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A Concept for a Waikiki Convention Center

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**A CONCEPT FOR A
WAIKIKI CONVENTION CENTER**

February 15, 1991

A CONCEPT FOR A WAIKIKI COMMUNITY AND CONVENTION CENTER

The Queen Emma Foundation is committed to the idea that Waikiki needs a Master Plan, a plan that is economically and environmentally sound. The Foundation also believes, along with many other people, that Waikiki needs a state-of-the-art "International Congress Center" designed to make Honolulu the "Geneva of the Pacific." These ideas and others were spelled out in a 1989 report sponsored by the Foundation.

At the same time, the Foundation recognizes that some people in government and in the visitor industry are convinced that Waikiki needs a large convention center with an exhibition hall of 200,000 square feet or more. The State is now proposing the construction of such a facility, one that can handle conventions of thousands of people, to be located on 5.2 acres of property at the International Market Place in the heart of Waikiki. The current proposal envisions a massive and costly structure. The convention facilities would be built on several levels and surrounded by new hotel and condominium towers and retail shops, with three levels of underground parking and loading. The total project, including parking facilities, consists of more than 90 acres of building on only 5.2 acres of land or a ratio of 17.3 of building to land. Although many people could walk, the complex would bring thousands of cars, buses and trucks onto streets already crowded with visitor and resident traffic.

Again, supported by many other people, the Foundation believes that such an immense project, with its high density, traffic impacts, inefficiency and high operating costs, would be very destructive, both environmentally and economically, to Waikiki and to the State of Hawaii.

In response to various concerns and requirements expressed by others, the Foundation is suggesting a plan which addresses many of these problems, without the adverse impacts of a center in the heart of Waikiki. The concept outlined in the following pages is offered as a potential alternative, a possible compromise:

- a different location -- with significant advantages
- a different combination of uses -- with more for the community
- a different and practical financing mechanism -- not a "free" convention center.

This new alternative should also be a part of a workable master plan for the overall improvement of Waikiki. The Foundation believes this new site could offer very important advantages, and that it merits further study.

MASTER PLAN RELATIONSHIPS

This Master Plan drawing shows a new convention center located just mauka of the Ala Wai Canal, opposite Nahua Street. It would be built on the government-owned, Ala Wai Golf Course land and over a small portion of the canal. During construction, the affected portion of the golf course could be re-routed to enable play to be continuous and, after construction, the golf course could be rebuilt readily over the top of the convention center building.

From Waikiki's hotels, this site would be an easy walk across new bridges built over the canal. A direct roadway link to H-1 would be preferred for automobile, bus and truck traffic. Alternatively, there are a variety of other routes to and from the proposed site via possible new roadway connections which could adequately serve the vehicular access requirements of this center.

Only a small portion of the Ala Wai Golf Course along the edge of the canal would be affected by the construction of the convention center. The site could easily accommodate a large, world-class project. Its facilities could be equivalent in size to the center which Act 96 is currently proposing but with the advantage of having the exhibition hall and most of the other facilities on one level. Further studies could determine specific requirements, taking into account the effect of the convention center currently planned at the Aloha Motors site.

A further advantage of this site: No existing businesses or public services would have to be displaced except for the temporary rerouting of several holes of the Ala Wai Golf Course during the construction period.

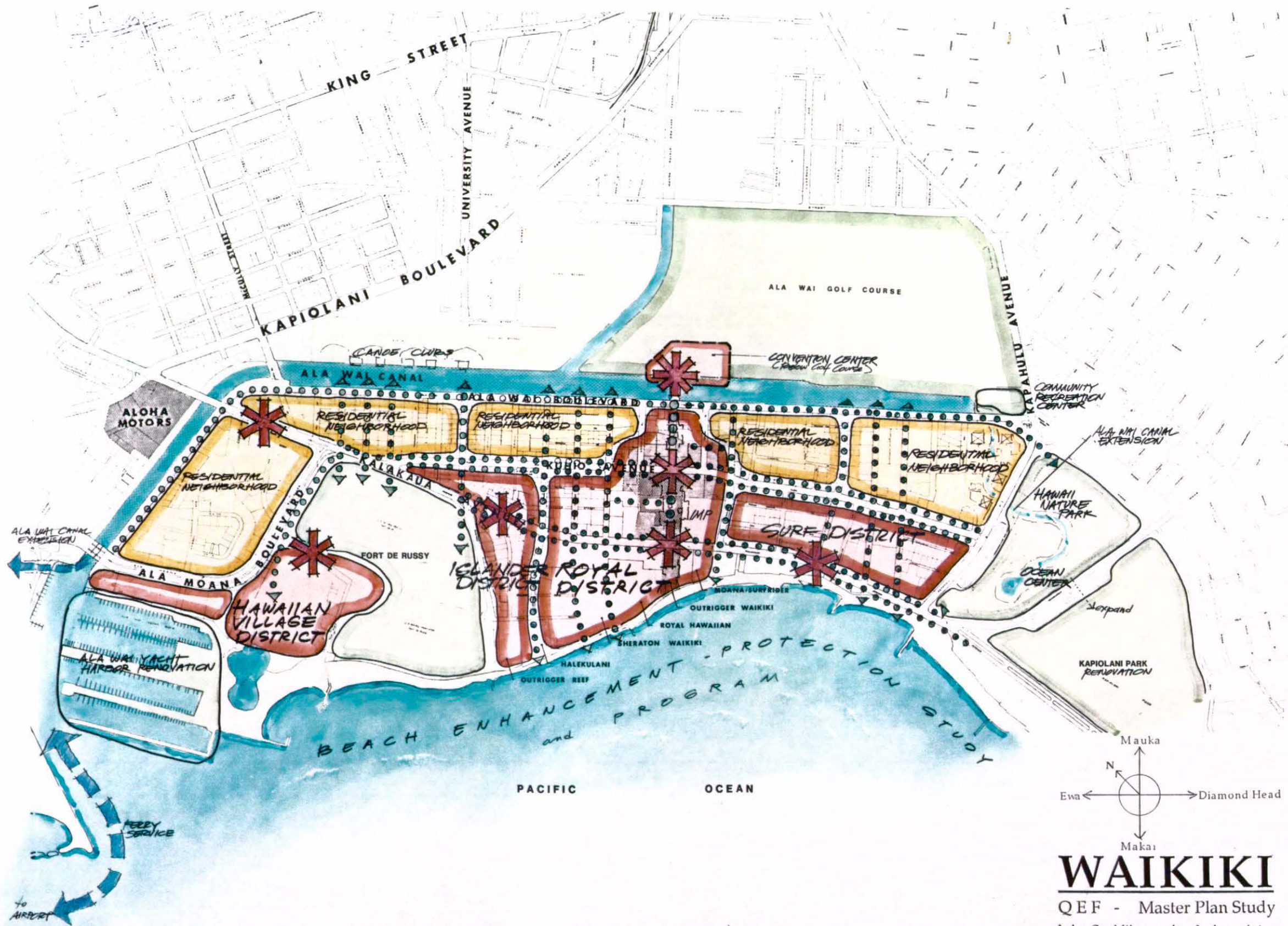
NEW PUBLIC AMENITY CONCEPTS

A convention center project in this location could create new opportunities for the community:

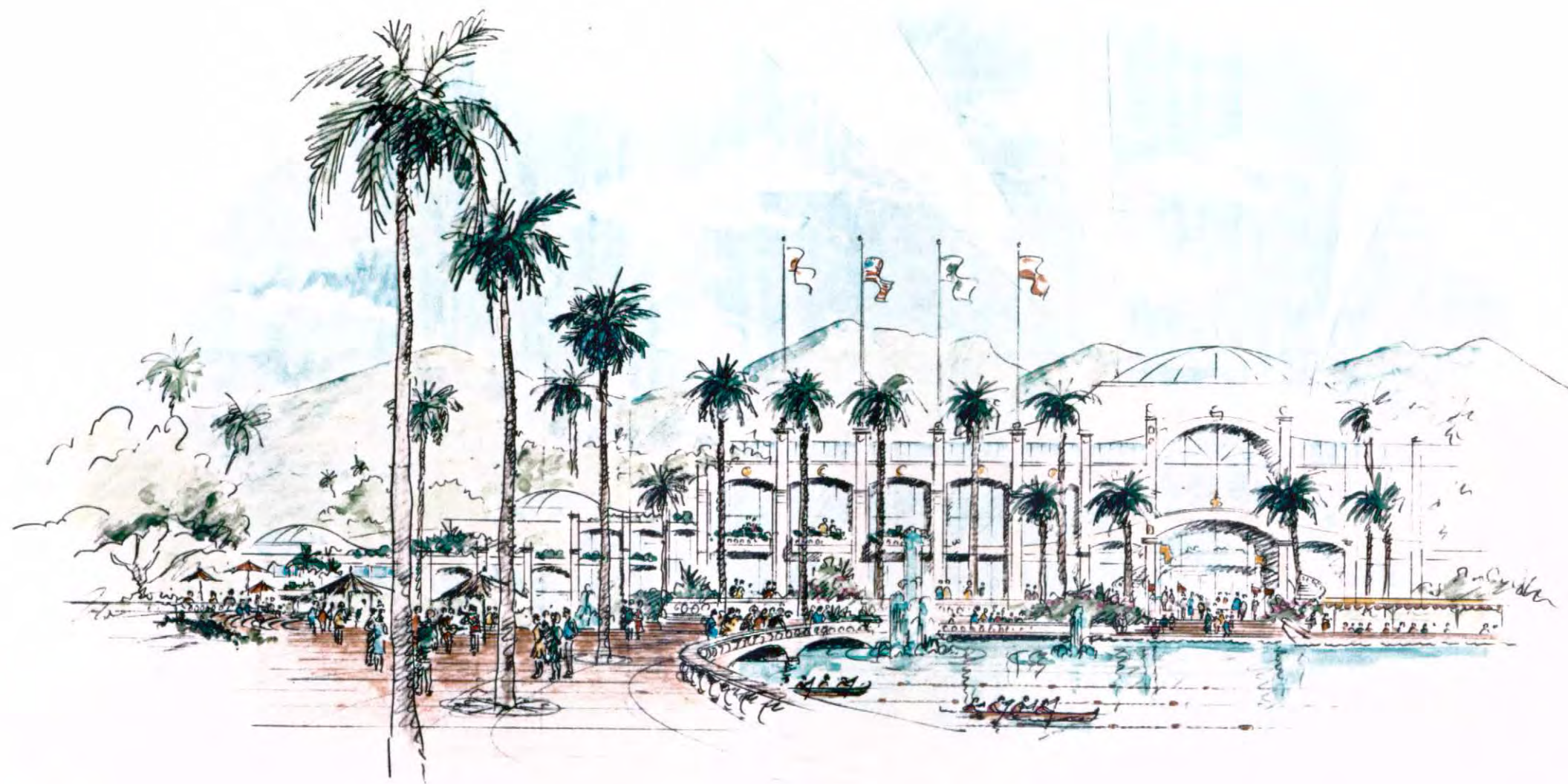
- The project could become the catalyst for a much-needed clean-up and enhancement of the Ala Wai Canal and its borders, making it more usable as a sport and recreation waterway and as an open space amenity for residents and visitors.
- As a part of the project, there could be a great new public open space -- a plaza adjoining the Ala Wai Canal where the community could come together for festivals, displays, fairs, shows, entertainment and celebrations.

This drawing illustrates some of the possibilities: water's edge promenades, restaurants, fountains, amphitheater, canoe races, craftsmen and artists, music, tour boats. Many other opportunities could arise as the project is finalized.

Equally important, the bulk of the convention center would be out of sight. Only the lobbies and eating places would face the canal and Waikiki. Drawing on Hawaiian traditions, climate and way of life, the center could be designed as a distinctive and beautiful landmark for Waikiki and for the State -- and in the process set a high standard for future development.



WAIKIKI
QEF - Master Plan Study
John Carl Warnecke & Associates
Robert Lamb Hart Planners & Architects
December 1990



WAIKIKI CONVENTION CENTER

CONCEPTUAL DESIGN STUDY SPONSORED BY THE QUEEN EMMA FOUNDATION • DEC.1990 • ROBERT LAMB HART PLANNERS AND ARCHITECTS

THE COMMUNITY AND CONVENTION CENTER

This site has the flexibility to permit a convention center facility of any size and configuration. Ample land is available since, at completion, the structure could be covered over with the golf course.

The drawing shows, for example, more than 200,000 square feet of exhibition space built on a single level. Because the exhibit hall would be constructed on ground level, it could be immediately adjoined by on-grade truck docks, without the need for ramps or large freight elevators, and also by ground level lobbies and pre-function spaces, eliminating the need for massive banks of stairs, elevators and escalators. The ease in set-up and take-down could result in much less down time with substantial savings of time and operating costs.

The ballroom could also be on ground level adjoining the ground level kitchen. Meeting rooms could be on one, two or three levels, depending on the ultimate designs.

Lobbies and pre-function spaces could all have views onto the Canal and Waikiki. They could be readily designed for multiple simultaneous conventions and events.

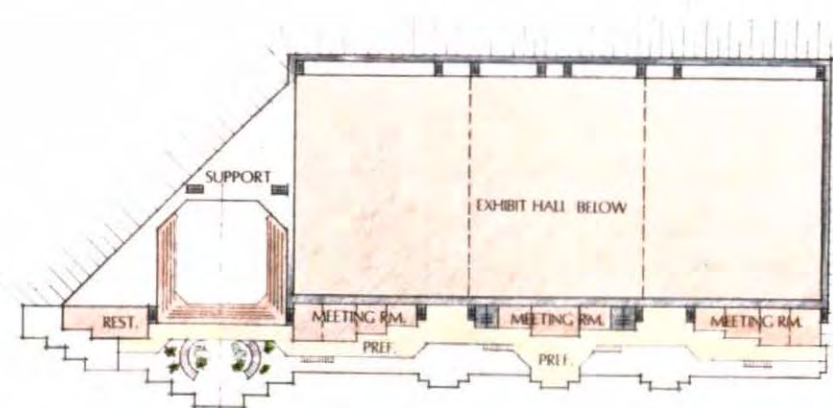
Restaurants could be on the ground and/or upper levels, served from the same central kitchen. Other commercial activity could be introduced as well, which, if properly done could result in significant additional income. The operations could be self-supporting, thus making possible the private operation of the center.

The facilities could be used for community functions when not being used for conventions, meetings or other scheduled events.

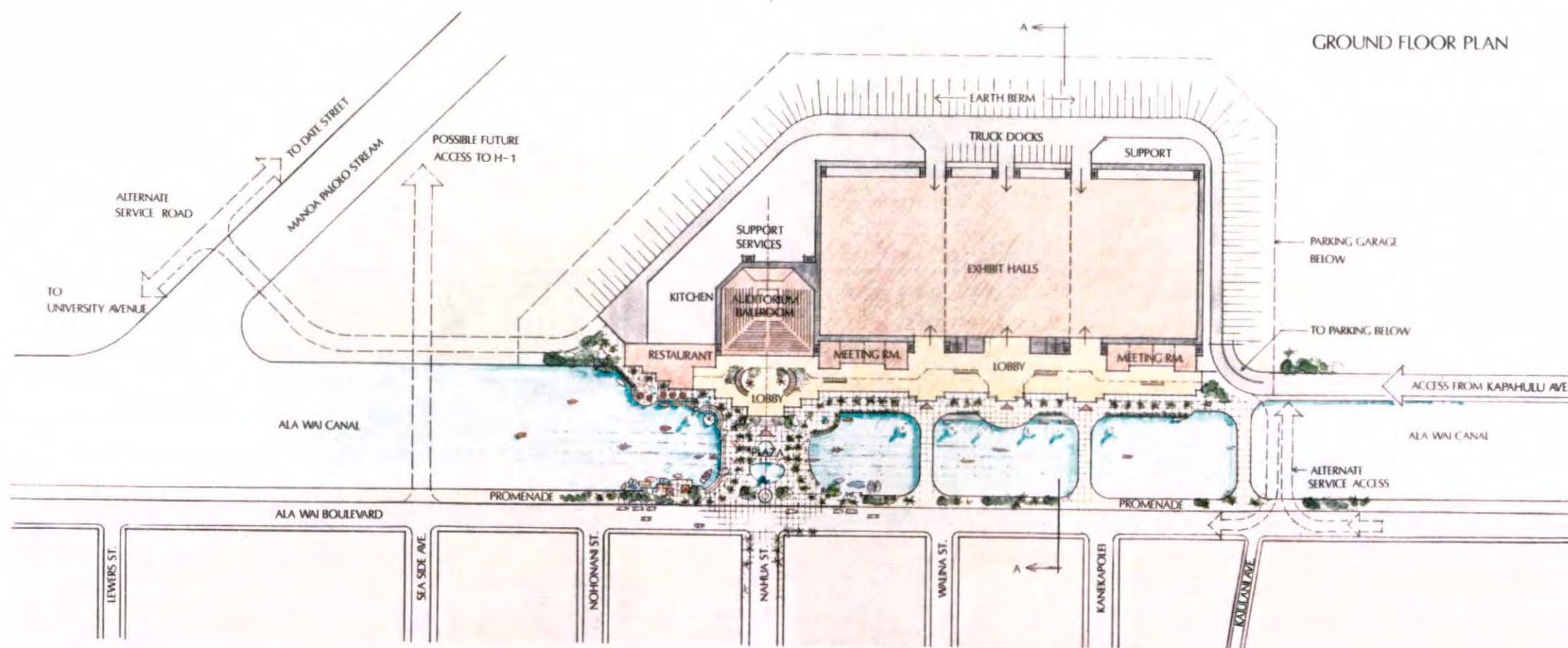
This drawing also illustrates traffic and circulation concepts:

- Pedestrian traffic could approach directly from the center of Waikiki across bridges spanning the canal. Vehicular access could be provided across the canal, if desired. The International Market Place and its surrounding hotels are only a few minutes walk away.
- Automobile, buses and trucks could be brought in and out along the preferred route...a direct connection to H-1 (along the Manoa-Palolo drainage way), which is presently under consideration by the State. Other new access roadways are possible too, for example, from Kapahulu Avenue, or along side the Manoa-Palolo drainage way alignment to Date Street.

With respect to traffic, a significant advantage afforded by this site would be the several alternative means of ingress and egress that could substantially lessen the traffic impact on surrounding streets.



SECOND FLOOR PLAN



GROUND FLOOR PLAN

WAIKIKI CONVENTION CENTER

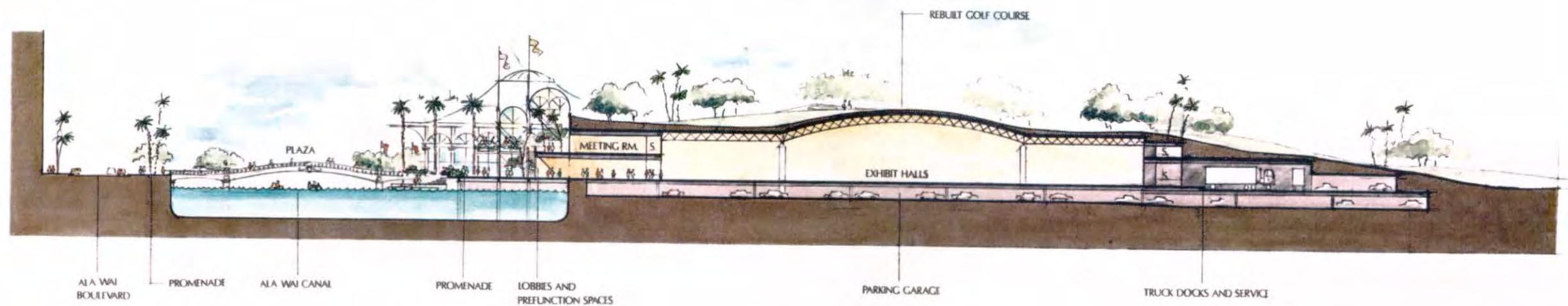
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UNDER THE GOLF COURSE

The main portions of the convention center could all be built on a single ground level with some of the meeting rooms and other ancillary uses located on an upper level. This drawing shows how the lobbies could open onto a canal-side promenade, with almost any size exhibition hall behind.

Parking could be built for any required number of cars. These sketches show parking for about 2,000 cars on only one level under the building. This level could be raised in elevation if ground water is found to be a problem. Truck access and loading/unloading is available at the same level as the exhibition hall. More parking in this location, if deemed necessary as part of any transportation solution for Waikiki, could be accommodated by enlarging the footprint of the subsurface parking and/or exploring the feasibility of additional sub-levels. When not being used for the convention center, parking stalls can serve as public parking which could contribute to reducing traffic in and out of Waikiki.

Overall, the site offers enormous advantages; it is a simple, logical, energy-efficient and a cost effective way to build a convention center.



◁ MAKAI • SECTION A-A • MAUKA ▷

WAIKIKI CONVENTION CENTER

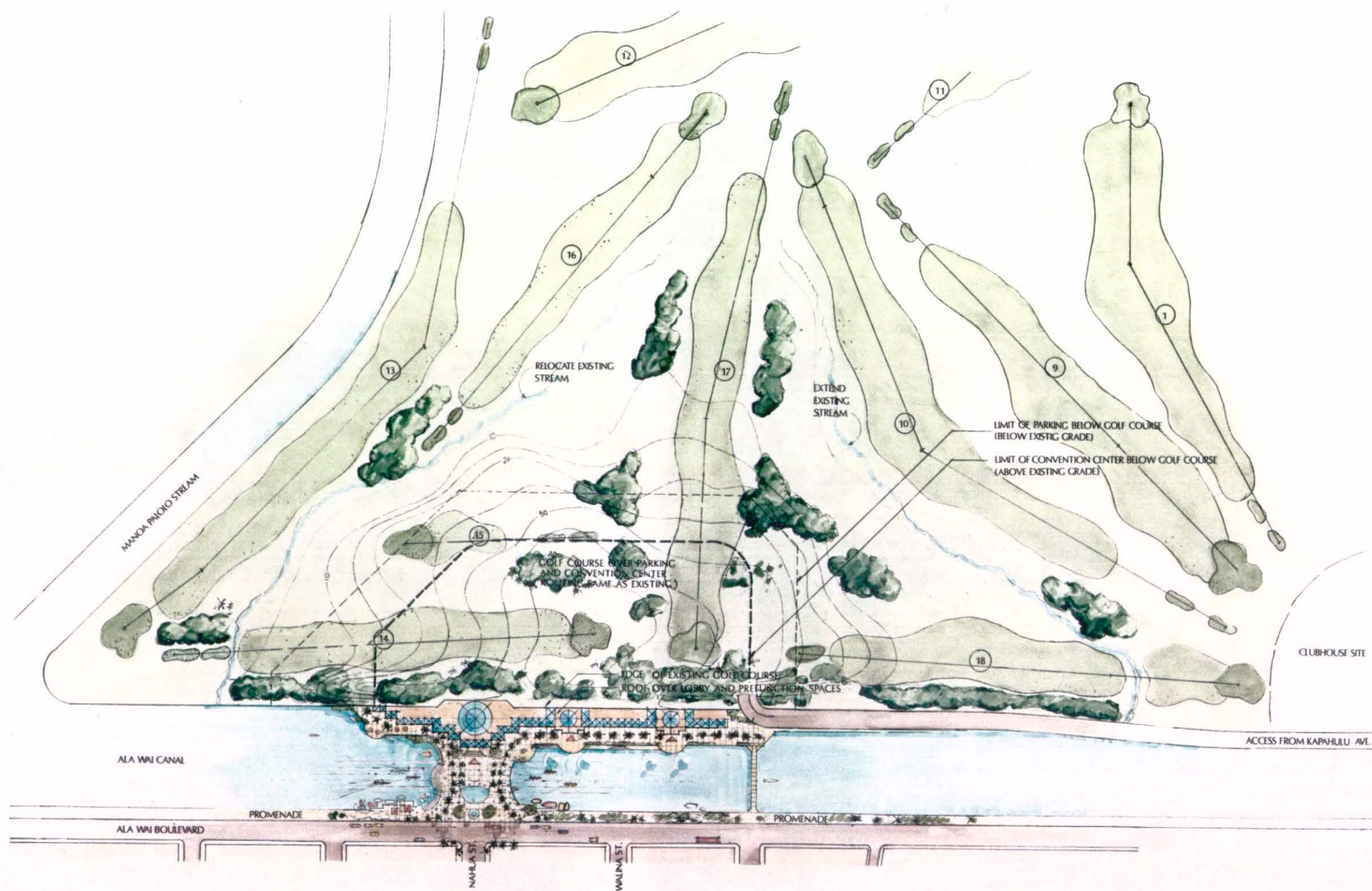
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THE GOLF COURSE LAYOUT

A preliminary study of new golf routings has shown that there is ample room to rebuild the Ala Wai Golf Course over and around the convention center's exhibition halls, truck docks and parking. This drawing shows one alternative with the proper length and sequence of holes, a variety of challenges and the potential for natural beauty that would improve the affected golf course holes.

During construction, the existing holes could be re-routed temporarily in order to permit continuous play on the 18-hole course.

Efficient earth moving and proper depth of soil, irrigation and drainage needed for a high-quality golf course, all could be handled with simple, conventional engineering solutions. The end result, because of the changes in ground elevations, contouring and landscaping could be a better and more interesting public course for the City.



WAIKIKI CONVENTION CENTER

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AERIAL VIEW

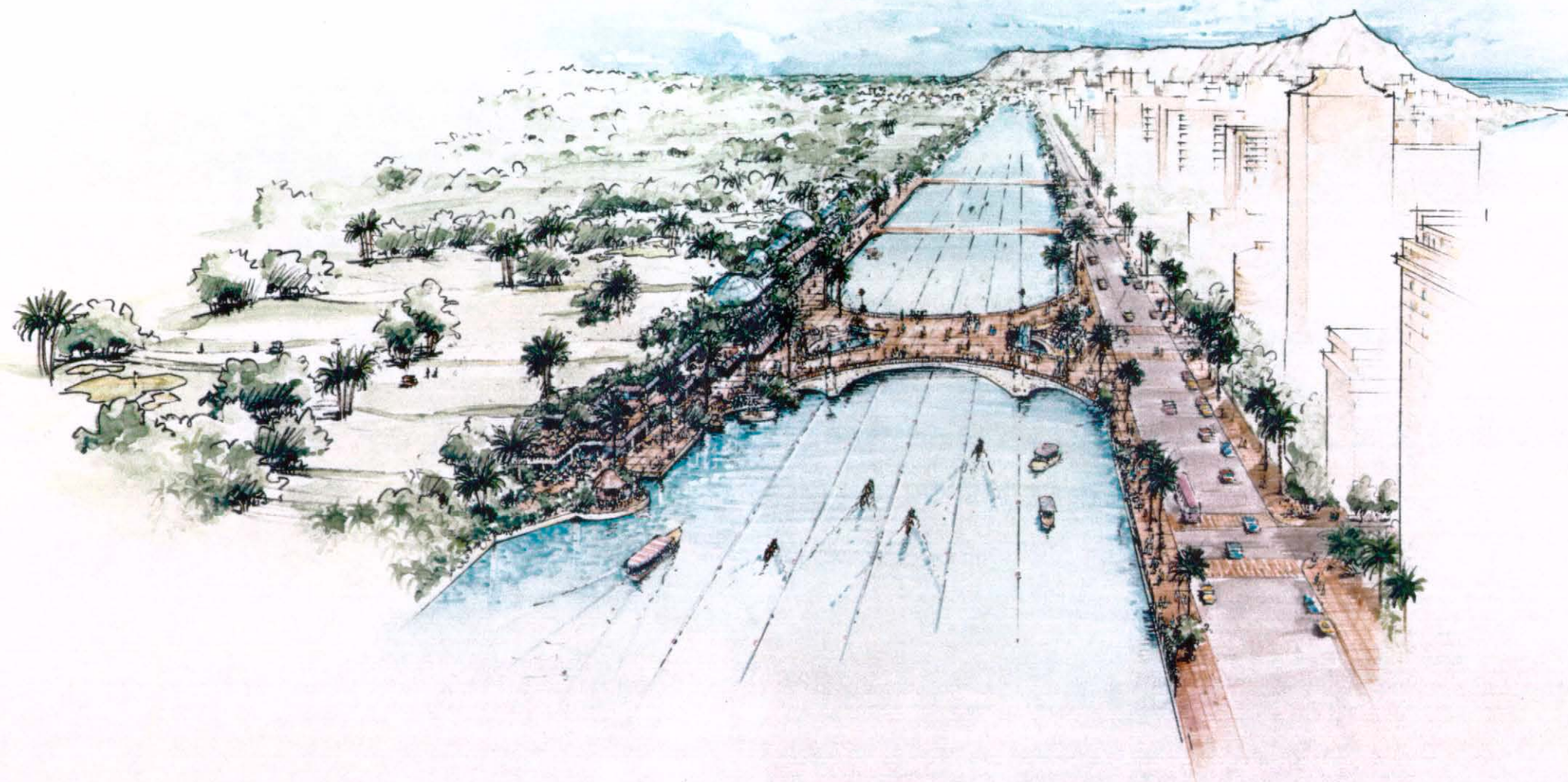
This drawing sums up the ideas:

- A convention center location within easy walking distance of the center of Waikiki.
- At the same time, the car, bus and truck traffic would not have to enter Waikiki, and ample, efficient parking can be provided.
- The site permits the most efficient building -- with substantially lower construction costs and operating costs -- and a world class convention center, if desired, could be built here.
- Ala Wai Golf Course could be improved and play could continue during construction.
- Ala Wai Canal could be cleaned up and made into a beautiful and more usable community open space.
- A spectacular new community gathering place -- a unique Waikiki "plaza" -- a safe place for residents and tourists alike which could be built as part of the project.
- A variety of commercial opportunities could be included: this drawing shows a few waterfront shops, restaurants, open air markets and other water-related ventures.

In summary, the concept is this: if a convention center is to be built in Waikiki, especially a large one, then it should be done in the right location in the best way possible, with the most efficient, workable cost-effective building -- one that can make Waikiki truly competitive with other resort cities.

At the same time, it should be made a part of an overall plan that enhances Honolulu and Waikiki, both for visitors and residents -- with more and better public amenities and open space, and with the qualities that make Hawaii unique in the world.

Further study may indicate that this alternative would meet those community objectives. Unlike the International Market Place site, this may fit well into the Master Plan for Waikiki.



WAIKIKI CONVENTION CENTER

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