

# BLAISDELL CENTER MASTER PLAN



## AECOM

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CITY AND COUNTY OF HONOLULU – DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU – DEPARTMENT OF ENTERPRISE SERVICES

Since 1964, the Blaisdell Center has welcomed locals and visitors to the 22-acre campus with the Concert Hall, Arena, and Exhibition Hall. First built as state-of-the-art facilities, the 54-year-old campus has now found itself in significant need of repair and renovation. Starting in 2014, Honolulu, along with three other U.S. cities was selected to be part of the Urban Land Institute (ULI) annual Daniel Rose Center for Public Leadership in Land Use Program. This program determined that most of the Center's structural foundation is sound, but the facilities have seen significant deterioration. The ULI program recommended steps the City should consider in taking the Blaisdell Center well into the 21st century, including a marketing and financial performance analysis, community engagement, and conceptual planning studies. These steps were undertaken resulting in a Land Use Feasibility Plan. With support from additional community engagement and numerous special studies, the Blaisdell Center Master Plan process was then undertaken leading to a final Master Plan report.

The Master Plan chronicles the planning efforts and technical studies conducted for a renewed civic center that serves as a cultural and entertainment complex for locals and visitors to Hawai'i. During development of the Master Plan, the technical team performed an existing conditions assessment that involved numerous technical experts and resulted in 15 special studies (appended to the plan). The outcome of the existing conditions assessment was used by the design team to refine the conceptual plan, including site design, building placement, and landscape treatment. A draft of the refined conceptual plan was presented to the public in late Summer 2017. Taking input received during this forum and other follow-on stakeholder engagement, the plan was finalized and incorporated into the Master Plan report.

Jurors comments on the Blaisdell Center Master Plan are as follows:

*The Neal S. Blaisdell Center Master Plan chronicles the planning and design efforts for a comprehensive re-visioning and redevelopment of the 22-acre campus containing the State's major entertainment and exhibition venues – the Concert Hall, Exhibition Hall, and Arena. Starting with a robust inventory and assessment of existing facilities and site conditions, the effort employed an intensive community and stakeholder engagement that provided multiple opportunities to cycle input into the integrated master planning and design process as well as garner broad support for the master plan. A strong vision and design concept supported by community guiding principles result in an outstanding example of civic minded urban design. The master plan draws from the unique qualities of culture and locale in the heart of Honolulu; demonstrates sensitive adaptive reuse of historic architecture combined with state of the art facility design; and responds to its evolving urban context to create a dynamic civic/cultural complex for O'ahu and the state of Hawai'i. A diverse range of delightful public spaces and active streetscapes complement the transformed iconic buildings and create a unique sense of place. The jury also commends the submission for its excellent write up and graphics documenting the planning process and the evolution of the master plan design.*



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