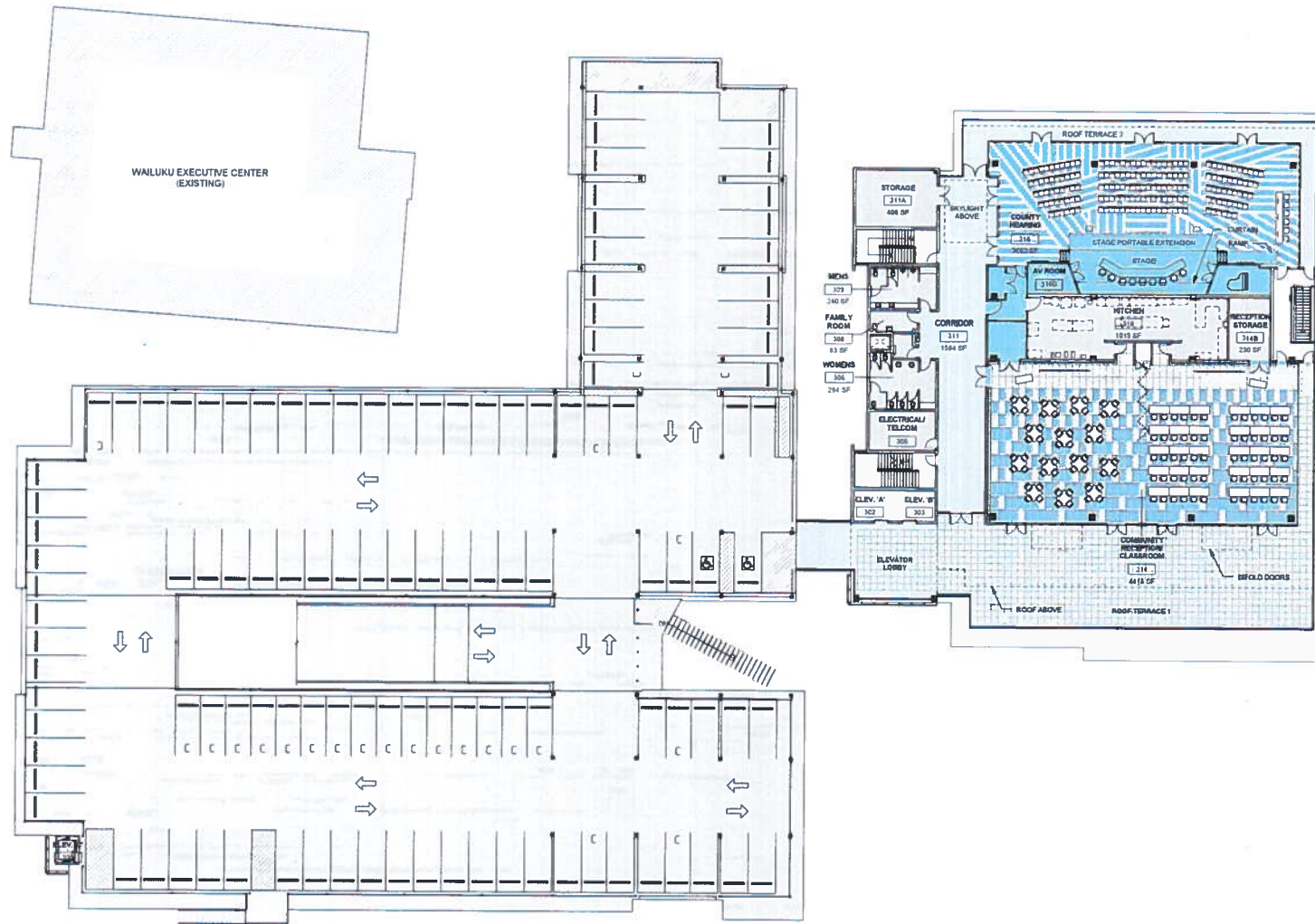
TYPICAL RESTROOM ELEVATION
Scale: 1/4" = 1'-0"



Arkura, Atmosphera, Swell

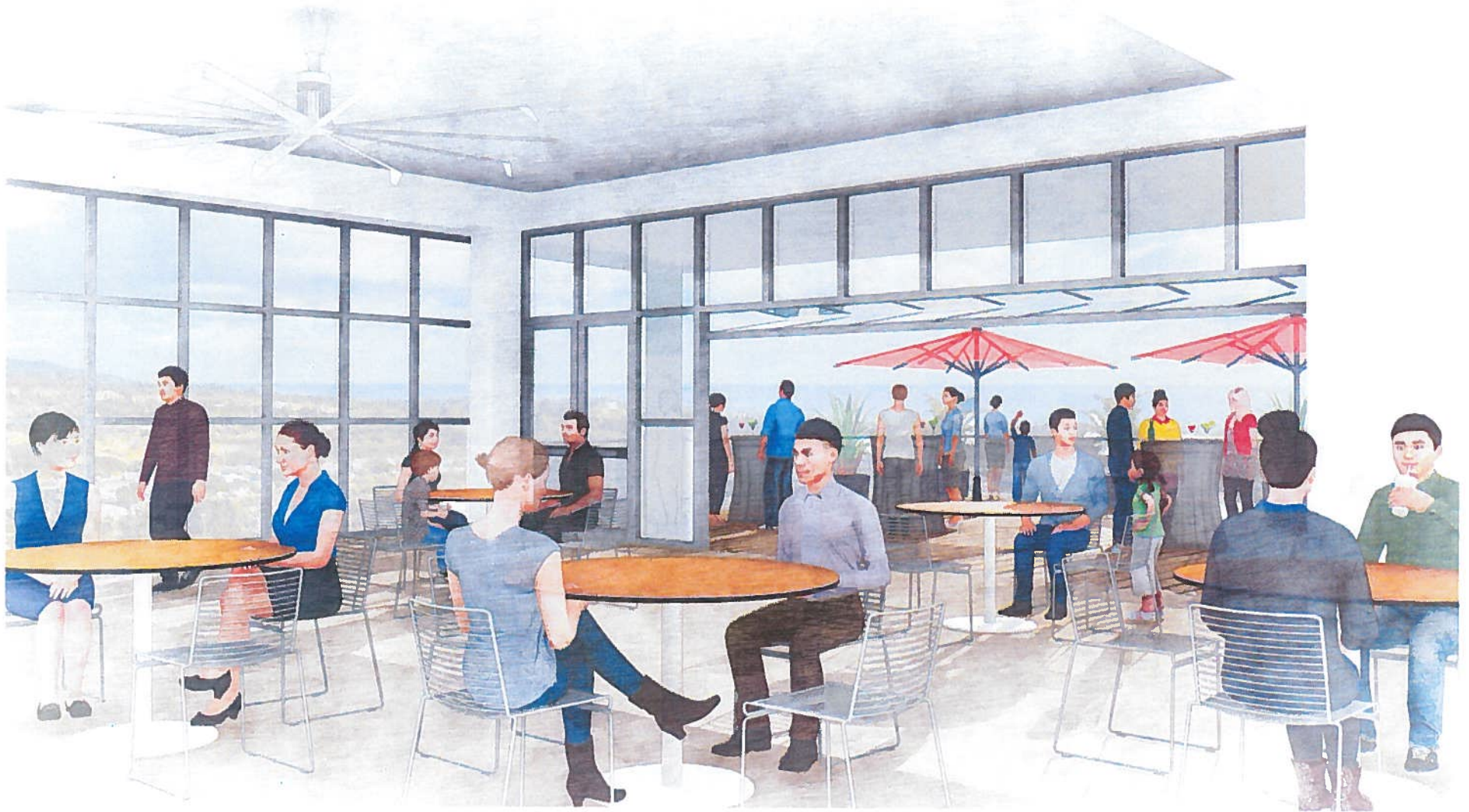
EVENTS FACILITY

1st Floor Corridor and Restroom

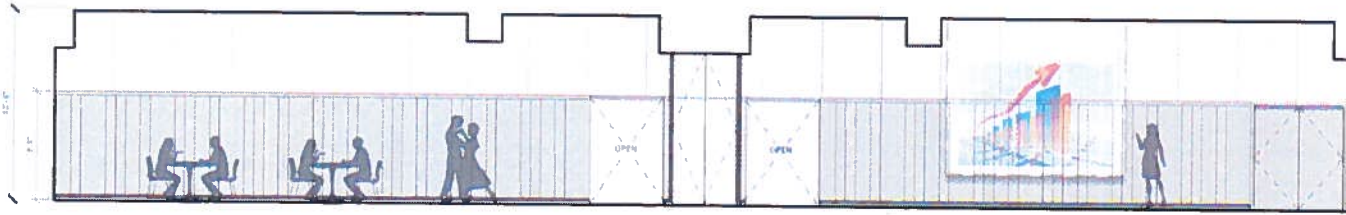


OVERALL FLOOR PLAN
Level 3



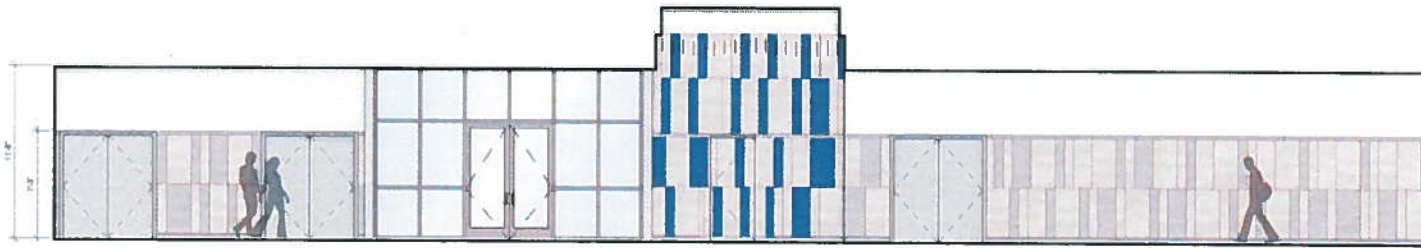


INTERIOR TREATMENT - RECEPTION SPACE

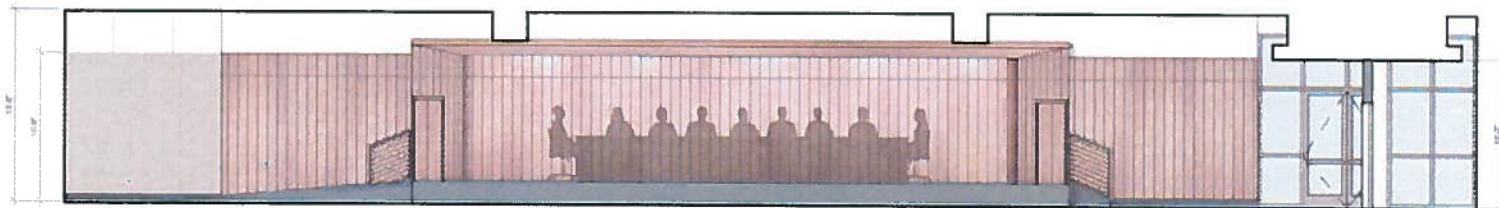


RECEPTION ELEVATION
Scale: 1/8" = 1'-0"





CORRIDOR ELEVATION
Scale: 1/8" = 1'-0"



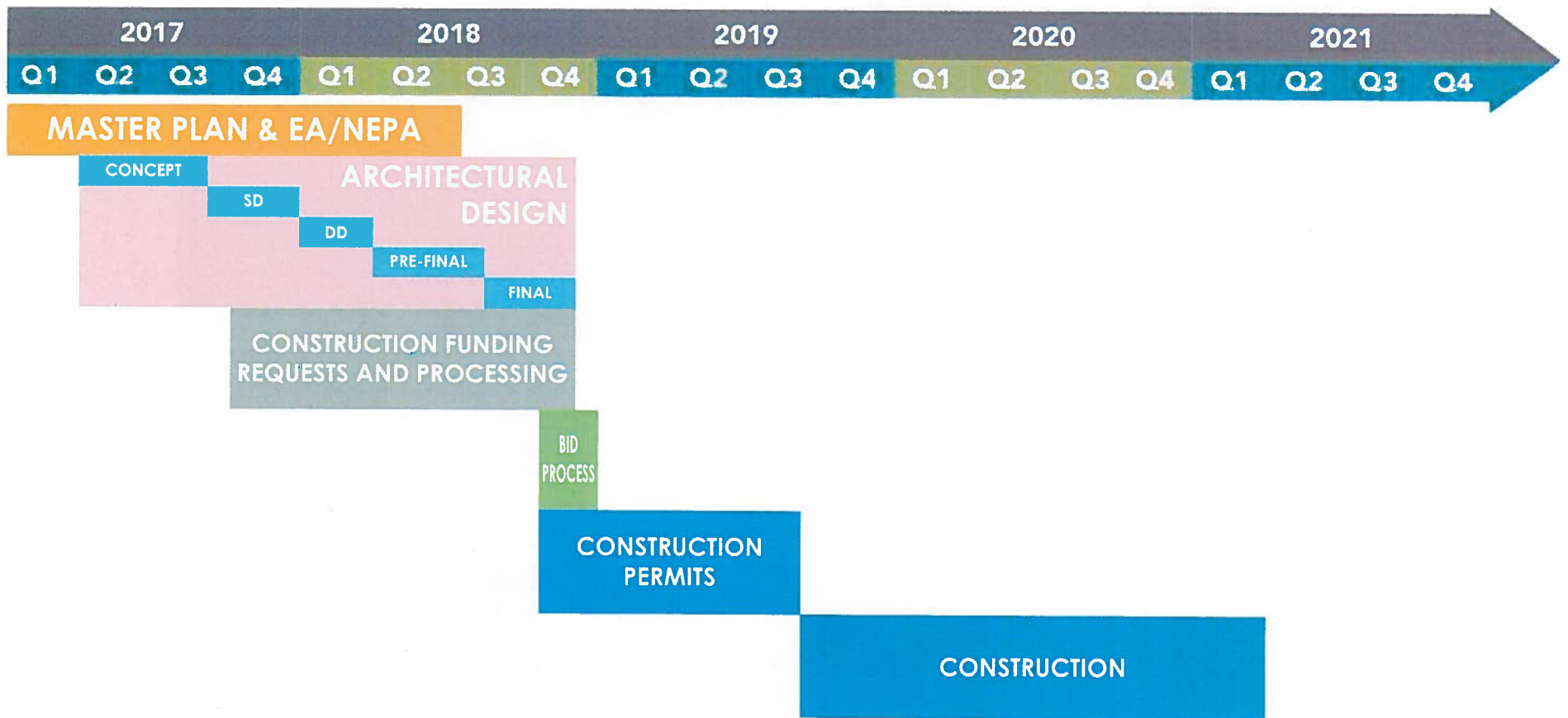
COUNTY HEARING ELEVATION
Scale: 1/8" = 1'-0"

EVENTS FACILITY

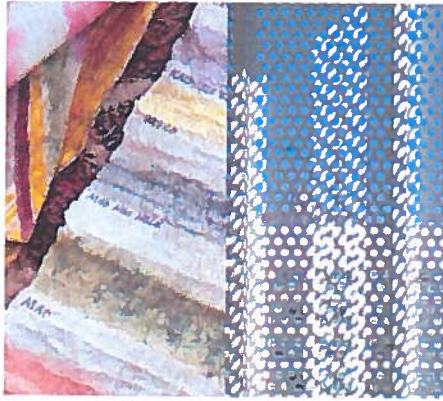
3rd Floor Corridor and County Hearing



MAHALO!

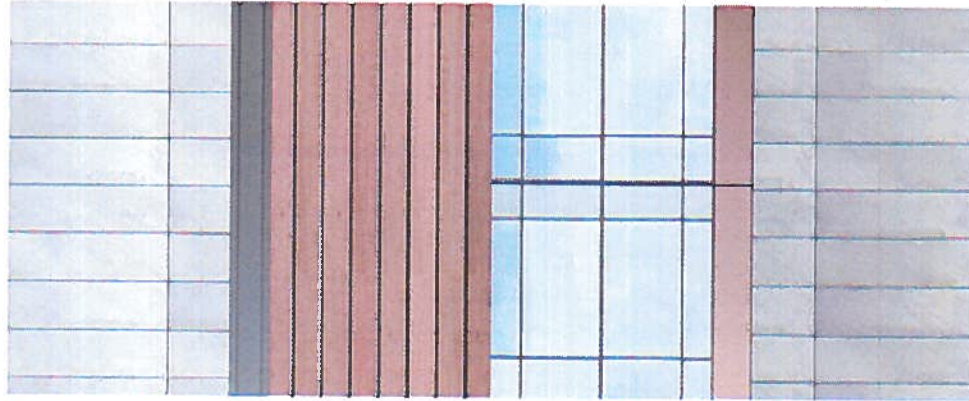


PROJECT SCHEDULE



COLOR PALETTE
TBD

SCREENS, SHADES, RAILINGS
PERFORATED ALUMINUM
PANELS



THIRD FLOOR
EQUITONE - LIGHT GREY

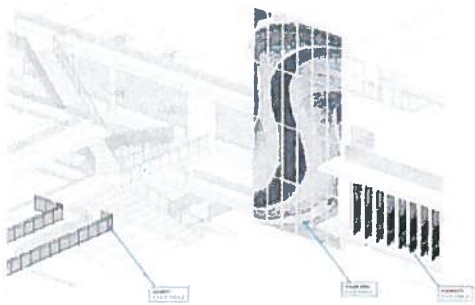
SECOND FLOOR
KNOTWOOD - LIGHT OAK
KNOTWOOD - CHARCOAL (SO+HI)

GLASS STOREFRONT
CLEAR GLASS
STOREFRONT MULLIONS
ALUMINUM - CHAMPAGNE

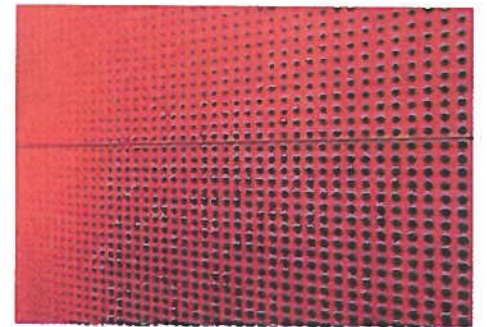
FIRST FLOOR
EQUITONE - MEDIUM GREY

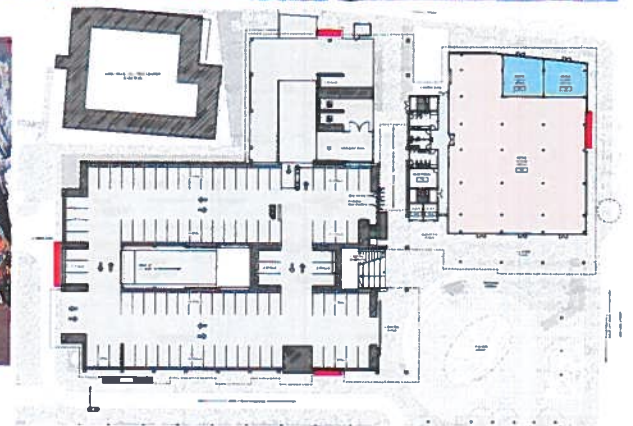


EVENTS FACILITY AND PARKING GARAGE
Exterior Materials

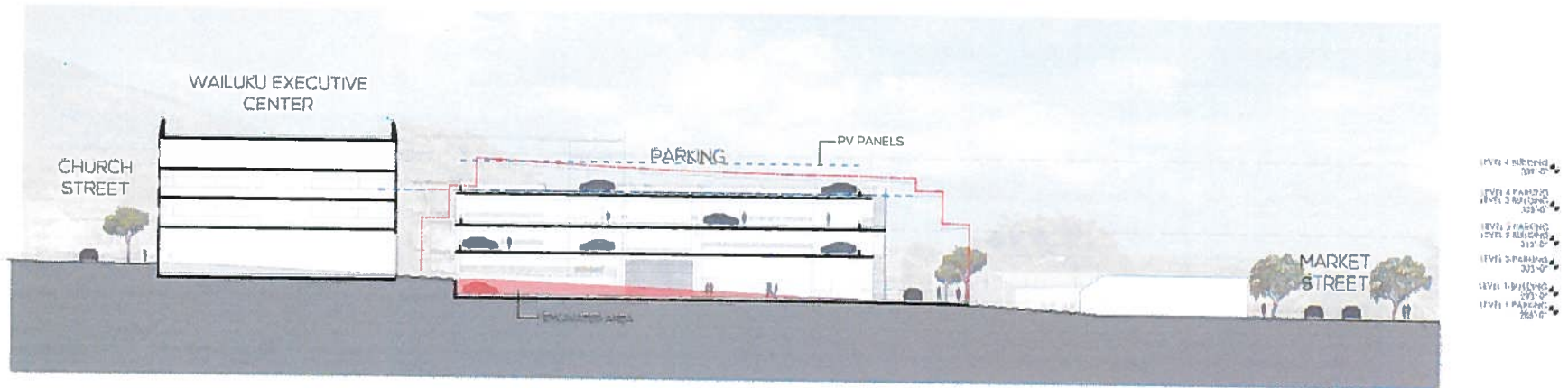


EVENTS FACILITY
Perforated Panels

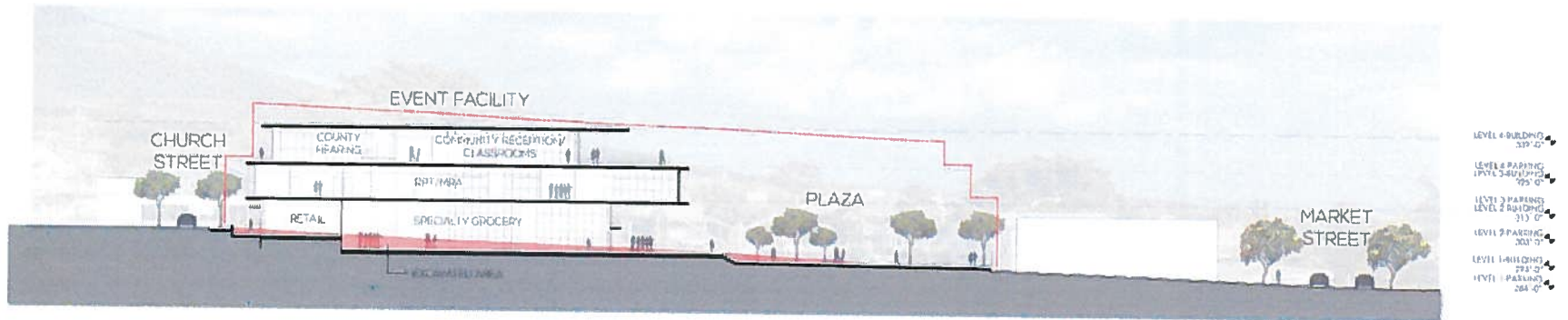




OPPORTUNITIES FOR PUBLIC AND CULTURAL ART
Mural Examples



SITE SECTION - WAILUKU EXECUTIVE CENTER



SITE SECTION - PLAZA

SITE AND BUILDING SECTIONS

0 15 30 SCALE: 1" = 30'