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Land Use Framework and Concept for a Luxury Waterfront Hotel on Central Pier, Hakata Bay, Fukuoka City

Harrison Price Company

David A. Price Associates



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**LAND USE FRAMEWORK AND CONCEPT
FOR A LUXURY WATERFRONT HOTEL
ON CENTRAL PIER, HAKATA BAY
FUKUOKA CITY**

Prepared for:

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September 1991**

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SECTION 1

INTRODUCTION

This report presents a concept for the development of a luxury 425 room hotel in Fukuoka City to be located on filled ground at the Central Pier on Hakata Bay. The total site assembled for the development is 1.7 hectares.

The City of Fukuoka is a gateway for travel between Kyushu and Asian countries and the City government is encouraging redevelopment of the Harbor area in order to enhance this international focus. In 1998, the harbor will celebrate its centennial anniversary so the creation of a top of the line luxury hotel will service that event, contribute to the City's position of importance in the region and catalyze redevelopment of the harbor.

The Central Pier site is defined as the City Center Water Front Area by the Fukuoka City Center Development Program mandated in 1988. The following programs have been planned or completed in accordance with the "Hakata Port Renaissance":

- Foreign Line Ferry Terminal
- Major Exhibition Hall Arena
- Hakata Mooring Space adjacent to Central Pier to be prepared as Convention Zone in connection with existing convention facilities such as Fukuoka Sun Palace and Fukuoka International Center.

Land uses for the Convention Zone in the Central Pier include mooring facilities, convention facilities, roadways, parking and promenades. The total area is 92,877 square meters including 6.8 hectares of land fill within the harbor. The City's efforts to develop its waterfront is commendable. No factor is more significant in today's downtown plan than the revival of the waterfront. The development of a premier luxury hotel at Central Pier represents an important element in the City's return to the harbor and will serve as the entrance to an intended circuit of harbor front promenades.

The City's objective is to encourage development of a deluxe, mid-rise, luxury hotel of 425 rooms at Central Pier. The complex, located on the waterfront of Fukuoka and adjacent to major exhibition hall and convention facilities should be designed to provide a range of services and facilities to accommodate convention and conference visitors, commercial travelers visiting local corporate headquarters or research facilities and recreationally oriented visitors seeking a resort atmosphere within the City. It should also attract the residents of the region seeking a social atmosphere of elegance, relaxation and entertainment. Public facilities should cater to the metropolitan population, to business groups, and to local, state, and regional civic, business, and professional organizations.

With its proximity to the harbor and major exhibition hall, the Central Pier hotel site is transformed into a luxurious garden and marina paradise within a bustling city. The opulence of Fukuoka's finest hotel is discovered in its lobbies, lounges and restaurants. Visitors stroll along the waterfront, dine on its terraces, or sail from its slips.

Elegant banquet, ballroom and meeting room facilities provide a lush standard of excellence. Guests and private members enjoy the privileges and relaxation found at the health club with its indoor and outdoor pools and sun terraces, health spa and sauna, workout rooms, tennis courts and professional massages.

Exclusive boutiques, art galleries, exquisite restaurants and fine cafes overlook tree lined walkways and waterfront promenades. A resort marina lines the harbor's edge with tall ships, yachts, a clubhouse, public sculptures, flags and an enchanting harbor park and lighthouse. At dusk, a festival of lights, fountain shows and music celebrates the excitement and heritage of the city's gateway harbor.

The broad objective of this report is to create a descriptive program for all functional areas of the hotel including:

- Hotel rooms
- Supporting food service and restaurants
- Merchandising shops

- Banquet and breakout rooms for parties and meetings
- Entertainment
- Health and sports facilities
- Waterfront promenade, marina and fountain show

The program was developed after evaluation of appropriate comparables like the new Ritz Carltons at Pasadena and Laguna Beach, the Beverly Wilshire and others and after a review of the level of operation now offered in the best Fukuoka City Hotels including the ANA, Nicco, and the New Otani.

This report is not a static or fixed program. Rather, it is intended to be a diagrammatic document which will provide a flexible base for ongoing iteration and revision as implementation proceeds. It is intended to stimulate, synergize and catalyze the creation of a hotel development intended to be sympathetic with the surrounding waterfront commercial life.

This report is organized into six sections. After an introduction, Section 2 presents a land use framework based on basic design considerations for the site, the building complex and a proposed development concept. Section 3 presents a concept description for project components based on a review of appropriate comparables. Section 4 provides a detailed description of all of the proposed facilities in public areas. Section 5 presents a description of the support and service facilities for the hotel, and Section 6 presents a detailed space by space listing of net area requirements for guest rooms, public and service areas.

SECTION 2

LAND USE FRAMEWORK

This Section describes the basic design considerations controlling land use planning for the site. The qualities of the site in terms of the potential positioning of the buildings, the need for services, recreational and support facilities and any intended future development are discussed. In addition, this section describes the building concepts most important in the design of the hotel. A proposed land use plan is presented for consideration which is illustrated in a birds-eye view rendering.

The Central Pier Hotel project responds to a variety of urban planning issues concerning the quality of its environment; such as design character, the creation of green space in a garden setting, promenade and plaza areas for social interaction, and a whole schedule of amenity and recreation activities appropriate for a waterfront hotel site. Design quality is of paramount importance. The project design is intended to appeal to the requirements of hotel and banquet guests and to generate return visitation from both the local community and visitors beyond the local market. Several design approaches are outlined below which are essential for the success of the project:

Thematic Design

Exploitation of a theme on the site is a requisite approach. Perhaps nothing is as important to the development's future as establishing a successful design theme. It is at this stage that the romantic appeal of the project is defined. Successful themes control the project's special layout, land use, materials, scale and meaning. The thematic design themes reflected in the Central Pier Hotel development include:

- Total exploitation of the water environment including the historic role of Hakata Bay as a gateway to Asian countries and the Pacific.
- Maximum use of greenery in a garden setting including terraced and rooftop gardens and a network of water features and lushly landscaped Japanese Gardens.

- Inclusion of elements which address sports, health and well being.
- Creation of the waterfront as a celebration of the social, culture and business life of the City.

Thematic identity is enhanced by utilizing the hotel structure to serve as a landmark portal gateway symbolizing the importance of the promenade as a "walkway to the sea". The gateway theme is echoed and reiterated by utilizing a bridge as a promenade portal entry connecting the Health and Sports Center to the west with rooftop gardens and a recreational deck above the banquet facility to the east.

Thematic identity is also developed by creating a port town cluster of upscale shops, restaurants and cafes to the west of the hotel and banquet facilities. The cluster of building enjoy views of the City skyline, Hakata Bay, passing cruise ships and the activities of the marina.

The design themes serve to build upon the continuing Hakata Port Renaissance and to instill an enhanced image and sense of place. It reinforces the idea that the Central Pier Hotel development is the place to go on the Hakata waterfront.

Other Planning and Design Issues

Specific site improvements are provided in order to create the overall ambience and quality of a world class luxury hotel such as:

- Animating the northern, western and eastern edges of the promenade facing the waterfront.
- Providing a small terraced plaza similar to an open air amphitheater for viewing the daytime and evening harbor fountain show.
- Developing a first class marina facility to accommodate a variety of recreational boats, including visiting tall ships and entertainment craft.
- Turning the site towards the water. This is accomplished with perimeter berms and landscaping and by providing vehicular access and service areas along the north sides of the property.

- Celebrating the night on the water by utilizing and illuminating the waterfront park and promenades, offering a parade of lights in the water, special fountain shows and related dressing of the waterfront.
- Utilizing the panoramic view of Hakata Bay to the northwest and the waterfront development of Bayside Place to the west.

The objective of the design is to utilize fully the waterfront ambience of the site even though it contains some site constraints including the raised expressway and the harshness of large scaled megastructures in the surrounding areas to the east and south.

In order for the Central Pier Hotel to be successful, it is built on and surrounded by water-oriented amenities. These amenities include the promenade, waterfront park, harbor fountains, water and rockscapes and colorful gardens. Major development elements of retail, restaurants, clubs, the sports center, banquet facilities and the hotel are located around these amenities to create a site with its very own character and features. The development extends these elements into memorable design themes and creates a waterfront that serves as the premier stage for urban design, culture and community.

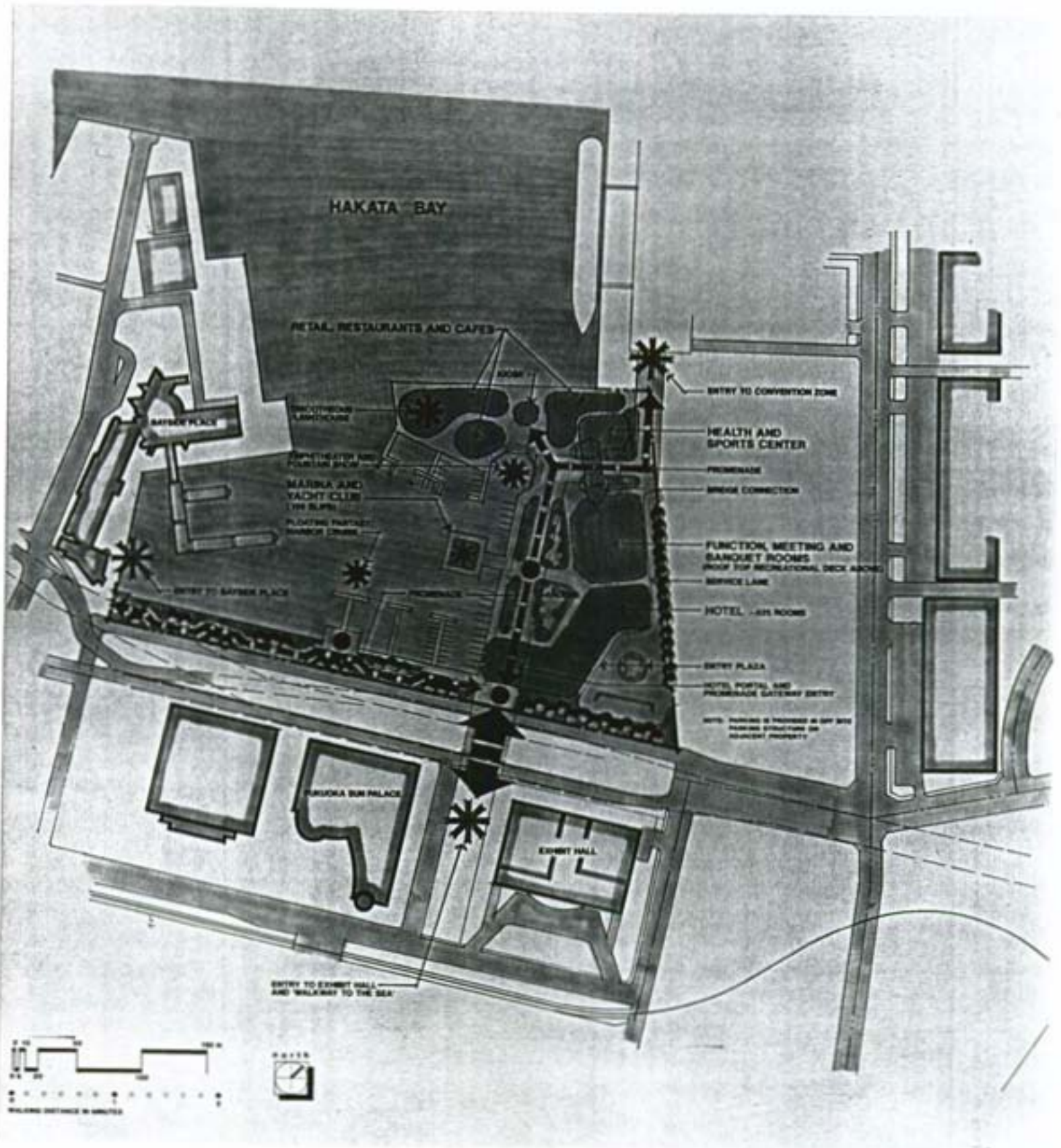
Land Use Framework

A proposed land use plan and schematic design prepared by David A. Price, AIA, is shown in Figure 1. It is illustrated in a birds-eye concept rendering shown in Figure 2. Both Figure 1 and Figure 2 are based on the basic premises outlined in this section. Major points of the land use plan are listed as follows:

- The plan envisions intensive development on this waterfront land.
- The plan respects the established framework represented in prior engineering and legal commitments.
- The plan proposes a large-scale, mixed use development scheme.
- The scheme combines a variety of complementary uses, which would facilitate fairly constant use and activities on the waterfront land.

- The concept places the hotel in the southern portion of the site, where it relates to roadway access and where it creates a new portal gateway entry to the downtown waterfront environment.
- Social function, meeting and banquet use is adjacent to and northwest of the hotel. Its location takes advantage of easy access and shared uses with the hotel. Prefunction areas and grand hallways open up onto lushly landscaped gardens and pools with picturesque views of the marina and harbor activities. The banquet kitchen area also serves the hotel restaurants and bar areas. Truck loading and service areas are located to the north. The roof of the banquet hall is developed into a rooftop garden and recreational deck.
- A Health and Sports Center is located at the northeast corner of the property and is separated from the banquet and hotel complex by a promenade. An overhead bridge connects the mezzanine level of the Health and Sports Center with the recreational deck above the banquet facility. The rooftop deck accommodates the pool and spa, a poolside grill and bar, sunbathing areas, tennis courts, gardens, and enjoys pleasant views of the marina to the southwest.
- Major retail and food service areas are located in the northwest portion of the property and are surrounded by water on three sides. A necklace of gardens, promenades, plazas and harbor activities connect this area to the main hotel and banquet facilities. Major retail and food service areas in this area are located in a cluster of two and three story structures. The multi-leveled mix of restaurants and stores provides an active and diverse ambience along the waterfront. Uses within this area include a small open air amphitheater, a festive carousel food area, kiosk specialty restaurants, a cineplex, specialty stores, shops, a South Pacific discotheque and a teen club.
- Marina facilities are located along the eastern, northern and southern sides of the inland harbor area. This arrangement is mirrored by a framework of buildings and structures beginning with the exhibit hall, the raised expressway and harbor promenade to the east; the hotel banquet facilities and Health and Sports Center to the north; and the cluster of retail, food service and entertainment areas to the northwest. The crescent shaped marina and complex of structures opens up towards a southwestern facing sun exposure in addition to providing wind and weather protection from the harsher exposure of outer Hakata Bay to the northwest, thereby assuring greater comfort for pedestrians and visitors in the waterfront development.

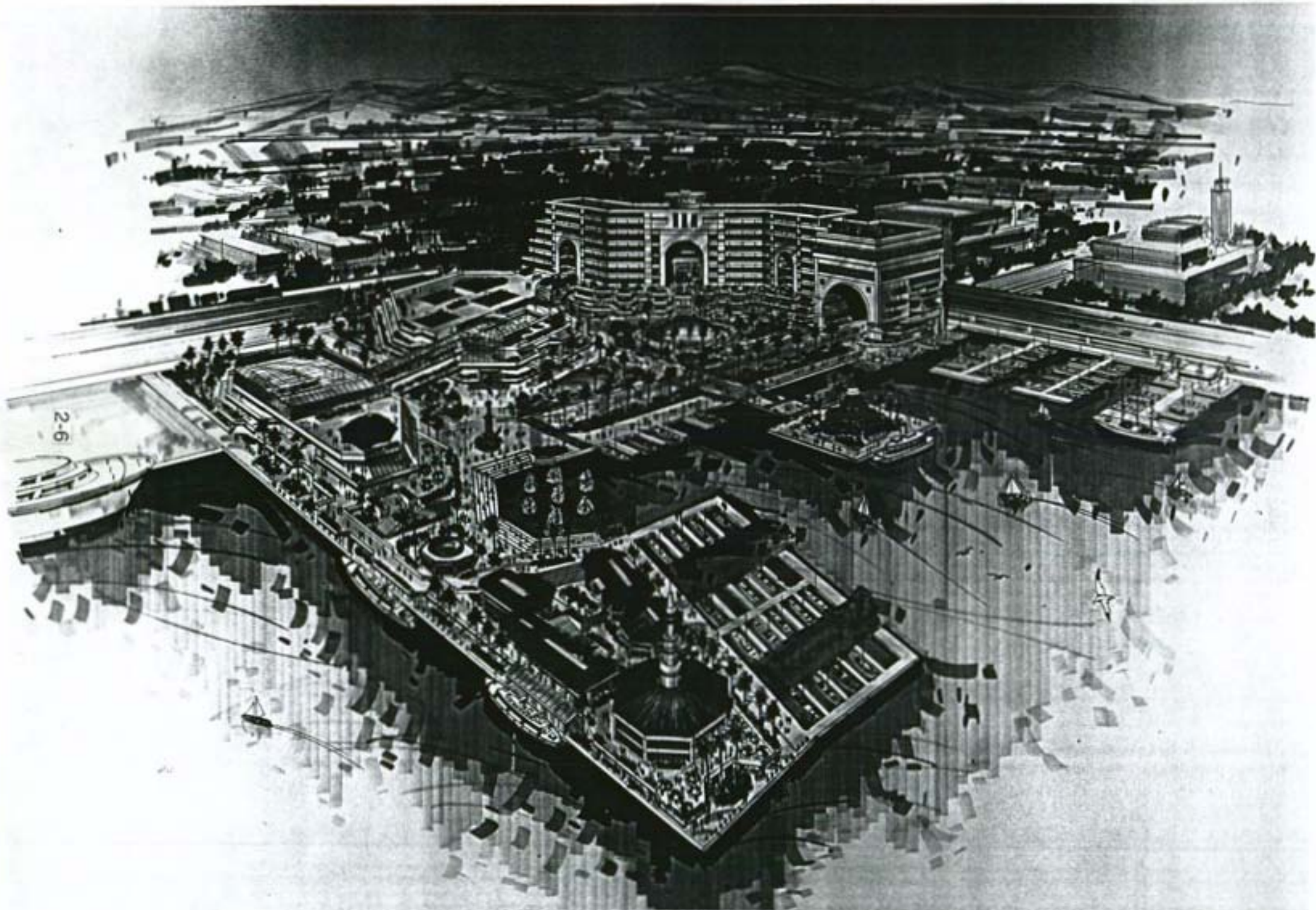
Figure 1



**LUXURY WATERFRONT HOTEL AT THE CENTRAL PIER
HAKATA BAY, FUKUOKA CITY**

SUMITOMO CORPORATION - PROJECT PROPONENT
HARRISON PRICE COMPANY/DAVID A. PRICE ASSOCIATES, AIA - CONCEPT PLANNING

LAND USE FRAMEWORK



LUXURY WATERFRONT HOTEL AT THE CENTRAL PIER
HAKATA BAY, FUKUOKA CITY

Figure 2

SUMITOMO CORPORATION - PROJECT PROPONENT
HARRISON PRICE COMPANY / DAVID A. PRICE ASSOCIATES, AIA - CONCEPT PLANNING

SECTION 3

CONCEPT DESCRIPTION FOR THE DEVELOPMENT COMPONENTS

This section presents the major revenue producing areas and facilities to be included in the Central Pier Hotel development which are summarized in Table 5 at the end of the Section.

Guest Rooms

Hotel guests will enjoy the comfort of large and inviting rooms. Each guest room is richly and elegantly appointed, with fine molding, decorative doors, and detailing throughout. Rare luxury and comfort are found in fine thread, 100% cotton sheets, Swiss linen and special double-glazed windows to ensure absolute quiet. Every living room, bedroom and bathroom has a color cable television and a two-line telephone.

Bathrooms have Italian marble throughout, double lavatories, decorative fittings, Kohler whirlpool tubs or equal, and separate glass enclosed showers. Accessories include lighted shaving mirrors and towel warmers. Amenities include deep pile bathrobes, loofah, hair dryer, and a scale (in pounds and kilos).

Rooms incorporate the innovative "Le Cour" call system or equal with silent buttons by the door to summon a personal room attendant for services such as packing or unpacking, valet, laundry and a variety of other services. For privacy, a button illuminates the red light outside the door eliminating "Do Not Disturb" signs.

The Central Pier Hotel is positioned to serve the highest quality of service and comfort to its guests. A summary review of appropriate comparables is listed in Table 1.

Food and Beverage Outlets/Restaurants

The Central Pier development provides a fine array of food and drink services including Japanese, Chinese, French, or Continental, Italian, sea food specialties, outdoor

barbeque, marina and poolside bar and snacks. Visitors and guests choose between four star premier restaurant dining, poolside and garden terrace luncheons or the colorful ambience of dining along the waterfront.

Fine dining is located at the hotel's garden terraced restaurants with magnificent views of the harbor and marina. Guests also enjoy intimate restaurant dining along the promenade, courtyards and shops lining the waterfront. Lovers and the young-at-heart will discover exotic drinks and colorful buffets aboard Cafe Splash or at the harbor clubhouse discotheque.

Bar service provides a rich variety of tropical fruits and great drinks from around the world -- the Singapore Sling from Raffles Hotel, the Mai Tai from Hawaii, the Tortuga from Acapulco, the Daiquiri from Havana, the Pina Colada from San Juan and so forth.

Visitors to the Central Pier development discover outstanding dining, atmosphere, and service. Comparable scope of services is tabulated in Table 2.

Function, Meeting and Banquet Rooms

Banquet groups, wedding parties and business clientele are drawn to the renaissance of Hakata Port by the hotel's exquisite ballrooms and elegant meeting rooms. The function, meeting and banquet rooms cater to both the larger community and the special hotel clientele. Whether it is an intimate, private business meeting for ten or a lavish banquet for fifteen hundred, the hotel will serve as an important gathering place for important civic, social and business events.

The hotel's function areas are an essential ingredient to the life of the community and vitality of Hakata Port. Banquets, private parties, receptions and business groups will enjoy the elegant decor, excellent food service and the glamor of a waterfront harbor filled with lights, entertainment and tall ships.

Visitors arriving by car to the banquet facilities are welcomed at a cobble stoned entry plaza with separate entry from the hotel. Guests arriving to a luncheon from nearby

Table 1

COMPARABLE HOTELS

	<u>Total Rooms</u>
HOTEL NEW OTANI HAKATA - FUKUOKA	400
<ul style="list-style-type: none">- Room types include single, twin, double, large twin, deluxe twin suite, royal suite, and Japanese-style suite.- Typical room size is 26.5 square meters (285 square feet).	
NISHITETSU GRAND HOTEL - FUKUOKA	301
<ul style="list-style-type: none">- Room types include single, deluxe single, twin, deluxe twin, double, deluxe double, Japanese-style, double bed suite, suite "Royal" and suite "Empire".	
NIKKO HOTELS - FUKUOKA	360
<ul style="list-style-type: none">- Room types include single, twin,, double, deluxe twin, Japanese-style room, suites (superior, double, luxury and garden), Presidential Suite and Imperial Suite.- Specially designed rooms for female guests and for non-smokers- Luxurious spaciousness- Separate air conditioning and heating room controls- Advanced communication circuitry for equipment and personal computers	
THE REGENT BEVERLY WILSHIRE - LOS ANGELES, CA	300
<ul style="list-style-type: none">- One Presidential Suite at 278.8 square meters (3,000 square feet)- Equipped with executive-size desk, refrigerator, color cable TV and AM/FM radio- Marble bathrooms with soaking tub; separate glass-enclosed shower- Dual line telephone with IDD, extensions at bedside, bath and desk	

Table 1 Continued

Total Rooms

THE RITZ CARLTON - LAGUNA NIGUEL, CA

393

- Room size is 37.2 square meters (400 square feet); suites range from 72.89 to 171.0 square meters (784 to 1,840 square feet); Rooms include 31 suites
- Balcony or patio
- Full maid service twice a day, including turndown service
- Non-smoking rooms available
- Honor bar and mini-refrigerator in armoire
- Remote control color TV; AM/FM radio and digital clock
- Electronic safe
- Individual heating and air conditioning controls
- Ice machines on each floor
- Fireplaces in some suites
- Marble bathrooms with double vanities and hair dryers
- Terry robes and personal toiletries; beach towels, non-allergenic pillows available
- Smoke detectors and sprinklers in guest rooms, corridors and public areas

THE RITZ CARLTON HUNTINGTON HOTEL - PASADENA, CA

383

- Rooms include 23 suites; (6) Cottages ranging from 158 to 418 square meters (1,700 to 4,500 square feet); (1) Tournament of Roses Suite - 232.3 square meters (2,500 square feet)
- Room size is 46.5 square meters (500 square feet); suites range from 74.3 square meters (800 square feet) to 92.9 square meters (1,000 square feet)
- Marble bathrooms
- Honor bars
- 24 hour room service

convention facilities will enjoy the "Walkway to the Sea". Special hotel guests will enjoy small meeting facilities for intimacy and exclusivity.

Meeting and banquet rooms at the Central Pier development serve as the premier setting for important gatherings and events. Summary data for appropriate comparables is listed in Table 3.

Merchandising Shops/Retail Areas

Shoppers and hotel guests are invited to visit the many upscale shops and specialty stores located throughout the Center Pier development. Sundry shops are conveniently found within the hotel. Shoppers can also enjoy leisurely strolls along the promenade, exploring the many shops that line the waterfront. Merchandising areas facing the promenade are interrupted by restaurants and outdoor cafes providing an active and diverse ambience along the waterfront. Specialty stores, boutiques, international shops, jewelry, art, leather goods, scarves, accessories (similar to those found along Rodeo Drive in Beverly Hills) stress variety and quality of merchandise. A total of 3,250 square meters of retail space is provided (35,000 square feet).

Health and Sports Center

The health and sports center serves as an important focus for the social life of its members and as an essential supporting infrastructure for Hotel visitors. It provides a level of service and recreation that is the talk of the town.

The health and sports center features a modern fitness room with state-of-the-art equipment, including cardiovascular and weight machines and free weights for either the most demanding of work outs or leisurely toning exercises. Other facilities range from treadmills, bicycles, and liferowers to Versaclimber, Stairclimber and Stairmaster 4000. Use of all equipment is complimentary to guests.

In addition, daily exercise classes such as aerobics, circuit training, muscle conditioning and stretching are also available, as well as professional, private instruction by appointment for one-on-one cardiovascular and/or weight training programs.

Table 2

COMPARABLE FOOD AND BEVERAGE
OUTLETS/RESTAURANTS

	<u>Restaurant</u>	<u>Bar</u>	<u>Lounge</u>
HOTEL NEW OTANI HAKATA Fukuoka, Japan	6	1	1
NISHITETSU GRAND HOTEL Fukuoka, Japan	4	1	1
HOTEL NIKKO FUKUOKA Fukuoka, Japan	6	1	2
ANA HOTEL HAKATA Fukuoka, Japan	4	1	1
THE REGENT BEVERLY WILSHIRE Los Angeles, CA	2	1	1
THE RITZ CARLTON Laguna Niguel, CA	3	1	1
THE RITZ CARLTON HUNTINGTON HOTEL Pasadena, CA	3	1	2

Table 3

COMPARABLE MEETING AND BANQUET ROOMS

	<u>Total Space</u>		<u>Capacity (No. of Persons)</u>	
	<u>Square Feet</u>	<u>Square Meters</u>	<u>Banquet</u>	<u>Reception</u>
HOTEL NEW OTANI HAKATA (1)				
- New Tsuru Banquet Hall	17,417	1,618	-	1,740
- Adjoining Room	5,845	543	-	580
- Fuyo Banquet Hall	10,872	1,010	-	1,080
HOTEL NIKKO FUKUOKA (1)				
- Grand Ballroom "Tsukushi no Ma"	16,146	1,500	2,000	1,610
- Mid-size "Shika no Ma"	4,187	389	-	419
- (2) Private Dining Rooms	893	83	-	89
- Total 8 Banquet Rooms				
- (4) Small Banquet Rooms	517 ea.	48 ea.	-	52
FUKUOKA SUN PALACE (1)				
- Auditorium	-	-	2,322 (2)	-
- Palace Room A	1,700	158	60-200	170
- Palace Room B (A & B can be combined)	2,562	238	70-300	256
- Heian	1,098	102	45-120	110
- Suehiro	947	88	40-100	95
- Japanese Room	1,280	119	50	128
- Japanese Room	850	79	30	85
- No. 1 Meeting Room	592	55	30-60	59
- No. 3 Meeting Room	732	68	36-70	73
- No. 5 Meeting Room	732	68	36-70	73
- No. 6 Meeting Room	753	70	30-60	75
- Small Meeting Room	312	29	18-30	31

(1) Assumes 0.93 square meters per person for reception use

(2) Seating Capacity

Table 3 Continued

	<u>Total Space</u>		<u>Capacity (No. of Persons)</u>	
	<u>Square Feet</u>	<u>Square Meters</u>	<u>Banquet</u>	<u>Reception</u>
THE REGENT BEVERLY WILSHIRE - LOS ANGELES, CA				
- The Ballroom	4,300	1,374	864	1,100
- Champagne Room	2,400	231	220	250
- Burgundy Room	918	88	72	80
- Bordeaux Room	986	95	60	80
- Chateau Room	544	53	20	30
- Le Petit Trianon	1,452	139	120	250
- Le Grand Trianon	3,956	382	340	400
- La Fiesta	688	67	40	60
- Boardroom	285	28	-	-
THE RITZ CARLTON - LAGUNA NIGUEL, CA				
- The Ritz Carlton Ballroom	9,207	855	700	900
- Section 1,5	1,225	114	70	125 x 2
- Section 2,6	1,173	109	60	100 x 2
- Section 3,4	2,328	216	160	200 x 2
- The Pavilion	3,900	362	250	350
- Sections 1,2,3,4 & 5	780	72	50	70
- The Promenade	1,242	115	70	100
- The Colonade	644	60	30	70
- The Plaza	1,316	122	70	70
THE RITZ CARLTON HUNTINGTON HOTEL - PASADENA, CA				
- The Ritz Carlton Ballroom	12,060	1,120	1,000	11,100
- Salon I, II or III	4,020	373	340	360
- Pre-Function	6,700	-	-	-
- The Viennese Room	4,900	455	375	450
- The Pavilion	1,170	109	100	110
- The Colonade	924	86	60	70
- The Plaza	924	86	60	70
- The Boardroom	504	47	16	-
- The Promenade	1,215	113	100	110
- Ambassador Room	816	76	68	75
- Consulate Room	672	62	50	60
- Diplomat Room	936	87	60	70

The luxurious salon offers comfortable, private rooms for facial and body treatments. Manicures, pedicures, facials, waxing and makeup application are all available.

Full-body Swedish to Shiatsu massages are offered as part of the spa's full line of guest services. Massages can be scheduled in one of the salon's private rooms or hotel rooms seven days a week at any hour.

The main elements of the health club include:

- sauna, jacuzzi, herbal baths, massage
- indoor/outdoor pool, sun deck
- exercise room and weights, body building
- aerobics, Judo, Kendo, Karate
- beauty aids for women
- special programs in nutrition, diet and weight control

Recreational facilities include the following:

- 4 tennis courts
- racquet ball court
- jogging and exercise courses along the promenade
- rooftop golf practice

The Health and Sports Center is an expanded "club" concept and is a separate operation. It serves its larger membership base and the special hotel clientele with equal concern and dedication, but the needs and operating schedules of the two groups are quite different and distinct.

Social activity support is provided by the hotel banquet and party room facilities. Additional social interchange is accommodated in the surrounding waterfront promenade, restaurants and cafes.

The aggregate area for the Health and Sports Center is 3,250 square meters (35,000 square feet). The facility is a multi-storied separate structure connected to the hotel by

a bridge, gardens, and the promenade. Its siting and design provide members and guests with excellent views of Hakata Bay, the marina and the promenade. A summary review of comparables is listed in Table 4.

Entertainment

The Central Pier development provides an exciting and relaxing spectrum of daytime and evening entertainment. Visitors and hotel guests choose between live music at the Hotel Piano Bar, dancing on the water in a "floating fantasy", toasting friends aboard a harbor cruise or enjoying first run movies at the promenade four-plex theater. Interwoven with the entertainment is the ebb and flow of a dynamic waterfront promenade with its shops, restaurants and cafes.

Several important entertainment elements are recommended for inclusion in the Central Pier development:

Four-plex Theater

A four-plex theater is included in the project. It is a 4-theater unit with a single entrance and lobby area. It offers a varied first run bill. Total seating is 800 and it operates year around. Total space requirement is 1,500 square meters (16,140 square feet).

Amphitheater

A small open air amphitheater plaza for 500 to 1,000 people is incorporated into the promenade and walkway to the sea. It is an extension of the public service functions carried out on the site. It serves many useful community activities and adds live performances and entertainment to the total program. It also provides for excellent viewing of waterfront fountain shows. Its space requirement is 465 to 700 square meters excluding performance areas (5,003 to 7,532 square feet).

Dancing on the Water

A "floating fantasy" named Cafe Splash is proposed for the harbor. It is a two-story, floating, general purpose party boat for parties, meetings, weddings, etc. Its floor space is 400 square meters (4,304 square feet) and it is modeled after

Table 4

COMPARABLE HEALTH AND SPORTS CENTERS

INPEX ATHLETIC CLUB - FUKUOKA

- 1st Floor Reception, Hair Salon, Parking
- 2nd Floor Athletic Club, Restrooms, Sauna, Bath, Swimming Pool
- 3rd Floor Sauna, Bath
- 4th Floor Fitness Studio, Nautilus, Medical-check
- 5th Floor Bar and Restaurant, Meeting Room
- Roof used for Golf Practice

HOTEL NIKKO FUKUOKA

- Open to members and hotel guests
- Indoor pool
- Gymnasium, sauna and relaxation room

ANA HOTEL HAKATA

- Health Club "Santeloi"
- Indoor Pool
- Gymnasium, Sauna, and Relaxation Room

THE REGENT BEVERLY WILSHIRE - LOS ANGELES, CA

- New \$1.3 million health spa
- State-of-the-art fitness center
- Outdoor heated swimming pool, two hot tubs, fitness center, computerized exercise equipment, personal care salon, sauna, steam baths, and private lockers

THE REGENT BEVERLY WILSHIRE - LOS ANGELES, CA (Continued)

- Daily exercise classes, including circuit training, muscle conditioning and stretching
- Manicures, pedicures, facial, waxing and make up application
- Full body Swedish or Shiatsu massage

THE RITZ CARLTON - LAGUNA NIGUEL, CA

- 18 hole golf course
- (4) tennis courts with teaching professional
- (2) heated pools and (2) outdoor jacuzzis
- Fitness center includes exercise room, daily exercise classes, co-ed steam room and mens and womens sauna, lockers and massage studio
- Jogging maps available

a similar installation at the Ramada Renaissance in Okinawa. It is best operated by the hotel. Service bars are located on the main and top decks. Food service is buffet style only with limited sit down. It can also serve as a discotheque on the water.

Excursions

A variety of group programs add to the sense of action at the marina such as:

- Party cruises
- Boat rentals/rides
- Harbor tours
- Historic sites tour
- Boat parades
- Gondolas

Nightclub/Piano Bar

Fun and relaxation is found in the hotel's nightclub/Piano Bar lounge. This is a bar hang out with active music and audience participation. It can also serve as a Kioki Bar.

Pool Room and Game Room

Located near the Fun Food Zone in the waterfront promenade, the pool room and game room is the latest fad for young singles. Six to eight tables and an equal number of shuffleboard tables (skee-ball) are provided. This facility is a great location for young men and women to meet.

Waterfront Promenade

The creation of the waterfront promenade provides a special identity and focus to downtown Fukuoka. Its location along the harbor front adjacent to the hotel serves as a popular place for social interaction and a favorite vantage point for viewing harbor activities. Its presence responds to the basic desire many people have to be near the water's edge. People sit, drink, dine, walk and people watch amidst the sound, sparkle and movement of the water.

The waterfront promenade serves three constituencies: it caters to hotel guests, exhibition hall and banquet visitors, and residents from the region. A lively place on the northerly side of Hakata Bay, the promenade also invites visitation from other developments on adjacent harbor properties.

The promenade would offer facilities in the genre of the port side festival center at Pier 39, San Francisco, California, or Harbor Place, Baltimore, Maryland, and numerous other comparables. The promenade is ideally suited for Central Pier and promises a rejuvenation for the area.

Specific content of the waterfront promenade includes a discotheque, specialty restaurants and cafes, and up to 15 to 20 upscale outlets in the field of specialty merchandise, art galleries and other visitor orientated retail. The promenade is open to the public and has the ambience of Rowes Wharf and Boston Waterfront Park in Boston, Massachusetts. Total commercial space accessible from the waterfront promenade is approximately 5,033 square meters (54,180 square feet) including retail and restaurant uses. Total space allocation is 1 hectare (2.5 acres). In addition, a marina club house and a small pavilion for harbor and party cruise passengers are also provided.

Marina and Yacht Club

The marina and yacht club operate separately from the hotel as a recreational amenity and impart a fine flavor to the overall Central Pier development. The Marina provides a nominal number of slip rentals primarily for pleasure boats, generally sized at 10 meters or more. It also offers rentals for sailing boats, catamarans, power boats for fishing and recreational boating and has limited facilities for maintenance and repair. The marina initially provides 100 slips and occupies 0.92 hectares (2.3 acres).

The Yacht Club is a unique amenity to the hotel for guests who arrive by private or chartered boat. In addition, the yacht club serves as an important community, social and business club resource. Its social function centers around a bar and refreshment area, seaside lunch and dinner service and its operations feature instruction and

equipment for windsurfing and sailplaning, sculling, and a floating dock for parties. It also contains a rowing club as part of its operations. The yacht club is a 2-story pavilion located within the marina and is sized on the order of 1200 to 1500 square meters (12,912 to 16,140 square feet).

Fountain Show

The Waterfront promenade and marina provides facilities for tall ships and specialty "themed" boats, creating opportunities for entertainment and unique sideport attractions within the harbor. One such attraction venue is a magnificent fountain show within the marina harbor which is further enhanced in the evening with lights, music and special effects. The harbor fountain spectacle located near an amphitheater plaza draws hundreds of hotel guests and city visitors to the water's edge to enjoy the shops and restaurants amidst the sights and sounds of theatrical water sculptures. The harbor fountain show - though smaller - is comparable to the fountains of the Jardins du Trocadero which create a spectacular linkage to the Seine River and the Eiffel Tower.

Parking

An elegant cobble-stoned entry plaza welcomes guests to the hotel and banquet facilities. Short term parking is also provided. Total space allocation is 3,200 square meters (34,500 square feet).

Required parking facilities are structured off-site on adjacent property. This arrangement provides for shared parking facilities with convention zone users and other visitors to the Central Pier development.

Summary

A list of revenue producing components is summarized in Table 5.

Table 5

SUMMARY OF DEVELOPMENT COMPONENTS

1. HOTEL ROOMS

- . 425 guest rooms and suites
- . Richly and elegantly appointed
- . Luxury and comfort
- . Italian marble bathrooms
- . "Le Cour" call system

2. FOOD AND BEVERAGE OUTLETS/RESTAURANTS

- . Specialty restaurants
- . International garden restaurant
- . Fun food
- . Discotheques/bars
- . Kiosk restaurants

3. FUNCTION, MEETING AND BANQUET ROOMS

- . 1,500 seat banquet room
- . Smaller rooms for intimate, private business meetings
- . Elegant decor; excellent food service
- . Separate entry
- . Accessible from "Walkway to the Sea"

4. MERCHANDISING SHOPS/RETAIL AREAS

- . 3,250 square meters provided
- . 90 to 180 square meter leasable area for tenant spaces

- . High end shops and specialty stores
 - . Sundry shops in hotel
 - . Balance of retail along promenade
- 5. HEALTH AND SPORTS CENTER**
- . Pools and spas
 - . Exercise and weight rooms
 - . Aerobics classes
 - . Special health programs
 - . Tennis/racquetball/jogging
- 6. ENTERTAINMENT**
- . Four-plex theater
 - . Amphitheater Plaza
 - . Floating fantasy
 - . Boat excursions
 - . Discotheques, nightclubs
- 7. WATERFRONT PROMENADE, MARINA AND FOUNTAIN SHOW**
- . Festival Center ambience
 - . Shops, restaurants and cafes
 - . Marina and yacht club - 100 slips
 - . Major water sculptures
- 8. PARKING**
- . Parking structure provided off-site
 - . Convenient to Central Pier development, it is shared with surrounding convention zone uses

SECTION 4

PROGRAM DETAIL FOR PUBLIC AREA FACILITIES

This section specifies in detail the public facilities in the hotel including those in Section 3.

Guest Rooms

The hotel is sized at 425 guest room units, including special suites. The typical guest room shall have a minimum width of 4.5 meters (14'-9") clear; the room length, exclusive of bathroom, closet, vestibule, etc., should be a minimum of 5.8 meters (19'-0") clear. A desirable ceiling height is 2.5 to 2.6 meters (8'-3" to 8'-6"). Guest room closets will have a minimum 0.69 meters (2'-3") with 1.83 meters (6'-0") long hinged doors.

A tentative breakdown of the guest rooms and suite distribution is as follows:

<u>Type</u>	<u>Description</u>	<u>Rooms</u>	<u>Modules</u>
1 Module Room	Deluxe Guest Rooms: <ul style="list-style-type: none">- 41.8 square meters (400 square feet).- Bedrooms with king-size or double beds, television, honor bar and safe. Closet with two robes.- Bathrooms with double marble vanities, tub/shower, telephone and hair dryer.- Balconies with Hakata Bay, marina harbor or promenade views.	374	374
2 Module Suite	Executive Suite: <ul style="list-style-type: none">- 72.9 square meters (784 square feet).- Living room - television, VCR, stereo and guest bath.- Master bedroom - television, honor bar and safe.	35	70

<u>Type</u>	<u>Description</u>	<u>Rooms</u>	<u>Modules</u>
	<ul style="list-style-type: none"> - Master bathroom - double marble vanities, tub/shower, and dressing area. - Balconies overlooking Hakata Bay, marina harbor or promenade views. 		
3 Module Suite	<p>Ocean Suite "A":</p> <ul style="list-style-type: none"> - 104.5 square meters (1,125 square feet). - Living room - wet bar, dining table for two, television, VCR, stereo, telephone, and guest bathroom. - Master bedroom - honor bar, television, telephone and safe (two double beds available in some suites). - Master bathroom - double marble vanities, tub/shower and telephone. - Balconies with Hakata Bay, marina harbor or promenade views. 	5	15
3 Module Suite	<p>Ocean Suite "B":</p> <ul style="list-style-type: none"> - 93.4 square meters (1,005 square feet). - Living room - dining table seating 6 to 8 people, wet bar, television, VCR, stereo, telephone and guest bathroom. - Master bedroom - television, telephone, honor bar and safe. - Master bathroom - double marble vanities, tub/shower and telephone. - Balconies overlooking Hakata Bay, marina harbor or promenade views. 	5	15

<u>Type</u>	<u>Description</u>	<u>Rooms</u>	<u>Modules</u>
4 Module Suite	<p>Crown Suite:</p> <ul style="list-style-type: none"> - 144.0 square meters (1,550 square feet). - Living room - wood-burning fireplace, dining table that seats 6 people, television, VCR, stereo, telephone, desk and guest bath. - Master bedroom - television, honor bar, safe and telephone. - Master bathroom - double marble vanities, glassed-in shower and tub with jacuzzi and telephone. - Pantry and service entrance and balconies offering panoramic ocean and bay views. - Second adjoining bedroom also available. 	4	16
6 Module Suite	<p>Presidential Suite:</p> <ul style="list-style-type: none"> - 171.0 square meters (1,840 square feet). - The hotel's premier suite is located at penthouse level and features: - Living room - vaulted ceilings, wood-burning fireplace, baby grand piano, television, stereo, wet bar, dining table seating 8 people, telephone and guest bathroom. - Master bedroom - desk, honor bar, safe, television, VCR and telephone. - Master bathroom - double marble vanities, glassed-in shower and jacuzzi in tub, toilet and bidet, telephone. - Study, pantry with service entrance and balconies overlooking the ocean and city. - Second adjoining bedroom available. 	1	6

<u>Type</u>	<u>Description</u>	<u>Rooms</u>	<u>Modules</u>
4 Module Suite	<u>Manager's Apartment:</u> - One living/dining room with full kitchen and one-half bath, den connected to one "dedicated" king with additional closet space and one double bedroom.	1	4
Total:		425	500

Thirty percent of the guest rooms (exclusive of suites) will have connecting doors to adjacent rooms (15 percent connected to 15 percent).

Three percent of the guest rooms are equipped to handle handicapped guests.

Guest bathroom lavatory tops include double marble vanities with china bowls, sized at a minimum of 1.2 meters (4'-0") long each. Proper use of mirror and lighting are important.

Suite bathrooms are upgraded to include dressing area, oversized tubs, marble vanities, compartmented toilets and, in the deluxe suites, individual sauna or jacuzzi.

Guest corridors are sized at a minimum of 1.8 meters (6'-0") wide and should convey an inherent architectural design quality.

Lobby/Reception

The lobby shall be a function of the architectural design and shall be of ample space and character appropriate with the function of welcoming guests and serving as a popular meeting place. The placement of functions within the lobby that activate the space is important. Special facilities within this area include:

- Retail Shops contain 465 square meters (5,000 square feet).
- Public Toilets are provided within good proximity to the lobby, sized as per code or normal architectural practice.
- Bell Captain Station and Baggage Hold Area adjacent to the front desk and a storage area near the hotel entry for baggage storage of 27.9 square meters (300 square feet).
- Concierge/ Hostess service will be provided in a location with good exposure within the lobby.

- Motor Entry will be provided a sheltered area accommodating a minimum of three lanes of traffic, with adequate queuing space for passenger drop-off. Architectural treatment of this space is important as it gives the first impression of the hotel.
- A taxi stand should be located within good proximity to the hotel entry.

Food and Beverage Outlets/Restaurants

Food service components are located in both the hotel and waterfront areas. Major food service components serving hotel guests are:

- International Garden Restaurant
- Lounge
- Steak and Seafood Specialty Restaurant
- Poolside Grill and Bar

All hotel food and beverage areas including banquet and party rooms are serviced by a main kitchen. Hotel food service areas are described below:

International Garden Restaurant

This facility is a three meal restaurant with 160 to 180 seats. The restaurant is spacious; its area is computed on the basis of 2.04 square meters (22 square feet) per seat (total area equals 325 - 372 square meters (3,500 - 4,000 square feet). This facility should have good access and identification from the lobby, and shall be adjacent to the lounge, with mutual entry foyer. An independent outside entrance is considered desirable, if architecturally feasible. Consideration should be given to the provision of a small exterior dining area with a degree of privacy from the street.

Lounge

This area serves as a Piano Bar or Kioki Bar. It is sized at 150 seats, including the bar. Its area is computed on the basis of 1.9 square meters (20 square feet) per seat. A small entertainment area 3.6 meters by 3.6 meters (12'x12') is

provided in addition to a central dance floor. The entry foyer for this facility should have good access and identification from the lobby. Approximate size is 278.7 square meters (3,000 square feet).

Steak and Seafood Specialty Restaurant

This facility is a steak and seafood broiler restaurant with open display kitchen and 150 to 200 seats. The restaurant is romantic and spacious. Its area is computed on the basis of 2.04 square meters (22 square feet) per seat. Total area equals 306.6 to 408.8 square meters. It should have good access and identification from the lobby. Terraced dining areas with views of the marina and promenades are appropriate. An independent outside entrance is desirable.

Poolside Grill and Bar

Small outside cabana offers salads, sandwiches, sushi, smoothies and tropical drinks. A small broiler and grill is provided.

Major food service components serving the waterfront areas include:

- Cafe Splash
- Discotheque
- Kiosk Specialty Restaurants
- Fun Food

Food service areas along the waterfront and promenade are operated by the hotel. With the exception of the kiosk specialty restaurants which contain kitchens, the hotel's main kitchen supports all other food services areas with only small satellite warm-up kitchens required. Food service areas along the waterfront and promenade are as follows:

Cafe Splash

This facility serves as a party boat and provides for "Dancing on the Water". Approximate length of a double decked boat is 5.6 meters (60 feet). The top

deck accommodates a steel band. A service bar located on both the main and top decks. It accommodates 100 to 150 people for buffet dinner and 200 people for dancing. This facility does not provide for sit down meals.

Discotheque

This facility is located directly on the marina. Its thematic design is South Pacific, similar to Red Onion in Mission Bay, San Diego. Its capacity is 300 to 400 people in an area computed on the basis of 1.4 square meters (15 square feet) per person. Total area is approximately 418 - 557 square meters. It will provide a central dancing floor with "island" satellite bars and appetizer bars.

Kiosk Specialty Restaurants

A total of five small specialty restaurants are located in the promenade area adjacent to the shops and stores. Most of the seating is in a common area. Approximate size is 93.0 to 111.5 square meters (1,000 to 1,200 square feet) per restaurant. Total area is approximately 465 - 557 square meters. Capacity for each restaurant is 55 seats (total for all five restaurants is 275 seats). Possible formats include coffee/pastry house, tempura/sushi, western style barbeque, Chinese buffet (Panda Bear), and a pizza house featuring a clay oven.

Fun Food Zone

Small carousel food area located in promenade to include hand made ice cream, candies, nuts, etc. It is located near a game room of 140 square meters.

Kitchen Facilities

The main kitchen is sized at 929 - 1,115 square meters (10,000-12,000 square feet), depending on relationship to other kitchens and facilities. It includes a bakery, food (dry and refrigerated) and beverage storage areas, chef's office area (9.3 square meters) and chief steward area (9.3 square meters). The International Garden Restaurant, lounge, specialty restaurant, banquet kitchens and waterfront food service areas will all be serviced by the main kitchen if possible.

The kiosk restaurant kitchens, if not a part of the main kitchen, will provide 232 square meters (2,500 square feet) of kitchen area in order to service the five kiosk specialty restaurants located in the waterfront promenade.

Room service is provided from the main kitchen. Direct access to the service elevator without crossing public areas is important.

The employee cafeteria should seat approximately 75, requiring 167 square meters (1,200 square feet) including serving and vending equipment. This facility should be in close proximity to the main kitchen.

The exact reduction of the size of the main kitchen resulting from the addition of satellite kitchens is dependent upon the final configuration of adjacent facilities; e.g., warehousing, food preparation, food storage, etc.

Function, Meeting and Banquet Rooms

The main ballroom will contain approximately 1,672 square meters (18,000 square feet) divisible into approximately 9 rooms by means of movable partitions (6 parts at 140 square meters each and 3 parts at 279 square meters each). Ceiling height will be a minimum of 4.3 meters (14'-0") clear. A mezzanine-type sound and light booth 2.4 meters by 7.3 meters (8'-0" x 24'-0") with direct exposure to a head table wall is required.

Prefunction space (Ballroom Lobbies) of 278 square meters (3,000 square feet) are provided. Prefunction space is located in front of the main ballroom.

Five banquet rooms of 74 square meters (800 square feet) each are recommended. These rooms are divisible into 2 equal parts approximately 37.2 square meters (400 square feet) each by means of movable partitions. Ceiling height is a minimum of 3 meters (10'-0") clear.

Five smaller meeting rooms of 46 square meters (500 square feet) each are recommended. Suggested ceiling height is a minimum of 3.0 meters (10'-0") clear.

Other recommendations include:

- All movable partitions shall have a Sound Transmission Coefficient rating of 48 - 52.
- Approximately 527 square meters (5,670 square feet) shall be required for banquet furniture storage. This square footage may be located in several different areas, but should be in good proximity to facilities served.
- Audio Visual Storage of 37 square meters (400 square feet).
- Coat Check Room of 58 square meters (600 square feet).
- Public Toilets in good proximity to the banquet facilities and sized as per code or normal architectural practice.
- A Banquet Manager's Office area of 11 square meters (120 square feet).

Food preparation for all of these areas (except prefunction space) is carried out in the main kitchen and transported to destination through service corridors. Each facility, including each potential subdivision, should be directly linked to the service corridor. The main service corridor should have a minimum width of 2.4 meters (8'-0").

Merchandising Shops/Retail Areas

Hotel retail space of approximately 929 square meters (10,000 square feet) is recommended. It is located in the ground level of the hotel convenient to the lobby. Minimum ceiling heights of 3 meters (10'-0") clear. The retail area should include a shop for sundries of approximately 140 square meters (1,500 square feet) for toiletries, pharmacy, magazines, newspapers, etc. In addition, hotel retail could include a logo shop (similar to Hard Rock Cafe merchandise) and small boutiques.

Specialty retail and shop areas outside of the hotel should contain approximately 2,323 square meters (25,000 square feet). Ceiling height is a minimum of 3.6 meters (12'-0") clear. The mix includes 15 to 20 upscale outlets ranging from 93 to 186 square meters (1,000 - 2,000 square feet). Shops and stores are located in a cluster of two story buildings connected by bridges, outside corridors and stairways. Retail areas are

Table 6

MEETING AND BANQUET ROOM INVENTORY

<u>Type</u>	<u>Description</u>	<u>Square Meters</u>	<u>Square Feet</u>
Main Ballroom	Divisible into nine rooms	1,672	18,000
Prefunction Space	Adjacent to Ballroom	278	3,000
(5) Banquet Rooms	Divisible into 2 equal parts	5 x 74	5 x 800
(5) Smaller Meeting Rooms	Non-divisible	5 x 46 -----	5 x 500 -----
Total (1)		2,550	27,500

(1) Excludes restrooms, storage and support spaces.

to be mixed with restaurants and cafes. Colorful signage, lighting, banners, plantings and seating areas are provided. Public restrooms are provided throughout as per code or normal architectural practice.

Health and Sports Club

The major component of the hotel recreational facilities is the Health and Sports Club. It utilizes approximately 3,250 square meters (35,000 square feet) in the total facility. Its main focus is combining exercise equipment such as Nautilus and Universal, health facilities such as steam rooms, whirlpool baths and saunas, and multi-purpose exercise rooms. The facility is multi-storied with mezzanine levels that overlook various areas. It is sited so that guests can reach the facility directly from the guest room elevators and members from the street or parking area without passing through the hotel lobby. The swimming pool area is also easily accessed from both the hotel and the main Health and Sports Center. The following items are incorporated:

- Toilets, showers, lockers
- Sauna
- Steam room
- Whirlpool
- Plunge bath
- Massage rooms
- Exercise room
- Control, attendant
- Lounge, waiting
- Equipment sales
- Juice counter, vending

A Health and Sports Center facilities checklist is provided below:

<u>Activity</u>	<u>Square Meters</u>	<u>Square Feet</u>
Swimming Pool:	75	800
Total including deck area	225	2,400

<u>Activity</u>	<u>Square Meters</u>	<u>Square Feet</u>
Exercise Room:	56	600
Nautilus circuit	37	400
Exercycles	4.7	50/unit
Rowing machines	4.7	50/unit
Weight machines	4.7	50/unit
Aerobic Classroom	75	800
Gym	225	2,400
Health Club:		
Whirlpool/hot tub (single)	4.7	50/person
Whirlpool/hot tub (group)	1.9	20/person
Sauna	1.9	20/person
Steam bath	1.9	20/person
Plunge (hot/cold)	1.9	20/person
Swiss shower		30/person
Loofah bath		100/person
Herbal wrap	9.3	100/person
Massage	9.3	100/person
Facial	9.3	100/person
Barber/hairdresser	6.5	70/person
Manicure/pedicure	6.5	70/person
Suntan	6.5	70/person
Inhalator	1.9	20/person
Rest area	9.3	100/person
Medical/stress test	.14	150/person

The pool area is separated from other public spaces so that guests dressed in bathing suits need not pass through the hotel lobby. The following design constraints are recommended:

- The pool is placed so that guests can reach it from guest room elevators without passing through the lobby; some guest rooms enjoy views of the pool; screen exterior views toward the pool.
- The pool is positioned so that it receives unobstructed sunlight from mid-morning to late afternoon.
- The minimal pool size for swimming is 7.5 by 15m (25'x50') with at least 3 meters (10 feet) of deck space on all sides.

- Support functions include toilets, a towel issue area, poolside grill and bar, equipment room, and furniture storage.
- For safety, a diving board is not included. Slip-free deck surfaces, depth markings, underwater lighting, safety or "pool rules" signage are all essential.
- A wading Pool and whirlpool are included within view of the swimming pool but slightly separated.
- An indoor/outdoor treatment of the pool area is suggested by means of retractable walls and/or ceiling.

Entertainment

As pointed out in Section 3, the Central Pier development provides an outstanding program in daytime and evening entertainment along the waterfront. Entertainment is interwoven with the merchandising and retail revenue producing areas. Space allocations for some of the entertainment elements are as follows:

- Four-Plex Theater of 1,500 square meters (16,150 square feet).
- Amphitheater of 465 to 700 square meters (5,000 to 7,500 square feet).
- Fountain Show of 870 square meters (8,500 square feet).
- "Floating Fantasy" 2-story party boat, 400 square meters (4,300 square feet).
- Nightclub/Piano Bar of 279 square meters (3,000 square feet).
- Pool Room and Game Room of 140 square meters (1,500 square feet).

Waterfront Promenade, Marina and Fountain Show

The area contains:

- Promenade of 10,250 square meters (110,334 square feet).
- Marina of 9,307 square meters (100,188 square feet).
- Club House of 1,200 to 1,500 square meters (12,900 to 16,150 square feet).
- Fountain Show with an amphitheater plaza seating area of approximately 465 to 700 square meters (5,000 to 7,500 square feet). Amphitheater Plaza oversees

the water show and has a 500 to 1,000 seat capacity. The fountain show is part of the marina but separated from boats and tidal changes by a special bulkhead with a continuous waterfall. Total space allocation for the fountain show is 870 square meters (8,500 square feet).

Parking

Parking for the hotel and other project components is provided off-site in parking structure facilities and is shared with surrounding convention zone uses.

SECTION 5

PROGRAM DETAIL FOR HOTEL SUPPORT AND SERVICE AREAS

This section details the operational requirements for hotel support and service areas.

Front Office

The front office requires approximately 109 square meters (1,600 square feet). It includes the following:

- A front desk of 10.7 lineal meters (minimum) is required for registration, cashiers, mail, keys, messages and Status System equipment. A safe deposit box room is 9.3 square meters (100 square feet).
- Front Office work area of 29.7 square meters (320 square feet).
- Executive Assistant Manager area of 20.4 square meters (220 square feet).
- Secretarial area of 18.6 square meters (200 square feet).
- Assistant Manager's Office area of 13.9 square meters (150 square feet).
- Reception area of 23.2 square meters (120 square feet).
- Telephone Switchboard Room of 13.9 square meters (150 square feet).
- Reservations Office of 37.2 square meters (400 square feet).

Sales and Administration

The sales and administration offices requirement is approximately 652 square meters (7,000 square feet). They should be on the same level as and in good proximity to the main ballroom, if possible. The Sales and Administration Offices shall include the following:

- Reception area of 18.6 square meters (200 square feet).
- Sales Director area of 18.6 square meters (200 square feet).
- Sales Managers area for 3 people totalling 27.9 square meters (300 square feet).
- Catering Manager area of 21.4 square meters (230 square feet).
- Food and Beverage Manager area of 23.2 square meters (250 square feet).
- Secretarial services for the above totalling 27.9 square meters (300 square feet).
- Convention Service Director area of 11.1 square meters (120 square feet).

- General Manager area of 18.6 square meters (200 square feet).
- Executive Assistant Manager - Food and Beverage area of 13.9 square meters (150 square feet).
- Executive Secretaries area of 13.9 square meters (150 square feet).
- Machines and Storage area of 18.6 square meters (200 square feet).
- Mail and Reproduction area of 13.9 square meters (150 square feet).

Accounting

The Accounting Offices require approximately 185.8 square meters (1,600 square feet), and include the following:

- Comptroller's Office area of 27.9 square meters (300 square feet).
- Assistant Comptroller area of 11.1 square meters (120 square feet).
- Payroll area of 9.3 square meters (100 square feet).
- Bookkeeping area of 37.2 square meters (400 square feet).
- Computer Room area of 23.2 square meters (250 square feet).
- General Cashier area of 11.1 square meters (120 square feet).
- Files and Storage area of 18.6 square meters (200 square feet).

Back-of-House Employee Facilities

Back of the house elements include:

- Employee Entrance area of approximately 9.3 square meters (100 square feet).
- Security Office of 11.1 square meters (120 square feet) located so as to supervise the employee entrance and, if possible, the loading deck area.
- Employee Locker Rooms for 250 female employees of 139 square meters (1,500 square feet) and a locker room for 250 male employees of 139 square meters (1,500 square feet), supported by normal toilet and shower facilities.
- Personnel Office area of 27.9 square meters (300 square feet) including the following:
 - Waiting Room of 9.3 square meters (100 square feet) including application counter.
 - Personnel Director area of 11.1 square meters (120 square feet).
 - Assistant Director of Personnel area of 9.3 square meters (100 square feet).
 - Interview Room of 7.4 square meters (80 square feet).
 - Secretarial and Files area of 13.9 square meters (150 square feet).

Housekeeping

Housekeeping requires approximately 279 square meters (3,000 square feet) and will include the following:

- Executive Housekeeper area of 11.1 square meters (120 square feet).
- Assistant Housekeeper area of 21.0 square meters (225 square feet).
- Uniform Issue area of 37.2 square meters (400 square feet).
- Lost and Found area of 9.3 square meters (100 square feet).
- Equipment Issue area of 18.6 square meters (200 square feet).
- Work Room area of 46.5 square meters (500 square feet).
- Secure Storage Sections (2) of 65.0 square meters (700 square feet) total.
- Night Cleaner's Storage area of 13.9 square meters (150 square feet). This area should have independent access from housekeeping.

Laundry

Laundry requires approximately 371.6 square meters (4,000 square feet) including the following:

- Soiled Linen Area of 18.6 square meters (200 square feet) adjacent to soiled linen chute.
- Work Area of 148.6 square meters (1,600 square feet).
- Laundry Manager's Office area of 11.1 square meters (120 square feet).
- Detergent Storage area of 5.6 square meters (60 square feet).
- Valet area of 37.2 square meters (400 square feet).

Maintenance and Engineering

The Maintenance and Engineering area requires approximately 376 square meters (4,048 square feet) including the following:

- Maintenance Engineer's Office area of 16.7 square meters (180 square feet).
- Maintenance Secretary area of 9.3 square meters (100 square feet).
- Engineer's Store Room area of 27.9 square meters (300 square feet).
- Electrical Shop area of 13.4 square meters (150 square feet).
- Plumbing Shop area of 13.4 square meters (150 square feet).
- Key Storage area of 7.0 square meters (75 square feet).

- Television Storage area of 7.0 square meters (75 square feet).
- Tool Crib area of 9.3 square meters (100 square feet).

Receiving Area

The Receiving Area contains approximately 581 square meters (6,248 square feet). It includes the following:

- Sheltered loading dock of sufficient size to accommodate 2 truck berths, plus one fully enclosed compactor berth.
- Specific content of loading end of the compactor berth is as follows:
 - Refrigerated garbage storage of 7.0 square meters (75 square feet).
 - Can wash area of 7.0 square meters (75 square feet).
 - Bottle storage area of 7.0 square meters (75 square feet).
 - Sorting table (on compactor platform).
- Purchasing and Receiving Office area of 74.3 square meters (800 square feet).
- A securable staging area of 46.4 square meters (500 square feet).
- Toilet Room of 2.3 square meters (25 square feet).
- Trash Room area is approximately 32.5 square meters (350 square feet), located at trash chute, and sized to accommodate two collection containers of approximately 3 meters by 3 meters (10'x10').

General Storage

The General Storage area is approximately 214 square meters (2,300 square feet). This square footage is located in several different areas, but in good proximity to facilities served. An appropriate breakdown of the total General Storage square footage requirements is:

Food and Beverage	-	25 percent
Room's Storage	-	25 percent
Furniture Storage	-	15 percent
Miscellaneous Storage	-	35 percent

Elevators

The number of guest rooms per floor, and the total number of levels both for guest rooms and public areas determine the quantity of passenger and service elevators

required. Subject to these determinations, we would tentatively suggest 3 passenger elevators and 2 service elevators (one of which is larger than the others). An additional service elevator between levels (primarily for the kitchen) may be required. Passenger elevators should operate at approximately 152.4 meters (500 feet) per minute, depending upon the number of floors in the tower.

Guest Room Heating and Cooling

A two pipe changeover fan coil system, with individual room controls for heating and cooling, is required. Electric resistance heating coils are supplied for interim season use.

Mechanical, Electrical and Duct Shaft Space

Mechanical, electrical and telephone equipment areas and shafts are defined as a function of the architectural design and are provided in conformance with normal practices and all prefectural and local building and safety code requirements.

Public Toilets

Public toilets are provided throughout, as per code or normal architectural practice.

Special Facilities

Special facilities required are listed as follows:

- Linen Storage Rooms of approximately 9.3 square meters (100 square feet) are required at each guest floor or every forty rooms.
- A linen chute from all linen storage rooms to the laundry is required, adjacent to the linen storage rooms.
- A trash chute from service elevator core at each floor to receiving area trash room is required.
- A complete television antenna system is required for all guest rooms and public spaces.
- Telephone, Message Light and Status Systems are required for all guest rooms.
- Sound Systems are required throughout the public areas with separate sound systems for main ballroom, entertainment lounge and meeting rooms.
- A Fire Sprinkler System is required throughout the building.

SECTION 6

SPACE ALLOCATIONS FOR THE PROJECT COMPONENTS

This section develops a detailed space by space listing of net area (sq ft/sq m) requirements for all guest rooms, public, and service areas.(1) Also provided is the calculated gross floor space for each functional area of the hotel. Basic summary of space by space listing of net areas are noted below:

SUMMARY	<u>Square Feet</u>	<u>Square Meters</u>
Total Area of Guest Rooms and Balconies	395,748	36,765
Total Area of Public Facilities	173,219	16,089
Total Area of Support Facilities	59,422	5,502
Grand Total	----- 628,389	----- 58,356
SITE IMPROVEMENTS	<u>Square Feet</u>	<u>Square Meters</u>
Parking (2)	0	0
Pool Deck & Terraces	4,000	370
Swimming Pool	1,500	140
Pool Equipment Room	200	18
Storage	400	37
Tennis Shop	200	18
Tennis: 4 Courts 2,625 sf/court	10,500	475
Total:	----- 16,800	----- 1,058

(1) Provided by David A. Price, AIA and Wimberly, Allison, Tong and Goo, *Architects and Planners*

(2) Parking for the project is provided off-site

**GUEST ROOM BLOCK
AND BALCONIES**

Guest Room Type:	Number of <u>Rooms</u>	Number of <u>Modules</u>
1 Module Room	374	374
2 Module Suite	35	70
3 Module Suite	10	30
4 Module Suite	5	20
5 Module Suite	0	0
6 Module Suite	1	6
	-----	-----
Total:	425	500
Guest Room Module Size	Square <u>Feet</u>	Square <u>Meters</u>
Width	14.75	4.50
Depth	32.00	9.75
	-----	-----
Net Area of 1 Guest Room:	472.00	43.85
Luxury (376-450 SF)		
First Class (326-375 SF)		
Standard (276-325 SF)		
Total Area of All Guest Rooms:	236,000	21,924
Circulation, Linen, Vending & Storage (50% for double-loaded)	118,000	10,962
	-----	-----
Total Area of Guest Room Block:	354,000	32,886
Balcony Size		
Width	14.00	4.27
Depth	6.00	1.83
	-----	-----
Net Area of 1 Balcony:	84.00	7.80
Total Area of All Balconies:	41,748	3,879
	-----	-----
Total Area of Guest Rooms & Balconies:	395,748	36,765

OCCUPANCY	<u>Percent</u>	<u>Occupants</u>
Guest Per Room		1.75
Guest Room Occupancy	90%	669
Restaurant Occupancy	90%	602
PUBLIC FACILITIES	<u>Square Feet</u>	<u>Square Meters</u>
Lobby		
Main Lobby (gen. circulation)	1,500	139
Seating Area	2,500	232
Front Desk	320	30
Baggage Storage	300	29
Restrooms	400	37
Travel Desk	240	22
	-----	-----
Subtotal:	5,260	489
Retail Shops		
Hotel Retail	10,000	930
Specialty Retail and Shops	25,000	2,320
	-----	-----
Subtotal:	35,000	3,250
Food and Beverage Outlets/Restaurants		
Steak and Seafood	4,400	409
25 SF Per Person		
180 Persons (Occupancy)		
International Garden Restaurant	4,000	372
25 SF Per Person		
180 Persons (Occupancy)		
Cocktail Lounge/Piano Bar	3,000	279
20 SF Per Person		
150 Persons (Occupancy)		
Poolside Grill and Bar	750	70
15 SF Per Person		
50 Persons (Occupancy)		
Discotheque	6,000	557
15 SF Per Person		
400 Persons (Occupancy)		

Party Boat/Cafe Splash	4,300	400
30 SF Per Person		
150 Persons (Occupancy)		
(5) Kiosk Specialty Restaurants	6,000	557
22 SF Per Person		
275 Persons (Occupancy)		
Restrooms	500	46
	-----	-----
Total:	28,950	2,690

Function, Meeting and Banquet Rooms

Main Ballroom	18,000	1,672
12 SF Per Person		
1,500 Persons (Occupancy)		
Banquet Rooms	4,000	372
5 Separate Meeting Rooms		
800 SF Per Room		
15 SF Per Person		
53 Persons Per Room		
Meeting Rooms	2,500	232
5 Separate Meeting Rooms		
500 SF Per Room		
20 SF Per Person		
25 Persons Per Room		
Prefunction	3,000	279
Restrooms	800	74
Board Room	800	74
Storage @ 15%	4,365	406
Average Storage	400	37
	-----	-----
Total:	33,865	3,146

Guest Amenities

Business Men's Center	500	46
Health and Sports Club	35,000	3,250
	-----	-----
Total:	35,500	3,296
Public Circulation:	25% 34,644	3,218
Total Public Facilities:	173,219	16,089

SUPPORT & SERVICE FACILITIES		<u>Square Feet</u>	<u>Square Meters</u>
Food Preparation			
Main Kitchen		12,000	1,115
Prep. & Service	5,500		
Bakery	800		
Chef's Office	0		
Steward	0		
Banquet Kitchen		3,000	279
Room Service		0	0
Secondary Kitchen		0	0
Food Storage Area		2,150	200
Dry Food	800		
Refrigerated Food	500		
Frozen Food	300		
Liquor	400		
Refrigerated Liquor	150		
Restrooms		750	70
		-----	-----
Subtotal:		17,900	1,664
Internal Circulation:	10%	1,790	166
Total:		19,690	1,830
Back-Of-The-House Delivery			
Loading Platform		450	42
General Storage		2,300	214
Function Storage		500	46
Refuse Area		1,030	96
Dry Trash	350		
Refrig. Garbage	200		
Can Wash	80		
Empty Cans/Bottles	200		
Compactor	200		
Offices		1,400	130
Receiving	500		
Time/Security	200		
Purchasing	300		
Personnel	300		
Employee Entrance	100		
		-----	-----
Subtotal:		5,680	528
Internal Circulation:	10%	568	53
		-----	-----
Total:		6,248	581

Employee Facilities

Lockers and Toilets		3,000	279
Men's	1,500		
6 SF Per Person			
250 Persons (Occupancy)			
Women's	1,500		
6 SF Per Person			
250 Persons (Occupancy)			
Cafeteria		0	0
0 SF Per Person			
0 Persons (Occupancy)			
Lounge		0	0
		-----	-----
Subtotal:		3,000	279
Internal Circulation:	20%	600	56
Total:		3,600	335

Housekeeping

Laundry		3,500	325
Housekeeping Storage & Uniform Issue		2,500	232
Office		150	14
Valet		0	0
Dirty Linen Sorting		350	33
		-----	-----
Subtotal:		6,500	604
Internal Circulation:	10%	650	60
Total:		7,150	664

Repair and Maintenance

Maintenance Shop		2,000	186
Office		180	17
Other		1,250	116
Other		250	23
		-----	-----
Subtotal:		3,680	342
Internal Circulation:	10%	368	34
Total:		4,048	376

Equipment Rooms

Telephone		250	23
Mechanical & Electrical		5,300	492
		-----	-----
Subtotal:		5,550	515
Internal Circulation:	10%	555	52
Total:		6,105	567

Administration

Front Office		1,170	109
Manager	220		
Reservations	400		
Switchboard	150		
Safe Deposit	100		
Executive and General Offices		4,600	427
Reception	250		
Secretarial	200		
General Manager	200		
Assistant Manager	150		
F&B Manager	250		
Sales	250		
Conference Room	300		
Reproduction/Files	200		
Accounting	2,000		
Accounting Secretary	250		
Comptroller	300		
Computer Room	250		
Restrooms		75	7
		-----	-----
Subtotal:		5,845	543
Internal Circulation:	20%	1,169	109
Total:		7,014	652

Miscellaneous

Ballroom Projection Room		150	14
		-----	-----
Subtotal:		150	14
Internal Circulation:	10%	15	1
Total:		165	15

Support Circulation:	10%	<u>5,402</u>	<u>502</u>
Total Support Facilities:		59,422	5,502