Charrette Summary: Waikiki Master Plan Workshop

11-2-1989

Harrison Price Company
WAIKIKI SKETCHBOOK
WAIKIKI MASTER PLAN WORKSHOP
Executive Summary.
November 1989

Sponsored by:

THE QUEEN EMMA FOUNDATION
WAIKIKI SKETCH BOOK

Master Plan Alternatives Studied by the Waikiki Master Plan Workshop

These sketches illustrate key recommendations of The Queen Emma Foundation's Waikiki Master Plan Workshop. The ideas and alternatives shown here have been selected from a wide range of concepts discussed by the Foundation and by the fourteen professionals who participated in the workshop.

The Queen Emma Foundation's concern for the future of Waikiki is paralleled by other groups in Honolulu, and these sketches incorporate many of the ideas that have been advanced in recent years. Together they indicate a way:

- to improve Waikiki
- to adapt it to serve diverse and changing trends in the visitor industry
- to enhance its unique Hawaiian qualities, which brought visitors here in the first place.

An Executive Summary Report on the Waikiki Master Plan Workshop, prepared by the Harrison Price Company, accompanies these sketches, and describes in more detail the findings and recommendations. The sketches that follow were prepared by Robert Lamb Hart, Planners and Architects, and John Carl Warnecke & Associates with input from many of the Workshop participants.
WAIIINI MASTER PLAN WORKSHOP

Participants:

Raymond L. Watson - The Irvine Company
Harrison A. Price - Harrison Price Company
Wing T. Chao - Disney Development Company
Chuck Y. Gee - University of Hawaii
Robert Lamb Hart - Robert Lamb Hart, Planners & Architects
Larry E. Helber - Helber, Mastert & Kimura
Don Jewell - Facility Consultants, Inc.
Adam Krivatsy - International Tourism & Resort Advisors
Albrecht Pichler - Robert Lamb Hart, Planners & Architects
Bruce A. Race - Kaplan, McLaughlin & Diaz
Paul O. Reimer - Reimer Associates
Raymond M. Suefuji - Planning Consultant
John Carl Warnecke - John Carl Warnecke & Associates
Nicholas S. Winslow - Harrison Price Company

Queen Emma Foundation Staff:

K. Tim Yee - President & Chief Executive Officer, The Queen Emma Foundation
Gary S. Furuta - Vice-President & Secretary, The Queen Emma Foundation
Harry N. Okuda - President, The Queen Emma Corporation
Michael R. Walsh - Vice-President & Treasurer, The Queen Emma Foundation

Interviewees:

Paul I. Banks - President, Dillingham Construction
Bryan T. Brothers - Pacific, Ltd.
Wilbur Smith Associates, Inc.

Sponsored by:
The Queen Emma Foundation - Honolulu, Hawaii

Summary Report Prepared by:
Harrison Price Company - Torrance, California
LONG TERM POSSIBILITIES

This sketch illustrates long term potentials:

Transportation Improvements

- A by-pass for through-traffic, keeping unnecessary traffic out of Waikiki.
- Fast, high capacity ferry service from the airport to Ala Wai basin.
- Boat transportation along the Ala Wai Canal and its extensions, possibly to Ala Moana Shopping Center (and the Aloha Motors site).
- Possibly a connection to H-1.
- Possibly underground parking under an improved, re-sculptured golf course.

Overall, transportation could be treated as an "experience" -- an entertaining part of the visitor's day.

More Park Land for Honolulu

- Potential dedication of Fort DeRussy as a permanent open space.
- Possible development of Diamond Head crater as a new park.
Long Term Possibilities

WAIKIKI
QEF - Master Plan Study
John Carl Warren & Associates
Robert Lamb Harr Planners & Architects
MASTER PLAN CONCEPTS

This sketch illustrates a wide range of concepts to support the vitality of Waikiki:

- A balanced community -- continuing the mix of an active urban resort, residential neighborhoods, and large open spaces used by both visitors and residents.

- A diverse group of resort districts -- servicing a wide range of tourists.

- Enhancement and protection of beach and reefs -- Waikiki's most famous assets.

- An improved Ala Wai Canal -- cleaned up and usable for recreation, with a new promenade.

- An improved Kapiolani Park -- expansion of gardens and the aquarium into world class attractions.

- Improvements to Ala Wai Yacht Harbor -- to better serve both boat owners and the residents.

- A network of garden-like pedestrian ways -- better beach access, better sidewalks environments, parks and overhead bridges.
QUEEN EMMA LANDS

This sketch shows a possible redevelopment of The Queen Emma Foundation’s nearly 19 acres — the largest private landholding in Waikiki. The objective is to use the year-by-year development of these lands to continually regenerate and revitalize Waikiki.

- **A larger International Market Place** — opened up, expanded and upgraded, focused around the great Banyan tree.
- **An International Congress Center** — a high quality meeting facility designed for both international and corporate conferences.
- **High quality hotel rooms** — replacing some of the older structures.
- **Mixed-use and residential projects** — on lands planned for mixed-use activities.
- **Opening up and landscaping** of the core of Waikiki with a mauka-makai corridor — re-introducing a natural garden environment.
- **Rooftop gardens** — built as part of the hotels. (See the next sketch.)
- **A plan for merchants** — both temporary and permanent arrangements required to protect and enhance opportunities.
- **Expansion** of the QEF concepts onto adjoining lands should landowners want to interconnect properties.
INTERNATIONAL MARKET PLACE

This sketch illustrates other central Waikiki possibilities.

- **Expanded open space** in the International Market Place with possible extensions to other properties.
- **Opened-up views** mauka and makai.
- **Retail, restaurants and commercial space** surrounding landscaped courtyards.
- **The hotels' roof gardens**, interconnected rooftops with the hotels', restaurants, "beachbars," gardens and pools (private or shared), with widely spaced hotel towers above.
- **The banyan tree** protected as the center of the International Market Place.
**ROOFTOPS**

This sketch illustrates an idea for increasing the recreational open space in Waikiki.

- **A new "roof garden" level** could be built on all new construction on the QKF (and adjoining) lands.

- **Below the rooftop** would be the International Market Place buildings and the hotels' public and support facilities.

- **On the rooftop level** could be the hotels' restaurants, gardens, "beachbars" and pools (private and shared).

- **Breeze, sun, views and open space** could then be re-introduced into the off-beach hotels.

- **The congress/conference center roof** could contain special conference facilities as well, in a one-of-a-kind Hawaiian setting.
THE CENTRAL SPINE OF THE QUEEN NANI LAND

This sketch shows how the core of Waikiki could be enhanced.

- **The International Market Place** -- opened up and expanded; the banyan tree protected as the focal point.
- **New improved structures** for retail shops and restaurants, possibly with more commercial space above.
- **The hotels and their roof gardens** with pools and restaurants on an upper level -- with hotel towers rising above.
- **The natural landscape** reinforced, with views opened up to the mountains.
- **Underground parking** to the extent feasible, to keep the street level for pedestrians.
THE INTERNATIONAL CONGRESS CENTER

This sketch illustrates a high quality conference center built as a new landmark for Waikiki.

- **Hawaii as the "Crossroads of the Pacific"** -- could become the prime site for international conferences -- a "Pacific Geneva."

- **An upscale conference facility** would bring new upscale visitors to Waikiki year after year, both for international and corporate meetings.

- **The architecture** of the Center should incorporate the best of Hawaii's historic and distinctive styles. This sketch shows a new adaptation of ideas from Iolani Palace, the State Capitol and other buildings.

- **Gardens and water features** and outdoor places that make use of Hawaii's superb climate -- as shown here -- should be an integral part of all of Waikiki's new development.
A RESIDENTIAL PROJECT

This sketch shows a residential pilot project for Waikiki.

- The Jefferson School site might become available for residential use.
- A mix of high-rise and low-rise buildings could be built there, expanding housing opportunities for a wide range of Waikiki's residents.
- A central park, with a canal extension from a cleaned-up Ala Wai, could give a garden setting to the whole complex.
RESIDENTIAL DESIGN CONCEPTS

This sketch illustrates the kind of residential environments that could be built in Waikiki.

- **High-rise buildings**, with parking garages, widely spaced to maximize their own views and those from adjoining property.

- **Low-rise "cottage apartments"** with lower construction costs, and on-grade parking, facing onto the "central park," more affordable but still an attractive housing.

- **Neighborhood recreation and services**, possibly including some convenience shops for residents.

- **Garden walkways** connecting to Kapiolani Park and the new Ala Wai Canal promenade.
EXTENDING THE GARDEN ENVIRONMENT

These sketches illustrate a range of possible improvements.

- **An Ala Wai Canal promenade** widened when a future bypass is built.
- **Mixed-use projects** with residential towers built over street-level, pedestrian-oriented businesses.
- **New pedestrian ways** landscaped and shaded, possibly bridging over busy streets.
- **Extension of the mauka-makai** core of Waikiki.
- **Improved Ala Wai Canal** -- when the water is clean -- use of the canal for more recreation, featuring restaurants and other activity.
April 1, 1991

Mr. Nicholas S. Winslow
President
Harrison Price Company
970 West 190th Street, Suite 580
Torrance, California 90502

Dear Nick:

Enclosed is a copy of the sketchbook, "A Concept for a Waikiki Convention Center," dated February 15, 1991. This is one of the latest happenings in the saga of the proposed convention center for our property at the International Market Place.

As you know Act 96 was passed by the State Legislature to put a very large, dense development on our property. We calculated the floor area ratio (including parking) to be approximately 16 to 1. This is far in excess of the 2.5 FAR permitted presently by City law. With your help we convened the charrette on November 2, 1989 and came out with a preliminary master plan which emphasized the master planned approach and the revitalization of Waikiki. Since that plan was developed we have been doing a great deal of missionary work selling the idea in the community. We have been grateful for the almost universal acceptance by the community of the charrette's plan. However, we have not been able to convince the members of the legislature to make the desired change to Act 96. The results may not be in the best interests of the community.

Given the situation we came up with a compromise plan which might address some of the concerns which have been raised and perhaps would appeal to the members of the legislature with the hope that they will amend Act 96. This plan transfers the location of a convention center to the Ala Wai Golf Course, avoids the negative impacts that would otherwise be brought into Waikiki, provides for revitalization of a large area and still would be located very close to the International Market Place site. The convention center itself can be large or small, depending on the preference of the powers that be. We still like the conference center idea that the charrette group had come up with. However, this is a compromise and while it is not our plan or preference it is in many respects a good solution.
Mr. Nicholas S. Winslow  
April 1, 1991  
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We are sending this latest plan for the convention center at the Ala Wai Golf Course because we thought you might be interested in it.

Best personal wishes.

Very truly yours,

[Signature]

K. Tim Yee  
President

Enclosures
AL A WAI COMMUNITY AND CONVENTION CENTER

As an alternative to the high-rise Center planned for the International Market Place, The Queen Emma Foundation is suggesting a low-rise facility to be located across the Ala Wai Canal beneath the Ala Wai Golf Course. As a primary advocate for the creation of a long-range Master Plan to revitalize Waikiki, The Queen Emma Foundation has consistently expressed its opposition to development of a large Convention Center in the heart of Waikiki, favoring instead a moderately sized conference center. Because there were very substantial differences and after considering the concerns and needs expressed by others -- need for large Center, walking distance, etc. -- the Foundation embarked on studies to design a plan which would accommodate as many of these concerns as possible, but without the adverse impacts of a Center in the heart of Waikiki. The resulting proposal is offered by the Foundation not from an position of advocacy, but one of advancement of an alternative for others to consider as a compromise.

The Center’s convention facilities would be housed in a low-rise building under the golf course. The design concept would allow for construction of a small Conference Center or, if necessary, a Convention Center as large as that proposed for the International Market Place. The building would be covered atop and on three sides so the golf course could be built over the Center, with only the makai side open and visible to the public as a Convention Center. This complex would be connected to Waikiki by a bridge over the Ala Wai Canal opposite Nahua Street.

Parking for as many as 2000 automobiles would be provided for on one underground level. A number of options are available for car and truck ingress and egress which would allow these vehicles to remain outside of Waikiki and other residential neighborhoods. The primary route would be a direct connection to H-1 Freeway from an off ramp and road extending makai from the freeway over the Manoa Palolo drainage canal. Other roads, if desired to further defuse the traffic, could permit access from Kapahulu Avenue, Date Street, Ala Wai Boulevard and, by an extension of the existing street, to University Avenue. These other roads need not, however, be used.

K. Tim Yee, President and CEO of the Foundation, said of the plan:

"We remain convinced that a moderately sized conference facility is the only appropriate type of development for the crowded Waikiki area. To accommodate many of the concerns expressed to us by others, we have developed an alternative to the massive, high-rise Center envisioned in Act 96 for the International Market Place. The proposed location is not new but the design is."
"The Center, as conceived, would be within a few minutes walk of the International Market Place site with its nearby hotels. It could be made large enough not only to accommodate major conventions in a single-level exhibition hall but also to provide a community center with entertainment and recreational amenities for local residents and tourists. The Center would not increase truck and automobile traffic in Waikiki, tax the already-overburdened infrastructure, block view planes nor interfere with a Master Planned design and redevelopment of Waikiki.

"From an economic standpoint, the Center would not present the problems associated with an attempt to build a ‘free’ Center at the International Market Place. There would be no need to grant the zoning, height and density concessions which accompany a ‘free’ center. Because the site is on government-owned land, it is possible that it could be funded by some portion of the Transient Accommodations Tax and issuance of tax-free bonds and be financible in the U.S., obviating the need for foreign financing which may not, in any event, be available. The facility’s efficient design, with the exhibition space on one floor at ground level, directly accessible to trucks for setups and takedowns, would result in lower construction and operating costs than would be possible with a high-rise facility built in the middle of Waikiki. The operation of the Center could possibly be ‘privatized.’ Revenues from parking and commercial areas could supplement convention revenues to create a self-supporting complex that would eliminate ongoing government subsidies.

"Finally, far from restricting the size or the quality of the existing golf course, it would add significantly to its attractiveness by providing several acres of contoured greens and fairways that would add appreciably to the challenge presented by the existing course. It also appears that with temporary relocation of some holes, the Center could be constructed as conceived while offering continued play throughout the construction period.

"It must be emphasized that this plan is conceptual only. It is simply a suggestion for an alternative design and location that can be introduced into the process of master planning Waikiki."
Alternative Ala Wai Community and Convention Center

Master Plan Relationships

- Master plan commitment -- QEF remains committed to the need for long-term, comprehensive master plan -- upgrade and revitalize Waikiki

- State’s proposed IMP center -- concerns over excessive density -- adverse impact on adjacent lands and all of Waikiki -- increasing demand for a compromise

- Ala Wai Golf Course site -- possible alternative -- not QEF proposal -- requires further consideration and study -- must be consistent with master plan

Ala Wai Community And Convention Center Concept

- Center design features -- beneath portion of Ala Wai Golf Course -- golf course built over the center

- Flexibility -- can satisfy visitor industry’s "world-class" criteria -- Center can be as big or small as state requires

- Efficient design -- can be built as a convention center should be -- single level exhibition hall -- accessible exhibition area on ground level for conferees and delivery vehicles

- Hotel proximity -- within walking distance -- only one block from proposed IMP site

- No disruption of golf course play -- continued play throughout construction period on temporary tees and greens

- Upgrade of golf course -- more challenging course -- front nine flat, back nine raised over center -- entire golf course can be improved

- Shared use -- proximity to local and visitor communities ---- not just convention center but much needed community center as well -- location for seniors and youth to congregate -- safe environment -- on-site businesses encourage constant activity
• Enhance canal promenade -- promote Ala Wai clean up -- elevated bridges over canal -- stimulate increased water activity and use -- possible provision for canoe boat house

• Mauka-makai corridor -- increased pedestrian activity from Kalakaua to Ala Wai -- impetus for revitalizing Waikiki

• Comparison to IMP proposal -- lower construction and operating cost -- located on single level (IMP spread over several levels) -- sufficient parking provided one level below grade (IMP parking several levels below ground) -- delivery trucks and other vehicles need never enter Waikiki (IMP negative traffic impacts on Waikiki)

Traffic Issues

• Potential primary access -- direct H-1 freeway link -- existing right-of-way -- Manoa-Palolo Drainage Canal -- delivery trucks and other vehicles remain outside of Waikiki -- need not impact other neighborhoods

• Other access possibilities -- Kapahulu, Date, University, Ala Wai -- create multiple ingress and egress options -- defuse potential traffic congestion -- roads need not be used if desired

• Convenient dual-purpose on-site parking -- provide source of off-street Waikiki parking during convention center non-peak periods -- located one level below ground

Economic Issues

• No "free" convention center -- possibly funded by appropriation of Transient Accommodations Tax (TAT) and issuance of tax-free bonds -- financible in U.S. -- Japan money not needed (Japan money may not be available)

• Land availability -- efficient use of public lands -- land essentially used twice -- eliminate costly acquisition expense

• Lower operating and construction costs -- efficient design -- accessible exhibit space reduces down times (set-up and take-down)

• Privatization of center -- eliminate on-going expense to taxpayers -- parking and commercial area to supplement convention revenues -- dual-use by residents and visitors