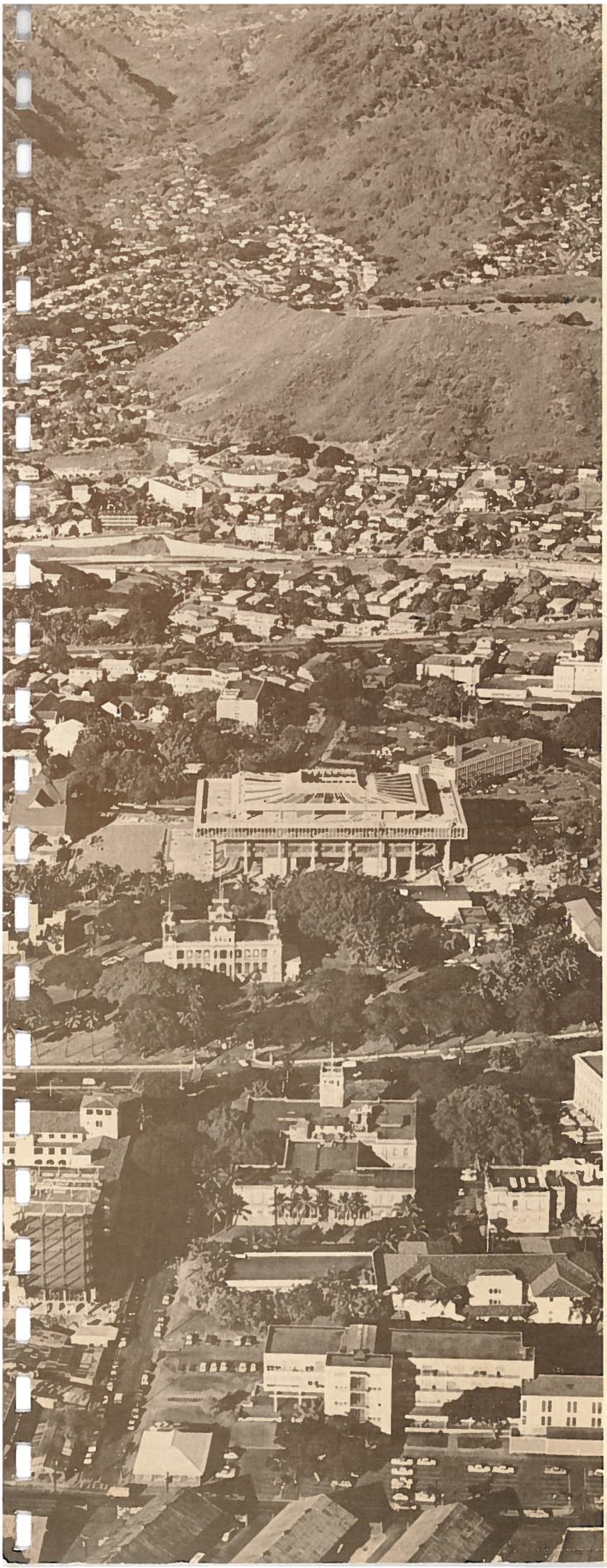

HAWAII STATE CAPITOL CIVIC CENTER MASTER PLAN

JOHN CARL WARNECKE & ASSOCIATES

ARCHITECTS & PLANNING CONSULTANTS

THE

HAWAII STATE CAPITOL

CIVIC CENTER MASTER PLAN

TO

THE LEGISLATURE OF THE STATE OF HAWAII

To Kenan Kim —
With sincere good wishes
Gordon Stein

Submitted by the Civic Center Policy Committee
February 20, 1968

John Carl Warnecke and Associates
Architects and Planning Consultants

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OFFICE DIRECTOR

February 19, 1968

Honorable KeNam Kim, Comptroller
State of Hawaii
Department of Accounting and General Services
Honolulu, Hawaii

Dear Mr. Kim,

It is with great pleasure that we submit our report on the State Capitol Civic Center Master Plan.

The Plan provides for an incremental program for development through the years to 1985, based upon projected State staff office and parking space needs through those years. It has followed the basic planning concepts of the Honolulu Civic Center Master Plan, Special Report of February, 1965, and the Goals and Objectives established by the Citizens Advisory Committee and the Civic Center Policy Committee established by Governor John A. Burns and Mayor Neal S. Blaisdell.

After having evaluated several possible courses of action for State land acquisition and construction in this study, and in the manner as contracted, we confidently subscribe to the plan recommended in this report.

We trust that this study will prove of real value in the decision making processes to come.

Respectfully yours,

JOHN CARL WARNECKE AND ASSOCIATES

Charles R. Sutton

CRS/cd

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PREFACE

A State capitol is the seat of government of that State, a place of vast significance. It is a place where laws are made and executed, where public affairs are directed and supervised; it is the visible sign of the spiritual qualities which make up the community; and it can be more. It can be a place which will restore to the citizen his satisfaction in belonging to a community, a State; a place where he will find significance, a place which can enlarge the meaning of his life, and elevate and expand the quality of his citizenship.

The State Capitol of Hawaii as now constituted is ideally suited to fulfill this end. It has strong continuity with the past and appears to be rapidly and optimistically facing the future.

The capitol area has been a focal point of government and significance since the time of King Kamehaneha I.

It has been the staging ground for Hawaiian history. It includes the Iolani Palace, the Royal Grounds, Washington Place and the early Mission Buildings. It has been the scene of coronations and burials, changes in government, and the struggles of social change. In the buildings and monuments that are here, in the contrasts and continuities of the Civic Center, can be

read the background of the people of Hawaii.

The Civic Center is also important to the people of the State for the great public investment in land and buildings. This history that has left a heritage of great value has also left a physical framework of buildings, streets, and open spaces. In the past,these buildings, facilities, and patterns of circulation have been able to accommodate growth and change. Now, however, the Civic Center faces changes of a greater magnitude than ever before--an exploding population and prosperity,pressure of growth from the private sector,expanding roles of government services at all levels, and vast new demands for transportation to link the city together.

The speed and scale of these changes pose pressing questions to the community. How can this Civic Center accommodate the critical space needs of various departments and agencies, the new functions of government, the needs of public institutions, and the complex inter-relationships with the rest of the City? How can these be interwoven in a way that is practical, efficient and economical for the community and at the same time handsome, dignified, and expressive of the symbolic center of a great State? The answer is a new framework on which to grow --a functional framework of land, buildings, streets and utilities, an aesthetic framework of order and beauty, and a legal framework of procedures and budgets. The creation of this

framework for the future is the challenge of this master plan for the State Capitol Civic Center.

Since completion of the "Special Report" on the Honolulu Civic Center Master Plan on February 3, 1965, substantial progress has been made in implementation of the major proposals of the plan. This progress has been possible through the continued administrative activity of the Policy Committee and the cooperative interest of City, State, and Federal Government officials.

Major accomplishments have been:

1. Land exchange which made possible relocation of the Federal Building. This provides for future development of the Mililani Street Mall and Harbor Front Park.

2. Selection of Nimitz Highway-Ala Moana Arterial alignment mauka of the Hawaiian Electric Company power plant and through the harbor front park.

3. Approval of the South Street connector as a mauka-makai segment of the state highway system and development of criteria for its design.

4. Additional land acquisition in areas required by both State and City expansion.

5. A program for expansion of the State Capitol parking garage.

6. Initiation of planning studies for downtown development which provide opportunity to coordinate overall planning for the Civic Center-downtown area.

7. Legislative action to provide a location in the Civic Center harbor area for the "Falls of Clyde" and a maritime museum.

8. Initiation of a program to establish heights limits in the Punchbowl area.

Now we have advanced to a position where reassessment is required. The legislature of 1967 has asked for a definitive development plan, setting boundaries, height limits, open spaces and all requirements important to obtaining the established goals.

The special report on the Civic Center plan of February, 1965 outlined specific goals and objectives, and proposed a program for implementation.

GOALS AND OBJECTIVES

The Policy Committee and Citizens Committees in 1964 jointly set forth guidelines as the first stage in moving toward a planning program. They are summarized here:

1. The Civic Center of Honolulu should encompass major government structures.

2. The Civic Center of Honolulu is ideally located adjacent to the central business district where it can best serve the general public.

3. The historic buildings form the core of the Civic Center and government structures shall be related to this core.

4. The structures and spaces within the Civic Center must be visually correlated. To this end plans will provide adequate and modulated open spaces unified by landscaping.

5. The visual integrity of Iolani Palace should be preserved and protected.

6. The Civic Center must be related to its surrounding environment through land use planning, architectural design and functional relationships and surrounding land uses must be compatible.

7. Major freeways and thoroughfares should not pass through the Civic Center.

8. Mass transit lines may pass through the Civic Center, but elevated transportation lines shall not. New and attractive modes of transit should be encouraged.

9. Adequate access to and from the Civic Center should be provided.

10. Through traffic should be discouraged and internal circulation encouraged. Adequate roads and transit facilities should be provided for internal automotive circulation, and malls, sidewalks, and plazas for internal pedestrian circulation.

11. Adequate parking facilities for cars should be provided near the periphery of the Civic Center, and surface parking discouraged within the perimeter.

12. Cutural and recreational facilities and nighttime usage should be encouraged in the Civic Center.

13. Multiple usage of the Civic Center facilities should be encouraged.

14. The historic center should be established as a State or National monument.

15. Iolani Palace and Iolani Barracks should be used as a center for Hawaiian history and cultural life.

16. A place should be provided for a museum of the varied ethnic traditions which characterize and enrich the Hawaiian culture.

17. Create a coordinating agency with facilities within the Civic Center to encourage cultural activities.

18. Provide adequate room for Civic Center expansion.

I. Scope of Study

I. SCOPE

John Carl Warnecke and Associates were contracted to develop a Master Plan for 1985 which would fulfill the needs of the State Government in the Hawaii State Capitol Complex. Personnel counts and space requirements of all State branches and departments in the Capitol Complex were to be reviewed, updated, and projected to 1985. The Contract proposed that three alternative plans for meeting the State's needs be developed which made use of:

A. State land presently owned or slated for acquisition in the Capitol Complex.

B. Only land presently owned by the State in the Capitol Complex.

C. Only land presently owned by the State in and reasonably near the Capitol Complex.

Incremental land acquisition (where necessary), building construction, and site improvement programs for the alternatives where to be developed and the costs of implementation estimated. The consultants were to evaluate the relative advantages and disadvantages of each alternative and recommend one plan for selection by the State.

REVISIONS TO ASSIGNMENT

The above alternative C was excluded as a reasonable alternative for study by agreement with State representatives. The consultants determined that there was a lack of available State land in reasonable proximity to the Civic Center which would be suitable for development and use by State departments.

As studies progressed, the Consultants recognized that additional variations might be considered and evaluated in order to provide a sufficiently broad basis for decision making.

Since planning for Civic Center needs requires a significant land allocation to accommodate vehicular storage the concept of DECENTRALIZED PARKING was introduced. Another variation examined these alternatives by exploring the purchase of the TRUSTCO BUILDING which is at the corner of Richard and King Streets.

Broadly speaking then, we have explored seven alternatives which were evaluated on the basis of relative cost; how well they meet the objectives of proximity between departments which have important functional ties; what might be their potential for expansion beyond 1985; how well they achieve the design goals as prescribed by the Civic Center Policy Committee.

The various plans are based on a review of current and previous plans affecting the Capitol Complex, on studies of land use and property values, modes of travel and parking habits, interrelationships among departments, and possibilities of decentralization. State employment in the Civic Center was projected, and space requirements were forecast for each five-year period of 1985. The report involved study of the Legislature, the offices of Governor and Lt. Governor, the Judiciary, and the fifteen executive departments of Accounting & General Services, Attorney General, Budget & Finance, Personnel Services, Planning & Economic Development, Archives, Education, Hawaiian Homes, Health, Labor & Industrial Relations, Social Service, Land & Natural Resources, Transportation, Regulatory Agencies, and Taxation.

One of the main objectives of the report was to provide the State with a practical and flexible plan to fulfill the growing Civic Center needs. Each alternative studied contains an incremental construction program to serve as a guide for expansion of State facilities. The alternatives also provide basic data on the effects and urgencies of land acquisition which the State Legislature may utilize in determining the Capital Improvment Programs for future years.

II. Space Projections

The Consultant obtained the 1968 base figures directly from personnel officers of the various State departments. These base figures were projected to 1970, 1975, 1980 and 1985 by using multipliers which represent the rates at which the agency or department will grow. These rates are based on the OTS population projections for each five-year period and also reflect the proportion of population growth which each agency will capture due to its specific function.

The net office space projections for each branch and department were derived from the square foot per person dicta determined by the 1965 Special Report. Utilizing these dicta, the personnel requirements were translated into net office space needs for each agency.

PARKING NEEDS

Staff Parking

Accurate estimation of the 1985 off-street parking needs for State employees in the Capitol Complex required consideration of highly uncertain factors such as the development of rapid transit systems and variation in the rates of vehicle utilization and occupancy. The "Honolulu

Civic Center Parking Study", prepared in 1963 by Rummel and Pack, Limited, surveyed the parking habits and demands of State employees in the Civic Center and concluded that the long-range staff parking needs could be met by providing spaces for 50.5% of the total personnel. This percentage indicates that staff parking needs will grow to 2500 by 1985. This method reflects with favor, the American Society of Planning Officials' method of estimating parking requirements which would allow one space per 400 sq. ft. of net floor area (Information Report No. 182 - January, 1964) or 2400 space for the 960,000 sq. ft. in the Capitol Complex by 1985.

Visitor Parking

The Department of Accounting & General Services conducted a survey in 1964 of the number of visitors during each hour period to all State agencies. The figures from this study were the basis for determining visitor parking needs. The DAGS visitor tabulations were projected to 1985 in the same manner as the personnel counts and showed an overall need for 220 visitor spaces by 1985.

STATE CIVIC CENTER PERSONNEL AND NET OFFICE SPACE PROJECTIONS 1970

BRANCHES AND DEPARTMENTS		PROJECTIONS					
		1967 Base	Multiplier (percentage)	Add to 1967	1970 Need	Staff Parking	Visitor Parking
LEGISLATIVE BRANCH	Personnel	363	8.46	24	387	233	
	Space	68 350			68 350		
JUDICIAL BRANCH	Personnel	249	11.3	32	277	149	24
	Space	94 600		10 700	105 300		
EXECUTIVE BRANCH							
GOVERNOR AND LT. GOVERNOR	Personnel	25	9.12	2	27	14	3
	Space	9 600		700	10 400		
HUMAN RESOURCES DEPARTMENTS							
Education	Personnel	218	11.3	25	243	123	2
	Space	37 000		4 300	42 000		
Health	Personnel	334	10.6	35	369	186	16
	Space	69 100		7 300	76 400		
Labor and Industrial Relations	Personnel	270	11.3	31	301	152	54
	Space	39 700		4 500	44 200		
Social Services	Personnel	270	11.3	31	301	152	6
	Space	39 700		4 500	44 200		
STAFF DEPARTMENTS							
Accounting and General Services	Personnel	225	9.12	21	246	124	4
	Space	41 600		3 900	45 500		
Attorney General	Personnel	68	9.12	6	74	37	1
	Space	12 600		900	13 700		
Planning and Economic Development	Personnel	72	9.12	7	79	40	1
	Space	15 400		1 500	16 900		
Archives	Personnel	19	9.12	2	21	11	1
	Space	19 000		2 000	21 000		
Budget and Finance	Personnel	118	12.3	14	132	67	2
	Space	20 700		2 400	23 100		
Personnel Services	Personnel	47	10.6	5	52	26	1
	Space	7 300		800	8 100		
NATURAL RESOURCES & DEVELOPMENT DEPTS.							
Land and Natural Resources	Personnel	182	9.84	18	200	101	3
	Space	31 000		3 200	34 200		
Hawaiian Home Lands	Personnel	18	9.12	2	20	10	1
	Space	4 500		500	5 000		
Transportation	Personnel	306	10.6	32	338	171	3
	Space	39 800		4 100	43 900		
COMMERCE DEPARTMENTS							
Regulatory Agencies	Personnel	112	10.6	12	124	63	14
	Space	23 900		2 500	26 400		
Taxation	Personnel	250	9.12	23	273	138	17
	Space	36 000		3 300	39 300		

STATE CIVIC CENTER PERSONNEL AND NET OFFICE SPACE PROJECTIONS

1975

BRANCHES AND DEPARTMENTS		PROJECTIONS					
		1970 Base	Multiplier (percentage)	Add to 1970	1975 Need	Staff Parking	Visitor Parking
LEGISLATIVE BRANCH	Personnel	387	11.2	35	422	251	
	Space	68 350			68 350		
JUDICIAL BRANCH	Personnel	277	15.0	42	319	171	27
	Space	105 300		15 900	121 200		
EXECUTIVE BRANCH							
GOVERNOR AND LT. GOVERNOR	Personnel	27	12.4	4	31	16	3
	Space	10 400		1 500	11 900		
HUMAN RESOURCES DEPARTMENTS							
Education	Personnel	243	15.0	36	279	141	2
	Space	42 000		6 200	48 200		
Health	Personnel	369	15.0	56	425	215	18
	Space	76 400		11 600	88 000		
Labor and Industrial Relations	Personnel	301	15.0	45	346	175	61
	Space	44 200		6 500	50 700		
Social Services	Personnel	301	15.0	45	346	175	7
	Space	44 200		6 500	50 700		
STAFF DEPARTMENTS							
Accounting and General Services	Personnel	246	12.4	31	277	140	4
	Space	45 500		5 700	51 200		
Attorney General	Personnel	74	12.4	9	83	42	1
	Space	13 700		1 700	15 400		
Planning and Economic Development	Personnel	79	12.4	9	88	44	1
	Space	16 900		1 900	18 800		
Archives	Personnel	21	12.4	2	23	12	1
	Space	21 000		2 000	23 000		
Budget and Finance	Personnel	132	15.0	20	152	77	2
	Space	23 100		3 500	26 600		
Personnel Services	Personnel	52	15.0	8	60	30	1
	Space	8 100		1 200	9 300		
NATURAL RESOURCES & DEVELOPMENT DEPTS.							
Land and Natural Resources	Personnel	200	13.7	27	227	115	3
	Space	34 200		4 600	38 800		
Hawaiian Home Lands	Personnel	20	12.4	2	22	11	1
	Space	5 000		500	5 500		
Transportation	Personnel	338	15.0	51	389	196	4
	Space	43 900		6 700	50 600		
COMMERCE DEPARTMENTS							
Regulatory Agencies	Personnel	124	13.7	17	141	71	16
	Space	26 400		3 600	30 000		
Taxation	Personnel	273	12.4	34	307	155	19
	Space	39 300		4 900	44 200		

STATE CIVIC CENTER PERSONNEL AND NET OFFICE SPACE PROJECTIONS

1980

BRANCHES AND DEPARTMENTS		PROJECTIONS					
		1975 Base	Multiplier (percentage)	Add to 1975	1980 Need	Staff Parking	Visitor Parking
LEGISLATIVE BRANCH	Personnel	422	10.0	35	457	268	
	Space	68 350			68 350		
JUDICIAL BRANCH	Personnel	319	13.7	44	363	193	31
	Space	121 200		16 700	137 900		
EXECUTIVE BRANCH							
GOVERNOR AND LT. GOVERNOR	Personnel	31	11.2	3	34	17	3
	Space	11 900		1 200	13 100		
HUMAN RESOURCES DEPARTMENTS							
Education	Personnel	279	13.7	38	317	160	3
	Space	48 200		6 600	54 800		
Health	Personnel	425	13.7	58	483	244	21
	Space	88 000		12 000	100 000		
Labor and Industrial Relations	Personnel	346	13.7	47	393	198	69
	Space	50 700		7 100	57 800		
Social Services	Personnel	346	13.7	47	393	198	8
	Space	50 700		7 100	57 800		
STAFF DEPARTMENTS							
Accounting and General Services	Personnel	277	11.2	31	308	156	5
	Space	51 200		5 800	57 000		
Attorney General	Personnel	83	11.2	10	93	47	1
	Space	15 400		1 900	17 300		
Planning and Economic Development	Personnel	88	11.2	10	98	49	2
	Space	18 800		2 200	21 000		
Archives	Personnel	23	11.2	3	26	13	2
	Space	23 000		3 000	26 000		
Budget and Finance	Personnel	152	13.7	21	173	87	3
	Space	26 600		4 300	30 300		
Personnel Services	Personnel	60	11.2	6	66	33	2
	Space	9 300		900	10 200		
NATURAL RESOURCES & DEVELOPMENT DEPTS.							
Land and Natural Resources	Personnel	227	12.5	29	256	129	4
	Space	38 800		5 000	43 800		
Hawaiian Home Lands	Personnel	22	11.2	3	25	13	2
	Space	5 500		800	6 300		
Transportation	Personnel	389	13.7	56	445	225	5
	Space	50 600		7 300	57 900		
COMMERCE DEPARTMENTS							
Regulatory Agencies	Personnel	141	12.5	18	159	80	18
	Space	30 000		3 900	33 900		
Taxation	Personnel	307	11.2	34	341	172	22
	Space	44 200		4 900	49 100		

STATE CIVIC CENTER PERSONNEL AND NET OFFICE SPACE PROJECTIONS 1985

BRANCHES AND DEPARTMENTS		PROJECTIONS					
		1980 Base	Multiplier (percentage)	Add to 1980	1985 Need	Staff Parking	Visitor Parking
LEGISLATIVE BRANCH	Personnel Space	457 68 350	9.34	43	500 68 350	290	
JUDICIAL BRANCH	Personnel Space	363 137 900	12.8	46 17 400	409 155 300	216	34
EXECUTIVE BRANCH							
GOVERNOR AND LT. GOVERNOR	Personnel Space	34 13 100	10.5	4 1 500	38 14 600	19	3
HUMAN RESOURCES DEPARTMENTS							
Education	Personnel Space	317 54 800	12.8	41 7 100	358 61 900	181	3
Health	Personnel Space	483 100 000	12.8	62 12 800	545 112 800	275	23
Labor and Industrial Relations	Personnel Space	393 57 800	12.8	50 7 400	443 65 200	224	77
Social Services	Personnel Space	393 57 800	12.8	50 7 400	443 65 200	224	9
STAFF DEPARTMENTS							
Accounting and General Services	Personnel Space	308 57 000	10.5	32 5 900	340 62 900	172	5
Attorney General	Personnel Space	93 17 300	10.5	10 1 900	103 19 200	52	1
Planning and Economic Development	Personnel Space	98 21 000	10.5	10 2 100	108 23 100	55	2
Archives	Personnel Space	26 26 000	10.5	3 3 000	29 29 000	15	2
Budget and Finance	Personnel Space	173 30 300	12.8	22 3 900	195 34 200	98	3
Personnel Services	Personnel Space	66 10 200	10.5	7 1 100	73 11 300	37	2
NATURAL RESOURCES & DEVELOPMENT DEPTS.							
Land and Natural Resources	Personnel Space	256 43 800	11.7	30 5 100	286 48 900	144	4
Hawaiian Home Lands	Personnel Space	25 6 300	10.5	3 750	28 7 100	14	2
Transportation	Personnel Space	445 57 900	12.8	57 7 400	502 65 300	254	5
COMMERCE DEPARTMENTS							
Regulatory Agencies	Personnel Space	159 33 900	11.7	19 4 000	178 37 900	90	20
Taxation	Personnel Space	341 49 100	10.5	36 5 200	377 54 300	190	25

III. Criteria For Evaluation

III. CRITERIA FOR EVALUATION

A FUNCTIONAL BASIS FOR THE PLAN

It is a primary objective of this Master Plan to do more than merely provide adequate space for State agencies; its intent is to allocate that space among the agencies in a manner which will maximize their effectiveness. In pursuing this goal, the planners made use of the "Study of Organization and Functions of State Government Agencies for Honolulu Civic Center Planning" prepared by the Management Services Division of the Department of Budget and Finance, September, 1964. This study was conducted to provide basic data on State Government organization, functions, and operations to assist the development of a Master Plan. The study concentrated on functional aspects and attempted to identify departments whose functional inter-relationships would be strengthened by proximity to one another. The following functional groupings were proposed by the study as those agencies whose services and operations are related in such a way as to benefit from being located together:

Functional Category	Departments
Executive	Office of the Govenor Office of the Lieutenant Governor

Staff Agencies	Department of Accounting & General Services Department of the Attorney General Department of Budget & Finance Department of Personnel Services Department of Planning & Economic Development
Human Resources Agencies	Department of Education Department of Hawaiian Home Lands Department of Health Department of Labor & Industrial Relations Department of Social Services
Natural Resources & Development Agencies	Department of Land & Natural Resources Department of Transportation
Commerce	Department of Regulatory Agencies Department of Taxation

With some modification this proposed grouping was accepted as a guide for allocation and organization of facilities in the Civic Center. A study of the Department of Hawaiian Home Lands, revealed a close relationship to the Department of Land & Natural Resources. Accordingly, the consultants felt that its operational effectiveness would be strengthened if it were located in the Natural Resources and Development group rather than the Human Resources group.

The "Study of Organization and Functions" determined that the Legislature's location in the State Capitol Build-

ing fulfills all the basic functional considerations pertinent to the legislative process. The study also recommended a centralized judicial complex within the Civic Center. This judicial complex is provided for in all the studied alternatives and is located on the block which presently contains the Judiciary and State Office Buildings.

The possibility of integrating the District Courts into the Civic Center judicial complex was seriously considered. However, the consultants concluded that the extremely high degree of public contact required by the District Courts, particularly that of the Traffic Violations Bureau, in addition to the very limited and costly land available for necessary parking within the Civic Center do not justify relocation of the District Courts. Therefore, the alternatives studied by the consultants all provided for a judicial complex which does not include the District Courts.

DESIGN OBJECTIVES

The location of the Honolulu Civic Center was established during the early days of the monarchy as the seat of a central government. With the decision that the State Capitol Building be constructed in the Civic Center and through the preparation of the 1965 Civic Center Master Plan, further commitments were made toward the improvement and expansion of the present governmental facilities.

1. Great Park.

   The broad design objectives as embodied in the 1965 Plan and subscribed to by the Civic Center Policy Committee are as follows:

   The 1965 Special Report envisioned the Civic Center developing in a mauka-makai direction as a great park with government buildings surrounded by lawn, trees and well-kept gardens. This development pattern establishes nature as the identity of the Civic Center, with malls and open vistas to landmarks allowing flexibility of heights and massings of future buildings.

2. Preservation.

   Preserve, mark, restore or remodel buildings and sites that have:

a. historical value because of their association with the Hawaiian monarchy, the Mission, and events or figures prominent in the political, social, economic, and cultural evolution of Hawaii.

b. architectural merit or great natural beauty.

c. a high acquisition in replacement cost.

A total of 42 such buildings and sites are so designated, and shown on the "Preservation Plan".

3. Access

Locate parking garages in periphery for direct access from arterials and thoroughfares. Remove surface parking from central areas and develop parking lots as a temporary use on land acquired in advance.

Each of the several alternatives were examined in these terms.

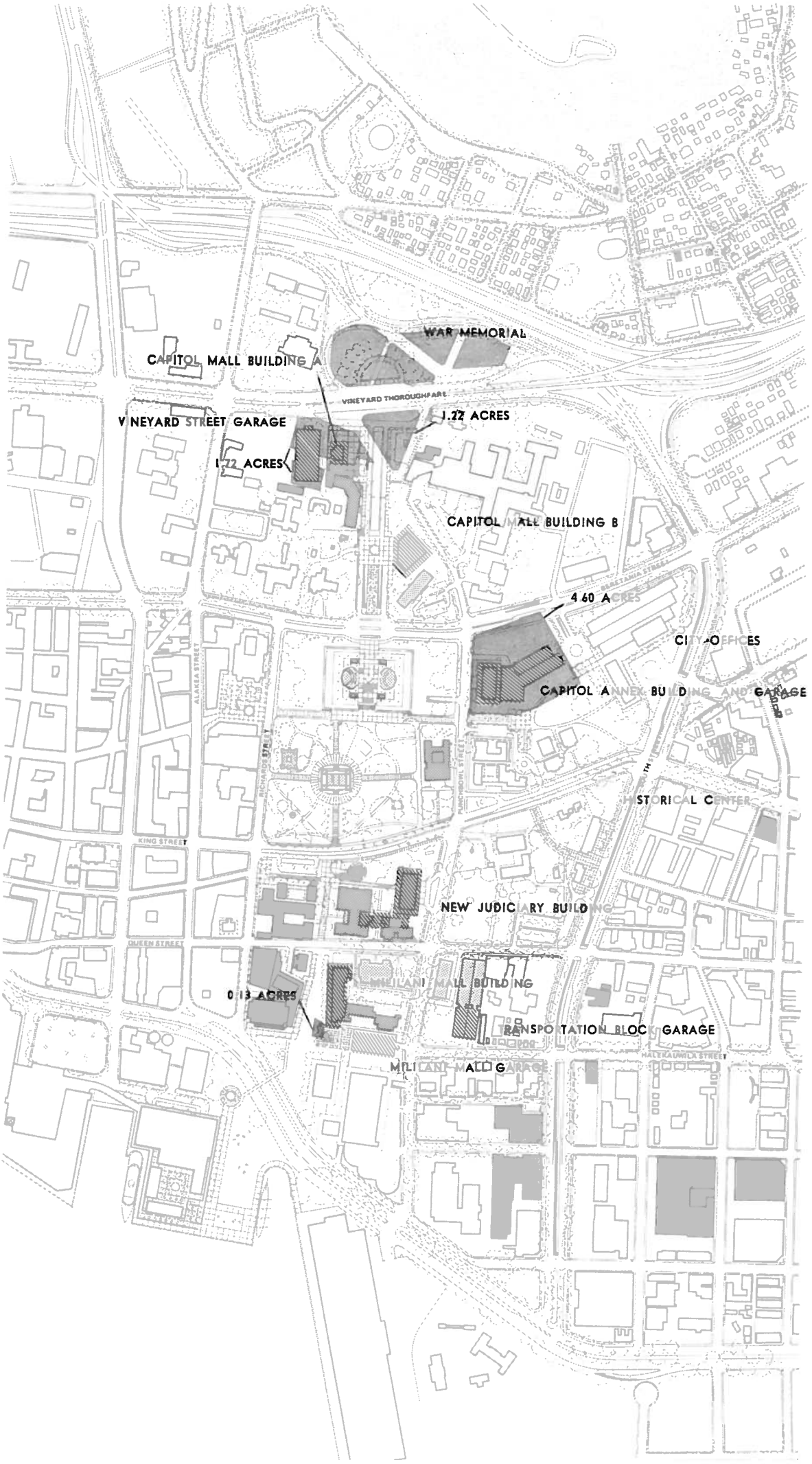
IV. Evaluation

IV. EVALUATION

Broadly speaking, the Consultants have explored seven alternatives which were evaluated on the basis of relative cost; how well they meet the objectives of proximity between departments which have important functional ties; what their potential for expansion may be beyond 1985; and how well they achieve the design goals set by the Civic Center Policy Committee, the Citizens' Advisory Committee and the Consultant.

Essentially the several alternatives which the Consultants explored represent two basic situations; one of which can achieve a desirable functional grouping and design, and which is identified as the A Alternatives. The other situation, while attempting to achieve the same functional and design ends, must of necessity mass required office space within the constraints of limited land area. This is identified as the B Alternatives.

A. ALTERNATIVE A-1


WAR MEMORIAL
CAPITOL MALL BUILDING A
VINEYARD THOROUGHFARE
VINEYARD STREET GARAGE
1.22 ACRES
1.72 ACRES
CAPITOL MALL BUILDING B
4.60 ACRES
CITY OFFICES
CAPITOL ANNEX BUILDING AND GARAGE
HISTORICAL CENTER
NEW JUDICIARY BUILDING
0.13 ACRES
MILILANI MALL BUILDING
TRANSPORTATION BLOCK GARAGE
MILILANI MALL GARAGE
KING STREET
QUEEN STREET
ALAKEA STREET
RICHARDS STREET
PUNCHBOWL STREET
BERETANIA STREET
HALEKAUWILA STREET

A. ALTERNATIVE A-1

This Alternative explores a plan and program which acquires two major land areas.

1. Balance of Star-Bulletin Block for a major new office building (Capitol Annex) to provide space for those departments whose proximity to the Capitol Building is important for the maximum effectiveness of each; and to provide for a major staff parking structure.
2. Land at the Vineyard Thoroughfare end of the proposed Capitol Mall to provide for completion of the Capitol Mall and for additional office space related to the Mauka group, or Human Resources agencies and staff parking.

Primary Elements

Mauka. Alternative A-1 organizes the mauka area around the Capitol Mall which extends from the Capitol Building to Vineyard Thoroughfare. A-1 proposes two new office buildings and one garage for this area. Capitol Mall A, located just above the Liliuokalani Building, is a tower structure housing the Department of Education and Labor & Industrial Relations. The Vineyard Street garage is adjacent to it and provides spaces for 620 cars.

Capitol Mall B is next to Kinau Hale and contains the Department of Budget & Finance and part of the Department of Health.

Capitol. This group houses the Legislature, the Governor and Lt. Governor, and the Staff Departments of Accounting & General Services, Archives, Attorney General and Planning & Economic Development in the State Capitol Building, the Library, and the Capitol Annex, a new office building on the block immediately waikiki of the Capitol. The Capitol Annex Garage contains 717 cars and occupies the central portion of the Star-Bulletin Block.

Makai. This building group will house the departments of Land & Natural Resources, Hawaiian Home Lands, Transportation, Personnel Services, Regulatory Agencies, Taxation, and the Judiciary. The Judicial Branch will be located in a New Judiciary Building on the site of the old State Office Building, which links the old Judiciary and the Kapuiwa buildings together into one complex. The present parking garage behind the Transportation Building is expanded to contain 350 more cars. The Mililani Mall buildings join the Tax Office and the Keelikolani Building together.

Functional Relationships

The recommended functional grouping of State agencies and departments (See Part III 1.) is followed very closely by Alternative A-1. The Human Resources Departments are all together in the Mauka area and the Natural Resources and Development Departments and Commerce Departments are together in the Makai area. The only deviation from the recommended grouping involves the Staff Departments of Budget & Finance and Personnel Services. Budget & Finance is separated from the other Staff Departments by being located in Capitol Mall B and Personnel Services by being located in Mililani Mall.

Land Acquisition and Potential for Expansion

Alternative A-1 acquires a total of seven and one-half acres of land. Three acres are acquired in the Mauka area for the completion of the Capitol Mall and construction of the Capitol Mall A Building and the Vineyard Garage. The Star-Bulletin Block bounded by Punchbowl, Beretania, Kapiolani and King Streets contains four and one-half acres and is acquired for the Capitol Annex Building and Garage. This program of land acquisition leaves room for expansion beyond 1985 on the Star-Bulletin Block and also at the corner of Punchbowl and

Halekauwila Streets makai of the Transportation Building. However, the size of the Capitol Annex Garage for 717 cars and the visual setbacks required for vistas to the Capitol Building make only limited expansion on this block possible.

Visual Analysis

Alternative A-1 accomplishes most major Civic Center design goals.

Land acquisition of 7.5 acres provides for long range expansion based on population projections at the same time enabling an appropriate visual coherence to be established as expansion takes place.

The acquisition in the mauka end which provides for the Mall, while also making provision for the Vineyard Garage and the Capitol Mall Building provides for the termination of the Mall which is essential for the dignified approach requisite to the Capitol Building. It provides space in which to sense the harmony and observe the nobility of the structure.

Acquisition of the Star Bulletin block and the proposal made thereon, albeit with some shortcomings, does control the highly desirable vista leading to the Capitol

building. It would provide, as well, for the construction of the Capitol Annex building, which while having an important relationship to the Capitol building, insofar as functional proximity is concerned also is important in order to establish an important unifying element and visual coherence in the Capitol area.

Conclusions

This Alternative achieves all of the major objectives of functional proximity as well as the design objectives established by the Policy Committee.

It has two important weaknesses, however, in that it does not provide for sufficient decentralization of parking and makes use of close-in, potentially more productive land for vehicular storage.

Its potential for expansion is reduced thereby to that extent and less is achieved from the proposed acquisition.

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	518 000 668 000	−150 000	MAUKA				CAPITOL					MAKAI											
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	−Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall A	Capitol Mall B	Capitol 115 200	Capitol Annex	Library	New Archives 19 000	Old Archives 6 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Transpor-tation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeliko-lani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A	Mililani Mall B	State Office 48 000	Hawaiian Homes 3 000
LEGISLATIVE BRANCH	68 350 68 350						68 350																
JUDICIAL BRANCH	70 000 105 300	−35 300										54 000		14 000		2 000							
EXECUTIVE BRANCH																							
GOVERNOR AND LT. GOVERNOR	9 650 10 400	−750					9 650																
HUMAN RESOURCES AND DEPARTMENTS																							
Education	40 000 42 000	−2 000		40 000																			
Health	63 000 76 400	−13 400	63 000																				
Labor and Industrial Relations	34 000 44 200	−10 200																23 000	11 000				
Social Services	31 000 44 200	−13 200		31 000																			
STAFF DEPARTMENTS																							
Accounting and General Services	27 000 45 500	−18 500																				27 000	
Attorney General	17 700 13 700	+4 000					17 700																
Planning and Econ. Development	10 900 16 900	−6 000					10 900																
Archives	19 000 21 000	−2 000								19 000													
Budget and Finance	13 600 23 100	−9 500					8 600											5 000					
Personnel Services	5 000 8 100	−3 100																5 000					
NATURAL RESOURCES & DEV. DEPARTMENTS																							
Land and Natural Resources	23 000 34 200	−11 200															10 000					13 000	
Hawaiian Homes	3 000 5 000	−2 000																					3 000
Transportation	38 000 43 900	−5 900													37 000		1 000						
COMMERCE DEPARTMENTS																							
Regulatory	14 000 26 400	−12 400									6 000											8 000	
Taxation	31 000 39 300	−8 300														31 000							

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVES A−1 and A−2 1970

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	721 000 752 000	– 31 000	MAUKA				CAPITOL			MAKAI												
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall A 127 100	Capitol Mall B	Capitol 115 200	Capitol Annex	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A 72 000	Mililani Mall B	State Office 48 000	Hawaiian Homes 3 000
LEGISLATIVE BRANCH	68 350 68 350						68 350														
JUDICIAL BRANCH	89 500 121 200	–31 700								54 000		14 000						21 500			
EXECUTIVE BRANCH																					
GOVERNOR AND LT. GOVERNOR	9 650 11 900	–2 250					9 650														
HUMAN RESOURCES AND DEPARTMENTS																					
Education	48 200 48 200			20 000	28 200																
Health	88 000 88 000		63 000		25 000																
Labor and Industrial Relations	50 700 50 700				50 700																
Social Services	51 000 50 700	+300		51 000																	
STAFF DEPARTMENTS																					
Accounting and General Services	53 200 51 200	+2 000			5 200															48 000	
Attorney General	17 700 15 400	+2 300					17 700														
Planning and Econ. Development	17 900 18 800	–900					10 900											7 000			
Archives	29 000 23 000	+6 000							29 000												
Budget and Finance	26 600 26 600				18 000		8 600														
Personnel Services	9 300 9 300																	9 300			
NATURAL RESOURCES & DEV. DEPARTMENTS																					
Land and Natural Resources	37 700 38 800	–1 100														33 000		4 700			
Hawaiian Homes	3 000 5 500	–2 500																			3 000
Transportation	48 000 50 600	–2 600											37 000				11 000				
COMMERCE DEPARTMENTS																					
Regulatory	29 500 30 000	–500																29 500			
Taxation	44 000 44 200	–200												33 000	11 000						

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVES A–1 and A–2 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	830 000 842 000	−12 000	MAUKA				CAPITOL			MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	−Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall A 127 100	Capitol Mall B 84 000	Capitol 115 200	Capitol Annex	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A 72 000	Mililani Mall B
LEGISLATIVE BRANCH	68 350 68 350						68 350											
JUDICIAL BRANCH	139 300 137 900	+1 400								38 000	87 300	14 000						
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	15 150 13 100	+2 050					15 150											
HUMAN RESOURCES AND DEPARTMENTS																		
Education	50 100 54 800	−4 700		20 000	30 100													
Health	100 000 100 000		63 000			37 000												
Labor and Industrial Relations	56 700 57 800	−1 100			56 700													
Social Services	51 000 57 800	−6 800		51 000														
STAFF DEPARTMENTS																		
Accounting and General Services	57 000 57 000				40 300	16 700												
Attorney General	17 700 17 300	+400					17 700											
Planning and Econ. Development	21 000 21 000						14 000										7 000	
Archives	29 000 26 000	+3 000							29 000									
Budget and Finance	30 300 30 300					30 300												
Personnel Services	9 300 10 200	−900															9 300	
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	43 800 43 800									6 100					33 000		4 700	
Hawaiian Homes	6 300 6 300																6 300	
Transportation	57 900 57 900									9 900			37 000			11 000		
COMMERCE DEPARTMENTS																		
Regulatory	33 700 33 900	−200															33 700	
Taxation	44 000 49 100	−5 100												33 000			11 000	

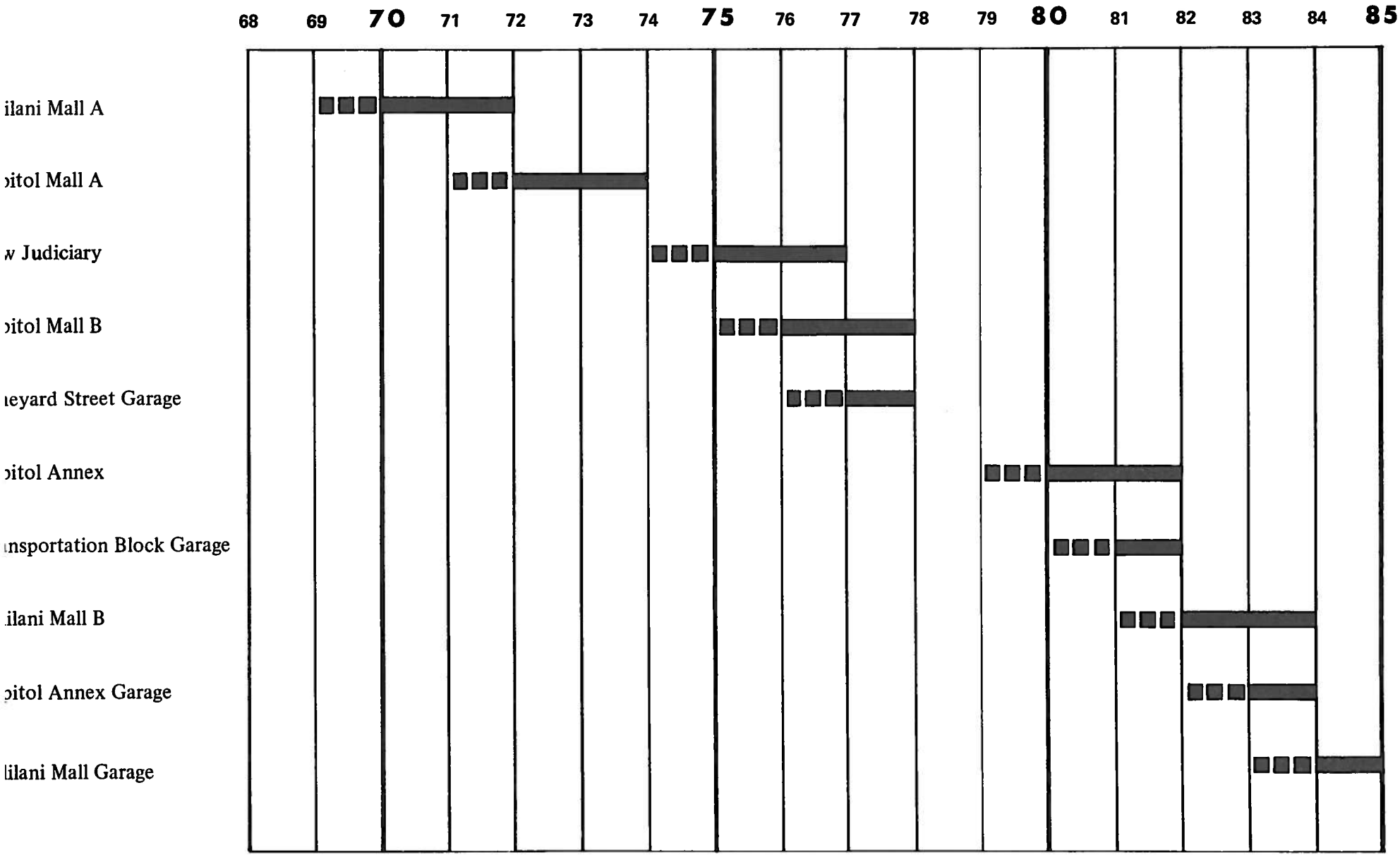
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVES A–1 and A–2 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	946 000 937 000	+ 9 000	MAUKA				CAPITOL			MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall A 127 100	Capitol Mall B 84 000	Capitol 115 200	Capitol Annex 75 000	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiva 14 000	Trans-portation 37 000	Tax Office 33 000	Keelikolani 33 000	Keelikolani Anx. 11 000	Mililani Mall A 72 000	Mililani Mall B 40 500
LEGISLATIVE BRANCH	68 350 68 350						68 350											
JUDICIAL BRANCH	155 300 155 300									54 000	87 300	14 000						
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	16 550 14 600	+1 950					16 550											
HUMAN RESOURCES AND DEPARTMENTS																		
Education	61 900 61 900				61 900													
Health	112 800 112 800		63 000			49 800												
Labor and Industrial Relations	65 200 65 200				65 200													
Social Services	71 000 65 200	+5 800		71 000														
STAFF DEPARTMENTS																		
Accounting and General Services	62 900 62 900							62 900										
Attorney General	19 200 19 200						19 200											
Planning and Econ. Development	23 100 23 100						11 100	12 000										
Archives	29 000 29 000								29 000									
Budget and Finance	34 200 34 200					34 200												
Personnel Services	11 300 11 300																11 300	
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	48 900 48 900														33 000	11 000	4 900	
Hawaiian Homes	7 100 7 100																7 100	
Transportation	67 000 65 300	+1 700											37 000	30 000				
COMMERCE DEPARTMENTS																		
Regulatory	37 900 37 900																37 900	
Taxation	54 300 54 300													3 000			10 800	40 500

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVES A–1 and A–2 1985



CONSTRUCTION PROGRAM

ALTERNATIVE A–1

planning period

construction period

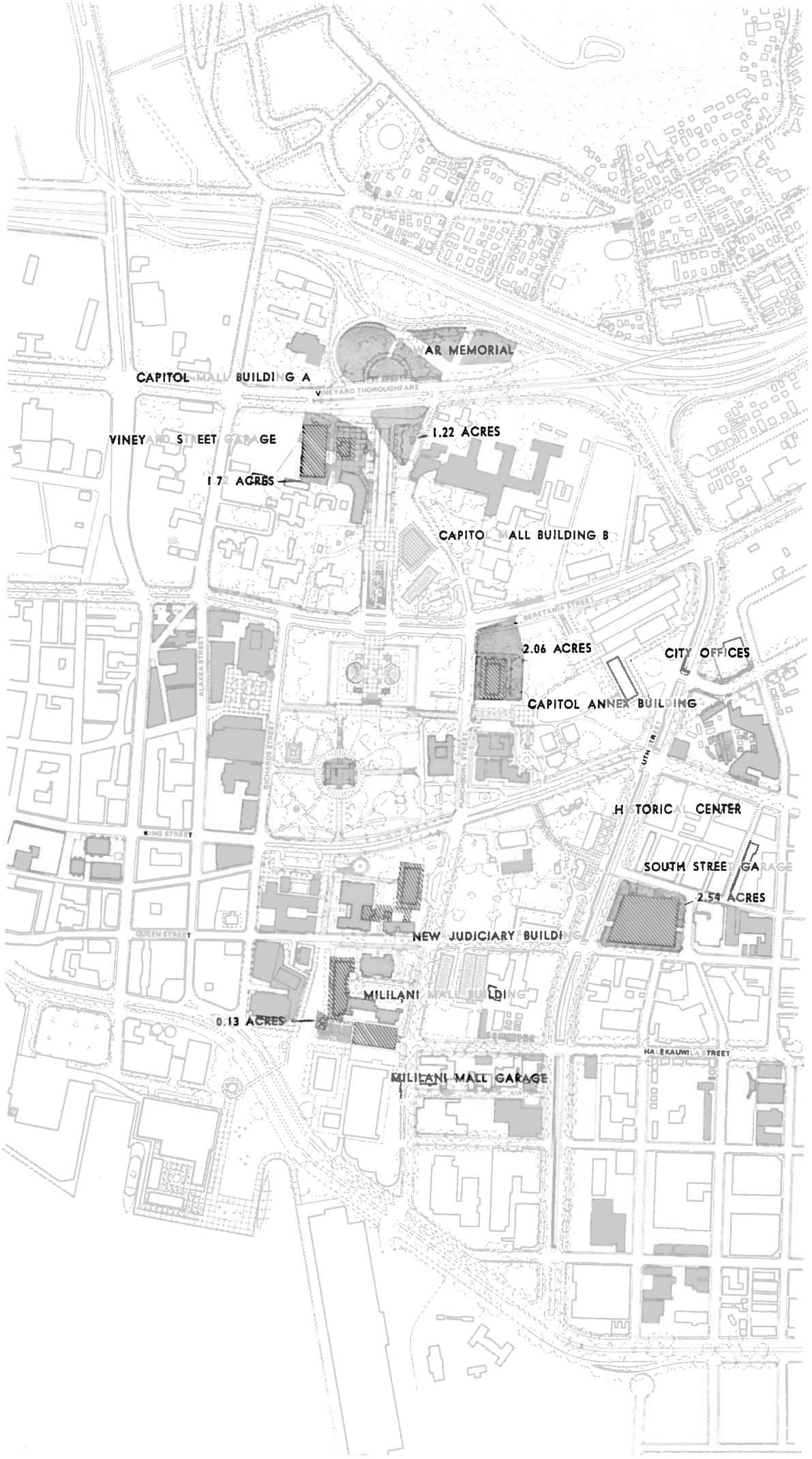
ALTERNATIVE A-1 BUILDING SUMMARY

Capitol Mall A	127,000 square feet
Capitol Mall B	84,000 square feet
Vineyard Street Garage	640 vehicles
Capitol Annex	88,000 square feet
Capitol Annex Garage	717 vehicles
New Judiciary	87,000 square feet
Mililani Building Increment A	72,000 square feet
Mililani Building Increment B	40,000 square feet
Mililani Mall Garage	113 vehicles
Transportation Building Garage	350 vehicles

COST SUMMARY ALTERNATIVE A-1

Office Buildings	
Capitol Mall A	$ 4,465,000
Construction	3,940,000
Furnishings	525,000
Capitol Mall B	2,922,000
Construction	2,634,000
Furnishings	288,000
Capitol Annex	3,132,000
Construction	2,820,000
Furnishings	312,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Mall	4,148,000
Construction	3,711,000
Furnishings	437,000
Garages	
Vinyard Street Garage	1,315,000
Capitol Annex Garage	2,384,000
Mililani Mall Garage	368,000
Transportation Block Garage	898,000
Construction Cost Total	22,888,000
Grading, Paving and Landscaping	706,000
Fees (Architectural & Engineering)	1,602,000
Surveying	458,000
Utilities	269,000
Total Cost of Buildings & Garages	25,923,000
Land Acquisition Cost	5,223,000

B. ALTERNATIVE A-2


AR MEMORIAL
CAPITOL MALL BUILDING A
VINEYARD THOROUGHFARE
VINEYARD STREET GARAGE
1.22 ACRES
1.72 ACRES
CAPITOL MALL BUILDING B
BERETANIA STREET
2.06 ACRES
CITY OFFICES
CAPITOL ANNEX BUILDING
ALAKEA STREET
RICHARDS STREET
PUNCHBOWL STREET
HISTORIC CENTER
KING STREET
SOUTH STREET GARAGE
2.54 ACRES
QUEEN STREET
NEW JUDICIARY BUILDING
MILILANI MALL BUILDING
0.13 ACRES
HALEKAUWILA STREET
MILILANI MALL GARAGE

B. ALTERNATIVE A-2

This Alternative explores a plan and program which would acquire the South Street block for use as a parking structure in order to evaluate the effect of decentralizing a major portion of the parking. At the same time the Consultant evaluated the consequences of purchasing only that portion of the Star-Bulletin Block necessary to provide for a new State office structure, the Capitol Annex, or, sufficient space needs to 1985.

Primary Elements

The essential difference between this Alternative and A-1 involve parking facilities. Alternative A-2 would substitute the South Street Garage for the Capitol Annex and Transportation Block Garages. All other office buildings and garages are as in A-1.

Functional Relationships

The functional grouping in A-2 would be as in A-1.

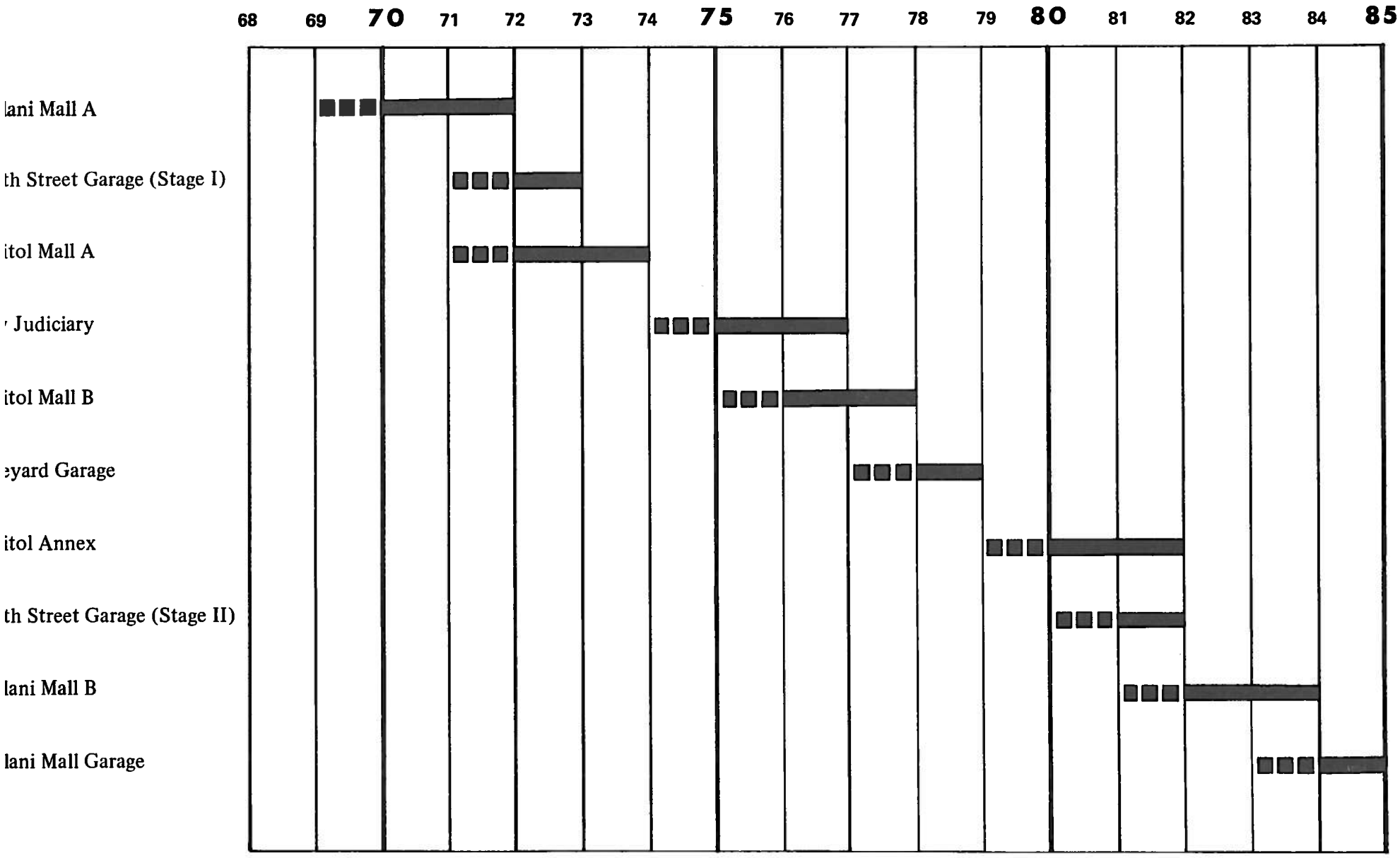
Visual Analysis

Alternative A-2 fulfills well the visual goals of the Civic Center design criteria.

The essential distinction from Alternative A-1 is that development of the Star Bulletin Block is limited to the office building and minimal surface parking. The parking structures located on the Star-Bulletin Block and makai of the Transportation Building in Scheme A-1 are combined in one building and moved to the peripheral South Street garage. In all other aspects, Alternative A-2 is visually the same as A-1.

Land Acquisition

Introduction of a decentralized parking plan provides the difference between this alternative and that of A-1. The vehicles which Scheme A-1 locates in the Capitol Annex garage and in the garage makai of the present State parking structure are shifted to a decentralized location in Scheme A-2. Purchase of the area bounded by South, Emily, Kawaiahao, and Queen Streets for parking purposes allows the State to obtain merely a portion of the Star-Bulletin Block and leaves the area makai of the Transportation Building and garage open for future development.



CONSTRUCTION PROGRAM

ALTERNATIVE A–2

planning period

construction period

ALTERNATIVE A-2 BUILDING SUMMARY

Capitol Mall A	127,000 square feet
Capitol Mall B	84,000 square feet
Vineyard Street Garage	620 vehicles
Capitol Annex	88,000 square feet
New Judiciary	87,000 square feet
Mililani Building Increment A	72,000 square feet
Mililani Building Increment B	40,000 square feet
Mililani Mall	113 vehicles
South Street Garage	1,077 vehicles

COST SUMMARY ALTERNATIVE A-2

Office Buildings	
Capitol Mall A	$ 4,465,000
Construction	3,940,000
Furnishings	525,000
Capitol Mall B	2,922,000
Construction	2,634,000
Furnishings	288,000
Capitol Annex	3,132,000
Construction	2,820,000
Furnishings	312,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Mall	4,148,000
Construction	3,711,000
Furnishings	437,000
Garages	
Vineyard Street Garage	1,315,000
Mililani Mall Garage	368,000
South Street Garage	2,775,000
Construction Cost Total	22,381,000
Grading, Paving and Landscaping	674,000
Fees (Architectural & Engineering)	1,567,000
Surveying	448,000
Utilities	269,000
Total Cost of Buildings & Garages	25,339,000
Land Acquisition Cost	4,929,000
TOTAL COST	$ 30,268,000

Conclusion

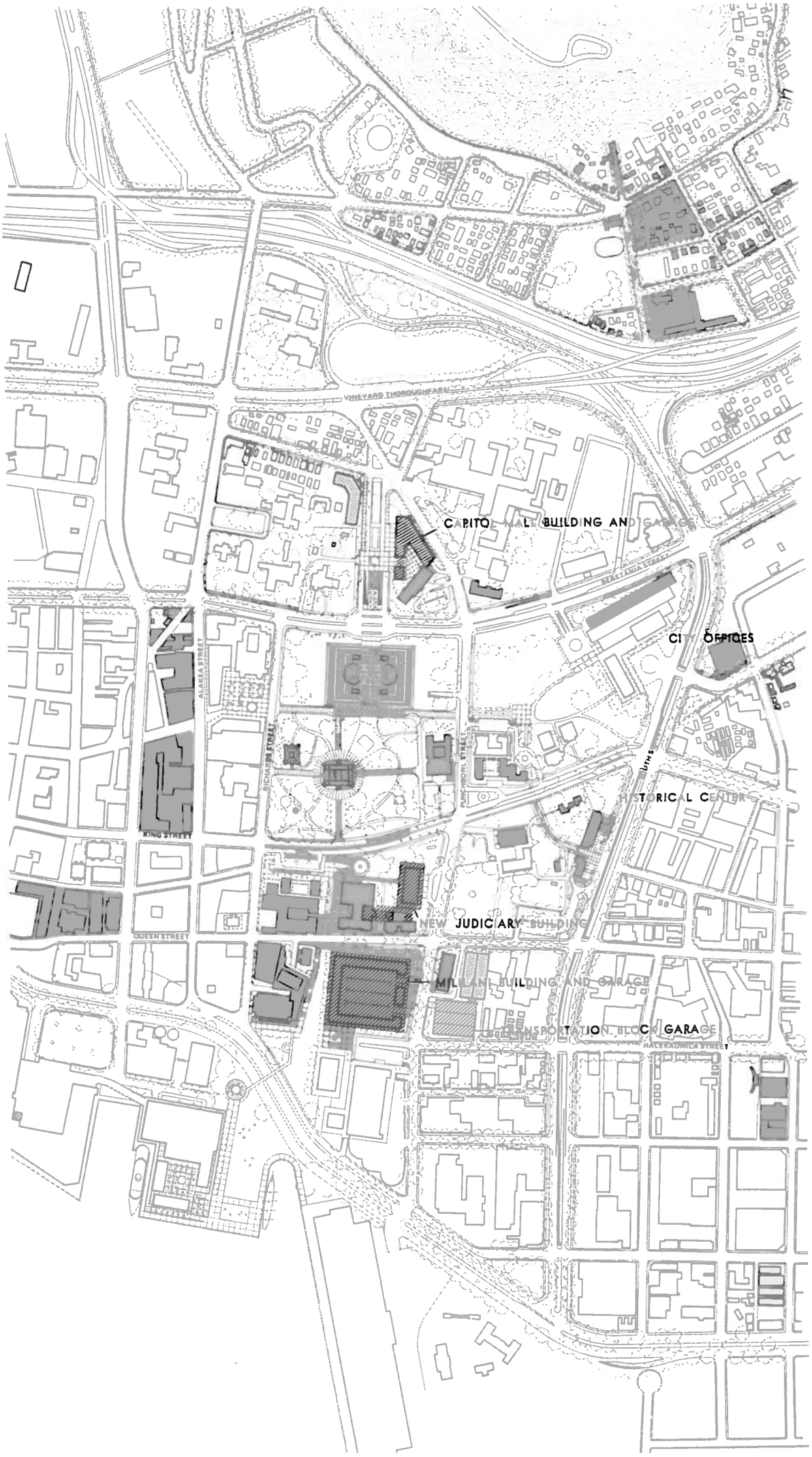
The decentralization of a major portion of Civic Center parking as proposed in this alternative would make possible a higher use of the Star-Bulletin Block, the block bounded by Punchbowl Street, Beretania Street, King Street, and Kapiolani Boulevard.

Accordingly, an opportunity would exist for a more appropriate use of the land which might otherwise be used for vehicular storage, and might permit a more acceptable physical environment.

Advantages are governed by decentralizing parking, and planning such parking on lower cost land.

The matter of design control of new purchased land would be important and yet very difficult to achieve. This fact, and the lack of sufficient space for expansion militates against serious consideration of this Alternative.

C. ALTERNATIVE B-1


VINEYARD THOROUGHFARE
CAPITOL BUILDING AND GARAGE
BERETANIA STREET
CITY OFFICES
ALAKEA STREET
RICHARDS STREET
KING STREET
QUEEN STREET
HISTORICAL CENTER
NEW JUDICIARY BUILDING
MILILANI BUILDING AND GARAGE
TRANSPORTATION BLOCK GARAGE
HALEKAUWILA STREET

C. ALTERNATIVE B-1

This Alternative evaluates a plan and program for massing all office space and parking needs within the constraints of existing State owned land within the Civic Center.

Primary Elements

Mauka. In this Alternative, the Capitol Mall terminates at the intersection of Vineyard, Punchbowl, and Miller Streets. This leaves a triangular area of land open for private development. The Capitol Mall Building is connected to Kinau Hale and defines the lower edge of the Mall. This area contains three Human Resources Departments - Health, Education and Social Services. Provision is made for underground parking of 363 cars beneath the Capitol Mall Building.

Capitol. No new buildings are built in this area and consequently only the Legislature, Governor and Lt. Governor, and staff agencies of Attorney General, Archives, and Planning & Economic Development are housed in this area. These departments are located in the Capitol Building and the Library.

Makai. Since most presently owned State land is in this area, Alternative B-1 concentrates 542,000 sq. ft. of office space and ten agencies in this area. The Judiciary complex is the same as in the other schemes. The Mililani Building covers the block bounded by Queen, Punchbowl, Mililani, and Halekauwila Streets with 350,000 sq. ft. of office space and parking for 1060 cars. This building requires the demolition of the existing Tax Office and Annex and the Keelikolani Building and Annex. It houses the nine departments of Land & Natural Resources, Hawaiian Homes, Personnel Services, Regulatory Agencies, Accounting & General Services, Budget & Finance, and a portion of Transportation. An additional parking structure for 488 cars is located next to the present State Garage.

Functional Relationships

Without acquiring new land the expansion of State facilities is limited to one new building in the mauka area and no new buildings in the Capitol area. Consequently, most new facilities and departments are concentrated in the makai area and the recommended functional grouping suffers accordingly. Lack of expansion room in the Capitol area forces the three Staff Departments of Accounting & General Services, Budget & Finance, and Personnel Services to be separated from their counterparts and located in the makai area. A portion of Planning & Economic Development is located in the Capitol Mall Building apart from the other Staff Departments. Labor and Industrial Relations is separated from the other Human Resources Departments which are in the mauka area.

Land Acquisition and Potential for Expansion.

No land is acquired in Alternative B-1. As a result, presently owned State land is developed very intensively and future expansion within the design criteria established for the Civic Center area is not feasible.

Visual Analysis

The view mauka from the Capitol building is terminated in the middle-ground by existing and by new construction at the end of the shortened mall, and the vista into the Civic Center from Vineyard Thoroughfare is non-existent. The view of Punchbowl from the Capitol is compromised since it is over buildings rather than through the park-like mall.

In the Capitol-Palace area, the visual extension of the Capitol grounds across Punchbowl Street and along Beretania Street is not established, resulting in a lack of Civic Center continuity in this area.

In the makai area the Judiciary block is the same as in Alternative A-2. Mililani Mall is retained, but it is narrower and edged by higher buildings. The view from the Palace to the harbor is compromised to that extent.

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	518 000 668 000	−150 000	MAUKA			CAPITOL			MAKAI												
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	−Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	New Archives 19 000	Old Archives 6 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	State Office 48 000	Hawaiian Homes 3 000	Mililani Mall	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350															
JUDICIAL BRANCH	70 000 105 300	−35 300							54 000		14 000		2 000								
EXECUTIVE BRANCH																					
GOVERNOR AND LT. GOVERNOR	9 650 10 400	−750				9 650															
HUMAN RESOURCES AND DEPARTMENTS																					
Education	40 000 42 000	−2 000		40 000																	
Health	63 000 76 400	−13 400	63 000																		
Labor and Industrial Relations	34 000 44 200	−10 200													23 000	11 000					
Social Services	31 000 44 200	−13 200		31 000																	
STAFF DEPARTMENTS																					
Accounting and General Services	27 000 45 500	−18 500															27 000				
Attorney General	17 700 13 700	+4 000				17 700															
Planning and Econ. Development	10 900 16 900	−6 000				10 900															
Archives	19 000 21 000	−2 000					19 000														
Budget and Finance	13 600 23 100	−9 500				8 600									5 000						
Personnel Services	5 000 8 100	−3 100													5 000						
NATURAL RESOURCES & DEV. DEPARTMENTS																					
Land and Natural Resources	23 000 34 200	−11 200												10 000			13 000				
Hawaiian Homes	3 000 5 000	−2 000																3 000			
Transportation	38 000 43 900	−5 900										37 000		1 000							
COMMERCE DEPARTMENTS																					
Regulatory	14 000 26 400	−12 400						6 000									8 000				
Taxation	31 000 39 300	−8 300											31 000								

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 1970

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	725 000 752 000	– 27 000	MAUKA			CAPITOL		MAKAI									
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeliko-lani 33 000	Mililani A 141 000	Mililani C	Mililani B
LEGISLATIVE BRANCH	68 350 68 350					68 350											
JUDICIAL BRANCH	102 400 121 200	–18 800						54 000		14 000					34 400		
EXECUTIVE BRANCH																	
GOVERNOR AND LT. GOVERNOR	9 650 11 900	–2 250				9 650											
HUMAN RESOURCES AND DEPARTMENTS																	
Education	47 000 48 200	–1 200		20 000	27 000												
Health	87 100 88 000	–900	63 000		24 100												
Labor and Industrial Relations	50 000 50 700	–700			50 000												
Social Services	51 000 50 700	+300		51 000													
STAFF DEPARTMENTS																	
Accounting and General Services	45 800 51 200	–5 400			12 600										33 200		
Attorney General	17 700 15 400	+2 300				17 700											
Planning and Econ. Development	18 800 18 800					10 900									7 900		
Archives	29 000 23 000	+6 000					29 000										
Budget and Finance	25 700 26 000	–300			10 000	8 600									7 100		
Personnel Services	9 300 9 300														9 300		
NATURAL RESOURCES & DEV. DEPARTMENTS																	
Land and Natural Resources	33 000 38 800	–5 800												33 000			
Hawaiian Homes	5 500 5 500														5 500		
Transportation	50 600 50 600										37 000				13 600		
COMMERCE DEPARTMENTS																	
Regulatory	30 000 30 000														30 000		
Taxation	44 000 44 200	–200										33 000	11 000				

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	830 000 843 000	– 13 000	MAUKA			CAPITOL		MAKAI						
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Mililani A 141 000	Mililani B 95 000	Mililani C
LEGISLATIVE BRANCH	68 350 68 350					68 350								
JUDICIAL BRANCH	140 600 137 900	+2 700						39 300	87 300	14 000				
EXECUTIVE BRANCH														
GOVERNOR AND LT. GOVERNOR	11 350 13 100	–1 750			1 700	9 650								
HUMAN RESOURCES AND DEPARTMENTS														
Education	51 000 54 800	–3 800		20 000	31 000									
Health	100 000 100 000		63 000		37 000									
Labor and Industrial Relations	53 700 57 800	–4 100			45 900			7 800						
Social Services	51 000 57 800	–6 800		51 000										
STAFF DEPARTMENTS														
Accounting and General Services	57 000 57 000												57 000	
Attorney General	17 700 17 300	+400				17 700								
Planning and Econ. Development	19 000 21 000	–2 000			8 100	10 900								
Archives	29 000 26 000	+3 000					29 000							
Budget and Finance	30 300 30 300					8 600						7 100	14 600	
Personnel Services	10 200 10 200											10 200		
NATURAL RESOURCES & DEV. DEPARTMENTS														
Land and Natural Resources	43 800 43 800							6 900				36 900		
Hawaiian Homes	6 300 6 300											6 300		
Transportation	57 900 57 900										37 000	20 900		
COMMERCE DEPARTMENTS														
Regulatory	33 900 33 900											33 900		
Taxation	49 100 49 100											25 700	23 400	

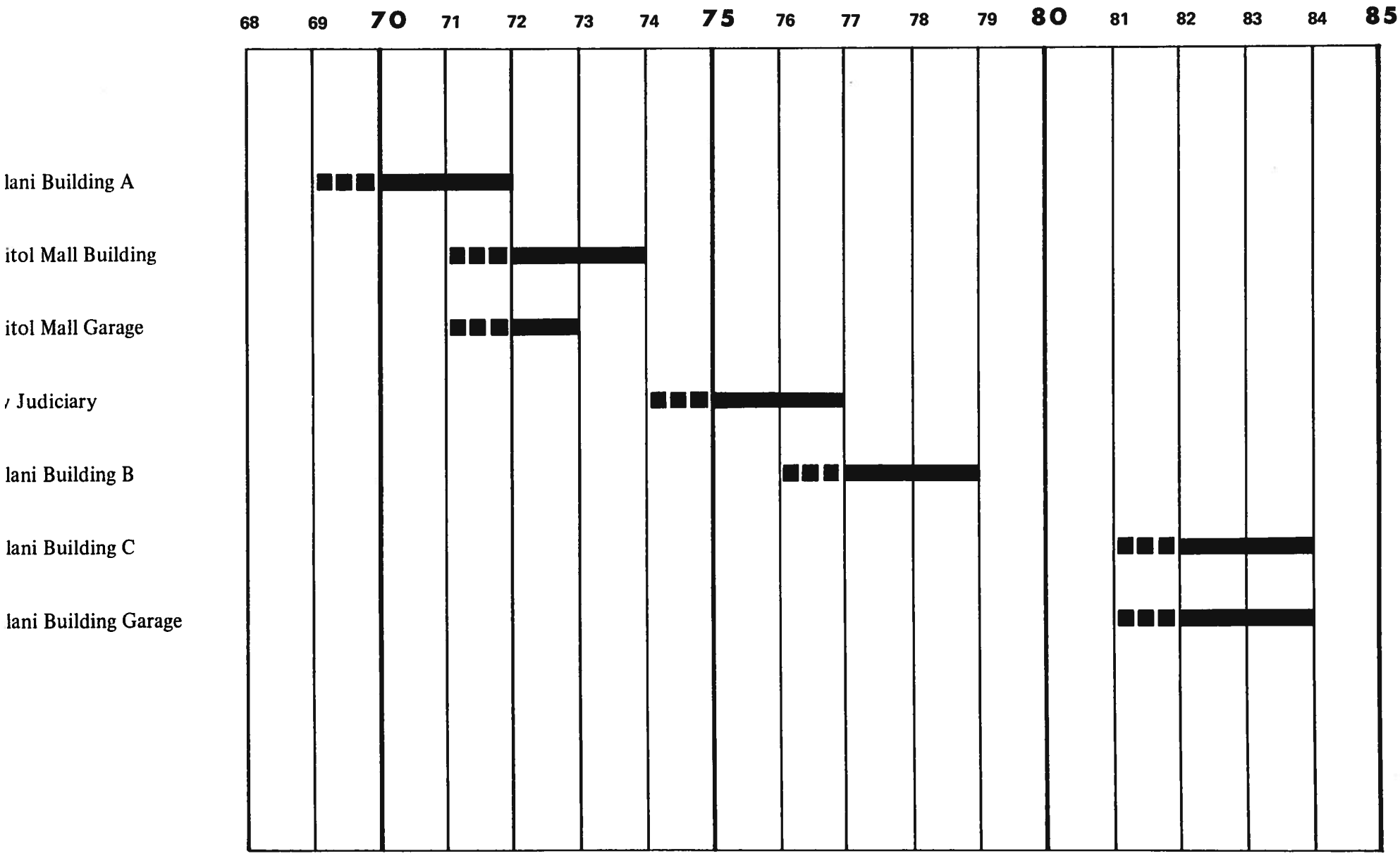
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	944 000 937 000	+ 7 000	MAUKA			CAPITOL		MAKAI						
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Mililani A 141 000	Mililani B 95 000	Mililani C 114 100
LEGISLATIVE BRANCH	68 350 68 350					68 350								
JUDICIAL BRANCH	155 300 155 300							54 000	87 300	14 000				
EXECUTIVE BRANCH														
GOVERNOR AND LT. GOVERNOR	16 750 14 600	+2 150				16 750								
HUMAN RESOURCES AND DEPARTMENTS														
Education	61 900 61 900				61 900									
Health	112 800 112 800		63 000		49 800									
Labor and Industrial Relations	65 200 65 200													65 200
Social Services	71 000 65 200	+5 800		71 000										
STAFF DEPARTMENTS														
Accounting and General Services	62 900 62 900												62 900	
Attorney General	19 200 19 200					19 200								
Planning and Econ. Development	22 900 23 100	–200			12 000	10 900								
Archives	29 000 29 000						29 000							
Budget and Finance	34 200 34 200											12 200	22 000	
Personnel Services	11 300 11 300											11 300		
NATURAL RESOURCES & DEV. DEPARTMENTS														
Land and Natural Resources	48 900 48 900													48 900
Hawaiian Homes	7 100 7 100											7 100		
Transportation	65 300 65 300										37 000	28 300		
COMMERCE DEPARTMENTS														
Regulatory	37 900 37 900											37 900		
Taxation	54 300 54 300											44 200	10 100	

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 1985



CONSTRUCTION PROGRAM

ALTERNATIVE B–1

planning period

construction period

ALTERNATIVE B-1 BUILDING SUMMARY

Capitol Mall Building	123,000 square feet
Capitol Mall Garage (Underground)	363 vehicles
New Judiciary	87,000 square feet
Mililani Building Increment A	141,000 square feet
Mililani Building Increment B	95,000 square feet
Mililani Building Increment C	114,000 square feet
Mililani Building Garage	1,060 vehicles
Transportation Garage	488 vehicles

COST SUMMARY ALTERNATIVE B-1

Office Buildings	
Capitol Mall Building	4,745,000
Construction	4,262,000
Furnishings	483,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Building	12,783,000
Construction	11,349,000
Furnishings	1,434,000
Garages	
Capitol Mall Garage	1,104,000
Mililani Building Garage	3,109,000
Transportation Block Garage	1,537,000
Construction Cost Total	26,179,000
Grading, Paving and Landscaping	609,000
Fees (Architectural & Engineering)	1,833,000
Surveying	524,000
Utilities	306,000
Total Cost of Buildings & Garages	29,451,000
Land Acquisition Cost	NONE
TOTAL COST	$ 29,451,000

Conclusions

The small land area involved provides little area for short-range needs and virtually none for those needs beyond 1985.

It was determined that in order to accommodate projected office and parking space needs to 1985 within these constraints considerable demolition would be required to provide the necessary magnitude.

The most productive and economical plan devised required considerable demolition of existing buildings. Costs, therefore, become excessive under this plan and certain important functional relationships are impossible to achieve.

Major design objectives are prevented and the completion of the Capitol Mall is not possible.

D. ALTERNATIVE B-1 (T)

D. ALTERNATIVE B-1 (T)

This is a variation of B-1. The purchase of the Trustco Building, with its 66,000 square feet of office space is evaluated in terms of the restraints of Alternative B-1.

Primary Elements

The primary elements of this alternative are almost equivelant to B-1. The introduction of the Trustco Building requires a reduction of the size of the Mililani Building; however, all other buildings and garages are identical to those in B-1.

Functional Relationships

The acquisition of the Trustco Building requires a reduction of the Mililani Building by 66,000 square feet and the consequent transfer of Regulatory Agencies, Hawaiian Homes, and a portion of Accounting & General Services from the Mililani Building to the Trustco Building. These transfers bring Accounting & General Services from the Mililani Building to the Trustco Building. These transfers bring Accounting & General Services closer to the other staff departments in the Capitol area but separate Hawaiian Homes and Regulatory Agencies from their respective functional groups.

Land Acquisition and Potential for Expansion

The acquisition of the Trustco Building in this scheme allows slightly less intense development of presently owned State land, however, the potential for future expansion remains the same as in Alternative B-1.

Visual Analysis

The visual differences from B-1 concern the Mililani Building. In Alternative B-1 (T) this building is lowered from six stories to five stories but is sited the same as in B-1. This reduction in height improves the Mililani Building's relationship to the new Federal Building; however, the vistas through the Mililani Mall area remain narrowed as in B-1.

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	578 000 668 000	– 90 000	MAUKA			CAPITOL			MAKAI												
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	Library	New Archives 19 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall	State Office 48 000	Hawaiian Homes 3 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350														
JUDICIAL BRANCH	95 900 105 300	–9 400							54 000		14 000									27 900
EXECUTIVE BRANCH																				
GOVERNOR AND LT. GOVERNOR	9 650 10 400	–750				9 650														
HUMAN RESOURCES AND DEPARTMENTS																				
Education	40 000 42 000	–2 000		40 000																
Health	63 000 76 400	–13 400	63 000																	
Labor and Industrial Relations	34 000 44 200	–10 200													23 000	11 000				
Social Services	31 000 44 200	–13 200		31 000																
STAFF DEPARTMENTS																				
Accounting and General Services	35 000 45 500	–10 500																35 000		
Attorney General	17 700 13 700	+4 000				17 700														
Planning and Econ. Development	10 900 16 900	–6 000				10 900														
Archives	19 000 21 000	–2 000						19 000												
Budget and Finance	13 600 23 100	–9 500				8 600									5 000					
Personnel Services	5 000 8 100	–3 100													5 000					
NATURAL RESOURCES & DEV. DEPARTMENTS																				
Land and Natural Resources	34 200 34 200													10 000				13 000		11 200
Hawaiian Homes	3 000 5 000	–2 000																	3 000	
Transportation	38 000 43 900	–5 900										37 000		1 000						
COMMERCE DEPARTMENTS																				
Regulatory	26 400 26 400																			26 400
Taxation	33 000 39 300	–6 300											33 000							

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 (T) 1970

TOTAL SQ. FT. PROVIDED. TOTAL SQ. FT. NEEDED:	752 000 752 000		MAUKA			CAPITOL		MAKAI										
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Mililani A 102 000	Mililani B	Mililani C	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350												
JUDICIAL BRANCH	112 200 121 200	–9 000						54 000		14 000					44 200			
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	9 650 11 900	–2 250				9 650												
HUMAN RESOURCES AND DEPARTMENTS																		
Education	48 200 48 200			20 000	28 200													
Health	88 000 88 000		63 000		25 000													
Labor and Industrial Relations	50 700 50 700				50 700													
Social Services	51 000 50 700	+ +300		51 000														
STAFF DEPARTMENTS																		
Accounting and General Services	51 200 51 200														25 000			26 200
Attorney General	17 700 15 400	+2 300				17 700												
Planning and Econ. Development	18 800 18 800					10 900									7 900			
Archives	29 000 23 000	+6 000					29 000											
Budget and Finance	28 400 26 600	+2 200			19 800	8 600												
Personnel Services	9 300 9 300																	9 300
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	38 800 38 800													33 000	5 800			
Hawaiian Homes	5 500 5 500														5 500			
Transportation	50 600 50 600										37 000				13 600			
COMMERCE DEPARTMENTS																		
Regulatory	30 000 30 000																	30 000
Taxation	44 000 44 200	–200										33 000	11 000					

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 (T) 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	862 000 843 000	+ 19 000	MAUKA			CAPITOL		MAKAI							
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Mililani A 102 000	Mililani B 99 800	Mililani C	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350									
JUDICIAL BRANCH	155 300 137 900	+17 400						54 000	87 300	14 000					
EXECUTIVE BRANCH															
GOVERNOR AND LT. GOVERNOR	16 750 13 100	+3 650				16 750									
HUMAN RESOURCES AND DEPARTMENTS															
Education	54 800 54 800			20 000	34 800										
Health	100 000 100 000		63 000		37 000										
Labor and Industrial Relations	51 900 57 800	–5 900			51 900										
Social Services	51 000 57 800	–6 800		51 000											
STAFF DEPARTMENTS															
Accounting and General Services	57 000 57 000											37 400			19 600
Attorney General	19 200 17 300	+1 900				19 200									
Planning and Econ. Development	21 700 21 000	+700				10 900							10 800		
Archives	29 000 26 000	+3 000					29 000								
Budget and Finance	31 000 30 700	+700											31 000		
Personnel Services	10 200 10 200														10 200
NATURAL RESOURCES & DEV. DEPARTMENTS															
Land and Natural Resources	43 800 43 800											43 800			
Hawaiian Homes	8 000 6 300	+1 700											8 000		
Transportation	57 800 57 900	–100									37 000	20 800			
COMMERCE DEPARTMENTS															
Regulatory	35 700 33 900	+1 800													35 700
Taxation	50 000 49 100	+900											50 000		

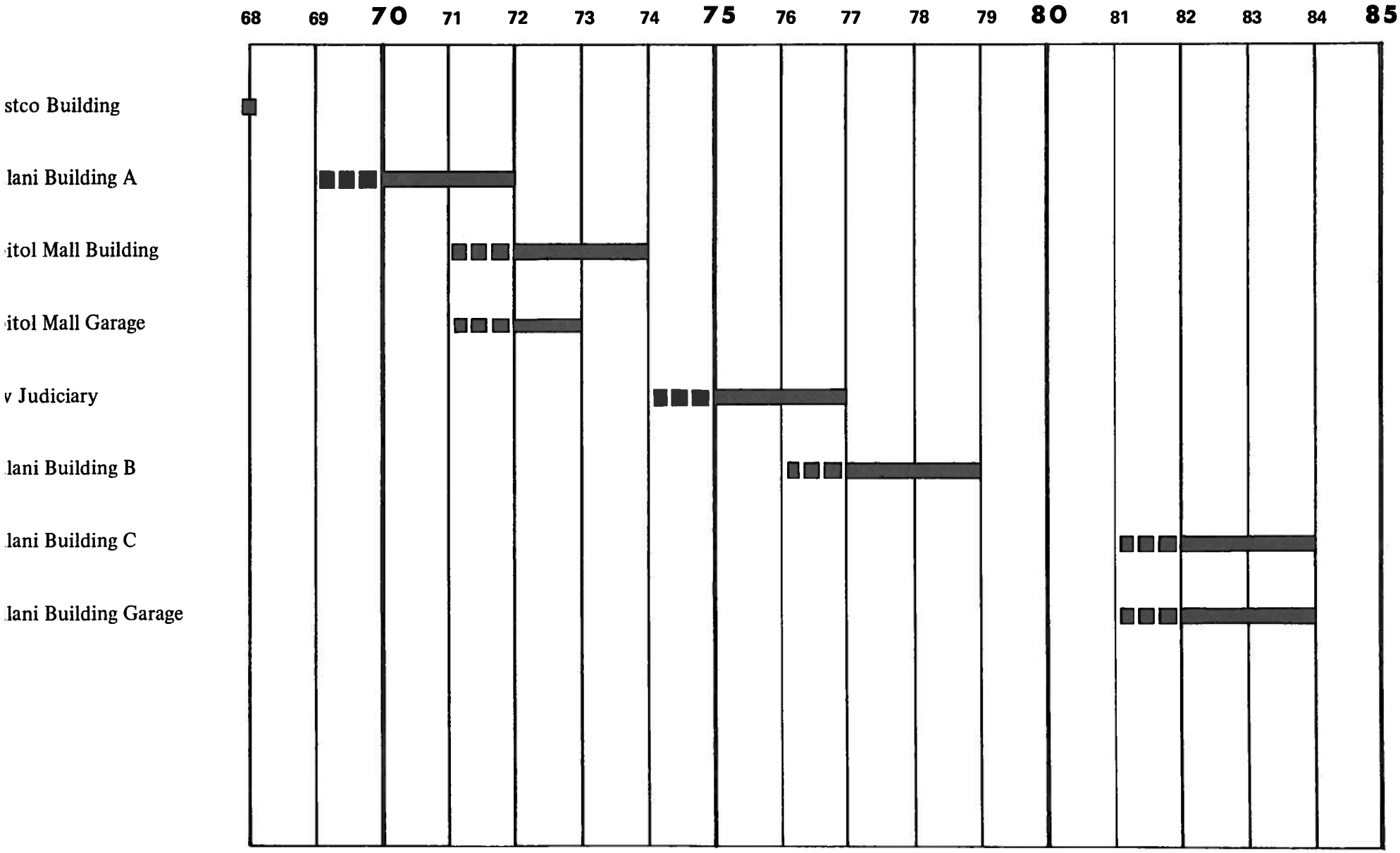
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 (T) 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	946 000 937 000	+ 9 000	MAUKA			CAPITOL		MAKAI							
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Mililani A 102 000	Mililani B 99 800	Mililani C 83 700	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350									
JUDICIAL BRANCH	155 300 155 300							54 000	87 300	14 000					
EXECUTIVE BRANCH															
GOVERNOR AND LT. GOVERNOR	16 750 14 600	+2 150				16 750									
HUMAN RESOURCES AND DEPARTMENTS															
Education	61 900 61 900				61 900										
Health	112 800 112 800		63 000		49 800										
Labor and Industrial Relations	65 200 65 200													65 200	
Social Services	71 000 65 200	+5 800		71 000											
STAFF DEPARTMENTS															
Accounting and General Services	62 900 62 900											43 300			19 600
Attorney General	19 200 19 200					19 200									
Planning and Econ. Development	22 900 23 100	–200			12 000	10 900									
Archives	29 000 29 000						29 000								
Budget and Finance	34 200 34 200												34 200		
Personnel Services	11 300 11 300												11 300		
NATURAL RESOURCES & DEV. DEPARTMENTS															
Land and Natural Resources	48 900 48 900											48 900			
Hawaiian Homes	8 000 7 100	+900													8 000
Transportation	65 300 65 300										37 000	9 800		18 500	
COMMERCE DEPARTMENTS															
Regulatory	37 900 37 900														37 900
Taxation	54 300 54 300												54 300		

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–1 (T) 1985



CONSTRUCTION PROGRAM

ALTERNATIVE B–1 (T)

purchase
planning period
construction period

ALTERNATIVE B-1 (T) BUILDING SUMMARY

Capitol Mall Building	123,000 square feet
Capitol Mall Garage	363 vehicles
Capitol Annex	65,000 square feet
New Judiciary	87,000 square feet
Mililani Building Increment A	102,000 square feet
Mililani Building Increment B	99,000 square feet
Mililani Building Increment C	83,000 square feet
Mililani Building Garage	1,060 vehicles
Transportation Building Garage	488 vehicles

COST SUMMARY ALTERNATIVE B-1(T)

Office Buildings	
Capitol Mall Building	4,745,000
Construction	4,262,000
Furnishings	483,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Building	10,569,000
Construction	9,450,000
Furnishings	1,119,000
Garages	
Capitol Mall Garage	1,104,000
Mililani Building Garage	3,109,000
Transportation Block Garage	1,537,000
Construction Cost Total	24,280,000
Grading, Paving and Landscaping	609,000
Fees (Architectural & Engineering)	1,700,000
Surveying	486,000
Utilities	278,000
Total Cost of Buildings & Garages	27,353,000
Land Acquisition Cost	NONE
Trustco Building	2,500,000
TOTAL COST	$ 29,853,000

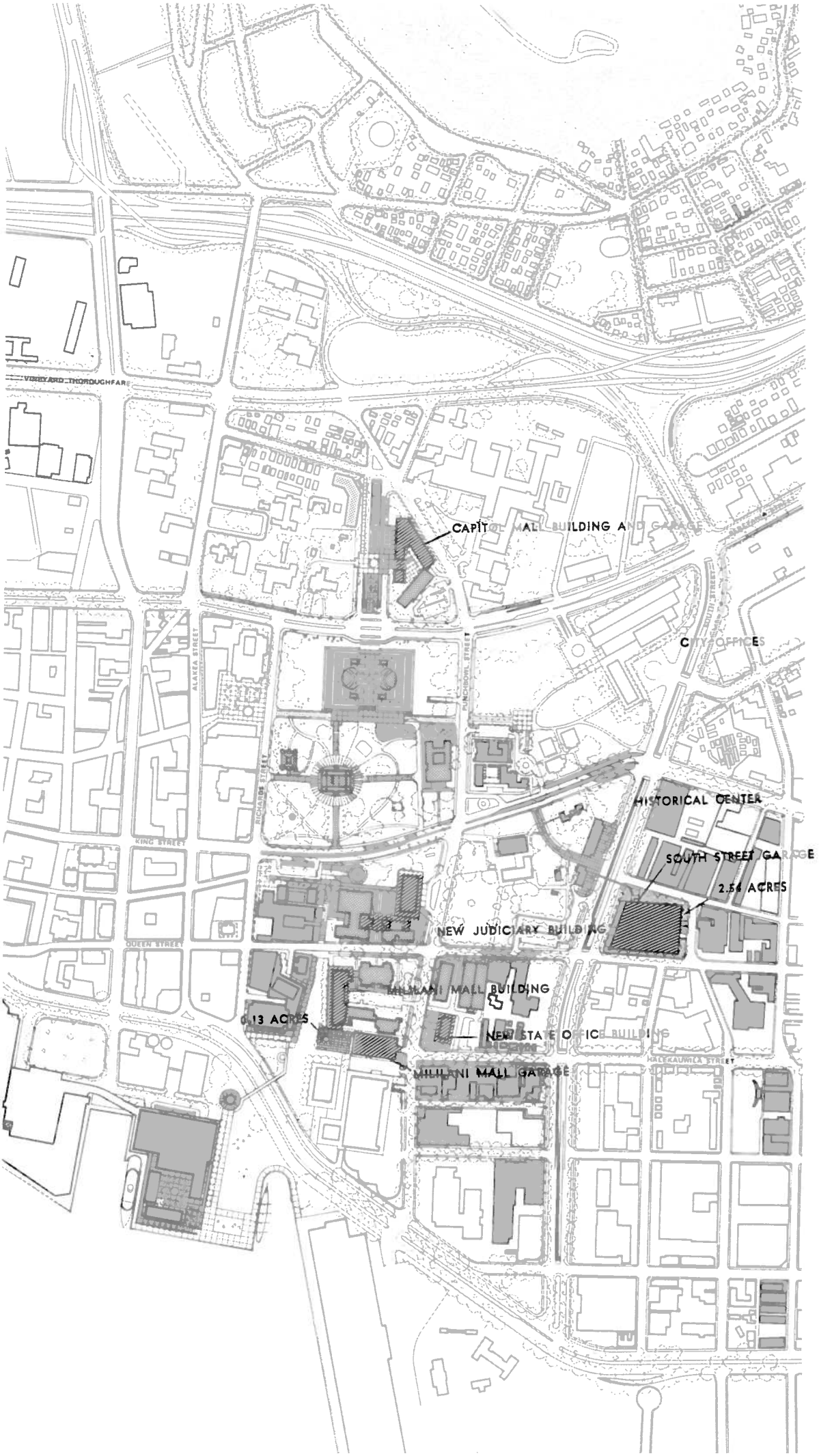
Conclusions

The purchase of the 66,000 square feet of office space in the Trustco Building reduces the existing floor space deficit of 150,000 square feet to 90,000 square feet and thereby reduces the overall need. This alters the size of the projected buildings in B-1, but otherwise does not greatly affect construction proposals.

It provides immediate space for severe shortages in certain departments. It provides space for Regulatory Agencies, which is now located in the Universal and Paradise of the Pacific Buildings, which are subject to demolition at time of completion of the Capitol Building.

Though the overall space needs are reduced, the same weaknesses attributed to B-1 apply.

E. ALTERNATIVE B-2


VINEYARD THOROUGHFARE
CAPITOL MALL BUILDING AND GARAGE
CITY OFFICES
RICHARDS STREET
ALAKEA STREET
KING STREET
QUEEN STREET
HISTORICAL CENTER
SOUTH STREET GARAGE
2.56 ACRES
NEW JUDICIARY BUILDING
MILILANI MALL BUILDING
0.13 ACRES
NEW STATE OFFICE BUILDING
MILILANI MALL GARAGE
HALEKAUMILA STREET

E. ALTERNATIVE B-2

This Alternative explores the concept of decentralized parking within the constraints of Alternative B-1.

Primary Elements

Alternative B-2. As in Alternative A-2, this alternative purchases the land bounded by South, Emily, Kawaiahao, and Queen Streets to be used as a parking area. This will allow the Capitol and mauka areas to be developed as in Alternative B-1. The makai area will be developed in the same manner as in Alternative A-2, with the addition of a new office structure south of the Transportation Building, which will house the Departments of Labor & Industrial Relations, Budget & Finance, and a portion of Transportation and Regulatory Agencies.

Functional Relationships

Alternative B-2 encounters the same problem of limited expansion room in the mauka and Capitol areas as B-1 and, therefore, establishes a functional grouping with the same weaknesses as B-1. Accounting & General Services, Budget & Finance and Industrial Relations are all located in the makai area and all separated from their recommended area location.

Land Acquisition and Potential for Expansion

Alternative B-2 acquires two and one-half acres of land for decentralized parking. This acquisition permits less intensive development of presently owned land and a closer adherence to the Civic Center design criteria than the B-1 schemes; however, the potential for further expansion of State facilities is extremely limited.

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	518 000 668 000	–150 000	MAUKA			CAPITOL			MAKAI											
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	New Archives 19 000	Old Archives 6 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	State Office 48 000	Hawaiian Homes 3 000	Mililani Mall	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350														
JUDICIAL BRANCH	70 000 105 300	–35 300							54 000		14 000		2 000							
EXECUTIVE BRANCH																				
GOVERNOR AND LT. GOVERNOR	9 650 10 400	–750				9 650														
HUMAN RESOURCES AND DEPARTMENTS																				
Education	40 000 42 000	–2 000		40 000																
Health	63 000 76 400	–13 400	63 000																	
Labor and Industrial Relations	34 000 44 200	–10 200													23 000	11 000				
Social Services	31 000 44 200	–13 200		31 000																
STAFF DEPARTMENTS																				
Accounting and General Services	27 000 45 500	–18 500															27 000			
Attorney General	17 700 13 700	+4 000				17 700														
Planning and Econ. Development	10 900 16 900	–6 000				10 900														
Archives	19 000 21 000	–2 000					19 000													
Budget and Finance	13 600 23 100	–9 500				8 600									5 000					
Personnel Services	5 000 8 100	–3 100													5 000					
NATURAL RESOURCES & DEV. DEPARTMENTS																				
Land and Natural Resources	23 000 34 200	–11 200												10 000			13 000			
Hawaiian Homes	3 000 5 000	–2 000																3 000		
Transportation	38 000 43 900	–5 900										37 000		1 000						
COMMERCE DEPARTMENTS																				
Regulatory	14 000 26 400	–12 400						6 000									8 000			
Taxation	31 000 39 300	–8 300											31 000							

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 1970

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	696 000 752 000	– 56 000	MAUKA			CAPITOL		MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 112 300	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350										
JUDICIAL BRANCH	95 700 121 200	–25 500						54 000		14 000					27 700	
EXECUTIVE BRANCH																
GOVERNOR AND LT. GOVERNOR	9 650 11 900	–2 250				9 650										
HUMAN RESOURCES AND DEPARTMENTS																
Education	47 000 48 200	–1 200		20 000	27 000											
Health	87 100 88 000	–900	63 000		24 100											
Labor and Industrial Relations	50 000 50 700	–700			50 000											
Social Services	51 000 50 700	+300		51 000												
STAFF DEPARTMENTS																
Accounting and General Services	51 200 51 200				18 000										33 200	
Attorney General	17 700 15 400	+2 300				17 700										
Planning and Econ. Development	10 900 18 800	–7 900				10 900										
Archives	29 000 23 000	+6 000					29 000									
Budget and Finance	20 600 26 600	–6 000			4 600	8 600									7 400	
Personnel Services	7 000 9 300	–2 300													7 000	
NATURAL RESOURCES & DEV. DEPARTMENTS																
Land and Natural Resources	33 000 38 800	–5 800											33 000			
Hawaiian Homes	5 000 5 500	–500													5 000	
Transportation	48 000 50 600	–2 600									37 000			11 000		
COMMERCE DEPARTMENTS																
Regulatory	25 000 30 000	–5 000													25 000	
Taxation	40 000 44 200	–4 200										33 000			7 000	

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	783 000 843 000	– 60 000	MAUKA			CAPITOL		MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 112 300	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350										
JUDICIAL BRANCH	137 900 137 900							36 600	87 300	14 000						
EXECUTIVE BRANCH																
GOVERNOR AND LT. GOVERNOR	11 350 13 100	–1 750			1 700	9 650										
HUMAN RESOURCES AND DEPARTMENTS																
Education	55 000 54 800	+200		20 000	35 000											
Health	100 000 100 000		63 000		37 000											
Labor and Industrial Relations	50 000 57 800	–7 800			50 000											
Social Services	51 000 57 800	–6 800		51 000												
STAFF DEPARTMENTS																
Accounting and General Services	53 300 57 000	–3 700													53 300	
Attorney General	17 700 17 300	+400				17 700										
Planning and Econ. Development	16 900 21 000	–4 100				10 900		6 000								
Archives	29 000 26 000	+3 000					29 000									
Budget and Finance	23 600 30 300	–6 700				8 600									15 000	
Personnel Services	7 000 10 200	–3 200													7 000	
NATURAL RESOURCES & DEV. DEPARTMENTS																
Land and Natural Resources	37 800 43 800	–6 000						4 800					33 000			
Hawaiian Homes	5 000 6 300	–1 300													5 000	
Transportation	48 000 57 900	–9 900									37 000			11 000		
COMMERCE DEPARTMENTS																
Regulatory	31 600 33 900	–2 300						6 600							25 000	
Taxation	40 000 49 100	–9 100										33 000			7 000	

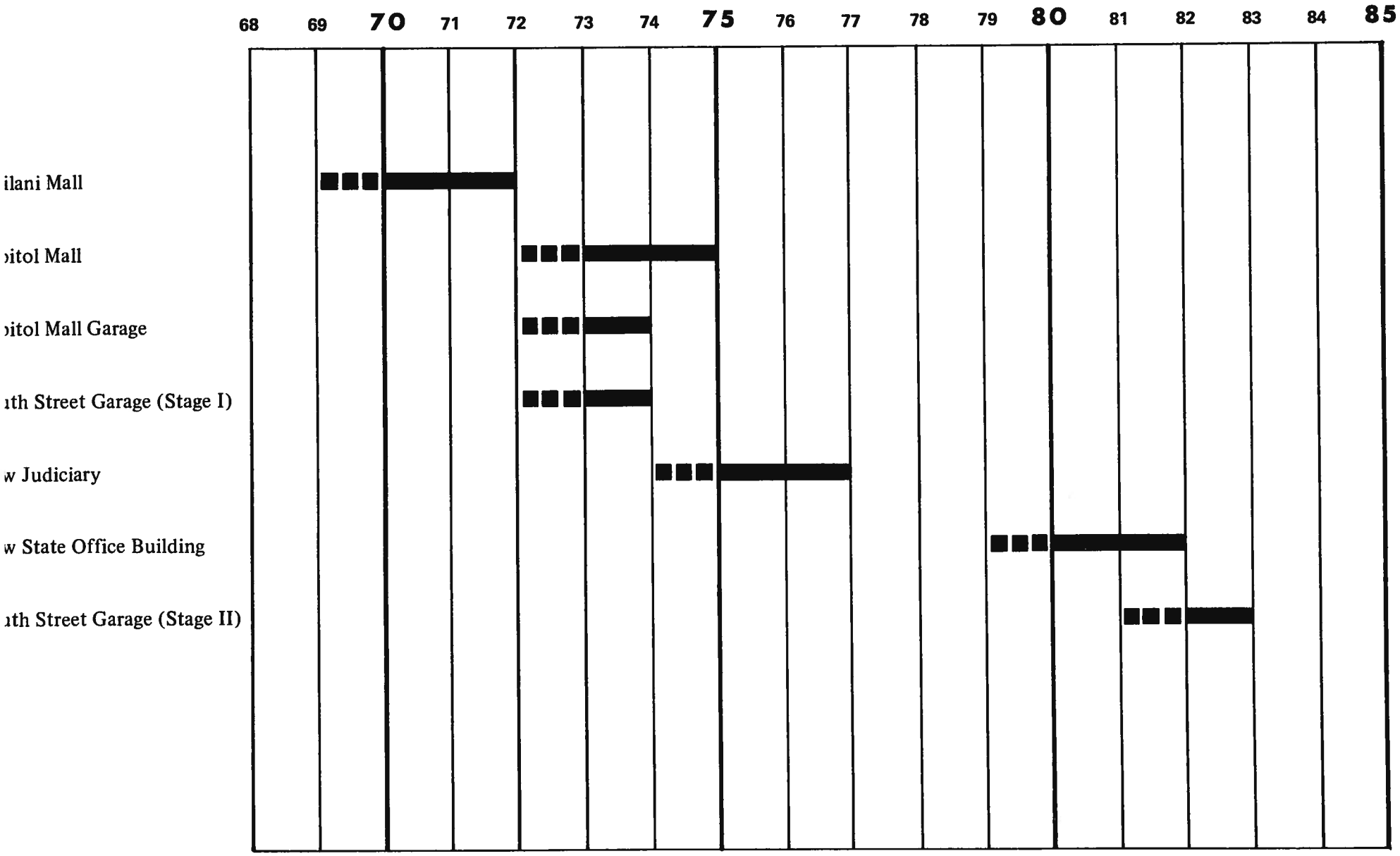
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	940 000 937 000	+ 3·000	MAUKA			CAPITOL		MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 112 300	New State Office 156 800
LEGISLATIVE BRANCH	68 350 68 350					68 350										
JUDICIAL BRANCH	155 300 155 300							54 000	87 300	14 000						
EXECUTIVE BRANCH																
GOVERNOR AND LT. GOVERNOR	16 550 14 600	+ 1 950				16 550										
HUMAN RESOURCES AND DEPARTMENTS																
Education	61 900 61 900				61 900											
Health	112 800 112 800		63 000		49 800											
Labor and Industrial Relations	65 200 65 200															65 200
Social Services	71 000 65 200	+5 800		71 000												
STAFF DEPARTMENTS																
Accounting and General Services	62 900 62 900														62 900	
Attorney General	19 200 19 200					19 200										
Planning and Econ. Development	23 100 23 100				12 000	11 100										
Archives	29 000 29 000						29 000									
Budget and Finance	34 200 34 200															34 200
Personnel Services	11 300 11 300														11 300	
NATURAL RESOURCES & DEV. DEPARTMENTS																
Land and Natural Resources	44 000 48 900	–4 900											33 000	11 000		
Hawaiian Homes	8 000 7 100	+900													8 000	
Transportation	65 300 65 300										37 000					28 300
COMMERCE DEPARTMENTS																
Regulatory	37 900 37 900														8 800	29 100
Taxation	54 300 54 300											33 000			21 300	

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 1985



CONSTRUCTION PROGRAM

ALTERNATIVE B–2

planning period

construction period

ALTERNATIVE B-2 BUILDING SUMMARY

Capitol Mall Building	123,000 square feet
Capitol Mall Garage	363 vehicles
Capitol Annex	65,000 square feet
New Judiciary	87,000 square feet
Mililani Building Increment A	72,000 square feet
Mililani Building Increment B	40,000 square feet
Mililani Mall Garage	113 vehicles
New State Office Building	157,000 square feet
South Street Garage	1,370 vehicles

COST SUMMARY ALTERNATIVE B-2

Office Buildings	
Capitol Mall Building	$ 4,745,000
Construction	4,262,000
Furnishings	483,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Mall	4,148,000
Construction	3,711,000
Furnishings	437,000
New State Office Building	5,278,000
Construction	4,840,000
Furnishings	438,000
Garages	
Capitol Mall Garage	1,104,000
Mililani Mall Garage	368,000
South Street Garage	3,422,000
Construction Cost Total	22,525,000
Grading, Paving and Landscaping	545,000
Fees (Architectural & Engineering)	1,577,000
Surveying	451,000
Utilities	264,000
Total Cost of Buildings & Garages	25,362,000
Land Acquisition Cost	1,432,000
TOTAL COST	$ 26,794,000

Visual Analysis

Alternative Design B-2 combines parts of each of the other two alternatives. The basic fault of lack of visual extension mauka from the Capitol and makai from Vineyard Thoroughfare negates the Mountain-to-the-Sea concept and hampers the establishment of the proper approach and dignity appropriate to the Capitol Building.

Conclusions

The introduction and decentralization of a major parking structure eliminates a major fault of Alternative B-1. By providing this limited flexibility to an extremely restrictive situation provides sufficient land to meet space needs to 1985. It does not, however, make provision for needs beyond 1985. Such expansion possibilities would be virtually non-existent without some major demolition which, if acted upon, would seriously obstruct the established design goals for the Civic Center.

F. ALTERNATIVE B-2 (T)

F. ALTERNATIVE B-2 (T)

Primary Elements

The change from B-2 which the acquisition of the Trustco Building introduces is a reduction of the New State Office Building from 157,000 to 91,000 square feet.

Functional Relationships

Introduction of the Trustco Building does not appreciably change the functional relationships from B-2.

Land Acquisition and Potential for Expansion

This alternative acquires the South Street block for decentralized parking.

The expansion potential is as in B-2.

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	578 000 668 000	– 90 000	MAUKA			CAPITOL			MAKAI											
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	Library	New Archives 19 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall	State Office 48 000	Hawaiian Homes 3 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350														
JUDICIAL BRANCH	95 900 105 300	–9 400							54 000		14 000									27 900
EXECUTIVE BRANCH																				
GOVERNOR AND LT. GOVERNOR	9 650 10 400	–750				9 650														
HUMAN RESOURCES AND DEPARTMENTS																				
Education	40 000 42 000	–2 000		40 000																
Health	63 000 76 400	–13 400	63 000																	
Labor and Industrial Relations	34 000 44 200	–10 200													23 000	11 000				
Social Services	31 000 44 200	–13 200		31 000																
STAFF DEPARTMENTS																				
Accounting and General Services	35 000 45 500	–10 500																35 000		
Attorney General	17 700 13 700	+4 000				17 700														
Planning and Econ. Development	10 900 16 900	–6 000				10 900														
Archives	19 000 21 000	–2 000						19 000												
Budget and Finance	13 600 23 100	–9 500				8 600									5 000					
Personnel Services	5 000 8 100	–3 100													5 000					
NATURAL RESOURCES & DEV. DEPARTMENTS																				
Land and Natural Resources	34 200 34 200													10 000				13 000		11 200
Hawaiian Homes	3 000 5 000	–2 000																	3 000	
Transportation	38 000 43 900	–5 900										37 000		1 000						
COMMERCE DEPARTMENTS																				
Regulatory	26 400 26 400																			26 400
Taxation	33 000 39 300	–6 300											33 000							

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 (T) 1970

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	722 000 752 000	−30 000	MAUKA			CAPITOL		MAKAI										
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	−Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A 72 000	Mililani Mall B	Trust Co. 65 500	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350												
JUDICIAL BRANCH	89 900 121 200	−31 300						54 000		14 000					21 900			
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	9 650 11 900	−2 250				9 650												
HUMAN RESOURCES AND DEPARTMENTS																		
Education	46 200 48 200	−2 000		20 000	26 200													
Health	88 000 88 000		63 000		25 000													
Labor and Industrial Relations	49 600 50 700	−1 100			49 600													
Social Services	51 000 50 700	+300		51 000														
STAFF DEPARTMENTS																		
Accounting and General Services	51 200 51 200														15 700		35 500	
Attorney General	17 700 15 400	+2 300				17 700												
Planning and Econ. Development	18 800 18 800				7 900	10 900												
Archives	29 000 23 000	+6 000					29 000											
Budget and Finance	23 600 26 600	−3 000			15 000	8 600												
Personnel Services	9 300 9 300														9 300			
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	44 000 38 800	+5 200											33 000	11 000				
Hawaiian Homes	5 500 5 500														5 500			
Transportation	45 400 50 600	−5 200									37 000				8 400			
COMMERCE DEPARTMENTS																		
Regulatory	30 000 30 000																30 000	
Taxation	44 200 44 200											33 000			11 200			

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 (T) 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	849 000 843 000	+ 6 000	MAUKA			CAPITOL		MAKAI										
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A 72 000	Mililani Mall B 40 500	Trust Co. 65 500	New State Office
LEGISLATIVE BRANCH	68 350 68 350					68 350												
JUDICIAL BRANCH	155 300 137 900	+17 400						54 000	87 300	14 000								
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	16 550 13 100	+3 450				16 550												
HUMAN RESOURCES AND DEPARTMENTS																		
Education	51 000 54 800	–3 800		20 000	31 000													
Health	98 100 100 000	–1 900	63 000		35 100													
Labor and Industrial Relations	57 000 57 800	–800			50 700											6 300		
Social Services	51 000 57 800	–6 800		51 000														
STAFF DEPARTMENTS																		
Accounting and General Services	54 000 57 000	–3 000													18 500		35 500	
Attorney General	19 200 17 300	+1 900				19 200												
Planning and Econ. Development	19 000 21 000	–2 000			7 900	11 100												
Archives	29 000 26 000	+3 000					29 000											
Budget and Finance	34 200 30 300	+3 900														34 200		
Personnel Services	10 200 10 200														10 200			
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	44 000 43 800	+200											33 000	11 000				
Hawaiian Homes	6 300 6 300														6 300			
Transportation	57 900 57 900										37 000				20 900			
COMMERCE DEPARTMENTS																		
Regulatory	30 000 33 900	–3 900															30 000	
Taxation	49 100 49 100											33 000			16 100			

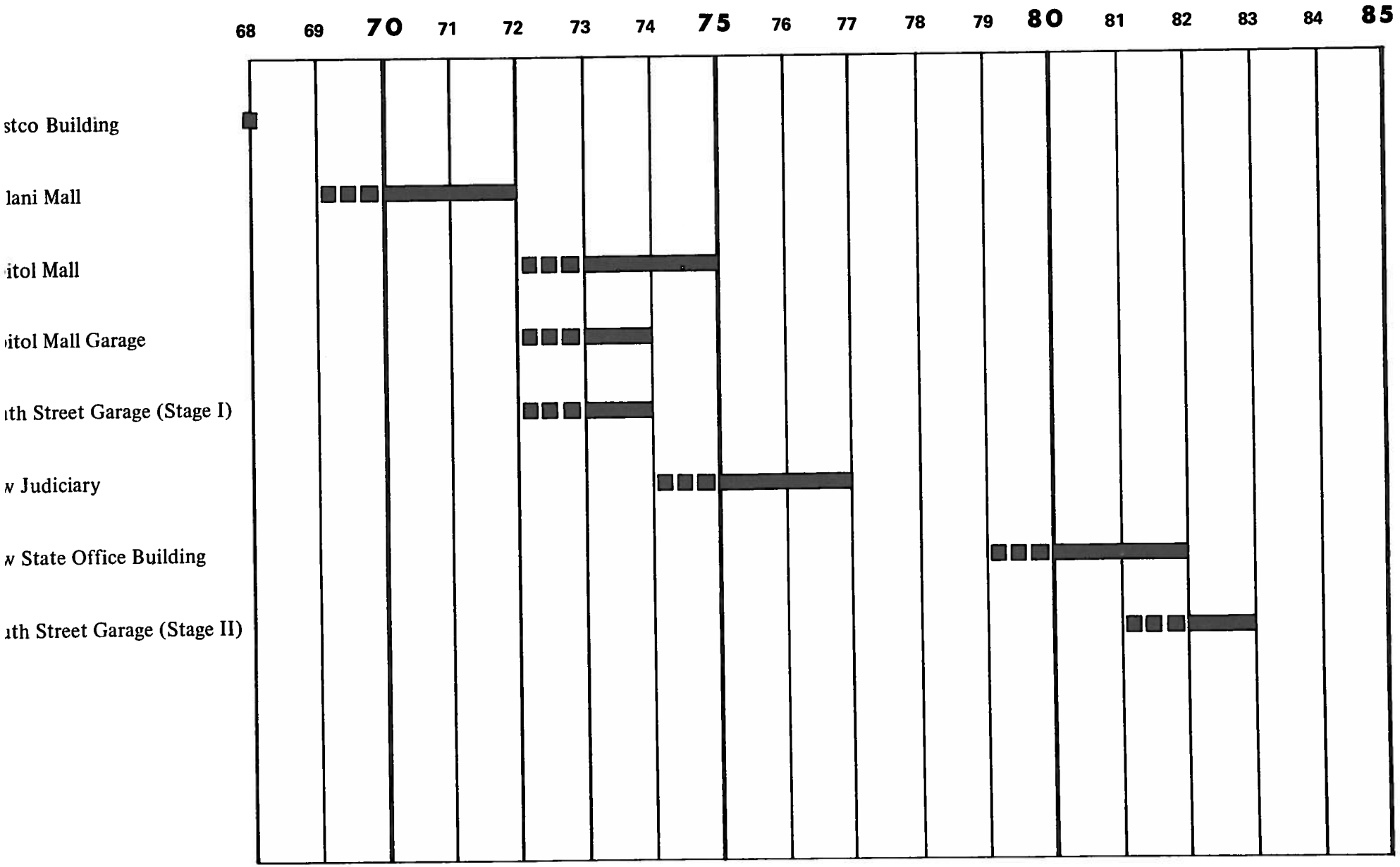
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 (T) 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	941 000 937 000	+ 4 000	MAUKA			CAPITOL		MAKAI										
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 123 700	Capitol 115 200	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall A. 72 000	Mililani Mall B 40 500	Trust Co. 65 500	New State Office 91 300
LEGISLATIVE BRANCH	68 350 68 350					68 350												
JUDICIAL BRANCH	155 300 155 300							54 000	87 300	14 000								
EXECUTIVE BRANCH																		
GOVERNOR AND LT. GOVERNOR	16 550 14 600	+1 950				16 550												
HUMAN RESOURCES AND DEPARTMENTS																		
Education	61 900 61 900				61 900													
Health	112 800 112 800		63 000		49 800													
Labor and Industrial Relations	65 200 65 200																	65 200
Social Services	71 000 65 200	+5 800		71 000														
STAFF DEPARTMENTS																		
Accounting and General Services	62 900 62 900														9 200		27 600	26 100
Attorney General	19 200 19 200					19 200												
Planning and Econ. Development	23 100 23 100				12 000	11 100												
Archives	29 000 29 000						29 000											
Budget and Finance	34 200 34 200															34 200		
Personnel Services	11 300 11 300														11 300			
NATURAL RESOURCES & DEV. DEPARTMENTS																		
Land and Natural Resources	50 300 48 900	+1 400											33 000	11 000		6 300		
Hawaiian Homes	7 100 7 100														7 100			
Transportation	60 100 65 300	–5 200									37 000				23 100			
COMMERCE DEPARTMENTS																		
Regulatory	37 900 37 900																37 900	
Taxation	54 300 54 300											33 000			21 300			

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE B–2 (T) 1985



CONSTRUCTION PROGRAM

ALTERNATIVE B–2 (T)

COST SUMMARY ALTERNATIVE B-2(T)

Office Buildings	
Capitol Mall Building	$ 4,745,000
Construction	4,262,000
Furnishings	483,000
New Judiciary	5,135,000
Construction	4,818,000
Furnishings	317,000
Mililani Mall	4,237,000
Construction	3,800,000
Furnishings	437,000
New State Office Building	3,259,000
Construction	2,900,000
Furnishings	359,000
Garages	
Capitol Mall Garage	1,104,000
Mililani Mall Garage	368,000
South Street Garage	3,422,000
Construction Cost Total	20,674,000
Grading, Paving and Landscaping	545,000
Fees (Architectural & Engineering)	1,447,000
Surveying	413,000
Utilities	238,000
Total Cost of Buildings & Garages	23,317,000
Land Acquisition Cost	1,432,000
Trustco Building	2,500,000
TOTAL COST	$ 27,249,000

ALTERNATIVE B-2 (T) BUILDING SUMMARY

Capitol Mall Building	123,000 square feet
Captiol Mall Garage	363 vehicles
Capitol Annex	65,000 square feet
New Judiciary	87,000 square feet
Mililani Building Increment A	72,000 square feet
Mililani Building Increment B	40,000 square feet
Mililani Mall Garage	113 vehicles
New State Office Building	91,000 vehicles
South Street Garage	1,370 vehicles

Conclusions

The purchase of the Trustco Building reduces the existing floor space deficit of 150,000 square feet to 90,000 square feet and to that extent reduces the overall need. This alters the size of the projected buildings in B-2, but otherwise does not greatly affect construction proposals.

It provides immediate space for severe shortages in certain departments. It provides space for Regulatory Agencies, which is now located in the Universal and Paradise of the Pacific Buildings, which are subject to demolition at time of completion of the Capitol Building.

Though the overall space needs are reduced, the same weaknesses attributed to B-2 apply.

V. Recommended Master Plan

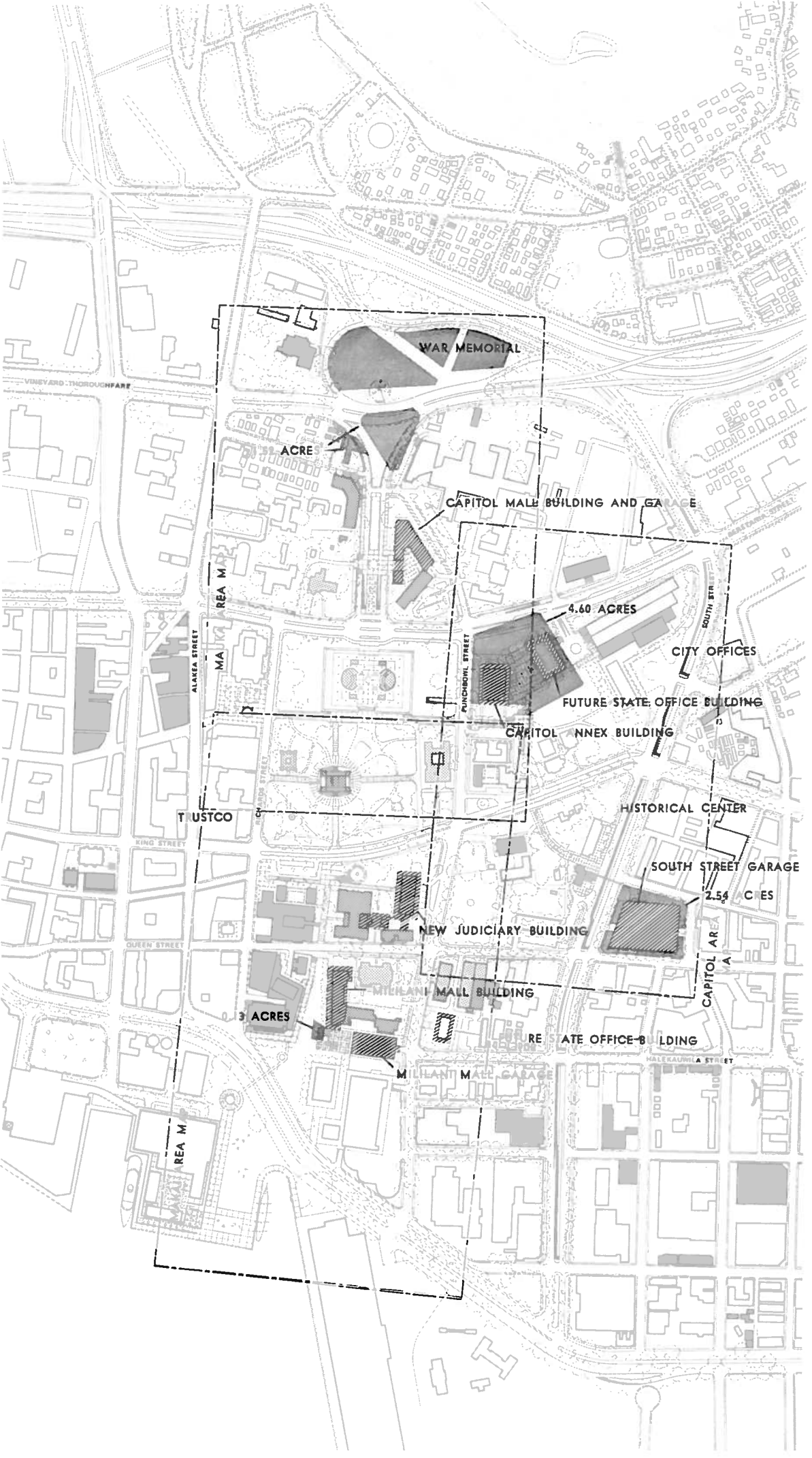
V RECOMMENDED MASTER PLAN

ALTERNATIVE A-3

This Alternative explores a plan and program which acquires three major land areas.

1. Balance of Star-Bulletin Block for a major new office building (Capitol Annex) to provide space for those departments whose proximity to the Capitol Building is important for the maximum effectiveness of each; and to provide for a major staff parking structure.
2. Land at the Vineyard Thoroughfare end of the proposed Capitol Mall to provide for completion of the Capitol Mall and for additional office space related to the Mauka group, or Human Resources agencies and staff parking.
3. This Alternative also explores acquisiton of the South Street block for use as a parking structure in order to evaluate the effect of decentralizing a major portion of the parking.

It also examines the consequences of purchase of the Trustco Building.


WAR MEMORIAL
ACRES
CAPITOL MALL BUILDING AND GARAGE
4.60 ACRES
CITY OFFICES
FUTURE STATE OFFICE BUILDING
CAPITOL ANNEX BUILDING
HISTORICAL CENTER
SOUTH STREET GARAGE
2.54 ACRES
NEW JUDICIARY BUILDING
MILILANI MALL BUILDING
3 ACRES
MILILANI MALL GARAGE
CAPITOL AREA
MAUKA AREA
VINEYARD THOROUGHFARE
ALAKEA STREET
PUNCHBOWL STREET
SOUTH STREET
KING STREET
QUEEN STREET
HALEKAUWILA STREET

Primary Elements

Mauka. This group contains three office buildings which are located along the Capitol Mall. The Department of Social Services is located in the Keelikolani Building, the Department of Education in the Capitol Mall Building and the Department of Health in Kinau Hale and the Capitol Mall. Parking for 363 cars is provided beneath the Capitol Mall Building.

Capitol. The Capitol area in this alternative contains the Legislature, the Governor and Lt. Governor and all the Staff Departments. The Capitol Building itself houses the Legislature, the Governor and Lt. Governor, the Attorney General, and a portion of Planning and Economic Development. The Capitol Annex Building is located on the block across Punchbowl Street from the Capitol and provides 118,000 square feet of office space which is divided among the Staff Agencies of Accounting and General Services, Budget and Finance, Personnel Services, and Planning and Economic Development. The Library is used to house the State Archives.

Makai. The Judiciary, the Natural Resources and Development Departments, the Commerce Departments and the Department of Labor and Industrial Relations are all located in the Makai area. The Judicial Complex is the same as in the other alternatives. The Mililani Mall joins the Tax Office and the Keelikolani Building and Annex into one unit which houses the departments of Labor & Industrial Relations, Taxation, and a portion of Land and Natural Resources and Transportation. The Trustco Building houses Regulatory Agencies, Hawaiian Home Lands, and a portion of Land and Natural Resources.

Functional Relationships

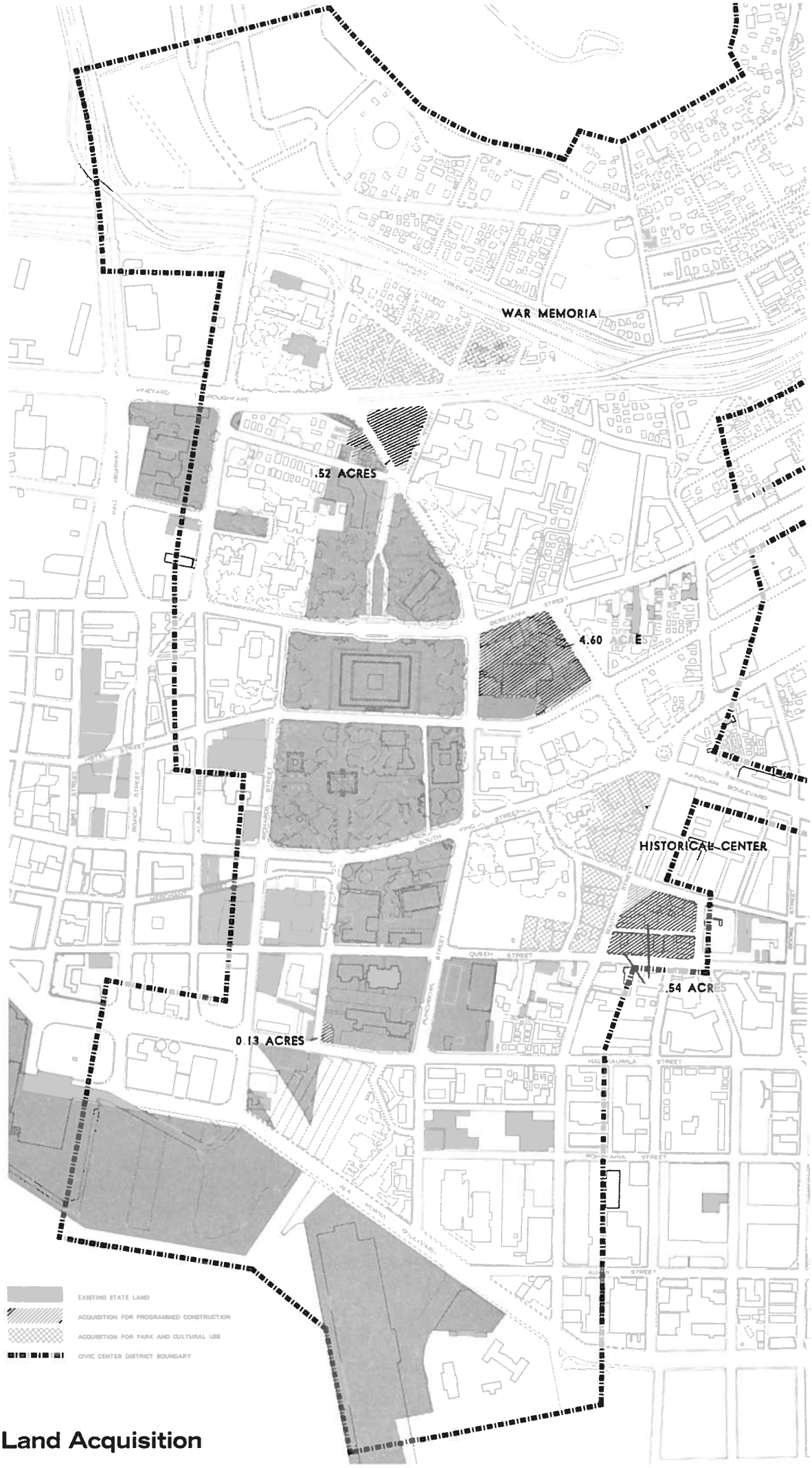
With one exception, the functional grouping recommended by the "Study of Organization and Functions of State Government Agencies for Civic Center Planning" is achieved by Alternative A-3. The Legislature, Governor, Lt. Governor, and their related Staff Agencies are all grouped together in the Capitol area in the Capitol Building, the Capitol Annex and the Library. The Judiciary complex of Judiciary, Kapuiwa, and New Judiciary buildings provides a unified location for the Judicial Branch. The Natural Resources and Develop

ment Departments and the Commerce Departments are all grouped in the Makai area.

The only exception to the recommended grouping is the separation of Labor and Industrial Relations from the other Human Resources Departments. In this alternative Labor and Industrial Relations expands from its present location in the Keelikolani Building to occupy that entire building, Annex, and a portion of the ajoining Mililani Mall by 1985. The other three Human Resources Departments of Health, Social Services and Education are located in proximity in the Mauka group.

Land Acquisition and Potential for Expansion

Alternative A-3 acquires 8.6 acres of land -- 1.5 in the Mauka area for the completion of the Capitol Mall, 4.6 in the Capitol area for the Star-Bulletin Block, and 2.5 in the Makai area for decentralized parking. This acquisition program provides significant potential for expansion in all areas Mauka, Capitol, and Makai. Mauka, the area above the Liliuokalani Building is open for expansion. Makai, the site below the Transportation Building is available for a future office building. Capitol, the entire balance of the Star-Bulletin Block remains free for future development of State facilities.



Land Acquisition

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	578 000 668 000	– 90 000	MAUKA			CAPITOL			MAKAI											
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit + Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	Library	New Archives 19 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Tax Annex 11 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall	State Office 48 000	Hawaiian Homes 3 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350														
JUDICIAL BRANCH	95 900 105 300	–9 400							54 000		14 000									27 900
EXECUTIVE BRANCH																				
GOVERNOR AND LT. GOVERNOR	9 650 10 400	–750				9 650														
HUMAN RESOURCES AND DEPARTMENTS																				
Education	40 000 42 000	–2 000		40 000																
Health	63 000 76 400	–13 400	63 000																	
Labor and Industrial Relations	34 000 44 200	–10 200													23 000	11 000				
Social Services	31 000 44 200	–13 200		31 000																
STAFF DEPARTMENTS																				
Accounting and General Services	35 000 45 500	–10 500																35 000		
Attorney General	17 700 13 700	+4 000				17 700														
Planning and Econ. Development	10 900 16 900	–6 000				10 900														
Archives	19 000 21 000	–2 000						19 000												
Budget and Finance	13 600 23 100	–9 500				8 600									5 000					
Personnel Services	5 000 8 100	–3 100													5 000					
NATURAL RESOURCES & DEV. DEPARTMENTS																				
Land and Natural Resources	34 200 34 200													10 000				13 000		11 200
Hawaiian Homes	3 000 5 000	–2 000																	3 000	
Transportation	38 000 43 900	–5 900										37 000		1 000						
COMMERCE DEPARTMENTS																				
Regulatory	26 400 26 400																			26 400
Taxation	33 000 39 300	–6 300											33 000							

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE A–3 1970

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	744 000 752 000	– 8 000	MAUKA			CAPITOL			MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	Capitol Annex 118 000	Library 29 000	Judiciary 54 000	New Judiciary	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 100 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350											
JUDICIAL BRANCH	105 300 121 200	–15 900							54 000		14 000					37 300	
EXECUTIVE BRANCH																	
GOVERNOR AND LT. GOVERNOR	14 600 11 900	+2 700				14 600											
HUMAN RESOURCES AND DEPARTMENTS																	
Education	48 200 48 200			40 000			8 200										
Health	87 800 88 000	–200	63 000				24 800										
Labor and Industrial Relations	50 700 50 700													33 000	11 000	6 700	
Social Services	41 000 50 700	–9 700		31 000			10 000										
STAFF DEPARTMENTS																	
Accounting and General Services	50 000 51 200	–1 200					50 000										
Attorney General	19 200 15 400	+3 800				19 200											
Planning and Econ. Development	20 050 18 800	+1 250				13 050											7 000
Archives	29 000 23 000	+6 000						29 000									
Budget and Finance	25 000 26 600	–1 600					25 000										
Personnel Services	9 300 9 300															9 300	
NATURAL RESOURCES & DEV. DEPARTMENTS																	
Land and Natural Resources	41 600 38 800	+2 800														21 900	19 700
Hawaiian Homes	7 900 5 500	+2 400															7 900
Transportation	50 600 50 600											37 000				13 600	
COMMERCE DEPARTMENTS																	
Regulatory	30 900 30 000	+900															30 900
Taxation	44 200 44 200												33 000			11 200	

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE A–3 1975

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	831 000 843 000	– 12 000	MAUKA			CAPITOL			MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall	Capitol 115 200	Capitol Annex 118 000	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 100 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350											
JUDICIAL BRANCH	155 300 137 900	+17 400							54 000	87 300	14 000						
EXECUTIVE BRANCH																	
GOVERNOR AND LT. GOVERNOR	14 600 13 100	+1 500				14 600											
HUMAN RESOURCES AND DEPARTMENTS																	
Education	52 200 54 800	–2 600		40 000			12 200										
Health	87 800 100 000	–12 200	63 000				24 800										
Labor and Industrial Relations	57 800 57 800													33 000	11 000	13 800	
Social Services	45 000 57 800	–12 800		31 000			14 000										
STAFF DEPARTMENTS																	
Accounting and General Services	56 900 57 000	–100					42 000									14 900	
Attorney General	19 200 17 300	+1 900				19 200											
Planning and Econ. Development	20 050 21 000	–950				13 050											7 000
Archives	29 000 26 000	+3 000						29 000									
Budget and Finance	25 000 30 300	–5 300					25 000										
Personnel Services	10 200 10 200															10 200	
NATURAL RESOURCES & DEV. DEPARTMENTS																	
Land and Natural Resources	43 800 43 800															24 100	19 700
Hawaiian Homes	7 900 6 300	+1 600															7 900
Transportation	57 900 57 900											37 000				20 900	
COMMERCE DEPARTMENTS																	
Regulatory	30 900 33 900	–3 000															30 900
Taxation	49 100 49 100												33 000			16 100	

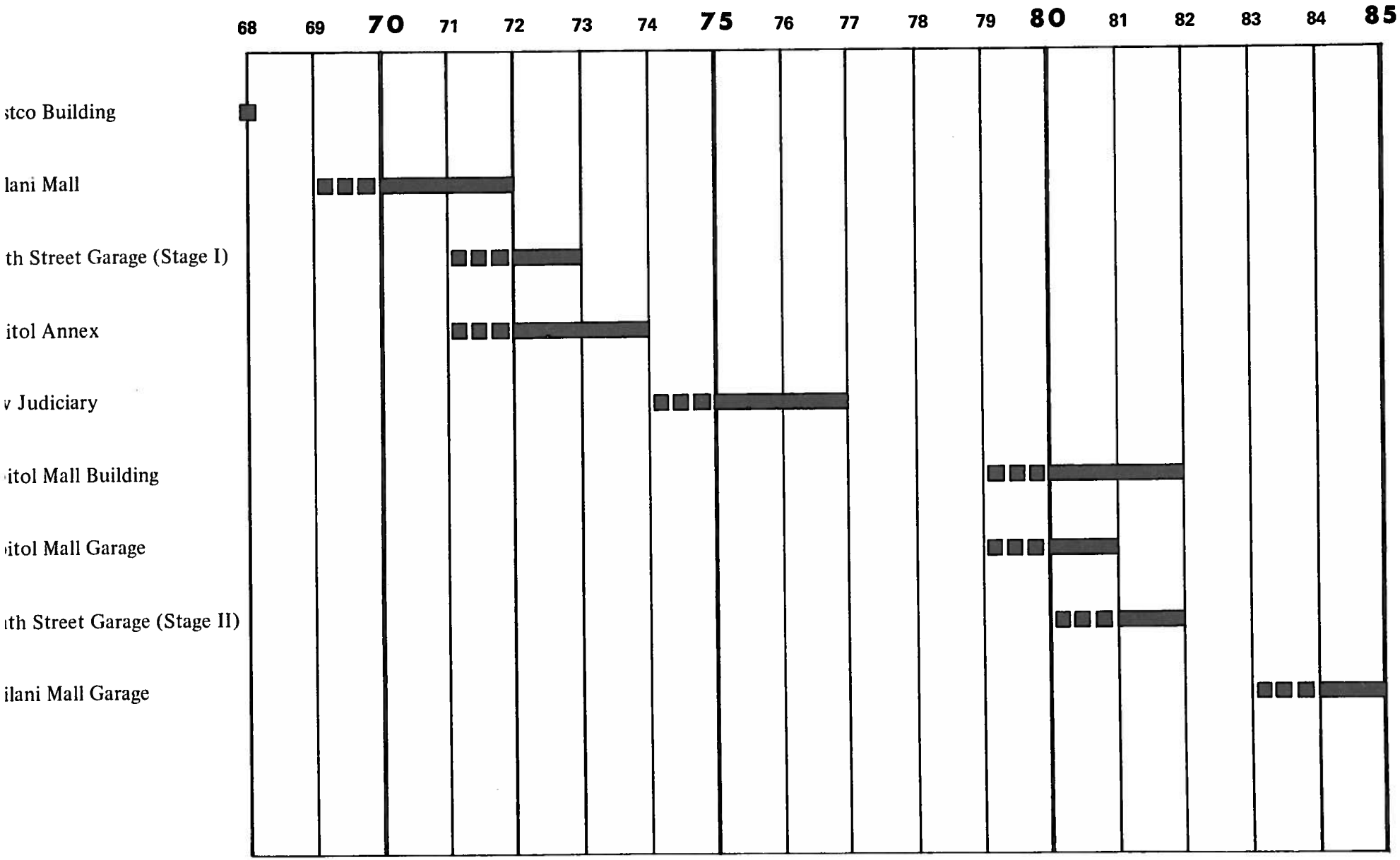
STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE A–3 1980

TOTAL SQ. FT. PROVIDED: TOTAL SQ. FT. NEEDED:	943 000 937 000	+ 6 000	MAUKA			CAPITOL			MAKAI								
BRANCHES AND DEPARTMENTS	Sq. Ft. Provided Sq. Ft. Needed	–Deficit +Surplus	Kinau Hale 63 000	Liliuo-kalani 71 000	Capitol Mall 112 000	Capitol 115 200	Capitol Annex 118 000	Library 29 000	Judiciary 54 000	New Judiciary 87 300	Kapuiwa 14 000	Trans-portation 37 000	Tax Office 33 000	Keeli-kolani 33 000	Keeliko-lani Anx. 11 000	Mililani Mall 100 000	Trust Co. 65 500
LEGISLATIVE BRANCH	68 350 68 350					68 350											
JUDICIAL BRANCH	155 300 155 300								54 000	87 300	14 000						
EXECUTIVE BRANCH																	
GOVERNOR AND LT. GOVERNOR	14 600 14 600					14 600											
HUMAN RESOURCES AND DEPARTMENTS																	
Education	63 000 61 900	+1 100			63 000												
Health	112 000 112 800	–800	63 000		49 000												
Labor and Industrial Relations	65 200 65 200													33 000	11 000	21 200	
Social Services	71 000 65 200	+5 800		71 000													
STAFF DEPARTMENTS																	
Accounting and General Services	62 900 62 900						62 900										
Attorney General	19 200 19 200					19 200											
Planning and Econ. Development	22 650 23 100	–450				13 050	9 600										
Archives	29 000 29 000							29 000									
Budget and Finance	34 200 34 200						34 200										
Personnel Services	11 300 11 300						11 300										
NATURAL RESOURCES & DEV. DEPARTMENTS																	
Land and Natural Resources	48 900 48 900															29 200	19 700
Hawaiian Homes	7 900 7 100	+800															7 900
Transportation	65 300 65 300											37 000				28 300	
COMMERCE DEPARTMENTS																	
Regulatory	37 900 37 900																37 900
Taxation	54 300 54 300												33 000			21 300	

STATE CIVIC CENTER NET OFFICE SPACE PROGRAM

ALTERNATIVE A–3 1985



CONSTRUCTION PROGRAM

ALTERNATIVE A–3

purchase
planning period
construction period

ALTERNATIVE A-3 BUILDING SUMMARY

Capitol Mall Building	112,000 square feet
Capitol Mall Garage (Underground)	363 vehicles
Trustco Building	66,000 square feet
Capitol Annex	118,000 square feet
New Judiciary	87,000 square feet
Mililani Building	100,000 square feet
Mililani Mall Garage	113 vehicles
South Street Garage	1,370 vehicles

ALTERNATIVE A-3 COST PROGRAM

Capitol Mall	$ 4,691,000
Construction	3,850,000
Furnishings	436,000
Utilities	58,000
Surveying	77,000
Fees	270,000
Capitol Mall Garage	1,203,000
Construction	1,104,000
Surveying	22,000
Fees	77,000
Capitol Annex	4,596,000
Construction	3,780,000
Furnishings	418,000
Utilities	57,000
Surveying	76,000
Fees	265,000
New Judiciary	5,640,000
Construction	4,818,000
Furnishings	317,000
Utilities	72,000
Surveying	96,000
Fees	337,000
Mililani Mall	4,017,000
Construction	3,285,000
Furnishings	387,000
Utilities	49,000
Surveying	66,000
Fees	230,000
South Street Garage	3,730,000
Construction	3,422,000
Surveying	68,000
Fees	240,000
Mililani Mall Garage	401,000
Construction	368,000
Surveying	7,000
Fees	26,000
Trustco Building	2,500,000
Sub Total	26,778,000
Landscaping, Paving and Grading	717,000
Land Acquisition	6,011,000
TOTAL COST	$ 33,516,000

VISUAL ANALYSIS

Alternative A-3 most effectively accomplishes the goals and objectives set forth for the Civic Center design.

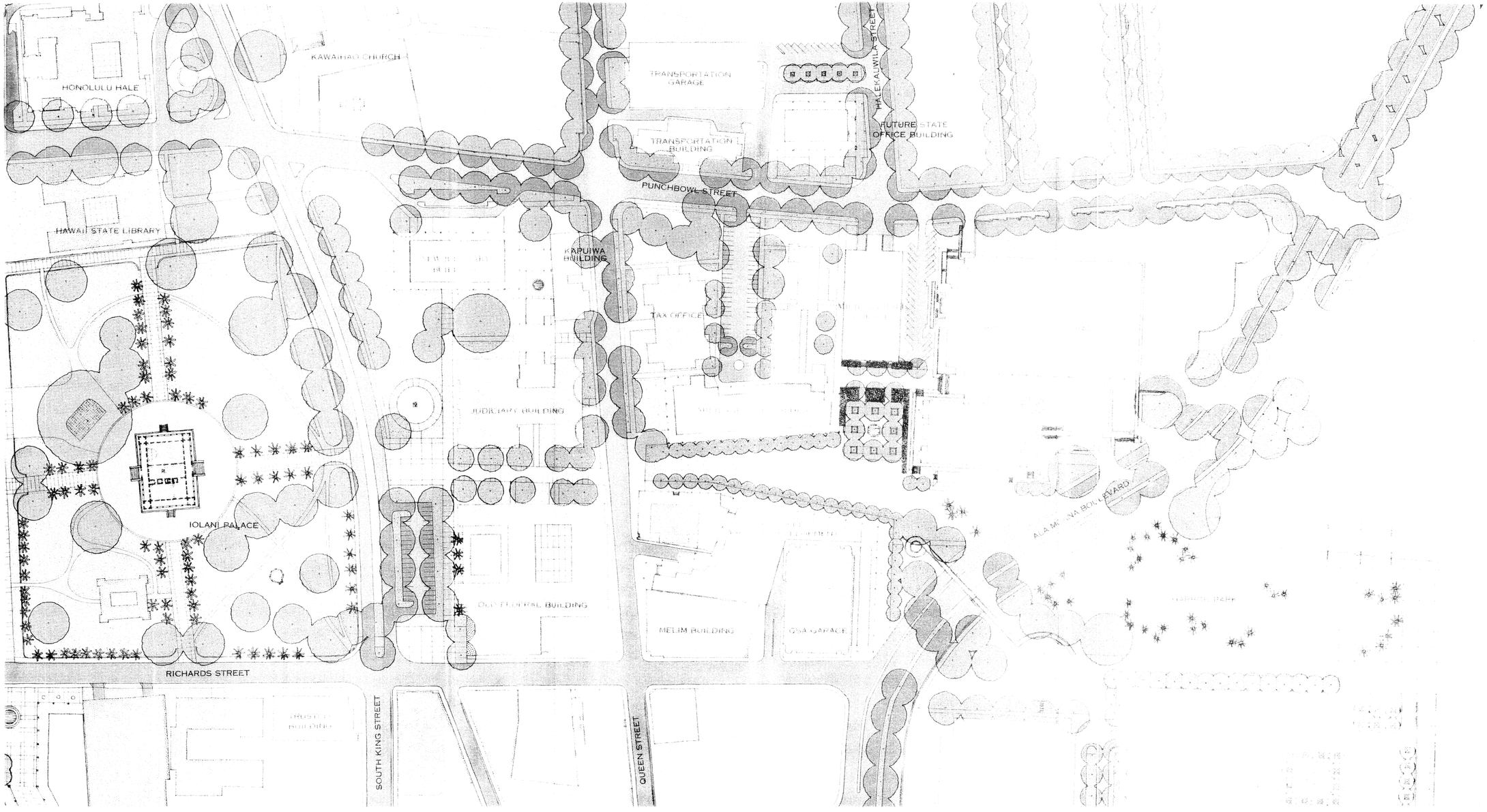
Land acquisition of 8.7 acres most efficiently provides for long range expansion based on current population projections while providing required civic improvements, in terms of open space, historic conservation and preservation.

Building bulk limits which reasonably restrict the building heights and mass can be made effective to provide a good relationship with historic buildings and open spaces. It contributes eminently to the overall park like quality of the Civic Center.

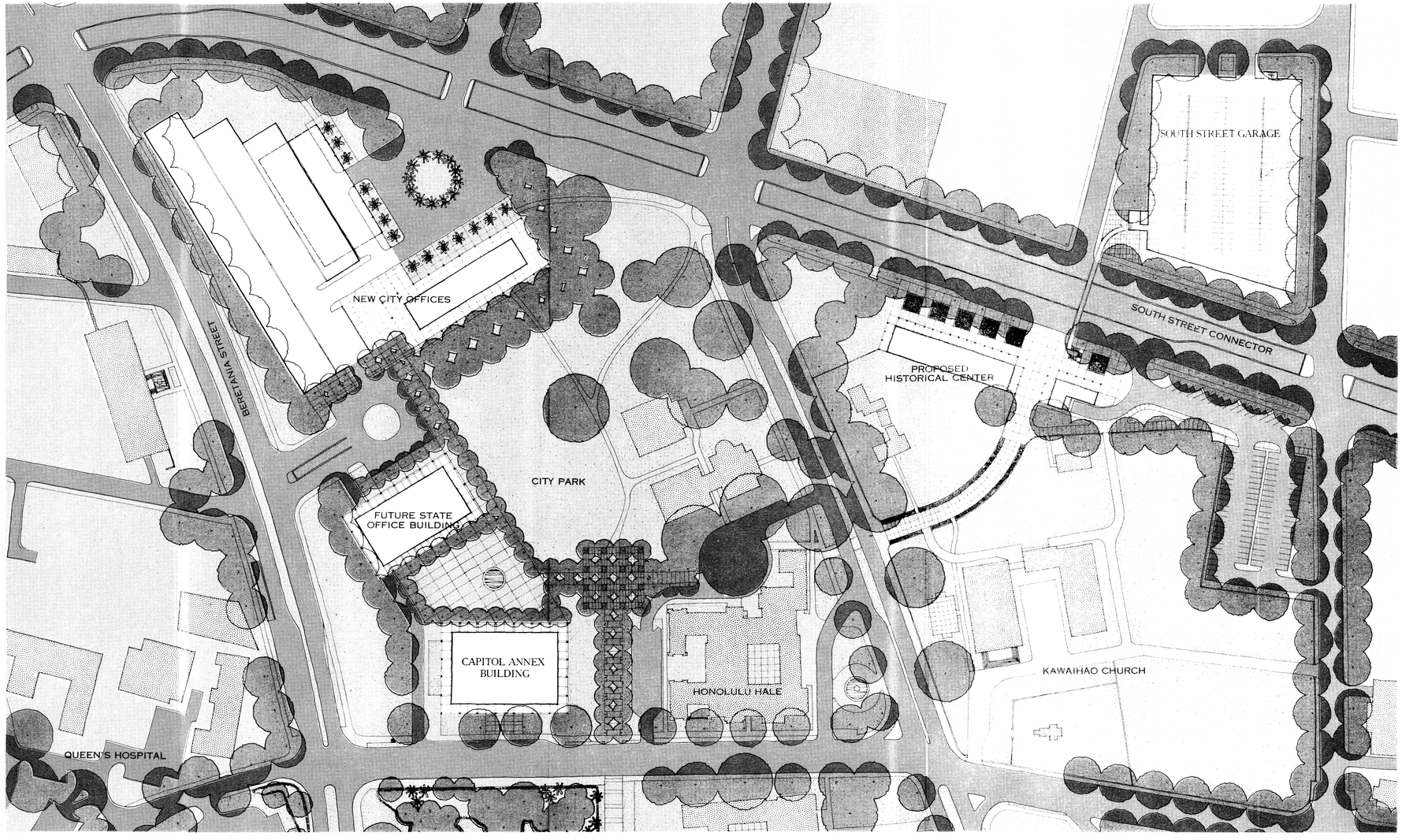
Mauka. The Capitol Mall terminates with a vista of Punchbowl. The open space is properly extended across Vineyard Thoroughfare by the location of the major War Memorial for Hawaii. A location for this Memorial in the Civic Center has been requested by the War Memorial Commissioners. Its design as a landscaped park with a fountain and sculpture as a focal point would greatly enhance the Civic Center and provide a prominent location for public access and view of the Memorial.

Alternative
A-3

Mauka Area Map



Makai Area Map



Capitol Area Map

Alternative
A-3

0 50 100 150

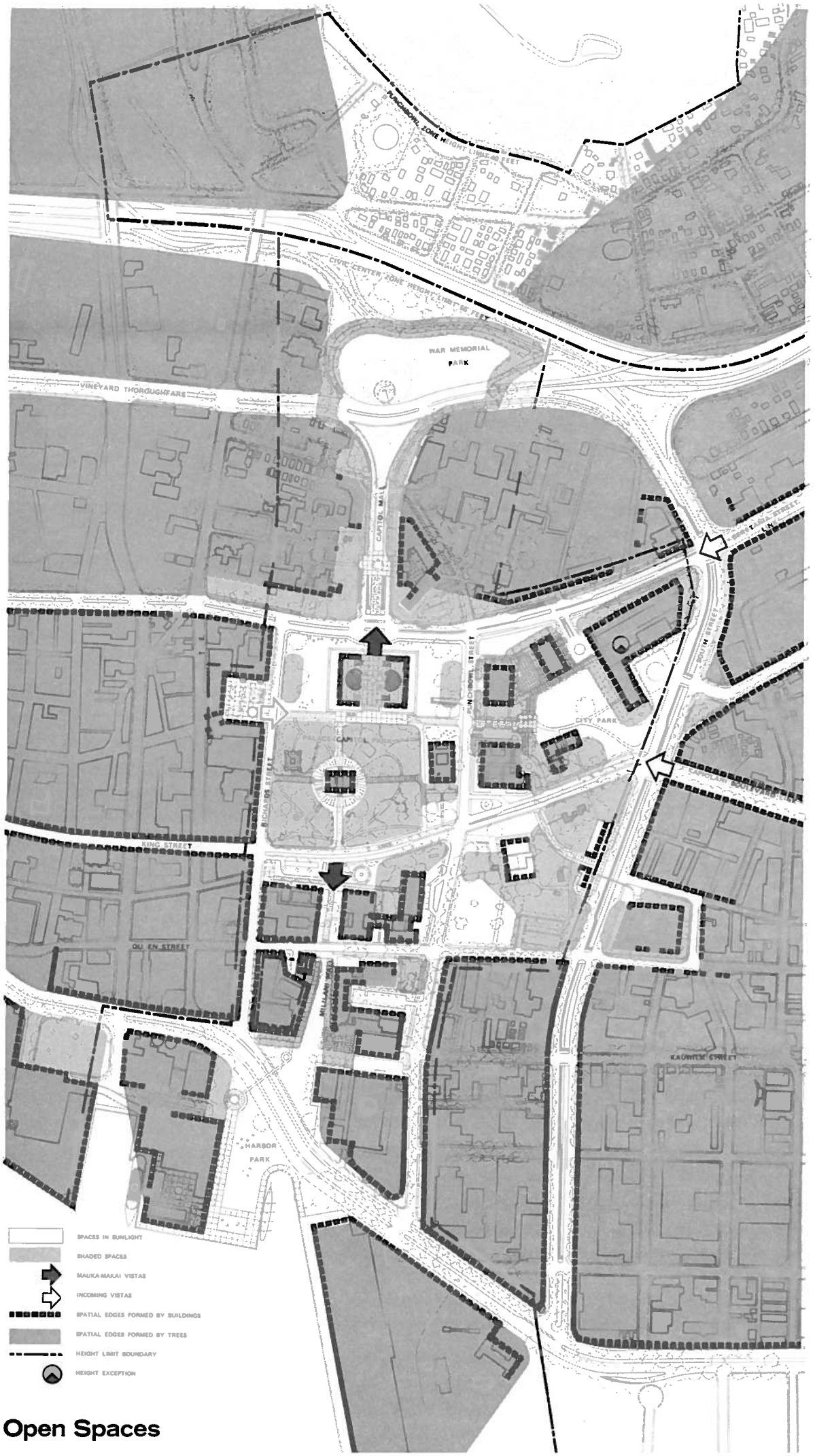
The State office building on the Mall gives direction to the Mall and reorganizes the spaces around existing buildings into a better orientation with the Capitol building. The building contains 112,000 square feet and underground parking space is provided for 363 cars. Additional parking area is obtained at the Vineyard Street entrance to the Mall area.

Capitol. Acquisition of the Star Bulletin (Medical Group - Remington Rand) block provides most efficiently the space for future expansion of State offices which require close relationship to the Capitol building.

Control of building bulk within the block is essential to the quality of environment of the Capitol.

Makai. The Judiciary block, as in other alternatives studied, provides for preservation of the Historic buildings, demolition of the existing State office building and development of a new Judiciary complex.

The Mililani Mall is formed by a State office building linking the existing Tax building with the Keelikolani building. The open space in the central area of the block allows for an effective transition between old and new buildings. Parking is reduced to a minimum in the


PUNCHBOWL ZONE HEIGHT LIMIT 40 FEET
CIVIC CENTER ZONE HEIGHT LIMIT 65 FEET
WAR MEMORIAL PARK
VINEYARD THOROUGHFARE
CAPITOL MALL
PUNCHBOWL STREET
BERETANIA STREET
SOUTH STREET
CITY PARK
RICHARDS STREET
KING STREET
QUEEN STREET
KAAHUMANU STREET
HARBOR PARK
SPACES IN SUNLIGHT
SHADED SPACES
MAUKA-MAKAI VISTAS
INCOMING VISTAS
SPATIAL EDGES FORMED BY BUILDINGS
SPATIAL EDGES FORMED BY TREES
HEIGHT LIMIT BOUNDARY
HEIGHT EXCEPTION

Open Spaces

block and is served by the Central Parking Garage at South Street providing easier traffic flow in and out of the Center.

MASTER PLAN RECOMMENDATIONS

ARCHITECTURAL STANDARDS AND CRITERIA

The architecture of the Civic Center is greatly varied and presents no consistent form or materials which suggest a style or particular character. Buildings range from the New England frame Mission House of 1821, to the concrete Judiciary building of 1874, to Iolani Palace of 1882, to Honolulu Hale of 1927, to the modern Transportation building.

This variety adds richness to the history of Hawaii, and in their park-like settings these individual buildings create an interesting architectural background reflecting the Historic pattern of growth in the State.

As the land of the Civic Center is more intensively used, and open spaces between buildings are smaller, a need for greater unity, especially in related groups of buildings, is considered desirable in order to 1) provide a satisfactory relationship to existing historic buildings and spaces, and 2) give identity to the Civic Center as a place of important public buildings, and 3) assure an environment of natural and man made beauty which reflects the best tradition of Hawaii and inspires its people toward the highest ideals for the future.

Thus, certain specific architectural guidelines are presented for the various development areas.

1. IOLANI PALACE - STATE CAPITOL BLOCK

A. Restoration of the Palace and furnishings from the Monarchy period.

B. Restoration of Iolani Barracks and completion for museum use and as headquarters for the Royal Guard.

C. Plan for eventual demolition of the old Attorney General building and the Archives building.

D. Removal of parking from the Palace area.

E. Restoration of the historic gateways in the Palace fence, opening of a new gateway between the banyan tree and the Capitol building.

F. Re-design of paved areas from the gateways to the Palace for pedestrian use with wider paving around the palace itself consistent with the pageantry associated with future Palace use.

G. Landscape development of the Palace grounds.

H. Lighting of the Palace and Palace grounds in such a way as to enhance the building as an historic structure. (Simple floodlighting of the building would destroy the night time character of the area. A low level of light in the grounds emphasizing plant materials, with building lighting carefully integrated with the structure itself - such as use of existing lanai fixtures, interior lights, entrance lamp poles, etc. is suggested.)

I. Enhancement of the relationship to the Capitol by;

a. Closing of Hotel Street through the block, providing instead a walkway from Punchbowl Street to Richards Street.

b. Re-design and paving of the area under the banyan tree which terminates the wide walk through the ground level of the Capitol building.

2. THE CAPITOL MALL AREA

A. Plan for extension of the Capitol Mall to Vineyard thoroughfare.

B. Establish a height limit for buildings adjacent to the Mall at an elevation equal to the Departmental floor line of the Capitol building.

C. Establish the height limit and view plane to Punchbowl as indicated in the plan.

D. Establish the Miller Street gateway to Washington Place as an important point along the Mall marked by an appropriate fountain or sculpture and as a turn around for cars entering or leaving Washington Place and the Capitol Garage. Recognize this point as an entrance to a new State office building on the Diamond Head side of the Mall.

E. Effective completion of the Capitol Mall requires the changes in traffic pattern which would remove Punchbowl as the main Poli highway connection. This function would be performed by the South Street connection. Punchbowl can continue as the entrance to Queens Hospital and State buildings in the block. Traffic lanes along the Mall connecting to Beretania provide the access to the Capitol Garage now provided on Punchbowl and Miller Streets.

3. THE CAPITOL ANNEX AREA (Block bounded by Punchbowl, Beretania, Kapiolani Extension and Hotel Streets)

A. Establishment of maximum height limits at an elevation equal to the Departmental Floor line elevation of the Capitol building.

B. Establishment of a view alignment down Beretania Street toward the Capitol building. The proposed Capitol Annex office building is of a length facing Punchbowl Street equal to the width of the Senate and House office floors of the Capitol building and height as limited above. It's proposed that this criteria be used for any building on this site.

The Diamond Head end of the block is reserved for a future office building with similar height control.

C. Garage structures shall provide cover over the top level parking areas in the form of slanted roof decks or useable terraces, arbors with planting substantially covering the parked cars, or similar means of covering large areas of parked cars from the view from adjacent buildings.

D. Surface parking lots should be sufficiently landscaped to provide cover over a major portion of the paved area.

4. HONOLULU HALE CITY OFFICES COMPLEX

The concept for development of new City facilities is defined by the following basic assumptions:

A. The retention of Honolulu Hale as the focal point of City Government.

B. The retention of the historic Mission buildings--with criteria remodeling--as useful City structures which provide a good relationship to the Mission houses across King Street.

C. Development of a park from Honolulu Hale to the present Kapiolani extension which forms the Waikiki Gateway to the Civic Center as well as a transition between the scale of old buildings to the larger scale of the proposed new City office building.

D. Construction of a new City office building and parking facilities Waikiki of Kapiolani extension with its principal entrance for automobiles from the South Street connection. The ground floor should be planned for access from both the South Street side and the Kapiolani extension side as pedestrian traffic between Honolulu Hale, through the park, to the new building will be an important permanent pattern.

Other criteria for planning would include:

E. General massing of the new office building in a tall tower form reducing its bulk to a minimum above the third floor.

F. Provision for a vista to the top of the State Capitol building from Kapiolani Boulevard.

G. Plan for eventual closing of Hotel Street.

H. Connecting the State Capitol building along the present Hotel Street alignment, to Honolulu Hale and the new City office building.

I. Provision for routing of underground mass transit in the present alignment of Hotel Street.

5. THE JUDICIARY COMPLEX

The present Judiciary is one of the most significant Historic buildings in the Civic Center. Careful planning of new facilities must assume a satisfactory relationship of new buildings to old in terms of scale, materials and general massing.

The main building facing King Street with its extension built in 1940 along with the Kapuaiwa building, form the most unified architectural grouping in the Civic Center. The architectural design, materials, and details were initiated with the original building in 1874, repeated in the first unit of Kapuaiwa building in 1884, and repeated again in additions to each building in 1930 and 1940. The

material is concrete with strongly patterned and highly articulated wall surfaces.

This continuity of design is in itself significant and the result is a unified building complex of architectural as well as historic importance.

The basic architectural guidelines for future expansion are:

A. The present State office building is to be demolished to provide the large expansion space needed for the Judiciary.

B. The space between the present Judiciary building and the State office building with the large banyan tree should be developed as a courtyard, thus forming a transition space between the old and new, larger scale structure.

C. The addition of 1940 and the Kapuaiwa building are to be retained with extensive interior remodeling as a part of the new complex.

D. A two story addition can be built on the interior court which will link the two existing buildings with the new main building.

E. A maximum height limit equal to the departmental floor line elevation of the Capitol building.

F. Concrete as a principal finish material relating to the concrete of the existing buildings.

G. Recognition in the new structure of the major facade lines and breaks such as cornice lines, floor lines, etc., in the existing buildings. Note especially the strong horizonal lines of moulded concrete bands and cornices. (It's not suggested that details be copied from the existing buildings but that a studied and careful relationship be dedeveloped showing a continuity of line from them.)

H. Careful consideration of walkways and landscape treatment around the Statue of King Kamehameha I.

I. Massing and shape of the major new structure which will provide a partial closure of the space between the Hawaiian Electric Company Building at Richards Street and the Judiciary complex.

6. THE MILILANI MALL BLOCK (Bounded by Mililani, Queen, Punchbowl and Halekawila Streets)

A. The Tax building and Keelikolani building will be utilized as permanent buildings.

B. A new five story State office building will be built along the Diamond Head side of the Mililani Mall connecting the Tax building with the Keelikolani building.

C. The first floor of the Mililani Mall building shall be arcaded, forming a covered walk along the Mall.

D. Automobile access to the buildings will be from Punchbowl Street. Parking should be reduced to a minimum to provide a landscaped central court.

E. The existing Bureau of Conveyances building is to be demolished as the new building is built.

F. The new building should set the major architectural pattern of the block with the Mililani side forming a directional wall leading into the heart of the Civic Center.

G. The most active public uses in the office building should be located in the Mall arcade.

7. THE HONOLULU HISTORICAL CENTER

Development of a Historical Center adjoining the Mission houses was proposed following the Special Report on the Civic Center in 1965.

Studies were made in 1966 by Charles E. Peterson, FAIA, outlining a purpose and plan for the center.

"The purpose of the center is to provide convenient and well-equipped facilities for the reception and dispatch of tourist groups wanting an attractive, authentic and educational picture of the Capitol of the Hawaiian Kingdom".

The center would feature the "Story of the City from the arrival of the Missionaries in 1820 until the end of the Monarchy in 1893".

A museum and auditorium would be provided along with retail space, restaurant, guide service, parking and waiting space. The use of the center would be free to the public.

The location is ideal for access from the South Street connection. Immediately adjacent to the historic Mission houses, it is within a short walk of Kawaiahao Church and Islani Palace.

It's proposed --

1. To acquire all land in the block bounded by King, South, Queen, and Punchbowl Streets, not presently owned by Kawaiahoo Church, the Hawaiian Mission Childrens Society, or to be acquired for the South Street connection.

2. To convert Kawaiahoo Street between South and King Streets into a pedestrian walkway. (Its design should allow for passage of service vehicles.)

3. To form the "Gateway" to the historic center with the new structures along South Street and a transition from the large scale of new highway into the small scale of historic houses.

8. THE ARMED SERVICES YMCA

The existing YMCA building is considered a good neighbor--architecturally--to the State Capitol building. The open space at the building entrance is an area which has the potential to become an important urban plaza linking downtown and the Capitol area.

It is suggested that ways and means be explored which would either - -

a. Assure retention of both the building and the open space or --

b. Preserve the open space with specific limits or new development in the area of the existing building.

Several ideas have been suggested regarding the future of the property since it has been generally considered

that the YMCA facility will eventually be relocated:

i. The land area as well as the building offers an alternative area for expansion of State Government facilities.

ii. The acquisition and use of the building for cutural and civic activities such as civic and professional clubs, educational programs, art galleries and studios, a downtown library reading room, restaurant, downtown recreation or physical fitness center, youth hostel, etc.

iii. Conversion to hotel or studio apartment use with attendant commercial areas.

Ideally situated between downtown and the State Capitol Complex, the area could become a focal point of local cultural affairs.

ACTION PROGRAM

Proposals which require further consideration and action include:

1. Official adoption of the Master Plan by the State Legislature.

2. Legislation establishing and designating a Civic Center District.

3. Provision of funds for necessary land acquisition through a revolving fund or by direct appropriation; to be provided for as early as possible.

4. Establishment of CIP Programs based on incremental development.

5. Official establishment of the Civic Center Policy Committee and its function.

6. Designation of Historical buildings and grounds as State Monument.

It is essential that a program of study be established to guarantee a continuing review and updating of the program which the State will adopt. The Plan should not be considered static nor should the planning process end with this study; rather a continued and periodic

review by the Policy Committee Staff and interested citizens will assure the continued viability of the Plan.

CONCLUSIONS AND LONG RANGE CONSIDERATIONS

This recommended plan achieves all of the major objectives of functional proximity, as well as all of the established design objectives.

Acquisition in the mauka end which provides for the termination of the Mall is considered of utmost importance for visual, as well as ceremonial purposes and essential to the significance attached to a Capitol building.

Acquisition of the "Star-Bulletin" block and the "South Street" block provides space for those departments and agencies having functional identification with the legislature, for growth beyond 1985, and for a major parking structure beyond the periphery of the Civic Center. The decentralization of a major portion of parking as proposed would make possible a higher use of the Star-Bulletin Block.

Accordingly, an opportunity would exist for a more appropriate use of the land which might otherwise be used for vehicular storage, and would provide a more desirable physical environment. Both physical and economic advantages are derived by

decentralizing parking, and placing such parking on lower cost land.

The proposal to purchase the Trustco Building is recommended in this Plan as it will reduce the existing floor space deficit of 150,000 square feet to that of 90,000 square feet and thereby provides immediate space for severe shortages.

Long Range Considerations

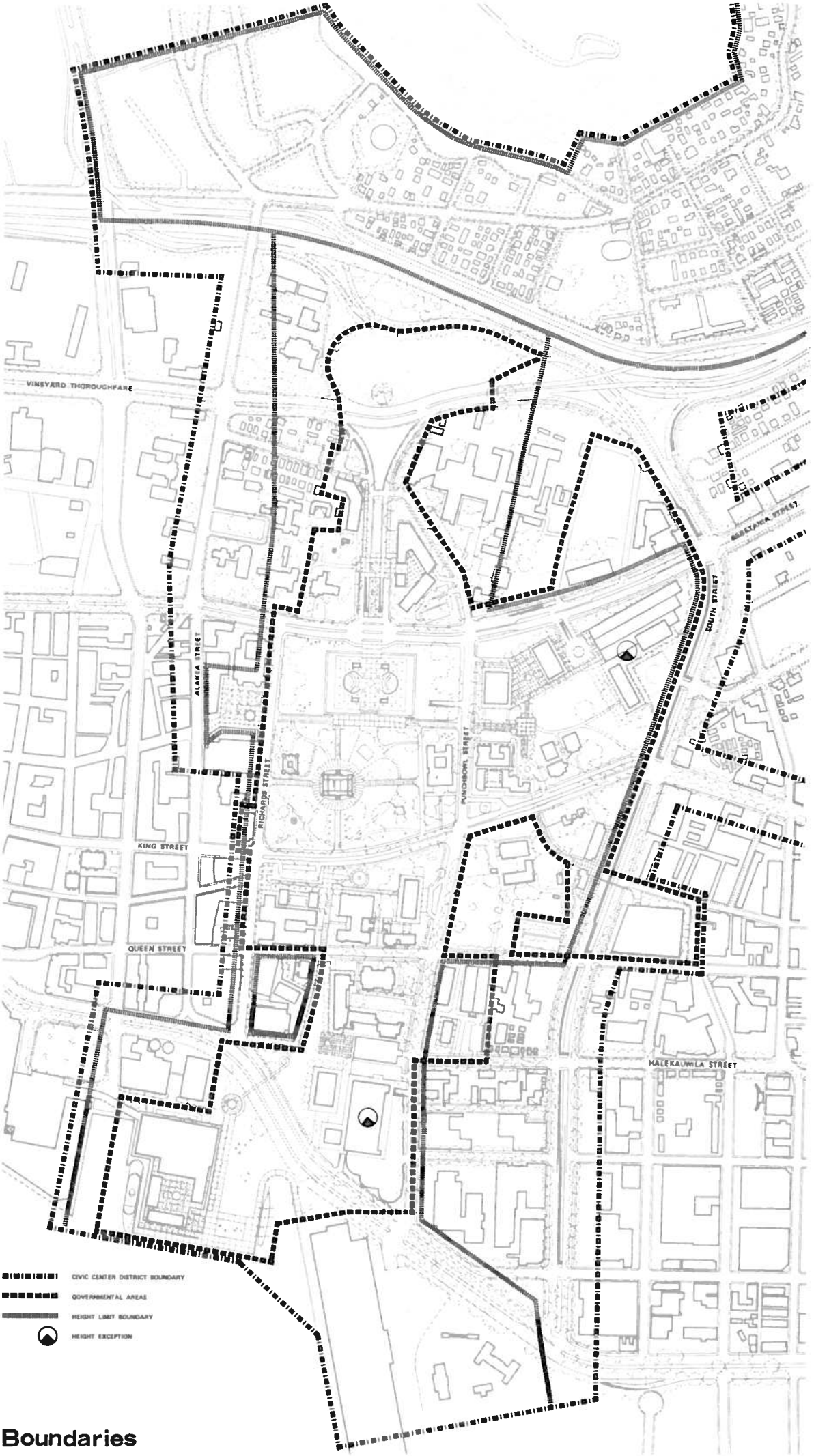
1. Phase out warehousing use at Pier 2 as a part of overall harbors plan; extend Civic Center and related uses along this waterfront. Study ways to limit centralization of government facilities to avoid congestion.

2. Investigate designs for two levels of freeway on Lunalilo alignment.

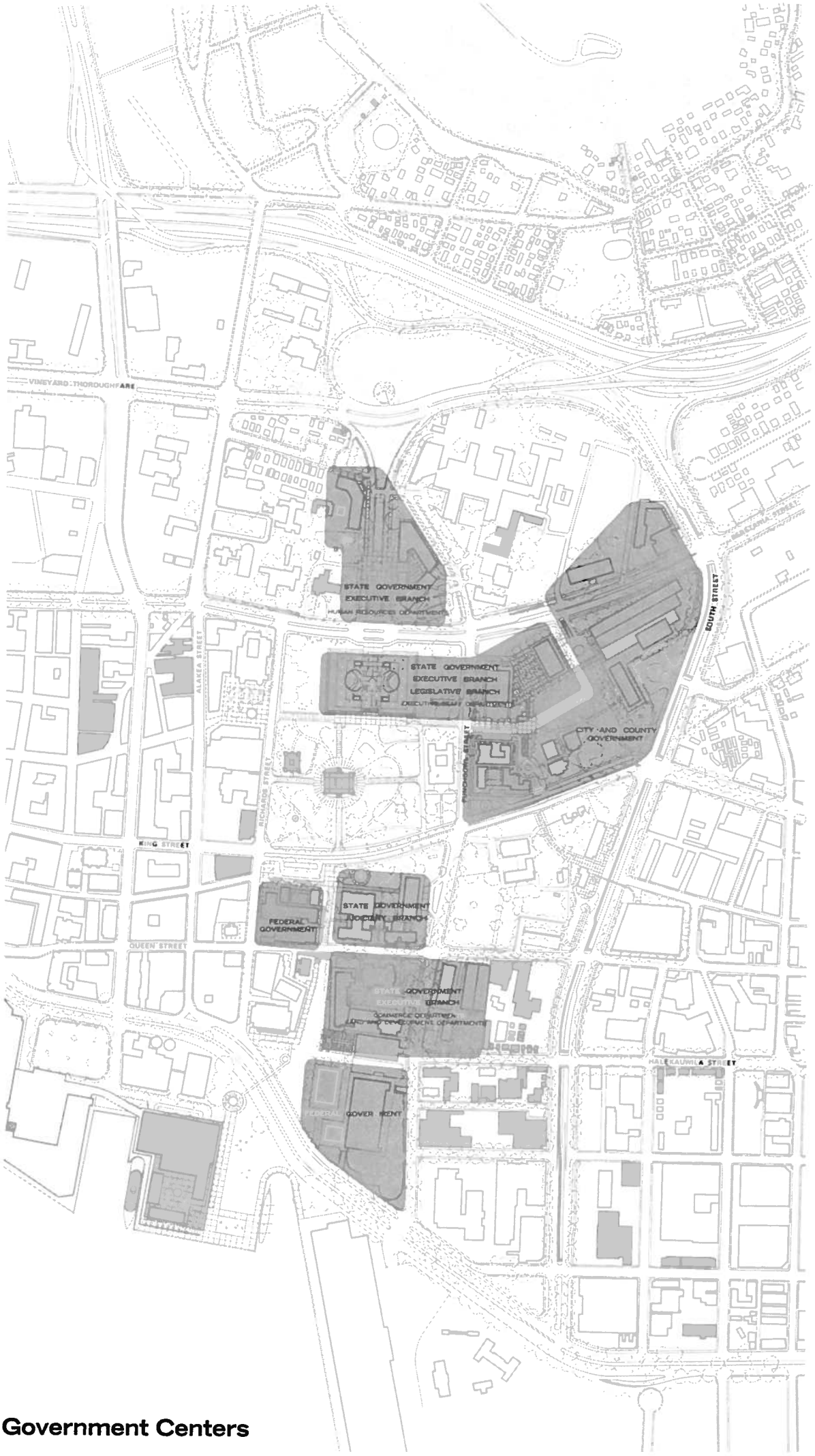
3. Initiate studies of new means of transit to be constructed for the post-1985 demand.

4. Undertake urban design studies for the slopes of Punchbowl to give direction to low rise development in this highly desirable residential area.

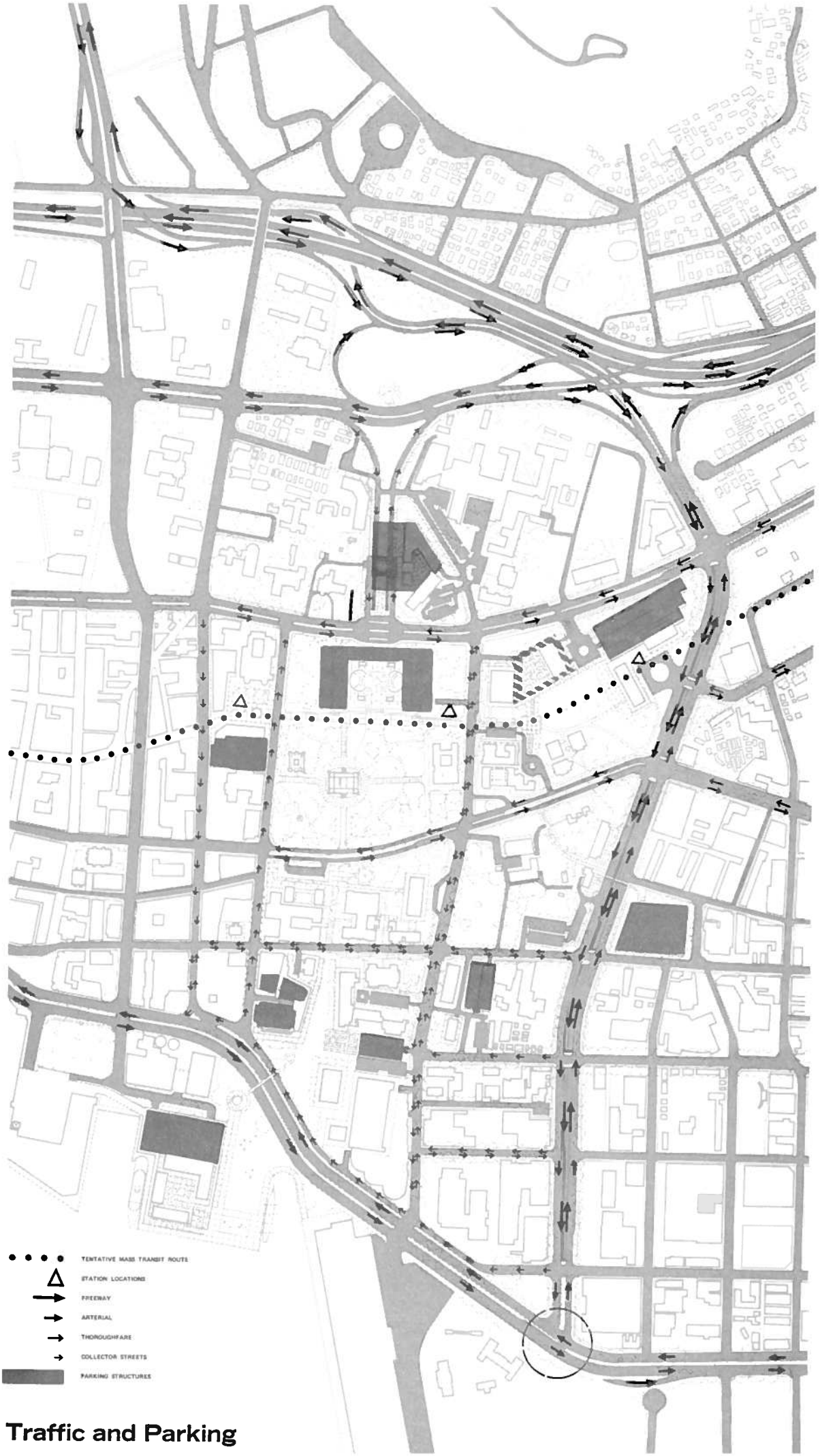
5. Take steps to designate the Civic Center District a special zoning district to protect the environs and approaches from degradation.


VINEYARD THOROUGHFARE
ALAKEA STREET
RICHARDS STREET
PUNCHBOWL STREET
SOUTH STREET
KING STREET
QUEEN STREET
HALEKAUWILA STREET
CIVIC CENTER DISTRICT BOUNDARY
GOVERNMENTAL AREAS
HEIGHT LIMIT BOUNDARY
HEIGHT EXCEPTION

Boundaries



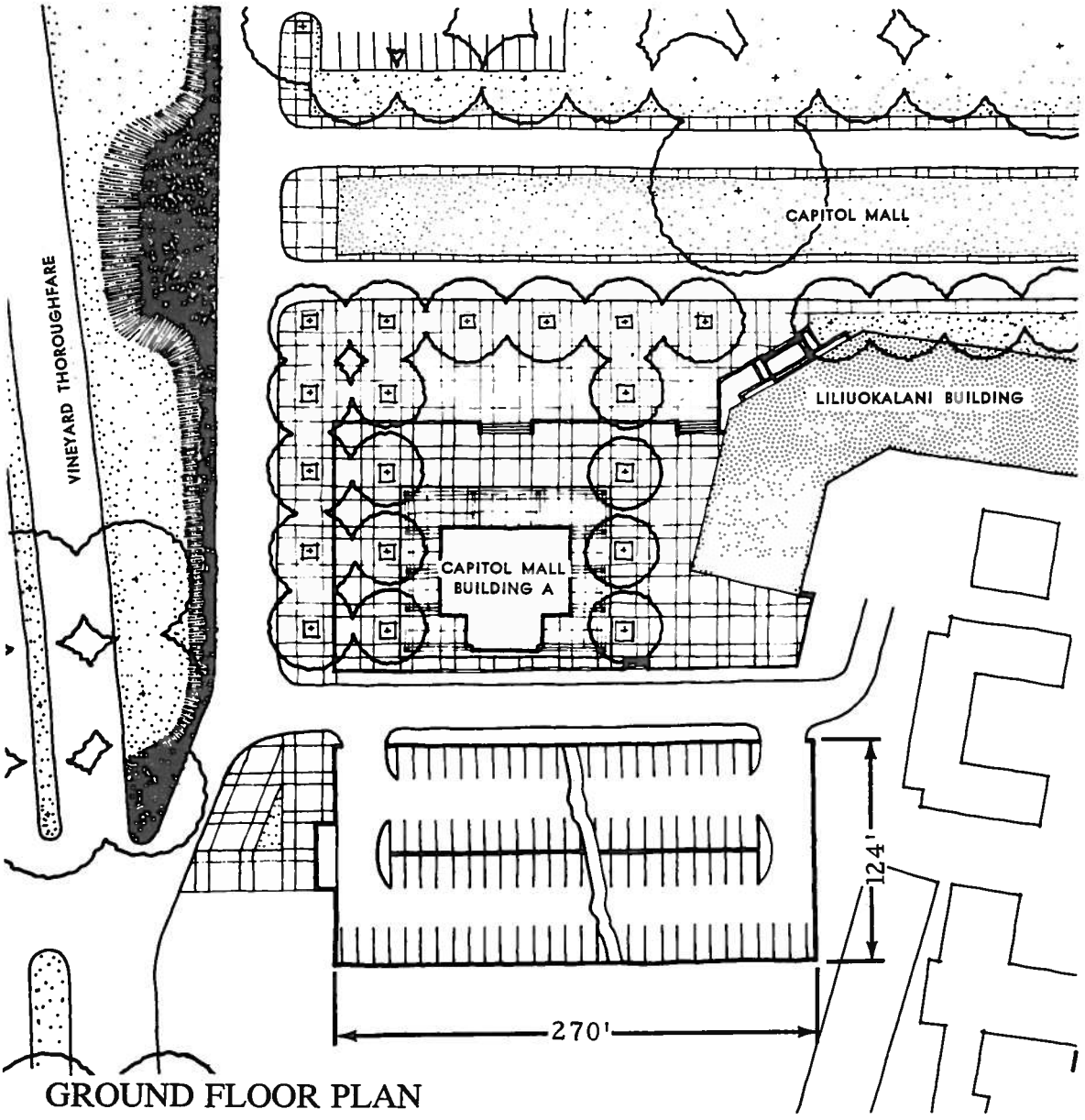
Government Centers



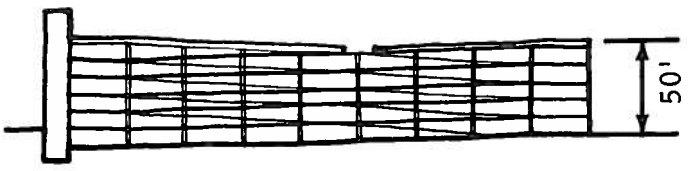
Traffic and Parking

Appendix

BUILDING SCHEMATICS

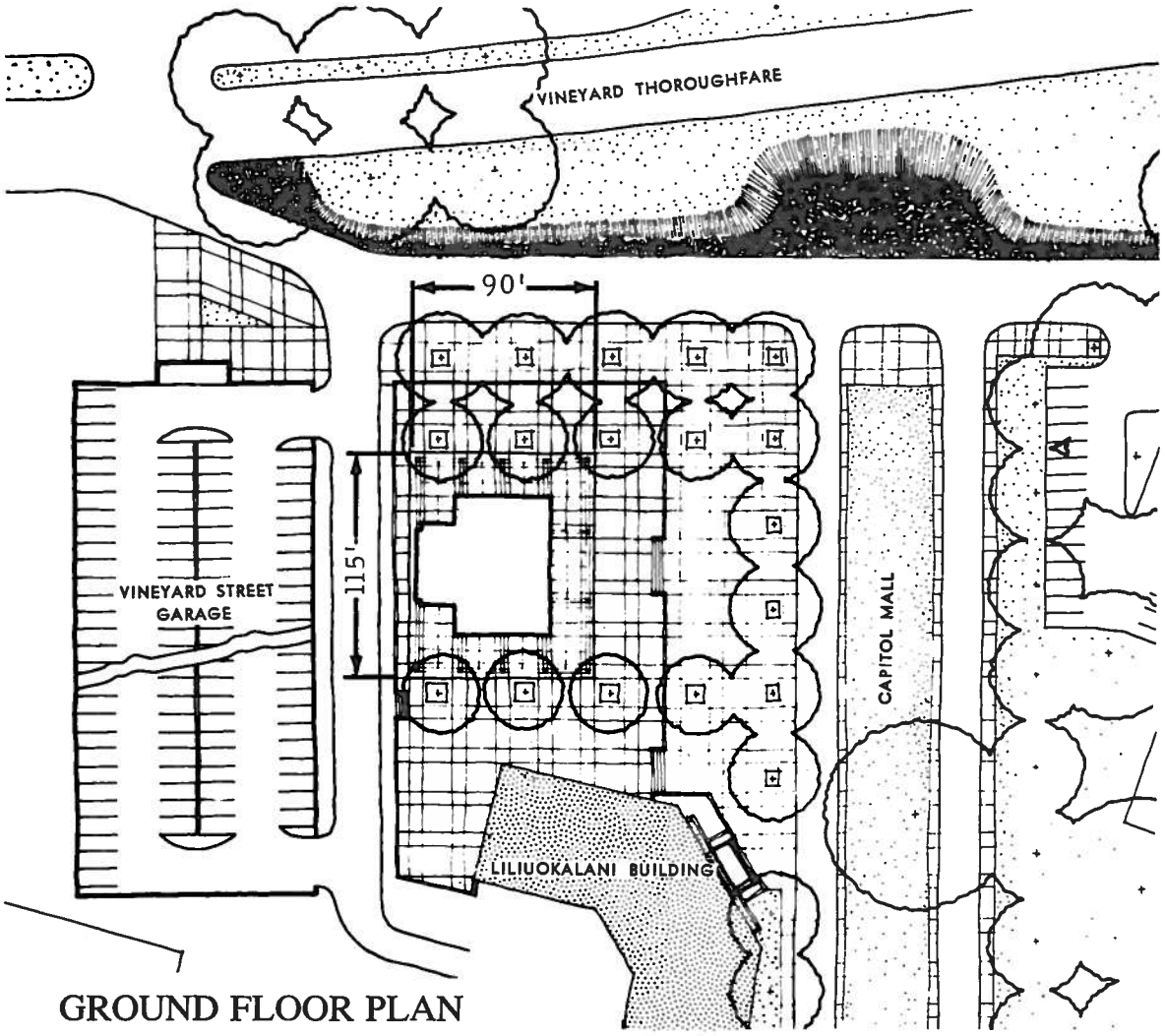


GROUND FLOOR PLAN

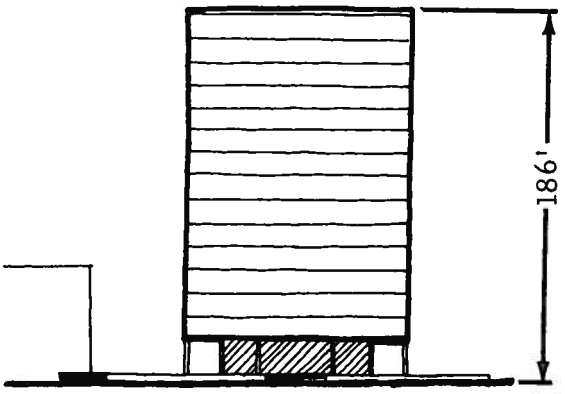


SECTION

ALTERNATIVES	YEAR BUILT	TOTAL CARS
A-1 A-2	1979	620

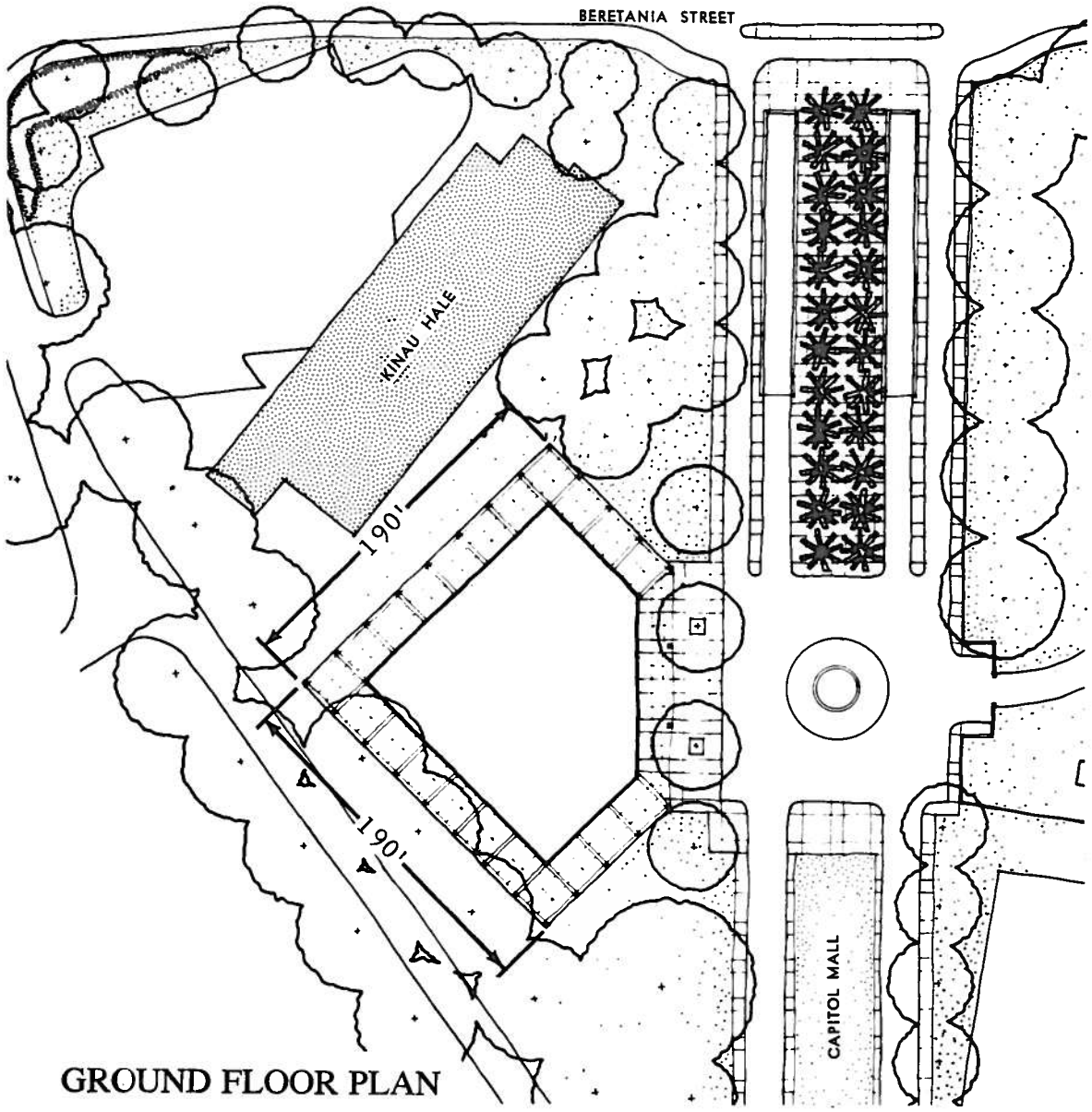


GROUND FLOOR PLAN

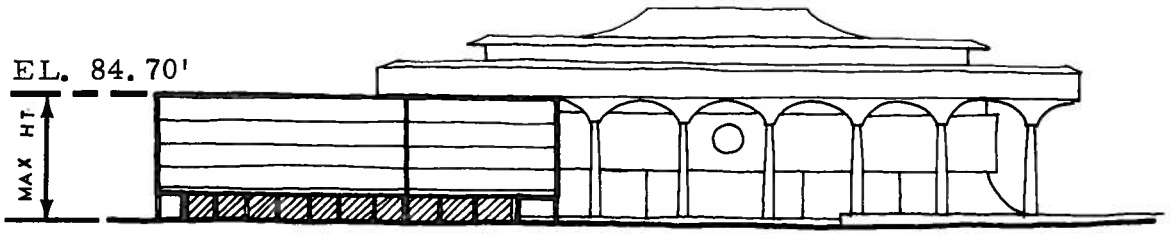


ELEVATION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-1 A-2	1974	127,000

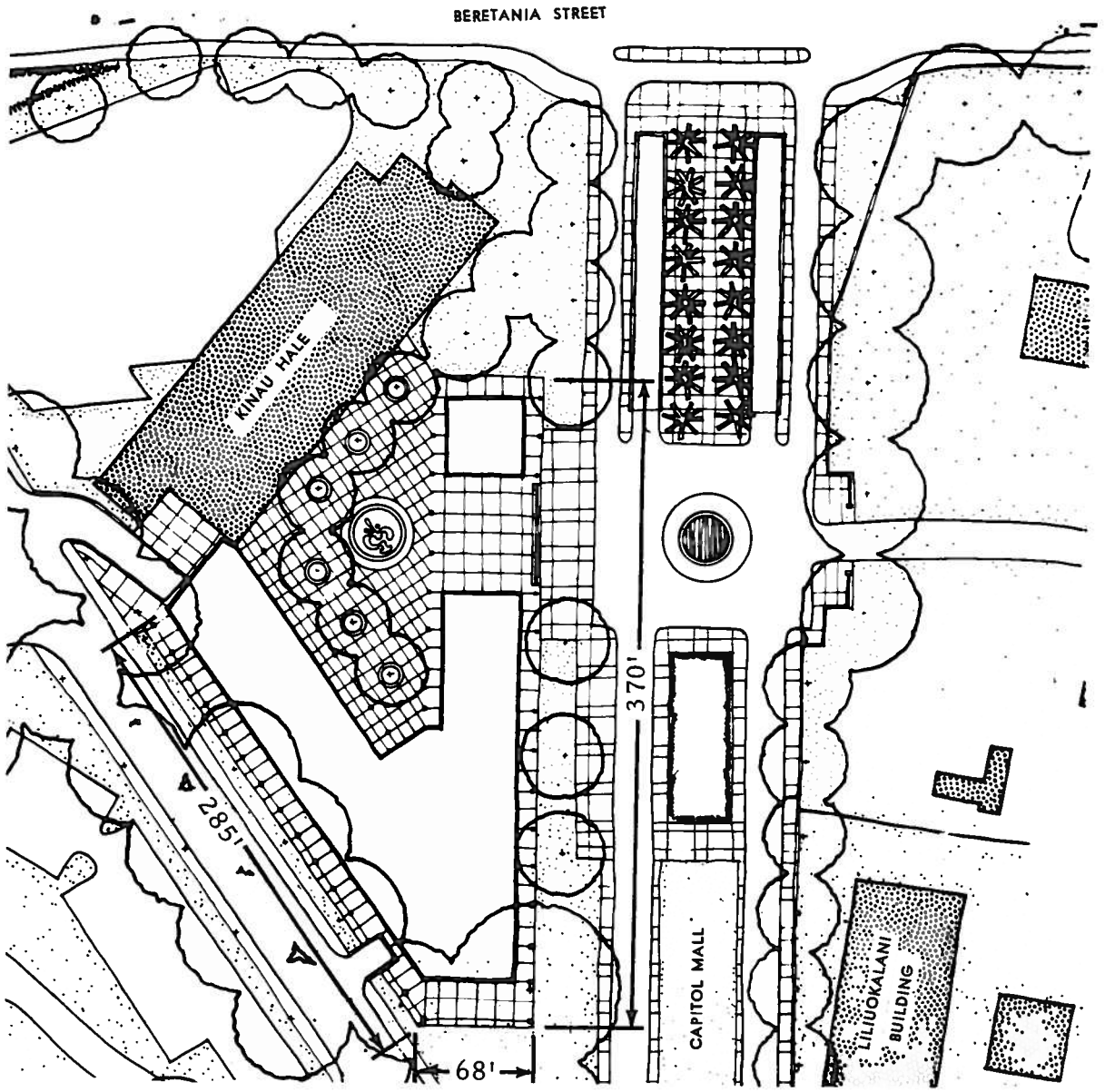


GROUND FLOOR PLAN

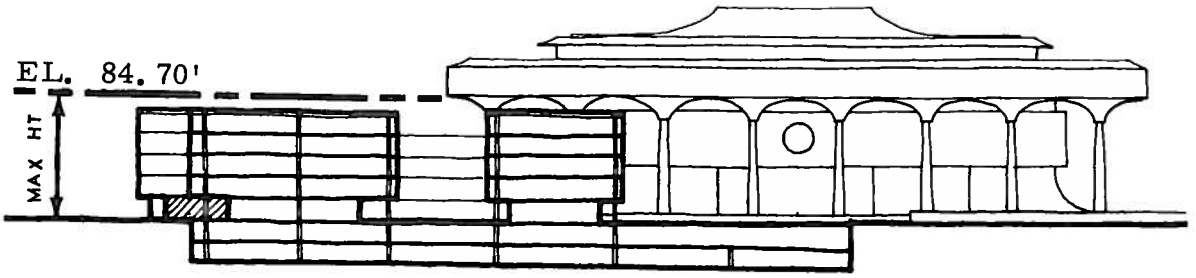


ELEVATION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-1 A-2	1978	84,000

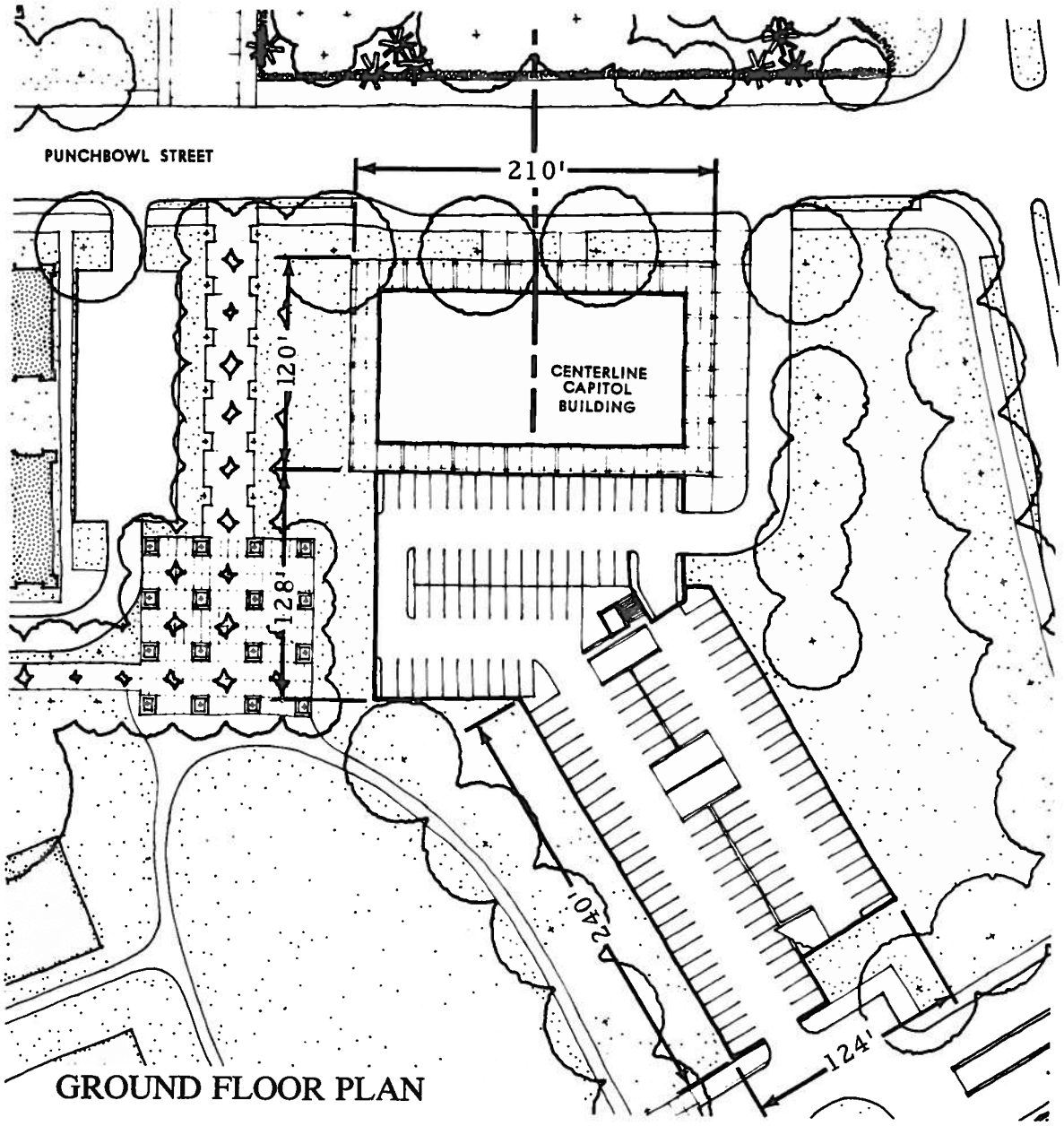


GROUND FLOOR PLAN

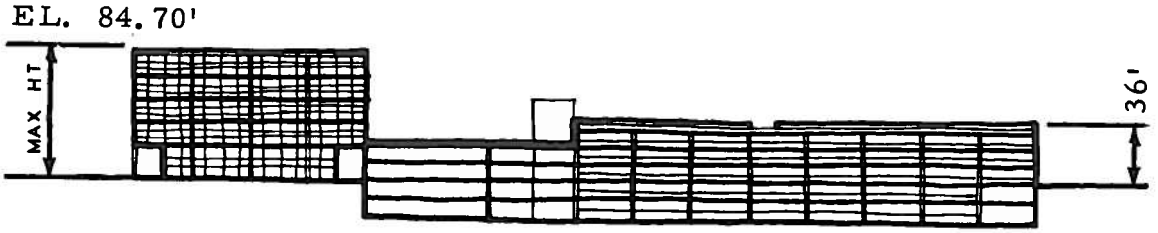


SECTION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-3	1982	112,000
B-1 B-1 (T)	1974	123,000
B-2 B-2 (T)	1975	123,000

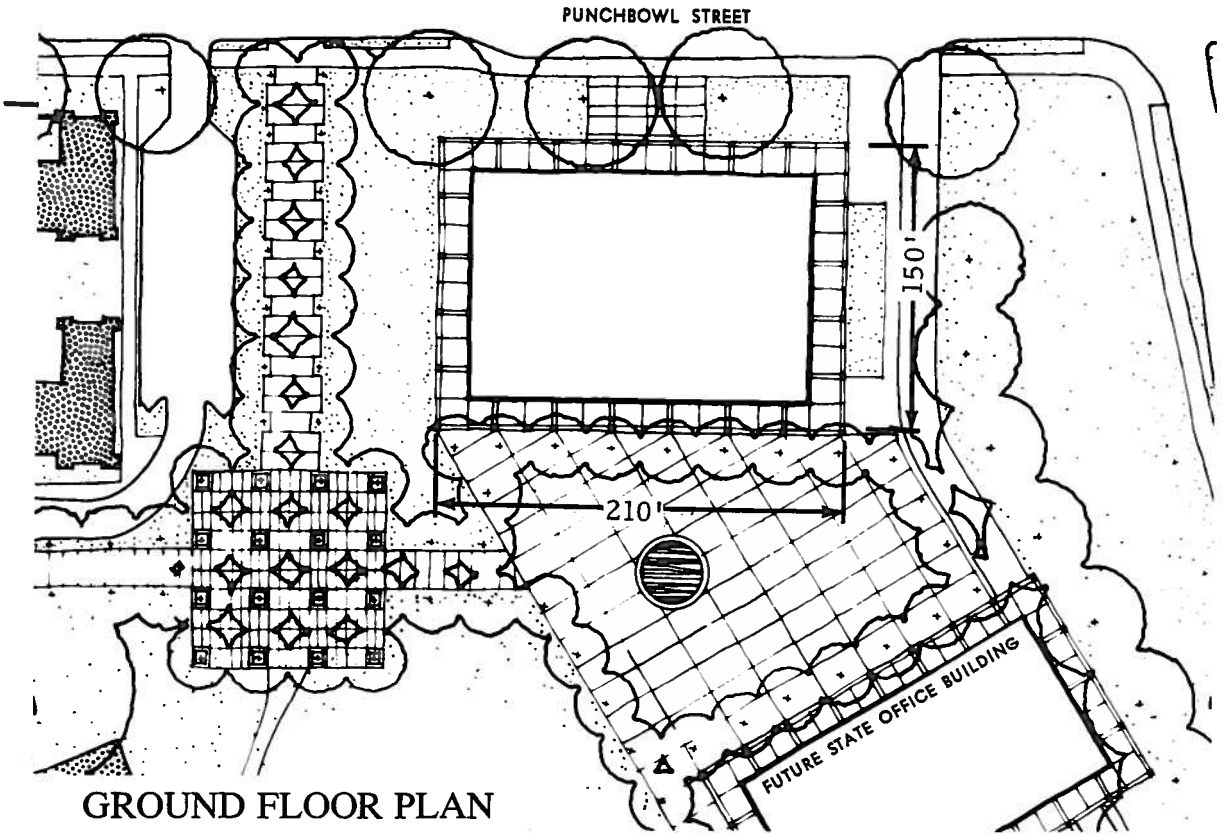


GROUND FLOOR PLAN



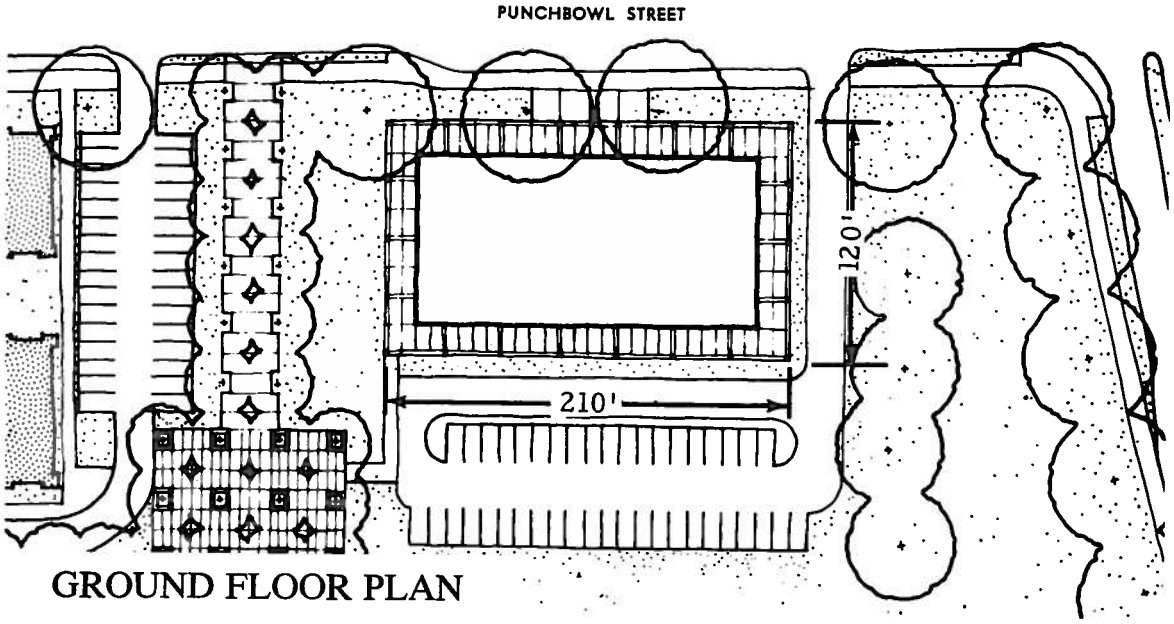
SECTION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-1	1982 office	88,000
	1984 garage	717 CARS



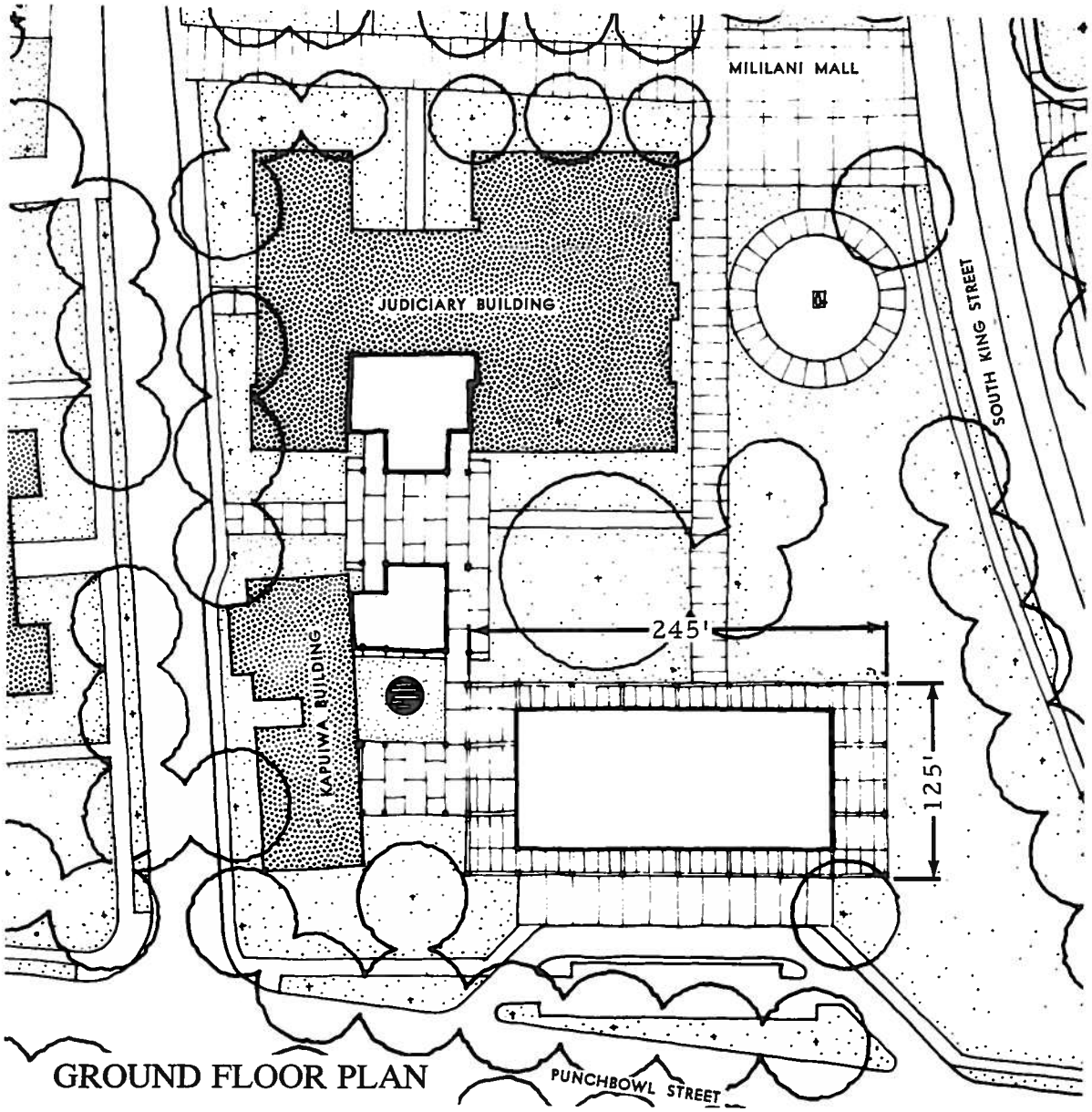
GROUND FLOOR PLAN

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-3	1974	118,000

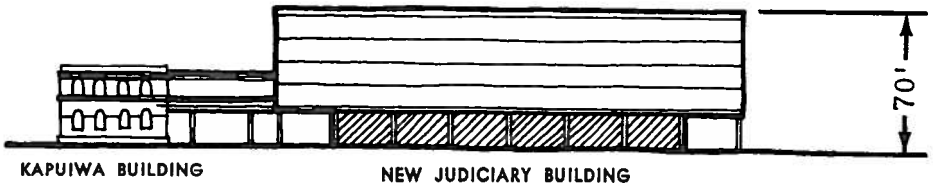


GROUND FLOOR PLAN

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-2	1982	88,000

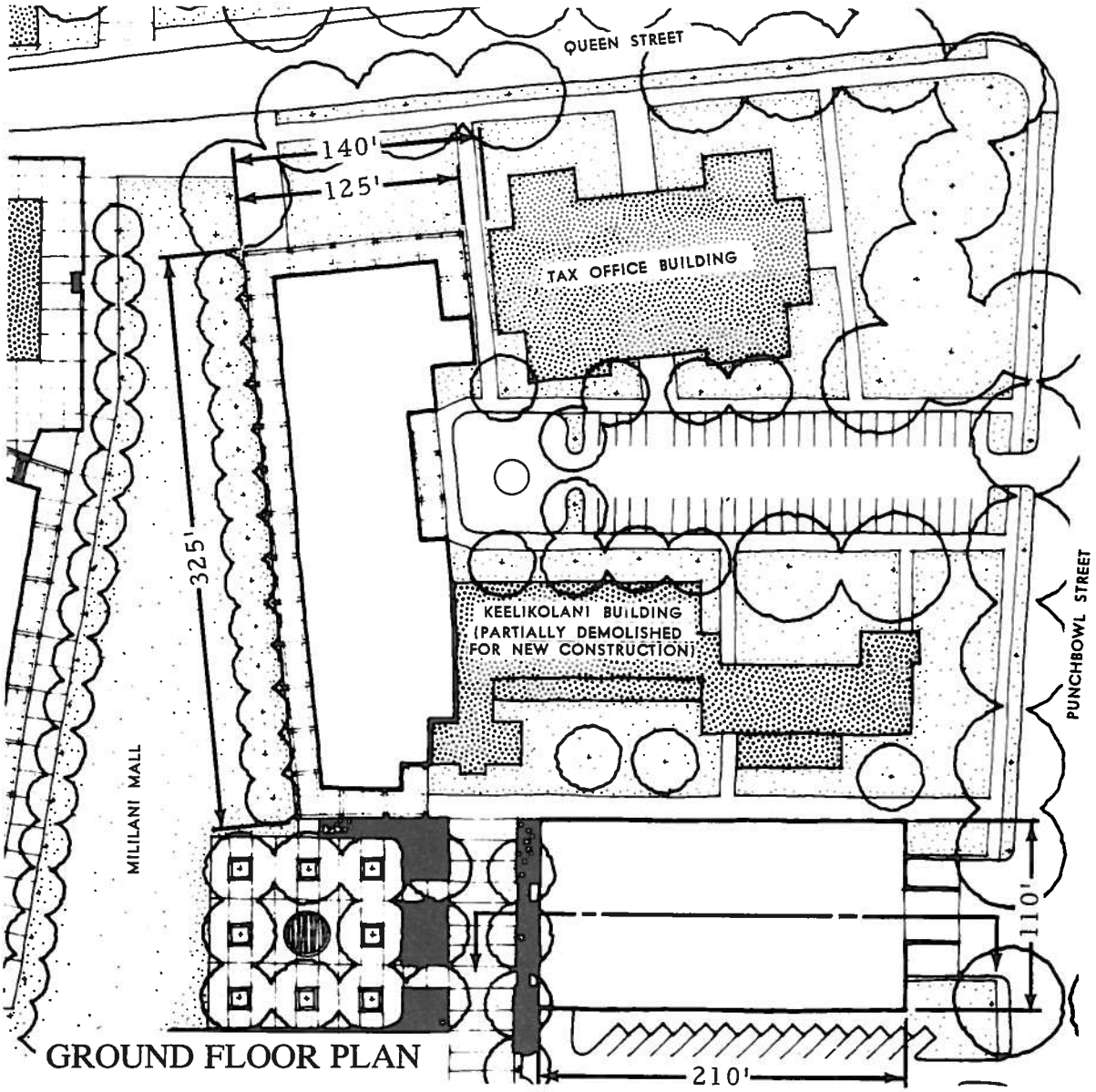


GROUND FLOOR PLAN

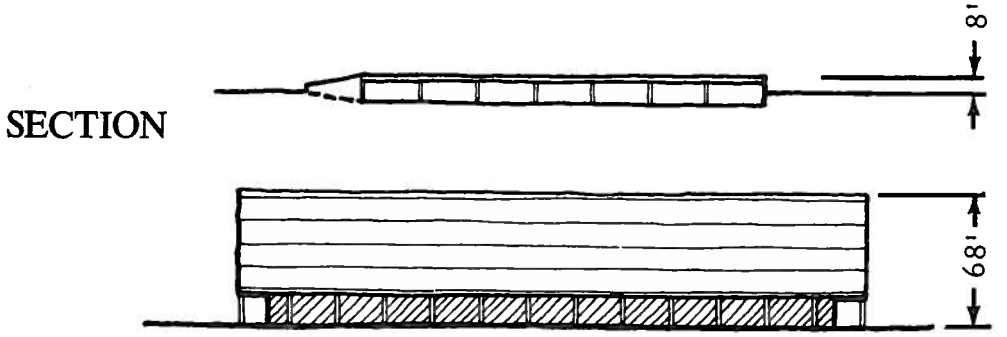


ELEVATION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
ALL	1980	87,000



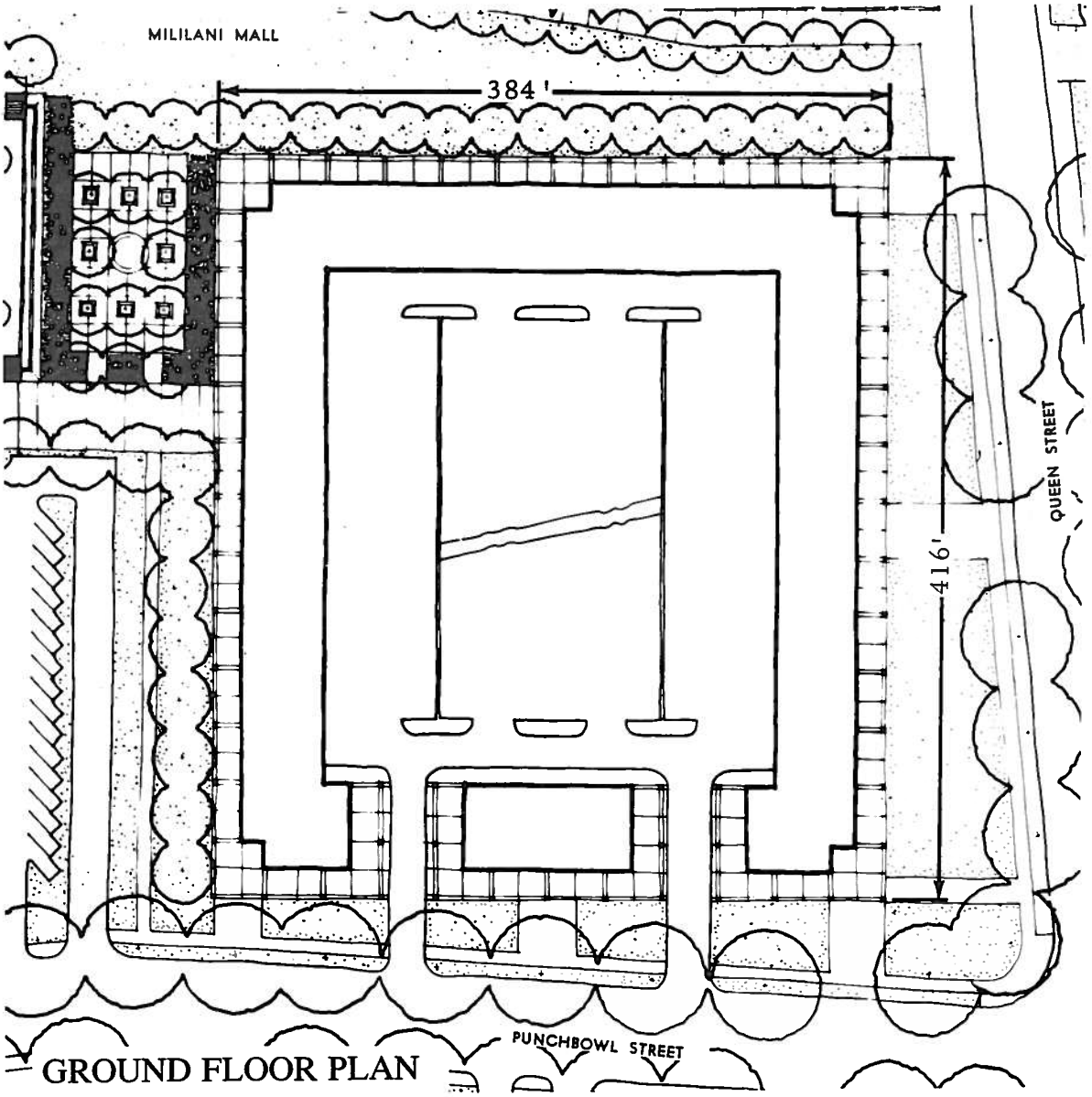
GROUND FLOOR PLAN



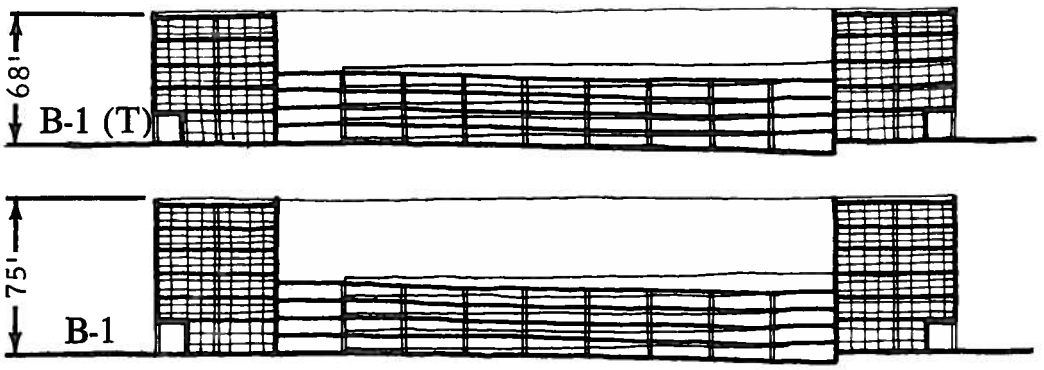
SECTION

ELEVATION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
A-1 A-2	A 1972 B 1984	112,000
A-3	1972	100,000
B-2 B-2 (T)	A 1972 B 1985	112,000

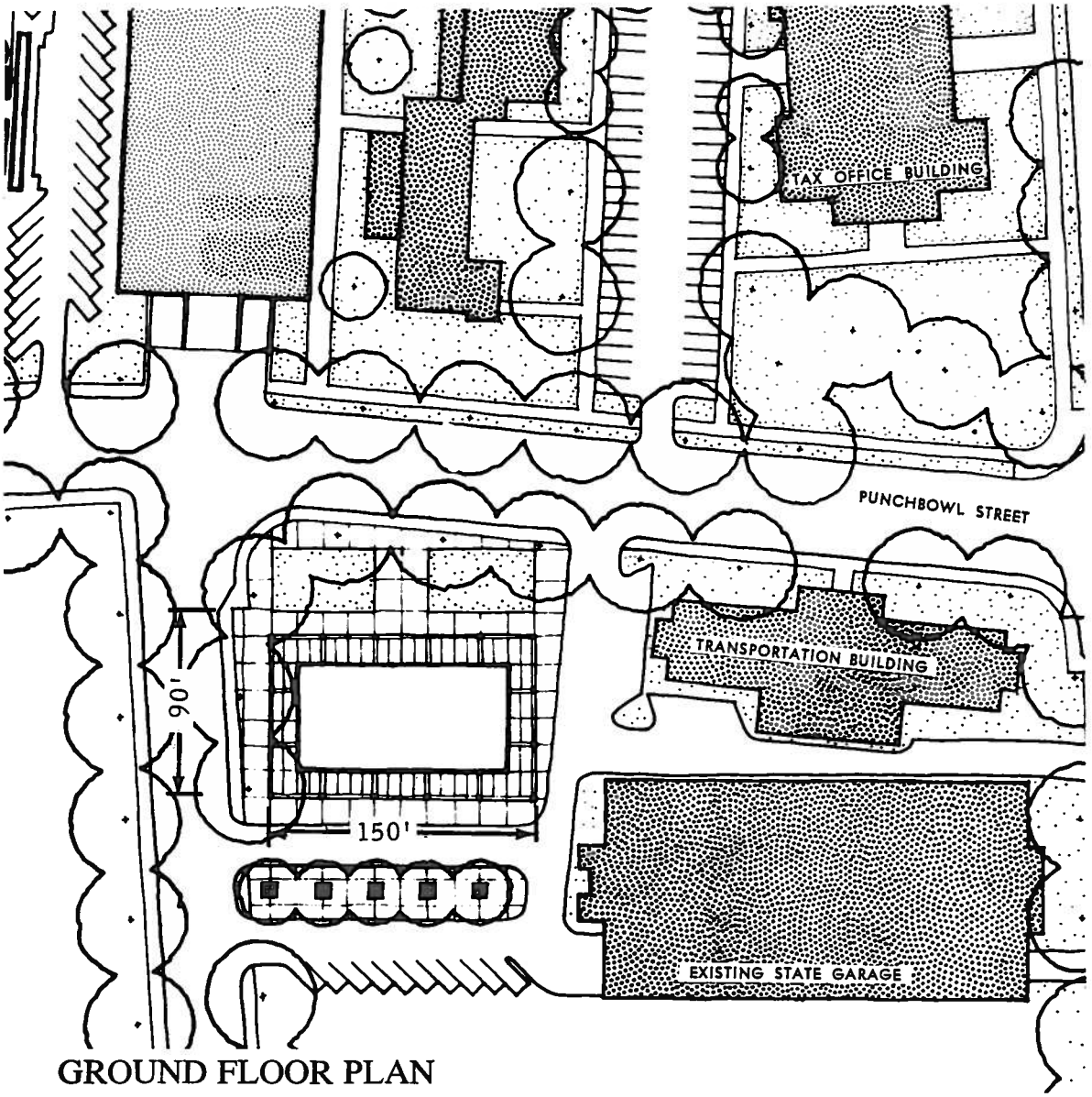


GROUND FLOOR PLAN

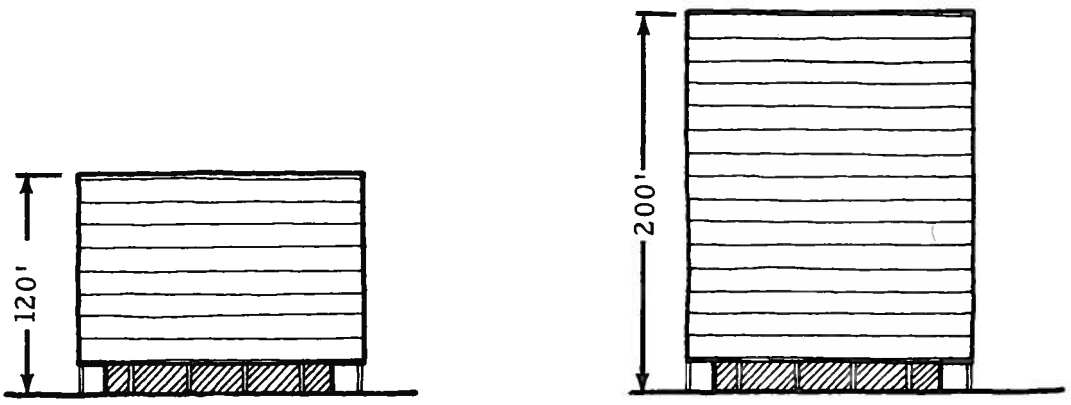


SECTION

ALTERNATIVES	YEAR BUILT	TOTAL AREA
B-1	A-1972 B-1979 C-1984	350,000
B-1 (T)		284,000

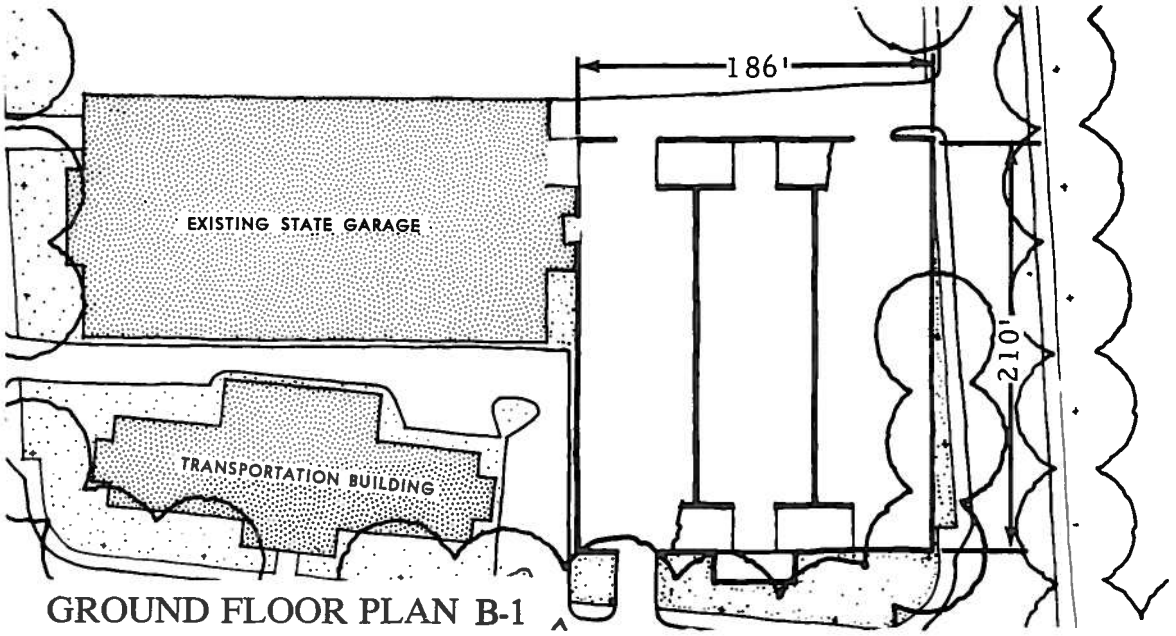


GROUND FLOOR PLAN



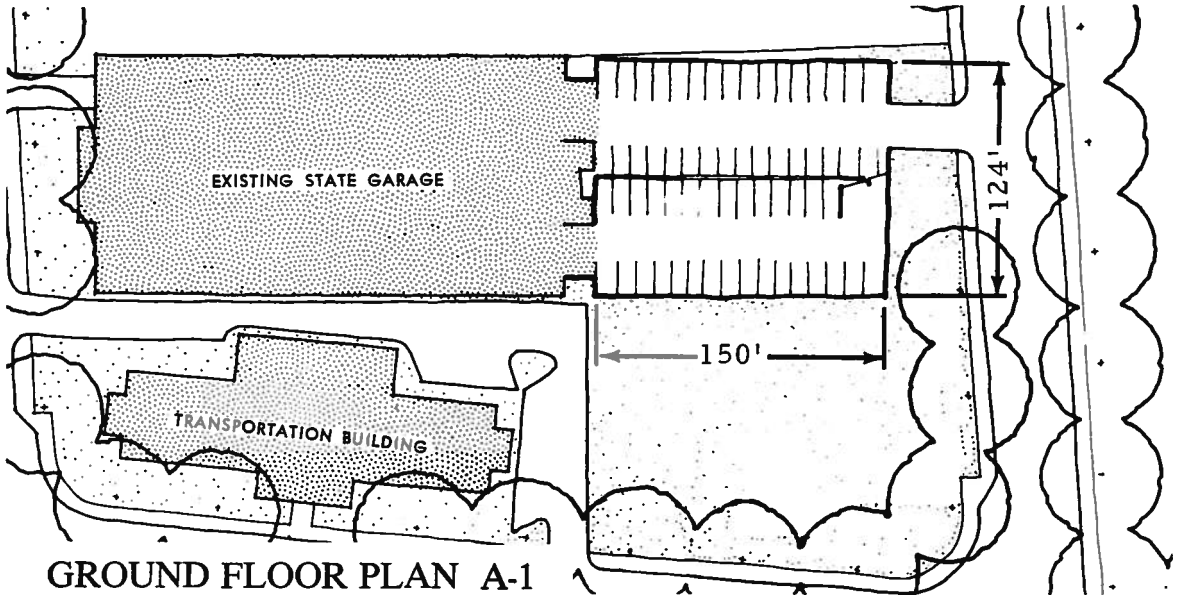
ELEVATION B-2 (T) B-2

ALTERNATIVES	YEAR BUILT	TOTAL AREA
B-2	1982	157,000
B-2 (T)	1982	91,000

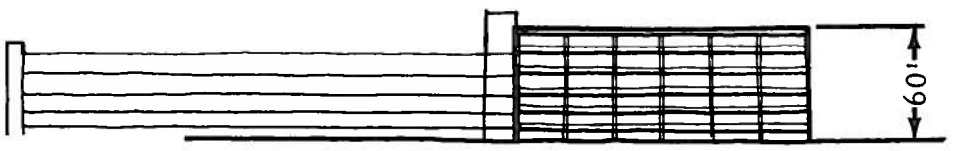


GROUND FLOOR PLAN B-1

SECTION

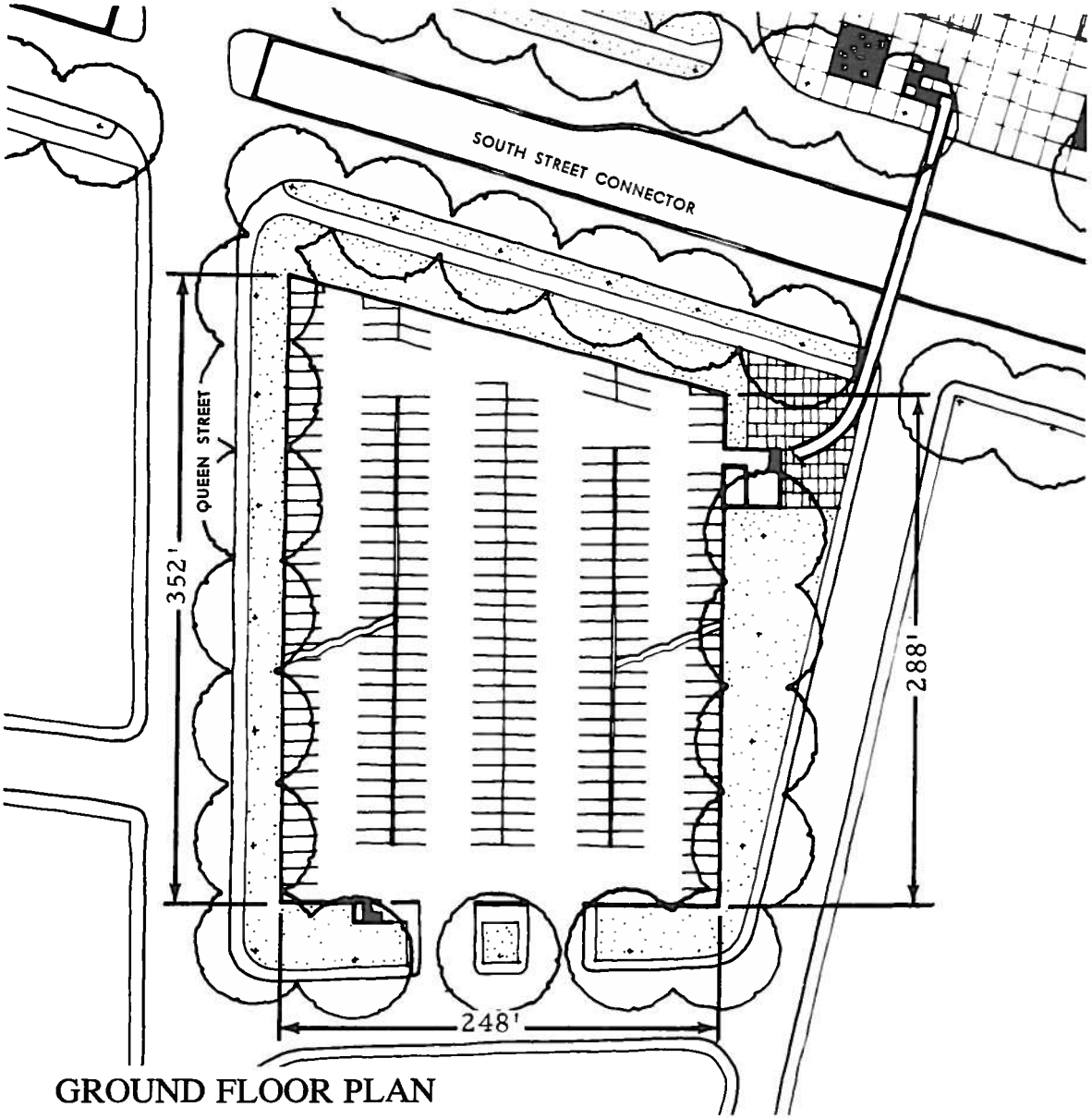


GROUND FLOOR PLAN A-1

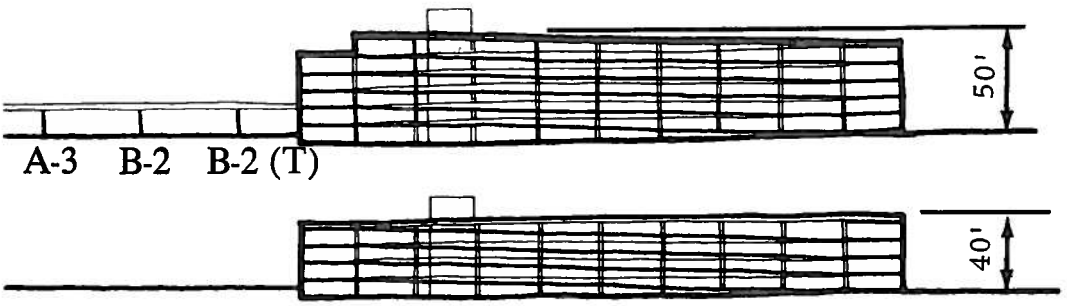


SECTION

ALTERNATIVES	YEAR BUILT	TOTAL CARS
A-1	1982	350
B-1	1982	488



GROUND FLOOR PLAN



A-3 B-2 B-2 (T)

SECTION A-2

ALTERNATIVES	YEAR BUILT	TOTAL CARS
A-2	1973	1077
A-3 B-2 B-2 (T)	1983	1370

ACKNOWLEDGEMENTS

Policy Committee

Chairman	KeNam Kim Comptroller, State of Hawaii

Citizens Advisory Committee

Chairman	Aaron Levine

Project Administrator	Hideshi Iwamoto
Project Coordinator	Teuane Tominoga

John Carl Warnecke and Associates

John Carl Warnecke, Director of Design
Michael Painter, Director of Landscape Architecture
Charles R. Sutton, Partner in Charge
Gordon R. Steen, Project Planner
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Michael Ball