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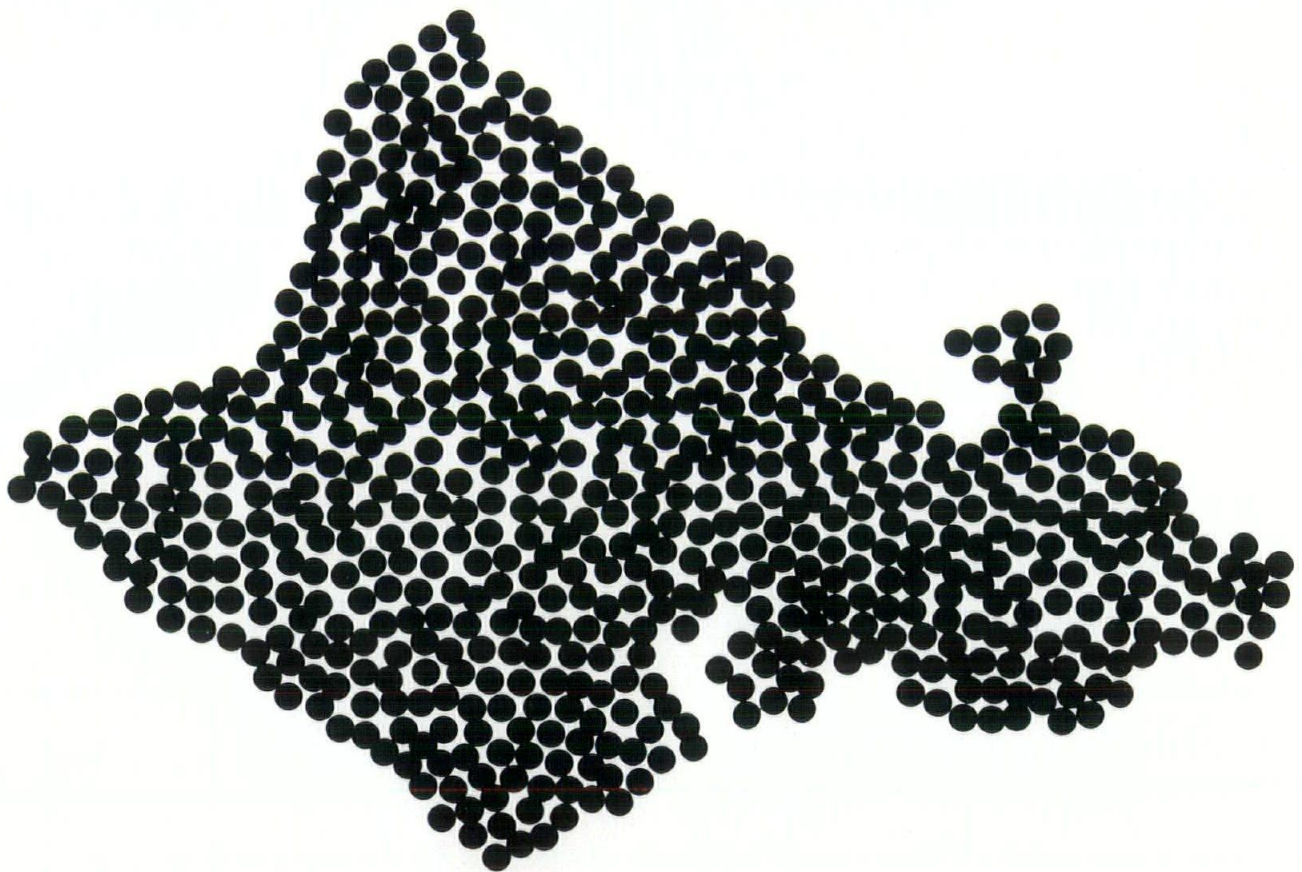
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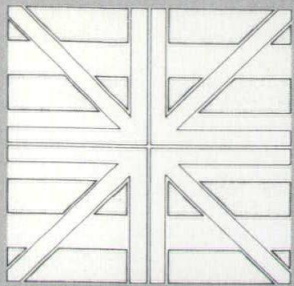
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HAWAII ARCHITECT

Volume 16, Number 4

April 1987

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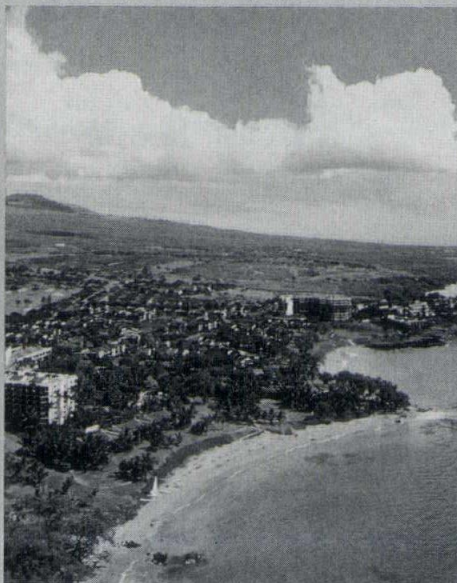
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Cover: The Wailea Resort is a master-planned, 1,500-acre residential resort community on Maui's southern shore. Wailea boasts five white sand beaches, two luxury hotels and three garden condominium villages.

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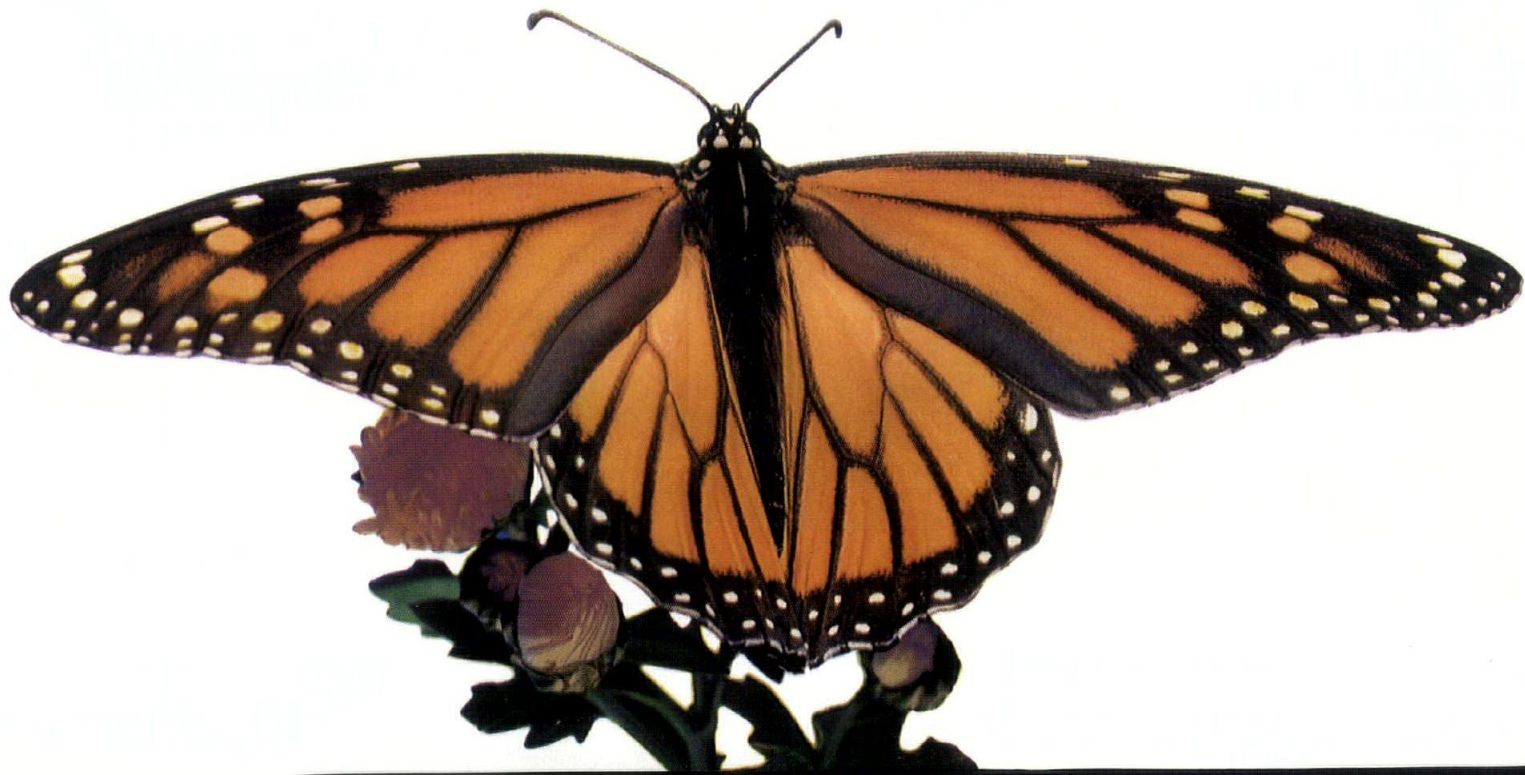
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WAILEA

Maui's Distinctive Resort Community

*by Robert E. Everingham
Manager of Project Planning*

Wailea is a planned residential resort community located on approximately 1,500 acres of beachfront property along the southwest coast of Maui, in the lee of Mount Haleakala.

It is a high quality development consisting of luxury hotels, garden condominium villages and individual homesites, plus distinctive recreational, cultural and commercial amenities.

One-and-a-half miles of coastline are divided into five excellent coral-free sandy beaches. Rainfall is rare,

and warm sunny days are the rule.

Wailea, a \$200 million investment thus far, is a subsidiary of Alexander & Baldwin, Inc., of Honolulu. It has been developed with care for the community and the environment, beginning with its first golf course in 1971.

Scope of Development

Wailea's current permanent and visitor population of about 2,500 is expected to rise to nearly 9,000 when the resort is completed in 15 to 20 years. Maximum densities planned for include approximately 3,000 hotel rooms, 4,000

condominium apartments and 800 to 1,000 single-family residential lots. At present, 950 hotel rooms, 623 condominiums and 292 single-family lots have been completed.

Of the original 1,500 acres within the Wailea resort, approximately 860 acres have been developed for various purposes including roads, parks, golf courses, tennis courts and facilities, condominiums, single-family subdivisions and hotel use, leaving approximately 640 acres for future sale or development.

The Wailea Master Plan generally follows the Community Plan



Wailea's Blue Golf Course has been called "a golfer's golf course." Wide straight fairways and gentle inclines give this par 72 course a reputation as the more forgiving of Wailea's two courses.

recently adopted by the Maui County Council. The southern acreage is currently zoned "agricultural" by the County and designated "agricultural" by the State. The area to the north is presently zoned and designated "urban" by the County and State.

Wailea Amenities

Wailea's amenities are essentially complete, although the shopping village and tennis club may be expanded as population grows. The Wailea Shopping Village has 25 retail stores, two restaurants, a bank and Wailea's real estate office filling its 30,000 square feet of leasable area.

The Wailea Tennis Club includes 14 courts (three grass courts), a pro shop and restaurant. Wailea's golf facilities include two 18-hole championship courses, a driving range, two putting greens, plus clubhouse, pro shop and restaurant.

There is also a freestanding restaurant complex containing the Wailea Steakhouse and Hibachi Restaurant. Both facilities are currently operated by others under lease agreements with Wailea Development Company, Inc.

New Developments

Site improvements for Wailea Kialoa Homesites, located on the northern edge of the resort, are nearing completion, and sales will commence soon. Advance reservations are currently being taken, and approximately 95 of the 102 lots have been reserved.

Site MF-14, adjacent to the Tennis Center, was recently purchased by a joint venture of the Grand Champions Resort Development Corporation and the Bergheer Company. A 188-unit tennis-oriented condominium village is planned, with construction to start in spring.

Site A/B fronting Wailea Beach is under a Land Sales Contract to a joint venture of TSA International and Kumagai Gumi Company of Japan. The purchase is expected to close during the second quarter of 1987, to be followed by the development of an 800-luxury hotel. There is also space for a future

(continued on page 32)



From Wailea's two championship golf courses, the islands of Kahoolawe and Mokokini appear to be just a three-iron shot away!

Wailea Design Awards

Over the years, the commitment to quality has won Wailea a number of architectural awards.

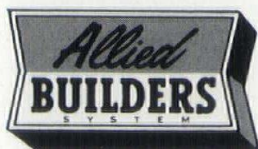
Project	Type of Award	Design Firm	Date
Wailea Ekolu Condominium Village	Citation for Design Excellence in Architecture (HS/AIA)	Johnson Reese Luersen Lowrey, Inc.	April 1982
Wailea Community	Civic Enrichment Award (HS/AIA)		March 1980
Wailea Elua Condominium Village	Honor Award (HS/AIA)	Ossipoff Roland Snyder & Goetz	March 1980
Wailea Community	National Celebration of Architecture (AIA)		September 1979
Wailea Shopping Village	Honor Award (HS/AIA)	Edward Sullam & Associates	January 1978
Wailea Landscape Master Plan	National Landscape Award (American Society of Landscape Architects)		1977
Wailea Steakhouse	Honor Award (HS/AIA)	Wimberly Whisenand Allison Tong & Goo	October 1975
Wailea Tennis Club	Architectural Excellence Building (HS/AIA)	Chapman Cobeen Desai Sakata, Inc.	March 1975



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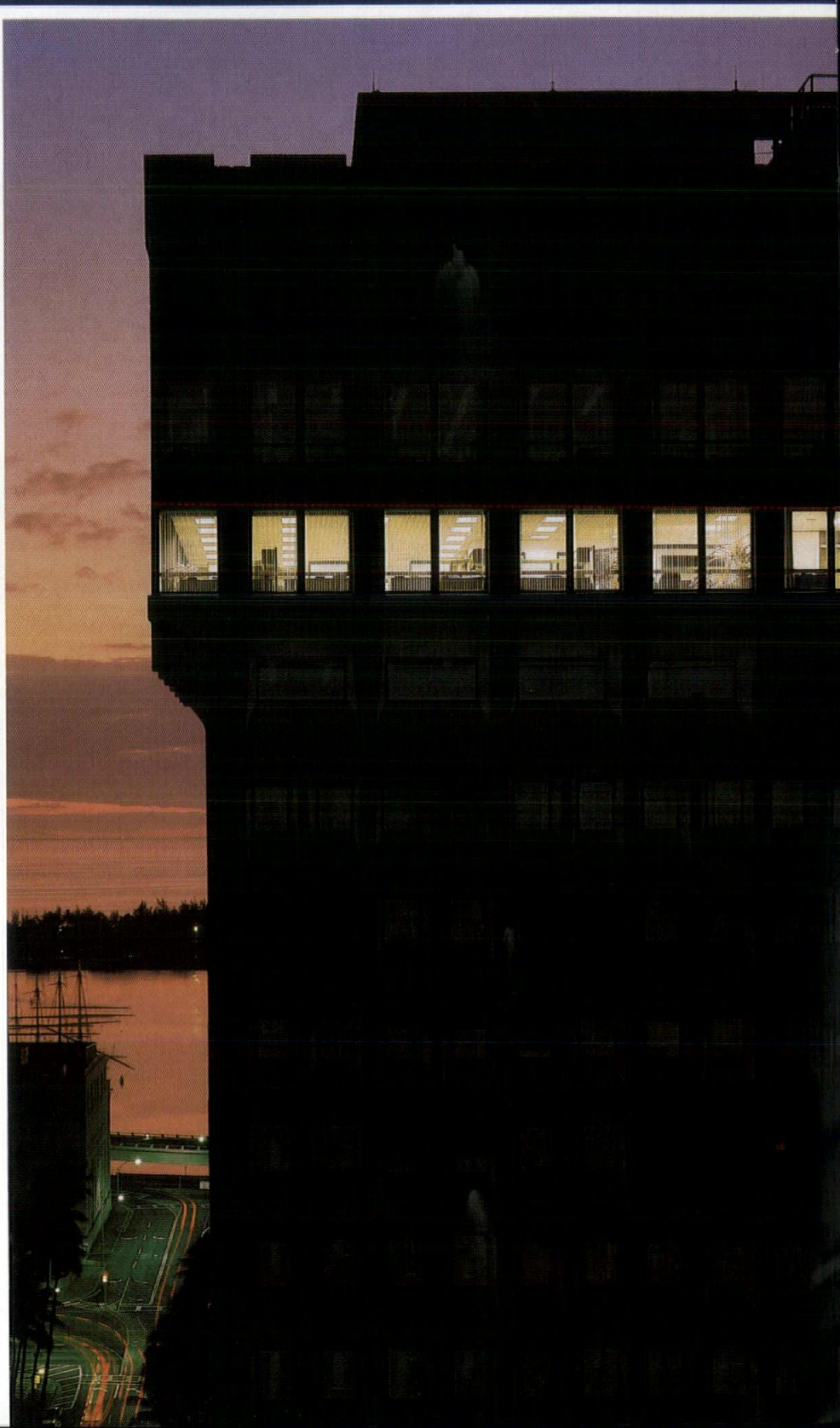
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Integrated Destination Resort

Hawaii's Contribution to World Tourism

*by Larry E. Helber, ASLA
Helber, Hastert & Kimura, Planners*

Hawaii has been a leader in the evolution of the world's tourism industry due to its broad reaching innovations in tourism and resort master planning. One of the most significant was the launching of Kaanapali Beach Resort in the mid

1950s—reputed by many to be the first truly integrated destination resort.

To fully appreciate this "Hawaii-born" concept, one must examine the historic growth of major tourist resort areas worldwide. People on holidays traditionally have been

attracted to coastal areas featuring sunshine and good beaches. Initially, most of the resort areas were rural, but as owners realized the potential of their coastal lands adjoining fine beaches, the lands were subdivided into strip developments featuring small lots for second homes and



The master-planned Integrated Destination Resort, such as Mauna Lani Resort shown here, typically conveys a more rural character achieved through a balance of clustered development and recreational open spaces. Photo by HH&K, Planners

holiday beach units. As popularity of these coastal strips increased, many of the small bungalows gave way to motels and holiday apartments, and then, through lot consolidation and rezoning, to mid- and to high-rise tourist-related development.

These areas soon became the Kiheis and the Waikikis of the world. While on the surface these places may appear as successful tourist destinations, they typically suffer from a lack of comprehensive planning, inadequate infrastructure, and an inability to fully meet the needs and requirements of their principal clientele—tourists. Because the land parcels are typically small, site development is maximized, leaving little or no room for on-site landscaped grounds and recreational amenities. Because there was no initial master plan addressing all components of a tourist resort,

accommodations and supporting activities often occur in a helter-skelter fashion, with little regard to user convenience or compatibility with adjoining uses. These once special holiday retreats soon became similar in physical form and visual appearance to the urban and suburban settings back home.

The integrated destination resort is a dramatic departure from strip tourism development. "Integrated" implies the incorporation into one development, of most, if not of all the facilities and activities desired by people seeking a resort holiday experience. "Destination" means the resort must cater to people staying for an extended period of time at one place. It is purposely designed to encourage relaxation and leisure, and to maximize the enjoyment of the vacation period.

Such a resort is a product of considerable research and

understanding of vacation trends, guest behavior patterns and desires. These market aspects are translated into comprehensive site development and land use/circulation plans. The resort's overall image, theme and character are identified, and these aspects in turn dictate development densities, building heights, architectural design continuity, infrastructure requirements and the ultimate carrying capacity of the site. These collective elements are then analyzed with respect to project feasibility and financial viability. All of this research, analysis and design is undertaken *prior* to any land subdivisions or unit construction.

Integrated destination resorts utilize considerable land (from 300 to 900-plus acres) and typically include major hotels and other tourist accommodations such as



Waikiki is an example of the more traditional pattern of resort development beginning with predominantly low-rise, small lot subdivisions and progressing to intense high-rise development through lot consolidations and rezoning. Photo by WWAT&G, Architects

golf, tennis and other recreation facilities; a beach/water sports center and resort commercial establishments. Some resorts incorporate museums, amusement centers, botanical gardens, wildlife parks and other attractions to broaden the visitor's activity base and to attract day visitors. Condominiums and residential subdivisions are commonly included to establish an early cash flow to offset the resort's considerable front end costs, and to cater to the second home and retiree markets.

Since the commencement of Kaanapali Beach Resort some two-and-one-half decades ago, the number of major integrated destination resorts in various stages of construction in Hawaii now stands at 15. To this number can be added Herbert Horita's Ko Olina Resort soon to commence construction, and an additional six which have recently been announced.

With such a high level of resort activity, it is easy to see why Hawaii has become the leading learning center and classroom for developers and design consultants from all corners of the world. These "students" carefully analyze and study our many resorts, then take the best aspects back for local adaptation and application. There is, in fact, considerable merit in this analysis, as it both highlights some of the shortfalls in the early resort schemes and gives insight as to the trends and requirements of tomorrow's resorts. The more significant parameters include:

- **Market Segmentation.** Integrated resorts are increasingly being tailored to specific market segments—the wealthy, the active, the adventurous, singles, families, etc. With the aid of market research, every possible activity and facility is incorporated into the resort master plan to fully meet a particular market's special requirements and desires. This is in contrast to the past, when many resort developers attempted to provide something for everyone, but often fell short in meeting the expectations of multi-market groups.

- **Active vs. Passive.** Vacationers are becoming increasingly more active in contrast to the earlier days when people were content to settle into a resort and spend considerable time reading, playing cards or enjoying conversation over a cup of tea. Today, people look to resorts for a broad range of activities, experiences and adventure. Successful resorts feature health care and fitness programs, guided adventure excursions, creative learning centers, home video movie

productions and a multitude of sporting events. They are often referred to as "adult playpens" in that they encourage people to have fun, participate in new activities and essentially break away from their usual business and social routines.

- **Concentration of Activities.** To ensure maximum utilization of the resort's recreational facilities and social activities, merchandising principles similar to those used in the design of shopping centers or

(continued on page 34)

CONCRETE IDEAS



Kaiser-Permanente Honolulu Clinic in Makiki;
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RESORTS

“NA HONOLANI” The Elegance of Hawaii's Past

*by Norman Y. Quon, AIA, Project Director
Kuilima Development Company*

For generations, the North Shore has been a very special place for “kamaainas” fortunate enough to call it home and for “malihinis” who have discovered its diverse natural beauty, rural charm and the gracious hospitality of its people. It is with this sense of respect for the land, its history and, more importantly, its people that Kuilima Development Company (KDC) in November of 1983, began its efforts to create “Na Honolani,” a 808-acre destination resort on Oahu's North Shore. This resort is more than a third larger in area than Waikiki.

Perhaps the most significant aspect of this project was the methodology and process used to create it. The project is the first resort in the State of Hawaii to be designed by a developer working hand-in-hand with the local community, businesses and governmental officials.

Over the past three years, KDC's Project Director Norman Quon, KDC's Community Relations Coordinator Buddy Ako, and the architectural and planning firm of Group 70, with the Kuilima/North Shore Strategy Planning Committee — consisting of between 45 to 100 representatives per meeting — have met monthly at the Turtle Bay Hilton and Country Club. The objective was to bring the various community factions along the North Shore — Koolauloa region to Waialua to Kaaawa — in a planning process to work together to delineate common goals and reach a mutual consensus on issues.

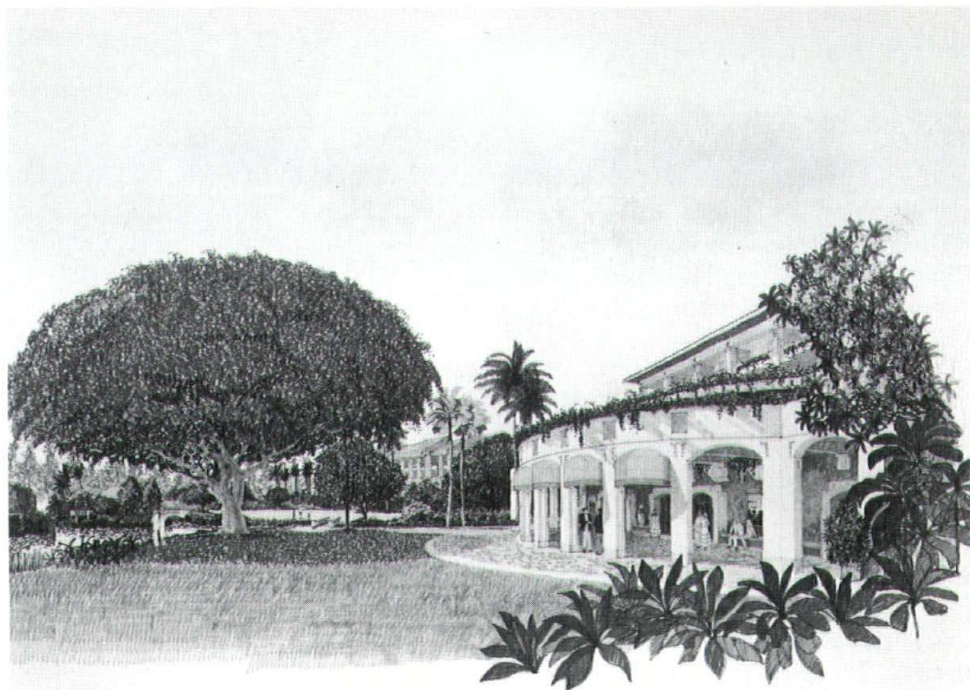
The project started with a “blank sheet.” All previous plans were

scrapped and community needs were ascertained. The first 10 months were devoted to creating the physical master plan. Issues such as “keeping the country, country,” agreement on the number of total resort units, densities, creation of right of ways, parks, access to the shoreline and preservation of Kawela Bay were addressed. Following this phase, the social economic issues confronting the project were addressed — jobs and training, keeping jobs on the North Shore, traffic, economic impacts and numerous environmental issues.

The culmination of this community/developer relationship

and planning effort came on Aug. 5, 1986, two years and nine months later, when Honolulu's Mayor and City Council voted unanimously in favor of a rezoning ordinance allowing “Na Honolani” to become a reality.

However, at the inception, the project faced tremendous opposition. On Dec. 15, 1983, the Koolauloa Neighborhood Board called a special public informational meeting to address the hiring policies at the hotel already located at the resort site, the Turtle Bay Hilton and Country Club. At the conclusion of the meeting, board members formally resolved to oppose all future development



Architectural sketch of a section of Kawela Bay Hotel, part of “Na Honolani,” an 808-acre destination resort in Oahu's North Shore. Architect is Francis Oda of Group 70.

proposals sponsored by the resort owners, The Prudential Insurance Company of America. Their resolution was followed by a tense two-month community picket in front of the Turtle Bay Hilton and Country Club.

It was from these grave beginnings, that KDC began working closely with community representatives to achieve a resort plan that encompassed the needs of the area. The goal was to focus on the rich past and preserve the qualities that made the North Shore a unique and special place.

The grandest period of the North Shore occurred at the turn of the century, from 1899 - 1925. It was the period of classic elegance and romance — the time of the Haleiwa Hotel. The hotel opened Aug. 5, 1899, as part of the plans for the extension of the Oahu Railway (OR & L) to the Kahuku Sugar Mill. The architect chosen to design the hotel was O. G. Traphagan, whose Moana Hotel opened two years later in 1901.

The Oahu Railway was Hawaii's first railroad. It was built to serve the rapidly expanding pineapple and sugar cane industry. OR & L advertised a round trip two-day tourist excursion all inclusive for \$10. This provided a train ride from Honolulu to Kaena Point, an overnight stay at the hotel and a trip to the Waialua Sugar Mill, followed by an afternoon carriage drive through Wahiawa, for inspection of the pineapple plantations, and then on a train ride back to Honolulu via its Wahiawa Branch.

The Haleiwa Hotel was built on the sloping bank of the mouth of the Anahulu Stream and offered a commanding view of the sea. The railroad passed directly in front of the hotel on its way to Kahuku. A rustic bridge provided a crossing over the lakelike inlet of the stream. The architecture of the hotel was indicative of a beautiful Hawaiian Victorian mansion with a large round front portico supported by Ionic columns, broad verandas, generous public rooms, high, cool and airy chambers.

The hotel's comfortable surroundings included a sunbathing area, a billiard room, boating activities and beautiful fern surrounded fountains. There was a lodge in the mountains for hunting wild turkeys, pheasants, goats, ducks and plovers. Horses were available for riding. There was a tennis court on the hotel lawn. A golf course was added later and was praised as "superior to all others in the Territory."

The European element was typified by the clothes worn by guests. Ladies in sheer, long white dresses carrying ruffled parasols strolled the grounds. Young men wore full-dress suits with stiff collars and ties. Waiters in starched white uniforms presided over luncheons and dinners.

The style and grace typified by the Haleiwa Hotel will set the standard of ambiance for Na Honolani. The architectural theme



Gene Fujioka
Vice President

Advice from Gene....

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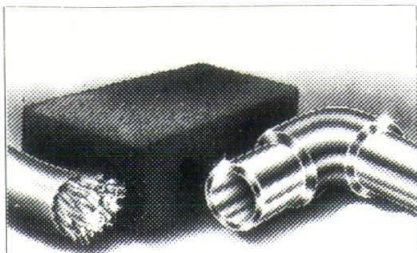
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is that of a "kamaaina" country estate. It is a unique combination of New England architecture of the 1800s adapted to the Hawaiian climate with use of generous overhangs and large spacious open lanais.

While the Hawaiian architectural style is widely appreciated, it has never been applied to any destination resort. Na Honolani will incorporate this style into a variety of structures resulting in a blend of traditional and modern architecture, giving the resort a timeless quality which will endure over many decades. The resort will offer a myriad of activities, thereby encouraging guests to stay for long periods of time..

The property is located along an 808-acre corridor makai of Kamehameha Highway stretching from Kawela Bay to Marconi Road, east of Kahuku Point.

The master plan divides the resort into four major sections:

- Kawela Bay Resort Area
- Turtle Bay Resort Area
- Golf Clubhouse & Beach Club
- Recreational Retreat Area

The 20-year project includes the construction of 1,500 new hotel rooms and 2,000 resort condominiums, in addition to the existing Turtle Bay Hilton and Country Club.

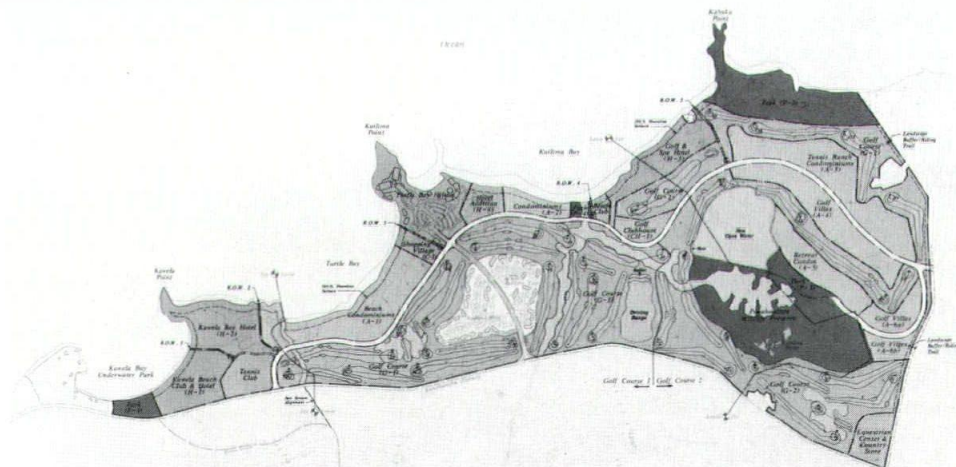
Guests will dine in exquisite restaurants at the resort's luxury hotels, play golf at one of two

Arnold Palmer Golf Courses with their dramatic finishing holes, swim in one of the most beautiful small bays in the Islands, play at the tennis ranch, surf, snorkel in the underwater park at Kawela Bay and view endangered Hawaiian waterbirds in 100 acres of natural habitat.

The resort village center will feature a special food mall offering tourists and local people the chance to sample Kahuku corn and watermelon while enjoying a "Hokushin" raku art piece.

Additionally, the resort will feature a 4.2 mile 100-foot wide walkway connecting a five-acre passive park at Kawela Bay to a 37-acre region park at Kahuku Point. Along this walkway, visitors will be able to walk for miles along a stretch of shoreline twice the length of Waikiki Beach. The resort plan recognizes Hawaii's North Shore as a very unique place — quiet, low-key and very rural, but in close proximity to urban Honolulu.

Kuilima Development Company is dedicated to creating a resort where guests can identify with the traditions of Hawaii, while being honored by the ohana (family) of the resort. Enhanced by gracious service from staff members who take a personal interest in their guests, Na Honolani's architecture, ambiance and human spirit will truly reflect the best of the real Hawaii. **HA**



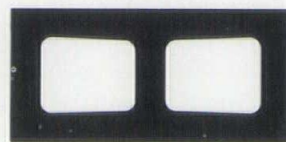
The master plan for "Na Honolani" divides the resort into four major sections: Kawela Bay Resort Area, Turtle Bay Resort Area, Golf Clubhouse & Beach Club, and Recreational Retreat Area.



The classic elegance of the Haleiwa Hotel on the North Shore from 1899-1925. The "kamaaina" country estate was a unique combination of New England architecture of the 1800s adapted to Hawaii's climate.

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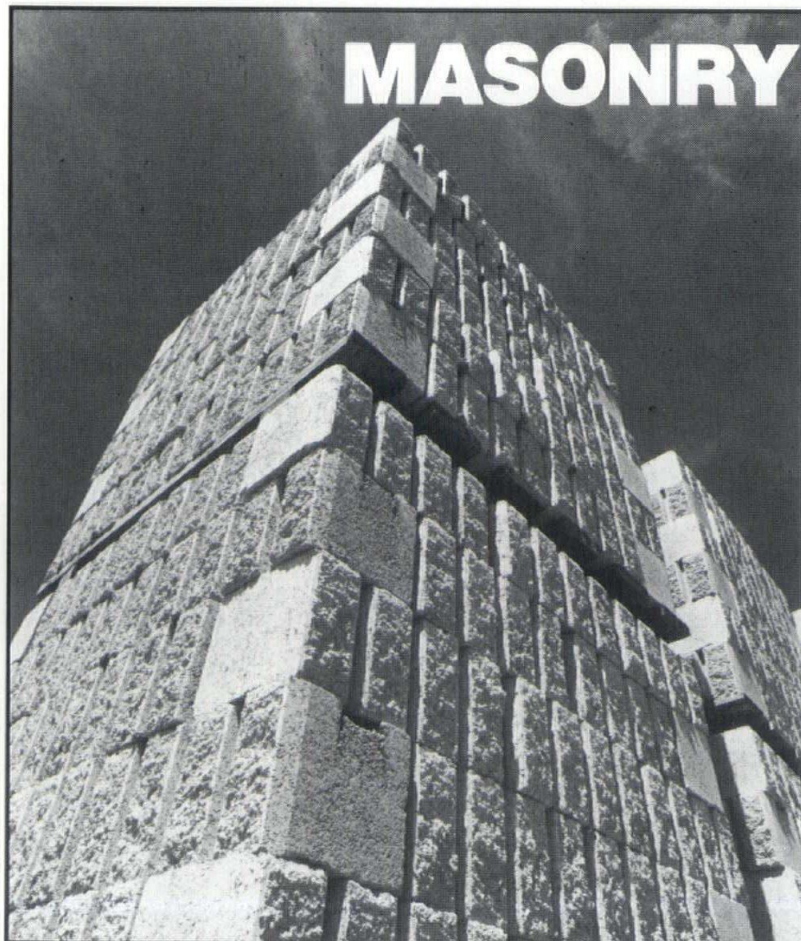
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RESORTS

Resorts: A Quest for Renewal Through Pleasure

by Sidney C.L. Char, AIA

Wimberly Whisenand Allison Tong & Goo Architects, Ltd.

At root, resorts have to do with renewal—of body and spirit. At resorts, pleasure is paramount.

Let's consider the distinguishing character of a resort as opposed to non-resort hotels—and what part the architect plays in creating this distinction.

The non-resort functions primarily as a way station, a layover point or as a place to stay while conducting business. The resort functions primarily as headquarters or destination area for deliberate leisure, often for an extended period.

This means a resort hotel must be

designed for, and must cater to, the guest's idea of pleasure and ideal leisure. Because this is a highly individual, subjective area, there is no consensus as to what particular form of leisure makes the perfect resort. Therefore, no set formula exists for every man's ideal vacation. It's different strokes for different folks.

While a good business hotel, at the least, is somewhat standardized, resort hotels are more like speciality shops. A fine resort, not necessarily a luxurious one, offers a particular sense of place, and the pleasure of its guests is its *raison d'être*. Each is geared for a particular guest profile,

as is expressed in its activities, architectural styles, themes, specialities, prices, levels of service and degrees of formality.

As a guest, you head for what tickles your fancy. And fantasy (quite apart from the spectacular success of the Disney concept) is very much a part of the resort getaway. Just think about it: a dedicated housewife's holiday fantasy may be to get as far away from her kitchen as possible; an urban career woman may dream of escape to a lakeside fishing resort where she can both catch and cook her own dinner. The Monte Carlo set is clearly into crowded beaches,



Artist's rendering of Maui's palatial Four Seasons Wailea shows extensive use of elaborate water features. The prevailing ambiance will be the rich romance of a palatial villa by the sea. The project is scheduled for completion in 1989.

glitz and glamour status symbols. An equally affluent and decidedly different group is attracted by the exotic beauty of isolated beach resorts such as Kona Village (Hawaii Island) and Hotel Bora Bora (Tahiti), where paradise is equated with peace, privacy, plenty of sun and nothing electronic (such as television, telephone or radios).

Geographic particulars, of course, have much to do with establishing a resort's basic program (ski resorts in snow country, health oriented resorts where mineral springs abound and beach resorts in coastal areas). Often a developer wants to build a particular kind of resort (tennis, golf, water sports) and seeks the site to fit the desired program. Other times the site is the given, and the program is to create diversions that fit the site.

"... certain design considerations are important ..."

In either case, the architect takes advantage of the site to develop the specified program; this reinforces or enhances the vacation goal of a particular guest profile.

In some cases, the site affords a single salient advantage but lacks others deemed necessary. If the primary advantage is strong enough, millions may be spent to develop additional attractions. Outstanding examples are Hawaii's Kohala Coast resorts, such as Mauna Kea Beach Hotel, Mauna Lani and Waikoloa resorts, where the compelling attraction of the sea outweighs the disadvantages of hot barren lava-scapes which, in fact, are converted into spectacular golf courses.

Regardless of individual resort "personalities," certain design considerations are important to resort design in general.

A first consideration is siting the main structures. This establishes views from the buildings.

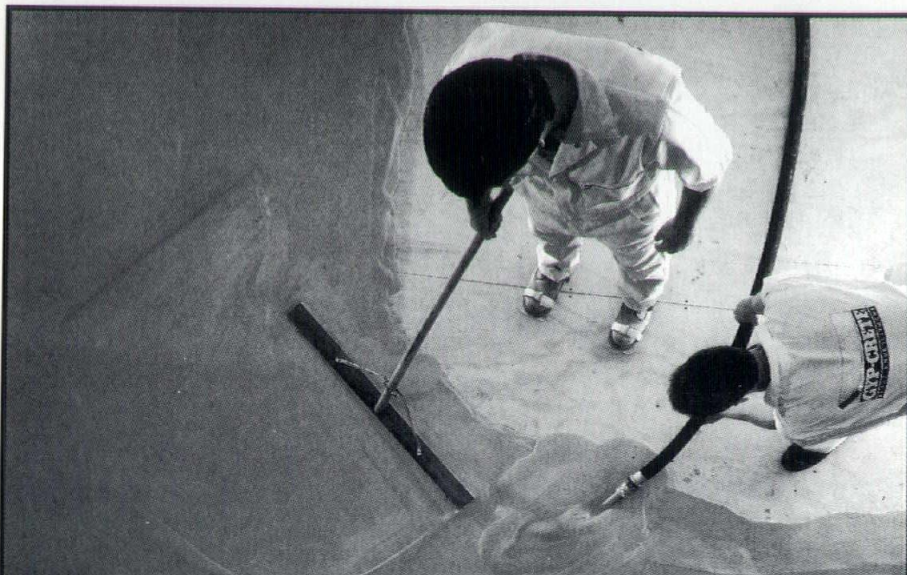
The arrival, in particular, requires skillful design in defining the all-important sense of place. The approach, entry and views from the

porte cochere and lobby are highly influential in setting the ambiance, the resort's distinctive atmosphere.

Food and beverage outlets play a critical role in determining a guest's "resort happiness quotient." Few things are more important to a person that his/her food and drink preferences. Memorable meals will go far in the promotion of a resort, and the memory is made up of the entire experience of the meal, from the architectural environment to final details of presentation and

service, as well as taste. Proper placement of kitchens and other back-of-the-house facilities are essential to efficient operation.

The resort guest room is normally generous in size, to accommodate multiple occupancies and long stays characteristic of resort guests. Furnishings to fit the resort's essential character and particular requirements are selected to provide flexibility for multiple functions—a writing desk that can be converted to dining use by pulling up a side



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chair; a sofa that may contain a hideaway bed; an armoire that may house a TV set, mini-bar, chest of drawers or even a pull-out desk top.

A current trend in luxury properties is toward very elaborate baths with an extraordinary array of amenities—all for the well-pampered feeling that makes a guest sigh with contentment, “What a way to live!”

Another still-emerging trend in resort design is the inclusion of very large, fanciful pools and other water features, such as ponds with carp or ducks, man-made rocks and waterfalls (Kauai Hilton), grotto bars and lengthy water slides (Hyatt Maui). At Hilton Hawaiian Village’s Tapa Tower a pool that was considered large a few years ago was called a “mud puddle” last year

by an outspoken guest. We hope that guest will return this year to enjoy the hotel’s recently completed 9,000-square-foot super pool.

An interesting observation about beach resorts and pools: no matter how near the ocean, or how warm and calm the water, people tend to gravitate more to the pool, where they spend much of their time lounging. In response to this use pattern, pools and decks keep increasing in size. Not only do guests want deck space, they like to lay claim to particular space. At Hyatt Maui, for instance, hard-core sun worshippers get up early to reserve their favorite chaise lounges by placing towels and beach bags on them before going to breakfast.

Historically, resorts were pretty much the exclusive domain of the very rich, who might have, typically, cruised to Hawaii with trunks of clothes and three months to spend at the Royal Hawaiian, or the Del Coronado in southern California. Resorts of this era, and earlier, tended to reflect the lifestyle of their moneyed patrons. Then, architecture was often on a grand scale, at times incorporating the grandeur and ornamentation of European mansions and palaces. Elegance, meticulous service, impeccable quality and a sense of permanence were the hallmarks of the period. Aristocratic form was created by the use of ornate Doric and Corinthian columns, Romanesque and Gothic arches, high (often vaulted) ceilings, glazed or stone roof tile, heavy plaster and stone walls, polished marble floors, fine wood paneling, thick oriental carpets, tapestries, paintings, sculpture, leaded crystal, fine porcelain, real linen napery and gleaming silver. The real world? In those days, yes. For the privileged few.

Then came World War II, and things were never quite the same again. The tradition of service became a casualty. Who had time for three-month vacations anymore? On the other hand, jet planes offering fares within the economic means of middle-class America made it possible for



The WWAT&G-designed Hotel Bora Bora in Tahiti, French Polynesia, is a striking example of the idyllic South Pacific hideaway resort.



Ritz-Carlton Naples (Florida) is a contemporary version of the “grand old resorts” of a by-gone era, which has growing appeal today. Emphasis is on a classical elegance expressed in residential scale and detail.

millions to visit and vacation where, formerly, only a very few could go. Additionally, many could go and get back home within the time span of ordinary vacations.

In short, resorts became democratized—available to, and something for, everybody. True, the average length of stay dropped to days from months, and all too often quality and service took a decidedly backseat.

But, the pattern had been set: resorts for respite from everyday reality—for large numbers of people.

By now, an increasingly large affluent society, comprised basically of men and women who work diligently for their earnings, has experienced and learned to appreciate the real value of a resort

*"... resorts for
respite from everyday
reality..."*

vacation. Further, they know what they want and are willing to pay for it. It may or may not represent their normal lifestyle. Never mind.

They grow increasingly discriminating. They seek out what pleases them. As mentioned earlier, some lock their jewels in a vault, leave designer clothes at home, pay top dollar and head for rigorously protected privacy in a rustic wooden cottage on a lava bed overlooking a brilliant sea.

But there's also a yearning for and an appreciation of opulence, the grand manner—being king and queen for a stay. Some of our firm's newest resorts are contemporary versions of the "grand old resorts." Very well received and already established as "in" resorts are the Ritz-Carlton Laguna Niguel (California) and Ritz-Carlton Naples (Florida), where the emphasis is on classical elegance expressed in residential scale and detail. The best materials, fine arts and antiques, a certain formality, and anticipation of the guest's every wish are *de rigueur*. Scheduled for completion on Maui, in 1989, is the Four Seasons Wailea where the

prevailing ambiance will be the rich romance of a palatial villa by the sea.

In summary, resorts operate on what might be called the pleasure principle and should be thought of as an experience opportunity; the experience should be restorative, re-creative. The goal should be that each guest returns home fully confident the hotel provided the basis for a nugget of golden time.

In designing a resort, the architect's task is to know what is conducive to such experience and

how to translate this to specifics that will support the guests' vacation goals and also function efficiently and be cost effective for owners and operators. One thing is certain, in the resort business, pleasing people is eminently good business. **HA**

Sidney C. L. Char, AIA, is one of thirteen principals in the firm Wimberly Whisenand Allison Tong & Goo Architects, Ltd. which specializes in hotel design in Hawaii, throughout the Pacific Rim, and on the U.S. mainland.

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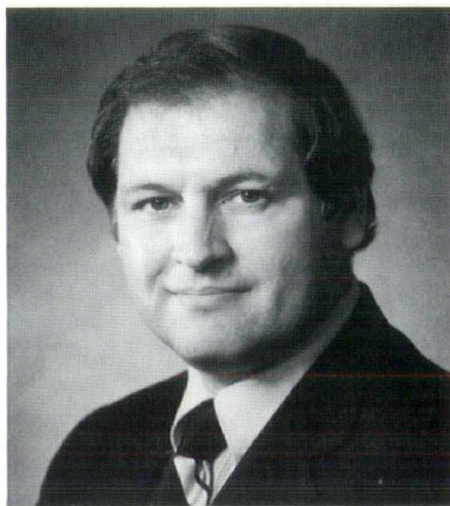
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Reorganization for Revitalization

by Evan D. Cruthers, AIA
Hawaii Society/AIA



Evan D. Cruthers

The Hawaii Society/AIA has undergone several reorganizations during the past decade. Increased membership, added responsibilities and new tasks dictated a realignment of functions and committee assignments.

This year is no exception. With our membership at almost 600 architects, associates, students and professional affiliates, our organizational structure required some fine tuning to meet our needs now, with a look toward the future.

The reorganization was not major. We retained the overall concept of committee chairmen operating within commissions. We added "Sections" to meet the growing special needs of neighbor islands, Maui and the Big Island. And whenever possible, a committee was placed within a commission rather than reporting directly to the Executive Committee and Board of Directors as had been the practice in the past.

The thrust of our monthly officers' and directors' meetings has been changed to permit bi-monthly meetings for policy discussion and decisions by the Board of Directors;

and bi-monthly meetings for discussions and update on programs and objectives by the Commissions and Sections. The people attending either meeting are the same; however, the purpose of each meeting is very different.

The organizational chart (below) shows the relationship between Board of Directors, Executive Committee, the three Commissions and Sections, and the Society Staff, Long Range Planning Committee, and Energy Grant Study. All Commissions and Sections are very important for our Society.

If you are not serving on a committee, ask yourself why not. If it's only because you haven't been asked, just let us know. I would be pleased to discuss committee membership with you. On the other hand, you could discuss your general interests with one of the commissioners, or your specific

interests with one or more of the committee chairmen.

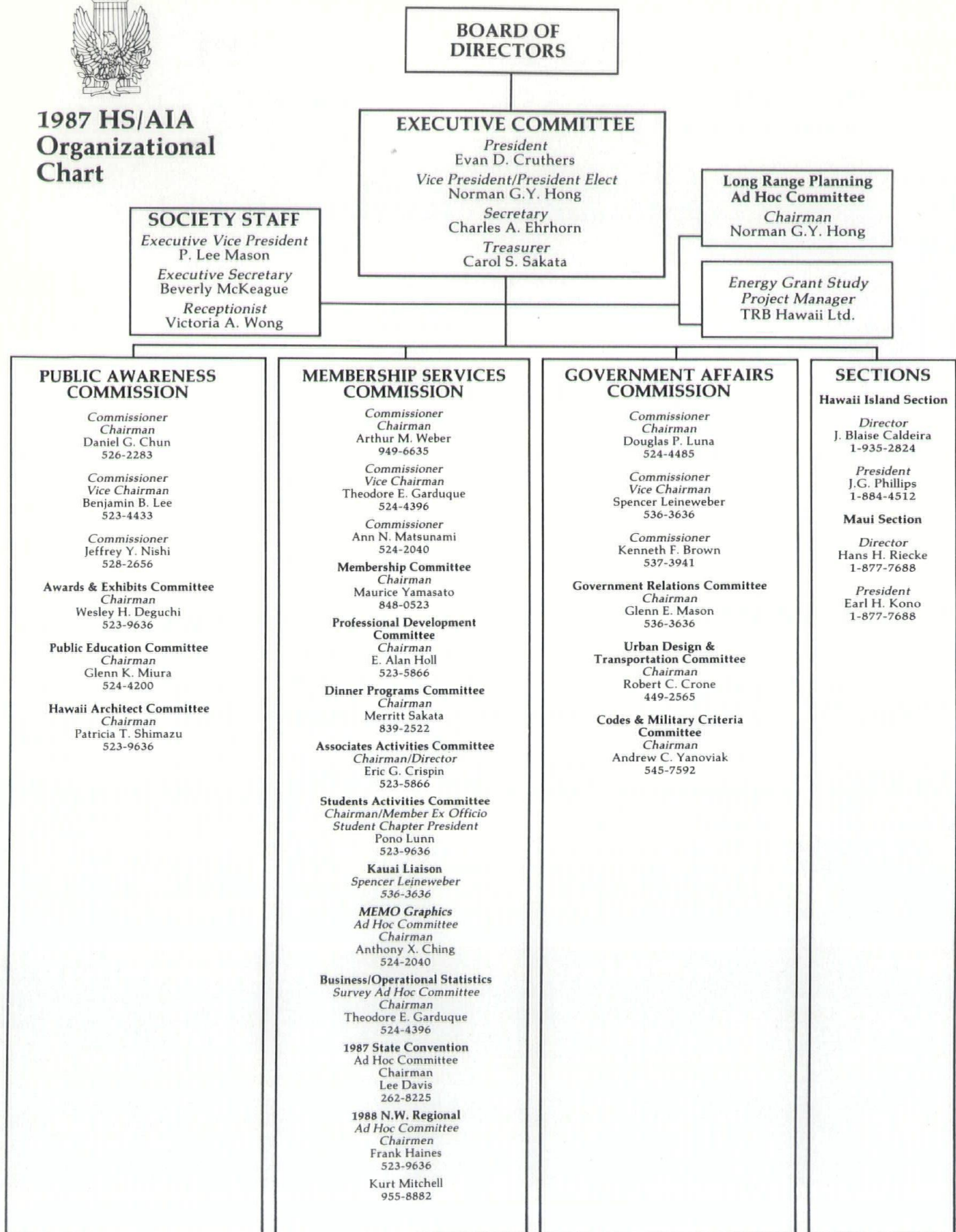
All of the committees sorely need new members. Ask to become a member of the committee of your choice. The greater the involvement of the general membership, the more the elected Officers and Board of Directors will know what the majority of members want. In volunteering to assist your Society, you actually help yourself.

Volunteering to serve on a committee is the first step to your Society providing you education and a community voice at a reasonable cost, while promoting fellowship.

In future issues of the *Hawaii Architect*, a detailed description will be presented for each commission and committee. Suffice to say now, the committee structure is the energy which makes our Society move forward. The leadership of the committee chairmen, section directors and officers, and commissioners, remains critical to the fulfillment of our 1987 goals and objectives. Without the efforts of many other members who assist these dedicated people, our Society cannot achieve its goals and objectives and serve its membership.



1987 HS/AIA Organizational Chart



Mauna Lani Resort Kalahuipua'a, West Hawaii

by Anne L. Mapes
Senior Planner, Belt Collins & Associates

A drive along the West Hawaii coast reveals endless expanses of barren lava; the barrenness at places relieved by tufts of fountain grass and nothing much else. Upon first seeing the landscape that appears to be akin to a moonscape, most people are awed by its desolate nature and marvel that anything can be made to grow, let alone flourish, in this environment. Much of the site of the world renowned Mauna Lani Resort at Kalahuipua'a, which now appears as an exquisite

green jewel set in a sea of black rock, was once as stark and bare as its neighboring lands. The luxury resort development, as it stands today, is the result of a long ago vision backed by many years of planning, design and construction.

The first plan for resort uses at Kalahuipua'a was one prepared by Belt Collins & Associates for Francis I'i Brown in 1967. Envisioned was a resort residential plan for about 100 luxury homes with tennis and other recreational amenities, but not a golf course. Other plans followed,

adapting to changing market demand and to the wishes of the new ownership. Today, the resort is owned and is being developed by Mauna Lani Resort, Inc., but it still reflects the vision of Francis I'i Brown.

Going from vision to reality has been a lengthy ongoing process for the resort, its owners, consultants and operators. Belt Collins & Associates has provided professional services all along the way, assisting the resort with governmental permitting, master planning,



The famous Number 6 water hole at the Mauna Lani Resort was voted one of the seven most beautiful par-3 holes in the world by Travel Weekly.



The landscape design of the Mauna Lani Resort received an award from the American Nurserymen Association. This distinguished award was presented by First Lady Nancy Reagan in a 1986 White House ceremony.

engineering infrastructure planning and design, landscape planning and design, golf course design and shoreline engineering.

Today, Mauna Lani Resort has evolved into a world recognized destination for discriminating travellers, distinguished by an award winning golf course. Occupancy at the 351-room Mauna Lani Bay Hotel continues to grow. Visitors who have stayed at the hotel and enjoyed its Old Hawaii atmosphere now have the option of being part of the Mauna Lani Resort community by purchasing a condominium unit at Mauna Lani Terrace or at The Point. The former is sited around ancient Hawaiian

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The Mauna Lani golf course was given a national honor award by the ASLA (American Society of Landscape Architects) in 1984. This winning category was for the creation of art and sculpture in land planning.

fish ponds, rehabilitated and producing fish for resort dining rooms. The latter has spectacular views of the ocean and expansive stretches of green open land afforded by the golf course.

What is unique about Mauna Lani Resort is the care that has been taken at every step to enhance the environment, not to obliterate it. The grounds and amenities have been designed to fit within the natural land form as much as possible, to take advantage of original physical elements so that guests and residents have a feel of what the original site must have been like for ancient Hawaiians who passed there before.

Sensitive use of the Mauna Lani
(continued on page 36)



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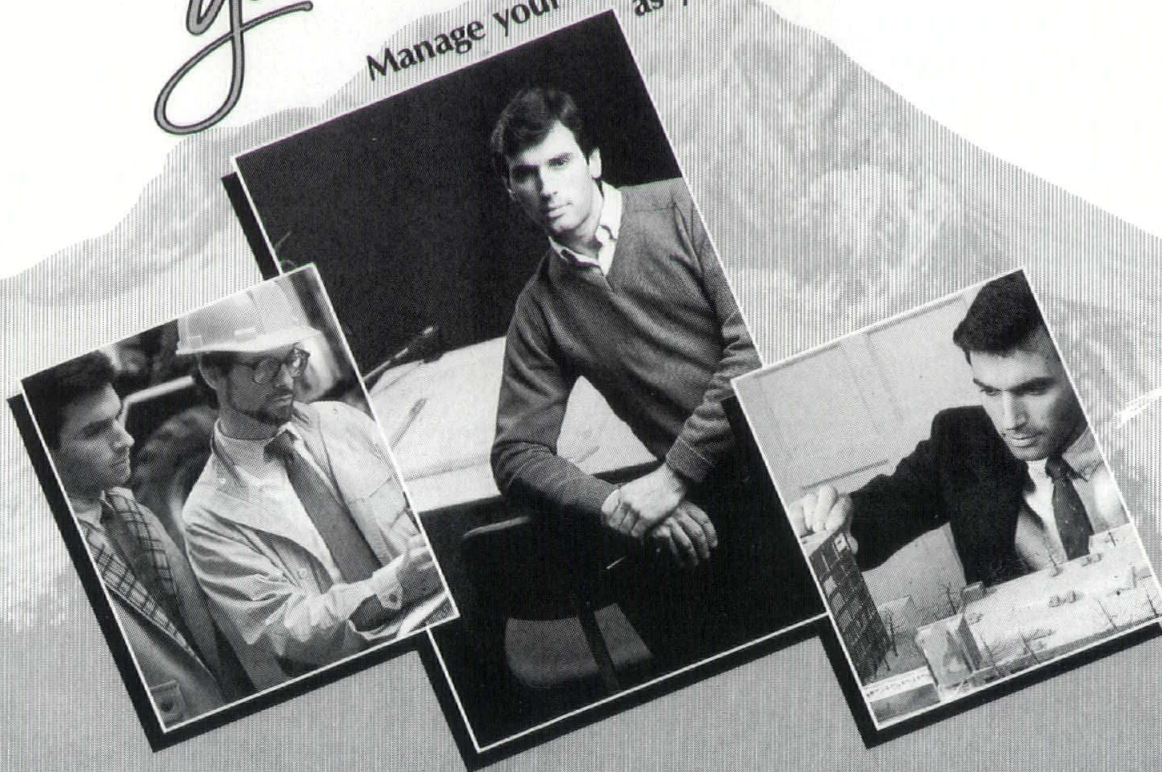
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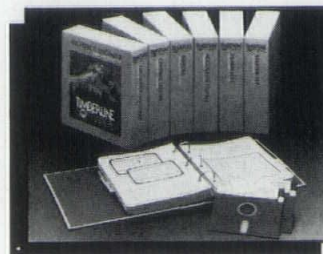
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Creative Lighting

by Gene M. Drane PE
Bennett & Drane Electrical Engineers, Ltd.

Things of created beauty do not come about automatically, but require the time, talent and efforts of its creators.

At the first of what may be many meetings, the architect and lighting consultant will discuss, investigate and formulate ideas revolving around the desired effect of lighting and the ambiance the space is to project.

To integrate the lighting into the desired space, the architect and lighting consultant need to discuss how the space is to be used, specifically by who, for how long and for what purpose. Answers to

these specific questions will affect the type of lighting required.

Since the lighting element to be selected must serve a specific purpose and create a specific effect, all the necessary information should be available before a productive lighting design can be done. Designers are aware that an architect desires the particular results of a lighting system, but may not necessarily want to see or contend with the luminaire that produces it.

For those who are interested in lighting particulars, in general, luminaires are normally designed to produce light, but are not

necessarily things of beauty. Oftentimes, they come in awkward shapes and sizes. Those luminaires that are more aesthetically pleasing probably do not have adequate candle power to do the proper job, and will require supplemental units.

A list of specifics which need to be considered for lighting systems include:

- Lighting level desired, recommended or required for the specific occupancy;
- Task to be performed;
- Length of time the space is to be used (i.e. transient in nature or working space?);
- Will visible luminaires be acceptable? If so, in what shape and size?
- Are there any objects or areas that will require special emphasis?
- Color requirements;
- Type of controls;
- Flexibility;
- Reflected ceiling plan; and
- Energy conservation.

The Illuminating Engineering Society (IES) has done much research in lighting with its findings published in handbooks and articles. This source should not be neglected—specifically for information on lighting levels and quality of light.

Previously, light levels were given a number per each type of task to be performed; however, the 1981 IES Handbook changed the approach to lighting levels by providing a three-level range for the designer to use in selecting the proper level. The



Creative lighting plays a major role in enhancing the charm and elegance of the dining room in the Sheraton Princeville. Architectural firm: Boone & Boone Inc. Interior Design: Adams Design Inc. Electrical Engineers: Bennett & Drane, Ltd.

level recommended is factored by difficulty of task, age of occupant and surface reflectances. Many times, one or more of the above will not be available and an assumption or educated guess will be required.

Don't be afraid to over or under light the space, especially if a special mood is desired. Remember the human eye is very adaptable to lighting levels and will adjust to the level provided if the change is not too abrupt. A space that is glary or stark offends the eye and people will tend to move away from it.

In transient type spaces such as lobbies, museums, restaurants, lounges, terminals or retail, special emphasis is required to permit the transient to observe art work, or architectural details relating to the space. This type of space should have a base ambient level for comfort supplemented by highlighting.

An effective ambient level can be produced with the use of indirect light provided by wall sconces at the perimeter or on columns. Recent luminaire design, with a computer designed reflector, will allow selected luminaires to be installed within 12 inches of the ceiling without producing undesired ceiling hot spots. Also available are a wide range of pendants with good photometrics for installation up to 18 inches from the ceiling in various spaces, colors and sizes.

Architecturally, the selection will have to complement the space. The indirect light usually will create a feeling of a larger more comfortable space. The use of recessed incandescent or HID luminaires will usually make the space feel more intimate and comfortable.

The tools available for the special emphasis light are almost unlimited. Many designers dislike the everpresent track light as it tends to be used when no other immediate solution is readily available. However, there is no better solution for that light job that requires flexibility. As a lighting tool, it is ideal for those locations where the art object or architectural detail is not fixed, or needs field adjustments after installation. The track will

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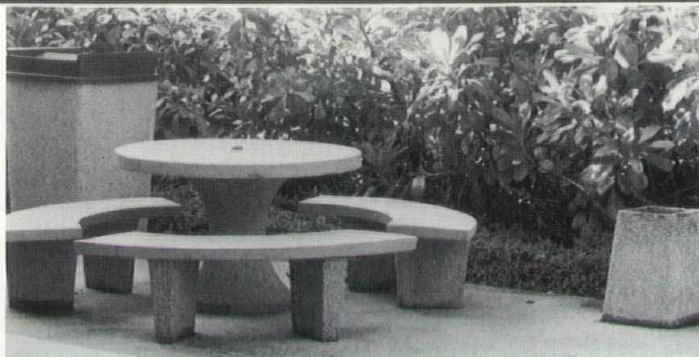
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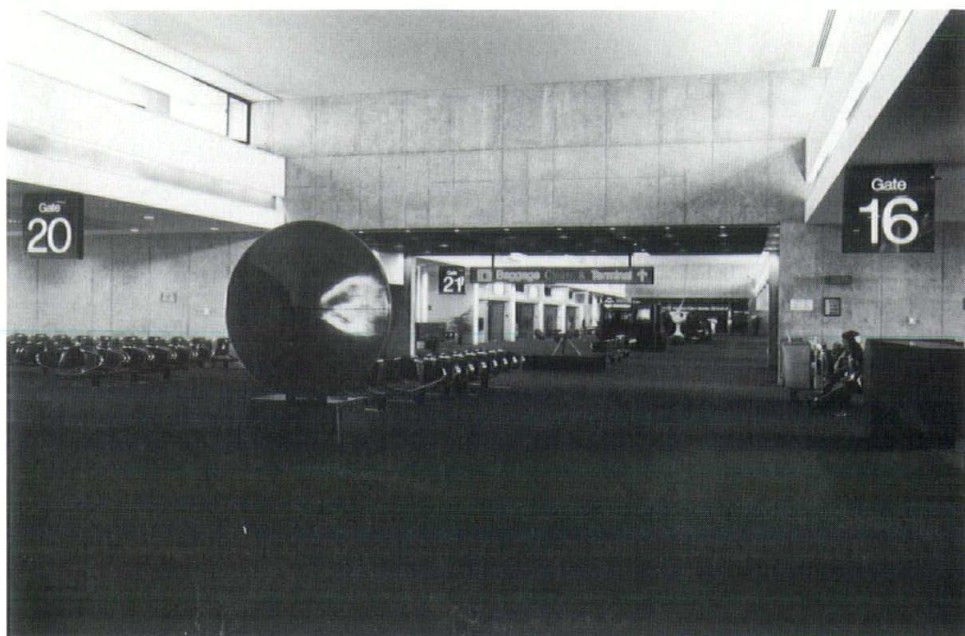
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Lighting design on the "Y" Concourse at the Honolulu International Airport. Architectural firm: Ossipoff Snyder & Rowland. Electrical Engineers: Bennett & Drane, Ltd.

allow changes in light direction and intensity to obtain the desired effect, so whether you like or dislike track lighting, it will always be with us.

Special communication is required between the architect and the

lighting designer in the selection of the lighting source with reference to colors. We all know the basic dislike of fluorescent or HID sources for color rendition, for example. These are now available in a wide range of color temperatures

in fluorescent lamps and should be addressed more often. Lamps that produce color temperatures from 3K to 5K are on the market.

Color temperature in Kelvin (K) is based on the temperature required to produce a color when iron is heated. Thus, the warm whites and SP-30 are 3K in color temperature and are found to produce a whiteness in the yellowish range; whereas, the cool white and SP-41 are 4.1K in color temperature and produce a whiteness in the white range. Incandescent lamps produce a color temperature of approximately 3K, mercury 3.3 to 4K, high pressure sodium 2.1K. The new PL fluorescent lamps for use in recessed and wall brackets have a color temperature of approximately 3.2K.

Be adventurous! Do not shut out the use of HID sources without testing color samples under a desired source. Before final selection of color, be sure to do some testing as all color samples do not appear the same under different sources. HA

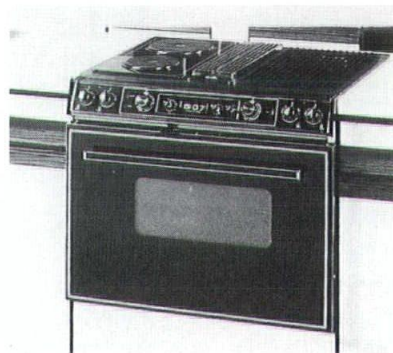
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NEW MEMBERS

The following Student Affiliates are welcomed as recent members of the Hawaii Society/American Institute of Architects:

Carl K. Akai, a second-year student at the University of Hawaii School of Architecture.

Edgar Dean Dalit, a second-year student at the University of Hawaii School of Architecture.

Amy E. Kaneshiro, a fourth-year student at the University of Hawaii School of Architecture working with the firm Daniel Design, Ltd.

Ken Kashimoto, a second-year student at the University of Hawaii School of Architecture.

Stacey Tangonan, a second-year student at the University of Hawaii School of Architecture.

Peter N. Kobayashi, a second-year student at the University of Hawaii School of Architecture. Kobayashi is Vice-President of (American Institute of Architects Students) AIAS/Hawaii Chapter.

Thomas Lim, a student affiliate working with Media Five. Lim has attended New York University, Columbia University and is a first-year student in the University of Hawaii School of Architecture.

Pono Lunn, a student affiliate working with Architects Hawaii. Lunn has taken his training at Oregon State University and is in his fourth year at the University of Hawaii School of Architecture.

J. Marc Souza, a second-year student at the University of Hawaii School of Architecture.

NEWS

AIA Topaz Medallion to Rapson

Ralph Rapson, FAIA, head of the University of Minnesota's School of Architecture and Landscape Architecture for 30 years, was recently selected to receive The American Institute of Architects (AIA) / The Association of Collegiate Schools of Architecture (ACSA) Topaz Medallion for Excellence in Architectural Education.

The award, which honors a living educator who has taught at least 10 years and has made "outstanding contributions" to architectural educational, was first presented at the ACSA's annual meeting in Los Angeles in March; and will again be made at the 1987 AIA Convention in Orlando, June 19-22.

"The many brilliant students who graduated under his mentorship, going on to the finest graduate schools and then to distinguished architectural careers in their own name are testimony to Dean Rapson's compelling capabilities," wrote the jury in selecting Rapson for the award. "He raised the perception of his school to that of

international recognition, and through the vehicle of his architectural practice was seen to be a paradigm par excellence."

Rapson headed the School of Architecture and Landscape Architecture at the University of Minnesota from 1954 until his retirement in 1984. During his years at the University of Minnesota, Rapson "distinguished himself as an imaginative and creative teacher and as an innovative and resourceful administrator."

Under his leadership, the "school has consistently been recognized as one of the top architectural schools in the country." More than a dozen of his former students head or have headed architectural programs at universities in the United States and abroad. Rapson's direction of the school was characterized by a "commitment to a process and a faculty which encourages students to approach problems in a rational, disciplined manner, while retaining the creative freedom to deal with the art of architecture."

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Hyatt Regency Waikoloa in 1988

A building as long as four football fields will be one of the components of the Hyatt Regency Waikoloa, now being constructed on Hawaii Island. Housing the main lobby at one end and banquet facilities at the other, the huge structure will be connected by a long corridor housing kitchen and other hotel support facilities—all completely covered and disguised by landscaping.

Other staggering facts about this new resort project are these:

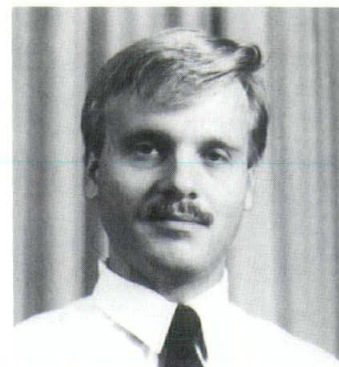
- 127,000 square feet of flagstone will be laid.
- 400,000 square feet of ceramic tile will be used—enough to cover ten acres.
- Two million square feet of dry wall will be used and one and a half million square feet of plaster.

- The size of the completed ballroom areas will be nearly an acre (42,000 square feet) with a total reception capacity for over 6,200 people.

- The swimming pool will comprise three quarters of an acre.

Scheduled for opening in November, 1988, the Hyatt Regency Waikoloa has been called "the world's most expensive resort" to develop. Cost is presently estimated at \$360 million for the 62-acre property on the Kohala coast of Hawaii Island.

Hyatt currently operates more than 120 hotels around the world. Hyatt Hotels and Resorts operates 85 hotels in the U.S., Canada and the Caribbean. Hyatt International, a separate company, and its subsidiaries operate 42 hotels in 25 countries. Hyatt Worldwide Reservations can be reached at 800-228-9000.



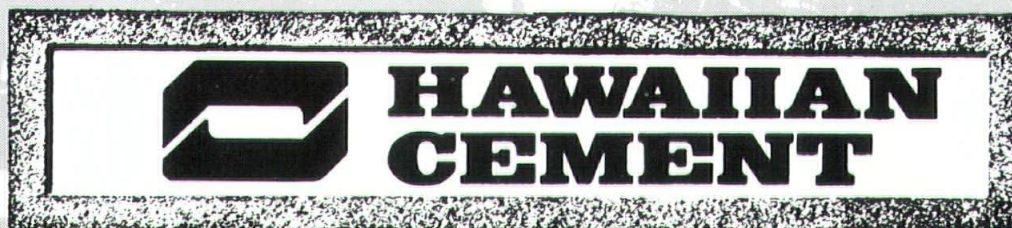
Gary Michael O'Donnell

O'Donnell - New Project Architect

Gary Michael O'Donnell has recently joined the firm of Alfred A. Yee as project architect.

O'Donnell brings six years of professional architecture experience to the firm. His past positions include project manager with Takeo Matsumoto & Associates, Inc., and the firm of Stephen K. Swaney;

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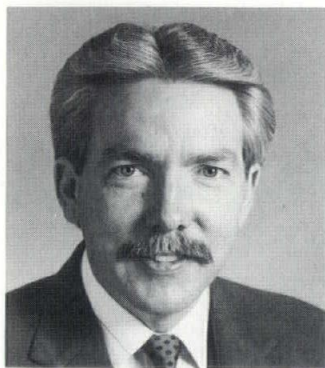
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consultant to the Public Development Corporation of New York; and architect for Health Affairs Facilities Planning at the University of Virginia.

"Having provided space planning interior design services to brokers and developers of commercial office space in the New York metropolitan area, O'Donnell will strengthen the interior design and space planning department of Alfred A. Yee Division...Leo A. Daly," said Ed Cambridge, senior vice president and executive director.

O'Donnell received a Master of Science degree in Urban Design and a Bachelor of Architecture degree from Pratt Institute in Brooklyn, New York. He also holds a Bachelor of Science degree in Architecture from the University of Virginia.



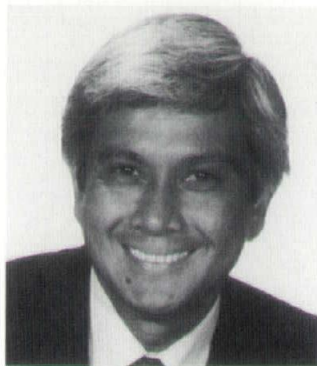
Glenn L. Rogers

District Manager for O'Brien Corp.

The O'Brien Corporation recently announced the appointment of Glenn L. Rogers as Hawaii District Manager of Fuller O'Brien Paints and Glass. Rogers replaces Steve Thompson who has been transferred to Full O'Brien's Alaska region.

Prior to joining Fuller O'Brien Paints and Glass, Rogers was the Sales Manager at Ameron Protective Coatings in San Francisco, and was responsible for the distributor program in the western states. Rogers has been in the paint business for over 20 years and says, "Our number one objective is to increase sales and profits drastically and to dominate the Hawaii glass and paint market in

1987." His new duties as District Manager will include overseeing all Fuller O'Brien Paint and Glass operations and dealerships throughout Hawaii.



Ed Sullivan

New Officers for BOMA-Hawaii

The Building Owners and Managers Association of Hawaii (BOMA-Hawaii) recently announced the election of its officers and directors for 1987. They are President, Ed Sullivan, RPA, Monroe & Friedlander; Vice President, Pamela Bearce, RPA, Monroe & Friedlander; and Secretary-Treasurer, Roxanne Murakami, CMV, Inc.

Directors elected include Norbert Buelsing, Chaney Brooks; Rachel Simmons, Polynesian Plaza; Patricia Sullivan, Bank of Hawaii; Dick Bauer, Tremco, Inc.; Beverly Fujitani, Hawaiian Pacific Elevator; Mike Murray, Financial Plaza; and outgoing president Christine Maki, Chaney Brooks.

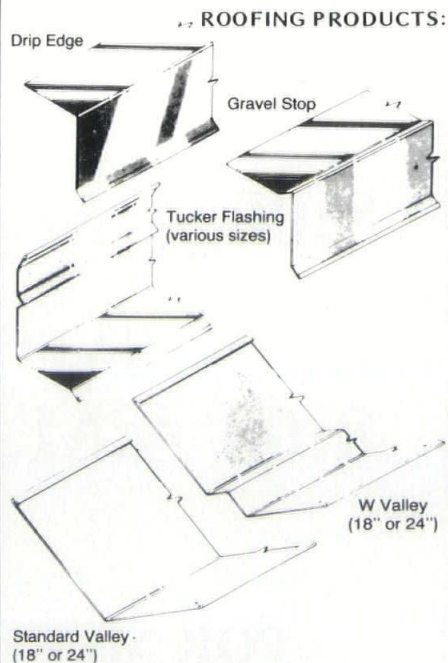
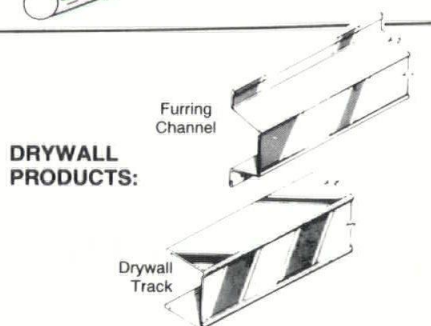
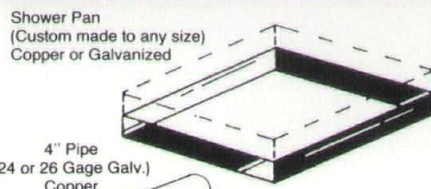
Continuing as Executive Director is Nancy Tomczak, CAE, who administers and coordinates the efforts of the Association.

BOMA-Hawaii is the local chapter of the National Association of Building Owners and Managers headquartered in Washington, D.C. BOMA-Hawaii has a membership of 181 representing every major commercial building in Hawaii and a number of companies specializing in support services. More than 9 million square feet of commercial space is represented by the organization.

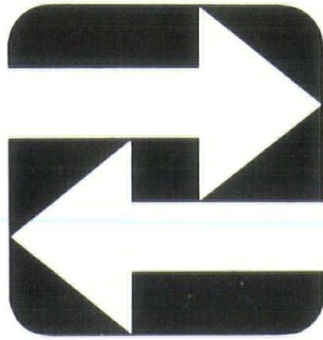
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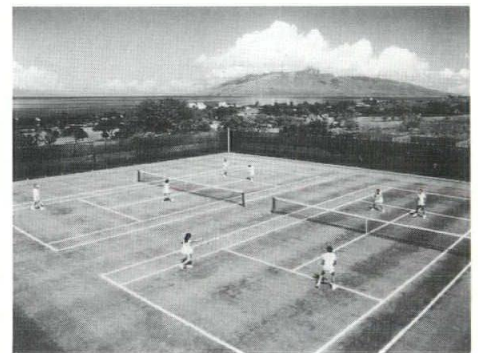
Wailea - Maui's Resort Community

(continued from page 6)

condominium development.

Site C, on the south end of Wailea Beach, has been purchased by TSA International. TSA International and the Shimizu Construction Company of Japan intend to build a 325-room luxury hotel to be operated by Four Seasons.

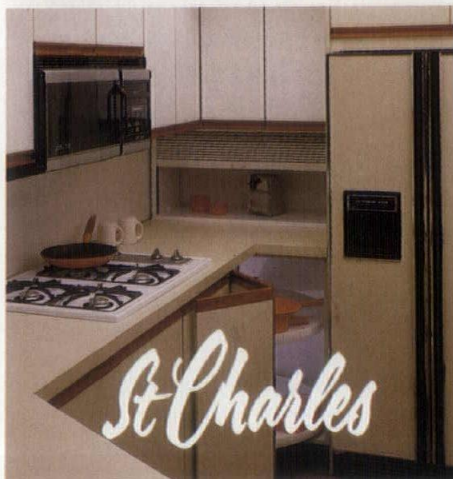
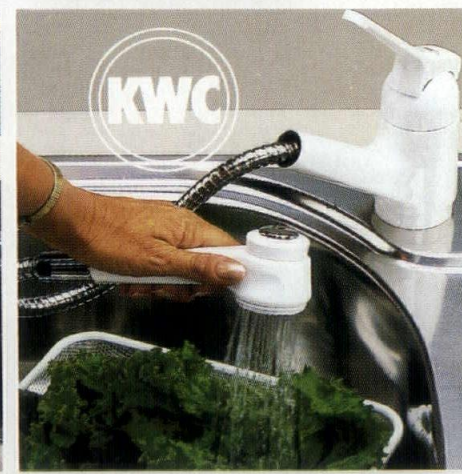
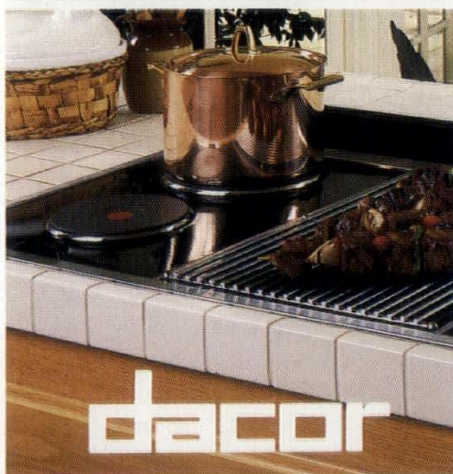
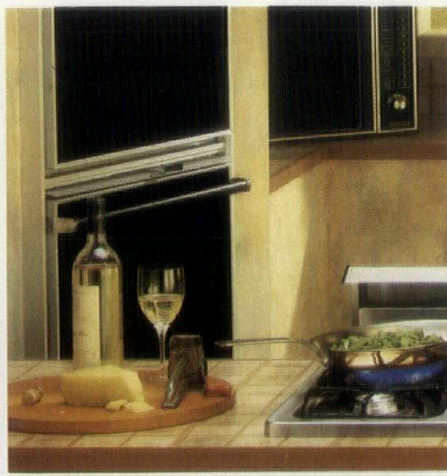
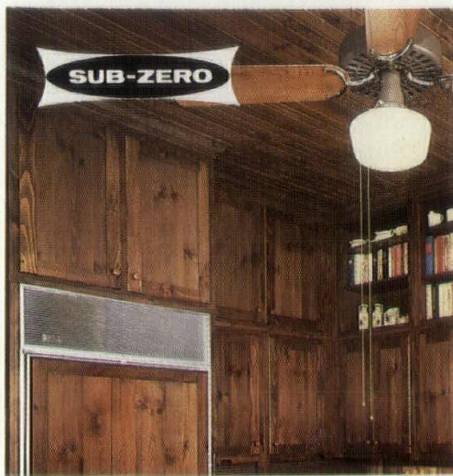
Site E also has been committed by Land Sales Contract to a Honolulu investment group. They plan to develop a 350-suite hotel to be operated under an Embassy Suites franchise. Due to the current agricultural designation of a portion of the property, construction is not expected to begin before 1988 or 1989.



The Wailea Tennis Club has 14 courts, three of which are grass courts earning the nickname "Wimbledon West."

The parcel adjacent to Stouffer Wailea Beach Hotel has gone into escrow for sale by Cal Fed Savings and Loan to the Grand Champions Resort Development Corporation, and the buyer intends to construct a 350-room all-suite hotel.

The Wailea Point Village is a 129-unit two and three-bedroom condominium village located on a 26-acre oceanfront parcel. The site provides this elegant development with magnificent ocean views. Amenities include two recreation pavilions and swimming pools, indoor racquetball courts, exercise gym, tennis, paddle tennis and pickle-ball court, plus two whirlpool spas and a half-mile ocean walkway. First units, which won the 1986 Parade of Homes top award, were completed last year.



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The Integrated Destination Resort

(continued from page 11)

supermarkets come into play. The key locational considerations are convenience, concentration and impulse utilization. Recreational and commercial facilities, when spread throughout the resort, are often underutilized due to their distance

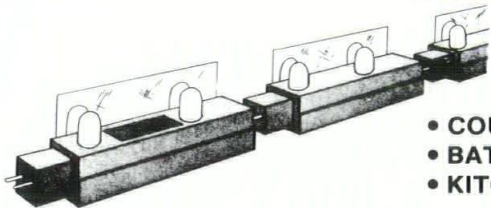
from and inconvenience to the potential users. Therefore, various activities must be conveniently accessible from one's hotel room or condominium unit, preferably within walking distance. Land and water oriented recreational facilities and shops, restaurants and entertainment establishments should be grouped or clustered centrally to the hotels and residential areas. Also, the various facilities/activities should be visually prominent to encourage

spontaneous utilization.

● **Importance of Water.** As stated earlier, water is one of the most important motivations for holiday travel. Hawaii's major resorts all have a strong relationship to the ocean and feature a range of ocean sports and beach activities. We are also aware of the significant market appeal associated with major swimming pool complexes. To date, however, our resorts fall short of truly maximizing the potential of water through harbor and marina development. A number of site and environmental factors can perhaps be attributed to the lack of such facilities; but in the future, harbors and marinas will become increasingly important components within the integrated destination resort. They provide moorage facilities for resort resident boat owners and transient yachtsmen, a staging point for water excursions and recreational activities and, of particular importance, an exciting stage setting and focus for adjoining commercial uses and tourist accommodations.

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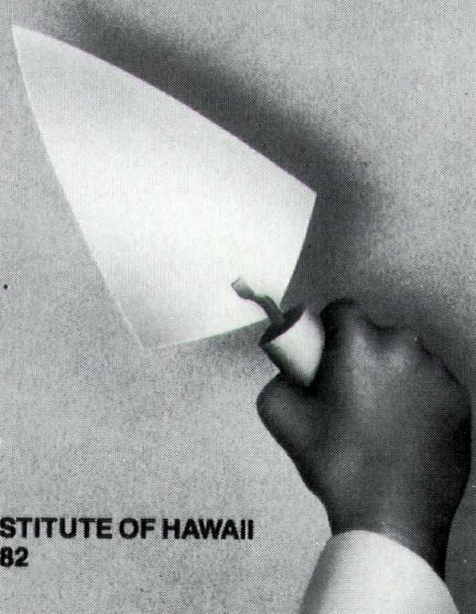
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"... distinguish the Hawaiian resort from the multitude of resorts now found elsewhere."

● **Linkages.** In future resort developments, added emphasis will be placed on the linkages between tourist accommodations, recreational facilities and commercial activities. Priority will be given to minimizing automobiles and featuring pedestrian movement, with the use of "people movers" as principal attractions, as well as modes of internal transportation. Shoreline pedestrian corridors will also be a major feature.

● **Day Visitors.** For many resorts, day visitors will become an increasingly important market for added revenues. Specific attractions and facilities will be incorporated into the resort to cater jointly to this market and the resort's overnight guests. It will be essential,

however, to maintain a significant degree of separation and isolation between day visitor areas and accommodations and facilities used exclusively by overnight guests. The influx of large numbers of day visitors can quickly erode the appeal of a resort tailored to extended stay clientele.

● **Scale of Development.** In Hawaii, as elsewhere, the trend in resort development has been toward bigness—from low to high rise, from moderate scale to large hotels of 1,000-plus rooms, from moderate to superblock (50-acre-plus) hotel and condominium sites, and from modest to massive swimming pool and recreation complexes. We are, however, beginning to see a countertrend toward smaller, more personalized resorts which capture a strong sense of exclusiveness at a more human scale. The Kona Village Resort concept, which features Polynesian-style bungalows and family style service, may well become a wave of the future. Bigger may not always be better.

One final comment regarding resort design parameters. Hawaii continues to be a special place in the minds of potential holiday travelers throughout the world. It is imperative that we build into our major resorts a strong sense of place—those characteristics which distinguish the Hawaiian resort from the multitude of resorts now found elsewhere. The Hawaiian resort should be more rural and lower rise in character, have a strong sense of Hawaiian heritage and architectural continuity, place major emphasis on the tropical landscape and water features, and encourage and facilitate outdoor living and activities. If we can maintain these characteristics in the evolution of fine tuning our resorts in response to the changing market place, Hawaii will continue to be in the forefront of integrated destination resort development.

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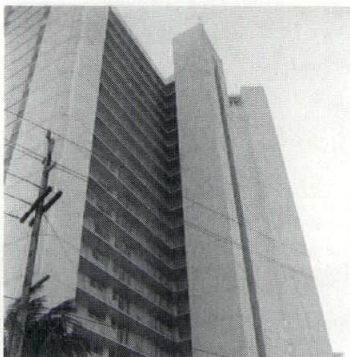
Waikiki Business Plaza
Sawal Brothers Painting Co. Ltd.



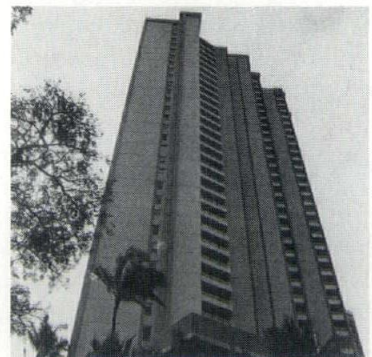
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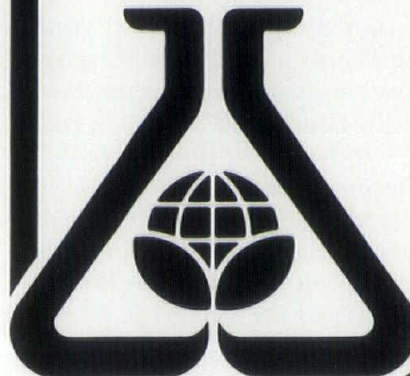
King's Gate Condominium
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Mauna Lani Resort In Kalahuipua'a

(continued from page 24)

Resort site started before any one structure was built and before any one plant was installed. Surveying was performed so as to leave as little trace of man as possible, with groundwork done to minimize unsightly scars. The golf course and grounds take full advantage of natural elements, integrating them

"... minimize adverse impact to the natural environment ..."

into the total land design. Existing lava outcrops are planted with tropical flowers and foliage; and many archaeological features have been incorporated into the resort grounds. Petroglyphs, evidence of earlier Hawaiian culture, have been preserved, as have lava tubes, historic trails, ponds and other archaeological and historic sites of significance.

Where resort amenities were lacking, they were created, as in the case of the sandy beach areas. These new resources were carefully planned for, with the appropriate studies performed and permitting obtained before construction. In each case, care was taken to minimize adverse impact to the natural environment.

Mauna Lani today serves well the needs of its resort guests and residents. As demand shifts, Mauna Lani Resort will have the tool — a flexible master plan — to accommodate change. The immediate future includes the construction of a second hotel at Pauoa Bay and the unique division of the existing 18-hole golf course to serve as the basis for two new 18-hole golf courses. In less than 20 years, the plan for Mauna Lani Resort has gone from a 170-acre



The Grand Atrium serves as a primary focal point for the Mauna Lani Bay Hotel complex. It emphasizes the landscape and indoor/outdoor environment.

community of 100 resort residences to almost 1,500 acres of hotels, golf courses, condominium units, recreational and shopping facilities. Each change in the plan has necessitated governmental permitting to make the adjustments proposed. How the resort will evolve to serve the needs and desires of the future generations is unknown. What we do know is that Mauna Lani Resort is a vital

development — not stagnant, and that future plans and designs will be sensitive to the Hawaiian character that has been carefully preserved at Kalahuipua'a.

Anne L. Mapes is a senior planner in the firm of Belt Collins & Associates. She has worked on Belt Collins assignments during various stages of development at Mauna Lani Resort.

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The European look of Stateline's clean, uncluttered cabinet design, "Eulopa," was selected by Mililani for their line of luxury, Executive Homes. The kitchen above features attractive and durable high-pressure almond plastic laminate with Stained Oak trim and continuous pulls.



In this bathroom at Honolulu Tower, Stateline brought the architect's plans to reality through the beauty of Stained Red Oak with white cultured marble. The innovative standing towel rack of Solid Oak is an example of Stateline's versatility.



Another example of architect design custom cabinetry in the bath—this time at Punahou Cliffs Condominium. Here, Stateline utilized high-pressure laminate plastic-faced doors and drawers with Koa trim and continuous pulls. A wide array of laminate colors also are available.



An unusual bathroom treatment by Stateline, above left, in striking black lacquer on Birch with white lacquer molding.

The bathroom at right features quarter-inch CORIAN® inserts framed in solid Teak.

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Accord Reached for Zoning Variances

In a joint announcement yesterday, "Protect Ala Wai Skyline," a non-profit, concerned citizens group and developer Jack Myers said that an accord has been reached relative to zoning board variances which were in dispute.

Two variances for the project were agreed upon: One is the side yard setback abutting the Ilikai Marina, while the other is the height setback along Yacht Harbor Drive. "We wanted to avoid a narrow alleyway on the Ilikai Marina side and a canyon effect along Ala Moana Boulevard," said Bernard Bays, attorney for Myers.

Ward Jones and Patrick Ribellia, attorneys for Protect Ala Wai Skyline added, "Our organization is satisfied that the variance issues have been addressed and the worthwhile efforts of our concerned group have been both beneficial and constructive for the community."

Chan Named Project Manager

Charles K. Y. Chan, AIA was recently named project architect at Architects Hawaii Ltd. Chan, who was project designer for the \$23-million Kaiser Permanente Honolulu Clinic, has been responsible for the conceptual design, design development and construction documents for a variety of projects for the firm.

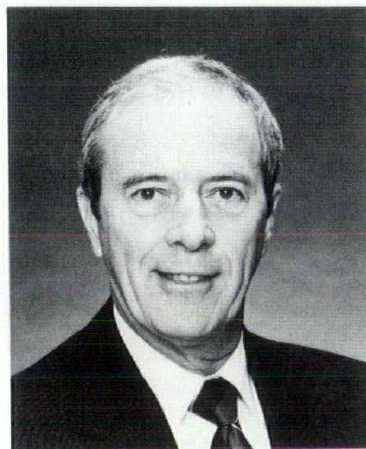
Chan has extensive experience in the fields of commercial, residential, healthcare, religious, institutional and military projects. Currently his projects include Fleet Intelligence Center Pacific at Pearl Harbor, Hale Lani Health Center in Honolulu, Chapel Center at Aliamanu Military Reservation, and Pearl City Plaza.

Prior to joining Architects Hawaii in 1982, Chan was a designer for Sam Chang Architects & Associates.

Previously, he was a designer and draftsman for Charles Kober & Associates in Seattle.

Chan, whose family originated in South China, was born in Hong Kong. He earned a Bachelor of Fine Arts degree in environmental design from the University of Hawaii, where he also conducted post-graduate studies. He twice won the American Institute of Architects (AIA) Student Award.

He is a member of the national and Hawaii Society of the AIA, and serves on the Public Education Committee for the HS/AIA. He has also served on the Professional Practice Committee.



C.W. "Chuck" Horne

Chief Financial Officer at WWAT&G

C.W. "Chuck" Horne was recently named vice president and chief financial officer (CFO) of Wimberly Whisenand Allison Tong & Goo Architects, Ltd. (WWAT&G). Horne recently resigned as director of the Hawaii Real Estate Research and Education Center after setting up the new center at the University of Hawaii's College of Business Administration.

In the 1960s, Horne developed an accounting practice in Denver, later merging it into Pannell Kerr Forster where he was a general partner from 1970 to 1981. From 1980-85 he was president of Charles W. Horne, CPA, Inc. and has since been an independent business and

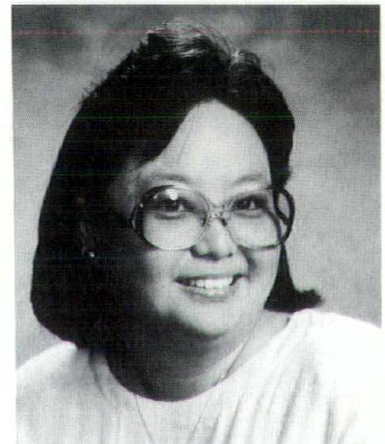
management consultant.

Horne has both a Bachelor of Science in Business Administration and a Master of Business Administration degree from the University of Denver, where he was a member of Beta Alpha Psi, honorary accounting fraternity.

Horne's responsibilities as WWAT&G's CFO will be to direct financial strategy and to assist the chief executive officer in planning, communicating and evaluating corporate policies and procedures.

"Horne's appointment represents another key step in the growth and development of WWAT&G," said Donald W. Y. Goo.

Goo, president and chief executive officer, listed the 1980 addition of a planning division and the 1981 addition of a California division as other milestones in the firm's widening sphere of operation.



Susan H. Chun

Chun Joins Group 70 Staff

Susan H. Chun has joined the professional interiors staff of Group 70 architects, planners and interior designers.

Announcement of Chun's association with Group 70 was made recently by Norman G. Y. Hong, managing partner. Previously a partner with Interspace Ltd., an interior design firm, Chun has a Bachelor of Fine Arts degree from the University of Hawaii in interior design.