



**2018 ASLA HAWAII DESIGN AWARDS NOMINATION
RESEARCH AND COMMUNICATIONS**

Wells Park Master Plan & Wailuku Civic Complex Community Outreach



Welcome to
**THE NEXT BIG THING
PARKING & EVENTS FACILITY**

THE BIG PICTURE: Wailuku Town is Maui Island's historic downtown and the civic heart of Maui County. In the coming years, the reWailuku project will embrace and celebrate the urban environment that only exists downtown. By developing signature parks and public spaces, connecting places with walkable streets, well-designed buildings and new inclusive housing options we will create the foundation to bring locally loved food, art and theater to the forefront in Wailuku Town.

The Parking and Events Facility is part of a larger vision for Wailuku town (reWailuku). This vision has been refined over several years, beginning in 2012 with a series of community workshops. One of the issues addressed during these workshops was the

need for more parking for their community for their planning effort resulted encompassed the "superblock" between Vineyard Street, Vineyard Street, and Vineyard Street. Because this is the heart of downtown Wailuku, traffic flow and inviting public spaces throughout the site are essential.

While the Parking and Events Facility is a significant structure in size, it is designed to ensure that its form and function are in harmony with the buildings and spaces around it. Architectural excellence, innovation and community dialog are key to the design.

Welcome to
**THE NEXT BIG THING
PARKING & EVENTS FACILITY**

Begin the conceptual design phase for the Wailuku Parking & Events Facility to be located on the Wailuku Municipal lot. We want your input and feedback. The design team has developed three alternative site plans. The three plans are detailed inside the newsletter, representing different levels of investment and intensity of development ranging from low to high.

community dialog about which plan are the best fit for

reWAILUKU
REMEMBER*REIMAGINE*RENEW

JUNE 05 - 09 - STOREFRONT LUNCH
work or fun? Featuring our "lunch hour" series from 12:00 PM to 1:00 PM daily. Spend part of your lunch hour talking with members of the project team including the traffic engineer, archaeologist, cultural specialist, and the civil and structural engineering team. Take advantage of this time to share additional thoughts and ideas for the project.

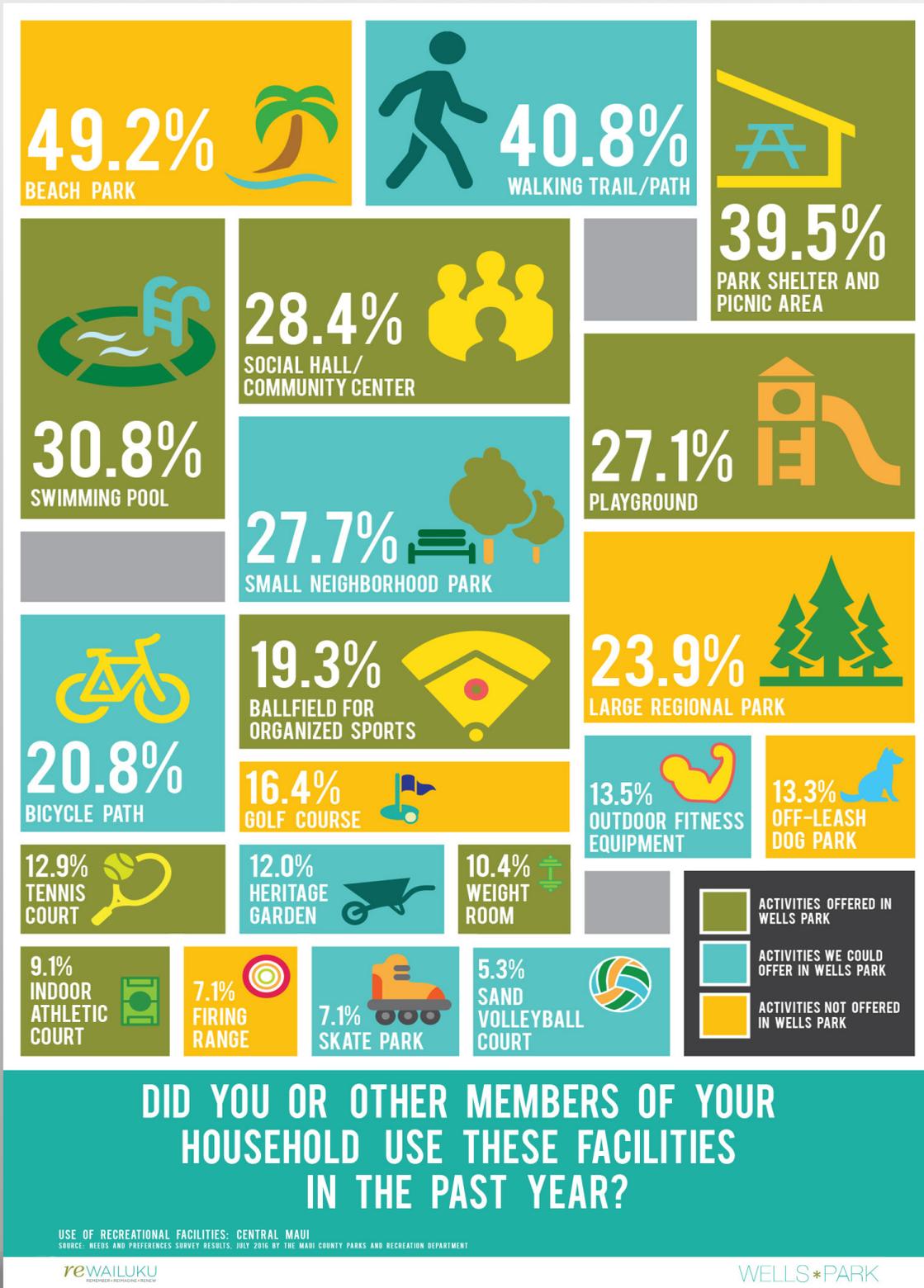
APRIL 2



**WELLS PARK & WAILUKU CIVIC COMPLEX
Location Map**

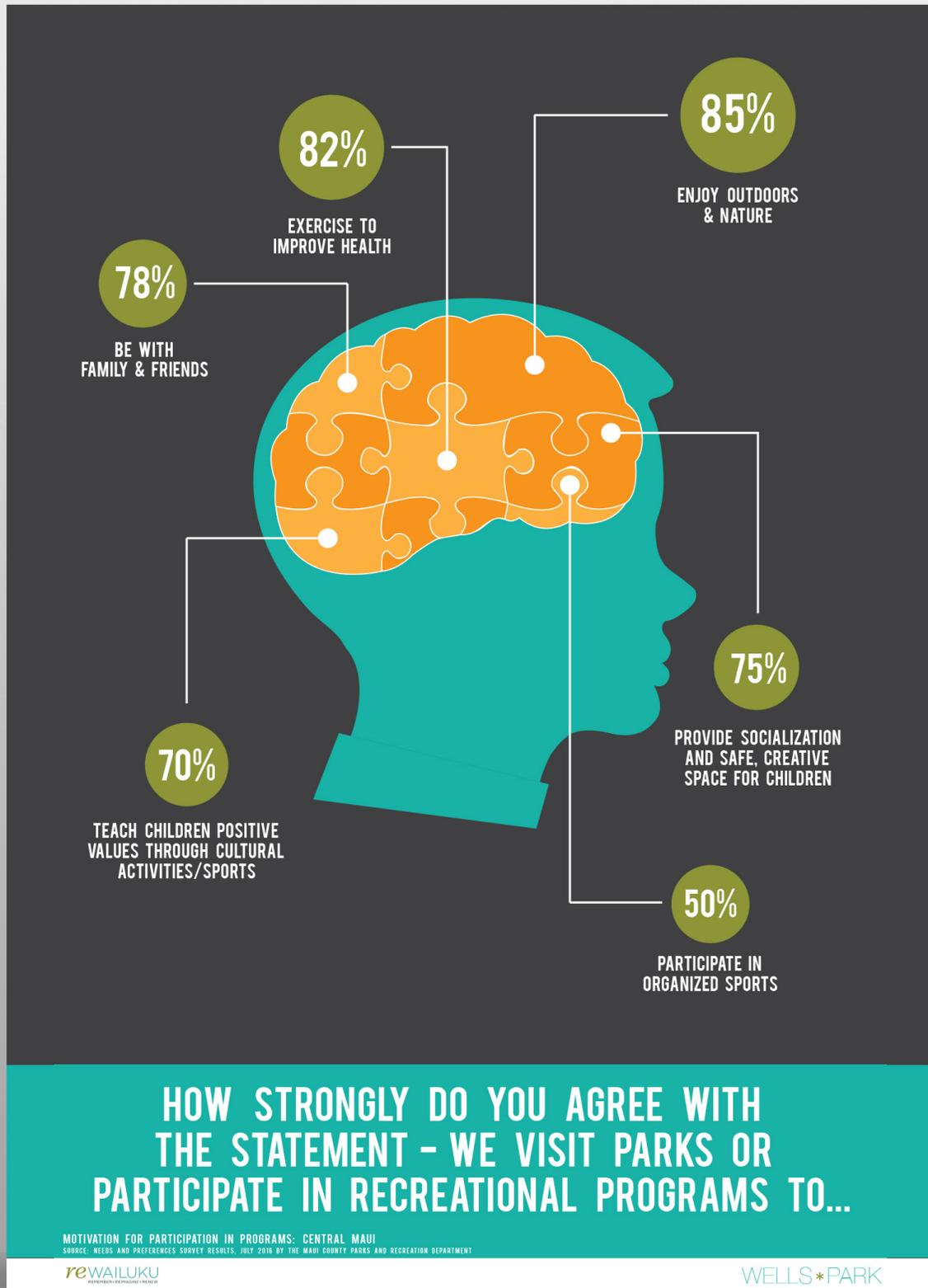
WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 1

Map showing the location of Wells Park and Wailuku Civic Complex project areas. Anchoring the two ends of the Wailuku Town core, the projects are the first efforts by the County of Maui to reinvest in the revitalization of Wailuku.



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 2

Infographic poster showing the results of a park survey for Central Maui residents. Park facilities are ranked by use over the past year and color coded based on what could be offered at Wells Park.

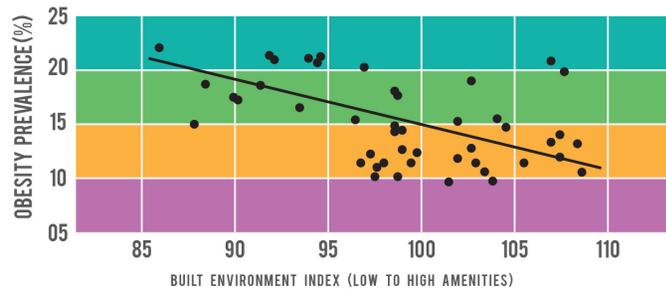


WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 3

Another infographic poster created from the park survey showing why Central Maui residents visit County parks or participate in their recreational programs. Top responses included enjoying the outdoors and nature and exercising to improve health.

ABOUT 1/3 OF AMERICAN CHILDREN AND ADOLESCENTS AGES 6-19 ARE CONSIDERED TO BE OVERWEIGHT OR OBESE, AND ONLY ONE IN FOUR ADOLESCENTS GET THE RECOMMENDED 60 MINUTES OF PHYSICAL ACTIVITY OR ACTIVE PLAY PER DAY.

RELATIONSHIP BETWEEN THE NEIGHBORHOOD BUILT ENVIRONMENTS & U.S. CHILDHOOD OBESITY PREVALENCE AT THE STATE LEVEL



Source: National Survey of Children's Health, 2007

This chart shows estimated obesity rates among 44,101 children ages 10-17 coming from a variety of neighborhoods and socioeconomic conditions, compared to the quality of their built environment in terms of access to play amenities.



In a 2010 study, Singh, Siahpush, and Kogan examined the impact of neighborhoods' socioeconomic conditions and "built environments" on the prevalence of obesity among U.S. children. The study found approximately 20-45% higher prevalence of obesity in communities with low neighborhood amenities, characterized by lined access to sidewalks and walking paths, parks, and playgrounds, or recreation and community centers. These findings support the notion that providing spaces for active outdoor play promotes increased physical health.

Source: Neighborhood Socioeconomic Conditions, Built Environments, and Childhood Obesity by Gopal K. Singh, Mohammad Siahpush, and Michael D. Kogan

PLAY PROMOTES PHYSICAL HEALTH

reWAILUKU

WELLS*PARK

AGE 2-3

CAN SIT IN CHAIRS, WALK SMOOTHLY, AND EVEN RUN
BEGIN UNDERSTANDING OBJECT PERFORMANCE
GRIP, KICK, AND EXPLORE WITH PURPOSE
CAN BE SOCIAL, BUT OFTEN DO NOT SHARE WITH OTHER CHILDREN
CAN PUSH TOYS AND BEGIN BUILDING WITH BLOCKS



AGE 4-5

CAN STEER AND RIDE A TRICYCLE
IMPROVE AND REFINE RUNNING, HOPPING, AND SKIPPING
DEVELOP FINE MOTOR SKILLS AND HAND DOMINANCE
CAN THROW A BALL OVERHAND
ENGAGE IN COOPERATIVE AND MAKE-BELIEVE PLAY



AGE 6-7

HAVE GOOD BALANCE AND MORE CONTROLLED MUSCLE ACTION
CAN RIDE A BICYCLE WITHOUT TRAINING WHEELS
DEVELOP HAND-EYE COORDINATION
GAIN SPECIAL INTERESTS, SKILLS, AND HOBBIES
ENGAGE IN ROUGH AND TUMBLE PLAY, AS WELL AS GAMES WITH RULES



AGE 8-9

BECOME MORE INDEPENDENT AND TRUSTWORTHY
LEARN COMPETITIVE BEHAVIOR AND EMPATHY
CAN COMBINE LOCOMOTOR AND MOTOR SKILLS
IMPROVE SPATIAL REASONING
PLAY WITH MORE COMPLEX BUILDING AND CRAFT MATERIALS



AGE 10-11

PLAY ORGANIZED SPORTS SUCH AS SOCCER AND BASKETBALL
CONTINUE TO DEVELOP STRENGTH AND COORDINATION
BECOME MORE COMPETITIVE
CAN DIFFERENTIATE DIFFERENCES IN ABILITIES
GROW LONG-TERM KNOWLEDGE BASE



PLAY FUNCTIONS AS THE MAJOR MEANS BY WHICH CHILDREN:

1. DEVELOP INTRINSIC INTERESTS AND COMPETENCIES
2. LEARN TO MAKE DECISIONS, SOLVE PROBLEMS, AND FOLLOW RULES
3. LEARN SELF-CONTROL AND HOW TO REGULATE THEIR EMOTIONS
4. MAKE FRIENDS AND LEARN TO GET ALONG WITH OTHERS AS EQUALS
5. EXPERIENCE JOY

SOURCE: PLAY PSYCHOLOGIST, DR. PETER GRAY PH.D.

PLAYING: AGE BREAKDOWN

reWAILUKU

WELLS*PARK

WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 4

Infographic posters summarizing the different play activities children are able to do based on age and the relationship of childhood obesity to the quality of their built environment and access to recreational amenities.

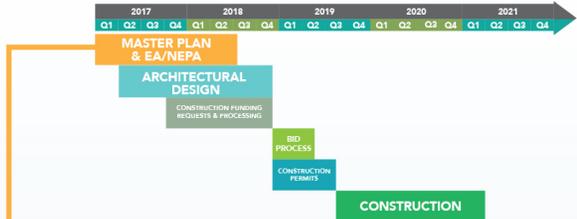
*re*WAILUKU POP-UP PLANNING



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 5

Reusable banner for reWailuku community events. The graphics were created to help brand the County's Wailuku revitalization efforts by featuring some of Wailuku's most beloved landmarks and the metaphorical representation of Na Wai 'Eha, the four great waters of Wailuku.

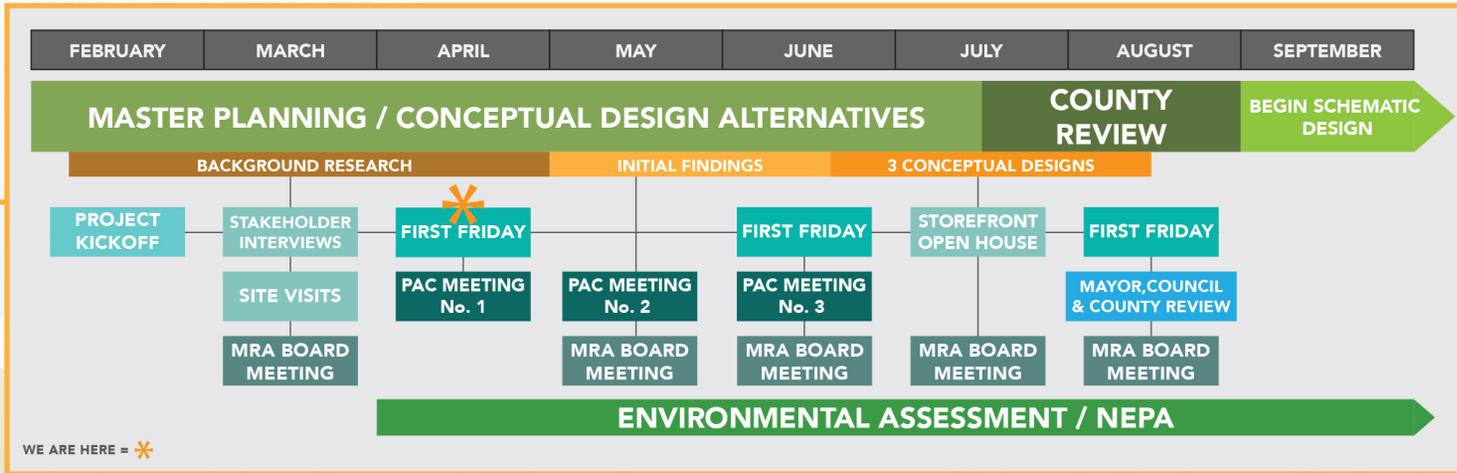
PRELIMINARY PROJECT SCHEDULE



The Parking Facility is intended to meet a large part of the parking demand in Wailuku Town. As a historic neighborhood, very few properties have on-site parking, and the Wailuku Municipal Lot has acted as the primary parking resource for the neighborhood. This will continue with the new facility while enabling other activities to occur at the site. The facility will be designed with the capability to host events such as food-truck rallies, farmers' markets, festivals, and other outdoor events.

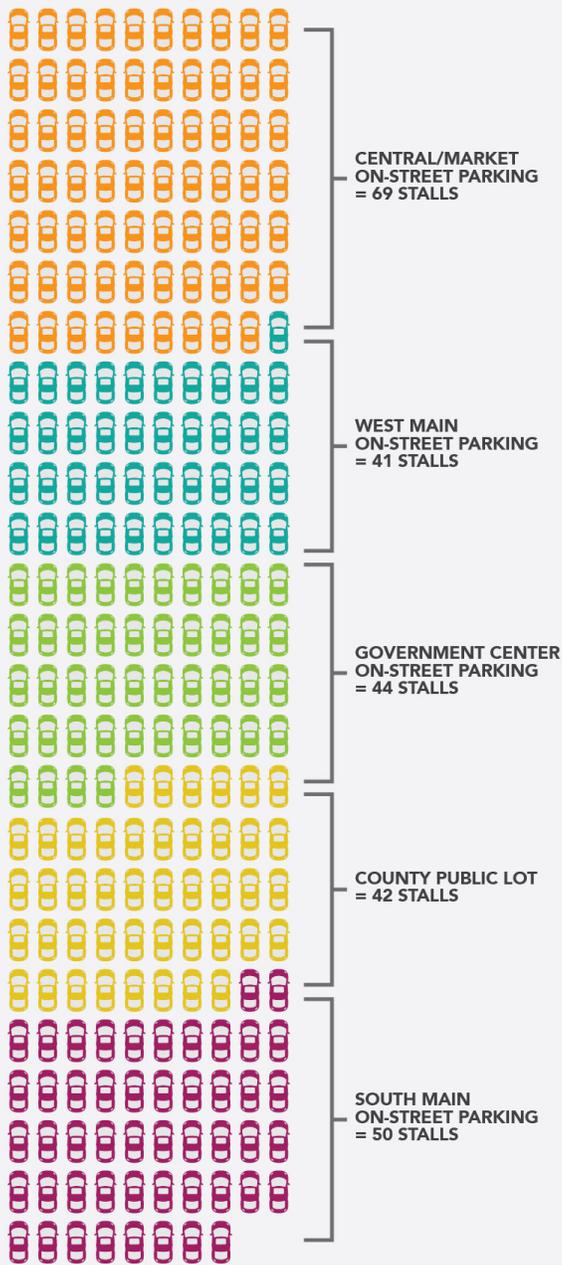
Features such as utility hookups, solar panels (for shade and electricity), and other innovative improvements will be considered. The Parking and Events Facility is envisioned as a civic hub for the community and will establish a new standard of excellence for architecture and urban design in Wailuku. Furthermore, because of its location, size, and prominence, the facility will provide a solid foundation on which subsequent projects can be built to support the rebirth of Wailuku Town. **Please join us in bringing your vision to reality!**

HELE MAI! BE INVOLVED!
COME JOIN US FOR A GREAT AND COLLABORATIVE DISCUSSION!



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 6

Project timeline showing the overall estimated project schedule by phase in the top left corner and a detailed segment highlighting the various community outreach activities during the development of master plan conceptual alternatives.



DID YOU KNOW?

MOST US CITIES HAVE EIGHT PARKING SPACES PER EVERY VEHICLE

Experts estimate there are about between 105 million and 2.0 billion parking spaces in the US.

Although parking is perceived as "free," the true cost is picked up by businesses and governments, which pass on the cost to the users indirectly.

Parking spaces usually take up about 350 sq ft of land area, which translates to a cost of \$10,000 - \$15,000 just for the land.

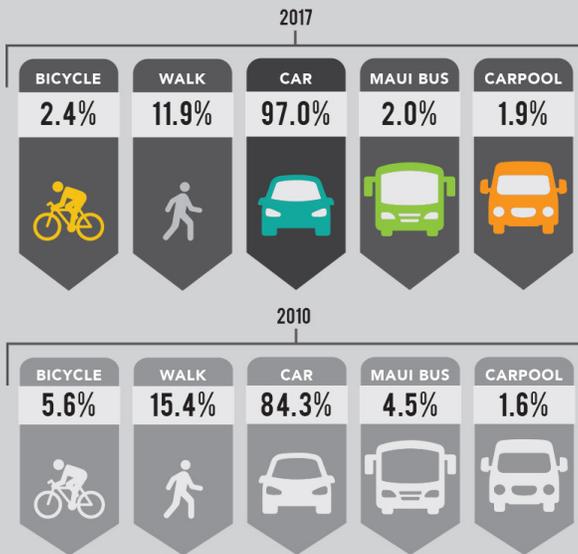


689 TOTAL EXISTING STREET & SURFACE PARKING STALLS

2,150 TOTAL PRIVATE/RESERVED/OFF-STREET PARKING STALLS



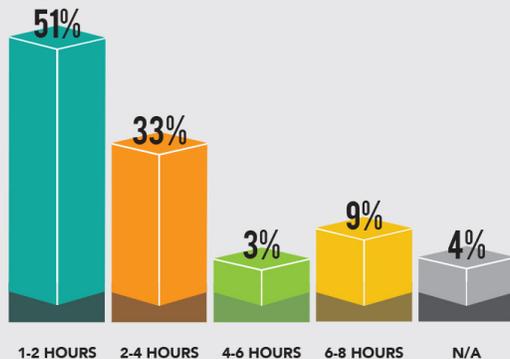
PARKING BY THE NUMBERS: FROM THE 2010 PUBLIC SURVEY
UNLESS OTHERWISE NOTED



HOW DO YOU GET TO WAILUKU TOWN?

When asked the to select up to two methods used to get to Wailuku Town, 97% answered that they use a personal vehicle.

This is a significant majority, and an increase from 2010, when 84.3% of survey respondents said they used a personal vehicle to get to Wailuku Town. Other methods of transportation to Wailuku Town have **decreased** since 2010, including walking which decreased from 15.4% in 2010 to 11.9% in 2017 and the Maui Bus which decreased from 4.5% to 2.0%.



When asked the average length of time they park in Wailuku Town, just over 50% answer 1-2 hours.

In 2010, 38.7% of the survey respondents answered that they parked for 1-2 hours. A significantly higher proportion of respondents indicated they spent 6-8 hours parked in Wailuku Town at 22.1%, compared to 9.2% in 2017.

HOW FAR ARE YOU WILLING TO WALK FROM PARKING TO YOUR DESTINATION?



13% 1 minute or less
54% 2-5 minutes
28% 5-10 minutes
8% 10 minutes or more

59.5%

OF RESPONDENTS SAID **DIFFICULTY FINDING PARKING** WAS THE BIGGEST REASON THEY DO NOT VISIT WAILUKU TOWN WHICH IS A **DECREASE** FROM 69.1% IN 2010.

2,150
TOTAL PRIVATE/
RESERVED/OFF-STREET
PARKING STALLS

689
TOTAL EXISTING STREET &
SURFACE PARKING STALLS

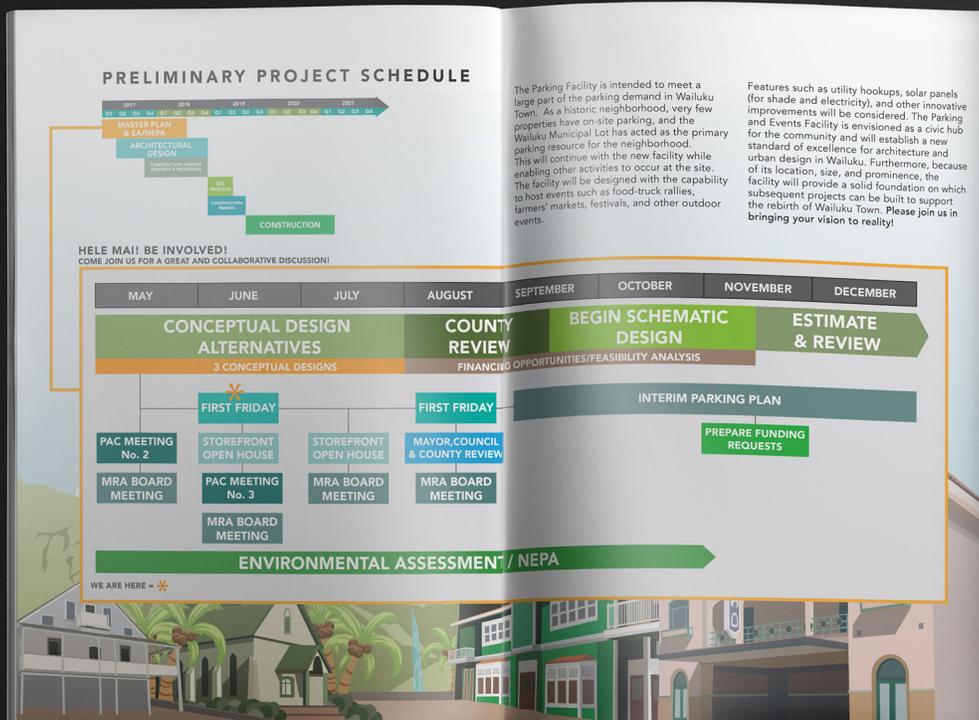
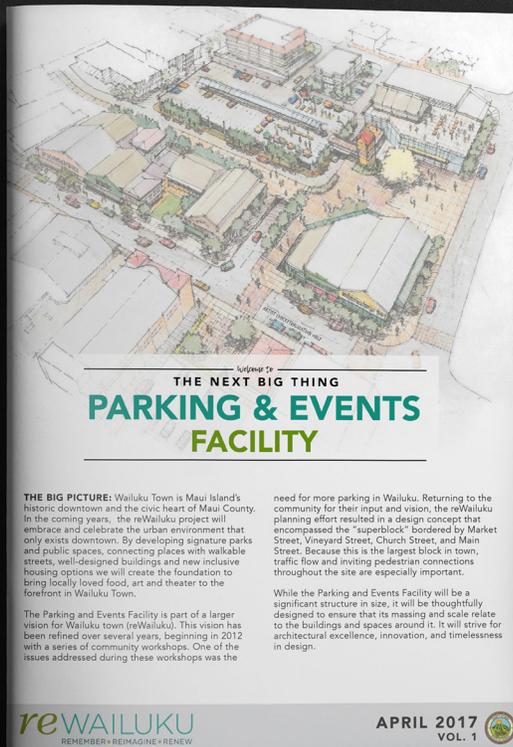


PARKING BY THE NUMBERS: FROM THE 2017 PUBLIC SURVEY
UNLESS OTHERWISE NOTED



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 9

Infographic showing the community's preferences for new businesses in Wailuku Town from the 2017 survey.



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 10

Cover and inside spread from the Wailuku Civic Complex's first newsletter. The newsletter is a simple tabloid-sized sheet of paper folded in half.



THE NEXT BIG THING
PARKING & EVENTS FACILITY

We have begun the conceptual design phase for the new Wailuku Parking & Events Facility to be located at the Wailuku Municipal lot. We want your ideas and feedback. The design team has developed three alternative site plans. The three options, located inside the newsletter, represent varying levels of investment and intensity of activity - ranging from low to high.

Join us in a community dialog about which elements of the plan are the best fit for Wailuku.

ALL INTERACTIVE EVENTS WILL BE LOCATED IN THE CORNER SPACE OF THE MAIN MARKET BUILDING

JUNE 02 - FIRST FRIDAY - Come visit our Pop-up Planning interactive space during First Friday! Take a look at the three potential site layouts and talk with the team planners and architects about what you feel works and doesn't work about the three alternatives. See what other members of the community think.

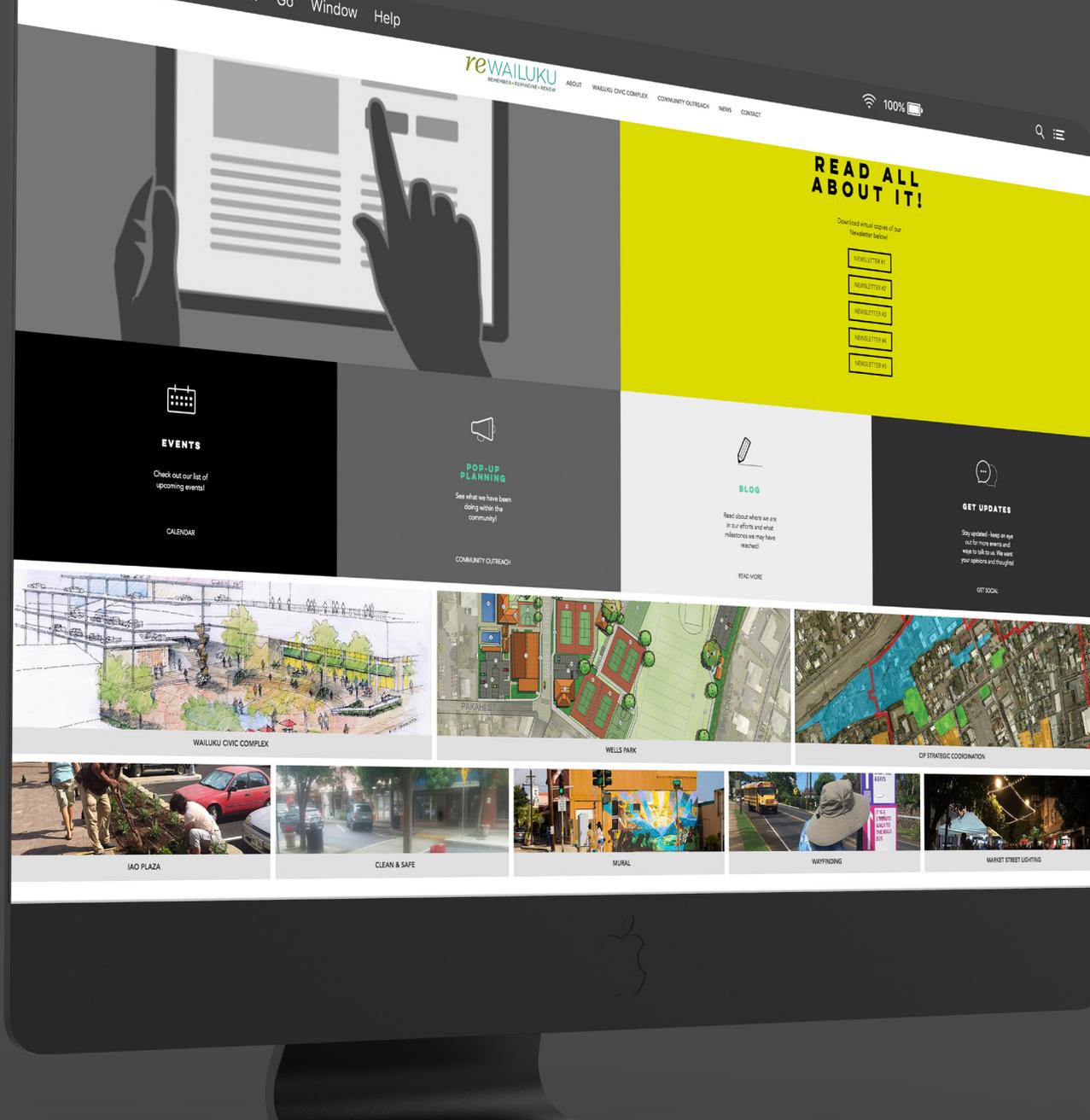
JUNE 03 - SATURDAY OPEN HOUSE - Missed First Friday? No problem! Visit our Pop-up Planning space on Saturday between 10 am and 1 pm.

JUNE 05 - 09 - STOREFRONT LUNCH HOUR - In town for work or fun? Featuring our "lunch hour" series from 11 am to 1 PM daily. Spend part of your lunch hour talking with various members of the project team including the traffic engineer, team archaeologist, cultural specialist, and the civil and structural engineering team. Take advantage of this time to share additional thoughts and ideas for the project.



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 11

Inside spread from the Wailuku Civic Complex's second newsletter. This edition highlighted the three conceptual alternatives developed from the community input and asks the public to weigh in on their preferences. Simple graphics help illustrate the differences between the alternatives.



WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 12

reWailuku webpage showing links to the Maui Redevelopment Program's various projects and activities.

WELLS*PARK
reWAILUKU

OPEN HOUSE

Pop-Up Planning Wells Park Master Plan

WELLS PARK
THURSDAY, December 1
5:30 pm - 6:30 pm

IAO SQUARE
FRIDAY, December 2
5:30 pm - 6:30 pm

Visit our website
<http://wellsparkwailuku.wixsite.com/wellspark>



Sponsored by the County of Maui Department of Parks and Recreation in partnership with the Maui Redevelopment Agency. For more information contact Senior Planner, David Yamashita at 270-6508 or david.yamashita@mauicounty.gov

WELLS PARK MASTER PLAN & WAILUKU CIVIC COMPLEX COMMUNITY OUTREACH - IMAGE 15

Flyer for Wells Park Open House.