

# HAWAII ARCHITECT

November 1992

**Architectural Trends**  
**Landscape Architecture**  
**CADD Update**  
**Design Awards**

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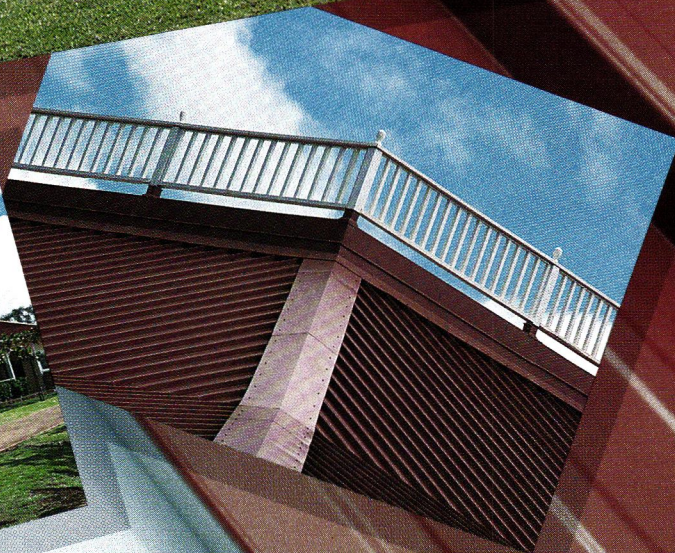
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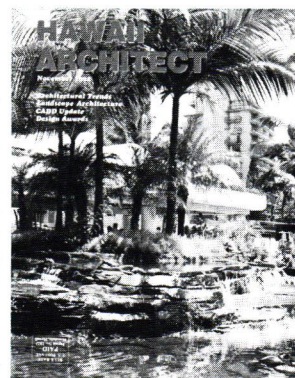
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The cover, photographed by Augie Salbosa, shows waterscape at the Outrigger Reef Waikiki, winner of an HC/AIA 1992 award.

Landscape architecture with an emphasis on water conservation and management is featured.

Benedict Lee, ASLA, interviews respected landscape expert Paul Weissich on the use of indigenous Hawaiian plants—many of which are better adapted through evolution to survive on less water.

Recently enacted legislation requires the use of indigenous Hawaiian plants on state-funded projects whenever possible.

The update on Hurricane Iniki includes a report on the Hyatt Regency Kauai. The survival of architect-designed buildings is a testament to the application of science and art.

But questions remain as to planning and building regulations for disaster-prone areas such as exposed oceanfront locations. The poor performance of some of Kauai's housing vindicates recent agitation by the AIA for stricter enforcement of building codes and increased architect involvement in all building types.

Of interest to readers is a survey of Hawaii architects concerning events in 1992 and architectural trends over the next 5 years.

## Editor's Note

In the September article by June Fukushima, "The Pointe Club Crowns Hawaii Loa Ridge," the photograph of the Club's main entertaining area was incorrectly attributed. Ron Starr Photography, with offices in Honolulu and Los Angeles, was the photographer. We regret the error.

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### Leadership Message

## Participation in AIA Events Enriches Professional Life

*by Marie Kimmey, AIA, president  
Maui Chapter AIA*

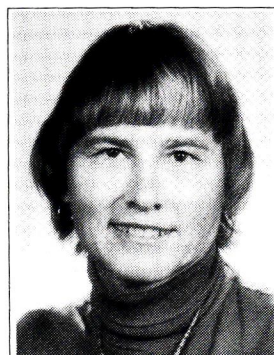
The year 1992 has been one of growth and maturation for the Hawaii State Council/AIA and its component chapters. AIA Maui has enjoyed a full calendar of events and benefited as well from regional and national conferences, conventions and special events.

Grassroots, held in Washington, DC in January, was attended by delegates from both of Hawaii's chapters. This nationally sponsored AIA event is always a good vehicle to kick off the year.

Lobbying efforts in the Hawaii Senate and House of Representatives were also actively pursued by Hawaii State Council members, ably led by Ken Takenaka, HSC/AIA legislative consultant. Testimony requesting that the state be subject to the statute of limitations for its building projects and that planning commissions retain control over projects in SMA districts, among other issues, was presented to state Senate and House committees by AIA officers.

Stressing its commitment to students and future architects, AIA Maui sponsored the Student Day Tour and Bridge Building Contest in April, while the May Golf Tournament raised much-needed funds for the scholarship program. In July, scholarships of \$1,000 each were awarded to two Maui high school graduates enrolled in architecture programs at recognized universities.

Boston hosted the 1992 National AIA Convention (June 19-22) which was attended by AIA members from all 50 states and some U.S. territories. Many important issues were considered



*Marie Kimmey, AIA*

at this event. Of greatest effect on all AIA members was the approval of mandatory continuing education requirement for all AIA members beginning in 1996. AIA Maui has volunteered to serve as a pilot chapter for this program. If it can work on our isolated island in the middle of the Pacific, it can work anywhere!

The HSC/AIA retreat held June 26-28 at Seabury Hall was a highlight of the year. Initiated in 1991, the retreat concept provides a working forum for chapter and section leaders to iron out differences and to unite in spirit.

An excellent regional conference, held Aug. 19-22 in Portland, Oregon, provided a unique overview of urban planning and an opportunity for Hawaii members to confer with architects from Oregon, Washington, Idaho, Montana, Alaska and Guam.

Additional events hosted on Maui in 1992 included seminars on ADA and termite protection, field trips, a get-together with county officials and many exciting speakers and video programs.

In 1993 the HSC/AIA is planning its first council convention. HSC/AIA and its member chapters should be proud of the initial success of this new form of AIA in Hawaii. **HA**



3D Update

Video Animation

# CADD Brings Realism to Design



AUGIE SALBOSA PHOTO

The conceptual design for the Oceanic Cable building in Mililani (top) was generated using video animation. Pictured in front of the completed building (bottom) are some members of the project team, including, left to right, Norman Santos, vice president, technical operations, Oceanic Cable; Philip K. White, AIA, principal, Philip K. White Associates; Russell Saiki, vice president, Finance, Oceanic Cable; and Earl Ishihara, director, technical operations, Oceanic Cable.



by Philip K. White, AIA, president  
Philip K. White Associates

A decade ago, when computer-aided design and drafting technology was introduced to the architectural profession, few of us could imagine where that technology would take us or the impact it would make on our practice.

Today, very few offices are without CADD capabilities. For many the computer has become the T-square, triangle and scale. Now, 3D modeling and video animation are changing the familiar boundaries of architectural practice. Architecture is on the brink of an exciting technological revolution.

Until recently, the cost of video animation made it impractical for



AUGIE SALBOSA PHOTO



*Video animation was used to create this realistic rendering of Mililani's Oceanic building. At top is a photograph of actual building interior.*

all but large mainland firms whose big projects could justify the cost of a high-tech presentation and marketing tool. Today, 3D modeling has become more accessible (i.e., affordable), even to small firms in Hawaii.

### Why animate?

Realism is perhaps the most compelling reason to animate. Computer animation is a powerful medium that describes a project more dynamically and accurately than any other method of architectural visualization, including models. It gives the client a familiar, easy-to-understand format with which to envision a project.

Three-dimensional modeling also improves the architect's ability to evaluate, modify and



reevaluate a design. "Walking through" a 3D computer model provides a realistic look at spatial relationships, view, corridors and other design elements. Models can also be used to evaluate how changes in time, from day to night or season to season, affect a design.

If a firm is committed to producing a better product and providing better service, it also must commit itself to keeping up with CADD technology. The catch-up time is too great.

At Philip K. White Associates (PKWA), we have been CADD drafting for close to four years, and working with 3D visualization for the last two years. Both applications demand creation of an extensive 2D model that can be used to generate construction documents and 3D visualizations and animations, including sections, elevations and perspectives.

While CADD production requires ongoing upgrading and training, working with animation has made our practice more

challenging and fun. At the same time we are able to realize savings in person-hours that can be used to provide additional client services.

PKWA's most recent and extensive animation project was Oceanic Cable's new 62,500-square-foot office building at Mililani Technology Park. Using an outside consultant to assist with the animation, we started slowly with a few still images and a rudimentary animated fly-by.

The client, the architect and the consultant were excited by the preliminary work and decided to share the cost of a more polished animation. The result was a six-minute fly-by and walk-through that was shown to the client's board of directors and employees, giving all a good idea of the new headquarter facilities.

Our office is now experimenting with a computer animation for a moderately-priced custom home to explore the feasibility of offering such visualizations within a reasonable fee structure for any of our projects.

## Redefining our practice

Computers offer tremendous potential that architects are only just beginning to harness. At this point in time, the use of computers in architectural practice can be likened to driving a Ferrari in an off-road race. We have a powerful tool in our hands. Now we must make it perform.

Once the profession is able to fully digest and become comfortable with the effects of current CADD applications and the future of computer technology, we will see dramatic changes in the paradigm of architectural practice and how our profession is presented in the construction industry.

The impact of this development process is too important to leave to the "techies" alone, however. It is not enough simply to keep up with the changes in hardware and software. As architects and practitioners, we need to become more active in setting the direction and parameters of software development as it relates to architecture. **HA**

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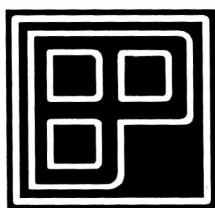
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# AIA Members Voice Personal Views

These are uncertain economic times, and many architectural firms are feeling the pinch. How will this affect architectural trends over the next few years? No one knows for sure. A random mini-survey of AIA members shows that current events are having an impact on architecture and re-shaping architectural trends.

Participants were asked two questions:

1. In your opinion, what is the single event in 1991-92 that had the most significant impact on architecture? Why? Example?

2. What do you believe architectural trends will be over the next five years? Why?

The following are their comments:

*Marie Kimmey, AIA, project architect  
Riecke Sunnland Kono Architects, Ltd.*

1. The Americans With Disabilities Act Accessibility Guidelines (ADA-AG), which became effective Jan. 26, 1991, will have a profound influence upon architecture in the future. If closely followed, its strictures will affect important aspects of buildings,

such as siting, control of slopes, design of handrails, hardware, elevators, restrooms and a number of other areas considered up until now the province of the architect.

2. Development of housing; affordable, middle-income and upper-level will mushroom in the next five years, especially here in Hawaii where our housing starts have not kept up with recent growth in the hotel industry. Since the nation has a growing pool of the super-wealthy, I predict some extremely lush building projects on the high end, with the tasteful use of marbles, exotic woods and intricate detailing throughout.

I also see a welcome trend toward preservation and reconstruction of existing building stocks. As the country matures we have a growing appreciation of the artifacts of the past.

*Robert N. Hale, AIA, president  
Architects Hawaii*

1. The apparent inability to resolve mass transit. Every city is shaped by how transportation systems are integrated with the natural features. Honolulu's growth over the next few decades

will be very different without a transportation alternative.

2. Design will be influenced by clients seeking a sense of place and sensitivity to the environment. Most of all they will want value for their dollar. We will see very few glitzy types of projects.

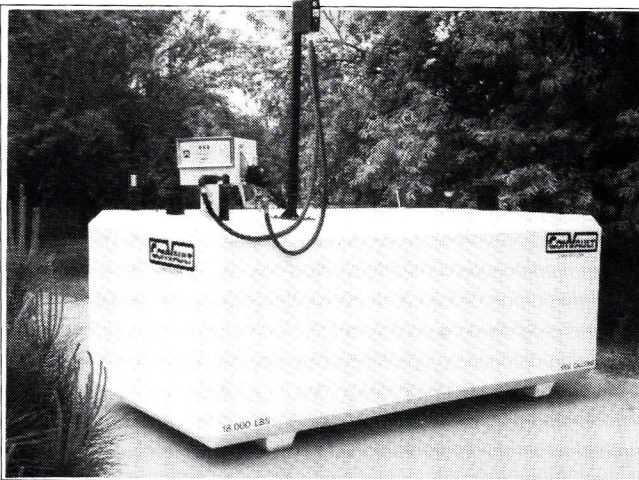
*Donald W.Y. Goo, FAIA  
president and CEO  
Wimberly Allison Tong & Goo*

1. Whether it qualifies as an event or not may be arguable, but the thing that had the most significant impact on architecture during 1991-92 was the lack of financing (S&L troubles and deflation of the Japanese "bubble economy") for real estate development. Why? The dry-up of financing, and therefore the dry-up of new construction, is widespread and long-lasting, affecting even the largest and most prestigious architectural firms. For example, it is reported that I. M. Pei reduced staff by 100 to approximately 200.

2. Financial: In response to excesses of the recent past, architectural trends of the next growth period will reflect a more economical approach to design



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*Pravin Desai, AIA, ASID*  
CEO, president, CDS International

1. In Hawaii the most significant impact on our profession has been the collapse of Japanese investment in local real estate and

development. In the mid-1980s design professionals on the mainland began to feel the pinch of recession and economic decline, a trend which has not yet begun to reverse itself. At the same time, Hawaii's design and construction business seemed to be sustained by a protective "bubble" formed by a huge and unprecedented influx of investment money from Japan. But the recent bust in Japan's own highly-inflated real estate market and stock exchange, and subsequent squeeze on investment funds has brought

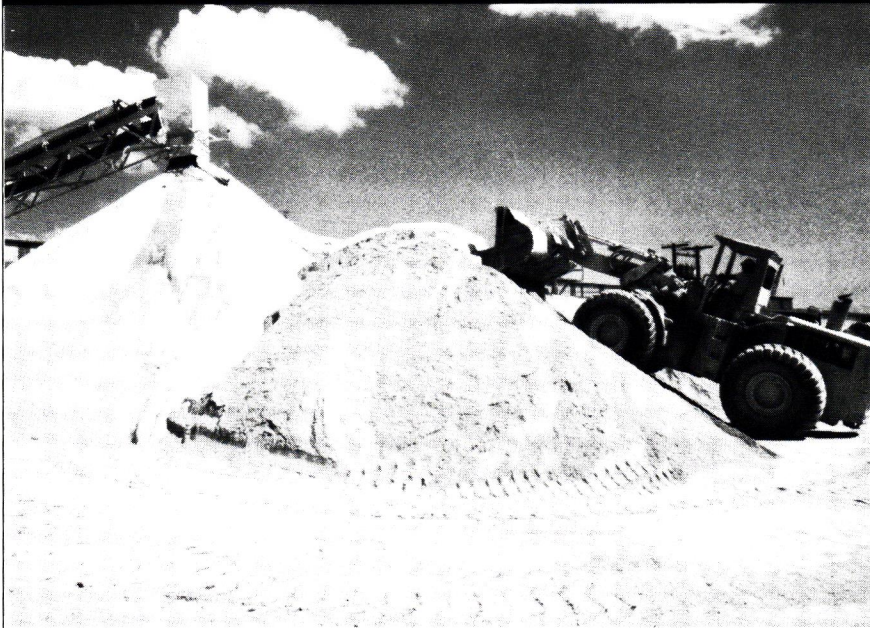
boom times of the past decades to an abrupt halt ... the bubble has burst.

2. I have noticed in the past year the diminishment in scale of all aspects of our work, including scope, budget and fees. Formerly, private sector projects stressed opulence and expensive ambiance, while today's projects address more basic utilitarian needs. During the boom years, projects with budgets in excess of \$100 million were not uncommon. Now, the typical project is more in the \$1 million to \$20 million range. Low interest rates mean there will be more projects, but with reduced scope and budget, and consequently smaller fees.

This means that the architectural firms must become much more efficient in delivering design services, the goals being quality, profitability and client satisfaction. To become more efficient, firms must reevaluate their internal organization, staffing and project procedures. The diminishment in scale of projects will also mean that the size of firms will decrease. While large projects and staff have fostered a departmental setup in office organization, I think the trend will be toward a smaller studio approach. This means that individual staff members must become more well-rounded and versatile, able to handle a wide variety of tasks, rather than work toward specialization. Staff education and sharing of knowledge throughout the office should be encouraged by management. Increased efficiency also requires a renewed commitment to automated production techniques such as CADD, which will optimize productivity of personnel. Firms who can accept and address these new realities will succeed and thrive. The new climate in the investment and development world is a direct challenge to our profession to meet the needs of a changed marketplace while still providing quality design.

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Jeff Dodge, AIA, project architect  
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1. For Hawaii, the event in 1991-1992 that has affected architecture the greatest has been the freezing of Japanese investment funds by their banks. This, combined with other world factors, has ended the rapid growth period in our private sector. We have seen the stoppage of the larger resort projects and a lack of public confidence in the support of large capital improvement projects. However, for those who are bold and have access to capital, this is the best time to build for the future.

2. I believe there will continue to be a moderate slowdown in the Hawaii commercial market for at least three years. There will be a shift in project types to a new market. We are in for a more conservative period of development. Well-planned projects will be needed. Architects will need to creatively develop their markets, if not develop their own projects. Remodeling of existing buildings for repositioning in a competitive building will be needed. The completion and adoption of the Waikiki Master Plan will produce activity toward upgrading this district. Mixed-use housing and environmentally-correct projects will be important areas in the future.

Reynaldo Rios, AIA, project architect  
Architects Hawaii

1. In my opinion, the single event in 1991-92 that had the most significant impact on architecture was Japan's economic influence on development.

When Japan's investors sought real estate investments in Hawaii, development funds came to Hawaii from all over the world. The economy boomed and architecture reached for the sky with luxury high-rise buildings. Now that Japan's investors have all but pulled out, architecture in Hawaii will see a major change.

2. Reflecting current economic conditions, architectural trends in the next five years will move away

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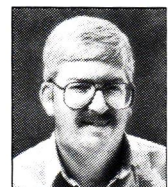
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from the luxurious toward the basics.

I think the trend in architecture is going to still need to have the feel of luxury to compete with the standards set during the boom economy, but this will be achieved through design simplicity rather than design extravagance.

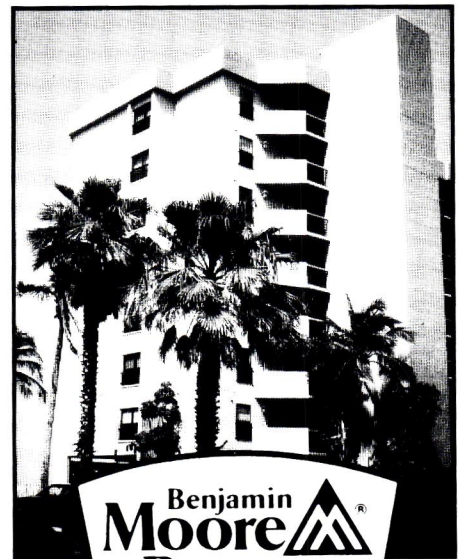
*Victor W. Olgay, AIA, assistant professor, UH School of Architecture*

1. During June 3-14, 1992, the United Nations conference on environment and development (the "Earth Summit") was held in Rio de Janeiro, Brazil. For 10 days the political and economic impact of environmental issues took the center of the world stage, and all endeavors were seen in their interrelated context. Architecture was represented by the International Academy of Architects (IAA), who held a symposium on the planning and management of human settlements, and by the International Solar Energy Association (ISES) who lobbied hard on behalf of renewable energy and CO<sub>2</sub> reduction goals. At Rio it became obvious to the world that architecture can no longer be seen as an isolated intervention, but must become responsible in a global as well as a local context.

2. Economics will continue to drive architecture toward economical ends, both in first cost and in long-term operating costs. Addressing environmental concerns will be recognized as cost-effective. The surprising result of this constraint will be a renaissance of intensely creative architecture. This architecture will derive its merit from the ability to elegantly meet human needs while pointing toward sublime desires. Tun Albert's NMB office building in the Netherlands, and Antonio Predock's Fine Arts Center at ASU are two fine examples of this architectural trend. **HA**

*This survey was compiled by Leneva Stevens, Errol J. Christian and Paul Sanders.*

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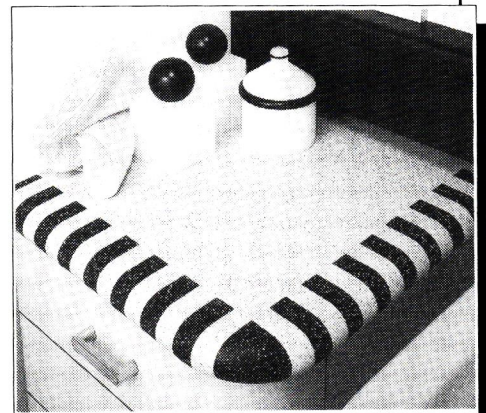
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### *Stringer Tusher & Associates, Ltd.* *Outrigger Reef Hotel Waikiki*

**O**utriggers Hotels Hawaii commissioned Stringer Tusher & Associates, Ltd. in 1984 to rejuvenate the Outrigger Reef Hotel in Waikiki.

Renovation was accomplished in twenty phases, thus allowing hotel operation to continue without inconveniencing guests.

The existing ten-story building, built in 1954, was the first high-rise on Waikiki beach.

Emphasizing a Hawaiian theme, and taking advantage of the fact that the Outrigger Reef enjoys one of the few beach sites in Waikiki, the architects designed an entry area

which creates a natural flow between interior and exterior and allows guests a visual connection to the ocean.

Quartzite tile was used to pave the circular driveway, which leads under an extended porte-cochere surrounded by horizontal planters. The tile was continued throughout the entry up to the pool deck, unifying the area.

The most striking element of the new look is the \$500,000 "waterscape" in the lobby area, which gives the hotel's name a visual identity. Incorporating waterfalls and lush tropical foliage, the waterscape truly

identifies the unification of indoors and outdoors. In addition, the Hawaiian theme is carried out in a stunning koa and marble front desk.

To create more usable public areas in the hotel, retail shops were relocated into the lobby and redesigned. Shopfronts now have expansive display areas, allowing the merchandise to establish an image rather than the signage.

Besides renovation of all 885 rooms and suites, the \$50 million renovation project included major alterations to sprinkler and electrical components to bring the building up to code.



AUGIE SALBOSA PHOTO

*Interior lobby spaces at the Outrigger Reef Hotel Waikiki were opened to participate in the landscape, with ceilings defining functional changes.*

#### **CREDITS**

*Owner:*

**Outrigger Hotels Hawaii**

*Architect:*

**Stringer Tusher & Associates, Ltd.**

*Principal in charge:*

**Terry Tusher**

*Project architect:*

**David Stringer**

*Mechanical engineer:*

**Kohloss & Associates,  
Syntech, Ltd.**

*Electrical engineer:*

**Itano & Associates**

*Structural engineer:*

**Martin & Bravo, Inc.**

*Interiors:*

**Barry Design Associates, Inc.**

*General contractor:*

**Outrigger Services**



## JURY'S COMMENTS:

*The jurors particularly lauded the project for the redesign of the entry, porte cochere, balconies and exterior open spaces. One juror said: The owners and the architect are to be complimented on their success in bringing the Reef up to the standard that its oceanfront site deserves."*



AUGIE SALBOSA PHOTO

*Semi-private lanais and improved public access were part of the multi-million dollar renovation program at the Outrigger Reef Hotel Waikiki.*



# New Members Welcomed

## AIA Members

**Jason K. Sato** is employed by Projects International. He earned a bachelor in Fine Arts from The University of Hawaii. He lists skin diving as one of his hobbies.

**Robert A. Ewert** is self-employed (Alexander & Ewert). He earned a bachelor of arts in Architecture from the University of California at Berkeley in 1980. He lists golf as his main hobby.

**Marc E. Ventura** attended the University of Notre Dame from which he graduated with a bachelor of Architecture. He is employed by KOP Hawaii and his hobbies include sports, photography and metal works.

## Associate Member

**Linnea Gayle Brooks** is employed by Nancy Peacock AIA, Inc. She attended Saddleback Community College, Mission Viejo, Mesa Commu-

nity College, San Diego and Cal Poly Pomona, and worked for architectural firms for the past seven years. She lists art, ocean activities and exercise.

## Intern AIA Members

**Christian R. Baker** earned a liberal arts degree from the University of Arizona and a bachelor of Architecture from Pratt Institute in 1991. He is employed by Charles Black Associates, Inc., and lists sailing, cycling, rugby and tennis among his hobbies.

**Kent. V. Kaahanui** is the owner and principal designer of Design Projects Hawaii. He graduated from Brigham Young University - Hawaii with a bachelor of science in building construction technology. Among his hobbies are family activities and involvement with the Boy Scouts of America.

## Professional Affiliate

**Sam A. Galante** is employed by Jackson Companies as manager of their new division, Jackson Contractors. Jackson Contractors manufactures galvanized metal frame walls and floors for residential housing. Galante lists golf as his main hobby.

HA

## Goetz Dead at 66

Gregory C. Goetz, AIA, whose architectural career in Hawaii spanned over 35 years, died Oct. 10. He was 66.

Goetz was employed the past 10 years as senior architect with Edward K. Noda & Associates. Prior to this, he worked for Parsons Hawaii and, for 20 years, was a member of Ossipoff Snyder Rowland and Goetz. "We were shocked by Greg Goetz's untimely death," said Nancy Lyman Peacock, AIA, president, AIA/Hawaii State Council. "Our condolences to members of his family."

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## Annual designers' bash held at Ramsay's Gallery

More than 100 people attended the 7th annual Designers' Bash, Aug. 13, at Ramsay's Gallery and Cafe in Downtown Honolulu.

The affair was sponsored by the AIA/Honolulu Chapter; the American Planning (APA) Association, Hawaii Chapter; the American Society of Interior Designers (ASID), Hawaii Chapter; the American Society of Landscape Architects (ASLA), Hawaii Chapter; Consulting Engineers Council of Hawaii (CECH); and Construction Specifications Institute (CSI), Honolulu Chapter.

Robert Hale, president, AIA/Honolulu Chapter, said the purpose of the annual Bash is to get together with members from other professional organizations outside the business environment.

Part of the program included strolling through four local art galleries to view work by local artists and searching for clues that could be cashed in for prizes donated by various companies.

Besides Ramsay's, other participating galleries included Robyn Buntin, Gateway, Pauahi Nuuanu and Pegge Hopper.

Members of the planning committee included Kathy Bryant, APA; Brad Carlson, Shirley Cruthers, Robert Hale, Janet Martin, Alan Nemiroff and Dona Yuen, AIA; Patti Lindberg, Genie Wix and Denny Moore (IF), ASID; Richard Quinn, ASLA; and Ron Prescott and Andrew Yanoviak, CSI. **HA**

## Browns Honored

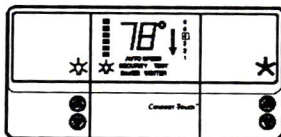
The annual Winter Benefit of Historic Hawaii Foundation will honor Joan S. and Kenneth F. Brown, FAIA, as "Kamaaina of the Year" on Saturday, Dec. 5, from 6 to 11 p.m. The gala is traditionally held in the Monarch Room of the historic Royal Hawaiian Hotel. The event will benefit Historic Hawaii Foundation's Heritage Education Programs.



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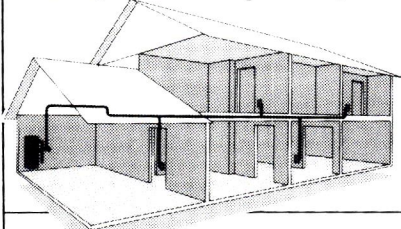
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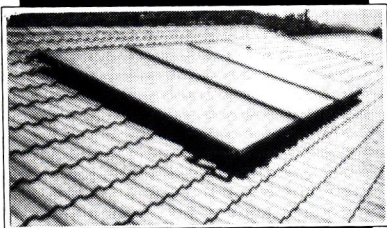
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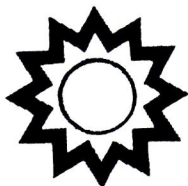
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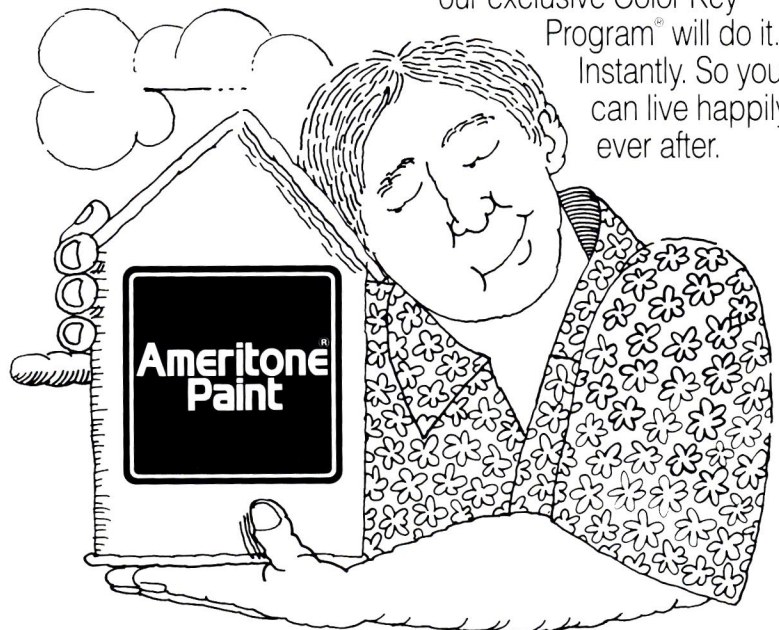
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# Iniki Strikes Award-Winning Hyatt Regency

by Mazeppa King Costa

Last month Hawaii Architect's cover story featured the Hyatt Regency Kauai at Poipu, winner of the 1992 Honolulu Chapter/AIA Grand Award for excellence in design.

The story had been "put to bed" just about the time Hurricane Iniki struck Kauai on Sept. 11, with the Hyatt's stunning new star taking the storm's full brunt as it roared ashore at Poipu with almost unprecedented violence—winds up to 160 mph (with unofficial clocking in some areas of 227 mph) and a tidal surge of 17 feet.

While Iniki was labeled one of the three worst national disasters ever, Kauai residents claimed headlines for their perseverance, resilience, will to rebuild and above all their cooperation and helpfulness to one another—their spirit of *ohana*, family.

From one side of the island to the other people gave unstintingly of themselves. It was no different at the Hyatt, where management and staff hunkered down to

accomplish together things that few had ever expected to do.

Less than a week after the hurricane, Hyatt Hotels Corporation president Darryl Hartley-Leonard made an inspection trip to Kauai. Addressing the situation with both corporate and industry-wide concern, he called for a quick rebound from Hurricane Iniki, lest long-term or permanent consequences result. In a swift, proactive move, he committed the 600-room Hyatt Regency Kauai to repair by Dec. 15, despite substantial damage to the grounds, including an extensive system of water features, one wing and one restaurant. Acknowledging the Herculean effort that would be called for, he firmly established an enthusiastic, "can do" approach.

Meanwhile, Hyatt owners, Kawaiolo Development, lost no time in assembling a project-reconstruction team of architects, landscape architects, contractors, interior designers and other

consultants who, with eyes firmly on Dec. 15, would begin the refurbishing process immediately.

As soon as air service was restored to the island, Honolulu landscape architects from Tongg Clarke & Mechler walked the site. In Iniki's wreckage-strewn wake they found a reconfigured shoreline; washed out lagoons; snapped off and uprooted palms made battering rams; and a variety of surreal scenes of devastation around the grounds.

Yet there was reason for optimism.

"Fortunately," said Donald G. Lee of design architects Wimberly Allison Tong & Goo, "the hotel as a whole sustained minimum damage. A single low-lying, two-story wing of 100 rooms took a major hit by tidal surge, thus inundating the ground level or about 50 rooms of the hotel's total 600.

"Also exposed to the storm surge was the thatched-roof Tidewater restaurant. It was gutted, so to speak, but did not prove to be as fragile as one might expect a "grass shack" structure to be. Its piers—that look like wood—are actually concrete, as is the floor and also the roof, under the thatch."

Lee said that the architect's assignment was to oversee the team effort to preserve the hotel's design integrity, restoring it to original quality.

Speaking on behalf of the whole team, Lee summed up the situation, "There's a lot of hard work ahead. The time frame is difficult, but everyone's pulling together to expedite things. Yes, the hotel will be ready on Dec. 15."

HA

Mazeppa King Costa is a public relations consultant and writer.



DONALD G. LEE PHOTO

Tidal surge was responsible for rearranging furniture and bringing in the trees in this hotel room at the Hyatt Regency Kauai during Hurricane Iniki. This is one of several ground floor rooms that sustained damage. Reparations are underway and the hotel will be ready Dec. 15.



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*Hyatt Regency Kauai*

# Architects Apply 'Lessons Learned' in Landscape Reconstruction Efforts

*Excerpts from an interview with Stephen F. Mechler, ASLA, of Tongg, Clarke & Mechler, original landscape architects for the Hyatt Regency Kauai, who were asked to restore the hotel's hurricane-lashed grounds to pre-Iniki beauty.*

by Mazeppa King Costa

**"E**xpect and plan for the worst ... respect natural configurations ... conform to all setbacks ... use

site-appropriate plants ... maintain them meticulously ... don't plant tall trees with trunks that wave back and forth near roof lines ... as hurricane approaches, secure/remove objects that can become ballistic, and prepare plants by trimming.

"In their preparations for Iniki, most hotels didn't have the foresight or time to cut back their plants. First priority was guest safety, getting people to safe locations and securing all items

that might become projectiles. Most of Hyatt's lawn and deck furniture was put into the pool and lagoons and, so, is salvageable. Incredibly, some of it was washed back out when the storm surge roared in and then out of the lagoons and pool.

"Landscaping for Hyatt Kauai was designed to be the common thread that pulled the whole project together, unifying all elements in a sympathetic relationship. In the Iniki



TONGG CLARKE & MECHLER PHOTO

Grounds at the Hyatt Regency Kauai are shown before Hurricane Iniki. A photograph taken after the hurricane, shot from the same location, is shown on page 26.



experience the landscaping proved itself by helping to save the grounds from more extensive damage. The layout of the grounds, man-made objects, the extensive system of salt-water lagoons and pool and the 1,100 linear feet of concrete along the ocean front served as an escape valve—rather like a spillway of a dam—allowing the storm surge to pool and flow back into the ocean rather than sucking away more of the shore.

"Iniki was both dramatic and costly, a telling experience that speaks volumes about the power of nature, the constant flux of beach terrain, about the expectations of appropriate design and good luck.

"In a striking show of force, the storm surge reconfigured the shoreline, causing the loss of 75 feet of shore and a five-foot lowering of ground elevation. The dunes are gone entirely. They will come back in time, but not to the same magnitude. Yet this is not all bad. Formerly the beach was quite

dangerous. The lagoons were a feature designed to deter guests from swimming in the ocean. The beach in its post-Iniki form is more usable.

"Hyatt Kauai is one of the newest projects on the island. The plant materials hadn't had time to sink their roots well into the ground. Uprooted palms had root balls not much larger than when we planted them. Even so, the overall results speak well for the project's whole design team. We designed the project with a history of hurricanes in mind, maintaining the 40-foot setback, not interfering with natural configurations and using a lot of plants well-adapted to shore environment—napaka, coconut palms, ironwoods, hau, lauau fern. These weathered the ordeal well. All these factors mitigated the degree of destruction and will allow us to stabilize what remains and get back on-line rapidly.

"Nevertheless, the biggest problems of refurbishment are the time frame and access, or lack of

access, to plant materials locally. We approach the challenge with a high degree of pragmatism.

"The new landscape will not be a re-creation of the original. It will be just as tropical, as natural, and just as attractive, yet different. We will use an even larger percentage of seacoast-adapted plants. And we'll use more indigenous and endemic plants. Environmentally appropriate, they require less water. To use native Hawaiian plants in this high-profile, refined setting will showcase them in a fresh, creative way and serve to increase appreciation of them as a group. It will also reinforce Hyatt's commitment to expressions of Hawaiian culture.

"The landscape restoration process must be well-orchestrated and sympathetic in all respects. To get the work done promptly, we must nevertheless tread delicately to minimize disruption.

"As for the Dec. 15 deadline—we're gonna make it." **HA**



TONGG CLARKE & MECHLER PHOTO

*Landscaping at the Hyatt Regency Kauai was destroyed during Hurricane Iniki. Tidal surge also removed sand dunes and reconfigured the coastline.*



# Lihi Lani Sets On-Site Nursery Precedent



ED WATAMURA PHOTO

*Lihi Lani's senior landscape consultant Paul Weissich, AIA, and an associate, horticulturist Kevin Kojima, review the plans for the innovative test nursery at the Lihi Lani Ranch site.*

by Benedict Lee, ASLA

An innovative approach to landscape architecture is taking place high up on the bluffs along Oahu's North Shore near Sunset Beach, at a place called Lihi Lani—an approach that

could very well shape the way architects, planners and developers think about projects in Hawaii in the 90s and beyond.

Some are calling the approach revolutionary, but landscaping

expert Paul Weissich calls it good old-fashioned common sense.

Weissich should know. As director of the Honolulu Botanic Gardens for over 30 years, Weissich has made the study of native species and their role in Hawaii's environment an important element of his life's work.

Weissich says his philosophy toward landscape architecture in Hawaii is based on the premise that trying to force a development's physical setting to be something other than what exists naturally is no longer a viable approach. "It just doesn't make aesthetic or cultural sense," says Weissich. "And it sure doesn't make economic sense either."

Weissich, considered by many as being among the premier authorities in his field, is the senior landscape architect consultant at the proposed Lihi Lani Ranch, a residential and recreational community being planned for a 1,143-acre parcel in the highlands above Oahu's North Shore at Sunset Beach. The project, which is being developed by Obayashi Hawaii, Headed by Quon Yamagishi Partnership, and planned by Group 70 International, appealed to Weissich.

Weissich believes that many landscape plans in Hawaii fail, or



ED WATAMURA PHOTO

*The beautiful Hibiscus Arnottianus (var. Punaluuensis), is another species planned for the test nursery at Lihi Lani Ranch.*



end up costing the developer more money than anticipated, for one reason: many landscapers put in plants and trees that shouldn't be there in the first place. "The result is you end up having to water more, or use more pesticides, or increase your maintenance," he explains, "and that ends up costing more money."

But, even if planting indigenous species makes sense, the challenge in Hawaii is knowing what plants and trees did in fact "naturally" occur here. Experts agree that one

of the biggest blows to Hawaii's fragile environment has been the introduction of foreign plant species which have competed with, and even destroyed, native species. Years of land misuse and neglect in Hawaii, and the resulting loss of soil richness, along with soil depletion and erosion have also contributed to this problem.

The problem of Hawaii's damaged environment led Weissich to ask Obayashi if he could conduct a series of on-site

tests—to find out what plants and trees would make sense for the Lihi Lani project—before he submitted his first landscape sketch. When Obayashi agreed, Weissich's concept of a "test nursery" was born.

The test nursery, which comprises open growing areas and a series of shade houses spread out over more than four acres, allows Weissich to test and gather data on various plants and trees right on the proposed development site. Weissich plans to test over 150 different plants and trees in four key categories: plants that will flourish at the Lihi Lani Ranch site in general; plants that will control erosion; plants that require minimal watering; and plants that are visually appealing. The ultimate goal, explains Weissich, is to find species that fill most or all of the four requirements.

Lihi Lani's test nursery, and indeed its entire approach toward landscape architecture, is based on the principles of xeriscaping. Weissich explains that the goal of xeriscaping is to create a beautiful landscape that conserves water, but it's also an eminently sensible approach to plant conservation.

"The nursery will help us select plants that can thrive on the site using the least amount of water and maintenance necessary ... but the real advantage of the test nursery is that we can learn what will grow easily on the property before the actual landscaping begins," said Weissich. "It takes much of the guesswork, as well as the cost, out of landscaping. It also makes it a more visually dynamic and exciting product."

The test nursery represents a \$500,000 investment for Obayashi, but project coordinator Craig Yamagishi thinks it is money well spent.

"We estimate that we will save approximately 50 percent in out landscaping and maintenance costs with this approach," says Yamagishi. "It really just makes good business sense."

Yamagishi explained that Obayashi's common-sense

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approach to landscaping at Lihi Lani is really just a small example of how Obayashi is approaching the project overall. "The entire development is based on the concept that once it is built, Lihi Lani Ranch should look as though it has always belonged there. To do that requires careful planning."

Yamagishi hopes the test nursery will not only help his team perform "smart" landscaping, but also help Lihi Lani find ways to rejuvenate the land.

One of the first botanists to survey the 1,143-acre parcel of land selected for Lihi Lani Ranch described the area as a "biological wasteland." Decades of neglect, over-grazing and erosion occurred before Obayashi Hawaii purchased the land, robbing the soil of its nutrients or washing it away altogether.

"The native plant species had been mostly chased off, and there are extensive areas of soil erosion and damage. But the potential is there for a strong ecological recovery," Yamagishi said.

Preserving and reintroducing plant life indigenous to Hawaii plays a key role in Lihi Lani's landscaping goals. In fact, the work at Lihi Lani has already led to the rescue of an endangered tree species.

The site planned for the Lihi Lani Ranch development certainly seems worthy of this kind of plant rescue and preservation operation. Obayashi's plans call for reserving almost half the 1,143-acre parcel as undeveloped land. These 500-plus acres will be set aside as a conservation area that will be open to the public through hiking and horse riding trails.

Weissich, who believes the approach taken at Lihi Lani makes obvious good sense, believes other planners should try similar approaches. "Developers have learned, the hard way, that to ignore Mother Nature can be disastrous. To work in concert with the environment produces a better project. A better project is more readily marketable at a better price. Listening to Mother Nature

is just good business."

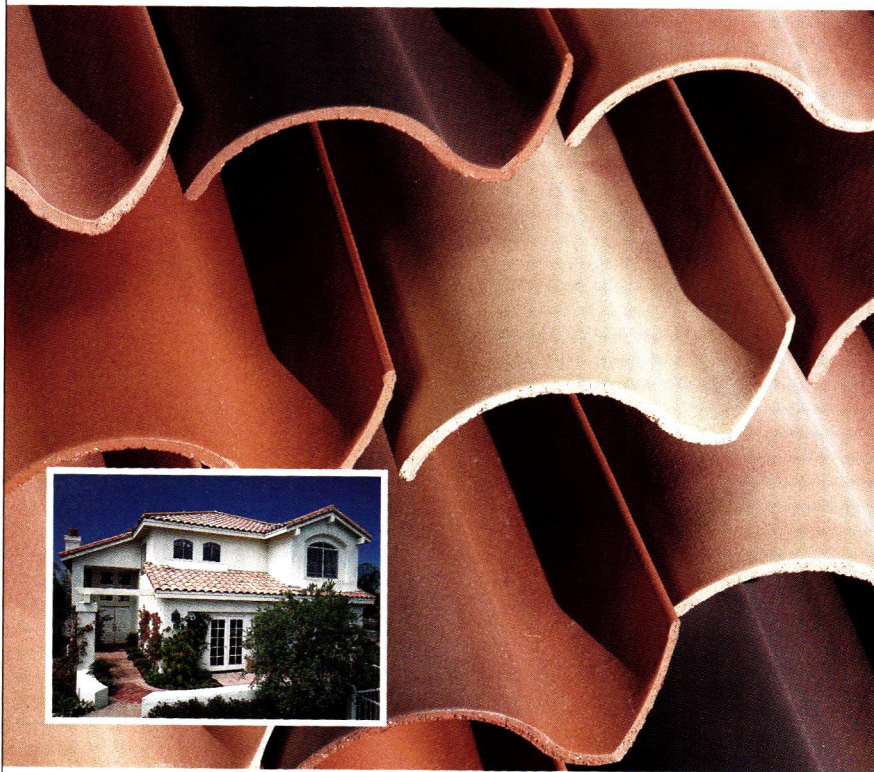
Weissich believes Lihi Lani's approach to landscape architecture, as well as its programs for water conservation, erosion prevention, plant and wildlife conservation and environmental education, will make the completed project a model for others of its kind in the state.

"The best part is that developers and planners are beginning to think and talk more about the land here in Hawaii," said Weissich.

"They are asking, how can we take better care of it, and how can we enhance and showcase its beauty? After all, the land is our most precious commodity here in the islands. It's about time we learned how to live and work in harmony with it." **HA**

*Benedict Lee, ASLA, is a principal at Brownlie & Lee, a Hawaii-based firm specializing in landscape architecture, site planning and irrigation consulting.*

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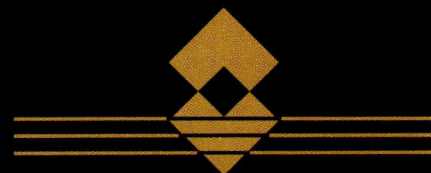
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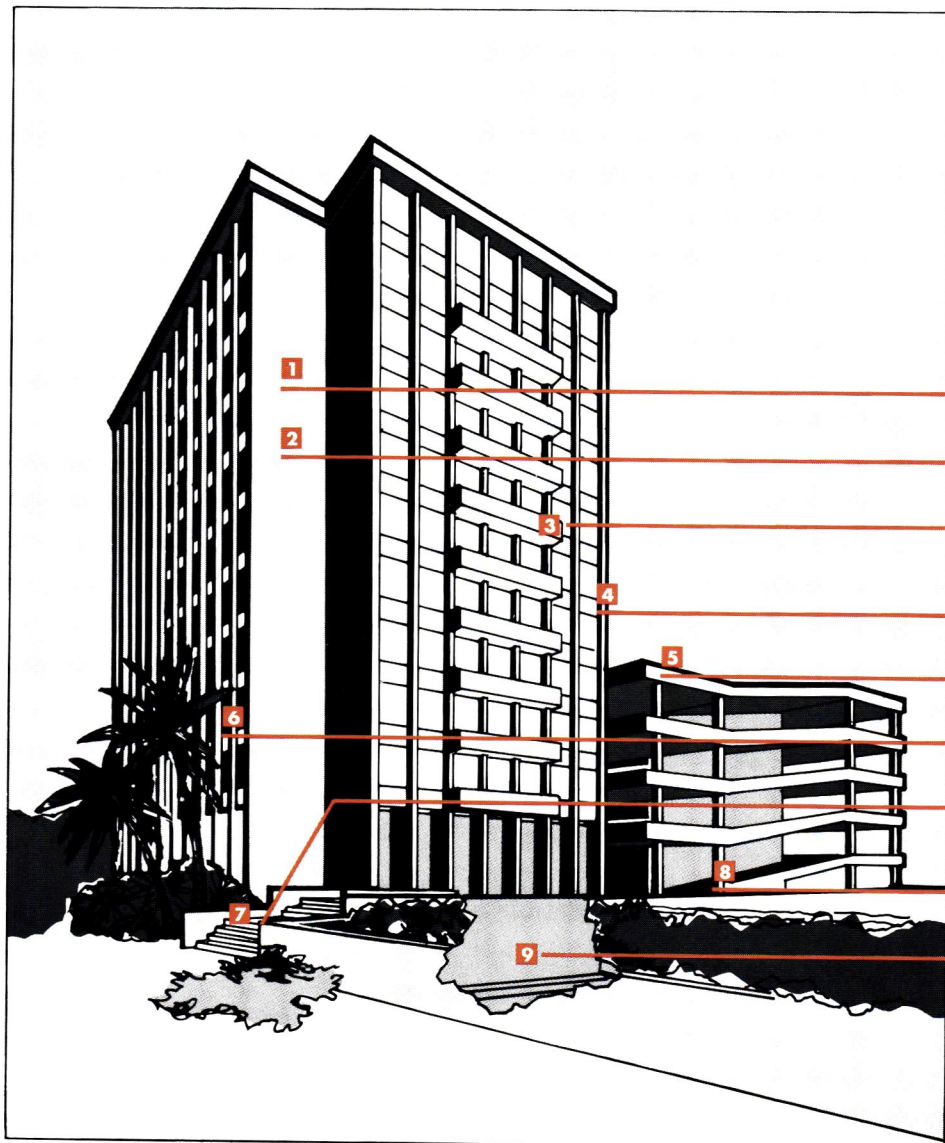
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