

HYBRID ARCHITECTURE:

THE INTEGRATION OF A COMMUNITY CENTER ON EXISTING RETAIL

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May 2011

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Submitted towards the fulfillment of the requirements for the Doctor of Architecture degree.

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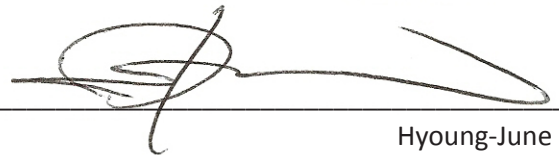
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"We certify that we have read this Doctorate Project and that, in our opinion, it is satisfactory in scope and quality in partial fulfillment for the degree of Doctor of Architecture in the School of Architecture, University of Hawai'i at Mānoa."

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"I can do all things through Christ who strengthens me." ~ Philippians 4:13

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PREFACE

I have always been interested in the design of public facilities. Public design has the potential of making a positive impact in the society and within each community. Rather than studying a conventional single-use facility, this doctoral project gave me the opportunity to innovate and explore with the integration of more than one public building type.

I began my research by studying community centers. I noticed that numerous community centers have been built worldwide, but researches and studies completed on community centers are rather limited. Printed documents on designs of community centers are very inadequate. Only scattered information can be found in architectural magazines. One of the reasons this building type has not been an area of focus for designers and publishers is its mundane appearance and program. There is no apparent breakthroughs or innovations in this building typology in years. Many continued to be established, but have gone unnoticed.

In my research, I redefined the purpose for the existence of community centers. I consolidated the existing body of knowledge on community centers and expanded on the subject matter through personal interviews, surveys, and data collection. Since resources on community center designs are insufficient, I also looked into urban public spaces as a complement. Public spaces are significant and essential to the design of community centers.

Aside from the compilation of existing information, my research underlined problems associated with isolated public facilities, such as community centers and retail developments, and proposed a feasible solution to integrate a community center above an existing retail center. As you read forth in my research, you will comprehend my reasonings behind this proposed solution. Practical information and valid design guidelines pertinent to this design solution are included in this document as well. I hope that the information collected and presented could serve as a valuable reference for future designers.

ABSTRACT

A community center serves people in close proximity. It draws residents of the immediate neighborhood and those commuting to that neighborhood for work and other purposes. It has the power to form a sense of community that many communities lack. It consolidates different wants and needs in one location. However, existing community centers, especially the ones in Hawai'i, often lack these qualities. Simply put, they are basically senior and childcare centers. Buildings labeled "community centers" are not designed with the programs and spatial qualities that would attract a wide range of age groups. The unnoticeable locations of most community centers do not advocate the importance of community centers either. By incorporating a community center on top of an existing retail center, the resulting hybrid can create exciting changes that can accommodate for the programmatic and social needs of individuals.

A retail development is ideal for addition of a community center for several reasons. Retail has the ability to unite people in a way that few other places can. Everyone has shopped in one way or another. A retail center's central and visible location can help create an identity for and magnify the significance of the integrated community center. However, the single-functionality of typical retail centers has caused many to run out of business. There is a growing desire for greater living in today's urban developments; it is about creating enjoyable environments for buying goods and spending time. People visit retail environments wanting to shop, dine, socialize, and be entertained. Retail cannot function as a single entity. Rather, it is a subunit that supports other uses, such as a community center. More importantly, second floor retail has been proven unworkable through the years because Americans are accustomed to shopping on the street level. Thus, the addition of a community center above an existing retail development is a feasible solution that would promote positive changes to both building types. Successful civic facilities address pedestrian circulations and activity spaces, which can serve as catalysts for buying goods.

The resulting hybrid development merges two disparate functions to support and benefit from each other. Areas where the functions of the two overlay can pose opportunities for exciting interventions. This new combination of mixed-use can increase efficiency by concentrating more uses into a central location. The architecture of a retail and community center can bring about numerous spatial and program changes to correspond to the needs and lifestyles of the residents that it serves.

RESEARCH METHODS

For this doctoral research, I first identified the current issues of community centers through case studies. I visited a number of community centers in Hawai'i to obtain first hand information and to take notes of their designs, environments, locations, functions and programs. The community centers in the mainland United States were primarily analyzed through secondary sources. With a deeper understanding of the building type, I assessed the general traits of existing community centers and addressed common problematic areas. I also evaluated the desired qualities of community centers that are found in various public spaces in Hawai'i.

Seeking for a plausible and inventive solution to the problems of existing community centers, I completed a number of qualitative research on public/commercial designs. While reading about retail centers, I discovered some considerable pros and cons of such development type. Through readings on retail developments and discussions with principal of Altoon+Porter Architects, Ronald Altoon, whose firm specializes in the design of retail centers, I also learned the values and challenges of retail centers. This collection of information led me to recognize the viability of joining a community center above an existing retail center. I, then, furthered my qualitative research on different types of retail designs and design techniques that would be useful in developing this new hybrid building typology.

A survey served as valuable data collection method for this particular project. Since this is a site specific project in the Mo'ili'ili community, approximately 100 participants and staffs of the existing Mo'ili'ili Community Center (MCC) were asked to complete a survey. The survey included questions about the age of the participants, the day(s) of the week and time(s) of day they visit the MCC, and the facilities they prioritize. From these data, I created bar graphs to illustrate the results. Written analyses of the graphs were completed for additional clarity. Aside from the survey, I also conducted interviews with the four program directors of the MCC. They provided new insights regarding problems of the current facility and needs for the future. This assessment helped shape the programmatic and spatial readjustments of the new development.

Last, I completed the necessary field work and obtained a blueprint of the design site. The structures of the existing supermarket on site and the parking layout were traced in AutoCAD along with the overall site plan. The history of Mo'ili'ili and the development of the MCC were researched to better understand the community.

01 INTRODUCTION

For centuries, the concept of a community center has been vaguely defined. Do existing community centers really live up to the term as centers and nodes of communities? Buildings labeled as “community centers” in Hawai‘i certainly do not. They consist primarily of programs such as child care and elderly services that attract only a confined group of individuals. The centers’ hours of operations are controlled by the needs of these programs only, with a senior program that typically runs in the mornings and an after-school childcare in the afternoon. Although there are occasional night classes, most community center spaces become uninhabited by night.

A modern day community center needs to be multi-faceted. It should be a vibrant core within the community that it serves. It should lay the foundation for community exchanges to take place. It should provide the desirable environment that encourages such exchanges. It should be an accessible space for assembly throughout the day. It should be a place to accommodate for the entire community rather than certain age groups only.

To reinvent the identity of today’s community centers, changes are imminent. A new concept. A fresh design. An improved program. The integration of a community center with another public facility is a plausible idea because it transforms two isolated functions into a multi-faceted mixed-use. The placement of a community center above a retail center is an even more intriguing concept because retail has lots to offer spatially, socially, and programmatically. Although retail and community spaces are very different, studying their overlays and integrating their commonalities into the design of a new space is fascinating. Retail architecture has the potential to become the genesis for future community centers. Not only will the making of a retail and community center be multi-functional, it has the potential to become the heart of a community as well.

To distinguish the former definition of a community center from the current day community center institutions, it was important to revisit the Main Street concept and the idea of public spaces. Thus, chapter two begins a history and an overview of the community center as the social space. Chapter three examines the concept of the established community centers today and reveals problems concerning this building type. Chapter four continues with a closer look at existing community centers in Hawai‘i and nationwide through case studies. An in-depth study of the Mo‘ili‘ili Community Center and Mo‘ili‘ili as a community is completed because this neighborhood is the location of my site-specific design project.

With the problems of community center stated in chapters two through four, chapter five presents a feasible solution to such problems, which is a hybrid approach that integrates a community center above an existing retail (supermarket). Reasons behind my proposal of a community and retail integration are provided as well. The sixth chapter of my research reveals the benefits of such integration and suggests design approaches to initiate this type of redevelopment. The final chapter illustrates the viability and practicality of such a hybrid approach through a site-specific design that serves as a design prototype. Elements of the design are formalized into design strategies as reference for future replication of such hybrid.

02 THE SOCIAL SPACE

2.1 MAIN STREET CONCEPT

The Main Street was an essential component of the American dream. It was once a realized concept in which all community activities were concentrated along the streets. The Main Street ideal succeeded because of its ease of access, sense of place, and creation of the desired community life. It was the true community center. Throughout the 19th and mid-20th century, the Main Street concept flourished. Even political, cultural, and religious events were integrated into the Main Street along with civic, social and commercial activities. Shops, offices, coffee shops, restaurants, movie theaters, and even residences were lined on both sides of the primary paths, with secondary paths that led to town squares and piazzas. ¹ Essentially, the Main Street became a downtown hub that maintained a steady flow of people throughout the day. ²

Soon, it also became the origin of the American style of shopping and an essential component of the daily life. Ray Oldenburg, author of *The Great Good Place*, described the Main Street as a harmonious scene in which “the old, young, and everyone in between claimed Main Street as their own; it accommodated and unified them all. Outdoors and in, third place association was frequent along its short reach. The desire for a break in routine, to catch up on the gossip, or merely have something to do was an easily satisfied as a stroll uptown.” ³

The forum and piazza were the earliest realizations of the Main Street concept. The word forum originated from Rome, meaning open space and marketplace. Often served as a backdrop for festivities, forums became popular social destinations for the exchange of ideas and goods. Central venues were held and public buildings and stores were located within these marketplaces. Similar to the forum, piazzas have formed countless social spaces and town plazas. Originated from Italy, piazza is defined as a city square, commonly semi-enclosed by arcades. The elegant characteristics of piazzas have inspired the opening of cafes and shops along the enclosures, and the lining of seats for shows and events. The infusion of diverse elements into a piazza has created an urban fabric bordered with pedestrian activities. ⁴

The end of World War II led to some drastic changes in the American way of thinking. Many found the suburbs as alternative locations for realizing the American dream. With lower land costs relative to the central downtown districts, affordable housing began to grow in the suburbs. As a result,

^{1,3,4} Altoon, Ronald A. *Designing the World's Best Retail Centers*. Australia: The Images Publishing Group Pty Ltd, 2004.

² National Trust for Historic Preservation. *Main Street*. 2011. <http://www.preservationnation.org/main-street/about-main-street/> (accessed January 4, 2011).

public developments were relocated and scattered as well.⁵ The development of a highway system and the improvement of public transit allowed people to travel far distances for goods and activities and supported continuous suburban expansions. Businesses along the Main Street downtown halted, many as a result of the merchants' own apathies, and some eventually moved to malls. Soon, vacant buildings, boarded-up storefronts, and trashed streets became the remains of a once flourished Main Street.⁶

The lively mixed-use of the Main Street gave way to isolated buildings with disparate functions, sitting on separate parcels of land. The richness of multi-faceted, open-air streets was lost for decades. During this time, larger regional malls began to appear and replaced the Main Street as primary spaces of gathering. Starting from the 1960's, malls were predominately single-story in height and linear in form. In the 1970's, this mundane mall design was quickly replaced by newer developments with meandering paths and common spaces in recognition of people's yearnings for a sense of community. Although these paths and spaces added interests to retail developments, they were not able to compensate for the vibrancy of the Main Street.⁷

Today, it is easy to locate where the main streets are, but their presence are not nearly as significant as the historic Main Streets. Many have forgotten or never witnessed the impact that Main Streets once had in communities. Yet, they are the foundations in which a network of linked communities are created and renewed. Residents should not need to go to the suburbs to discover their cultures and identities. In recent years, the Main Street is enjoying a renaissance. Many communities are seeking for revitalization through approaches reminiscent of the Main Street concept in effort to save the liveliness of the neighborhoods, to promote and strengthen businesses, to control sprawl, and to revive a sense of community life.⁸

2.2 IMPORTANCE OF PUBLIC SPACE

Public spaces are supporting elements of public life that bind together a community. They are areas where people congregate and enjoy one another's company in a public setting. The role of a public space is to cultivate civility, which is defined by Aristotle as the art of living together well.⁹

In the American urban tradition, especially during the development of Main Street, public spaces

^{5,7} Altoon, Ronald A. *Designing the World's Best Retail Centers*. Australia: The Images Publishing Group Pty Ltd, 2004.

^{6,8} National Trust for Historic Preservation. *Main Street*. 2011. <http://www.preservationnation.org/main-street/about-main-street/> (accessed January 4, 2011).

⁹ Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

were thought of as a fundamental building block, a component of a larger composition. Buildings, public spaces, and streets were interdependent. Colin Rowe was an architectural theoretician whose famous figure-ground graphics of cities taught urbanists to recognize public spaces as an integral part of any city. His diagrams often reveal a balance of open spaces and building blocks through the layering of black and white. Though this distinctive separation is more blurred as public and private spaces became more intertwined over the years, the emphasis on the balance and integration of private and public spaces remain unchanged.¹⁰



Figure 2.1: Colin Rowe's Figure Ground

In later years, this virtue lessened. Buildings with public domains are handled with little regard for the ones they serve and the quality of life they produce. Increasingly, architecture became an object of self-expression.¹¹ This subconsciously led to the gradual privatization of life, which also significantly diminished the function of central public spaces. The remains are scattered, unconnected plazas for private events rather than spaces of recurring interest to the general public. For this reason, many do yearn for more public life. The provision of public spaces in which people can congregate freely and experience direct connectivity are essential in neighborhoods. An interview with a Los Angeles councilman, Michael Fever, revealed that “there’s a hunger for pedestrian life. People are looking for ways to get out of their cars and live on a human level in an urban center.”

The search for alternative places to satisfy people’s need for public life never stopped. From plazas and piazzas, public spaces have shifted to include stadiums, conference centers, and shopping malls. Psychotherapist Joanna Poppink stated that “spending time in an outdoor café or bustling shopping street is more than just a pleasant diversion; it is a necessary element to healthy urban life.” She also mentioned that the lack of public space has created fear and distrust because people are not exposed to human encounters that are needed to build a sense of tolerance and communal life.¹²

According to Margaret Kohn, author of *Brave New Neighborhoods*, the legal definition of publicly accessible spaces continued to evolve and remained unclear. Thus, the physical forms of public spaces are best expressions of such term. Practical forms must be given to public spaces for a

^{10,11} Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

¹² Marcus, Clare, and Carolyn Francis. *People Places: Design Guidelines for Urban Open Space*. New York: Van Nostrand Reinhold, 1998.

community to be realized. An effective public space can positively and significantly impact the livelihood of the community.¹³

2.3 DESIGN ELEMENTS OF PUBLIC SPACES

As mentioned earlier, a traditional example of public space is the open plaza. Since historic times, plazas welcome large crowds on a regular basis. They usually provide ample seating space in a variety of configurations for group conversations. The diagram on the right illustrates the typology of public spaces formed through different assemblies of the surrounding masses. These masses or walls surrounding the plaza provide a sense of intimacy and security that are highly desirable in public spaces. Sunken plazas offer the same idea of enclosure and privacy and is an alternative approach in designing a public opening. Building masses and public spaces are interrelated because the size, orientation, and form of one determine the success of the other as well. The scale of the open space itself also corresponds to the potential usage and activity within it.¹⁴ Some are large and flexible enough to host occasional concerts, art exhibits, and outdoor cafes. Though there is no size regulation, previous establishments proved that 40-80 feet is an intimate scale while 450 feet is the maximum length for successful enclosed squares. Varied floor levels and lighting effects can create additional options and different atmospheres for users respectively. By varying the walking surfaces in level and finish, the plaza also becomes segments of comfortable spaces to dwell in rather than one large open area. Studies showed that sparseness in plazas often resulted in a less pleasing sensory environment than those with density and variety.¹⁵

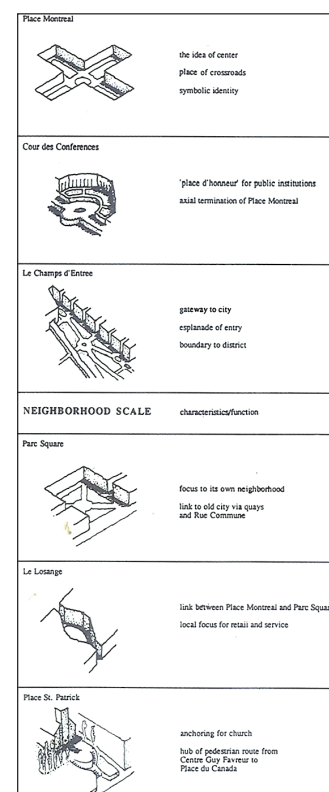


Figure 2.2: Typology of Public Plazas

Like any other community domains, the design of public space should correspond to the circulation pattern of the people entering and leaving the site. The widths of entrances and pathways are results of such evaluation. There are three main forms of circulation that most public spaces need to accommodate: a pleasant walk-through, access to the café, bank, or retails, and contact with seating or viewing areas for lunch, events, and entertainments. If there is an intention for a guided

¹³ Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

¹⁴ Whyte, William. *The Social Life of Small Urban Spaces*. Washington D.C.: The Conservation Foundation, 1980.

¹⁵ Marcus, Clare, and Carolyn Francis. *People Places: Design Guidelines for Urban Open Space*. New York: Van Nostrand Reinhold, 1998.

pedestrian flow, that intention must be conveyed clearly through physical barriers such as walls, planters, or change of level. Subtle changes in the colors and patterns of the walkway are often ignored.

Seating is another important determinant in the success of any urban spaces. Seats should be physically and socially comfortable. Choice should be perceived into the design to adjust to the users' varied definition of comfort. Benches, mounds of grass, steps with a view, and low retaining walls are some of the seating alternatives. Simple features such as steps and ledges can sometimes be the best places to sit. Steps that are wide enough and are accessible are preferred by many. They can serve as transitional spaces that extend from one area of the site to the next and are often crucial in linking the design as a whole. Seating on raised plazas is psychologically and physiologically pleasing as long as it is not too many steps up. Events and cafes at the top of the plaza can be incentives to draw people above the street level.¹⁶

Natural factors such as the sun, trees, and water are integral parts of public spaces. The quality of experience is strengthened by choices provided by these natural elements. Some may lie in the open to access the sun while others group beneath a tree for shading. Trees can give satisfying and protective enclosures. Groups of trees can create a passing scene that is best liked by users. Outdoor shading with trellis is an alternative method to achieve a desirable outdoor environment. Water is another fine ingredient in public space design. Waterfalls, water walls, tranquil pools, water tunnels, and fountains are all forms of water expressions. Access to these features, if available, is important. The best qualities of water are the look, sound, and feel of it. For this reason, reflective pools and splash parks are engaging because people can touch them.

Food and retail are huge contributors of community spaces. For the ideal condition of an open space, at least fifty percent of the ground-floor frontage should be reserved for retail and food developments. Corner conditions are great for such developments to take place. Well-designed corner stores with window displays can draw the many people and provoke active spaces. Activities occurred within these spaces can linger onto the public space, promoting a well-used facility.¹⁷

In the design of a public space for the college group, it is always good to have overhangs with comfortable seating outside of buildings. This provides shade and resembles the front porch of a home, giving the comfort of being at home away from home. Picnic tables along defined edges and

¹⁶ Marcus, Clare, and Carolyn Francis. *People Places: Design Guidelines for Urban Open Space*. New York: Van Nostrand Reinhold, 1998.

¹⁷ Whyte, William. *The Social Life of Small Urban Spaces*. Washington D.C.: The Conservation Foundation, 1980.

anchor spots such as trees, columns, and planters, are great for studying and gathering. Seating along cafés and kiosks are also plausible because it gives students the reason to be in a public space. Partially enclosed spaces are also encouraged for small group or individual studies. However, visually isolated spaces and dead ends are to be avoided in the design.

Accessibility is the main issue when creating a public space for the elderly. Buildings should wrap and embrace the open space to ensure the safety and security of the elders. For the same reasons, outdoor areas and walkways accessible to elders should be visible from within the building. Patios and terraces are great for group activities in general. If designed with architectural detailing such as overhead elements and landscape treatments, these spaces can increase sensory stimulation, which is proven to decrease sensory losses associated with older people.

Unlike designs for other age groups, decks and seating areas are not of importance to the design of outdoor spaces for children. A common mistake designers make is creating the playground environment from the bird's eye view rather than from the children's eye level. Of course, the basic design of a play environment commonly consists of sandboxes, swings, and slides. Nevertheless, the jump-off-and-walk-around spaces around the playground equipments are equally important. In fact, the ratio of these wandering spaces to children is 2 to 1. This gives each child room to move from one activity to the next. For better learning environments, every indoor space should link to an outdoor activity pocket for alternative learning and play settings.

If done well, public spaces have many positive traits that can benefit the design of public spaces. These positive traits are summarized as:

- Abundant seating with diverse orientations
- Steps encouraging informal seating
- Space for vendors and entertainers
- Areas for more public and private engagements
- Articulated edges to circulate space
- Sense of security and intimacy
- Correlation with adjacent masses
- Access to natural surrounding¹⁸

¹⁸ Marcus, Clare, and Carolyn Francis. *People Places: Design Guidelines for Urban Open Space*. New York: Van Nostrand Reinhold, 1998.

2.4 PUBLIC SPACES IN HAWAII

In Hawai'i, few places have the qualities of urban public spaces. Pockets of public spaces are seen in scattered locations. Ala Moana Shopping Center's center stage is a popular entertainment and public venue that generates numerous visitors. Unlike typical center spaces, this one sits nicely in an outdoor environment that responds to Hawai'i's tropical weather. The success of the space lies not in the stage itself, but the viewing quarters and seating areas that surround it on all three floors.



Figure 2.3: Ala Moana Shopping Center Performance Stage

Similar to Ala Moana's center stage, Kahala Mall's center stage serves the same purpose. However, instead of having fixed and aligned seating around the stage, Kahala Mall scattered groups of tables and chairs near the stage to promote a casual environment. Since food and retail are common denominators of successful social spaces, Starbucks, Jamba Juice, and other eateries also flank the stage. These storefronts completely open up to the performance area, merging the two spaces together. This fuse of dining with social activities and performances contribute to an effective social space.



Figure 2.4: Kahala Mall Center Stage

Ala Moana Beach Park's MaCoy Pavilion is a simple yet effective social gathering space. The pavilion consists of a trellised courtyard centered with a small water feature. Its low-key and outdoor atmosphere is very approachable to the public. The pavilion is partnered with event rooms for banquets, birthdays, wedding receptions, etc. Adjacent to the pavilion are a series of tennis courts, creating a convenient location for multiple recreational activities. Further down the beach, along the main pedestrian pathway, are a number of fixed picnic tables.



Figure 2.5: MaCoy Pavilion



Figure 2.6: Ala Moana Beach Park Picnic Area

Unlike other tables scattered across the park, these picnic tables are bordered with repetitive columns on both sides. Though the columns do not serve any structural purpose, they defined the space by setting it apart from the large-scale park area. The trees alongside the space provide shade and maintain a natural atmosphere. Families often occupy this space for parties and social events.

Other places such as the Chinatown Cultural Plaza and the Kaka'ako Waterfront Park offer similar elements to promote active public spaces. Many people like to gather beneath



Figure 2.7: Chinatown Cultural Plaza Pavilion



Figure 2.8: Chinatown Cultural Plaza Seating Area

defined spaces because these spaces give them a sense of enclosure, similar to the idea of a semi-enclosed plaza. The raised pavilion centered inside Chinatown Cultural Plaza and the trellised seating area outside tend to be the populated areas throughout the day. People play board games, exercise, and interact within such spaces. However, this gathering space suffered after the trellis for the outdoor pavilion was removed. The trellised courtyards near the waterfront at Kaka'ako are also the residents' favorite. They offer serene and semi-sheltered environments for assembly. The park also made use of its hilly condition by carving wide terraced steps into the hill. These steps embrace a circular platform that resembles a mini performance stage.



Figure 2.9: Kaka'ako Waterfront Park Trellised Courtyard



Figure 2.10: Kaka'ako Waterfront Park Circular Platforms

2.5 CHAPTER SUMMARY

The Main Street concept, which sought to combine various functions and activities along the street and to promote the desired social scenes, was once realized in the American history. This vibrancy of the Main Street soon disappeared as developments expanded and scattered to suburban regions for economic reasons. Shops along the Main Street became vacant as merchants shutted down their businesses or relocated to the suburbs. Buildings began to arise in the suburbs on isolated grounds, each with a disparate function. However, these isolated entities cannot reinstate the sense of place and community that Main Street once brought.

Along with the disappearance of the Main Street, public spaces were compromised despite their importance to fulfill the social lifestyles of the communities. The lack of public spaces, in turn, created increasing yearnings for community living. Plazas and open spaces are essential components of communal life that should be incorporated into urban and building designs. They provide the desired environments for interactions to take place. They are the intermediate spaces that link the indoor and outdoor elements cohesively.

In Hawai'i, there are a few places that possess the characteristics of an urban public space. Ala Moana Shopping Center's and Kahala Mall's center stages are examples of successful public spaces through proper integration of seating and surrounding tenant mix. Other public places such as the Chinese Cultural Plaza Pavilion, the McCoy Pavilion, and the Kaka'ako Waterfront Park's trellised courtyard are equally desirable because they create indoor-outdoor environments with semi-defined boundaries, which provide a sense of enclosure in large public settings. If properly incorporated into the designs of public buildings, urban public spaces and plazas have the potential of putting new life and energy back into the communities.

03 COMMUNITY CENTER OVERVIEW

3.1 THE CONCEPT OF A COMMUNITY CENTER

A community is not a random accumulation of parts and uses defined by geographic regions. It is not an ensemble of shopping centers, offices, housings, and open spaces found in nearby areas. It cannot be thought of as an alliance of special-interest or race groups seeking for attention. Rather, it is interpreted as “a sense of belonging, a way of life, and diversity with a common purpose.” The term community suggests the interdependence of people in creating a shared livelihood with commerce, recreation, and social order. A community is a need, not a want. People need to be in a community to experience that sense of belonging. Communities thrive because they have a reason to.¹⁹

The Merriam-Webster’s Collegiate Dictionary further defines a community as “an interacting population of various kinds of individuals in a common location.”²⁰ A community center can certainly be the core of that common location. It is a component of public space that serves people in close proximity. It draws residents of the immediate neighborhood and those commuting to that neighborhood for work and other purposes. Today, technological advances are allowing for fast-pace changes to our neighborhoods. Commuting is much faster and convenient. Unfortunately, increased mobility and media connections eventually led to new developments being spread across apart. As discussed in the previous chapter, expansions into the suburbs continue to heighten the isolation between places. This huge time and distance gap between housing, shopping, and recreation has significantly lessened the sense of a close-knit community.²¹

A community center has the potential to bring back the sense of community that disappeared with suburban sprawl and bridge the gap between distant developments. It is an intermediate public space that consolidates different wants and needs in one location, and a focal point where overlapping communities are joined. It is not drawn primarily on automobile-dependency but rather on the pedestrian experience as well. It becomes the identity of its users. A good community center adequately provides means for transporting goods, people, and information while permitting the maximum freedom of choice for interaction.

According to the book, *The Community Center*, a community center functions as a meeting place for all ordinary occasions including “entertainments, public discussions, literary programs, and ‘socialables.’” This meeting place is essential for individuals to come together at any convenient

^{19,21} Hall, Kenneth, and Gerald Porterfield. *Community by Design: New Urbanism for Suburbs and Small Communities*. New York: McGraw-Hill, 2001.

²⁰ “Community.” Merriam-Webster Online. 2009. <http://www.merriam-webster.com/dictionary/community> (accessed October 2, 2009).

time and feel like home.²² Sociologist Ray Oldenburg used the term “third places” to describe informal neighborhood gathering locations where locals routinely hang out and socialize. It is among these informal public places where social bonds and networks are reinforced. In these neutral territories, all class distinctions and hierarchical roles associated with people at home or work are dropped, creating a dialog between the old and the young.²³

3.2 PROBLEMS OF EXISTING COMMUNITY CENTERS

There is one central problem with the existing community centers, particularly the ones in Hawai‘i: they are not ideal public and social spaces for their communities.

In Hawai‘i, the idea of a community center is simply a senior and childcare center. Established “community centers” in Hawai‘i show a commonality: the absence of middle age involvement. Most fell short in embracing an “interactive population of various kinds of individuals” that promotes the welfare of the entire community. Although the young adults and the middle age residents in Hawai‘i accounted for nearly sixty percent of the entire population in the 2000 Census, this large body of individuals has been neglected.²⁴

Community centers promote themselves as the “heart of the community,” revealing their intentions to be important assets in the communities they serve. However, it is easier said than done. Since most community centers are listed as non-profits and are primarily funded through the state, private donors, membership fees, and fund raisers, they are not well established as social entities in Hawai‘i. Other than a few being fully operated, the rest are small buildings for occasional neighborhood meetings. Due to the short coming of programs, they are not deemed as important in the community.

The spatial qualities of existing community centers also lack the presence as nodes of the communities. They are often tucked away at unnoticeable and inaccessible locations. Unlike the Main Street concept where various functions intermingled along the streets and plazas, community centers in Hawai‘i formed isolated masses that do not connect with their surroundings and the pedestrian movements. These masses are not designed with the ideal environments for social

²² Hanifan, Lyda. *The Community Center*. Boston: Silver, Burdett and Company, 1920.

²³ Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

²⁴ U.S. Census Bureau. *United States Census 2000*. Census, U.S. Department of Commerce, 2002.

scenes. Rather, they are warehouse-like designs with enclosed classrooms and long corridors that do to promote a sense of community and are not translated as public domains where freedom is given to individuals. They are simply viewed as day care facilities where children and seniors get dropped off and picked up at designated times, in designated rooms.

3.3 THE DESIRED COMMUNITY CENTER

A large component of community center can and should constitute as public space.²⁵ Good community design utilizes open public spaces to evoke a sense of being separated from locality, from the busyness of the daily life. The design of outdoor and programmed spaces should complement each other. The programs should accommodate for various needs and lifestyles. The location of the community centers should encourage spontaneous visitors. They should be convenient for lunch, evening activities, and weekend hangouts. If prior arrangement is needed for a visit to the place, then a great deal of enjoyment is lost.²⁶

Although the concept of community centers was not embraced in Hawai'i until the mid to late nineties, and those existing today are not performing to their optimum standards, they are being more sought-after as residents seek to have a place of belonging and a sense of community. The chart below summarized the general characteristics of community centers in Hawai'i and compared these characteristics with the qualities of the desired community space.

Community Center in Hawai'i	Desired Community Spaces
Lack of sufficient open space	Embrace open spaces
Classroom oriented	Casual seating areas throughout
Enclosed building with corridors	Strong indoor-outdoor relationship
Not very pedestrian friendly	Semi-covered areas (often shaded with trellis)
Not designed for socializations	Defined edges and platforms for socializations
Not visible from public domains	Easily visible and accessible by foot or transit
Limited usage and programs	Range of programs that attract all age groups
Restricted hours	Approachable throughout the day

²⁵ Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

²⁶ Hall, Kenneth, and Gerald Porterfield. *Community by Design: New Urbanism for Suburbs and Small Communities*. New York: McGraw-Hill, 2001.

3.4 CHAPTER SUMMARY

A community is commonly defined as a common location with a unique way of life and a sense of belonging. It suggests the interdependence of diverse individuals in creating a shared livelihood in an informal setting. A community is a need, not a want. The pursue of a community center can certainly revive the sense of belonging that has been lost in many communities and renew the identity of the community that it serves.

Current community centers in Hawai'i are seen as places primarily for elderly services, and childcare, with occasional recreational classes. These are, never the less, important programs to have in any community. However, these functions alone do not contribute to a successful modern day community center. Existing community centers do not perform well because they lack the environment and the social spaces to engage visitors. At the same time, they lack the facilities and amenities to attract various age groups to assemble. Although these centers have the intent of being cores within the communities they serve, their locations, spatial configurations, and programming limited their abilities to do so. The reinvention of a new community center needs to accommodate for more uses and more public spaces that traditional stand-alone centers have not been able to provide.

04 COMMUNITY CENTER CASE STUDIES

4.1 CASE STUDY: PLUMMER PARK COMMUNITY CENTER, LOS ANGELES, CALIFORNIA



Figure 4.1: Plummer Park Community Center Entrance



Figure 4.2: Plummer Park Community Center Exterior



Figure 4.3: Plummer Park Community Center Interior Corridor

The Plummer Park Community Center in Los Angeles received an AIA award for its cost effective remodeling of an existing warehouse structure. It is a one story, twenty-thousand square feet facility. The programs of the center are positioned in an orderly manner. Facilities for youth and elderly are split into two opposite wings linked by a double-loaded corridor. This circulation corridor and the primary rooms of the building are designed to embrace multiple courtyards, establishing a strong indoor-outdoor relationship. However, these courtyards are too small in scale to become efficient outdoor community spaces. Although they are visually intriguing and soothing, they are not usable or even accessible.

Besides the main rooms for the two distinct programs, there is an absence of a large fusible space for community events and gatherings. Julie Eizenberg, principal of Koning Eizenberg Architecture responsible for the redesign and expansion, explained, “The idea was to make a big, rambling building.” However, even though the building is substantial enough in size to make a statement, its exterior warehouse appearance does not appear very approachable to the residents of the community. The interior layout failed to address social issues as well.

The program of this community center, similar to the problem discussed in the previous chapter regarding Hawai‘i’s community centers, does not accommodate for a wide age range. As its design implies, the center has two opposite wings for the elders and the youth. A group of dancers occupy the center lobby space at night occasionally. This community center creates an educational setting ideal for learning, but not for community socializations. Its location on a less noticeable street lacks merit as the central node within the community. Those not purposely searching for the community center are less likely to discover it.²⁷

²⁷ “Plummer Park Community Center.” In *LA 2000 + New Architecture in Los Angeles*, by John Chase, 176-183. New York: The Monacelli Press, 2006.

4.2 CASE STUDY: HOPE CENTER, GULFPORT, MISSISSIPPI

Daniel Libeskind's HOPE (Home to Opportunity, Possibility and Empowerment) Center in Mississippi is an example of a community center design that seeks the integration of order and beauty. This two-story, 28,000-square-foot center will be built to replace the original 4,000 square feet building that was damaged by Hurricane Katrina.²⁸

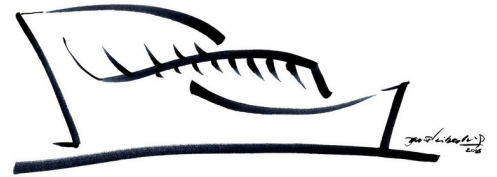


Figure 4.4: Hope Center Design Sketch



Figure 4.5: Hope Center Exterior Rendering



Figure 4.6: Hope center Exterior Lawn Rendering

The center consists of one large mass with three main spaces defined by the roof forms. The three vaulted roofs will house the educational volume, the recreational volume, and the central atrium. The central atrium will contain the game room. The educational volume will become a learning space, a technology center, a music/dance room, as well as an art studio. The recreational volume will host a large gymnasium for various activities such as basketball and plays.²⁹ While the programs and activities seem plentiful, they are primarily targeted toward kids and adolescents. Thus, other age groups maybe neglected.

From the proposed design, the center will be surrounded by grass fields with sufficient space for children to play and families to picnic.³⁰ While the outdoor environment may seem ideal, the design of the indoor spaces and building mass do not compliment it. Little consideration has been given to the indoor-outdoor relationship between the building and the site. The building is a single indoor mass with small slits of openings, which is a characteristic of Libeskind's works, but neglects the need to establish a strong visual connection with the neighborhood. It is simply a building being designed, then placed onto a vacant site. It definitely serves as an iconic memorial for the lives lost during Hurricane Katrina, with its roof structures that create a different skyline in the city, but it is not ideal as a community center.

Although the basic design is completed, construction of the HOPE center has yet to begin.

^{28,30} Gulf Coast Rebuild: Forest Heights. Produced by Intersection. Performed by Daniel Libeskind. 2006.

²⁹ "Rejuvenation." Studio Daniel Libeskind. 2009. <http://www.daniel-libeskind.com/projects/show-all/rejuvenation> (accessed March 20, 2009).

4.3 CASE STUDY: MARYVALE COMMUNITY CENTER, PHOENIX, ARIZONA

The design for the Palo Verde Branch Library and Maryvale Community Center in Phoenix is one that celebrates urban and social connections. These two components are parts of a master redevelopment plan which features a park, hospital, shopping center, pool, library, and community center. In attempt to retain much of the existing parkland, architects Gould Evans and Wendell Burnette decided to align the library and community center along the East axis of the swimming pool facing the street. They also persuaded the city to provide a variance to reduce the amount of required parking stalls from 700 to 240. An intergovernmental agreement was established to allow vehicles to park at the nearby school during nights and weekends as well. “This was the green heart of Maryvale and we wanted to keep it that way,” explained Burnette.



Figure 4.7: Maryvale Community Center Exterior



Figure 4.8: Maryvale Community Center Central Promenade

Unlike the previous examples, this design integrates learning and extracurricular activities in one location. The site is now the home of a new community hub that welcomes people of various ages. The library and the community center are the first to be added to the existing community swimming pool. These two spaces are divided into two cubes of equal volume. The lower portions of the cubes are treated with bands of externally shaded glass to retain a visual connection and a sense of transparency between the buildings and the community. “We wanted to pull the park through the buildings,” said Silverberg. “The old library and community center were solid masonry buildings that felt like cell blocks. We wanted our buildings to feel open, transparent,” added Burnette.³¹



Figure 4.9: Pathway Leading to Maryvale Community Center

However, although the glass bands has created a sense of transparency between functions and lightened the weight of the blocks, the size of the blocks is out of proportion with its surroundings. During the day, when most interior lights are not lit, the buildings do not retain the light and transparent expressions. Rather, they are heavy masses that are not very pedestrian friendly.

³¹ Pearson, Clifford A. “Gould Evans and Wendell Burnette Make Urban and Social Connections at the Palo Verde Library and Maryvale Community Center in Phoenix.” *Architectural Record*, 2006: 194.

Functionally, the glass bands also allow for sufficient sunlight to enter the spaces within. This not only decreased the amount of power consumption, but reduced glare for those reading in the library and playing in the basketball courts. A second skin, made of oriented strand board for the library and perforated metal panels for the gymnasium, creates a gap from the building's exterior envelope, which lets heat from within to rise and escape through the vents. Horizontal louvers are also installed along the East face of the buildings to protect against excess heat.³²

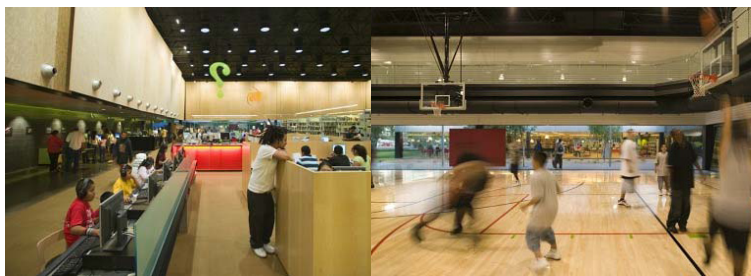


Figure 4.10: Computer Room and Lounge

Figure 4.11: Gymnasium

Although more costly, both cubes are constructed with clear spans to provide unobstructed views and to allow for easy adaptation for different uses. A twenty-yard long pedestrian promenade is created between these two bold yet simple volumes, forming

an embracing plaza for community citizens. There is also an eight-foot corridor on the second floor that connects the two blocks internally. The simplicity of the design and constant sizes of these cubes have resulted in a strong visual order and coherence for the entire place.³³

The facilities within this 27,000-square-foot community center include a gymnasium, computer stations, 125-seat auditorium, a basketball court, dance studios, senior lounge, a music center, and a kitchen. Aside from indoor facilities, outdoor amenities such as playgrounds and picnic areas are available. By establishing a diverse space suitable for different age groups, this center is widely used by community members for socializations and events. Students frequently visit the center to study, exercise, and hang out with friends. For the convenience of the users, hours of operation are long during the weekdays. However, it is closed on Sundays.³⁴

In a typical example, the establishment of a community center is not of central importance to the city and is often overlooked. However, in this particular case, Maryvale has been a troubled community with an increasing crime rate as most middle-class families gradually migrated elsewhere. Thus, it was important for the city to reinvest in the neighborhood and to revitalize the place with new facilities that can promote healthy living. Under the reinforcement of developer, John F. Long, the city agreed to pay for the new library and community center.³⁵

^{32,35} Pearson, Clifford A. "Gould Evans and Wendell Burnette Make Urban and Social Connections at the Palo Verde Library and Maryvale Community Center in Phoenix." *Architectural Record*, 2006: 194.

³³ Pearson, Clifford A. "Palo Verde Branch Library and Maryvale Community Center." *Architectural Record*, 2006: 125-129.

³⁴ Maryvale Community Center. 2009. <http://www.phoenix.gov/PARKS/maryvale.html> (accessed October 5, 2009).

4.4 CASE STUDY: WAIKIKI COMMUNITY CENTER, WAIKIKI, HAWAI'I

The Waikiki Community Center was found in 1978 to provide quality programs and social services to the residents and employees of Waikiki. Like other community centers, the Waikiki Community Center has been devoted to its senior and childcare programs since its establishment. It thrives to provide services to children and seniors while the other members of the family are at work in the Waikiki district. Its childcare program is designed for toddlers 6 weeks old to kids 5 years old. Meanwhile, the senior program is established for elders 55 and older. Weekly courses such as yoga, aerobics, and hula are popular among the seniors. These senior courses are spread from mornings to late afternoons on the weekdays. At night, the center is seldom used for neighborhood board meetings.



Figure 4.12: Driveway Leading to the Waikiki Community Center



Figure 4.13: Entrance to the Waikiki Community Center



Figure 4.14: Exterior of the Waikiki Community Center with Enclosed Spaces

The Waikiki Community Center targets a restrictive population only. It has a plausible goal of taking care of the needy while the active ones are at work. However, the greater body of residents including the teens, the young adults, and the middle-age population are not being considered at the same time. When this large population group is not at work or in school, the Waikiki Community Center is not a recreational place where they would spend their free time at. Since the beginning, the programs of the center were not designed with all residents' enjoyment in mind.³⁶

The design of the community center is classroom-oriented, with corridors leading to rows of enclosed classrooms on two floors. This mundane design, with little connection to its surrounding neighborhood or even among the different components within the center, does not convey an ideal social space for the community. The open areas in between the buildings are driveways instead of the desirable pedestrian spaces. The location of the community center, being nested along a side street, does not stand as a node of the Waikiki community as well.

³⁶ Waikiki Community Center. 2009. <http://www.waikikicommunitycenter.org> (accessed May 10, 2009).

4.5 CASE STUDY: MOMILANI COMMUNITY CENTER, PEARL CITY, HAWAII

The current Momilani Community Center in Pearl City consists only of four staffs and is not an active community space. The center occupies a large piece of land with little built space. A majority of the land remains an open field, offering a park atmosphere. The primary built space is a pavilion with no enclosures. While the pavilion and open field are ideal for occasional parties and large group gatherings, it is not a programmed space for the community. There are several recreational classes, such as lion dancing, hula class, karate, and boxing, that are held at the pavilion on a weekly basis. There is also a farmers' market every Friday afternoon. This weekly event is beneficial in heightening the residents' awareness of the community center.



Figure 4.15: Entrance to the Momilani Community Center



Figure 4.16: Central Pavilion of the Momilani Community Center

Part of the open field at the Momilani Community Center is converted into a swimming pool. This swimming pool adds an extra facility that is advantageous to the operation of the center. However, it is occupied by the Leahi Swim School throughout most of the week and is not open for public use.



Figure 4.17: Swimming Pool at the Momilani Community Center



Figure 4.18: Driveway Leading to the Momilani Community Center

Conflicting with the concept of a community center, which is designed for community enjoyment throughout the day, the Momilani Community Center is a gated space available only for public use upon prior rental arrangements. It does not promote the idea of an inviting public space for the residents to socialize throughout the day.

The chosen location of the community center does not signify its importance in the neighborhood as well. It is well nested in the residential neighborhood with all single-family homes. The design of the wooden pavilion is camouflaged amongst all other houses and does not act as a vital node, a focal point, and a place of importance within the community.

4.6 CASE STUDY: MO'ILI'ILI COMMUNITY CENTER, HONOLULU, HAWAII

4.6.01 Development Of Mo'ili'ili

Mo'ili'ili was first named Kamoku'ili'ili, meaning a district of pebbles. Noted for its water, Mo'ili'ili had an abundance of springs and ponds resulted from the collapse of limestone karsts. After the dewatering of the karst in 1934, the Quarry Pond is the only existing pond in Mo'ili'ili today. Mo'ili'ili is now a small section of the larger Kamoili'ili, which is part of an even larger area of Waikiki Waena that extends from downtown Honolulu to Koko Head.

The Kamoili'ili Church served as the first community center in Waikiki Waena. Four branches of the church were established to promote religious teachings to smaller communities. By 1862, church activities flourished with Saturday meetings, mid-week evening learning, and Sunday services. In 1942, the Mo'ili'ili Japanese School became the next unofficial community center started after its closure. The school's facilities were used for community activities including civil defense training, war-preparedness demonstrations and lectures, church activities, and Red Cross meetings. That same year, the Mo'ili'ili community formed the official non-profit Mo'ili'ili Community Association, which later changed its name to the official Mo'ili'ili Community Center in 1965.

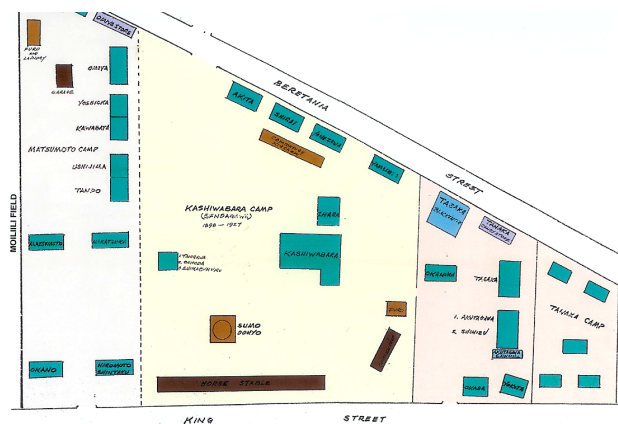


Figure 4.19: Diagram of Triangle Park and Mo'ili'ili Field in the Plantation Era with the Japanese Living Camps and Other Facilities

The Triangle Park, with the Mo'ili'ili Field, once served as an important place for community activities. Originally surrounded with wooden fences and bleachers, the park was the center for all sports competitions in Honolulu. Two banyan trees were later planted in the Triangle Park in commemoration of the Kashiwabara for being the first settlers of Japanese ancestry in Mo'ili'ili (map of Kashiwabara camps shown on

left) and Harry Yoshimura for his support of the community center. The trees also suggest Triangle Park as a place to stay and provide shade.³⁷

However, the lively spirit that was once present is now gone. Over the years, Mo'ili'ili has developed into a larger mixed-use neighborhood with small businesses, which eventually resulted in a scattered neighborhood with no consolidated establishments. This type of cookie cutter

³⁷ Ruby, Laura. Mo'ili'ili-The Life of a Community. Honolulu: Mo'ili'ili Community Center, 2005.

architecture reflect neither a sense of place nor a sense of pride within the community. The future of Mo'ili'ili is in need of some consolidated developments instead of small-scattered businesses. Unfortunately, many elderly individuals and their children currently own parcels of lands in Mo'ili'ili. Without the will to sell their small pieces of lands to developers, major developments are less likely to be seen in Mo'ili'ili's future. This is especially true since most of the vacant lands have already been developed.³⁸

4.6.02 Mo'ili'ili Community Center Overview

Since the establishment of the Mo'ili'ili Community Center in 1965, the center has placed most emphasis on its senior citizen and childcare programs. There are two senior programs currently being offered. One provides services to frail seniors while the other supplies planned activities for the active ones to participate. These activities include seminars, exercise classes, and luncheons. They generally run in the morning from 8 AM to 1 PM in the afternoon. While the seniors predominately occupy the center during the morning, the children use the space in the afternoon from 2-5 PM. The childcare program consists of after-school, summer, and holiday childcare. This program offers classroom learning and recreational exercises for children from elementary to middle school. In addition to the mainstream programs, the Mo'ili'ili Community Center also has several informal education courses on occasional evenings and weekends.³⁹



Figure 4.20: Entrance to the Mo'ili'ili Community Center



Figure 4.21: Enclosed Spaces and Hallways of the Mo'ili'ili Community Center

All of the center's programs are held within a three-story building that comprises of classrooms, dance/exercise studios, and a multi-purpose room. The building wraps around a grassy field, but is too small and unfertilized to be utilized as an active activity space. Its adjacency to the parking lot made for an unpleasant gathering as well. Even though this is a three-story building, space is still insufficient. Storage is taking up a large portion of the classroom and office spaces. The only multi-purpose room is being used as a storage space, a cafeteria, a performance room, and the children's

³⁸ Ruby, Laura. Mo'ili'ili-The Life of a Community. Honolulu: Mo'ili'ili Community Center, 2005.

³⁹ Mo'ili'ili Community Center. 2009. <http://www.moiliilicc.org> (accessed May 10, 2009).

playhouse. A portion of the parking lot is marked off as the activity area for children. Not only is this a problem with space, but also a safety issue that needs to be addressed.

The mission of the Mo'ili'ili Community Center is to "provide the residents of Mo'ili'ili and surrounding communities with the support, services, and programs to enhance individual, family, and community life." Certainly, this center has been providing great support and services for the neighborhood with its senior and childcare programs through the years. However, these services cater only to those from ages 5-12 and 51 years and older. It disregarded the bulk part of the community ranging from ages 13-50. It also failed to address the idea of a community life. There is no active involvement beyond class time. Rather, participants arrive for class and leave right after.⁴⁰



Figure 4.22: Parking Lot Used as the Children's Playground

4.6.03 Reports On The Mo'ili'ili Community Center

The Board of Directors completed a report on the Mo'ili'ili Community Center (MCC) in 1967. This report was published to bring an awareness to the areas/programs that required additional planning and/or redevelopment. It focused on the major problems confronting MCC at that time. When this report was compiled, Mo'ili'ili was undergoing a transitional stage in need of a new programming direction. With new residential developments that attracted newcomers, and changes that caused the older residents to move out of the community, the goal of MCC was to meet the new social and cultural needs of the community. Regarding this issue, a number of questions were being raised. Some of the questions include:

- Should the MCC concentrate chiefly on the residents of Mo'ili'ili or the larger community?
- Since many of the new residents are not Japanese, should the programs emphasize on being multi-racial?
- Are there groups not being reached, such as teenagers?⁴¹

From these questions, the new direction of the community center was initiated. MCC's new social strategies were aimed toward residents of Mo'ili'ili and those at the University of Hawai'i to include teenagers and adults in a larger context. The new program would meet the social needs of the new residents in particular, with activities arranged in the evenings for working parents and

⁴⁰ Mo'ili'ili Community Center. 2009. <http://www.moiilicc.org> (accessed May 10, 2009).

⁴¹ Cox, Samuel. A Report on the Mo'ili'ili Community Center. Program Assessment, Honolulu: University of Hawai'i at Mānoa, 1967.

college students. MCC also aimed to promote cross-cultural activities that would involve not only the Japanese ethnic group. The facilities would incorporate classrooms, large halls for exhibits and performances. However, though new targets for the community center were discussed, most of them were never implemented.⁴²

From the latest documented report completed in March 1986, the center claimed to have undergone its transition from a Japanese-oriented school to a multi-dimensional community. However, the Japanese culture remained an emphasis at the center. The after-school learning program and other adult educational activities were centered around Japanese, even though figures from the 1980 census already indicated a significant decline in the Japanese population over fifty percent. There were several streamline programs promoted at the center at this time, including the childcare, educational activities, Japanese language school, and the senior program. Without major changes since 1986, the current Mo'ili'ili Community Center continues to facilitate such programs. The Japanese language is primarily taught to the children in the childcare program.

While these programs brought a set of new problems, some issues discussed in the 1967 report have yet to be resolved. The suggestion for new classrooms, exhibition halls, and performance stage mentioned in the 1967 report has not been implemented. Due to the limited facility, after-school programs began to be relocated to various elementary school's cafeterias instead of being at the center. Staffs had to transport all supplies and refreshments to various locations daily. This problem persists today. According to the 1986 report, staffs for childcare were often university students hired for part-time employment. Later on, the Teens in Action program was added to recruit youths from age thirteen to seventeen as volunteers to work with the children. Part-time college staffs decreased as youth volunteers slowly replaced them. This has been the only participation seen from this age group at the center.

With inadequacies came down faults. The Mo'ili'ili Community Center recognized its competitors including the YMCA and the public libraries. However, with the limited facilities and programs, many people, especially teens, preferred to participate elsewhere. MCC attempted to remain in the competition by lowering the fees for classes and membership.⁴³ Today, the center tries to negotiate shopping discounts with nearby vendors as an added benefit of being a member. Yet, this method of attaining participants is not efficient. The center should focus on improving and expanding its mainstream programs to attract more participants.

⁴² Cox, Samuel. A Report on the Mo'ili'ili Community Center. Program Assessment, Honolulu: University of Hawai'i at Mānoa, 1967.

⁴³ Wilcox, Claudia. Mo'ili'ili Community Center Program Assessment: A Preliminary Report. Program Assessment, Honolulu: University of Hawai'i at Mānoa, 1986.

4.6.04 Interviews With The Mo'ili'ili Community Center Program Directors

To attain a better understanding of the operation and condition of the current Mo'ili'ili Community Center, four interviews were conducted with the center's four program directors. Jill Kitamura is the director of the Senior Citizens Program; Lisa Ikeda is the director of the Senior Support Center; Brenda Nakamura is the director of the Children Program and the Japanese Language Program; Sandra Maeshiro is the director of the Informal Education Program. The following report is a compilation of all interview responses and is anonymous as to who provided each specific answer to protect the privacy of the interviewees.

1. What is the purpose of a community center? Do you feel that MCC has achieved that purpose?
The answer to this question is fairly synonymous. All the directors expressed that a community center is an organization that provides service to the community, a place where different age groups can come for activities. A community center is one that changes as the community changes to reflect the changing needs over time. It should have a positive impact in the society.

However, when asked if the current Mo'ili'ili Community Center has achieved that purpose, most said no. This is largely due to two reasons. For one, there is a huge age gap. The directors admitted that services are offered to seniors and children, but there is nothing for teens and college students. One director mentioned that "the only time they [UH students] come in is for volunteers and thrift store shopping for dormitories." The center has the intention of targeting the 20-60 year old age group, but no action has been done. The second reason is that the center has been retaining the image of being a Japanese focused place. The neighborhood surrounding the community center has changed drastically from a Japanese populated area to a society with a diverse ethnic group. Yet, a majority of the members the center attracts is Japanese. With programs focused primarily on the Japanese language and culture and not on other ethnic groups, its reputation as a Japanese center perpetuated till today. This unintentionally puts a limit as to who can and will use the space.

2. Out of the citizens being served at the center, what is the largest age group? Smallest age group?
This question reinforces the answer given in the previous question. All directors stated that the largest age groups in the center are the seniors and the children. The ones least involved are the college students to those age 50 because they are not being targeted as much. There is not enough to meet their needs. One director claimed that this "working population" is not being targeted because they are hard to aim for. Weekly classes are time consuming and do not attract a lot of them to come on a regular basis.

3. How often is the center used for social events/gatherings? Are the current facilities sufficient?
 The center is not used for many large events due to the limit of space and parking. Luncheons only happen for the seniors. There are a few department and staff events on holidays. Christmas parties for children take place at designated school campuses because there is no facility to host such functions. Discover Mo'ili'ili, the largest event sponsored by the center, is held at the stadium park annually. Sometimes, rooms of the center are rented out for some small family get-together. However, the central open field is not used often. The environment of the space adjacent to the parking lot is not ideal to begin with. The dirt in the area cannot grow as well, leaving the field damp and mushy to walk on.

4. What facilities and/or programs would you like to add to the MCC if budget is allowed?
 Concerning programs, one director wants to consolidate the existing programs to minimize the staff needed. For example, the two senior programs can be combined into one. This can make available new programs that the center is not offering at the moment. As for facilities, an auditorium where everyone can gather for movies and social events is great. Currently, a social space is missing. There is a lack of place for art and exhibitions as well. Technology is always another way of improving the center. Computer stations and classes are great to educate the young and to provide a convenient place for the public to use. Space allocated for children would be another plus. Currently, the children take up part of the parking lot in the afternoon for activities. This is due to the lack of adequate space.

The directors see their existing thrift store as a retail with great potential to generate extra revenue. The thrift store, which sells used and new merchandise donated by members, attracts many visitors. The store recently changed its name to "Hidden Treasure" to raise curiosity and allure more customers.

5. Do you feel that the location of the existing community center is ideal?
 A majority of the program directors feel that the existing location for the Mo'ili'ili Community Center is not ideal. Though it is relatively convenient to get to, the building is not visible from the street and is difficult for first-time comers to find. One director stated, "The location for MCC, honestly, is not ideal. We have expanded in services [serving people from Ward to Hawai'i Kai], but being tucked in the back, there is a problem with visibility. If people asked where MCC is, we have to mention Down To Earth, which is in the front [along the street]." Currently, faculties have been thinking of ways to promote the center's name. The only way to make the center more known is through banners and fliers.

6. Do you see changes/improvements discussed happening in the future if budget is not a concern?
 All directors are willing to make necessary changes to make the center a more pleasant place that can attract more new and consistent comers.

4.6.05 Mo’ili’ili Community Center Survey Results

The following are the results compiled from 100 surveys completed by the staffs and members of the Mo’ili’ili Community Center. Through this survey, general information displaying the age range of the participants, times and days the center is being used most, and facilities and amenities desired for future expansions/renovations are shown. While a majority of the data collected are clear and can easily be shown in graphs, several open-ended survey questions resulted in a mix of responses. A sample of the survey is shown below.

VISIONING FOR THE FUTURE MOILI’ILI COMMUNITY CENTER

The purpose of this survey is to gather information from members of the Moili’ili community in effort to understand the needs and visions of a new Moili’ili Community Center. Information gathered from this survey will be anonymous and may be used as supporting materials in future publications. Please answer them to the best of you ability. Thank you for your time!

1. Age: (Please Check One)
 14-20 yrs. old 21-30 yrs. old 31-40 yrs. old 41-50 yrs. old 51-60 yrs. old
 61-70 yrs. old 71-80 yrs. old 80+ yrs. old

2. Gender: (Please Check One)
 Male Female

3. Are you a staff, volunteer, or member of the Moili’ili Community Center? (Please Check One)
 Staff Volunteer Participant Family/Relative/Friend of Participant

4. What started your use of the center? (Please check one)
 Classes/Programs Socialize/Make Friends Other, Specify: _____

5. What times and days of the week do you usually spend at the Moili’ili Community Center? (Check All Applicable)
 Mon Tue Wed Thur Fri Sat Sun
 6-8am 8-10am 10-12noon 12-2pm 2-4pm 4-6pm 6-8pm After 8pm

6. What 3 aspects of the current Moili’ili Community Center do you like most? Why?
 (1)
 (2)
 (3)

7. What 3 aspects of the current Moili’ili Community Center do you feel need the most improvement? Why?
 (1)
 (2)
 (3)

8. What additional programs would you like to have at the Moili’ili Community Center?

9. What facilities/spaces would you like to add or keep in the Moili’ili Community Center?
 (Plese rank their order of importance, with 1=Most Important)

___ Performance Center/Auditorium	___ Classrooms, Amount Wanted: _____
___ Gymnasium	___ Meeting Rooms, Amount Wanted: _____
___ Dining/Cafe	___ Dance/Exercise Studios, Amount Wanted: _____
___ Reading Room/Book Store	___ Computer Stations
___ Children’s Playground	___ Outdoor Lawn
___ Lounge/Relaxation Area	___ Other: _____
___ Retail Stores, Specify: _____	___ Other: _____

10. Additional comments, concerns, suggestions for future changes:

MAHALO!

Figure 4.23: Sample of Survey Conducted at the Mo’ili’ili Community Center

GRAPH 1

Age Groups of Participants at the Mo'ili'ili Community Center

This graph clearly shows that a large number of people surveyed are age 51 and older. While there are some participants ranging between age 21 to 50, most noted that they only travel to MCC for the thrift store. This is especially common among college students in need of old furniture and household accessories. Half of the surveys completed by the younger age group are employees and volunteers at the center. Members in the 14-20 age group are entirely absent from the survey. This indicates the lack of attendance and participation from the younger generation. It also shows a lack of incentive for the them to visit the center besides the thrift store, which is basically a retail location for consumption of used goods.

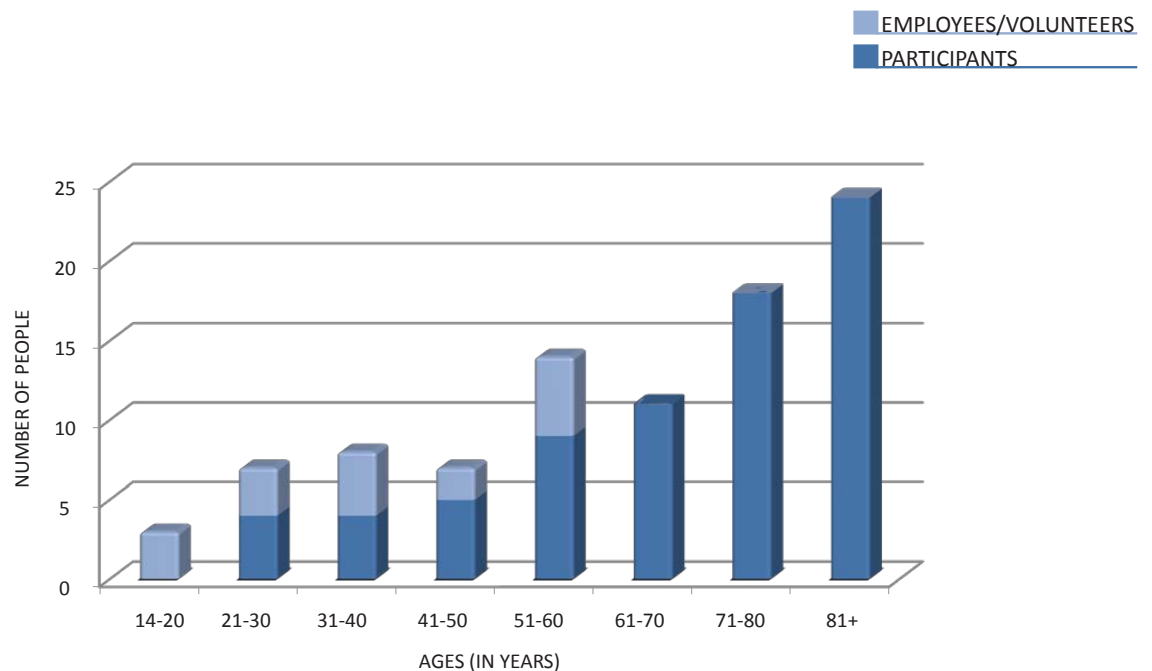


Figure 4.24: Graph Showing the Age Groups of Participants at the Mo'ili'ili Community Center

GRAPH 2**Days of the Week Spent at the Mo'ili'ili Community Center**

This graph gives a general view of when people use the center. As shown below, most people spend the weekdays at the center. It also indicates that most classes are held on Tuesdays and Thursdays, while some other are conducted on Mondays, Wednesdays, and Fridays. The weekend is nearly vacant at the community center. There are several Saturday classes that sustain the small participation, as indicated below. Since the center is closed on Sundays, there is no activity at all.

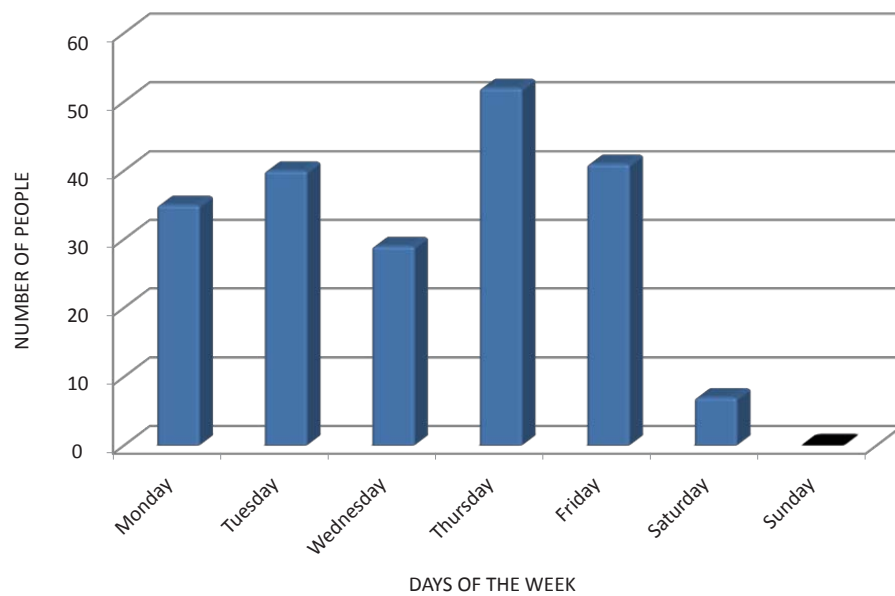


Figure 4.25: Graph Showing the Days of the Week Spent at the Mo'ili'ili Community Center

GRAPH 3**Hours of the Day Spent at the Mo'ili'ili Community Center**

Instead of maintaining a consistent level of activity throughout the day, this graph shows a decrease of participation at the community center as nighttime approaches. Since the elderly programs are held in the mornings, and the elders retain the largest participating group in the community center, the result also indicates the highest number of attendance from 8 am to 12 noon. Attendance from 12 noon to 4 pm is lower. However, this must take into consideration that children in the afternoon childcare are not capable of filling out the survey. Then, there is a significant decrease in participation from 4 pm onward. After the elderly and the children programs are over, the center is rarely used for other activities during the night.

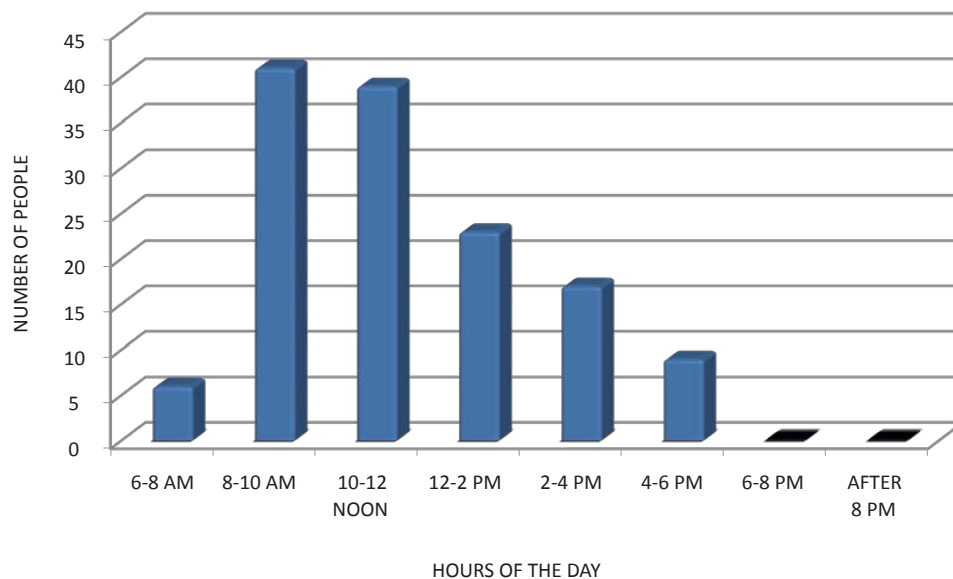


Figure 4.26: Graph Showing Hours of the Day Spent at the Mo'ili'ili Community Center

GRAPH 4

Facilities/Spaces Deemed as “Most Important” at the Mo’ili’ili Community Center

For this portion of the survey, twelve facilities relevant to community center are listed. Those being surveyed were asked to rank these facilities according to their order of importance. The top five ranks from each survey were tallied to create the graph shown below. This graph illustrates that a cafe or restaurant is desired by most people. Even though there are many restaurants in the surrounding neighborhood, dining areas promote great social spaces that can liven up the community center. A computer room is another facility in high demand. This result corresponds to and reinforces the responses given by the program directors during the interviews. Computer stations and classes can attract kids, adults, and the elderly. It can also help the MCC in keeping up with today’s technology. Other facilities that are important to MCC members include a plaza space and a gymnasium. These are spaces that can entice more audience and participants, especially young adults. They are feasible spaces to entertain or be entertained in. Classrooms, dance studios, and retail stores are other secondary needs at the center. The people who voted for these three components are typically staffs because they understand the current functions and conditions of the center. Due to the lack of space at the existing center, they want additional instructional rooms. From the success of the thrift store, the staffs and members also voted in favor of retail expansions.

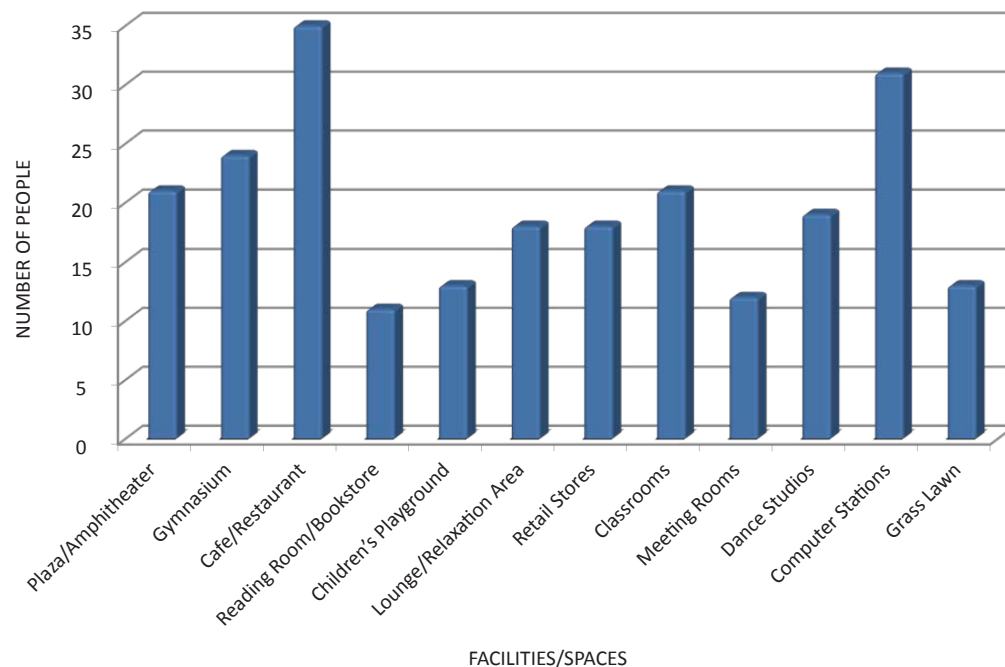
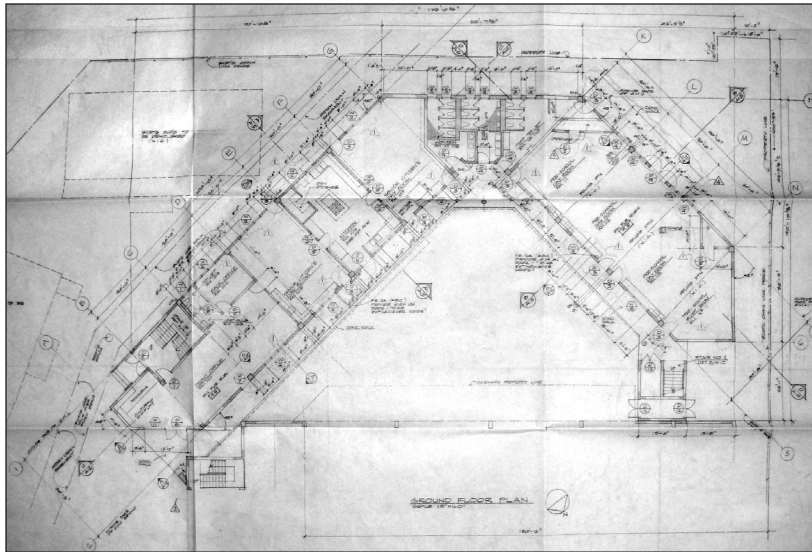


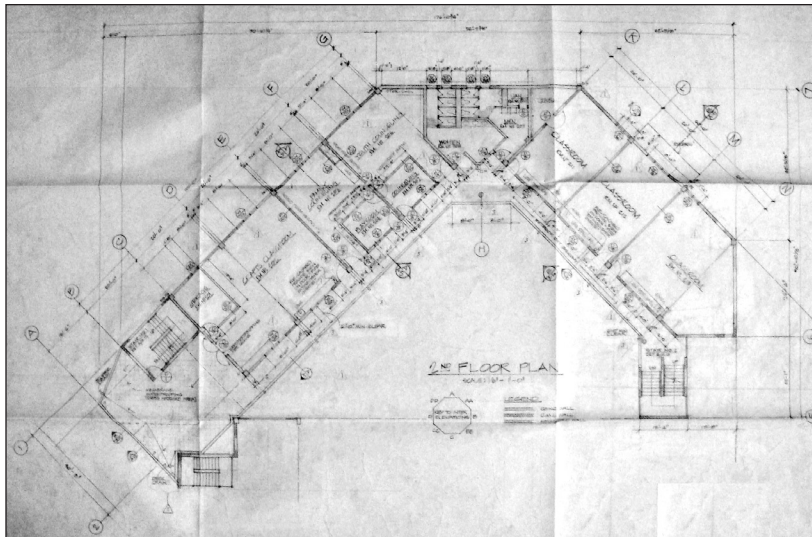
Figure 4.27: Graph Showing Facilities/Spaces Deemed as “Most Important” at the Mo’ili’ili Community Center

4.6.06 Programs And Spaces Of the Existing Mo'ili'ili Community Center



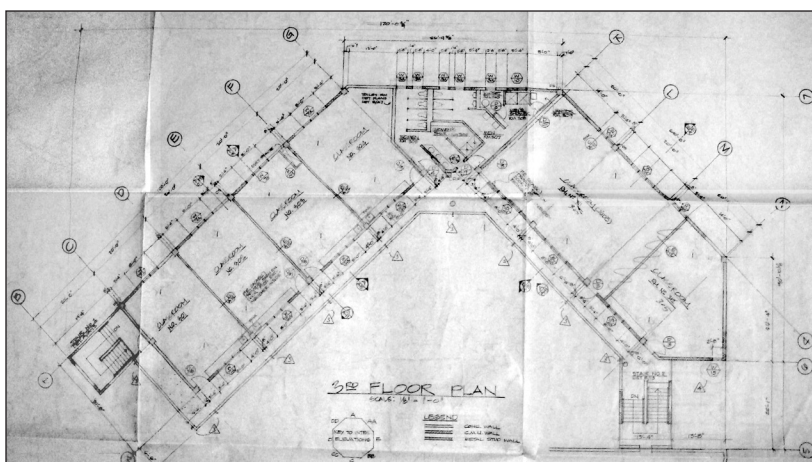
Ground Floor Plan

- Front Office
- Seniors' Lounge
- Children's Classroom
 - With movable partitions
 - Currently used as the multi-purpose room where performances and events are held
- Kitchen
 - Not an open friendly space
 - Currently not in used
- Bathroom



Second Floor Plan

- Classrooms (4)
 - One converted to storage room
- Counseling Rooms/Offices (2)
 - For children's and senior's department staff
- Bathroom



Third Floor Plan

- Classrooms (5)
 - One being converted to small lounge
 - One being converted to senior support department's office
- Dance Studios (2)
- Bathroom

Figure 4.28: Blueprints for the Construction of the Mo'ili'ili Community Center

4.7 CHAPTER SUMMARY

Published examples of community centers are very limited. From these case studies of community centers, it is clear that childcare and elderly services have been the mainstream programs of these centers, particularly the ones in Hawai'i. These programs are important to the wellbeing of a community, but they are not attractive to the college students or the working population. A detailed study of the Mo'ili'ili Community Center further showed the desire of staffs and participants to include a wider range of activities and facilities such as a cafe, computer room, and a gymnasium.

Although some of these examples might not possess the most thought-out designs and inclusive programs, their spatial orders are worth analyzing. A commonality found from the spatial studies of the community centers in the mainland United States is that different functions within the center are generally separated from one another. In other words, each program and/or use is relatively enclosed in a respective space to ensure the center's sense of order. Although not a primary focus, some sort of visual connection is achieved among the functions so that they are not entirely isolated. In Hawai'i, this sense of order is lacking in all community centers being examined. Due to the lack of space, multiple uses within the community centers are often forced to occupy the same space. All spaces are generally designed as classrooms, with little consideration as to the actual use within the space.

These case studies also revealed that community centers in Hawai'i tend not to be as defined and refined as the ones in the mainland U.S. Little thought seemed to be given on the forms and environments of existing centers in Hawai'i. Thus, the resulting spaces are more rigid and less incorporated with the surroundings. The mundane classroom settings of these centers often failed to create the desired environments for socializations and events as well. The case studies of the community centers in the mainland U.S. often revealed a higher level of concern for the building and its surroundings. While the community centers in the mainland U.S. are not perfect, some of their spatial attributes can be referenced for future designs of community centers in Hawai'i.

05 SOLUTION TO PROBLEMS OF COMMUNITY CENTERS

5.1 A HYBRID APPROACH

The integration of a community center with another mainstream commercial development would likely to promote well fare to both functions. Similar to the Main Street ideal, a variety of adjacent functions would feed off each other in attracting more people and form social spots. Placing a community center atop a retail development, in particular, would be an ideal solution to the problems that not only community centers, but retail developments are encountering.

A moderate-scale general merchandise retail development, such as a community shopping center or a neighborhood shopping center, would form an ideal mix with the community center. A neighborhood shopping center generally contains a drugstore, home improvement stores, and/or cafes/restaurants, with a supermarket being the principal tenant. A community shopping center offers a wider range of hardware, speciality, and home improvements stores. Many community shopping centers are focused around a discount department store or a supermarket as well. These two types of retail center are typically single-storied and are positioned in a visible location within a district neighborhood. They are easily accessible by foot or mobile transportation, and thus, generate ongoing pedestrian traffic on a daily basis for the purchase of convenience goods. Integrating a community center above this type of development would enhance the visibility of the center and promote social wellness that current community centers lack.⁴⁴

BASIC SHOPPING CENTER CONFIGURATIONS AND TYPES							
Type	Concept	Total Sq Ft	Acreage	Number of Anchors	Typical Anchors	Anchor Ratio (%)*	Primary Trade Area (miles)**
Neighborhood center	Convenience	30,000–150,000	3–15	1 or more	Supermarkets	30–50	3
Community center	General merchandise; convenience	100,000–350,000	10–40	2 or more	Discount department store; supermarket; drugstore; home improvement; large specialty/ discount apparel	40–60	3–6
Regional center	General merchandise; fashion (mall, typically enclosed)	400,000–800,000	40–100	2 or more	Full-line department store; jr. department store; mass merchandise; discount department store; fashion apparel	50–70	5–15
Superregional center	Similar to regional center but has more variety and assortment	800,000+	60–120	3 or more	Full-line department store; jr. department store; mass merchant; fashion apparel	50–70	5–25

Figure 5.1: Table of the Basic Shopping Center Configurations and Types

⁴⁴ Kramer, Anita. Dollars and Cents of Shopping Centers: The Score 2006. Washington D.C.: The Urban Land Institute and The International Council of Shopping Centers, 2006.

Tenants Most Frequently Found in U.S. Neighborhood Shopping Centers

Tenant Classification	Rank	Average Number of Stores	Median GLA (Square Feet)	Median Sales Volume per Square Foot of GLA	Median Total Rent per Square Foot of GLA
General Merchandise					
Dollar store/novelties	14	0.2	8,000	\$132.91	\$9.12
Food					
Supermarket	1	0.5	38,472	349.41	7.81
Food Service					
Restaurant without liquor	12	0.2	2,800	157.51	13.89
Restaurant with liquor	3	0.4	2,965	253.20	16.08
Sandwich shop	8	0.3	1,400	276.00	16.84
Pizza	6	0.3	1,400	252.33	15.82
Chinese fast food	4	0.3	1,435	92.06	13.52
Clothing and Accessories					
Women's ready-to-wear	20	0.1	4,120	163.99	11.00
Liquor					
Liquor/wine	19	0.1	2,400		14.00
Drugs					
Drugstore/pharmacy	9	0.3	10,002	513.07	9.00
Other Retail					
Telephone store/telecom store	16	0.2	1,286	96.19	18.65
Personal Service					
Women's hair salon	11	0.2	1,200	142.59	15.50
Dry cleaner	5	0.3	1,467	129.69	17.97
Unisex hair	7	0.3	1,224	204.65	16.81
Video/CD/DVD rentals	13	0.2	3,999	92.67	14.07
Mailing/packaging	17	0.2	1,360	226.99	17.83
Nail salon	2	0.4	1,200	75.96	14.97
Financial					
Bank	15	0.2	2,965		15.20
Finance company	18	0.1	1,500		13.56
Offices (Other Than Financial)					
Medical and dental	10	0.2	1,600		16.07

Figure 5.2: Table Listing the Tenants Most Frequently Found in U.S. Neighborhood Shopping Centers as Potential Tenant Mix for Supermarket & Community Center

High Sales Volume Tenants in U.S.

Tenant Classification	Median Sales Volume per Square Foot of GLA
Tobacco	\$529.29
Drugstore/pharmacy	513.07
Supermarket	349.41
Coffee/tea	285.81
Jewelry	280.93
Sandwich shop	276.00
Other fast food/carry out	266.25
Cosmetics/beauty supplies	259.97
Restaurant with liquor	253.20
Pizza	252.33

Figure 5.3: Table Listing High Sales Volume Tenants in U.S.

Low Sales Volume Tenants in U.S.

Tenant Classification	Median Sales Volume per Square Foot of GLA
Other services	\$57.84
Nail salon	75.96
Chinese fast food	92.06
Video/CD/DVD rentals	92.67
Telephone store/telecom store	96.19
Variety store	124.40
Tanning salon	126.03
Cards and gifts	128.91
Dry cleaner	129.69
Other retail	132.74

Figure 5.4: Table Listing Low Sales Volume Tenants in U.S.

5.2 WHY RETAIL?

Retail activity began in response to the human need for trade and the desire for the exchange of information and ideas. Few places unite humans the way retail centers do. Aside from living and working locations, no other matches in quantity. In the United States alone, retail stores outnumbered religious facilities by 3.6 times, libraries by 25.2 times, museums by 242.1 times, and schools and universities by 252.9 times. A retail center can be the magnet that draws all sorts of people. Everyone has shopped in one way or another; whether it is at a mall, a market, or in a convenience store. Malls in the United States exceeded those in many other countries by more than double. At the same time, since shopping has been such a large component of daily life, it must be reinvented and reshaped continually to keep up with all subtle changes in societies.⁴⁵

Total retail area: World

Total retail area, World = 1,998,171,000 m² (est.)

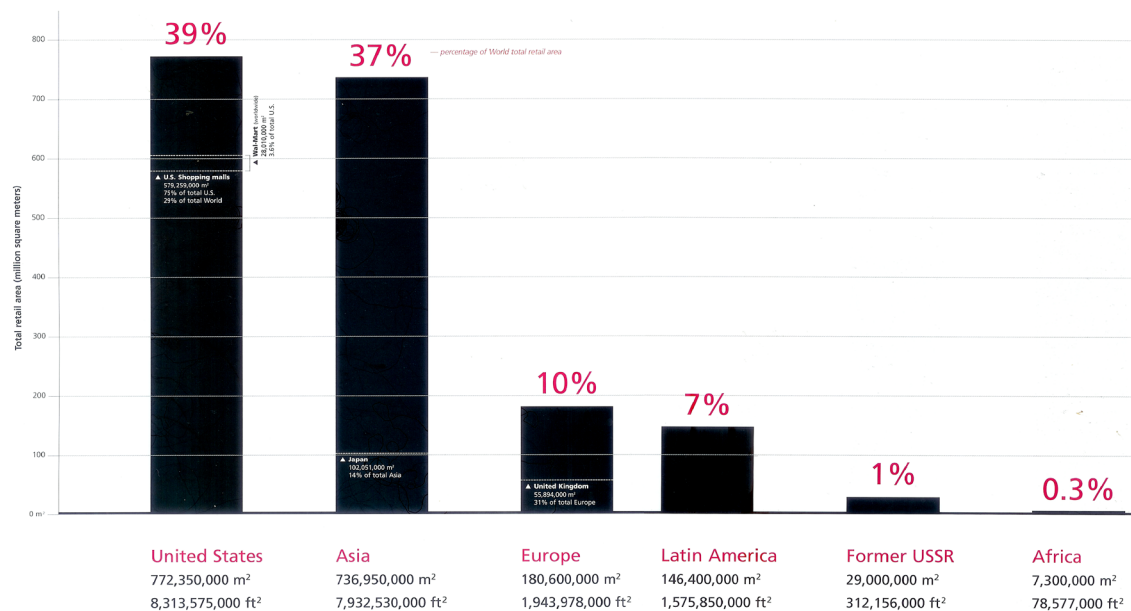


Figure 5.5: Graph Showing the Total Area Consumed by Retail Throughout the World

For decades, retail forms, locations, and uses continue to evolve, reflecting the diverse and distinctive nature of the building type. A retail center was once about buying and selling goods. Today, it is also about generating enjoyable spaces to spend time in. People visit retail environments to shop, dine, socialize, and be entertained. Victor Gruen, architect responsible for the proliferation

⁴⁵ Koolhaas, Rem.ed. The Harvard Design School Guide to Shopping. Cambridge: TASCHEN, 2001.

of shopping centers in the 1950s, once stated that shopping centers should be “designed to service civic, cultural and social community needs.”⁴⁶ They should create consumer-desired experiences and reflect the lifestyle of visitors. This would in turn, increase the market value of the products. Retail has a lot to offer.⁴⁷

Many retail developments, especially large malls failed because they were implicitly places of commerce. Designers and developers failed to realize that with social environment comes profitability. Today, there are numerous vacant malls buffered by empty parking lots. David Smiley, one of the authors of *Sprawl and Public Space*, claimed that “failed shopping centers are not just a matter of deteriorating buildings and cracked parking lots. The communities in which they sit have also changed.” If seen solely as malls, these buildings would never become true city centers. If properly designed, retail can be integrated with other uses to knit together a community.⁴⁸

Although retail development has undergone significant transformations, not all changes have led to flourishing shopping experiences. Designers and developers have been concerned about the survivability of upper level retail spaces. In America, people are accustomed to shopping on the street level. It is commonly known that second floor retail shops have a much slimmer chance of success compared to the shops on the ground floor. Second floor retail tends to receive over 15 percent less traffic than the first floor. Unless incentives are provided to move upward, customers will not make the effort to do so. Gravity, which influences customers to shop on the ground floor, contributes to numerous closures on the second floor or the upper floors of multi-story malls across the United States today.⁴⁹

However, the rising value of land has significantly affected the scale and design of many retail developments. Developers seek to attain the most return on the purchased parcel of land. The solution to such a dilemma: build up. By building up, the number of tenant spaces can double, possibly resulting in higher overall returns. At the same time, the bigger the risk, the harder the fall. If second floor or upper level tenants failed to thrive, the owner could realize a negative financial impact. If enough second level shops failed within the same development, this may lead to a mall closure or bankruptcy.⁵⁰

^{46,48} National Endowment for the Art. *Sprawl and Public Space: Redressing the Mall*. New York: Princeton Architectural Press, 2002.

⁴⁷ Kliment, Stephen. *Building Type Basics for Retail and Mixed-Use Facilities*. Hoboken: John Wiley and Sons, Inc., 2004.

⁴⁹ Altoon, Ronald A., interview by Joyce Nip. *Second Floor Retail* (January 25, 2010).

⁵⁰ Beyard, Michael, interview by Joyce Nip. *Second Floor Retail* (March 11, 2010).

The second floor of a shopping center is often enhanced by accommodating for functions beyond impulse retailing. Oftentimes, entertainment and dining components are situated on the second floor to draw customers up. However, these functions only work to a certain extent, inducing a higher level of activity in the evenings and weekends, but not throughout the day. Upper floor retail continue to be difficult to sustain because customers are less inclined to move upward. Yet, many developers are persistent in pursuing second floor developments, calling for continuous innovations in the architectural profession.⁵¹

Due to the infeasibility of second floor retail, the addition of a community center above ground level shops would be an alternative solution that could bring about positive changes to both venues. As previously stated, the central location and constant pedestrian movement of a retail center could promote the needed traffic to the community center above. The added venues of a retail center would also attract various age groups and possibly increase the use of the community center above. In turn, the community center would provide the residents with an accessible and feasible space for socialization, which could bring more businesses to the retail developments. Retail can only reach its full potential when integrated with other uses. The integration of a community center above a community/neighborhood retail center would liven the retail component, transform the hybrid development into a livable space that encourages customers to linger, and salvage the issues fronting retail and community centers today.

Without the proper reinvention of shopping spaces, the number of vacant malls will continue to increase. The statistics listed below clearly show that there is a crisis facing shopping centers today.

1990: "The average time shoppers spent in malls dropped by half from 1980 to 1990."

1994: "Aggressive builders like Wal-Mart chief executive officer David Glass, along with old retail pros such as Stanley Marcus, are predicting that 50 to 75 percent of present retail will be extinct within a decade."

1996: "Only a very few giant retailers-in some markets, perhaps only one or two-will survive and prosper in each segment of retailing and in each geographic market."

1997: "If retail is bad now when the economy is rolling, what happens when a recession hits? It is the same old story: too many stores, outdated retailing concepts, obsolescent malls, changing consumer and demographic patterns, faltering suburban districts, and encroachment by new electronic formats. There is lots of trash out

⁵¹ Beyard, Michael, interview by Joyce Nip. Second Floor Retail (March 11, 2010).

⁵² Koolhaas, Rem.ed. The Harvard Design School Guide to Shopping. Cambridge: TASCHEN, 2001.

there. Many cavernous old malls are dinosaurs that can't compete with the convenience of drive-up value retailers in power centers or strips.”

1999: “The average duration of mall visit dropped from 1.5 hours to less than 40 minutes.”⁵²

The International Council of Shopping Centers (ICSC) recognized the decline of visits to the malls in recent years and acknowledged the introduction of public libraries, community centers, and other institutions in retail centers as a feasible solution. The initial idea of adding City Halls inside malls many years ago showed signs of civic success when numbered in more voting participants than voting stations elsewhere. This suggests the feasibility of a more profound civic and community involvement in future retail centers.⁵³

5.3 DESIGN GUIDELINES FOR RETAIL REDEVELOPMENT/EXPANSION

As a rule, the building to site area ratio is approximately 1:4. In other words, the building footprint consumes 25 percent of the lot area. Walkways and landscaping take up approximately 50 percent.⁵⁴ Surface parking on a single story retail project occupies the last 25 percent. This is an estimate from the zoning ordinances of the United States, which is approximately five parking spaces per 1,000 square feet of retail space.

TYPICAL PARKING REQUIREMENTS	
Use	Parking Spaces Required
Retail	1 per 200 sq ft of gross leasable area (GLA)
Restaurant	1 per 100 sq ft of GLA
Cinema	1 per 3 seats
Office	1 per 300 sq ft of GLA

Figure 5.6: Table with Typical Parking Requirements

TYPICAL PARKING SPACE SIZES	
Parking Space Style	Range of Typical Sizes (ft)
Stall	9 × 18
Double-loaded bay	60 × 64
Single-loaded bay	42 × 46
Loading bay	10 × 45

Figure 5.7: Table with Typical Parking Space Sizes

As a result, parking space are expansive but under utilized. Parking beyond 300 feet of the retail perimeter is rarely used unless special events take place. Through strategic planning, this space can be minimized to detract its destruction in the community. The use of two-way, right-angled parking stalls can accommodate for the greatest number of cars on site and cause the least frustration for users.⁵⁵ To lessen the parking requirement, the concept of shared parking can be utilized, assuming that not every component of the center is in use at the same time.⁵⁶ By reassessing the current developmental patterns, a more community-oriented, pedestrian-friendly, and less automobile-dependent solution can be devised.⁵⁷

^{53,56} International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.

^{54,57} Hall, Kenneth, and Gerald Porterfield. *Community by Design: New Urbanism for Suburbs and Small Communities*. New York: McGraw-Hill, 2001.

⁵⁵ Kliment, Stephen. *Building Type Basics for Retail and Mixed-Use Facilities*. Hoboken: John Wiley and Sons, Inc., 2004.

Having the appropriate store sizes for different internal function is important in creating the right atmosphere and the sufficient space for buying and storing goods. The table below lists the size range for many general retail types and is a good reference to have when redeveloping a retail center.⁵⁸ Detailed elements such as stairs, lighting, and ceiling can make considerable impacts as well. Stairs can be seen as a grand entrance ascending to the upper floors. Wide and inviting stairs

TYPICAL STORE SIZES FOR MAJOR RETAIL CATEGORIES	
Store Type	Size Range (sq ft)
Warehouse clubs	110,000–135,000
General merchandise and discounters	100,000–130,000
Home improvement stores	100,000–130,000
Supercenters	125,000–180,000
Supermarkets and combo stores	55,000–200,000
Sporting goods stores	50,000–60,000
Catalog showrooms	50,000
Toy stores	45,000
White goods stores	35,000–50,000
Furniture stores	35,000–40,000
Baby goods stores	35,000
Home electronics stores	32,000–58,000
Bookstores	25,000–45,000
Apparel stores	25,000–45,000
Super pet stores	20,000–35,000
Computer stores	25,000–45,000
Office supply stores	20,000–45,000
Athletic shoe stores	20,000
Music stores	15,000
Drugstores	8,600–15,000

Figure 5.8: Table Referencing Typical Store Sizes for Major Retail Categories

can make the climb seem effortless. Lighting is a vital component in any architectural design, not just retail. Light intensity should reflect the hierarchy of spaces, with the brightest identifying the focal points such as entrances, circulation areas, water features, and major architectural features. Ground lighting is secondary in defining the boundaries of the space. Ceiling height and finishes are other essential considerations that contribute to the atmosphere of indoor spaces. The ceiling height of pedestrian domains should be at least 20 feet. If the center is enclosed, at least 20 percent of the ceiling should be installed with glazed glass to ensure sunlight penetrations. Roofs that extend beyond 100 feet should also be varied in design to ensure individuality and personality of space.⁵⁹

5.4 CHAPTER SUMMARY

A feasible solution to the problems of community centers is to situate it above an existing retail development. One may ask, why retail? Retail is an ideal mix because it is typically found in a prime location with good accessibility and visibility, which are aspects that a community center need. Retail brings a dynamic mix that can heighten the level of activity of the community center. Retail also has the ability to capture large amounts of people that other building functions cannot. Most

⁵⁸ International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.

⁵⁹ Beyard, Michael, Raymond Braun, Herbert McLaughlin, Patrick Phillips, and Michael Rubin. *Developing Urban Entertainment Centers*. Washington DC: Urban Land Institute, 1998.

importantly, retail on the second floor has been proven unprofitable because customers are drawn to shop primarily on the ground floor. Thus, placing a different use, such as a community center, on the second floor could offer positive changes and attract newcomers to both uses. Building up is an option that more cities must consider as their densities increase and most vacant lands are being already occupied. Instead of building a two-story retail center that does not perform on the second floor, or an one-story shopping center that disregards upper level possibilities, why not consider the integration of a community center above a retail center that solves both problems?

More over, retail cannot thrive as a stand-alone function. It needs the support of other uses to reach its full potential. Due to the one-dimensional environment of numerous malls and their insensitivity toward human spaces and the surroundings, the number of consumers and visitations is on a steep decline. Many do not see the difference between in-mall versus online shopping. If consumption is the sole reason for mall existence, then many would simply go to big box stores such as Wal-Mart, which offers shoppers cheaper items under one roof. With a rapidly changing society, old ideals for retail designs are no longer valid. Circulation areas, new uses, and activity spaces are catalysts that can induce the desired pedestrian activity. The integration of a community center would be the perfect complement that has the potential of becoming a new building typology that serve as the social center within a community.

06 REDEVELOPMENT APPROACHES

6.1 REDEVELOPMENT IDEALS

As discussed previously, community centers have to find new ways of survival, and so do retail centers. Thus, the addition of a community center atop a general merchandise retail center would be an ideal solution to maximize their performances. Diversifying initiatives are important in making neighborhood centers into something more.

There are two significant characteristics that resemble the making of new urban centers. First, they endorse outdoor public spaces in different forms, including plazas, greens, piazzas, squares, and pedestrian streets. It is an important aspect of design that community and retail centers share. It is a physical and social entity that can be experienced in multiple ways, depending on its adjacencies. Second, new urban centers are multi-functional, containing retail, recreational, civic, and occasionally, residential and office uses.

⁶⁰ In this particular case, the consolidation of community and retail spaces can introduce a new public realm that is more approachable. The diagram on the right illustrates different methods of diversification and integration, focusing on the ideas of flexibility, adaptability, and extendability for a design to reach its full potential.

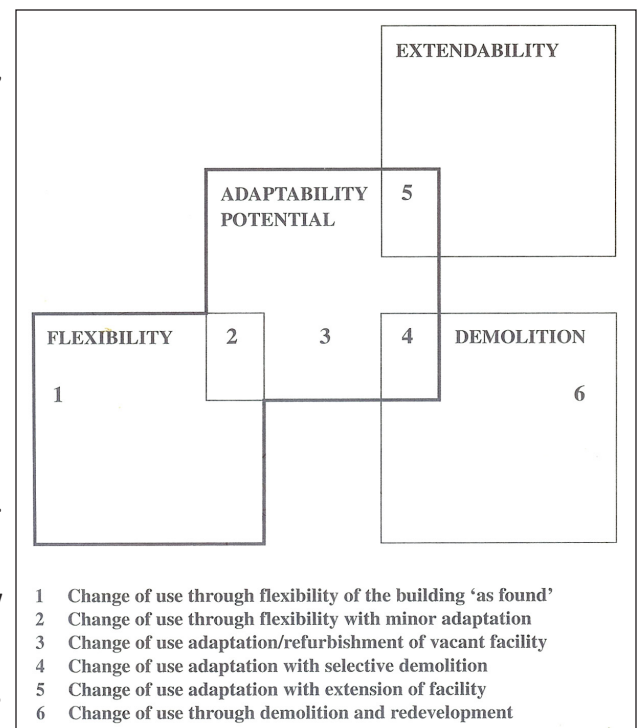


Figure 6.1: Diagram Illustrating Different Approaches to Diversification and Integration

This community center and retail mixed-use is not about the creation of another substantial piece of stand-alone architecture. It is about the revitalization of the Main Street ideal and the creation of a safe and inviting environment for visitors. It seizes visual opportunities to cohesively integrate public and private elements of the building, storefronts, public art, and landscaping. It seeks to create an enticing and engaging atmosphere, which speaks of what the redevelopment of a community and retail center has to offer. ⁶¹

⁶⁰ National Endowment for the Art. *Sprawl and Public Space: Redressing the Mall*. New York: Princeton Architectural Press, 2002.

⁶¹ National Trust for Historic Preservation. *Main Street*. 2011. <http://www.preservationnation.org/main-street/about-main-street/> (accessed January 4, 2011).

6.2 BENEFITS OF A MIXED-USE

The addition of a community center on an existing retail center, in essence, creates a new form of mixed-use that is beneficial in many regards. Besides the obvious mix of programs and social advantages revealed earlier, it maximizes space usage and mitigates sprawl. Estimated from the growth pattern in the United States during the late 20th century, twenty million acres of land would be required for new developments to accommodate for a population increase from 300 million people in 2006 to 400 million by 2045. On the other hand, mixed-use developments limit this sprawl and would require only five million acres.⁶² By offering a hybrid program in one location, automobile trips can also be reduced. The close proximity of uses allows for the overlaying of social functions, reminiscent of the Main Street concept.

The distinguishing factor that sets contemporary mixed-use apart from traditional ones is the “fine grain integration of uses and the quality of the public space that is established between them.” The dynamic synergy formed between uses is one of the keys to redevelopment.⁶³ Renown architect, Steven Holl, once stated,

“Free-standing corporate headquarters, industrial parks, shopping centers and suburban housing are now scattered throughout what was once rural countryside. The negative consequences of this type of development have now become apparent: the dissipated centers of towns, drained of activity, call for revitalization. New concentrations of activities would invigorate the towns socially as well as providing the physical architecture to rebuild common spaces.”⁶⁴

A mixed-use town center, which is the direction for today’s mixed-use projects, contains individual buildings with uses wrapped around public squares or along streets. Most of these town centers are erected near existing streets, parks, and plazas, and as a result, are more pedestrian friendly and proportional to the human scale.⁶⁵ The retail component is critical to the success of these projects. Nearly every mixed-use contains a certain type of retail, whether it is a small convenience store or a major shopping component.⁶⁶ Supermarkets and/or gourmet vendors are growing parts of the mix today. Sometimes, specialty stores such as bookstores and electronic suppliers complete the development. Dining facilities are a necessity in this hybrid program. Eateries ranging from formal

^{62,66} International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.

⁶³ Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

⁶⁴ Fenton, Joseph. *Phamphlet Architecture 11: Hybrid Buildings*. New York: Princeton Architectural Press, 1985.

⁶⁵ Schwanke, Dean, et al. *Mixed-Use Development Handbook*. Washington D.C.: Urban Land Institute, 2003.

to family style restaurants to fast food provide a wide range of choices and experiences that are attractive to users.

As revealed in the previous chapter, a civic element such as a community center with an amphitheater, a library, and/or convention facilities, is a fresh and feasible addition to the program. Retail and civic facilities feed off each other by allowing for greater public life, which is lacking in many communities. In fact, many mixed-use towns are now initiated under the public sector, placing civic uses as one of the primary elements of design. Although traditional civic buildings were designed for single-use, the integration of a community center and a retail center would make a dramatic and exciting public domain.⁶⁷ While community centers can benefit from a more diverse program and central location, retail can profit from a more communal environment. The cultural and social identities of a community lie in the quality and usage of its renewed urban space.

Concisely summarized, the benefits of adding a community center atop a retail center and integrating the two into a new type of mixed-use include:

- Cohesive architectural expression that stands as the node of the community
- Easy vehicular and pedestrian access to site and through the mixed-use components
- Maximization of both functions' performances dependently and independently
- Creation of additional people-oriented spaces and social niches
- Land and space efficiency through the overlap of functions

In effort to create such successful mixed-use, the development must effectively:

- Address the public realm and open spaces
- Create human-scale environments
- Maintain a balance between consumer-oriented and civic facilities
- Transition from one space to another⁶⁸

6.3 WHERE TO BEGIN?

Perhaps, the best way to integrate disparate uses is through the negative space between buildings, which includes streets, pedestrian pathways, urban plazas, and/or atria. If properly designed, these negative spaces attract users as a public realm, cohere to the different program components,

⁶⁷ Schwanke, Dean, et al. *Mixed-Use Development Handbook*. Washington D.C.: Urban Land Institute, 2003.

⁶⁸ Bohl, Charles. *Place Making: Developing Town Centers, Main Streets, and Urban Villages*. Washington D.C.: Urban Land Institute, 2002.

and reinforce the project as a unique whole. The shape of these public spaces can also define the form of their adjacent masses. While atria and galleria were celebrated in early mixed-uses, open-air public realm is definitely the direction for today's designs. Pocket park is another interesting concept frequently used as a secondary public realm.

Relationship between uses is an important factor for such development. The programmed uses should be related and connected spatially as well as visually to enhance the synergy of the place. Whatever the configuration of public space is, different uses are placed around it to create a sense of interconnection between them. Circulations must be visualized as a cohesive whole. Yet, they should be differentiable for users to get to different spaces. Fundamentally, driveways and car access are parts of the programmatic requirement that must be addressed. Projects on smaller parcels are typically simpler to deal with. Streets are generally along the edges of the site with one designated parking area, reserving the rest of the developable spaces for pedestrians only.⁶⁹

The placement of uses begins with retail space. Retail areas can generate the most public presence and can link uses together. Successful treatment of the retail zone can bring long-term viability to the development. The table below shows the ideal spans for retail formations and should be taken into consideration when designing retail spaces that can be well utilized by tenants. A retail space is usually centrally located within a creative mix, such as coffee shops and restaurants. This mix can be the stimulating amenity for other uses. Retail should also be positioned relatively close to the pedestrian traffic or the public realm to allow visitors to pass through on their way to other destinations.⁷⁰

Refurbishment sector	Preferred dimensions (average of all responses)			
	Building depth (m)	Floor to floor height (m)	Structural grid Width (m)	Depth (m)
<i>Developer group</i>				
Retail	21.7	4.3	6.4	21.7
Office	14.7	3.3	7.0	7.6
Industrial	28.3	6.5	23.3	36.0
Residential	17.8	2.6	5.5	8.3
<i>Producer group</i>				
Retail	19.3	4.0	7.5	7.5
Office	16.2	3.2	7.0	8.3
Industrial	25.7	5.4	9.0	7.5
Residential	12.0	2.7	5.0	11.0

Figure 6.2: Table Showing the Ideal Spans for Retail Formations

⁶⁹ Schwanke, Dean, et al. *Mixed-Use Development Handbook*. Washington D.C.: Urban Land Institute, 2003.

⁷⁰ Koolhaas, Rem.ed. *The Harvard Design School Guide to Shopping*. Cambridge: TASCHEN, 2001.

6.4 CASE STUDY: AYALA CENTER, MAKATI CITY, PHILIPPINES



Figure 6.3: Central Plaza and Activity Space of Ayala Center



Figure 6.4: Indoor-Outdoor Atmosphere Through Facade Treatment and Natural Materials



Figure 6.5: Aerial View of Ayala Center with Sloped Roofs

The Ayala Center development displays the concept of an urban mixed-use. It is a city within a city. It offers a viable prototype for combining cultural aspects with retail design. In effort to reconfigure the site's enclosed mall, a 3,300,000 square-foot lifestyle center was added. This was the country's first life style center. Additional components of the project, including a hotel, offices, and residential units, were built in subsequent phases.

Besides the more typical parts of a mixed-use redevelopment, the new center is also fitted into an existing park, church, and museum. By implementing the design around 400 existing trees, a large part of the site's natural existence is preserved. Though a majority of retail centers is enclosed in Philippines due to the region's severe seasonal changes, this complex pursued after an open-air retail concept to connect with its neighboring historic park.

From arrival, trellised pathways and bridges direct visitors to the entry of the center's commercial blocks. These commercial components are placed within a series of four pavilions. Retailers are segmented by bookstores and galleries. The four curved pavilions give way to home and fashion oriented tenants, the entertainment zone with music and video vendors, a cinema, and a nightclub. The height differences of various components reflect the interior usage and has contributed to a dynamic profile from afar. Outdoor plazas, courtyards, and pathways provide an indoor-outdoor

atmosphere while offering ideal spots for outdoor dining and socializations. Louvers, canopies, and sloped metal roofs shelter the outdoor gathering and provide extra comfort. The sloped roofs are angled toward the central pedestrian circle on grade to emphasize major events and activities. Lush landscaping adds to the shade and creates a pleasant setting.⁷¹

⁷¹ International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.



Figure 6.6: Central Activity and Performance Embraced by Concaved Facade

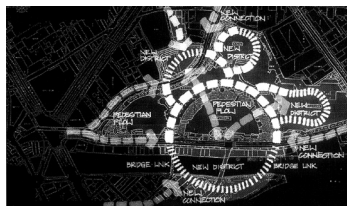


Figure 6.7: Diagrams Highlighting the Activity Pockets and Pathways



Figure 6.8: Aerial View of Canal City Hakata with Inward Focus on the Central Space

6.5 CASE STUDY: CANAL CITY HAKATA, FUKUOKA, JAPAN

Canal City Hakata is an example of a mixed-use with an effective transformation of negative spaces into social domains. This center performs more than just shopping. It has a concept of an introverted city theater. While the exterior appears like large building masses densely placed on site, the buildings' in-between spaces are the true focal points of the complex. A series of buildings consist of commercial, business, and retail developments are split along a canal artery. This winding canal serves as a social generator that captures the communal life of the Japanese people. Performances are periodically shown on the circular platform positioned at the center of the canal. The facade fronting the stage is curved concavely to form a sphere, giving strong presence the central space. Edges of the sphere are used as seating areas and viewing quarters during performances. Spaces along the artery are packed with visitors who wish to watch the performances from distant locations. With a bit of innovation, a simple part of an indoor mall with a double-loaded corridor is inverted and warped into an outdoor activity domain filled with life.⁷²

There are two pockets of spaces alongside the central stage created by the buildings' parabolic facades as well. These pockets formed more intimate meeting spaces that are excellent for small group gatherings. Within Canal City, emphasis is not placed on each building and its function, but on the people and their interactions within the space. Nevertheless, the design of the buildings presented opportunities for incorporating exciting negative spaces.⁷³

Passage through the site is an adventure on its own. The site is zoned into five districts, with each incorporating a theme of nature. The five themes: sea, earth, sun, moon, and star, are scenic backdrops that allow users to discover and celebrate the natural wonders of the world. To reduce the scale of this massive project, unique paving patterns are designed for each of the five districts. Colors of the Canal City are carefully chosen to give a sense of variety and to correspond to the

⁷² Canal City Hakata. 2009. http://www.canalcity.co.jp/eg/concept/index.html#c_01 (accessed September 26, 2009).

⁷³ Kliment, Stephen. *Building Type Basics for Retail and Mixed-Use Facilities*. Hoboken: John Wiley and Sons, Inc., 2004.

colors of the traditional Japanese Kimonos. Although these accented colors appear vivid, they provide local users with a sense of familiarity. After its opening, the Canal City has attracted over 46 million visitors in the first two years.⁷⁴

6.6 ACHIEVING TRUE HYBRIDIZATION

Hybridization is achieved not only through a mixed program, but also through the integration of functions and forms. It goes beyond the simple stacking of elements on site or in a logical order, which is commonly seen in mixed-uses today. A hybrid development should connect different uses through spatial relationships. It should create environmental variants that intrigue visitors to cross and indulge from one space to the next.⁷⁵

There are several factors that contribute to the success of hybrid redevelopments and merit special attentions. They are entrance conditions, internal circulation routes, subdivision of space horizontally and vertically, and overhead clearances. These design aspects are to be thought out simultaneously as a project expands from a single to hybrid uses. Constraints set by the conversion or addition of building uses often result in the best designs, demonstrating numerous possibilities for positive spatial exchanges. Large spaces with extensive floor areas can open up to introduce atria, light wells, and interior streets, and to adjust floor-to-floor heights. Entrances can be refocused to entice small-scale retail, recreational, and social uses. Vertical and horizontal circulations, as well as spatial walls can perform as extensions from one space to the next.⁷⁶

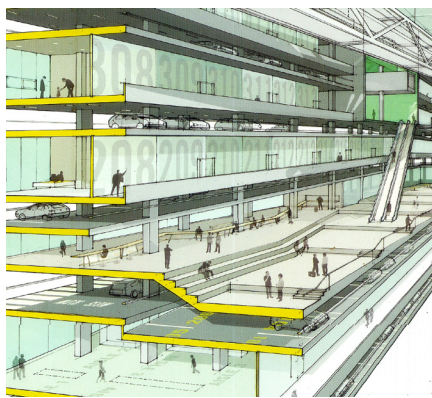


Figure 6.9: Section Rendering of a Hybrid Development

Founding architects, Paul Lewis, Marc Tsurumaki, and David Lewis of an award-winning architecture firm, Lewis.Tsurumaki. Lewis, often push the envelope in transforming constraints of architecture, such as tight and awkward spaces, into architectural innovations. They referred their take on design as “opportunistic architecture,” which seeks true hybridization of spaces through “opportunistic overlaps between form, space, program, material, and budget.” Their goal is to “bring all projects to a point of realization where their impact within the

⁷⁴ Kliment, Stephen. *Building Type Basics for Retail and Mixed-Use Facilities*. Hoboken: John Wiley and Sons, Inc., 2004.

⁷⁵ International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.

⁷⁶ Kincaid, David. *Adapting Buildings for Changing Uses: Guidelines for Change of Use Refurbishment*. New York: Spon Press, 2002.

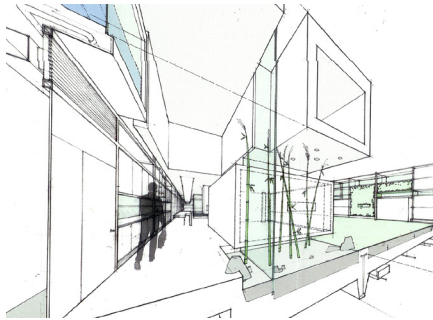


Figure 6.10: Section Rendering of a Design Innovation Through Transparent Facade

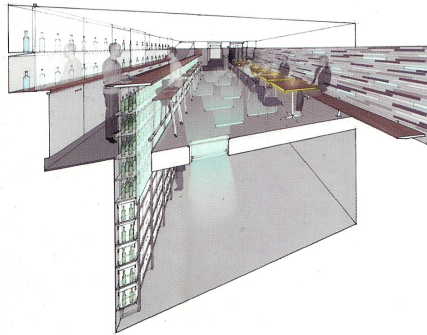


Figure 6.11: Section Rendering of a Design Innovation

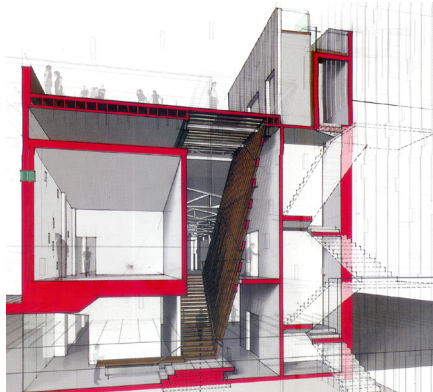


Figure 6.12: Section Rendering of a Design Innovation Through Stairway Design

world can be made legible, either through material fabrication and construction or through careful development in drawings, models, and hybrids forms of architectural representation.”

Hybrid systems advocate the overlapping of programs and spatial forms to generate sensory environments and experiences that can engage users at different levels. Through unconventional relationships and juxtapositions, everyday public experiences can be intensified. The images of the left are examples of their works, which illustrate interesting tactics for spatial integrations.

There are three suggested tactics on the design of opportunistic architecture. The first tactic is to catalyze constraints. This is the baseline of design for most of the firm’s works. By inverting limitations of a project to design inventions, the most successful design solutions can be found. A mean of pursuing this tactic is to apply principles of efficiency to discover new relationships. By efficiency, it is referred to the “coupling of a specific type of maximum to a particular minimum...a playful exchange between two interrelated constraints.” Maximizing the amount of utility within a minimum square footage is an example of spatial efficiency. In a case when the site and major floor space is predetermined by an existing building, spatial efficiency can be achieved by shifting wall and ceiling surfaces.

Another tactic in seeking a hybridized solution is to amplify the paradoxical and absurd conditions rather than to neutralize them into one cohesive, seamless piece with other components. Hybrid designs with multi-functions can sometimes exist independently in different segments. However, they are amplified in areas where they physically joined. Amplifications can be executed through formal techniques, such as folding, cutting, and extrusion. This allows for similar elements to link physically and permits the coexistence of unrelated uses. Through this tactic, new relationships not formally known can be discovered. However, though the design aims to disrupt regularity, the paradoxical measures should have some level of hierarchy.⁷⁷

⁷⁷ Lewis, Paul, Marc Tsurumaki, and David Lewis. Lewis.Tsurumaki.Lewis: Opportunistic Architecture. New York: Princeton Architectural Press, 2008.

Repetition is another valuable tactic that can open up design possibilities. Material, programmatic, and spatial repetition can construct assemblies that have visual, physical, and conceptual effects unique from non-repetitive isolated object. They can link and give new relationships to formally unrelated spaces.⁷⁸ However, repetition of conventional materials and forms might not be the freshest approach in creating new prospects. Friedrich Nietzsche one stated, “What is familiar is what we are used to; and what we are used to is most difficult to see as a problem; that is, to see as strange, as distant, as ‘outside us.’” However, if new repetitions could occur through manipulations of existing materials, the chance of success would increase drastically.⁷⁹ Although not all three tactics are applicable in all designs, any one or a combination of two would enhance the quality of a mixed-use development and transform it into a more cohesive hybrid design.

6.7 CHAPTER SUMMARY

The combination of a community and retail center establishes a new type of mixed-use that are advantageous in many aspects. It maximizes the functionality of both uses. It lessens the need to travel long distances for different needs by condensing different functions into a single location. It mitigates sprawl by building up rather than spreading out and minimizes the amount of estimated land required for future developments. It accommodates a wider age group and promotes a more approachable public space as well. This conversion from single to mixed-use begins with the design of the negative spaces, which essentially, are the public and social spaces. The endorsement of public spaces is one of the two significant characteristics that resemble the making of new urban centers. These spaces form the desired relationships between uses and increase the synergy between them. The programmed uses are placed to embrace the open spaces, starting with retail. A creative mix of coffee shops and restaurants are scattered along the retail components to complete the redevelopment.

Nevertheless, true hybridization involves not only a mixing of program, but a fusion of spaces spatially as well. To achieve true hybridization of spaces, mixed-uses cannot be seen as the stacking of unrelated spaces. Rather, different functions are spatially integrated to create and reveal new relationships at areas with given opportunities. Architects Paul Lewis, Marc Tsurumaki, and David Lewis seek the overlap of forms, programs, and materials in their designs to create the assimilation of spaces, which they referred to as “opportunistic architecture.” Oftentimes, the constraints of a project can be the catalyst for innovations.

⁷⁸ Lewis, Paul, Marc Tsurumaki, and David Lewis. *Lewis.Tsurumaki.Lewis: Opportunistic Architecture*. New York: Princeton Architectural Press, 2008.

⁷⁹ Lewis, Paul, Marc Tsurumaki, and David Lewis. *Pamphlet Architecture 21: Situation Normal*. New York: Princeton Architectural Press, 1998.

07 PROTOTYPE DESIGN

7.1 SITE SELECTION

Like many others, Mo'ili'ili is a small community in Hawai'i with an existing community center. However, the design, function, and location of this center are far from being user friendly. The design of the center does not promote inviting social spaces. The functions of the center do not attract and provide for a variety of residents. The location of the center does not appeal to its residents as well. As mentioned in Chapter 2, a community is a common location where individuals of various ages dwell and interacts. A community center should certainly be the core of that common location. Yet, what comes to mind when one tries to speak of the Mo'ili'ili community? Surely not the Mo'ili'ili Community Center. Perhaps, the image of Star Supermarket (the future Longs Drugs) or the Japanese Cultural Center would emerge. Yet, a supermarket does not speak of the neighborhood as a whole. The location of Star Supermarket on Mo'ili'ili's Triangle Park is the physical and visual center of the district, which is ideal for the addition of a new community center above the existing retail. By expanding the supermarket into a wider retail mix, and integrating a modern community space above, the site can be transformed into a celebrated social destination.

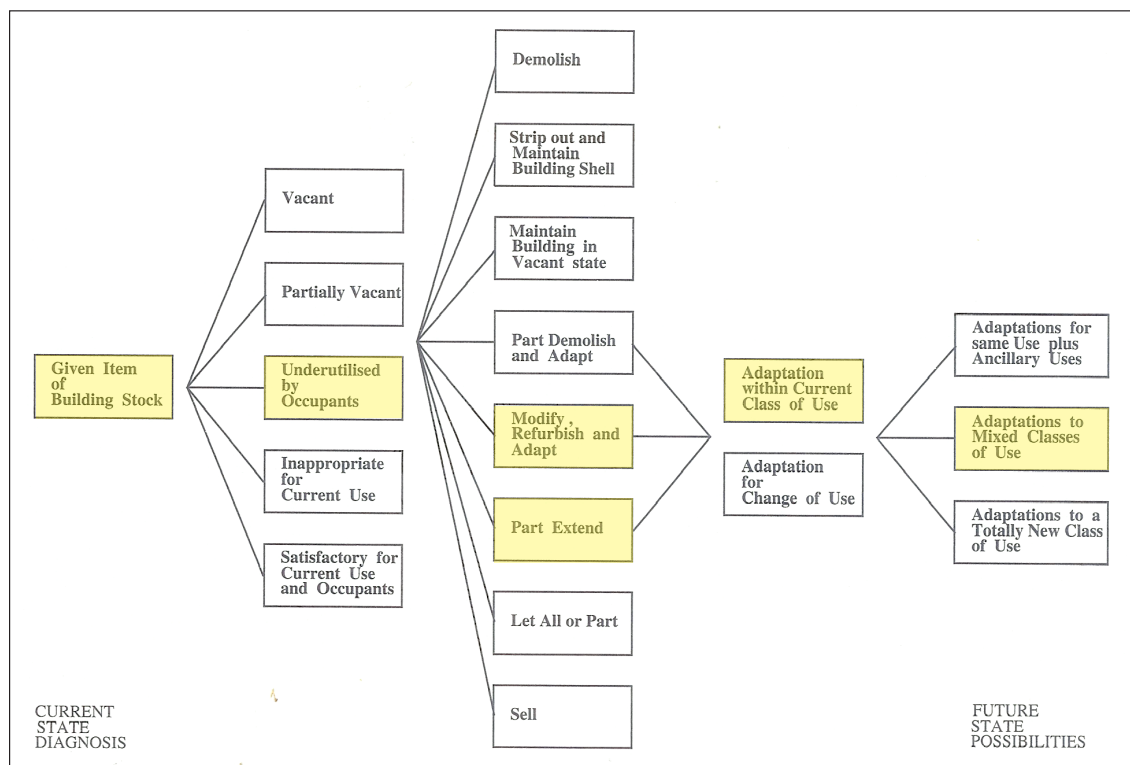


Figure 7.1: Diagram Illustrating the Transitional Phases of a Hybrid Redevelopment

The diagram above indicates the phases of my design project, in which I am taking an existing building (supermarket) on a site that is being under utilized and am modifying, adapting, and extending into a new hybrid design with mixed classes of uses.

Located between the merging point of South King Street and Beretania Street, the site is a focal point in the community. This site was once the center of all activities, with sports events, carnivals, and even horse races. Currently, it has become the home of a supermarket. The adjacent Triangle Park is now the sleeping quarter for many homeless as well. Through the design of a new community center, the site has the possibility of reclaiming its liveliness. The two Banyan trees planted at the tip of the triangle denote the historical significance of the site. There are small businesses and food vendors on located on adjacent blocks as well, including Puck's Alley, University Square, and Varsity Center.



Figure 7.2: Cars Filled the Parking Lot for Event at Triangle Park

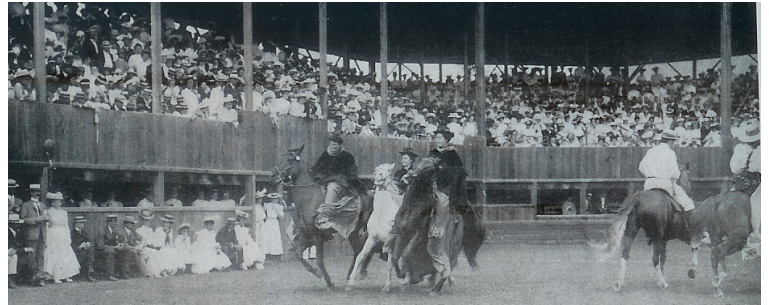


Figure 7.3: Old Triangle Park as Center of Activities Such as the Horse Race



Figure 7.4: Current day Triangle Park with Star Supermarket

The figure ground of Mo'ili'ili on the right clearly shows that the central darkened area, where Triangle Park is located, is a physical center of the community. It is a piece of land that is distinctive in shape and is a central area zoned for commercial uses. The site has a potential of establishing a

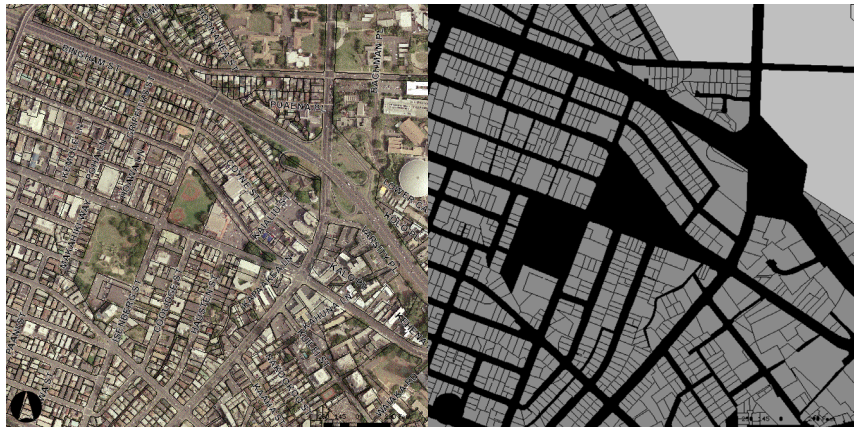


Figure 7.5: Aerial Map of Mo'ili'ili

Figure 7.6: Figure Ground of Mo'ili'ili

concentrated development for the neighborhood's activities. With an existing supermarket on site and ample parking stalls, this new hybrid will allow for an ease of vehicular traffic. The convenient location of the site is also pedestrian friendly and accessible by public transportations.

7.2 SITE INFORMATION

Site Address: 2470 South King Street

TMK: 28005002

Area of Site: 89,116 Sq. Ft. (2.046 Acres)

Zoning: BMX-3 Community Business District

Height Limit: 150 Feet

Total Area of Existing Supermarket

(On Site): 28,984 Sq. Ft.

Total Area of Existing MCC (Not On Site): 18,000 Sq. Ft.



Figure 7.7: Aerial Perspective of Site with Existing Supermarket



Figure 7.8: Maps of Project Site

7.3 LAND USE ORDINANCE

Business Mixed Use (BMX-3) Purpose and Intent

The purpose of Business Mixed-Use (BMX-3) is to encourage mixtures of commercial and residential uses outside of the typical central business district. It provides residences with employment and retail opportunities in close proximity. It also permits innovative and stimulating living environments. The intended development can be stacked horizontally, vertically, or both, and is designed at a lower intensity than the central business district.

Resort, Business and Business Mixed Use Districts
Development Standards

Development Standard		District				
		Resort	B-1	B-2	BMX-3	BMX-4
Minimum lot area (square feet)		15,000	5,000	5,000	5,000	5,000
Minimum lot width and depth (feet)		70	50	50	50	50
Yards (feet):	Front	25	10	5	10 for dwellings, 5 for other uses	5
	Side and rear	20	0	0	5 for detached dwellings, 10 for multifamily dwellings, 0 for other uses	0
Maximum building area (percent of zoning lot)		50	not regulated			
Open space bonus	Available	No		Yes	Yes	
		per zoning map	40	per zoning map	per zoning map	per zoning map

Figure 7.9: Table 21-3.4 BMX-3 District Development Standards

KEY: Ac = Special accessory use subject to standards in Article 5
 Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
 C = Conditional Use Permit-major subject to standards in Article 5; public hearing required
 P = Permitted use
 P/c = Permitted use subject to standards in Article 5
 PRU = Plan Review Use

USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																						
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1		
Amusement and recreation facilities, indoor	C												P	P	P	P	P	P	P	P	P	P	P ²
Bars, nightclubs, taverns													P		P/c	P/c	P/c	P/c	P				P/c
Convenience stores										P/c ¹	P/c ¹	P/c ¹	P	Cm	P	P	P	P/c	P/c				P
Dance or music schools										P/c ¹	P/c ¹	P/c ¹	P/c	P	P	P	P	P					P ²
Eating establishments										P/c ¹	P/c ¹	P/c ¹	P	P	P	P	P	P	P	P	P		P
Office buildings														P	P	P	P						P ²
Photography studios													P	P	P	P	P						P ²
Retail establishments													P	P	P	P	P						P ²
Recreation facilities, outdoor	Cm		Cm	Cm									P	Cm	Cm	Cm	Cm						
Art galleries and museums													P	P	P	P	P						P ²
Day-care facilities			C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P	P	P		P
Meeting facilities			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P/c	P/c				P
Public uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Figure 7.10: Table 21-3 Permitted Uses in BMX-3 District

Street Setbacks

The height of the development cannot exceed twice the distance from the edge of the development to the center-line of the street.

STREET SETBACKS (B-2, BMX-3, I-2, I-3 AND IMX DISTRICTS)

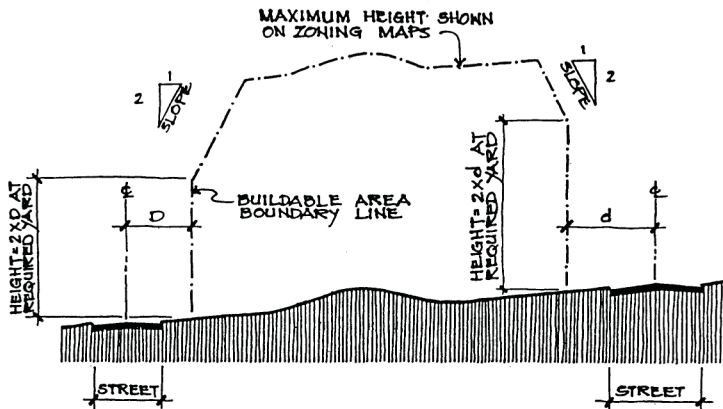


Figure 7.11: Diagram 21-3.7 Street Setbacks

Parking and Driveway

- Parking spaces may overlap 3 feet of required yards, open spaces, or required landscaping.
- Minimum width of driveway into parking area: 12 feet
- Standard-size parking space: 18 feet in length by 8 feet 3 inches in width
- Compact parking space: 16 feet in length by 7 feet 6 inches in width
- Parking Angle Aisle Width:

0°- 44°	12 ft.
45°- 59°	13.5 ft.
60°- 69°	18.5 ft.
70°- 79°	19.5 ft.
80°- 89°	21 ft.
90°	22 ft.

Off-street Parking Requirements	
Use	Requirement
Convenience stores; and sales: food and grocery stores (including neighborhood grocery stores)	1 per 300 square feet
Shopping centers ³	1 per 300 square feet
Recreation facilities, outdoor and indoor, involving swimming pools and sports played on courts	1 per 200 square feet, plus 3 per court, e.g., racquetball, tennis or similar
Auditoriums, funeral homes/mortuaries, meeting facilities, sports arenas, and theaters	1 per 75 square feet of assembly area or 1 per 5 fixed seats, whichever is greater
Day-care facilities	1 for each 10 care recipients of design capacity
Schools: high, language, vocational, business, technical, and trade; business colleges	1 for each 10 students of design capacity, plus 1 per 400 square feet of office floor space

Figure 7.12: Table 21-6.1 Off-street Parking Requirements

Loading and Driveway

- Off-street loading is required for lots exceeding 5,000 square feet in area.
- For lots with more than one required loading, the minimum dimension of half of the loading area must be at least 12 x 35 feet, and a 14 feet vertical clearance. The rest of the area may be 19 x 8.5 feet, and a 10 feet vertical clearance minimum.
- Width of driveway to loading zone=vertical clearance of the area required

Off-street loading requirements.		
Use or Use Category	Floor Area in Square Feet	Loading Space Requirements
A. Retail stores, eating and drinking establishments, shopping centers, wholesale operations, warehousing, business services, personal services, repair, manufacturing, and self-storage facilities	2,000 - 10,000	1
	10,001 - 20,000	2
	20,001 - 40,000	3
	40,001 - 60,000	4
	Each additional 50,000 or major fraction thereof	1

Figure 7.13: Section 21-6.100 Off-street Loading Requirements

Open Space Bonus

For every additional square foot of open space beyond the required yard, five square feet of floor area may be added

7.4 SITE ANALYSIS

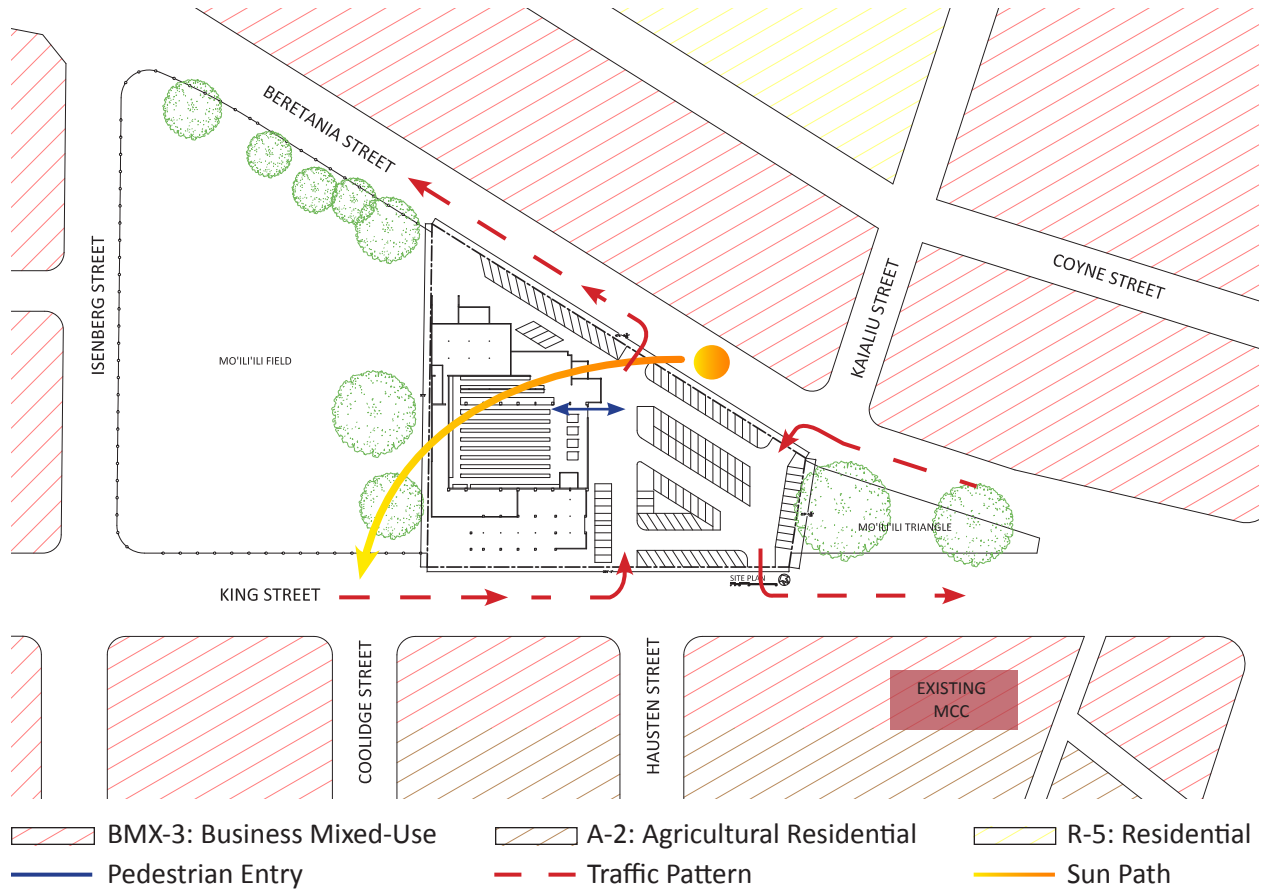


Figure 7.14: Site Analysis and Zoning Map

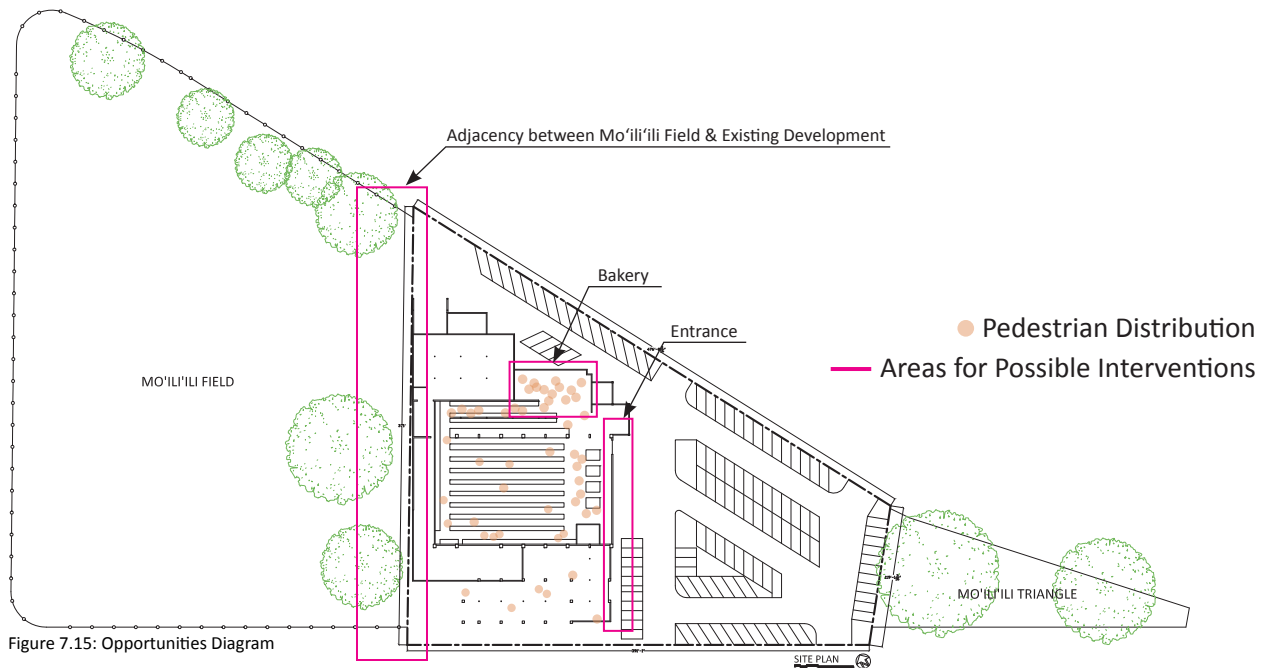
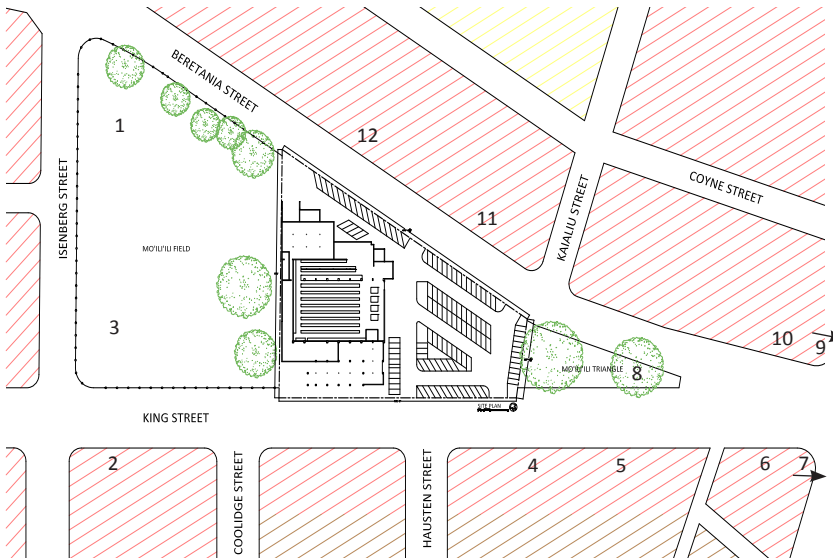


Figure 7.15: Opportunities Diagram



- 1 HOMELESS AT MO'ILI'ILI FIELD
- 2 FIRST HAWAI'IAN BANK
- 3 MO'ILI'ILI FIELD
- 4 DOWN TO EARTH BUILDING
- 5 MCC BLOCKED FROM KING ST.
- 6 FEDEX KINKOS
- 7 UNIVERSITY SQUARE
- 8 BANYAN TREES
- 9 PUCK'S ALLEY
- 10 UNIVERSITY CENTER
- 11 JIFFY LUBE
- 12 JAPANESE CULTURAL CENTER

Figure 7.16: Diagram of Facilities and Features Around Project Site



7.5 PROGRAM OF NEW DEVELOPMENT

Dining Component

- Bakery
- Cafe

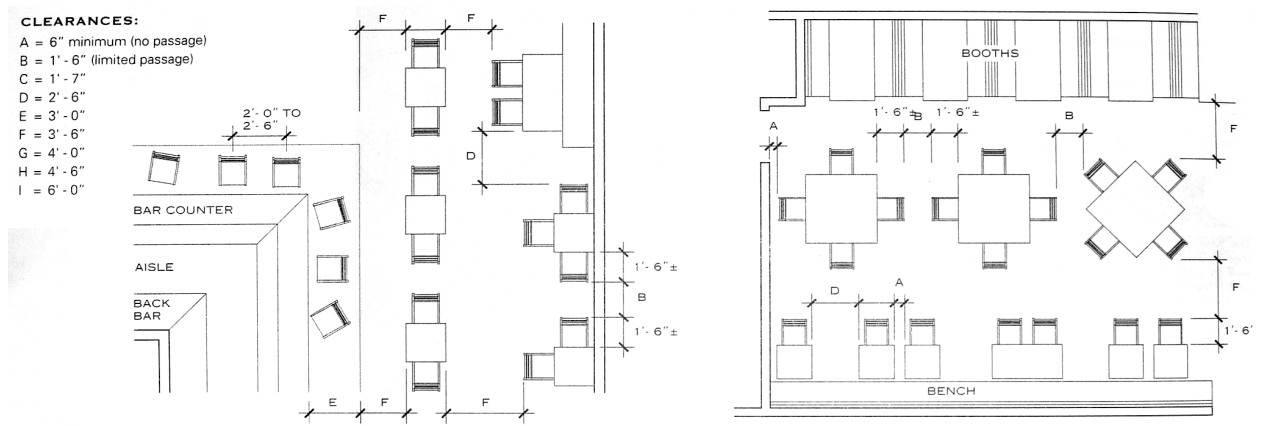


Figure 7.17: Typical Restaurant Arrangement/Dimensions

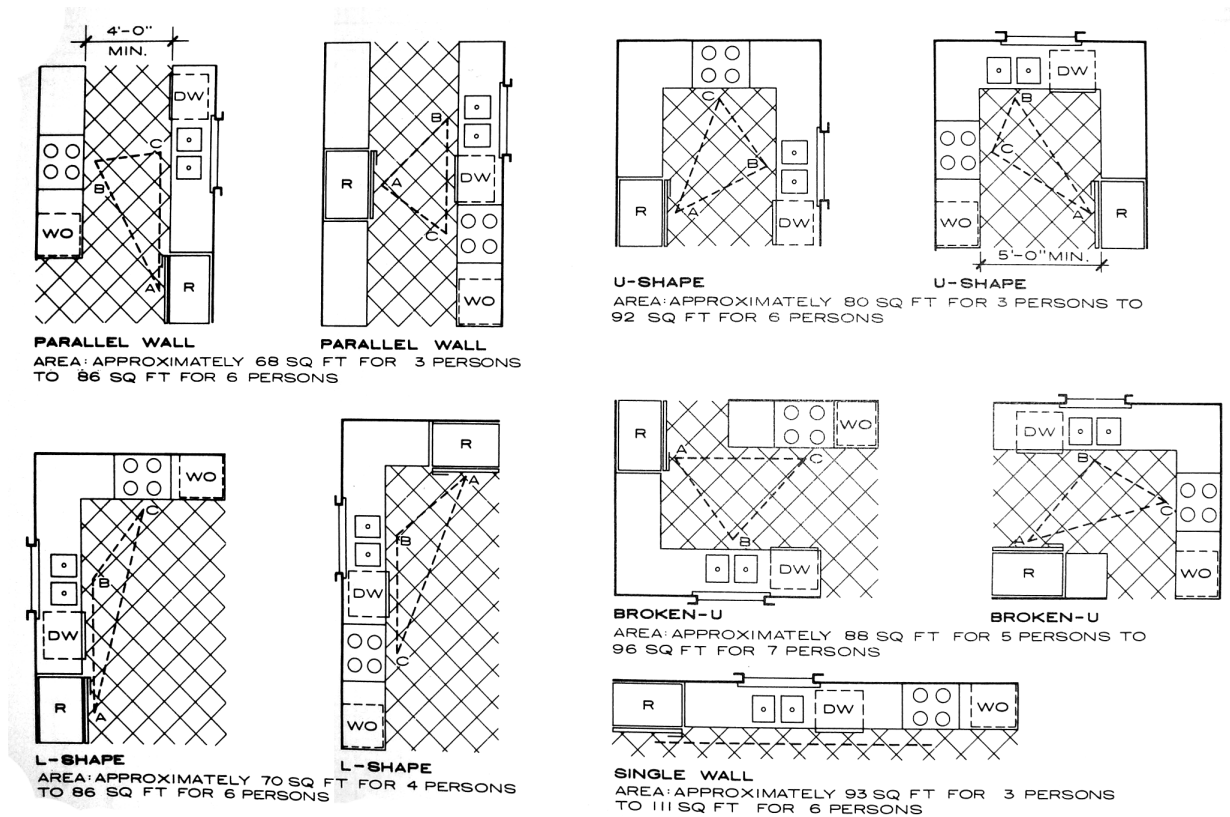


Figure 7.18: Small Kitchen Layouts

Retail Component

- Supermarket
- Thrift Store/Bookstore
- Additional Tenant Spaces (4)

Community Center

- Main Office
- Department Offices (4)
- Standard Classrooms (8- 32' x 25' min.)
- Dance Studios with Dressing Rooms (2)
- Children's Classroom
- Children's Playground
- Computer Lab
- Gymnasium with Locker Rooms
- Bathroom

Egress

- Stairway (2)
- Elevator (2)

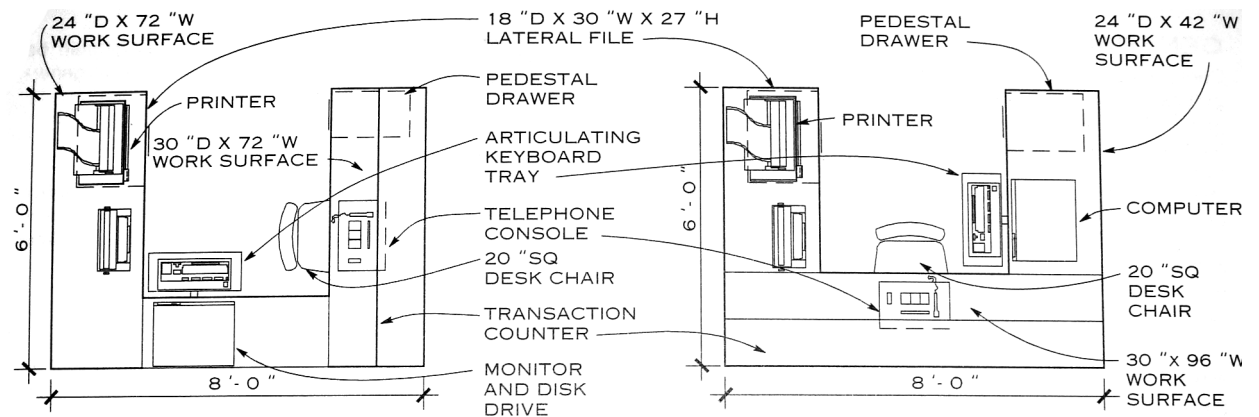


Figure 7.18: Standard Receptionist Layout

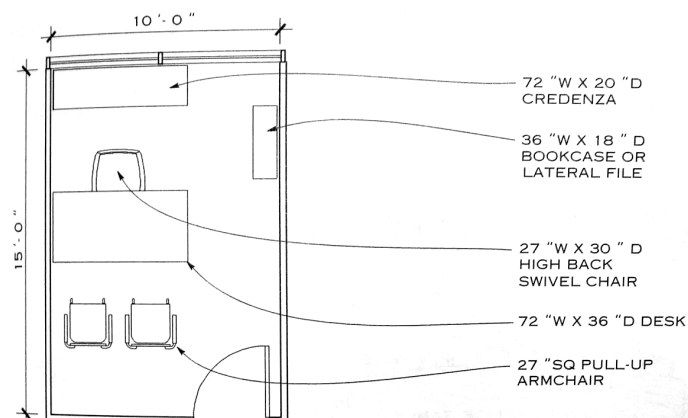


Figure 7.19: Standard Office Layout

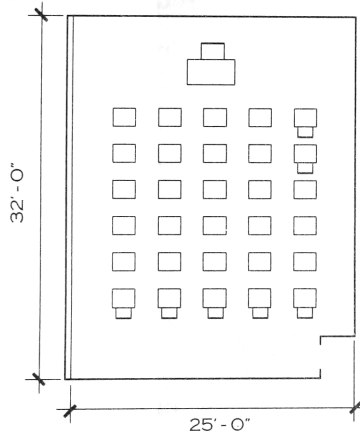


Figure 7.20: Standard Classroom

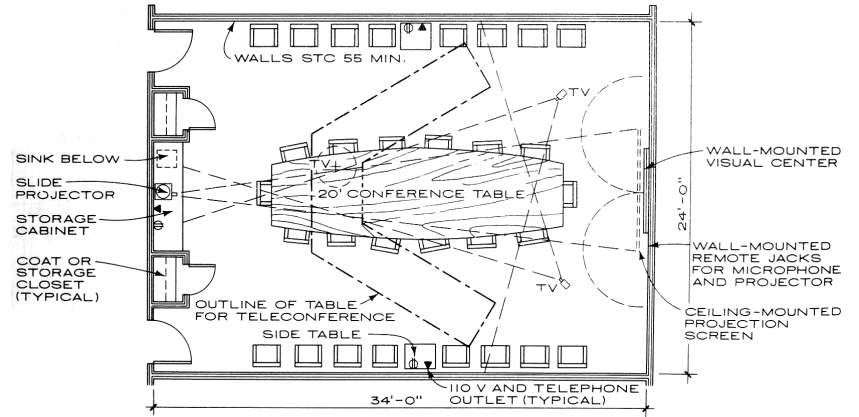


Figure 7.21: Typical Conference Room

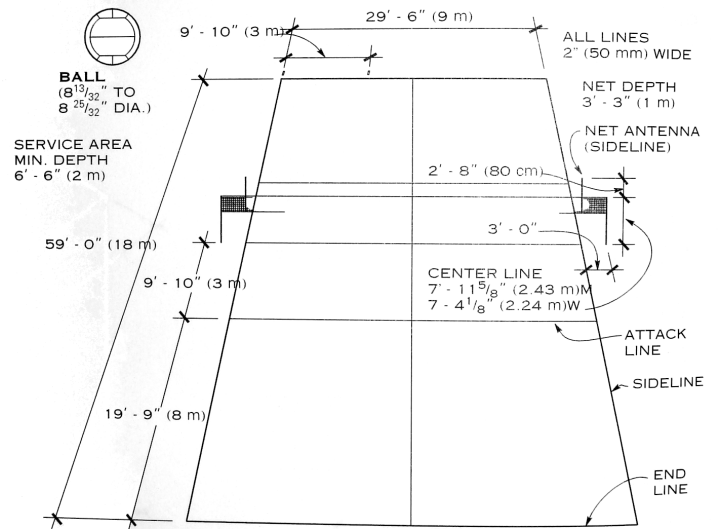


Figure 7.22: Gymnasium-Volleyball Court Dimensions

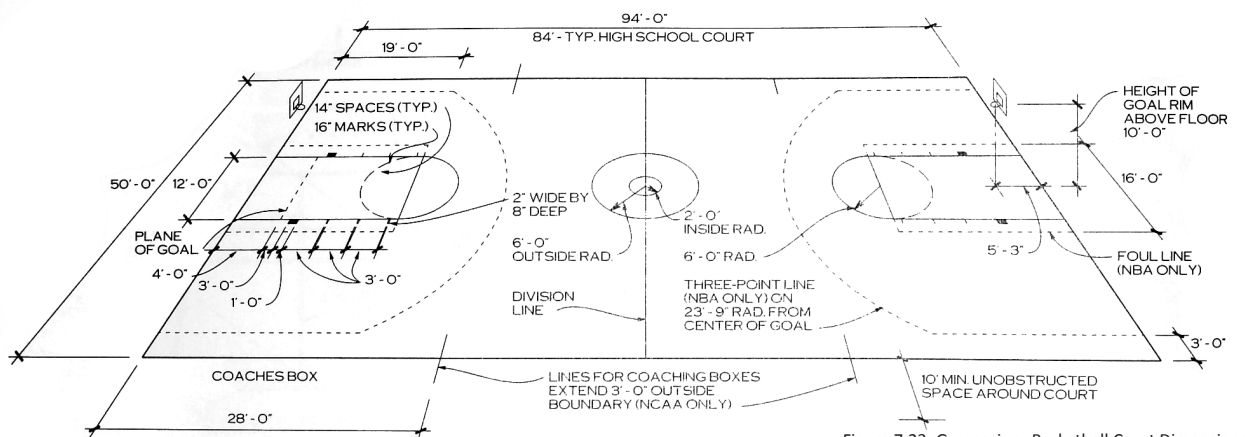


Figure 7.23: Gymnasium-Basketball Court Dimensions

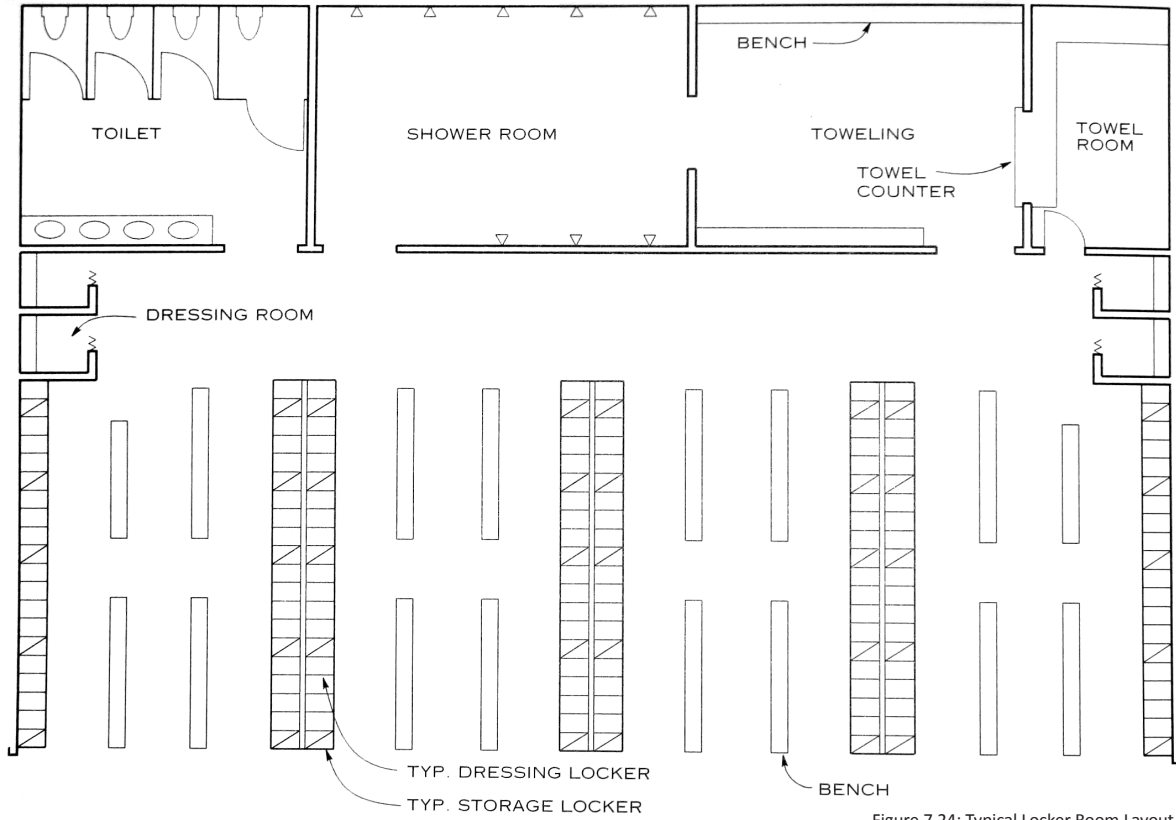


Figure 7.24: Typical Locker Room Layout

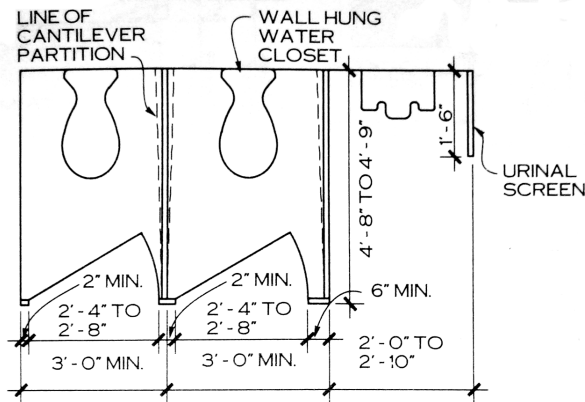


Figure 7.25: Bathroom Stall Dimensions

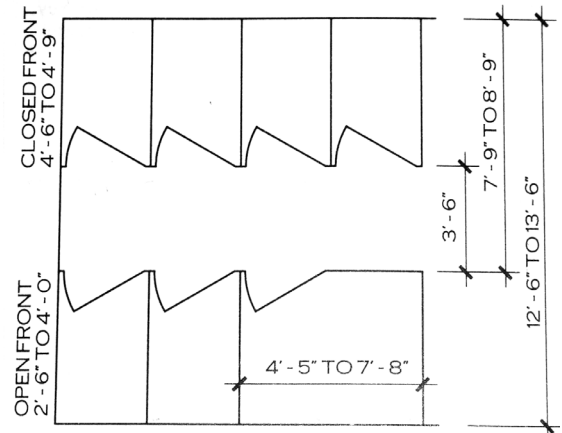


Figure 7.26: Bathroom Layout

7.6 DESIGN INTENTS AND CONCEPTS

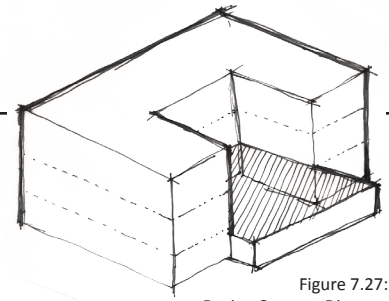


Figure 7.27:
Design Concept Diagram

The purpose of this design is to show the feasibility of developing a community center above and around an existing supermarket/retail center. Although this is a site specific project, the design primarily serves as an illustration to show that this concept and prototype can be replicated elsewhere. As discussed in Chapter 5: Solution to Problems of Community Center, this hybrid approach of placing a community center above a retail center, typically on a neighborhood-scale retail, is an ideal solution to solving the problems that community centers are encompassing. These include visibility, accessibility, functionality, and social issues.

Visibility and accessibility problems can be solved primarily through the community center's relocation atop the supermarket, which is centrally located within the community. Meanwhile, functionality and social issues require the rearrangements of public and private spaces and design innovations to resolve. It is important for the redevelopment of the new community center to refocus and enhance its social space. A centralized outdoor plaza is desirable for putting up large social events, functions, exhibitions, and festivals. An outdoor plaza can serve as a transitional space that allows users to socialize before and after the center activities. It is also a place that can connect the various functions of the community center and age groups together.

To create a better tenant mix and to merge the two seemingly disparate functions: the supermarket and the community center, dining is an essential component that should be integrated into the design. Outdoor patios and balconies connected to dining facilities are ideal in promoting a relaxing environment for interactions.

The variation of floor levels can provide a smooth transition from the ground level retail to the upper level community center. Different floor heights also enhance the pedestrian experience by providing smaller outdoor spaces for socializations in addition to the main plaza space. Seating areas along these different floor levels can further enhance the quality of the spaces and increase their chance of utilization.

In summary, these are the concepts for this design prototype:

- To build a community center above and around the existing supermarket
- To integrate retail, dining, and a community center into one cohesive development
- To create a centralized outdoor plaza visible from the entire development
- To elevate the pedestrian experience by varying the floor levels

7.7 DESIGN PROCESS

As discussed in Chapter 6: Redevelopment Approaches, there are two primary characteristics important in the making of new urban spaces. One is the endorsement of outdoor public spaces, and the other is the creation of multi-functional spaces. The best way to begin a mixed-use design and to integrate disparate uses is through the spatial planning of the negative spaces, the public spaces. Thus, the central plaza and balconies were the first to be placed in the design, although their perimeters, forms, and sizes evolved over the design process to compliment the programmed spaces. Level changes were incorporated into these outdoor plazas to divide up the spaces into a large event space and other smaller social areas.

One of the major challenges I had in designing a community center above an existing supermarket was to fit the new program above a built perimeter and at the same time, be able to create a desirable social, educational, and recreational environment for the community. Relationship between outdoor and indoor spaces are important. Thus, in my design, I tried to place all programmed spaces around the central plaza to establish a sense of spatial connectedness among the different uses and to enhance the synergy of the place.

A number of hand sketches and digital massing models were created to determine the ideal spatial configuration and pedestrian access throughout the retail and community center. Final adjustments were made as the digital model was composed using the Revit software.

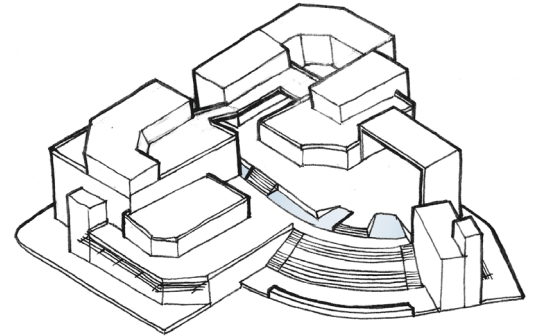


Figure 7.28: Hand-drawn Perspective of First Design Scheme

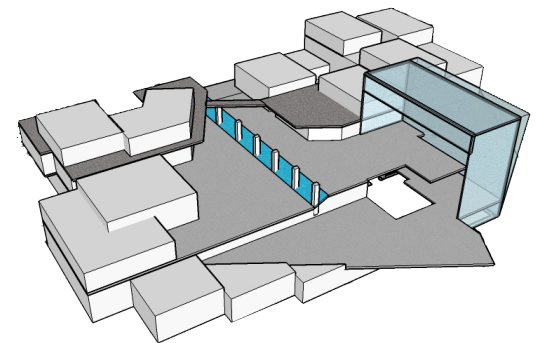


Figure 7.29: Sketch-up Massing of Second Design Scheme

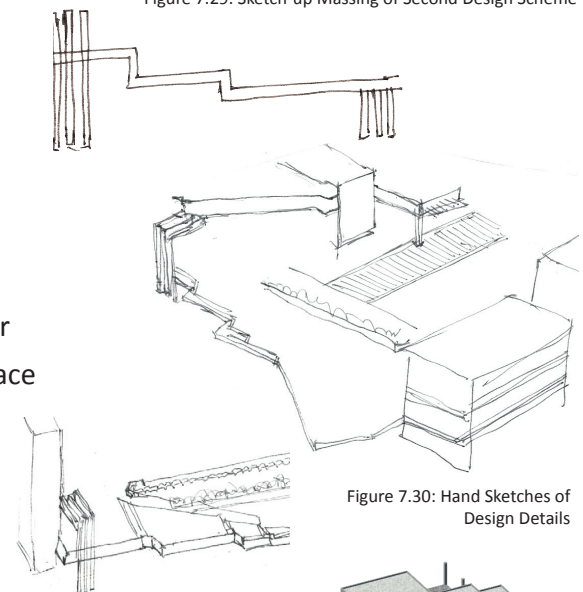


Figure 7.30: Hand Sketches of Design Details

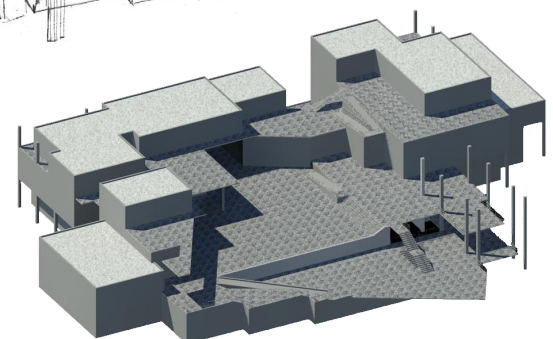


Figure 7.31: Revit Model of Final Scheme

7.8 FINAL PROTOTYPE DESIGN

EXISTING SPACES

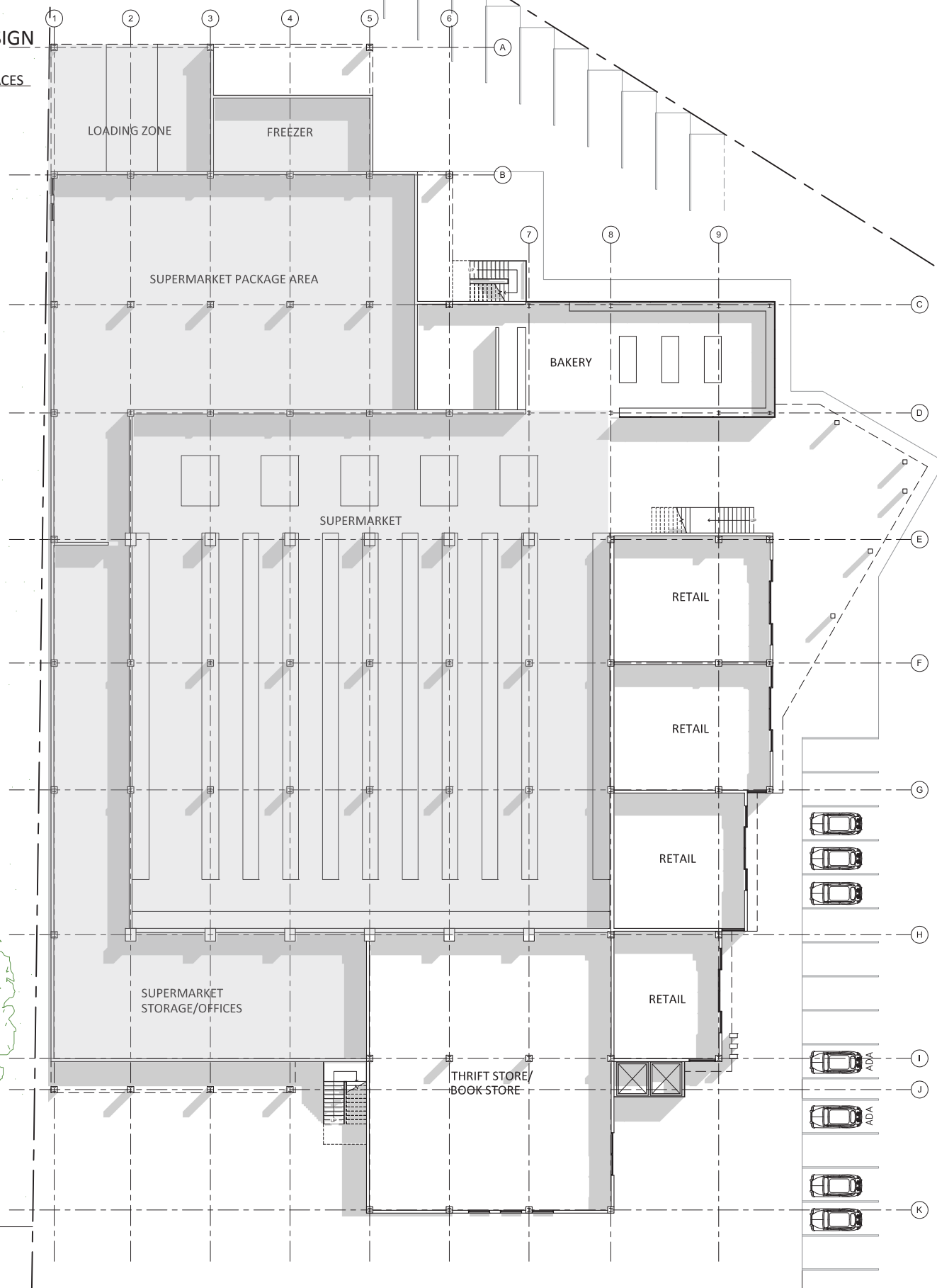


Figure 7.32: Final Design Prototype First Floor Plan

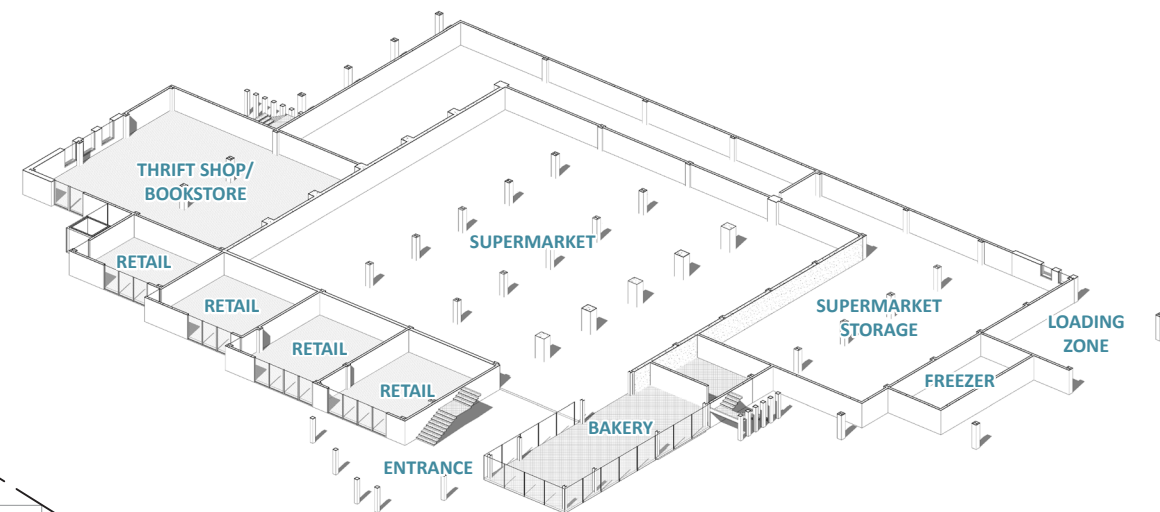


Figure 7.33: Section Perspective of First Floor Spaces

FIRST FLOOR PLAN



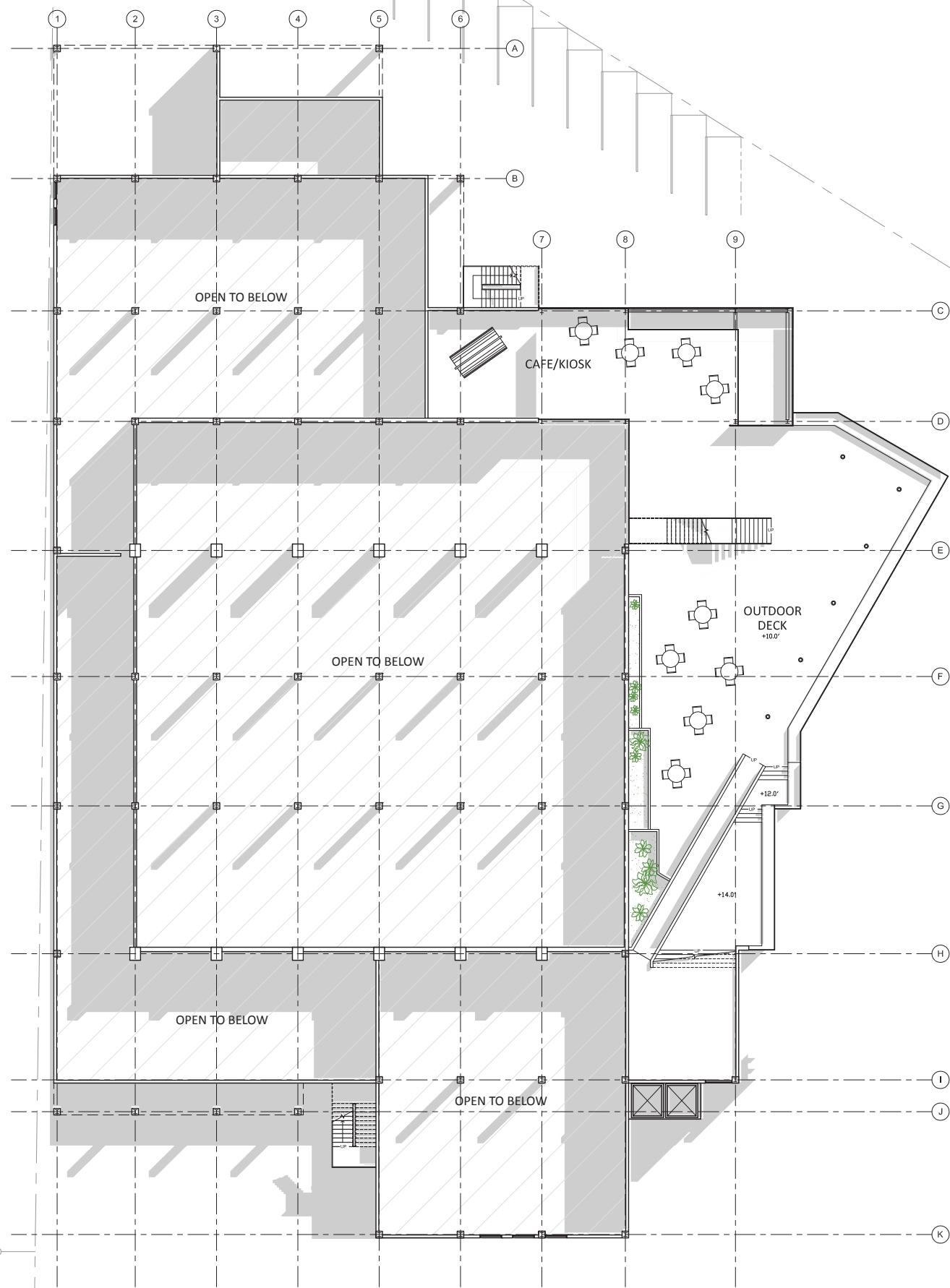


Figure 7.34: Final Design Prototype Second Floor Plan

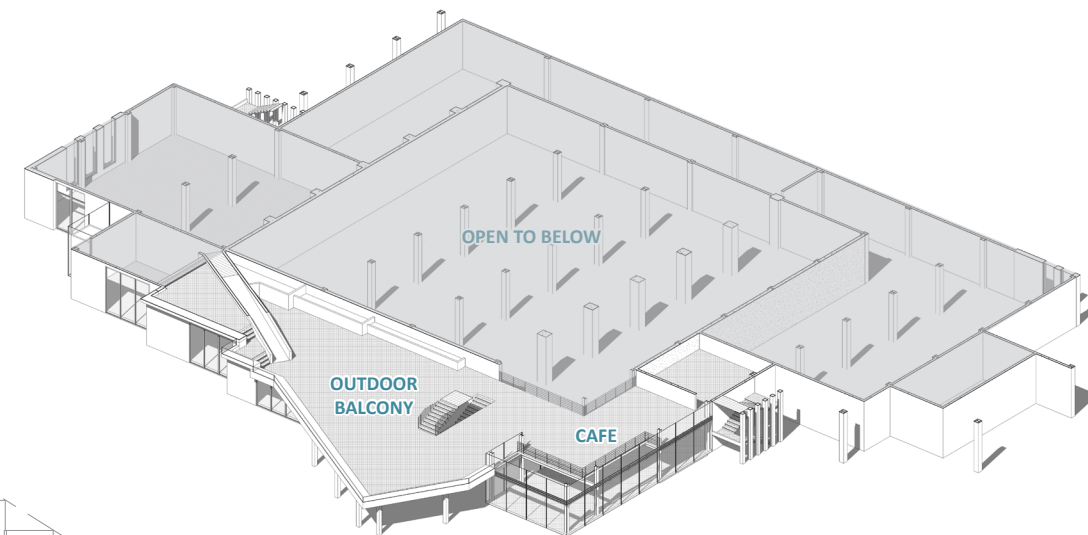
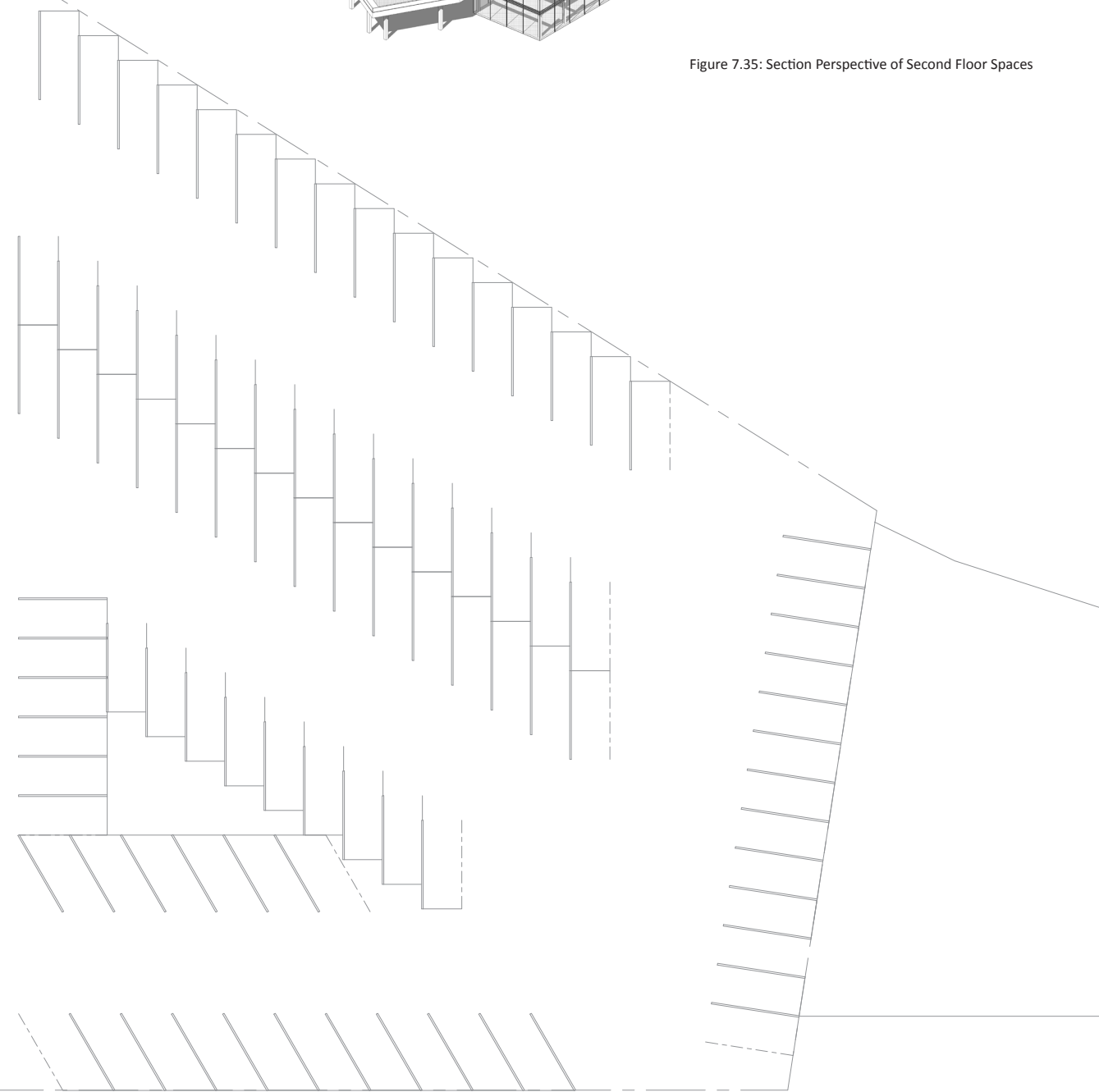


Figure 7.35: Section Perspective of Second Floor Spaces



SECOND FLOOR PLAN

0' 5' 10' 20' 30'



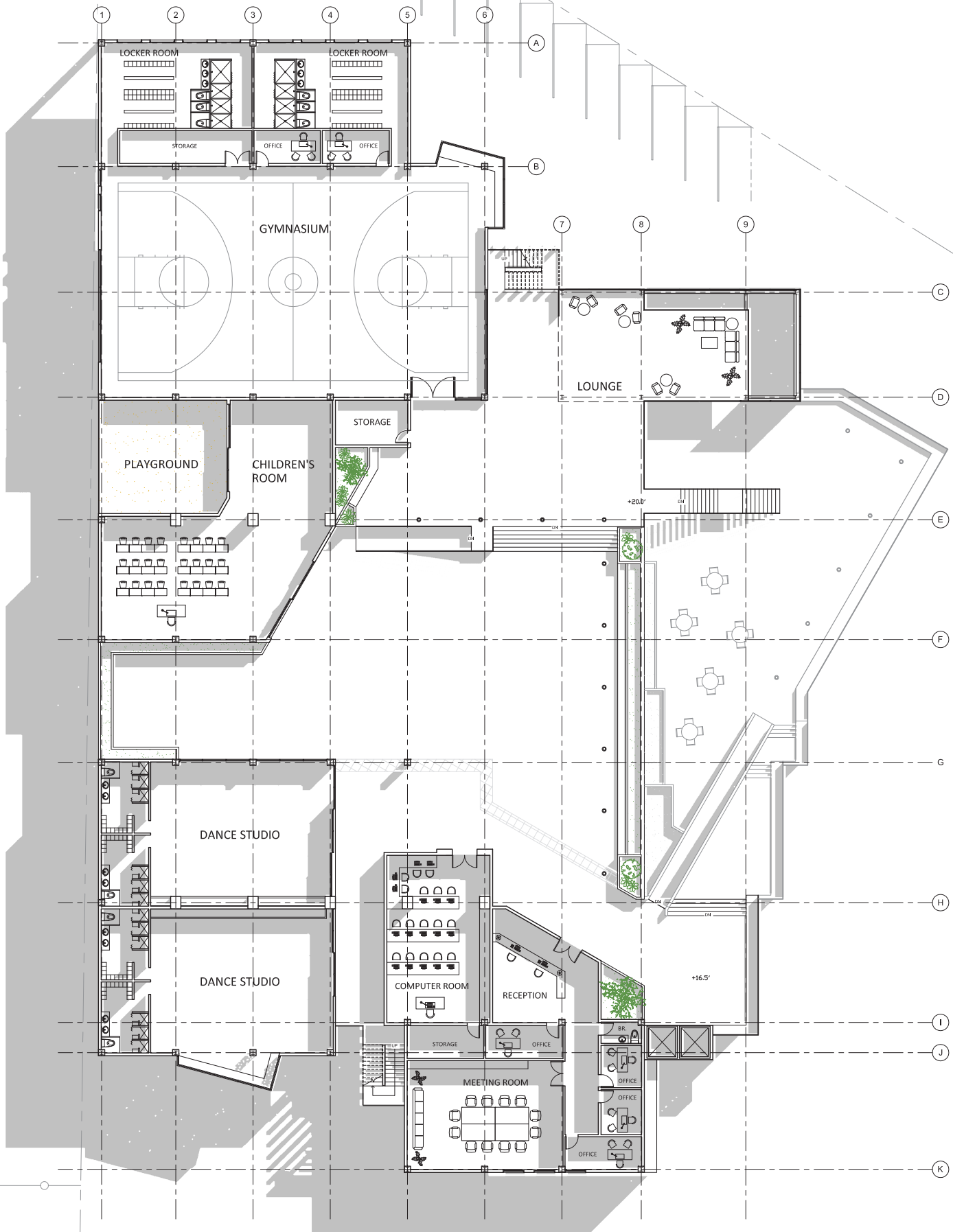


Figure 7.36: Final Design Prototype Third and Fourth Floor Plan

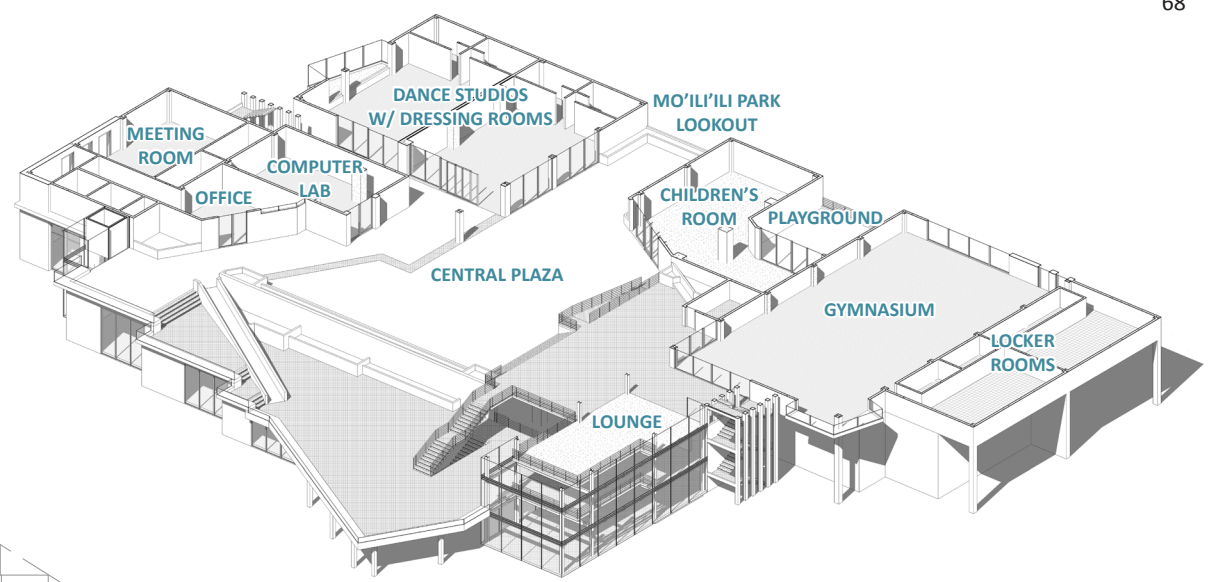
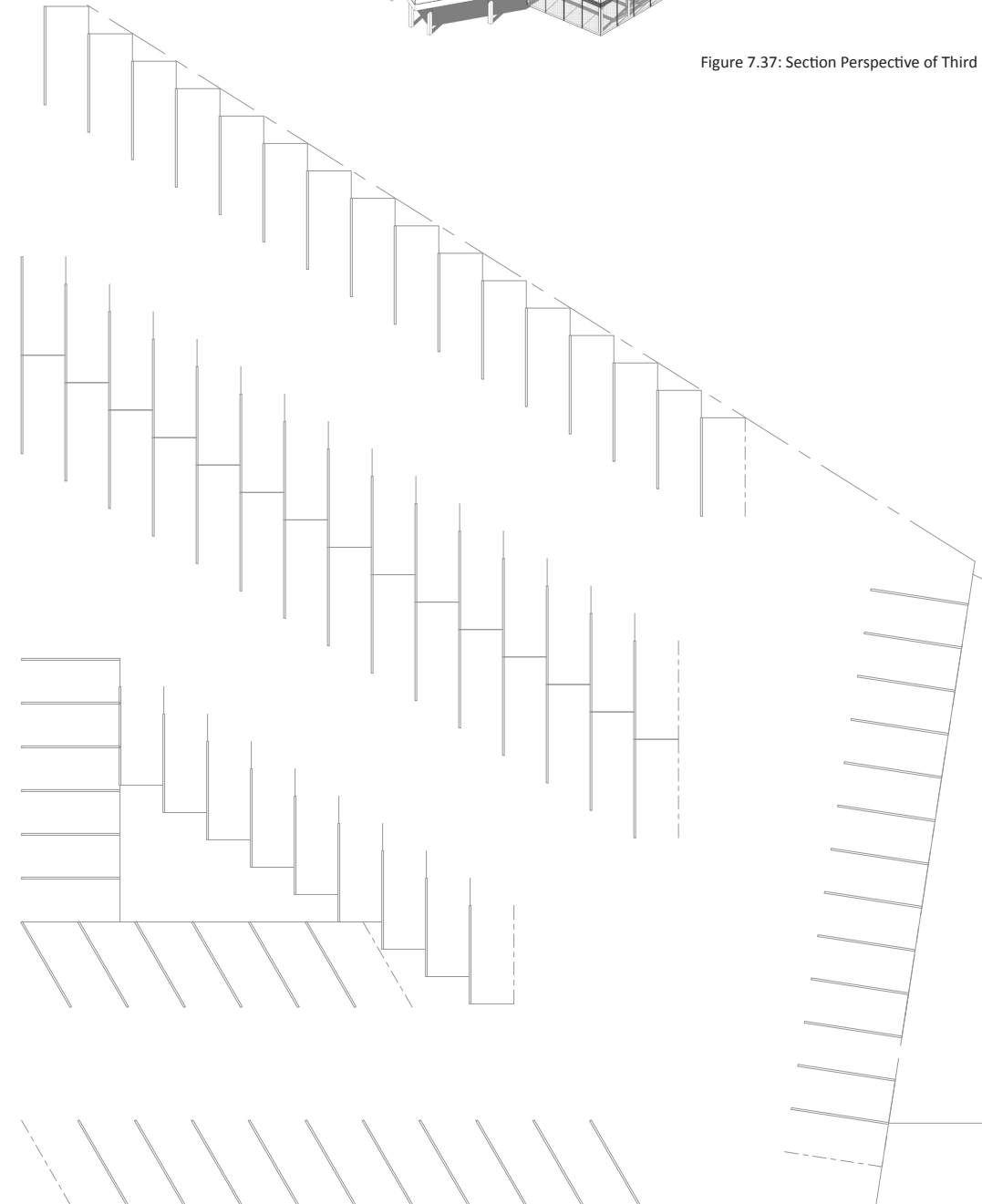


Figure 7.37: Section Perspective of Third and Fourth Floor Spaces



THIRD & FOURTH FLOOR PLAN



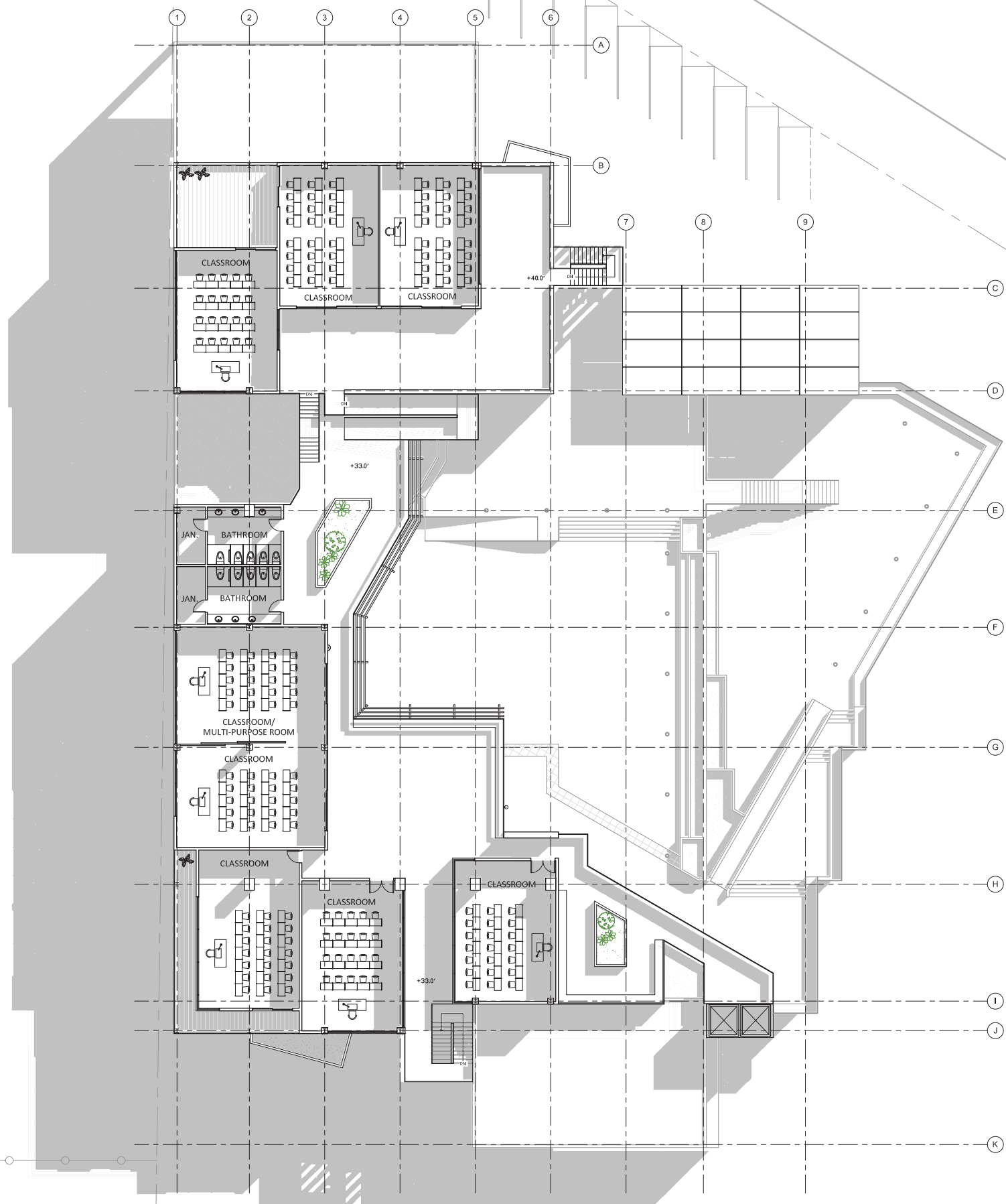


Figure 7.38: Final Design Prototype Fifth and Sixth Floor Plan

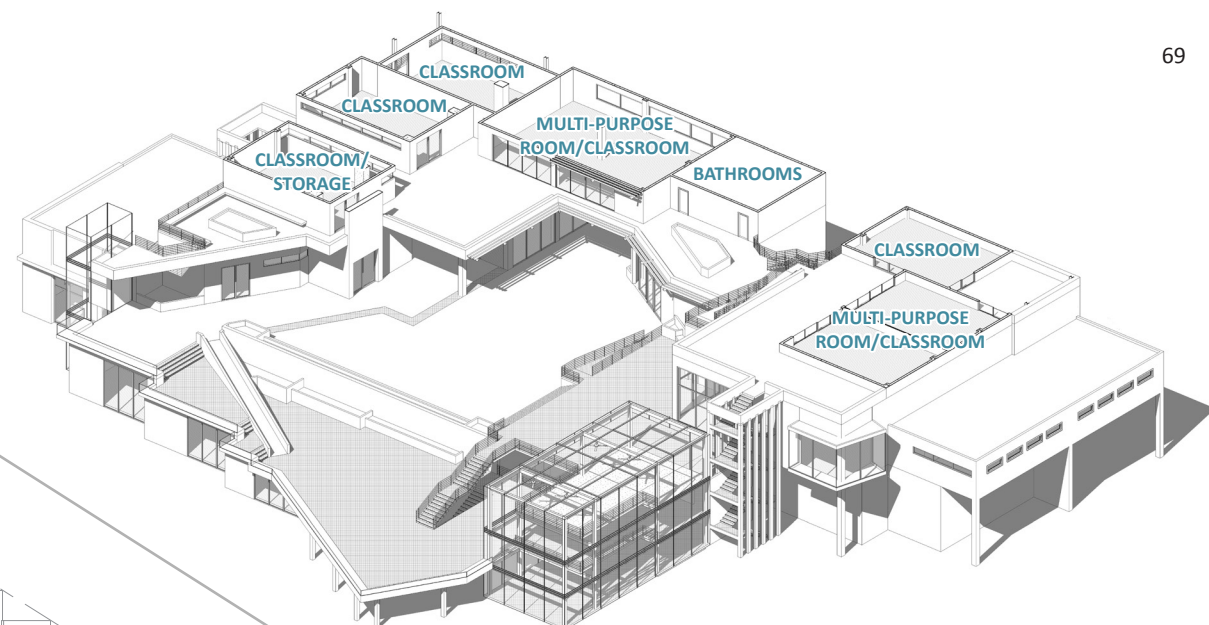
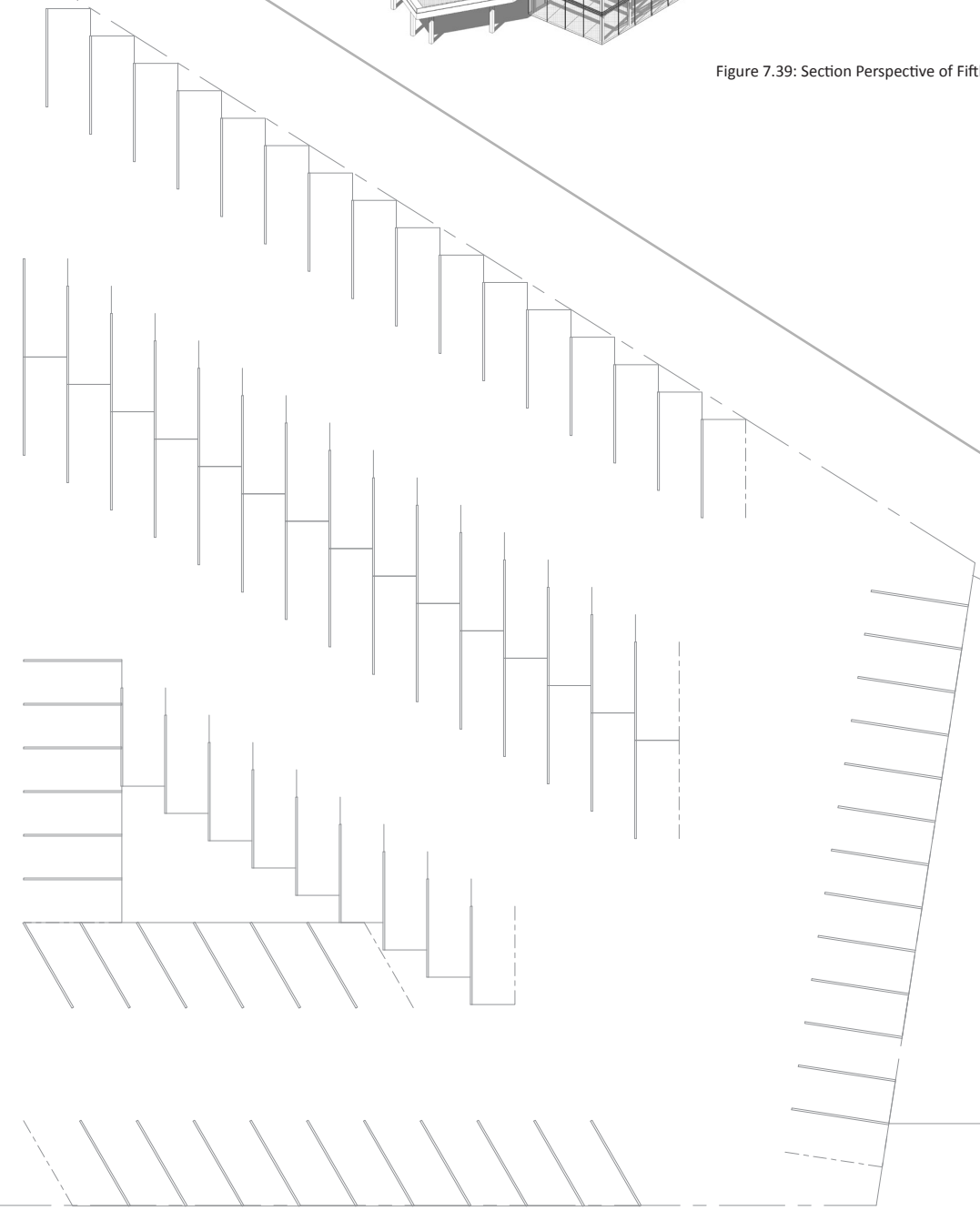


Figure 7.39: Section Perspective of Fifth and Sixth Floor Spaces



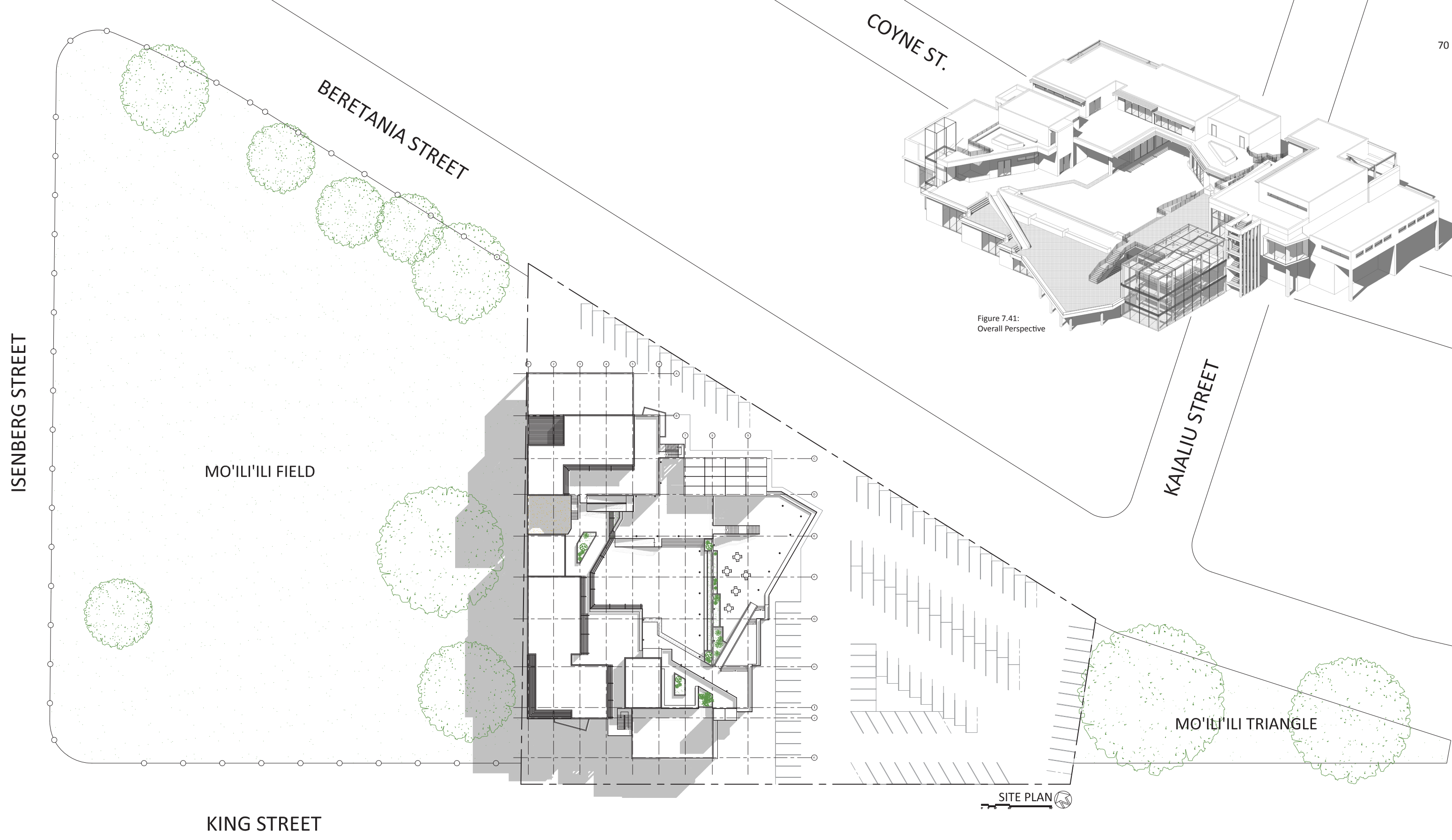


Figure 7.41: Overall Perspective

Figure 7.40: Final Design Prototype Site Plan

ISENBURG STREET

BERETANIA STREET

COYNE ST.

KAIALIU STREET

MO'ILI'ILI FIELD

KING STREET

MO'ILI'ILI TRIANGLE

SITE PLAN

COOLIDGE STREET

HAUSTEN STREET

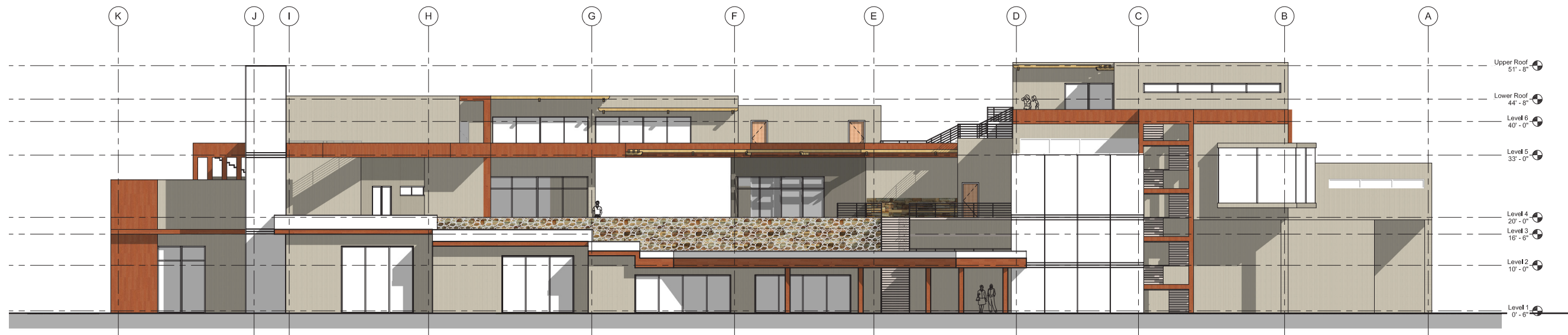


Figure 7.42: Final Design Prototype East Elevation

EAST ELEVATION

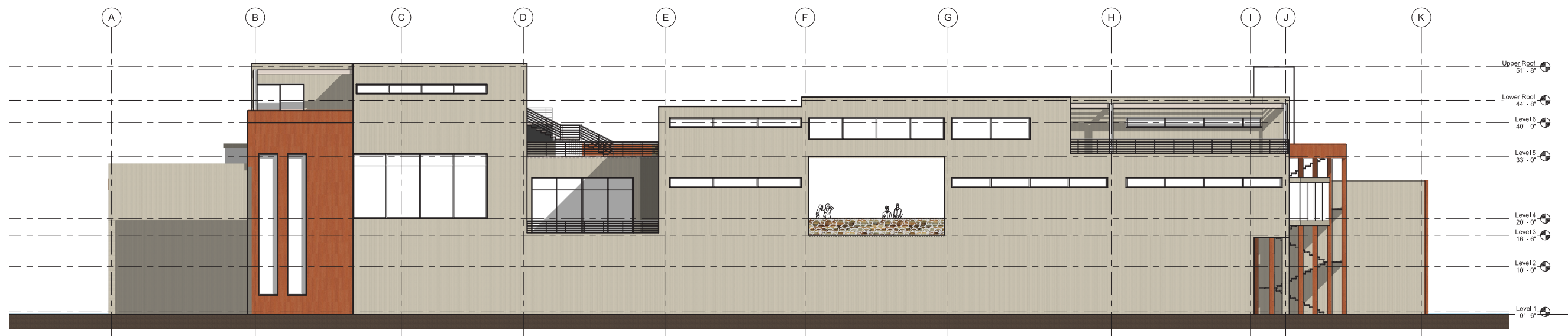


Figure 7.43: Final Design Prototype West Elevation

WEST ELEVATION



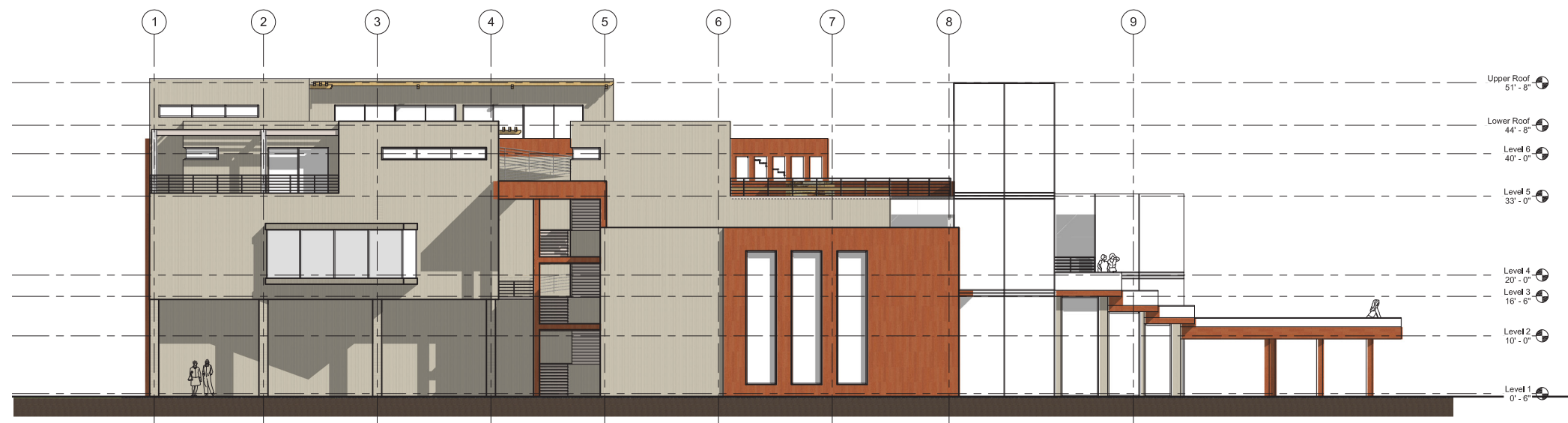


Figure 7.44: Final Design Prototype South Elevation

SOUTH ELEVATION

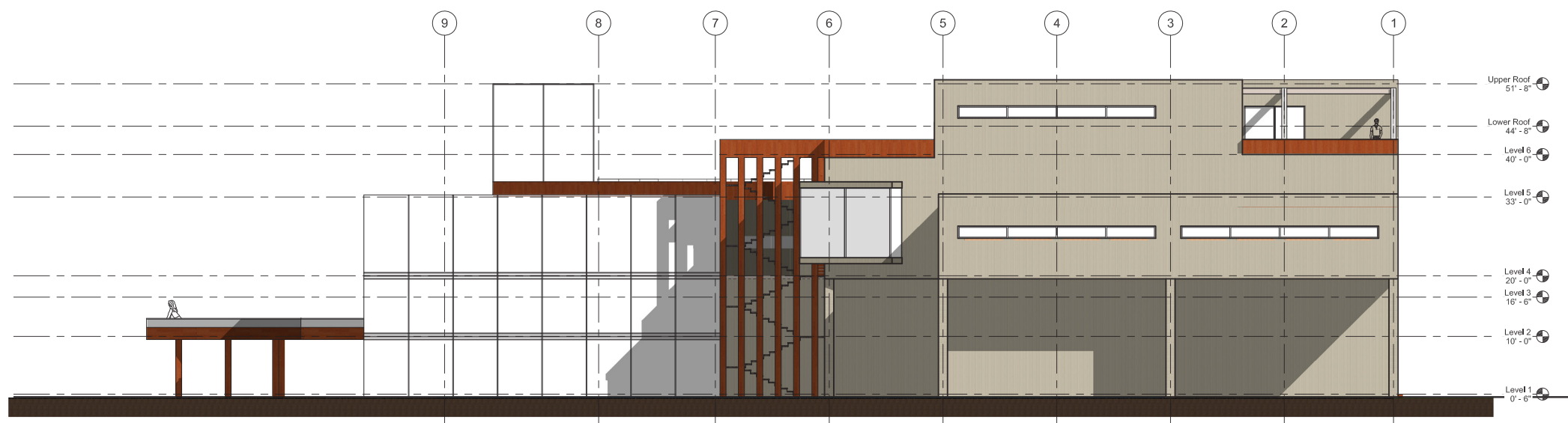


Figure 7.45: Final Design Prototype North Elevation

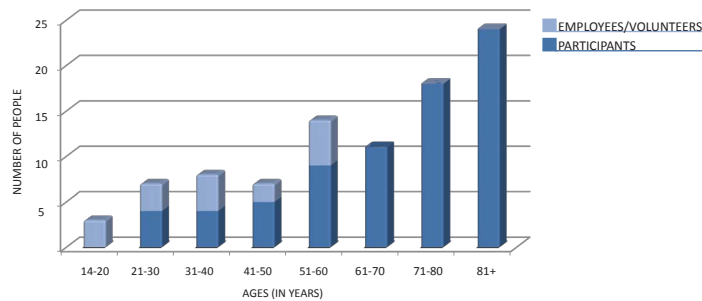
NORTH ELEVATION



7.8.01 Revised Programmed Spaces

From Chapter 4, interviews with the Mo'ili'ili Community Center's program directors and survey results gathered from the center's users revealed potential programmatic problems that have kept the center from flourishing, from being a vital core in the community. The new design of the community center not only fulfilled the directors' desires for an improved social and activity space as mentioned in the interviews, it also resolved many programmatic issues that the current Mo'ili'ili Community Center are encountering.

Graph 1 (Age Group of the MCC Participants) illustrated that a majority of users surveyed are age 51 and older. The center has an extensive seniors program, but there is a clear absence of the youth and a relatively small group of college students present at the current community center. This is the consequence of a lack of facilities appropriate for the younger generation. Through the



integration of a new program with the addition of a café and a gymnasium, residents between ages 14-50 will not be neglected. The diagram below illustrates the programmed spaces that are designed to accommodate for various age groups.

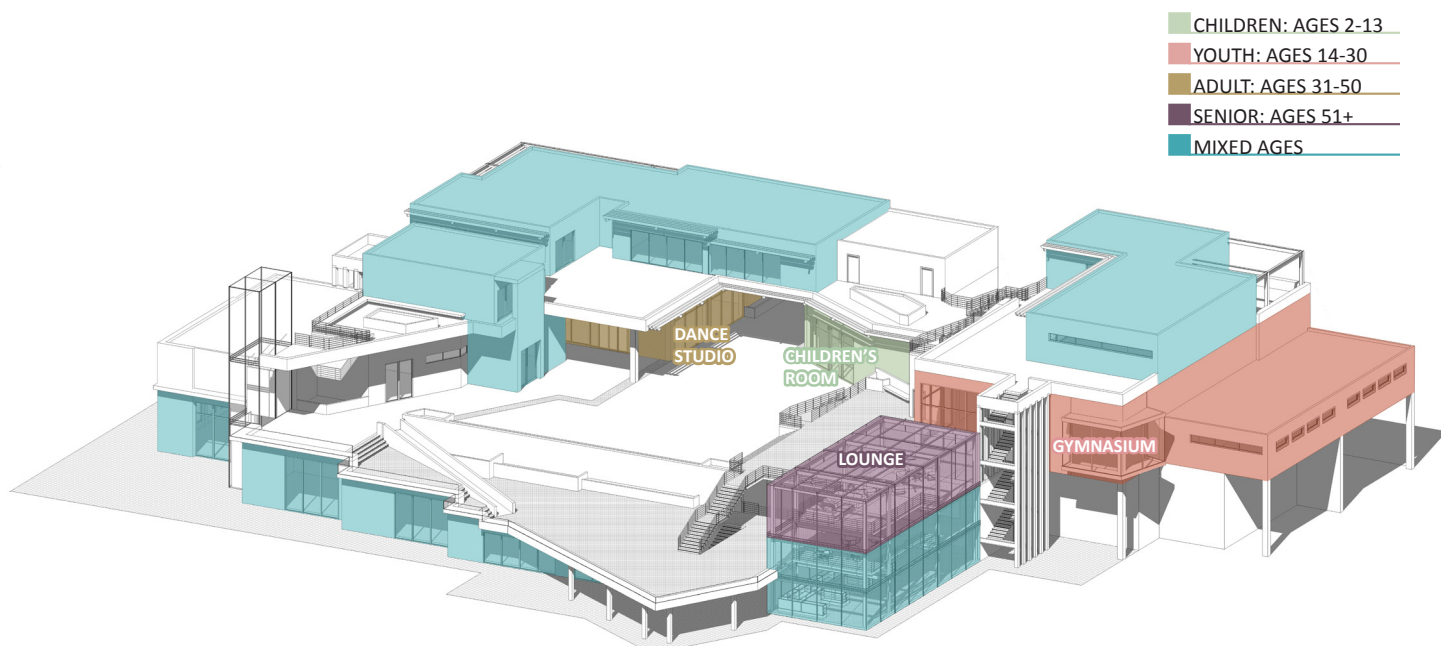
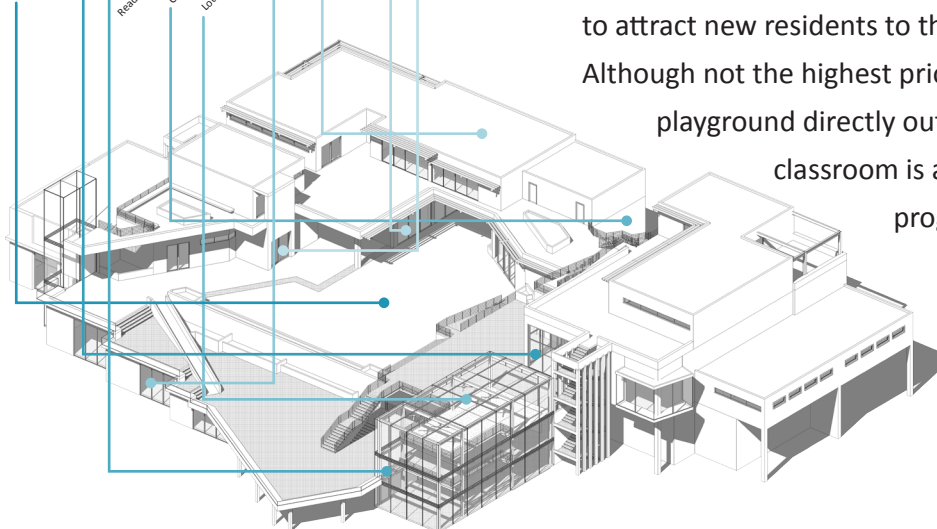
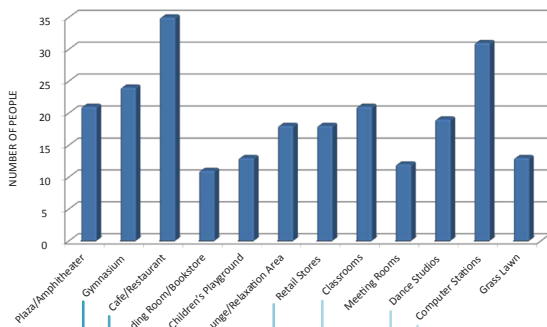
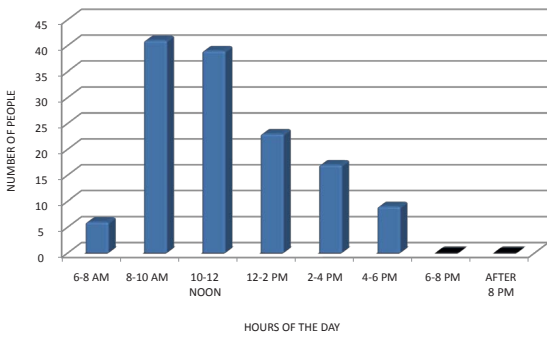
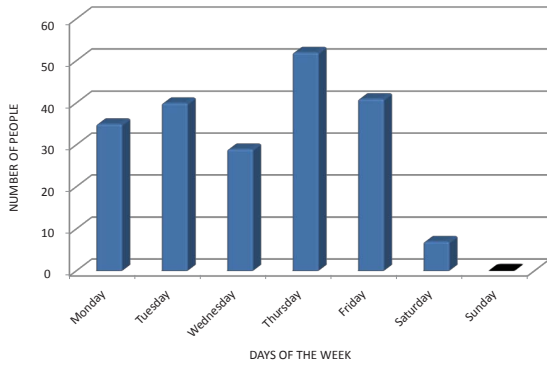


Figure 7.46: Diagram Showing the Design's Programmed Spaces for Different Age Groups



Graphs 2 and 3 (Days of the week spent at the MCC, and Hours of the day spent at the MCC) made evident that the center is primarily occupied on weekdays for a short duration of time. Most people go to center for their registered courses and leave right after due to the lack of social space. Others usually drop off their kids and elderly parents for childcare and senior care, respectively, during work hours. The center is nearly vacant during night times and is often closed on the weekends due to deficiencies in social, dining, and retail facilities. The integration of a lounge, café, and public plazas provide users with reasons to assemble before and after classes or planned activities. The availability of the central plaza made possible the hosting of large events and parties during nights and weekends.

Graph 4 (Facilities/Spaces Deemed as “Most Important” at the MCC) displayed that among the facilities listed, a café is most in demand. Other highly sought-after spaces include the computer room, gymnasium, classrooms, dance studios, lounge, and retail stores. These spaces are incorporated to accommodate for the needs of the current users and to attract new residents to the community center. Although not the highest priority, a private outdoor playground directly outside the children’s classroom is also added to the new program to alleviate the safety hazard of having the kids play at the parking lot like the existing community center.

The placement of these facilities with glass entrances facing inward, toward the central plaza, creates opportunities for greater interactions between the different age groups. Smaller courtyard spaces outside the classrooms on the fifth and sixth floors allow for smaller private discussions without being isolated from the main plaza space. The diagram below indicates prospective paths of movement for the different age groups as they leave from their respective activity area, and as they proceed from one space within the center to the next. These possible paths of movement for the different age groups are shown in arrows in their respective colors. The thicker the line, that path of travel is more likely to be utilized by that age group. These paths are educated assumptions made based on the location of circulation pathways, stairways, and elevators.

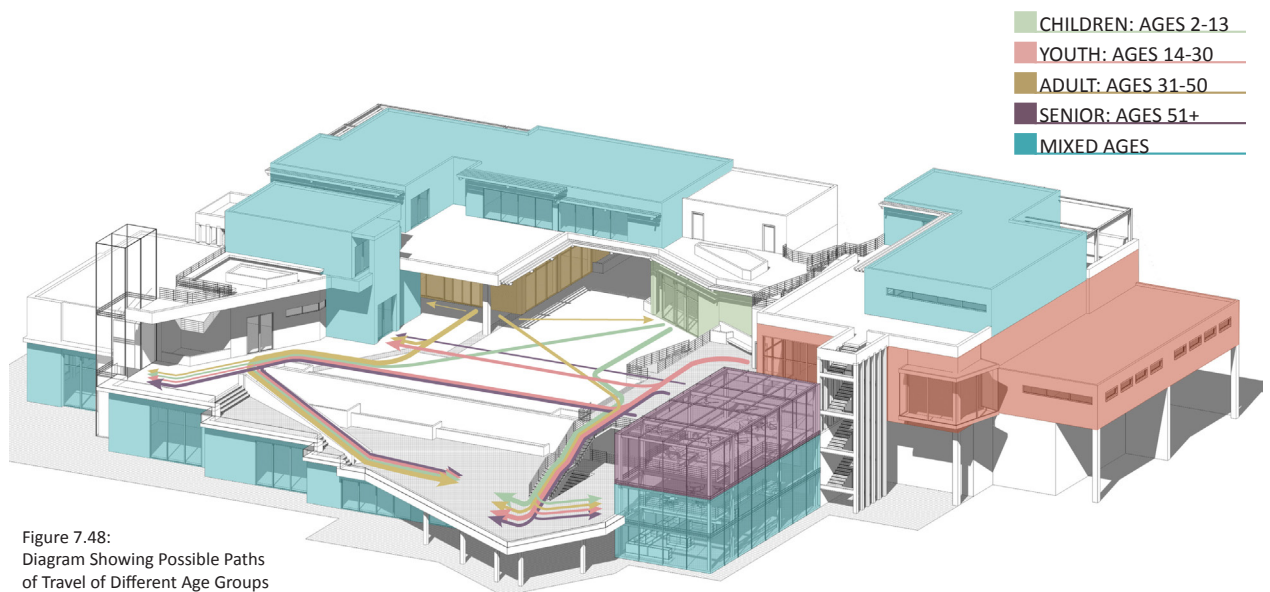


Figure 7.48:
Diagram Showing Possible Paths
of Travel of Different Age Groups

Areas where most groups are likely to cross paths and gather are circled in red. This diagram reveals that the public spaces, such as the central plaza and cafe balcony, are likely to receive high pedestrian traffic and is ideal for casual group activities.

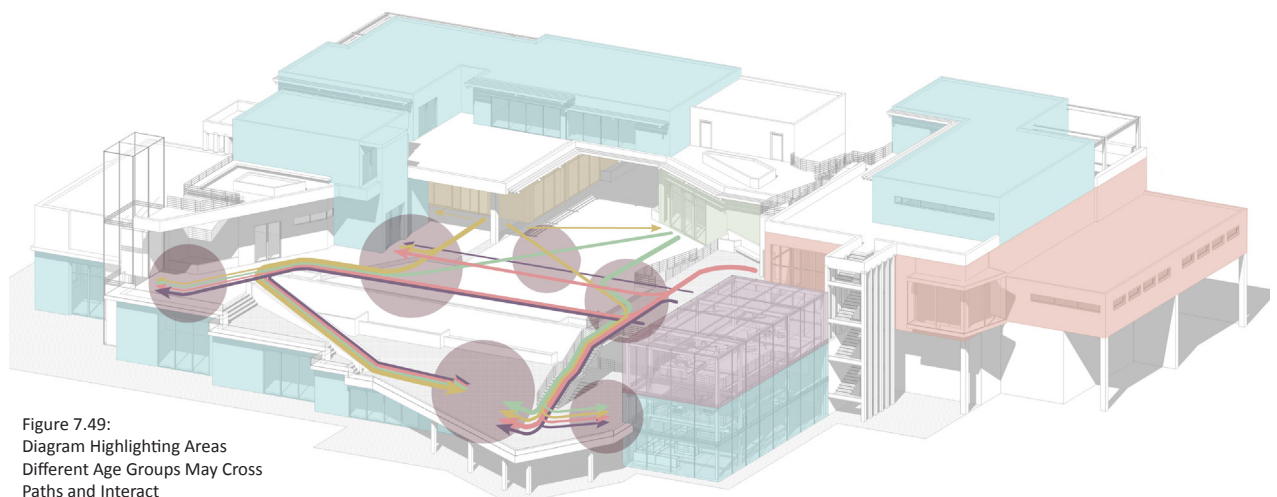








Figure 7.49:
Diagram Highlighting Areas
Different Age Groups May Cross
Paths and Interact

7.8.02 Public Spaces And Central Plaza

TYPOLGY 1: PUBLIC SPACE
STRATEGY: increase a pattern of space in which the focus is public, and is used to:
 1) link the old city with the new city
 2) create real estate value to buildings that face the public space.

CITY SCALE	characteristics
Place Montreal	 <ul style="list-style-type: none"> the idea of center place of encounter symbolic identity
Cour des Conferences	 <ul style="list-style-type: none"> 'place of honour' for public institutions axial termination of Place Montreal
Le Champ d'Enfer	 <ul style="list-style-type: none"> gateway to city explains of entry boundary to district
NEIGHBORHOOD SCALE	characteristics/function
Place Square	 <ul style="list-style-type: none"> focus to its own neighborhood link to old city via quays and Rue Comte
Le Linteage	 <ul style="list-style-type: none"> link between Place Montreal and Place Square local focus for retail and service
Place St. Patrick	 <ul style="list-style-type: none"> anchoring for church link of pedestrian cross from Cour des Conferences to Place du Canada

Chapter 2: The Social Space, discussed the American Main Street as a once realized concept in which shops, restaurants, and offices were lined along the street with all civic, social, and commercial activities. The Main Streets led to town squares and piazzas that served as public hubs in the neighborhood with a steady pedestrian flow throughout the day. The traditional town squares and piazzas were later translated into central public spaces with different seating configurations to welcome large crowds and smaller group conversations. These public spaces are often surrounded by walls and building masses to provide a greater sense of intimacy and belonging. In the same way, by surrounding the different functions of the new community center around a central plaza, intimacy and security are achieved. A high level of transparency between the programmed and non-programmed uses is also accomplished.

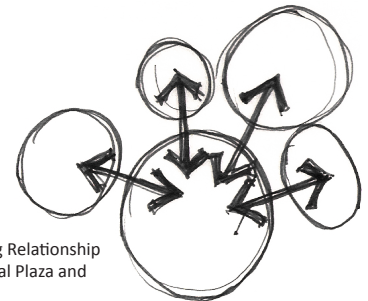


Figure 7.50: Sketch Showing Relationship Between Central Plaza and Other Uses

CENTRAL PLAZA
PROGRAMMED SPACES

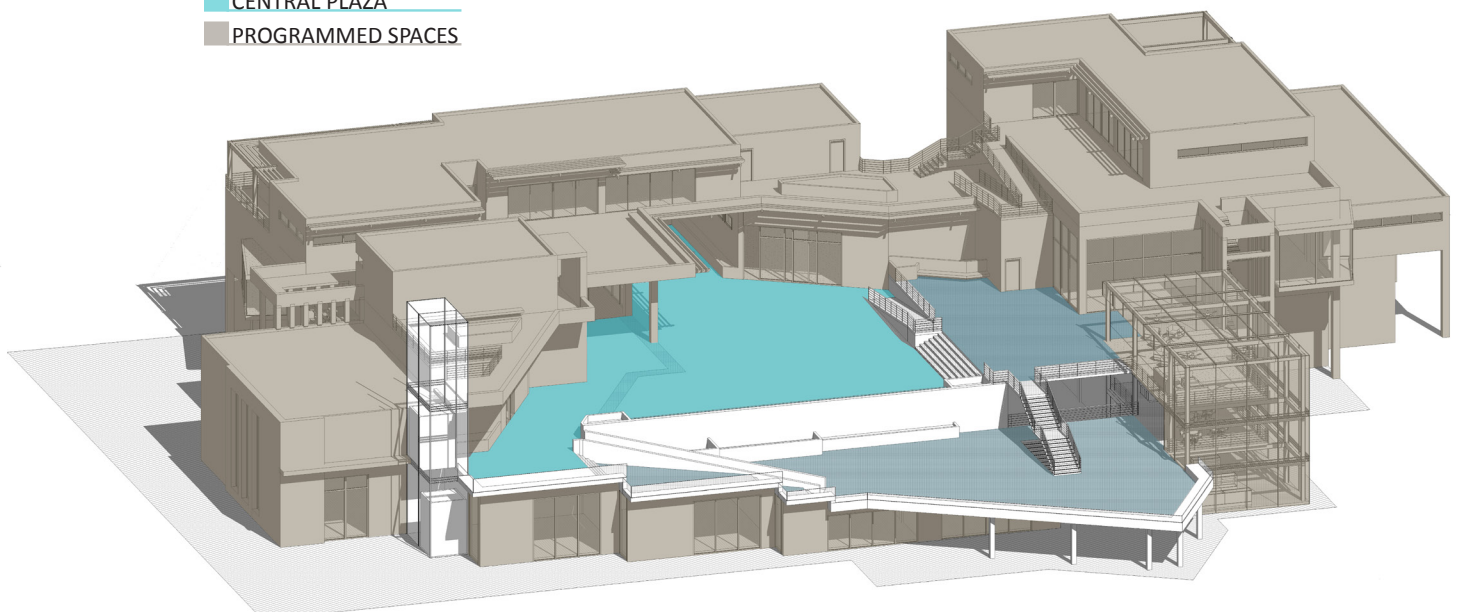


Figure 7.51: Diagram Illustrating the Sense of Intimacy and Security Achieved by Surrounding Different Functions Around the Central Plaza

Research in chapter 2 also revealed three primary types of public spaces that are enjoyed by the public: access to the café with seating arrangements, a pleasant walk-through, and viewing areas for events and entertainments. By incorporating these three styles of public spaces into areas of the new community center design, they become spaces that will be well utilized by the public. Natural sunlight and greenery further strengthened the quality of experience for the users.

1. Access To Cafe

The cafe on the second floor serves as a linkage between the supermarket and the community center. The balcony connected to the cafe are lined with abundant ledge seating, as well as scattered tables and chairs to provide a variety of seating arrangements for different social preferences.



Figure 7.52: Design Rendering Showing Balcony Access to Cafe

2. Pleasant Walk-Through

The stroll and wide steps leading to the main community center level from this outdoor balcony create a smooth transition between the two spaces and offer a nice alternative to the typical single- or double-loaded stairways. Seating and planters along the path enhance the walk-through.



Figure 7.53: Design Rendering Showing Space with a Pleasant Walk-Through

3. Viewing Area for Events and Entertainments

The central plaza space provides a great open platform for gatherings, events, and entertainments. Walkways along the fifth and sixth floors can also serve as additional viewing quarters.



Figure 7.54: Design Rendering Showing Central Plaza Area for Events and Entertainment

Aside from the causal group interactions, this central plaza can serve as a great space to host events and functions that the current community center cannot accommodate due to the lack of space and inefficient spatial layout. Thus, it is one of the priorities of the center's users to have a large communal space. The following diagrams and images illustrate three possible configurations at the central plaza for large events and entertainments.

1. Possible Functions:

- Dance Performances
- Recitals
- Concerts

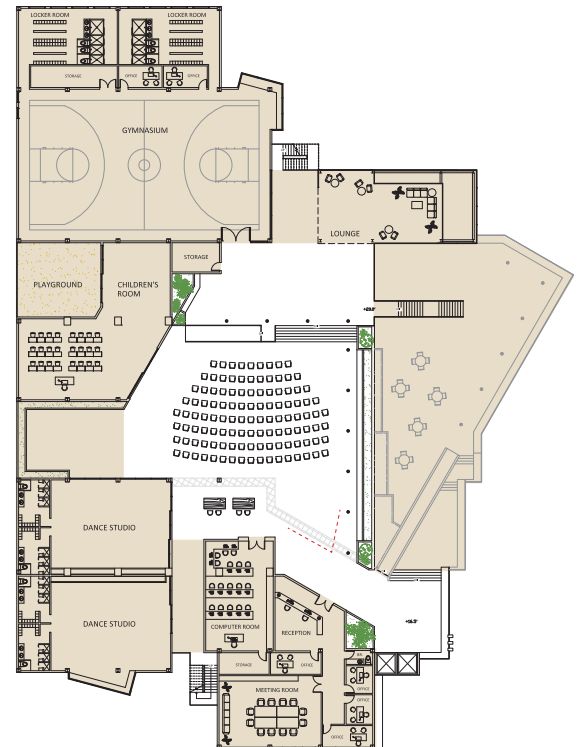


Figure 7.55: Plan with Layout of the Central Plaza as Performance Space



Figure 7.56: Design Rendering Showing Usage of Central Plaza as a Performance Space

2. Possible Functions:

- Community Hosted Dinners and Parties
For Example: Children's Christmas Party
- Private Dinners and Parties
- Staff luncheons



Figure 7.57: Plan with Layout of the Central Plaza for Dinner and Parties

CENTRAL SPACE DIAGRAM 2 



Figure 7.58: Design Rendering Showing Usage of Central Plaza as a Dinner and Party Space

3. Possible Functions:

- Cultural Festivals
For example: Discover Mo'ili'ili
- Art Exhibitions
- Food Fairs
- Fun Fairs
- Career Fairs



Figure 7.59: Plan with Layout of the Central Plaza for Fairs and Festivals

CENTRAL SPACE DIAGRAM 3 



Figure 7.60: Design Rendering Showing Usage of Central Plaza as a Festival Space

7.8.03 Functional and Visual Transition

A transitional area is important in a hybrid design because it acts as a breathing space between the two primary functions, the supermarket and community center. This sublevel balcony comprising of food, dining, and seating functions as a social space that links the users of the supermarket and the community center as well. It breaks the level difference between the two stacked uses and gives a more human-scale impression to the users on arrival at first sight.



Figure 7.61: Design Rendering Showing Outdoor Balcony as Transitional Space between Uses

7.8.04 Functional and Visual Integration between Uses

The social aspect of the supermarket/retail and the community center is the bond that unites two dissimilar functions together. Thus, it is important to introduce dining into the mix because cafes/restaurants have been successful social destinations in the American culture. The visibility of the supermarket below and the community center above allows users to visually link the two functions.



Figure 7.62: Design Rendering Showing Visibility of Supermarket Below and Community Center Above from Mid-level Balcony

The stacking of uses (with the bakery on the ground floor, cafe on the second floor, and lounge on the top floor) within a glass enclosure allows for the different activities and levels to be linked by the visitors from afar as a cohesive unit. The atrium space through all three levels creates opportunities for visual integration between the various functions above and below. The transparency of this vertical enclosure also permits visual connection to be made between adjacent uses and passersby along the streets.



Figure 7.63:
Section Perspective Rendering
Showing Vertical Stacking of Uses

7.8.05 Transparency between Adjacent Uses

Transparency between adjacent uses is key to unveil new relationships and to increase the synergy of the spaces, especially in a development with diverse programs and age groups. By incorporating sufficient openings appropriate for the internal functions, visitors dwelling in the public domains become audiences of the indoor activities, and vice versa. People at the adjacent uses have the opportunity to engage with one another as well. The visibility of the adjacent Mo'ili'ili Field is another element incorporated into the design to relate to its immediate surroundings and to serve as a viewing quarter for baseball games and practices that occasionally take place at the field.



Figure 7.64: Design Rendering Showing Transparency between Adjacent Uses-Dance Studio and Children's Room

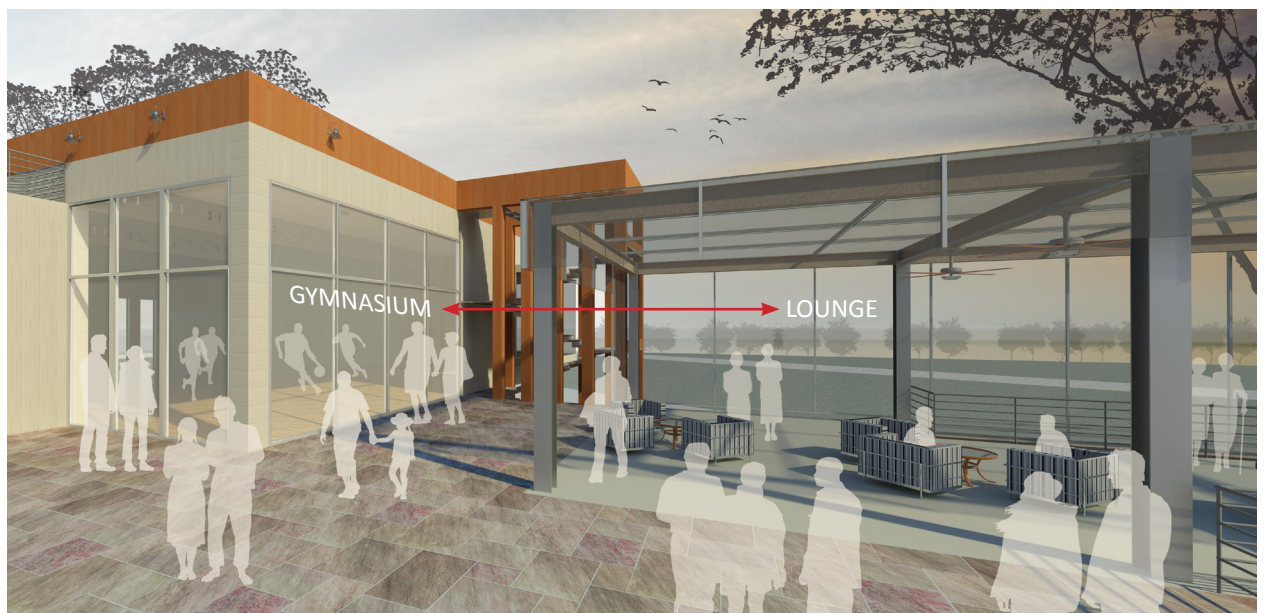


Figure 7.65: Design Rendering Showing Transparency between Adjacent Uses-Gymnasium and Lounge

7.8.06 Connection with the Streets

Although visibility of the community center to the public is achieved through its relocation above a central retail development (supermarket), it is equally important for the activities within the community center to be seen by passersby along the streets bordering the center. By integrating window boxes the highlight the activities within, those passing by the development are more likely take notice. These cantilevered window boxes are angled toward the direction of the vehicular traffic, making them easily visible to the passengers.



Figure 7.66: Design Rendering Showing Connection with the Street Through Gymnasium Window Box



Figure 7.67: Design Rendering Showing Connection with the Street Through Dance Studio Window Box

From a community center that does not provide a safe and pedestrian friendly environment with sufficient programs for all age groups, and an one-storied single-use supermarket that does not stand well as the node of the Mo'ili'ili community, this supermarket structure along the Triangle Park is reinvented into a multi-storied hybrid design that combines retail and social activities into one cohesive whole.



Figure 7.68: Existing Mo'ili'ili Community Center



Figure 7.69: Aerial Perspective of Existing Supermarket on Site

HYBRID DESIGN
A RENEWED COMMUNITY



7.9 STRATEGIES FOR FUTURE REPLICATION OF PROTOTYPE

This design exercise exemplifies a number of tectonic strategies that should be applied toward future replications of such a hybrid prototype elsewhere. Below is a summary of the general strategies/features discussed previously.



Figure 7.71: Rendering for Design Strategy 1-Transitional Space

1. TRANSITIONAL SPACE

The integration of a transitional space between uses that serves as a social space, preferably with access to dining and seating as well.



Figure 7.72: Rendering for Design Strategy 2-Pleasant Walk-Through

2. PLEASANT WALK-THROUGH

The addition of a pleasant walk-through that provides an alternative for visitors to gradually step up from the supermarket level below to the community center level above.



Figure 7.73: Rendering for Design Strategy 3-Outdoor Plaza

3. OUTDOOR SPACE/PLAZA

The introduction of one or more outdoor space(s) within the community center for socializations, events, and entertainments. The long-spanning roof structure of the supermarket below is ideal for a large event space above.



Figure 7.74: Rendering for Design Strategy 4-Vertical Stacking

4. VERTICAL STACKING

The creation of a functional and visual hybrid through vertical stacking of uses that are linked visually from the different levels.



Figure 7.75: Rendering for Design Strategy 5-Transparency between Uses

5. TRANSPARENCY BETWEEN USES

The placement of openings to allow for a greater sense of transparency between indoor and outdoor spaces (programmed and non-programmed uses), and to create a higher level of interaction between adjacent uses.

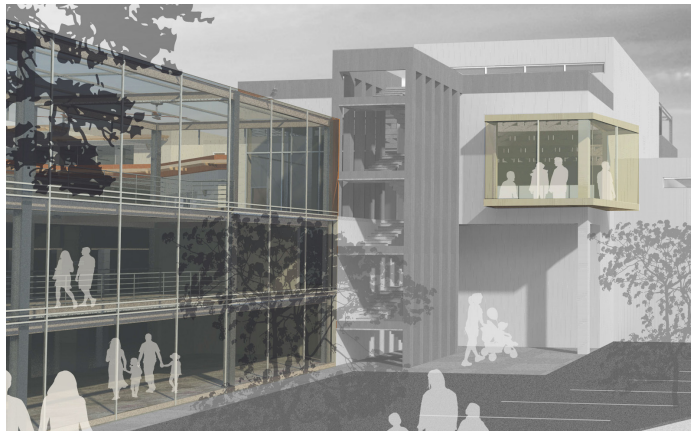


Figure 7.76: Rendering for Design Strategy 6-Connection with the Street

6. CONNECTION WITH THE STREET

The showcasing of functions within the community center to the bordering sidewalks and vehicular streets through, for example, window boxes and curtain walls.

7.10 CHAPTER SUMMARY

Situated in the heart of Mo'ili'ili, the Star supermarket (future Longs Drugs) located adjacent to the Triangle Park is a physical center of the community. However, a supermarket alone does not promote a renewed identity that the community currently lacks. Its existing community center, which has the potential to be the core of Mo'ili'ili, is tucked away on a site completely hidden from the mainstream traffic. By integrating the Mo'ili'ili Community Center above the existing supermarket structure, the resulting new hybrid development has the potential of becoming the social center and vibrant identity of Mo'ili'ili.

The design prototype presented in this chapter revealed a number of architectural elements that are important to the success of a community and retail mixed-use. A mid-level space attached with dining is a crucial component in creating a smooth transition from the supermarket below to the community center above. Food, especially in the American culture, has the ability to entice people and thrust them go the extra distance. A pleasant walk-through in addition to the required egress pathways offers visitors with an alternative and a varied experience on site, and is ideal for getting up a multi-storied development. Open spaces are an integral part of today's urban interventions and must be incorporated into the design. The central plaza in this design provides a space not only for casual interactions with various age groups, but for large events and entertainments as well. This chapter included three schemes for laying out the central plaza for various uses.

Vertical stacking of uses with visual connection on all levels is another important aspect of this design that ensures the hybridization of uses. Sufficient openings and level of transparency is also desired within a development comprising of various uses and age groups to increase the chance of interactions and reinforce new relationships. Last, although the entrances to the community center's programmed spaces are oriented toward the central plaza to allow for additional engagements between uses, it is important for these programmed uses to connect with the streets. By incorporating window boxes that extrude beyond the finished wall surfaces and curtain walls that make the internal activities transparent, people along the sidewalk and on the road are more likely to be drawn to the development. These design elements are summarized as general strategies for future reference in replicating such hybrid prototype.

08 CONCLUSION

Possibilities are always present for a fresh architectural concept, a positive change. The design and location of a community center have the potential of engaging people in a concentrated location. Yet, existing models have failed to grasp such opportunity. There have not been many successful cases of community centers, particularly in Hawai'i. Often tucked away in unnoticeable areas, community centers lack the prominence as nodes within their communities and the desirable environments for social events. Serving as elderly and childcare facilities, community centers lack the programmatic demands to accommodate for various age groups as well.

Case studies of various community centers in the mainland U.S. and in Hawai'i revealed common problems relating to location, design, and program. Surveys and interviews conducted by community center users also reinforced the significance of these issues in keeping the centers from reaching their full potential. More than often, community centers, especially the ones in Hawai'i, are being overlooked. Not enough effort has been placed in reinventing this building type into an architectural expression that is more than just an enclosed classroom building or an unnoticeable warehouse.

The addition of a community center above a retail center would be a feasible solution, and possibly the best solution, to the problems facing community centers. A retail destination's central location and convenient access are also ideal for the addition of a community center. Retail has the ability to capture large amounts of people that no other building function can. It is a dynamic mix that can bring a new level of activity and excitement to the community center. Most importantly, the infeasibility and unprofitability of second floor retail are the perfect justifications for the substitution of a community center above.

For retail to reach its full potential, it cannot be designed as an isolated entity as well. Rather, it should be properly integrated with other uses. The addition of a community center can be a new paradigm that addresses the social needs of a retail development. With a new hybrid program that incorporates two dissimilar functions, identities of both entities are improved to convey exciting social and spatial relationships. Coupling of the two also reduces wasteful redundancies by sharing common spaces between the two. It makes life more efficient and brings people together from discrete communities. The hybrid design of a retail and community center can bring about numerous spatial and programmatic changes that will correspond to the lifestyles of the residents.

Like many other, the Mo'ili'ili Community Center has the potential of being redeveloped and reintegrated into the new generation of community space. By redeveloping the center above the

existing supermarket on Triangle Park, it becomes the new physical and social identity of Mo'ili'ili. The new center's spatial configurations provides added opportunities for different age groups to interact. Its new program made up for the inadequacies of the old community center. Its outdoor plaza and balcony are ideal for events and functions as well. This idea of a vertical hybrid corresponds to the increasing density of Hawai'i and the shortage of undeveloped land on the island. Even though this is a site specific design, the concept of incorporating retail and community spaces has the potential to be a new building typology that could be applied elsewhere. It holds a promising future in reviving the vibrancy that Main Street once brought.

A community center and retail mix has so much to offer. It is up to future designers and developers to discover its worth. All it takes is a little innovation and a lot of care for the livelihood of the communities we live in.

8.1 FUTURE EXPLORATIONS

The following can be considered for future examination on this type of hybrid design:

- The level of transparency between uses can be further explored and altered to discover potential new relationships. Meanwhile, the function of the internal uses and the factors of sunlight and shading must be taken into consideration when adjusting the transparency level.
- The choice and application of finished/building materials can be further studied to allow for various visual groupings between uses.
- More analyses can be done overtime to attain a better estimate on the attendance of visitors (in the various age groups) at different times. This would provide added data for creating multiple diagrams on the levels of interactions throughout the day.
- If the prototype were to be replicated in another city with more extreme weather, an alternative design solution with less outdoor and more enclosed space would be feasible.

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Altoon, Ronald A., interview by Joyce Nip. Second Floor Retail (January 25, 2010).

Ronald Altoon is the cofounder of Altoon + Porter Architects LLD in Los Angeles, California. Altoon's firm has completed numerous retail center designs over the years and has earned numerous awards in this field of design. Given the opportunity to complete a semester long Practicum at Altoon + Porter Architects, I interviewed Altoon to expand my understanding of retail design, in particular, second floor retail. Altoon explained reasons for the failure of second floor retail and suggested design considerations when developing retail spaces. With his experience in retail design, Altoon was very fluent on the subject matter and offered numerous new insights. He taught me to not only walk the mall, but to observe the retail tenants and analyze the reason for their placements at the mall. Tenants are not randomly placed, but rather strategically located to the advantage of the tenant and mall operation. Retail centers cannot be designed as an isolated entity, but as a development in collaboration with neighboring buildings and uses.

Beyard, Michael, interview by Joyce Nip. Second Floor Retail (March 11, 2010).

Michael Beyard was a senior resident fellow at Urban Land Institute who specialized in the study of retail and entertainment center development. He has published numerous books on retail and mixed-use designs and redevelopments. I was fortunate to have contacted Beyard and conducted a phone interview with him. Michael was very friendly and interactive. He provided me useful second floor retail information that I could not find in any written sources. He offered new insights from a developer's point of view and explained reasons for the continual establishment of multi-story malls. When asked if there are any publications on the topic, Beyard responded with a no. He said that this challenge has not been resolved in today's industry.

Beyard, Michael, Raymond Braun, Herbert McLaughlin, Patrick Phillips, and Michael Rubin. *Developing Urban Entertainment Centers*. Washington D.C.: Urban Land Institute, 1998.

This source provided an overview on retail and entertainment center design. The book discussed the changing concept and function of retail centers overtime. It presented retail as an entertainment industry in which strategic evaluation of market opportunities is essential to face the growing competition. General design guidelines of entertainment centers are also listed in the book and can serve as a reference for future retail design.

Bohl, Charles. *Place Making: Developing Town Centers, Main Streets, and Urban Villages*. Washington D.C.: Urban Land Institute, 2002.

Similar to other mixed-use design guidelines, this book focused on ways that mixed-use can be utilized to provoke a sense of place. Overall, the information shared reinforces ideals and concepts stated by other books. It is however, unique in that it concentrated on how mixed-uses can form great human spaces more than other resources do. The book also included a concise guideline to create effective mixed-uses, which is comprehensible and to the point. Case studies and mixed-use feasibility plans are featured in the second portion of the book. Some of the examples from this book are also illustrated in other books.

Canal City Hakata. 2009. http://www.canalcity.co.jp/eg/concept/index.html#c_01 (accessed September 26, 2009).

The official website of Canal City Hakata provided useful data regarding the project's design concept and features. Numerous images exemplifying the concept are shown along with the text for easy comprehension. Aside from images and texts, diagrams and floor plans of the complex are also linked on the web page. These diagrams and floor plans clearly showed that the circulation passages, gathering platforms, and activity stages are the focal points of the design of Canal City.

Cox, Samuel. *A Report on the Mo'ili'ili Community Center. Program Assessment*, Honolulu: University of Hawai'i at Mānoa, 1967.

This report is a valuable source for the future remaking of the Mo'ili'ili Community Center. Though the report was completed a while back, it underlined the motives and direction that the community center should follow. Not only does it state the future goals of the center, it explained the board members' reasoning behind these decisions as well. With this report, I can compare program directions described in year 1967 to the existing program of today's community center and evaluate the changes that have been made through the years.

Dunham-Jones, Ellen, and June Williamson. *Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs*. Hoboken: John Wiley and Sons, Inc., 2009.

This book thoroughly explained the idea of retrofitting and the advantages it brings. It showcased numerous analyses of retrofitted developments. Traditional enclosed malls with windowless walls no longer function in the community. More and more of them are becoming ghosted malls that fill up unnecessary spaces in the neighborhoods. These dead centers also affect the well-being of the communities in which they reside. Big-box developments are experiencing similar problems and are undergoing the process of transformation. With the concept of retrofitting mixed-use, the resulting hybrid program is much more user friendly and efficient.

Fenton, Joseph. *Pamphlet Architecture 11: Hybrid Buildings*. New York: Princeton Architectural Press, 1985.

Pamphlet Architecture No.11 focused on the definition, history, program, and form of hybrid buildings. It categorized the program of hybrid design into two divisions and the form into three. Case studies illustrating the three different types of hybrid forms are included in the latter section of the pamphlet. Unfortunately, being published a while back, the examples are not really up to current day standards. Nevertheless, I feel that the categories discussed are still valid today. A forward by Steven Holl explained issues in dealing with geographic dispersions of buildings in the 1980's, which eventually led to hybrid design initiatives.

Gulf Coast Rebuild: Forest Heights. Produced by Intersection. Performed by Daniel Libeskind. 2006.

This is a documentary that recorded Daniel Libeskind's design process and presentation of the HOPE Center to a panel of committee. Daniel explained his schematic design using a physical model and boards with three-dimensional computer renderings and floor plans. He spent a majority of his presentation on justifying the exterior form work and its implication in the neighborhood, which was previous damaged by Hurricane Katrina. Due to the lack of sufficient written information on this community center, this video was very valuable in gaining a better understanding of the design.

Hall, Kenneth, and Gerald Porterfield. *Community by Design: New Urbanism for Suburbs and Small Communities*. New York: McGraw-Hill, 2001.

Community by Design broke down components of a community and discussed each of them separately. The breakdown of the book made it easy to comprehend. Living, shopping, working, and general public environments are some areas of focus. The book proposed suitable techniques for community developments through informative text and diagrams. It also referenced the definition of a community from different sources and summarized the idea of a community in understandable terms.

Hanifan, Lyda. *The Community Center*. Boston: Silver, Burdett and Company, 1920.

This is one of the rare sources available on the concept of a community center. Though published years ago, the views and ideas of a community center presented in the book are still applicable today. In the book, community centers are referenced as congregational areas for common activities that benefit the entire community. When the book was written in 1920, buildings for community usage were not necessarily labeled as community centers. Rather, spaces that promote contributing community activities, including the cafeteria of a school or the lawn of a church, are referred to as community spaces in the book.

International Council of Shopping Centers. *Mixed-Use Development: The Impact of Retail on a Changing Landscape*. New York: International Council of Shopping Centers, 2007.

The International Council of Shopping Centers (ICSC) published this book to orientate readers with the idea of mixed-use developments. Though the complexity of mixed-use made it hard to define, a viable definition is agreed upon by the ICSC, BOMA International, the National Association of Industrial and Office Properties, and the National Multi Housing Council in 2006. The book also discussed in detail the active components of a mixed-use development. Coverages on retail, recreation, public space, and parking design are especially useful. The Ayala Center in Philippines is a successful example that is worth examining.

Kincaid, David. *Adapting Buildings for Changing Uses: Guidelines for Change of Use Refurbishment*. New York: Spon Press, 2002.

Physical characteristics suitable for adaptive reuse initiatives are presented in this book. The author discussed methods of effective design management that can yield for greater chances of success. Advantages of adaptive reuse are clearly listed as well. The most useful section of the book has charts and tables that illustrated the basic types of building adaptation, basic dimensions of different building types, and factors of consideration during the redevelopment process.

Kliment, Stephen. *Building Type Basics for Retail and Mixed-Use Facilities*. Hoboken: John Wiley and Sons, Inc., 2004.

This is an excellent source to develop an understanding of why people shop. It provided suggestions for the planning and design of retail and mixed-use centers. These guidelines are useful for those wishing to start a retail development in the near future or the ones wanting to learn more about retail design. The book also contained overviews of some renown retail centers such as the Canal City Hakata, a case study included in this research. The body of the book is easy to comprehend and a delight to read.

Koolhaas, Rem.ed. *The Harvard Design School Guide to Shopping*. Cambridge: TASCHEN, 2001.

Rem Koolhaas is a renown architect and a professor at the Harvard University Graduate School of Design. Along with many other architects and researchers, he compiled this guide to shopping. Unlike some other design guides, this book is published to make an impact statement on existing shopping centers. It presented shopping in many interesting perspectives. From detailed overviews on air conditioning and escalator, to broader discussions about the consumer market and infrastructures, the book covered numerous imaginable aspects of shopping. Arguments and hypotheses proposed in the book are fully supported with data and statistics. Prospects on future transformations of shopping centers are systematically presented as well. The overall content of the book implied the need for retail and community connections.

Kramer, Anita. *Dollars and Cents of Shopping Centers: The Score 2006*. Washington D.C.: The Urban Land Institute and The International Council of Shopping Centers, 2006.

This publication is a valuable compilation of comparative data on the income and expenses of shopping centers in the United States. Five basic types of shopping centers are defined, then analyzed based on their geographic locations. Over 500 charts and tables are presented in the book to show the average center size, sales, and operating results. Anita Kramer is the senior director at the Urban Land Institute as well as the project director for the recent issues of the *Dollars and Cents of Shopping Centers*. Through a personal interview with Kramer, she clarified segments of the publication to me and revealed possible implications behind the collected data on the operations of current shopping centers.

Lewis, Paul, Marc Tsurumaki, and David Lewis. *Lewis.Tsurumaki.Lewis: Opportunistic Architecture*. New York: Princeton Architectural Press, 2008.

Lewis.Tsurumaki.Lewis is a very inspiring architectural firm that does more than typical architectural designs. Principals of the firm strive for opportunistic architecture, which inverts constraints of each design into catalysts for innovative solutions. The firm's projects often interject different functions and surfaces to create not merely mixed-use complexes, but true hybridization of spaces. Examples shown in this book offered inspirations for my doctorate design. The images and diagrams in the book are excellent illustrations of spatial hybrids. Numerous section perspectives are added in the pamphlet to clearly show areas where spatial hybridization occurs. Tactics on approaching different design works are also presented in the latter part of the book.

Lewis, Paul, Marc Tsurumaki, and David Lewis. *Pamphlet Architecture 21: Situation Normal*. New York: Princeton Architectural Press, 1998.

Situation Normal is the first of the two books written by Lewis.Tsurumaki.Lewis. In this book, Lewis, Tsurumaki, and Lewis provided their reasons for designing beyond the conventional. Their designs strive to not follow the methods of design commonly employed. Plausible tactics to solve various project scenarios are presented. These tactics are elaborated in their second book titled, *Opportunistic Architecture*.

Marcus, Clare, and Carolyn Francis. *People Places: Design Guidelines for Urban Open Space*. New York: Van Nostrand Reinhold, 1998.

This book offered plausible design guidelines for designing urban open spaces. The book put forth an in-depth study of urban plaza, which is a common form of public space since historic times. The changing role of plazas within communities, as well as design recommendations for a current-day plaza are presented. The latter portion of book focused on the varying needs of the different age groups in an urban outdoor space. This section offered design techniques to accommodate for the age groups. These design considerations are logical and straightforward, but are often forgotten in designs.

Maryvale Community Center. 2009. <http://www.phoenix.gov/PARKS/maryvale.html> (accessed October 5, 2009).

The official website of the Maryvale Community Center listed the facilities and amenities that the center contains. Along with a listing are images of the different spaces, the internal environments and configurations of spaces within the community center are easy to comprehend. The center's wide range of options attract a variety of age groups to take part throughout the day. For this reason, the Maryvale Community Center opens its door to the public from morning till late at night.

Mo'ili'ili Community Center. 2009. <http://www.moiilicc.org> (accessed May 10, 2009).

Mo'ili'ili Community Center's website gave an overview of the center's mission statement and current programs. Program times and categories showed the center's commitment and focus toward senior services and childcare. It also provided the general times in which the center is open to public. Though the site does not reveal the center's current problems or needs for improvement, it is a good starting point in grasping the idea of a community center in Hawai'i.

National Endowment for the Art. *Sprawl and Public Space: Redressing the Mall*. New York: Princeton Architectural Press, 2002.

This publication compiled by the National Endowment for the Art has over fifteen articles by university professors and well-known architects on their views of shopping mall designs. A majority of the articles voiced issues relating to the failure of many malls across the country. Some authors even foresaw the elimination of malls if problems are not fixed in the near future. The main solution agreed by most authors is the integration of public/civic space. From these readings, the direct correlation between and possible integration of community and retail spaces became clear.

National Trust for Historic Preservation. *Main Street*. 2011. <http://www.preservationnation.org/main-street/about-main-street/> (accessed January 4, 2011).

The National Trust for Historic Preservation started a Main Street movement, which sought for the revival of the once vibrant main streets in downtowns and commercial districts. The website devoted a section on explaining the history of Main Street and its importance in the community. It has a thorough overview on the rise and fall of main street, and the correct design approach in revitalizing the Main Street.

Pearson, Clifford A. "Gould Evans and Wendell Burnette Make Urban and Social Connections at the Palo Verde Library and Maryvale Community Center in Phoenix." *Architectural Record*, 2006: 194.

Recipient of the 2007 AIA Honor Award for the design's effectiveness in revitalizing the community, the Maryvale Community Center is a case study worth studying. This excerpt of the library and community center contained detailed descriptions of the design objectives and concepts. A number of sayings by Evans and Burnette, architects responsible for the designs, are included in this report. These sayings are valuable in explaining and understanding the architects' design decisions and thought processes.

Pearson, Clifford A. "Palo Verde Branch Library and Maryvale Community Center." *Architectural Record*, 2006: 125-129.

This article on the Palo Verde Branch Library and Maryvale Community Center provided me with an overview of the library and center's design, construction, and program. The center sits prominently in the neighborhood, with careful incorporation of a public promenade into the center design. The community center's adjacency to the library sets a good example of mixed-use. It is a bold yet simple design that functions well in the community. Through images included in the article, the scale of the final design and its effects on the community can be visualized and analyzed.

"Plummer Park Community Center." In *LA 2000 + New Architecture in Los Angeles*, by John Chase, 176-183. New York: The Monacelli Press, 2006.

The Plummer Park Community Center is an adaptive reuse project. The center's design is efficient but not intriguing. Though not very in-depth, the book provided a general description of the function and layout of the community center. Along with the text are a number of beautiful photographs that depicted the unique features of the place. Architecturally, the community center is not one of a kind, but it is an example that emphasizes on function over form.

"Rejuvenation." Studio Daniel Libeskind. 2009. <http://www.daniel-libeskind.com/projects/show-all/rejuvenation> (accessed March 20, 2009).

"Rejuvenation" is a web page on Studio Daniel Libeskind's website that explained Libeskind's pro bono design of the HOPE center (Home to Opportunity, Possibility, and Empowerment). The center will replace the original community facility damaged by Hurricane Katrina. It is a design that divides the interior functions of the center in a very orderly and systematic way. The overall form of the center resembles three waves in commemoration of Hurricane Katrina. The large grass field provides an outdoor space for kids and families.

Ruby, Laura. *Mo'ili'ili-The Life of a Community*. Honolulu: Mo'ili'ili Community Center, 2005.

This is an important reference that is devoted to the history and development of Mo'ili'ili and the Mo'ili'ili Community Center (MCC). It is a book published by MCC in effort to document the spirit of the community through the years. The book compiled a collection of historical photographs, oral documentaries, and over 125 interviews. It allowed the reader to trace the roots of Mo'ili'ili from a taro growing region into a residential and commercial center. Other important aspects of the community such as the different ethnic groups and organizations that transformed Mo'ili'ili over the years are included in this publication. This well-organized book clearly explained each developmental phase of Mo'ili'ili chronologically.

Schwanke, Dean, et al. *Mixed-Use Development Handbook*. Washington D.C.: Urban Land Institute, 2003.

This *Mixed-Use Development Handbook* is an encyclopedia that explored many different issues dealing with mixed-use designs. The first chapter gave a general definition and the basic configurations of mixed-use. Design strategies and considerations are discussed in detail in the later chapters, depending on the program of the mixed-use project. The most informative and relevant sections in the book are the ones concerning retail and civic facilities. Other pertinent information such as the integration and positioning of different uses are also presented in the book.

Waikiki Community Center. 2009. <http://www.waikikicomunitycenter.org> (accessed May 10, 2009).

The Waikiki Community Center is a neighborhood center in Hawai'i that focuses on senior services and child care. The website supplied me with the basic information on the center's history, courses, and hours of operation. By comparing the basic functions and programs of multiple community centers, general assumptions regarding the community centers in Hawai'i can be made.

Whyte, William. *The Social Life of Small Urban Spaces*. Washington D.C.: The Conservation Foundation, 1980.

This book listed many contributing elements of a favorable social space. The importance and quality of public plazas are presented in the first chapter. The movements and behaviors of people are also discussed as the rationale for social space designs. The rest of the book is devoted to the study of other feasible characteristics of public spaces. Design factors such as the placement of seating, the integration of trees and water features, and the development of corner amenities are sensitive to the success of the place. Though most are common sense, they are not being applied to many existing public spaces.

Wilcox, Claudia. *Mo'ili'ili Community Center Program Assessment: A Preliminary Report*. Program Assessment, Honolulu: University of Hawai'i at Mānoa, 1986.

This program assessment report of the Mo'ili'ili Community Center is a follow-up of the one completed in 1967. With both reports, comparisons can be made to evaluate the changes overtime. The programs in this report are more refined than the ones specified in the 1967 report. However, whereas the earlier discussed possible program expansions, this program assessment only focused on existing programs and showed little consideration for additional developments. Problems posed in the 1967 report are not resolved in this later one. Meanwhile, the programs in operation endorsed new issues to be dealt with.