

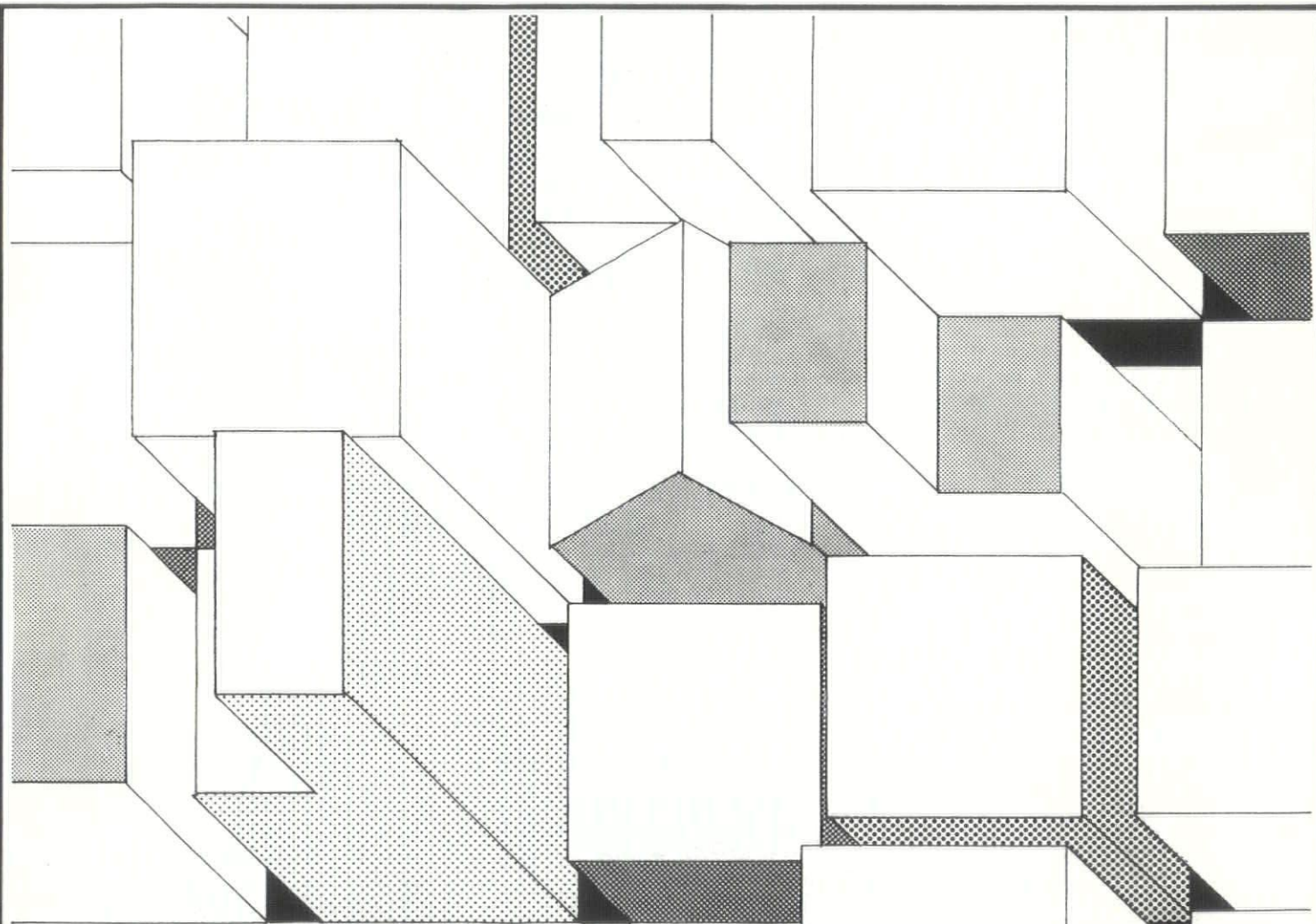
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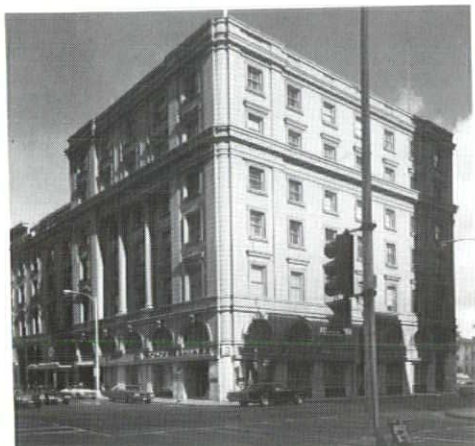
Hawaii Architect 1/75

Journal of the Hawaii Chapter
American Institute of Architects



Focus: Planning & Urban Design

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Hawaii Architect 1/75

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Hawaii Chapter AIA
1192 Fort Street Mall
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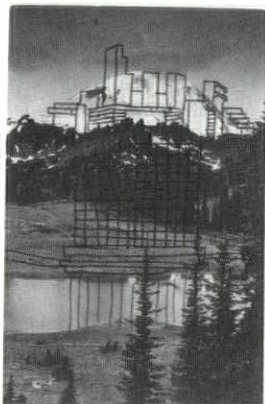
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Primer on Urban Design

or The need for urban design within the comprehensive planning process

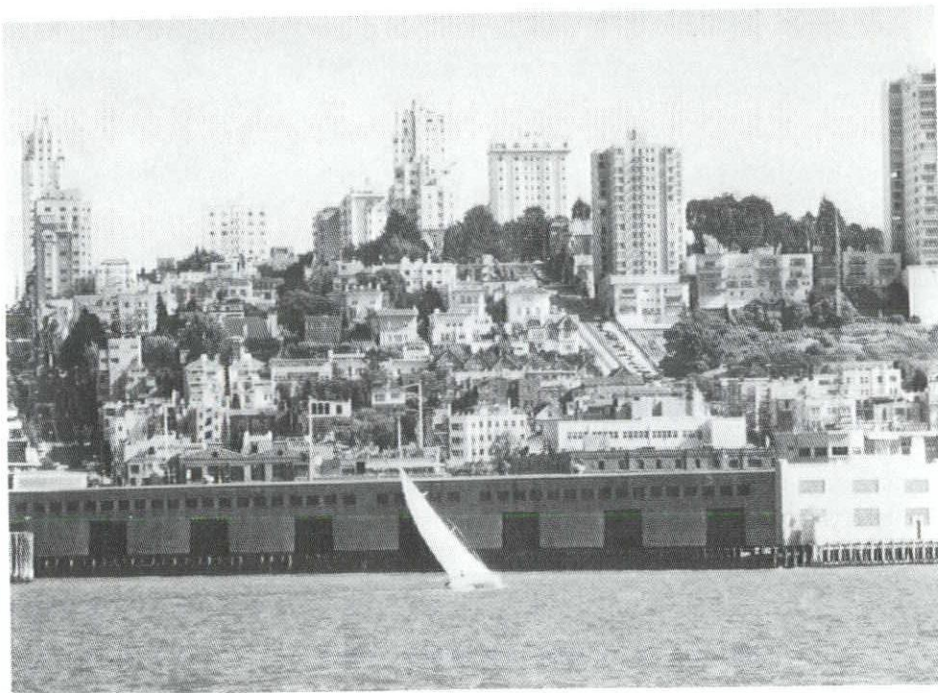
by Rolf Preuss AIA, A.I.P.

It is interesting to note that the City Council is using the term Urban Design more and more these days. This attention is gratifying since a number of us have been diligently promoting the need for urban design in Hawaii for several years. A vast number of articles have been written on the subject, legislation has been adopted to provide the impetus and legal framework for urban design, and much has been accomplished through arduous communitywide programs dealing with the subject of urban design.

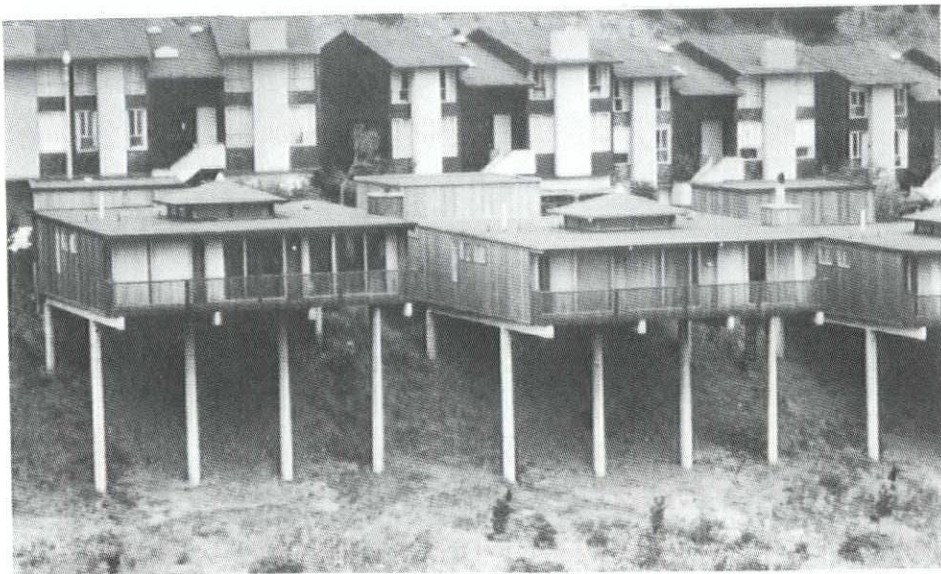
There remains, however, a question in the minds of many as to the number of our local planners and officials who understand the concept of urban design. The inability to interpret the urban design implications of various policy proposals has recently been exemplified with regard to bills dealing with Waikiki and high-rise construction in general.

What do we mean by urban design? Urban design is of course more than mere decoration or beautification, or coldly oriented to physical things, as is often suggested.

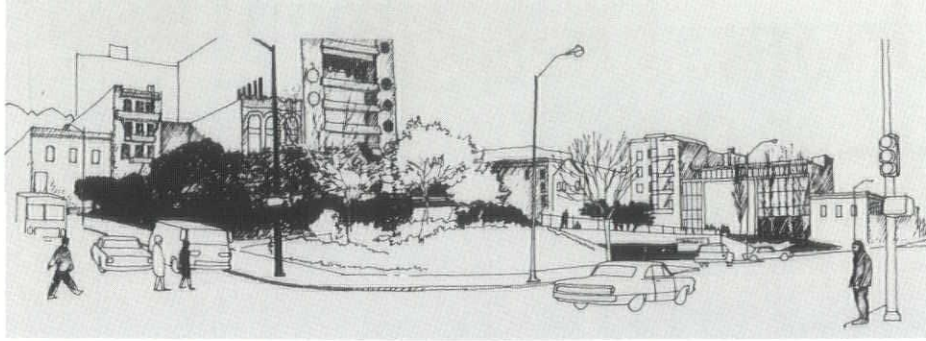
It is, rather, "a discipline which has to do with the sensory relationships between people and their environment. Application of good urban design produces a logic and cohesion in the physical form of the City, and a respect for the salient features that give character to the City and its districts. It is concerned with both preservation and development, and not with one to the exclusion of other."



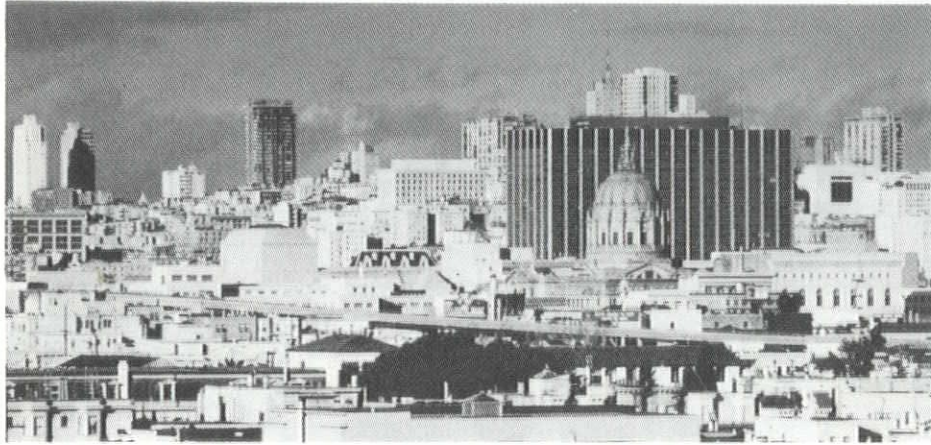
Low buildings along the waterfront contribute to the gradual tapering of height from hilltops to water that is characteristic of San Francisco and allows views of the Ocean and the Bay.



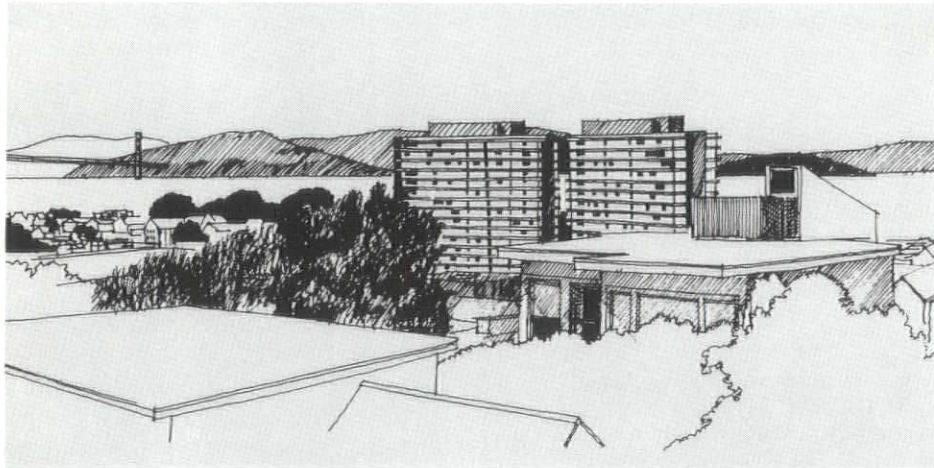
Buildings on the downhill side of streets placed on stilts do not relate to the ground visually and create useless, unattractive space beneath.



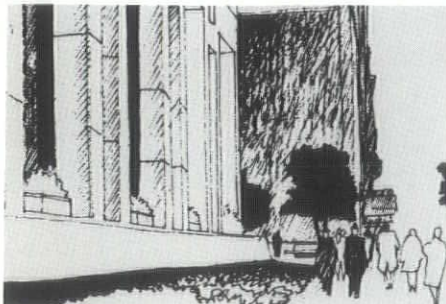
Larger public open spaces surrounded by irregular buildings are poorly defined.



A long or wide building becomes excessively bulky in appearance when its height significantly exceeds that of buildings in the surrounding area.



Bulky buildings that intrude upon or block important views of the Bay, Ocean or other significant citywide focal points are particularly disruptive.



Office lobbies usually lack interest for the passerby, and they can detract from a good shopping environment.



Major office buildings contribute more to street life if they have commercial activity at ground level.

Urban design is an integral part of the planning process — the end product translated into three-dimensional physical terms of planning decisions made by the City Planning staff, the City Council, the Planning Commission and the Mayor. Each decision, whether a General Plan change, a zoning change, or the location of a new freeway (H-3), stadium, park, or hospital has inherent functional and spatial as well as social, economic, and cultural consequences.

We must, therefore, always keep in mind that our City is continually in the process of being designed by our policy makers, although inadvertently.

The problem confronting planners (and particularly those in governmental agencies who are charged with shaping our city) is their inability to make systematic judgments about the three-dimensional aspects of the urban environment.

This is aptly demonstrated by the City Planning staff (particularly those concerned with long-range policy planning), who refuse to recognize that while much of their recently revised General Plan consists of written statements of policy, the full function of their plan cannot be realized without an understanding of the underlying three-dimensional spatial, as well as functional implications of the policy statements of the Revised Plan.

The Revised General Plan makes specific policy recommendations for Islandwide growth without an accompanying analysis of the subsequent urban form

Continued on page 6

Mulling it over with...



MOLLY MOLENhoff

The way I've been touting the advantages of using Decramastic roofing tiles wherever possible may seem to some people that I'm protecting an investment in L. J. Fisher Co. the manufacturers of Decramastic. Well, that wouldn't be too bad an idea, but I simply want to stress the practicality of using this tile in Hawaii. I could give you an article of superlatives about this product and why you should use it but in the wake of our recent rain storm I would like to present the results of a DYNAMIC WATER INFILTRATION TEST performed by Approved Engineering Test Laboratories of Los Angeles.

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INTRODUCTION

The purpose of this report is to present the testing methods employed and the results obtained during the performance of a Dynamic Water Infiltration Test on roofing shingles. The product submitted for testing was "Decramastic," asphalt and slated granule covered shingles, the thickness including galvanizing. Each dis-assembled shingle measured 34-1/8" wide by 15-3/8" high, and when assembled (mounted) measured 32" wide by 14-3/4" high.

INSTALLATION DETAIL

The shingles were installed on an open wooden frame, and attached to 2" x 2" battens, located 14-3/4" O.C. Alternate means of attachment were used to secure the shingles to the battens at the lower edge of each over-lapping shingle. Some shingles were attached by four (4d) galvanized nails, and some by four (4) 1" long galvanized staples. The assembly of twelve (12) full courses of shingles, with three (3) shingles in each course, and ridge condition was installed on a test roof deck for testing. The pitch of the test deck was 4" in 12".

TEST PROCEDURES AND RESULTS

An aircraft wind generator, with four (4) foot diameter propellor, and capable of providing a slipstream velocity of 120 MPH, was placed sixteen (16) feet downstream from the assembled roof deck. Water was added to the airstream by means of a spray grid nozzle. The simulated rain was equivalent to 10" per hour. The wind blast, and water were applied to the exposed side of the shingles for a period of fifteen (15) minutes. During the entire testing period, the unexposed roof shingles were visually examined for water infiltration. At the conclusion of the fifteen (15) minute period the following results were noted:

No water penetration was noted to occur.

I believe we can conclude that with a Decramastic roof, water problems are non-existent.

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Urban Design

from page 5

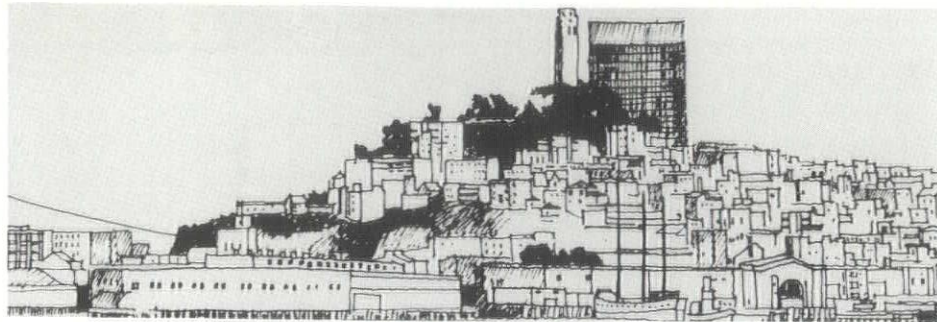
implications. It may very well be that, had the urban design consequences been evaluated as an integral part of the revision program, the planning department's recommended growth policies could have taken on quite a different form and direction.

It is only logical to expect every planner to be aware of, and concerned with, the designs resulting from the planning process, however unrealistic it may be to expect every planner to be a talented designer.

There is still the more basic question raised by the local chapter of the American Institute of Planners as to whether the (so-called) revised General Plan is truly comprehensive, since it focuses on only two issues — Housing and Population — at the expense of other equally important aspects of the plan such as economic activity, transportation, recreation, environmental quality, etc.

The AIP's rather critical review of the City's revision program questions the adoption by the City of a particular growth policy without knowing the full impact of its decision on these other factors. They remind us that the State courts have ruled that piecemeal planning is illegal, and consequently, the legal aspects of the present GPRP should be thoroughly reviewed before the new plan is adopted.

What this points out is that we may in fact have produced a rather sophisticated housing study, but not a General Plan. It is therefore useless as a point of departure for analyzing the City's urban form consequences.



Bulky Building creates most visual disruption against smaller structures.

Perhaps the most appropriate example of urban design within the comprehensive planning process is the Urban Design Plan for San Francisco. This document is a rather detailed policy guide describing fundamental objectives, principles, and policies for guiding the physical character and orderly growth of the City.

One need only to compare the detailed policy statements of the San Francisco General Plan with those of the revised general plan for the City & County of Honolulu to realize how little direction the statements contained in Honolulu's plan really give.

Unfortunately it is impossible within the scope of this article to demonstrate the true specificity of the San Francisco Plan, since each principle is followed by several subcomponents.

Furthermore, the principles and policies are conceived in such a way as to guide development for the city as a whole, as well as for each neighborhood, which the Honolulu GPRP does not do.

Despite its level of specificity the San Francisco Plan "is not (considered) a development plan or program to determine precisely what should be done," rather, "its substance is 'policy,' which is a guide and directive for courses of action and decisions that will be made in more specific situations."

The San Francisco Urban Design Plan is described as an integral component of that City's General Plan Revision program. It is a response to issues relating to City Pattern, Conservation, Major New Development, and Neighborhood Environment.

In relation to each of these issues the plan contains appropriate objectives, fundamental principles, and a series of policies necessary to achieve the overall objective for a better living environment.

Our concern here in Honolulu with urban design is basically two-fold:

1—How do we address the issue of urban design within an Island-wide framework?

2—How do we address some of our more immediate urban design related issues such as Waikiki, Punchbowl, Makiki, Thomas Square, and others?

For the first, there is no alternative but to encourage the City Planning staff to re-evaluate the General Plan Revision program in light of an 'explicit' urban design component.

For the second, remedial action must come through the use of existing tools and local design expertise. There is really no problem in developing an urban design plan for Waikiki. We have the expertise.

For areas of historic or cultural significance such as Thomas Square we have the CZC's special Historic, Scenic and Cultural District vehicle.

For high-rise construction in general we need only to develop criteria which is related to the user and public-at-large.

We have enough tools at our disposal such as the transfer of development rights, the power of eminent domain, taxation, persuasion, and so forth, to begin to solve some of our more pressing urban problems.

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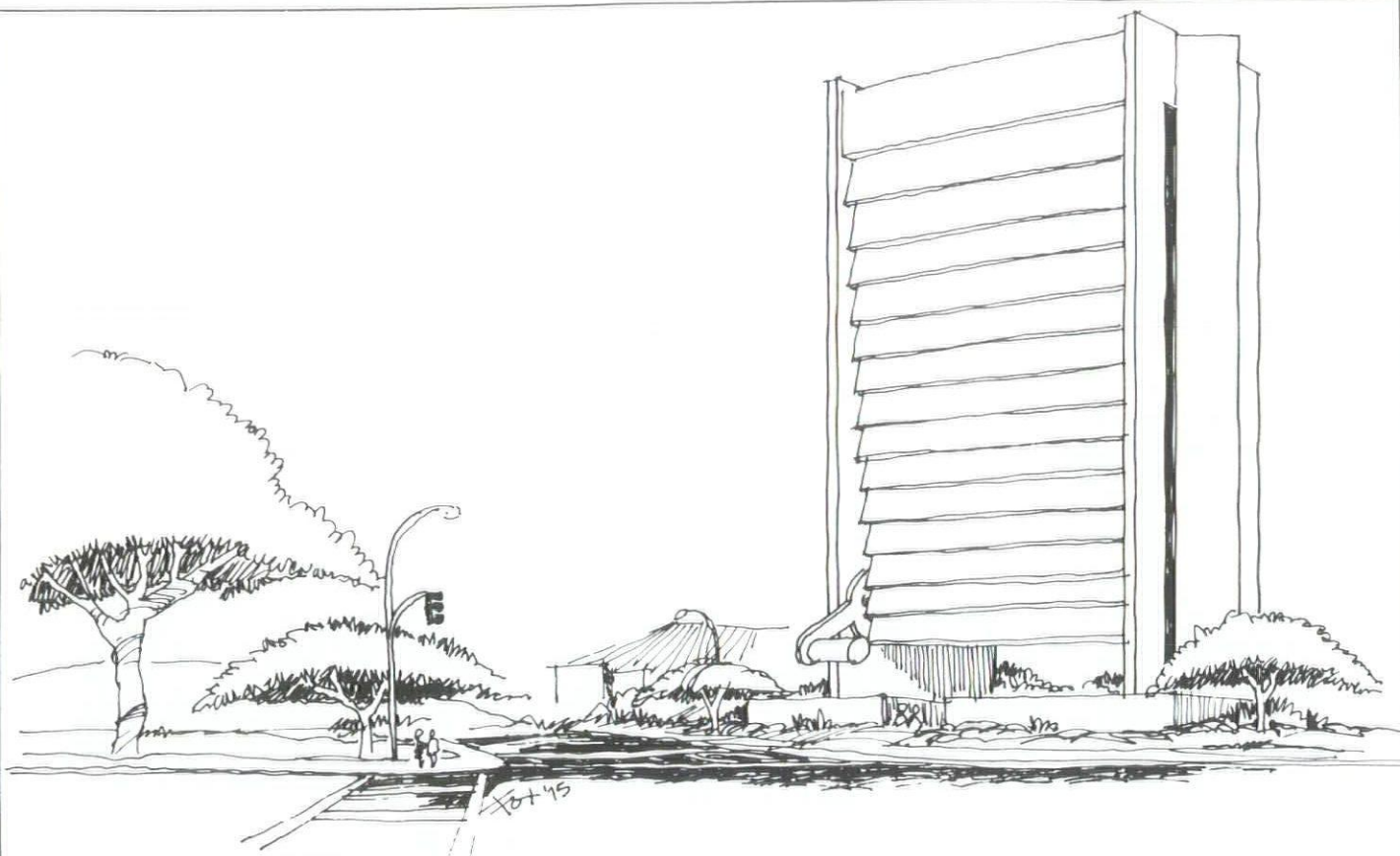
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The new municipal office building was dedicated in December of last year. The City Administration is particularly happy with the new energy saving air conditioning system.

Letters

I now have it solved! Re Stan Mofjeld's Planned Dev Procedure chart, (HA 12/74).

The black dot (after Pre-Application) is the plan view of a deep, slippery well from which it has taken 18 to 24 months to climb out.

The stygian dot on the right is another plan view of a deep hole where all ends up. Dust unto dust, and all that jazz.

Simple, once it is critiqued.

Ted Green

Ed. The sides of which are kept lubricated by a slippery staff.

Ray Cain's cartoon in the November issue of the salutary role plants can play with buildings also offered a subtle comment on the presentation of the 1974 Honor Award winners on the preceding pages. The contributions of the landscape architects were cited specifically by the jury for several

of the winning entries. However, only the building architect was given credit.

This particular awards program was not unique in its oversight — many wear "blinders," citing only the contribution made by the member of the design profession sponsoring the awards. Since most design today is an interprofessional collaborative effort, why not credit where credit is due?

— Janet Thebaud Gillmar

Ed. Right on.

In the 10/74 HA an article by Carol Shradel, "How to Squeeze a Lemon" evoked several letters to the editor, this is a response to those letters.

I am delighted that my article "How to Squeeze a Lemon" was noticed in the Hawaii Architect. As for Mr. Cardew's hurt feelings I can only say he is doing his job. I am a critic and a critic brings pain as well as pleasure.

My comment on Mr. Cardew's

hotel had to do with a leak in the water system, he replied that the hotel was making money. Is that confusing to others, or only to myself?

As for the Kapalama Canal, one can view my remarks from several justified perspectives. (1) The canal itself smells. (2) The City's first plan to build housing without parking smelled. (3) The City and State's insensitive handling of bodies of water — canals, Salt Lake, etc., stinks.

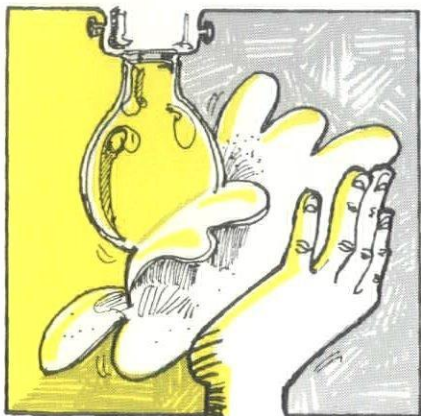
It is time for reckless truth to rear its unpopular head or the few chances for beauty will be passed by. A hotel is not a success because it makes money, a housing scheme is not sweet because it is put together with our tax dollars.

Hawaii Architect is a brave publication, I hope it will remain this way. I would love to read an article by Mr. Cardew or Mr. Devine on the artistic qualities of their projects, in these troubled times we can all use a good laugh.

— Carol Shradel

3 Lessons in Security Lighting.

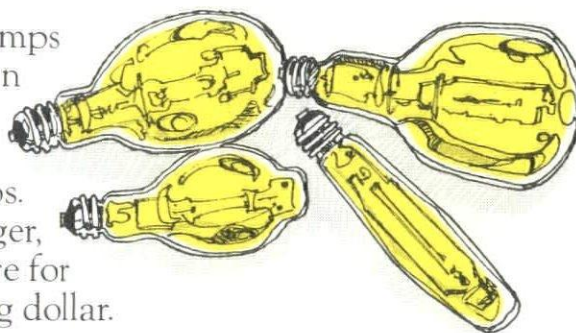
1. Cleanliness Counts.



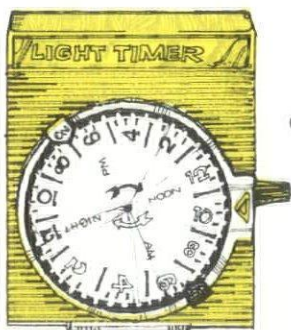
You'll increase lighting efficiency enormously with regular cleaning. It's hard to believe, but you can lose 30-40% of lighting efficiency due to dirty bulbs and fixtures. A frequent once-over with a cloth and soapy water should do the trick.

2. A New Light on the Subject.

Today there are many lamps around that last longer than incandescent ones. Like fluorescent, mercury, metal-halide and sodium lamps. And because they'll last longer, you'll be getting more for your lighting dollar.



3. Get your timing perfect.



You don't have to panic about forgetting to turn on your security lighting system. Photo-electric cells or timers can do the job for you.

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A Critique: The General Plan Revision

by Mark Hastert AIP

and The Hawaii Chapter American Institute of Planners

The proposed objectives and policies for the revised General Plan, one alternative of which the Planning Commission of the City & County of Honolulu is being asked to recommend for adoption, is an improvement over the existing plan in that it is an attempt to get away from the map-oriented philosophy of the 1964 General Plan.

The objectives and policies are of a general nature and references to specific land use boundaries are avoided. Planners have always sought to maintain this general character for the plan so that it continues to serve as a long range tool for guiding community development rather than a map which needs to be constantly amended with each change in land use.

Planners would prefer to prepare a general plan without including any map at all; and yet all find that it is virtually impossible to do so. Although the GPRP has eliminated the existing land use map, it continues to utilize the development boundaries established by the amended 1964 Plan. (These are not to be confused with the State's urban boundaries.)

The old plan has often been criticized by the present County planners as being initiated by land-owners and developers and lacking in an overall growth policy or direction.

The revised plan is said to be government initiated, meaning that any new development will be primarily for the betterment of the community rather than the developer or landowner. However, the revised plan has opted to fall back on the 1964 Plan for the new urban boundaries rather than become involved in a detailed analysis of these boundaries.

Although this was deliberately done in order to ease the transition from the old plan to the new one, as well as to avoid making the boundaries a major issue in the plan adoption process, these boundaries are still a reflection of private interests of a decade ago and should be reviewed under present conditions and growth policies.

In their community presentations, the County planners have referred any discussions of detailed land use boundaries to the proposed regional Development Plan or DPs. However, in the physical development policies for both the Intensive Growth Plan and the Directed Growth Plan, it states, in reference to the bound-

dary line between urban and non-urban uses, that "since it is not a fine line which is precisely drawn, the boundary line is not to be amended" (pp. 19 & 52).

Does this mean that even the development plans, which will have a far greater emphasis on physical analysis and community involvement, will be bound by this old 1964 line? Shouldn't it be the new DPs which determine this line, based on the General Plan's objectives and policies, rather than adopting the boundary as a non-amendable item in the new General Plan?

The General Plan Revision Program has been criticized for focusing only on the housing issue at the expense of other equally important aspects of the plan such as economic activity, transportation, recreation, environmental quality, etc. This criticism is justified in that the County is being asked to adopt a particular growth policy without knowing the full impact of its decision on these other factors.

However, the GPRP staff has elected to revise each element in detail and adopt them on a piecemeal basis rather than revising the entire plan on a comprehensive but broad-brush basis. Perhaps this approach is justifiable, since the 1964 Plan was a broad-brush "quickie", and it has proven to be

Mark Hastert, a planner with Belt Collins & Associates, Ltd., presented this program as testimony for the AIP before the Oahu Planning Commission in October of 1974.

inadequate from the day it was adopted.

The State courts have ruled, however, that piecemeal planning is illegal, and consequently, the legal aspects of the present GPRP should be thoroughly reviewed before the new plan is adopted.

Nevertheless, if one of the proposed alternates is adopted, it must be remembered that these other elements have not been analyzed sufficiently, and that possible conflicts may occur. Consequently, any decisions or commitments which may have a detrimental impact of an irreversible nature on another element should be delayed until that element can be fully studied.

The major implication of this statement is that if the County adopts the Directed Growth Plan (and the Evaluation of Alternative Residential Policies makes a strong case for this plan), no actual commitments such as County urban zoning or public improvements should be made until the economic, environmental, and any of

the other elements which may have a significant impact, are studied in detail.

The problem with this approach is time. The Planning Department first outlined its General Plan revision work program in April 1970. In October 1970, the GPRP staff indicated that they would complete the residential element of the revised plan by the end of 1971. We are just now seeing the fruits of these efforts, 2 and a half years behind schedule. Though there were undoubtedly unforeseeable delays, it is unnecessary to be dragging out the study of just one element for such a lengthy period.

Hopefully, the data base and the methodology is now sufficiently developed so that the economic element, which is the next to be studied, will progress at a much faster rate. The prospect of another decade of study before all of the nine elements or functional areas outlined in the City Charter are analyzed in detail is a disconcerting thought for Oahu's decision-makers, who will be basing their judgments on incomplete information during that period.

We would suggest that the Commission, in its recommendations

to the Council, place a heavy emphasis on the need for prompt completion of the study of these other elements. The possibility of imposing a time limit should be considered as well as the desirability of studying several of the elements concurrently.

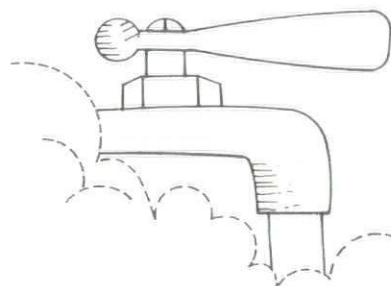
A related concern involves the preparation of the new Development Plans. These Plans, which will cover shorter range regional development programs and replace the existing Detailed Land Use Maps (DLUMs), are supposed to be initiated next year. However, since islandwide policies have only been revised in the areas of population and housing, it will be very difficult to establish the parameters for the remaining elements of the DPs.

For instance, it would be impossible to do a Development Plan for the central Honolulu area without knowing the islandwide economic development policies and the impact that the proposed economic activities in Ewa would have on the downtown area.

It would be equally difficult to establish protective measures for elements of the natural environment in each Development Plan area without some overall guidelines for environmental protection on an islandwide basis. Consequently, we feel that significant gaps still exist between the Development Plans and the Revised General Plan in its present form.

The Department of General Planning has submitted five alternative growth plans for the Commission's review and recommendations. Of these, two have been

Continued on page 12



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A Critique: The General Plan

from page 11

selected for detailed discussion. The analysis of residential demands is very thorough and presents a very strong case in favor of the Directed Growth alternate as being advantageous in providing lower cost housing in a lifestyle which is relatively compatible with our existing way of life.

The Intensive Development alternative is appealing because it does not require the use of prime agricultural land in the Ewa region. However, it does require the intensive residential development of all lands presently designated for urban uses on the amended 1964 General Plan including such areas as a large part of the Waikane-Waiahole Valley area and every ridge and valley between Hawaii Loa Ridge and Makapuu Point.

It would also mean the end of construction of all single-family developments and the gradual conversion of existing single-family areas to multiple-family communities.

Large government subsidies would be required to provide low-cost housing in the urban area because of high land costs and the need to utilize high density structures which have proven to be more expensive to construct than lower density, low-rise apartments and townhouses.

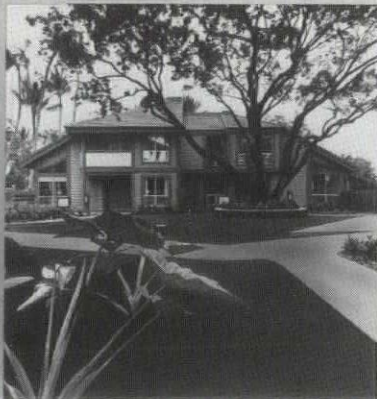
Directed Growth, on the other hand, would not require such intensive development of the fringe areas, but would allow them to retain some of their rural or natural character except under long range, high growth conditions. The ultimate withdrawal of approximately 10,000 acres of prime agricultural land in Ewa (about 20 per cent of the existing agricultural lands on Oahu) will substantially affect the Island's

Continued on page 14

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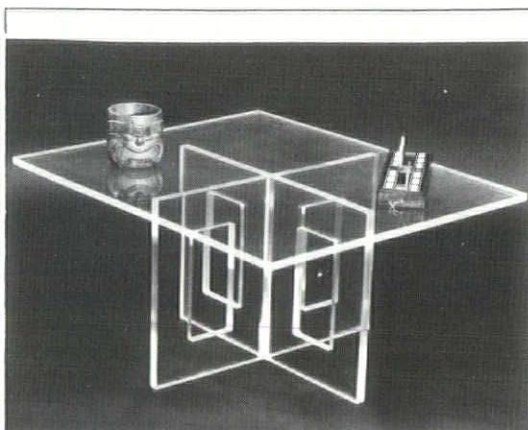
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A Critique: The General Plan

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agricultural potential.

The actual economic impact of this withdrawal has not been determined, however. Presumably, it will be a major aspect of the economic activity element of the GPRP, which is to be studied next.

Considering the current price of sugar, we should be looking carefully at the impact of withdrawing sugar lands versus, for instance, the pineapple lands of Central Oahu in terms of long range benefits to the Island's economy. Similarly, we would like to be assured that 10 years from now, sugar is not a more viable industry in the Islands than tourism.

The rationale for utilizing agricultural lands for residential development has been questioned for many years, especially if the cost savings are not passed on in the form of lower housing costs to the buyer. In their Directed Growth alternate, the County planners show that lower priced housing can be obtained by utilizing lands purchased at agricultural prices for residential development.

Although the ability of the City to obtain lands at these reduced prices has been questioned, the GPRP staff contends that it will only direct growth into the Ewa area if an agreement can be worked out with the landowner which would accomplish this objective.

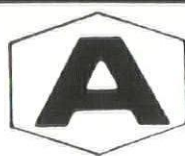
If such an agreement could not be reached with the major landowner, then growth would be directed into Central Oahu.

The staff emphasizes that growth could not be directed into both areas or the potential infrastructure cost savings could be negated.

The question we raise here is whether, at the present time, an



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agreement could be negotiated which would cover the entire long range planning effort for the Ewa or the Central Oahu areas.

Once the City has committed itself to a directed growth policy in either of these areas through public infrastructure improvements, the landowner will then have the upper hand in any new arrangements since the City will not be able to redirect its growth without substantial economic losses.

In general, we can see the potential advantages that the Directed Growth alternate has to offer with regards to meeting the housing needs of our community. However, we also feel that there are certain aspects of an intensive growth policy which have not been thoroughly explored and could be incorporated into a modified directed growth plan.

It has been pointed out by others that the Kakaako area has not been programmed for the intensive development that many feel it is capable of accommodating. We suspect that there are other parts of the central business district, Kalihi-Palama, Kapalama-Moiliili, and even the central industrial district where greater intensification could be accommodated. This should reduce the demands for new urban lands under the Directed Growth alternative.

Our final concern, and one which has been a problem since the inception of the revision program, is communications. Although by nature such a program is incredibly complex (as these documents attest), it must be put into simplified and understandable terms for both the decision-maker who has to act on it and the citizen who has to live with it.

From the beginning, the GPRP has been plagued by a lack of

visible direction and program goals, as evidenced by its difficulty in getting funding from the Council and the disenchantment of citizen groups at the regional workshops.

There has been very little attempt to explain numbers or concepts in a way that laymen can relate to them. For instance, I doubt that many people realize that when the Directed Growth plan calls for over 50,000 low density dwelling units in the Ewa area, that most of this is to be at 14 units per acre rather than the conventional 4 to 5 units per acre for low density housing.

This means that even under the Directed Growth plan, virtually all new low density development will be of the townhouse/garden apartment variety rather than single-family housing as we know it today.

Communication in planning is essential to the implementation process, for it is only through a mutual understanding of the Plan and the process, as well as a cooperative effort by all concerned parties, that we will continue to be guided down the most desirable path.

This testimony is the AIP's attempt to communicate its feelings to the Planning Commission at this critical point in review process. As the only organized group of professional planners in the state, we feel it is our responsibility to the community to raise questions and even criticize the Plan where we feel problems still exist.

In summary, we offer the following recommendations for consideration:

1—Do not utilize the amended 1964 General Plan to determine future development boundaries. Rather, let the proposed regional

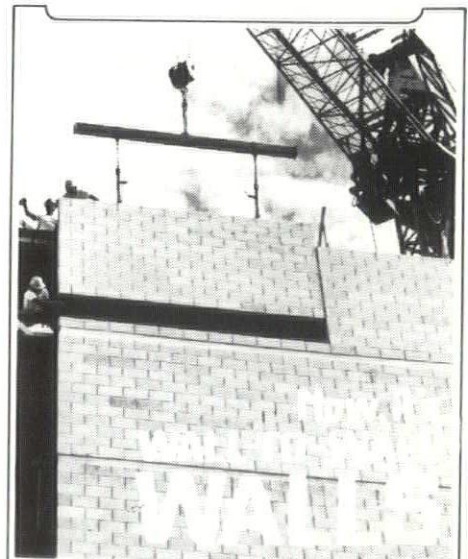
Continued on page 18

Keeping Hawaii Plastered



Galvanized metal lath & channel iron served as a base for these portland cement plaster formed termite nests. The lath framings were formed by lather apprentices in the school shop, transported to the zoo and placed by Jack Tropp and Jerry Marr. The plaster apprentices then completed the shapes of portland cement.

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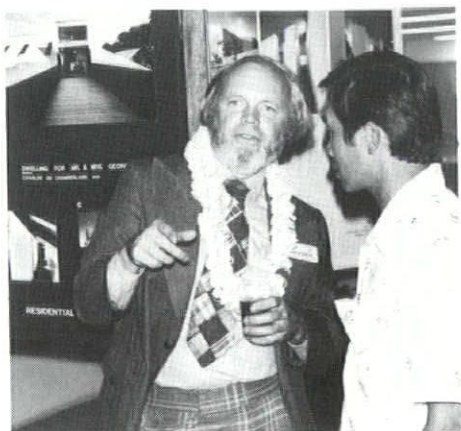
Installation of Officers

Chapter Officers 1975

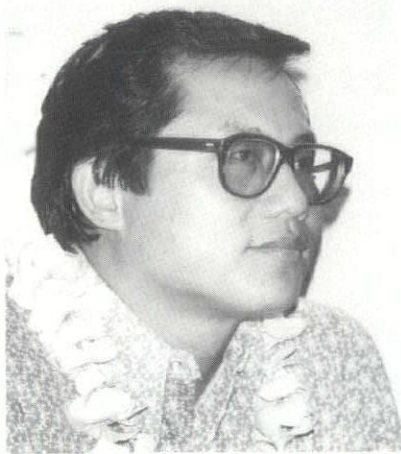
The Installation of the 1975 Officers of the Hawaii Chapter AIA took place at an informal banquet at the Chapter Office on December 12, 1974. A departure from the formal dinners of the past, the stand-up buffet prepared by the WAL was an overwhelming success. The food was good, the price was low, and the emphasis was on good conversation. By general consensus, it was one of the Chapter's most enjoyable events.

Even the installation ceremony was low key and mercifully short. Outgoing President Sid Snyder outlined the activities of the past year, and incoming president Owen Chock, risen, though not recovered, from the flu outlined his plans for the coming year.

The evening was an excellent example of the value and usefulness of the new office to enable the AIA to do more for its members. Let us hope it will set an example for future meetings.



Owen Chock — President



Attended Hilo High School, the University of Hawaii and graduated with high honors from the University of Pennsylvania, where he was president of the Architectural Society, vice-president of the Fine Arts Council and a member of Tau Sigma Delta honorary society.

Was in the U.S. Army Combat Engineers.

Associate Director of Hawaii County YMCA, where he organized 50 clubs. Is presently on the Advisory Committee of the YWCA of Oahu, and a director of the Kaimuki-Waialae YMCA.

Three-term past chairman of the Board of the First Chinese Church of Christ, a panelist on Church Planning for the National Conference on Religious Buildings, a trustee of the Hawaii Conference Foundation, and is Program Executive of the Advisory Committee for the United Church of Christ.

Past president, Kiwanis Club of Waikiki.

National Chief of the Kaimuki Y Indian Guides.

Plays tennis, volleyball, golf, sails. Used to run track. Has coached basketball, baseball and softball.

Was an instructor of mathematics at Hilo High, and taught eschatology while at the University of Pennsylvania.

Is presently a principal of EDW, Inc., Architects & Planning Consultants. Previously was project director for Ossipoff-Chang Joint Venture at Honolulu Airport, with Sam Chang, WWA&T, Wimberly & Cook, Johnson & Perkins.

Was president-elect of Hawaii Chapter AIA, and has been a past Treasurer, Director and Chairman of Membership and Professional Practice Committees. Is a charter member of CSI.

Wife: Leona. Children: three.

Edward R. Aotani — Vice President



Principal of Aotani and Hartwell Associates, Inc. Hawaii Chapter Honor Award, 1971.

Attended the University of Hawaii and University of Oklahoma — Bachelor of Architecture.

Institute Committee on Office Practice, past chairman of Hawaii Chapter Office Practice & Compensation Seminar Committees, Important Issues Task Force, Chapter Secretary, Director.

President of Hawaii Chapter of NAHRO, District Councilor of ASTM.

Wife: Ethel. Children: Dean - 11, Dawn - 9



Elmer (Red) D. Phillips — Director

Principal — E. D. Phillips and Associates.

Carnegie Institute of Technology, Pennsylvania State University (B. Arch.).

Chairman, Legislative and Special Events Committees.

Director of West Honolulu Rotary and of Goodwill Industries, Member CILCO, Chamber of Commerce of Hawaii, Mid-Pacific Country Club.

Wife: Dorothy. Children: Grey - 20, Abbie - 17, Alison - 13.

Dennis T. Toyomura — Treasurer



Principal — Dennis T. Toyomura, AIA

Chicago Technical Institute (B.S. A.E.), post graduate at University of Illinois, and Illinois Technical Institute.

Chairman, State & County contracts, Chairman: governmental contracts, legislative committees, Director, participation in Chicago Chapter committees.

Licensed: Illinois, Hawaii



Alan E. Holl — Director

Partner: Stone, Marraccini and Patterson, Pacific Division.

University of California (B. Arch., M. Arch.)

Member: Codes, Program, Dags — Fees Committees.

Chairman: Codes, Program.

Member: American Arbitration Association, Hospital Association of Hawaii, O.D.C., Rotary Club of Honolulu, Chamber of Commerce of Hawaii, Bishop Museum Association, Honolulu Academy of Art, Pacific Club.

Wayson W. C. Chong — Secretary



Presently employed by the City & County of Honolulu, Department of Transportation Services, Rapid Transit Planning (PEEP II).

Graduate of Mid-Pacific Institute and University of Arizona (B. Arch.).

Chairman of Membership and Program Committees. Member of Codes Committee.

Wife: Ruth. Children: Sunway - 3½.



Gene M. Miyatake — Director (Associate Member)

Employed by: Arthur B. Hanson, Inc.

Wife: Jacquelyn. Children: Gene - 26

Gordon D. C. Tyau — Director



Principal — Group 70 Lab, Inc.

University of California (B. Arch.), Columbia University (M. Arch.), Columbia Fellowship.

Member: Important Issues Task Force, Architectural Education Committees, Chairman Community Relations Committee.



Louis A. Fulton — Director

Principal: Louis A. Fulton, AIA.

University of Oregon (B. Arch.)

Member: P.R. Committee, Legislative Committees

Chairman: Awards Committee, three years.

Wife: Patricia. Children: Jennifer - 7, Amy - 6.

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A Critique: The General Plan

from page 15

Development Plans determine the urban line based on the objectives and policies established in the Revised General Plan.

2—If the Directed Growth alternative (or any of the other alternatives requiring the use of agricultural lands) is selected for adoption, insure that no irreversible commitments are made on those nonurban lands until the remaining elements of the GPRP (economic activity, transportation, natural environment, etc.) have been completed and their overall impacts are known.

3—Encourage the Department of General Planning to speed up the General Plan Revision Program and consider imposing a time limit on its completion, if necessary.

4—Investigate the proposed contents of the Development Plans and determine whether they can be prepared using only the revised population and housing elements of the General Plan.

5—Do not recommend adoption of the Directed Growth alternate unless adequate implementation measures can also be adopted, in order to insure that the objective of providing lower cost housing can be met.

6—Recommend that more intensive development of the urban areas around downtown Honolulu (especially Kakaako) became part of the adopted plan, thereby reducing to some degree, the demands for residential use of agricultural lands.

7—Insist that citizen participation be encouraged as a means of sounding out community goals. This can be accomplished by using materials and descriptions which laymen can understand and relate to in public presentations, and by visibly incorporating citizen input in the plan-making process as a means of gaining community support.

Build it Soft and Gentle

Hawaii to Portland with the SC/AIA

by Dale M. Lanzone

I don't think it's an unreasonable fear — after all, if skyscrapers were meant to fly they would have been conceived with wings.

Click, crackle, zzzzzzzzzzz, plfft, plfft:

"Good afternoon ladies and gentlemen, this is your Captain, Lance Ace speaking. I will be flying you to Portland this evening. We the crew of Flight 104 welcome you, and hope you have a pleasant flight."

Good Lord, it's the twentieth century, and I'm sipping technological gin 'n' tonic. Wonder of wonders! This tonic and I are meeting at 33,000 feet and 600 miles per hour. Portland is three drinks, dinner, and a first-run color movie away. (Don't you find it amazing that Alexander Calder has a painting circling the globe in the form of a 707?)

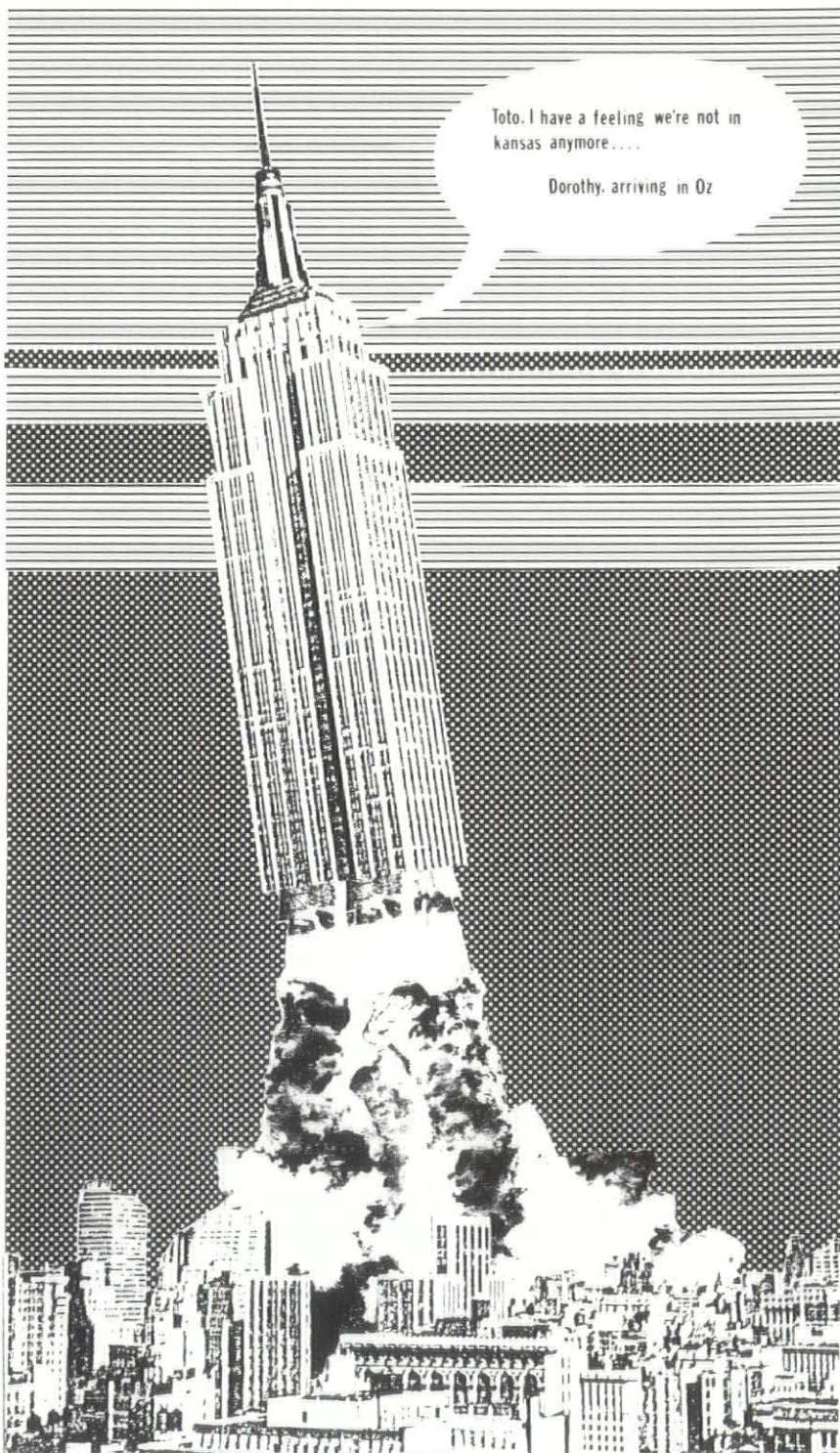
Portland, a city awaiting the convergence of a half-thousand architects and students. Aren't we a bit like those comic book heroes of the 40s — supersonic "persons" driving headlong through the stratosphere, destiny gripped in our teeth?

Hmmmmmmmm good gin, movie's not so bad either, think I'll take a nap.

Those in command managed to land the thin-skinned metallic tower. Some introductions were made in flight, and I departed the plane in the congenial company of Mr. and Mrs. Roger Lee, fellow high fliers, and superheroes.

By now it was late, almost midnight, a last chance for an airport-assisted ride to the Hilton was seconds from leaving and al-

Continued on page 20



Soft and Gentle

from page 19

most a half-mile away. Running, bouncing, and dragging our heavy luggage, we arrived at the station just as our bus pulled away — lucky for us the invention of the rear view mirror. My first encounter with Portland — a humanist bus driver willing to stop for three tired tourists.

In the face of the raw winds of 1974, I salute you Portland, lucky you are to have such emissaries of good will.

The Hilton name promised more than the Hilton was. As a matter of fact we were greeted in the lobby with some high energy skidrow drama: two L.A. hippies were in process of beating on a well-groomed, middle-aged, slightly intoxicated interior designer.

Standing in the midst of our luggage, which offered a minimum of defense against a scene of general chaos — all of this unbelievable activity with a background of shouting wild men and soft Muzak and a Romanesque lily pond festooned with bronze cat-tails. A truly mixed media event. Police came, the wild men exited, general apologies were transferred, and all good men went off to bed.

*"Things come, things go,
its been a long way up
from the bottom."*

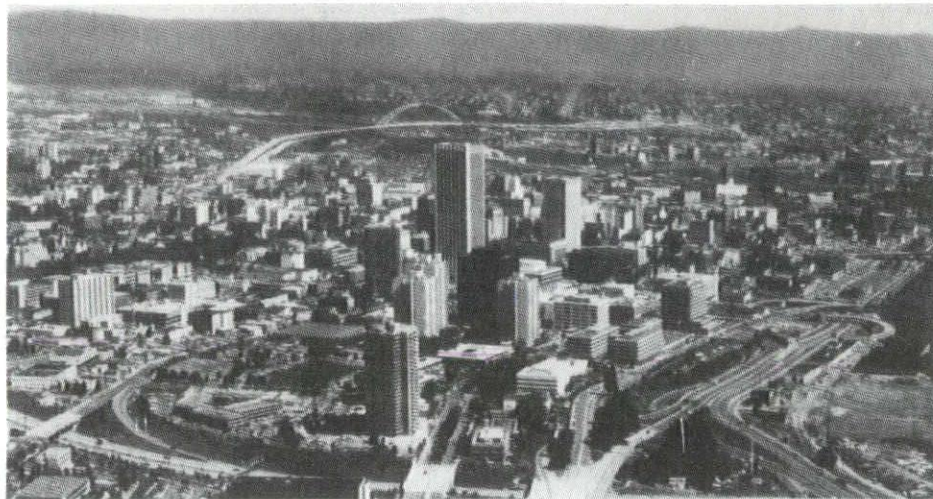
Anthony Saracus to
Dominicus Marcellus on
the evening Rome burned.

PHASE II

The rebirth of La Mancha

Deeply entrenched in the foundations of my psyche is the ever vigilant call to arms of Don Quixote. The vision of that rusted old poet charging down upon a world forever gone, sometimes I have the feeling we are always trying to solve the problems of a world forever gone. But not to worry; on the city, Charge!

Encounter the City: Northwest



Region American Institute of Architects convention at Portland, Oregon. This was a first for me, a student, and the Hawaii delegate for the SCAIA.

The morning after the night of arrival I found myself with some five hundred other architecturally related human beings in the great hall of the Hilton awaiting Allan Temko, the keynote speaker. I try to train my simple mind upon the situation at hand, analyze, or if that fails, casually record the images of coming history:

The Great Hall, with Architects a la Mode, five hundred plus people, some short, tall, old, older, middle and young, bald, hairy, bearded, mustached, male, female, and some in-betweens. A lot of people with divergent dreams, who have built, or have been a part of building similar, but dissimilar, things.

These people, together that day, waiting to hear the same address through very different ears — people who, for better or worse are married through the profession, to the fact of the physical world. A world of buildings, roads, rivers, open land and forests, the things and processes people cherish.

This gathering, these architects, are responsible for a billion tons of structured environment, so-to-speak — the physical history of a people. The keynote speaker said as much, and more. Allan Temko addressed himself to the question of a billion tons of building stuff.

Sweeping aside Mr. Temko's general tenacity, he quite simply said: be gentle with the things you build if you care to see a gentle people. Not a docile people. Americans will never be a docile bunch. But we can, if we choose, be a people who tend the needs of the sick, and weak. A people who realize this, now, is our time, and we should write our history with great gestures of human dignity.

You never know what other ears hear, or what other eyes see, but for me this message of human dignity was a welcome message.

PHASE III

Down to brass tacks,
and windmills.

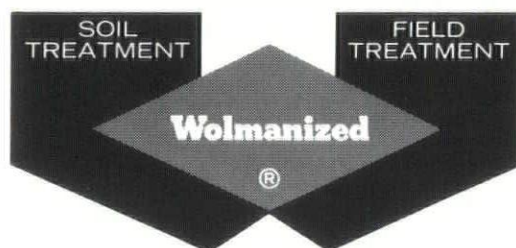
The convention work sessions began around noon of the first day. We formed into topic groups of 50 to 60 people. My group was to concentrate on commerce. Our section leader, a great energetic bearded fellow from the wilds of New York, led us in a discussion of topic procedures, and strategies.

It came to pass that we divided ourselves into five-man task forces, these forces were to go off, or out into the city, to confront various individuals who had been classified as local power brokers. My assignment was to encounter the executive vice president of the largest banking interest in Oregon. Lucky for me I had the support of three other architectural comandos.

Continued on page 22

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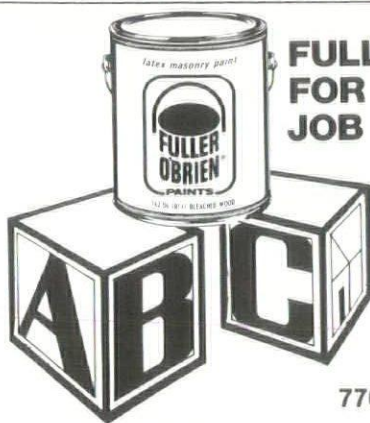
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Soft and Gentle

from page 20



Knee deep pile carpet, teak, oiled leather, dark tinted glass, the quiet of being on top of the world: the executive vice president's office, the bank's very own skyscraper. The encounter that ensued took the form of a polite question and answer session. Money and its controlled movement was the general focus of discussion.

The fact was already known: money is tight. Highly controlled movement of capital means a partially immobilized building industry. How long will this condition prevail? Six months? A year, maybe longer? It depends on — well — it depends on everything.

It depends on how you look at it.

We had returned and regrouped in the Great Hall of the Hilton. Drawings, charts, diagrams, various bits of information, were being tacked, taped and pasted to the walls.

To repeat: It depends on how you look at it. Two Architects were trying to determine the proper placement of a bit of select

information to see how it relates to the PG and E selection.

A gallant attempt, trying to make sense out of the various conversations, dialogues, and encounters that had been generated.

Saturday, the last official day of the convention, the plan was for all the various topic groups to digest and disseminate the information that the task forces generated. The digested information was to be transformed into presentations which would be displayed on the walls of the Great Hall.

And we did it.

After reviewing the various presentations, Governor Tom McCall of Oregon addressed the convention. His address had to do with hope, I think it went something like this: "The immense machinery of process digests well-meaning advice, and the product of our ideals becomes, once again, an addition to our problem . . . God knows, we try."

Of course this isn't what he said, it was just all I was able to hear.

So closed the convention.

PHASE IV

Conclusion.

Once again the great engines roar, the tower clears the runway and my pulse rate falls back to a somewhat normalized curve. The beautiful abstraction of the aerial landscape constructs itself outside my window.

"Will you have a drink sir?"

Yes, please; something cold, and wet; something to set the soul at ease, take away the fear of the fast high flight, something like gin 'n' tonic.

The graffiti of thought turns back upon itself with the images of the future in the form of a dream.

Portland — I'll remember you as a dream formed by a convention. The convention I'll remember as a dream formed by a question. The form of the question I'll remember as: Encounter the City? And what of the answer? Ask me no questions, I'll tell you no lies.

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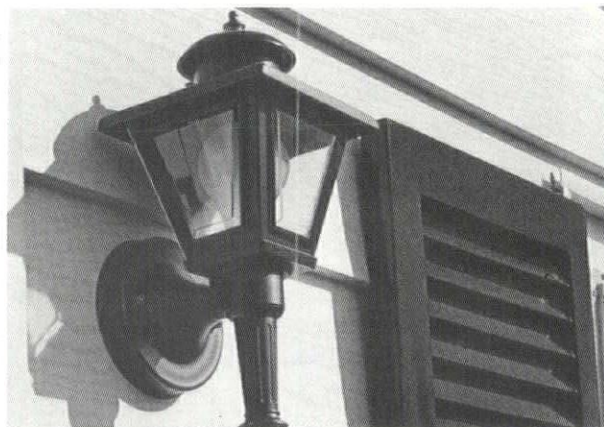
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The Bendominium

A Building for Our Time

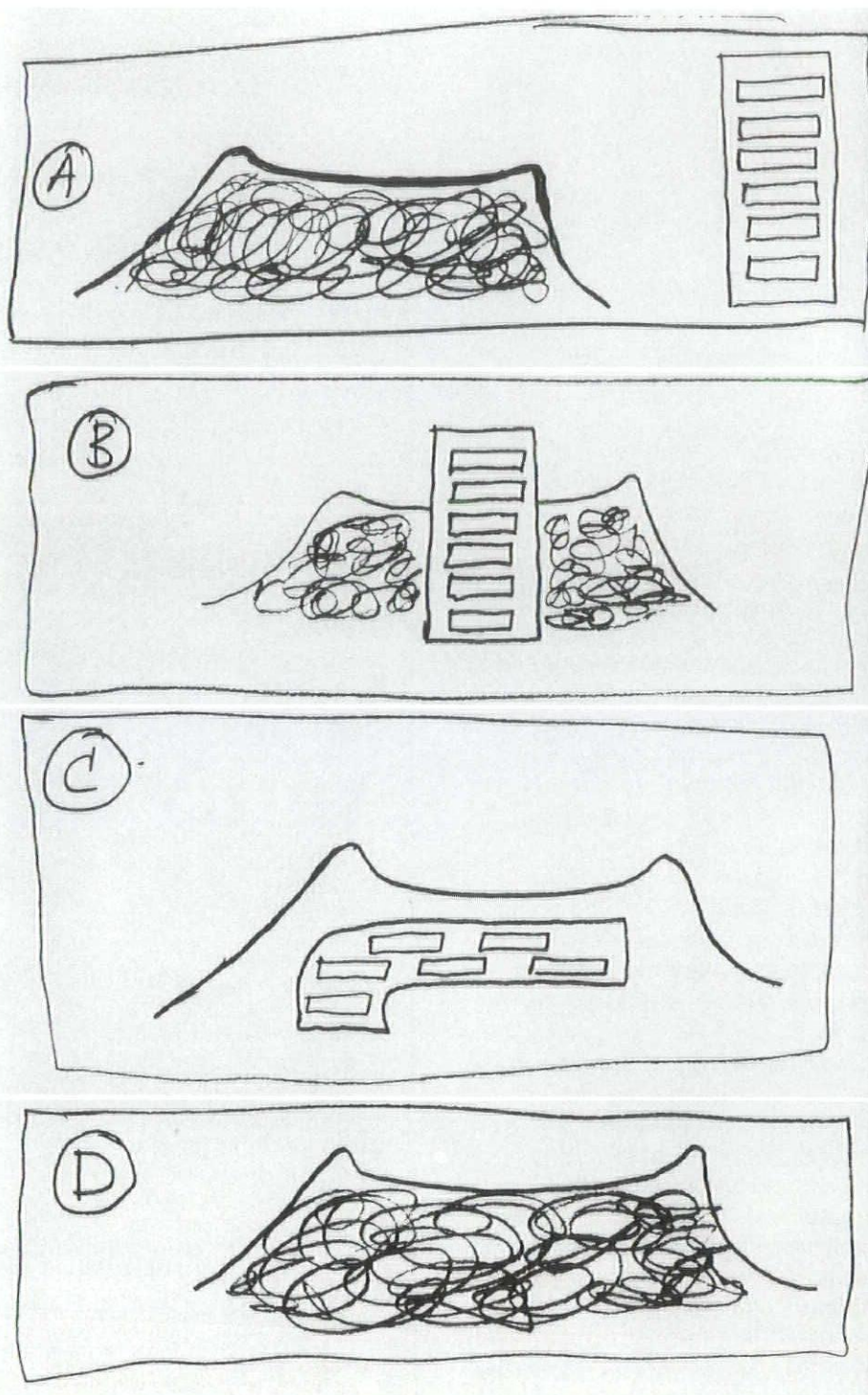
by Ronald H. Bafetti

It seems incredible that as late as last year, citizens of Honolulu were embroiled in efforts to prevent the development of a high-rise at the base of Punchbowl Crater. Incredible simply because, with the advanced technology that is ours today, there should have been no problem in keeping both the development and anti-development forces happy.

The major objection raised against the proposed high-rise was that it would debase the appearance of the impressive natural landmark, site of a national cemetery for war dead. The objection, while valid, existed solely because the developer involved was trying to solve conventional problems — providing more housing, making a fair return on his invested dollars — in a conventional Hawaiian way — by building a condominium.

The whole incident might have been avoided had the developer considered not a condominium but a "bendominium". That is, a bent condominium. To better understand the bendominium concept, refer to illustration A which shows a standard Punchbowl Crater and a standard condominium. Each of these entities is handsome in its own right but when combined, the result is less than pleasing (illustration B).

Illustration C shows a bendominium, simply a condominium built to conform to the contours of the site it must occupy, in place against Punchbowl Crater. Note that the bendominium does not exceed the natural height of the crater. In fact, it is considerably



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shorter, thus eliminating skyline desecration possibilities from the start.

At first glance, illustration C is certain to shock the viewer and trigger such questions as, "What keeps the bendominium from falling down?" and "Isn't the bendominium just a means of substituting a horizontal blight for a vertical one?" and even, "Who in the hell would live in the thing?"

The bendominium will not fall down. We have long had the world's most advanced technology as part and parcel of the American toolkit and have used it to do great things. Witness the Apollo space program and history-making medical adventures in which men's vital organs are routinely transplanted from donor to patient.

The technology available to the American building industry parallels the above examples and has given us such outstanding edifices as the Sears, Roebuck building in Chicago, the Transamerica pyramid in San Francisco, the World Trade Center in New York and our own Kuhio Park Terrace and the new Halawa Stadium, the very walls of which are guaranteed to move on a cushion of air at the press of a button. A bendominium would be architectural child's play in 1975.

The possibility of bendominium blight is virtually nonexistent simply because after the structure is put in place (illustration C), the natural vegetation that grew on Punchbowl's slopes prior to construction would be allowed to grow back, right up the face of the

Continued on page 26

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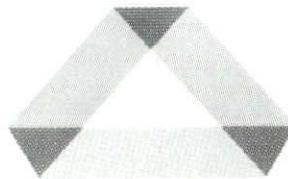
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The Benduminium

from page 25

building to hide it from view. Selected other species could be combined with the natural random growth to help occupants cut their food costs. Imagine how pleasant it would be to pick fresh coconuts, bananas, papayas — even pot, when it's legalized — without ever leaving your lanai. Illustration D shows the result, green enough to warm the very cockles of Tony Hodges' heart.

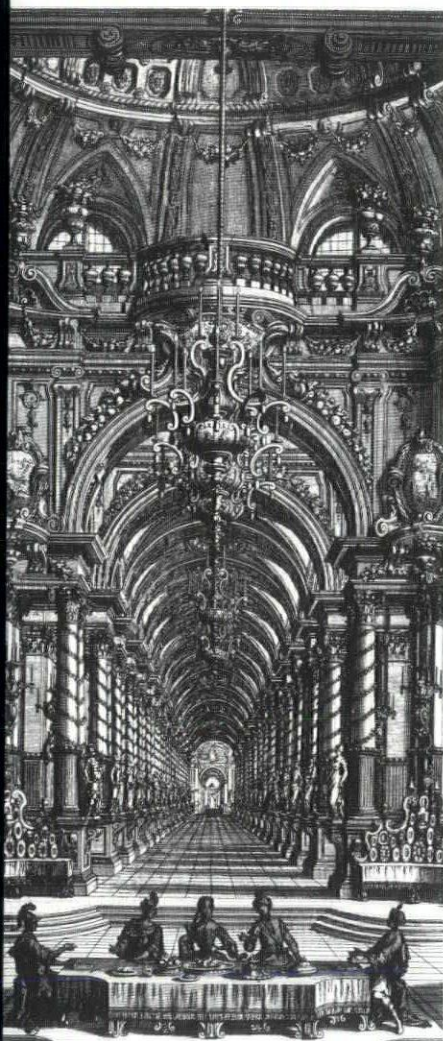
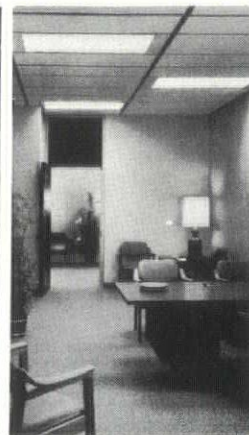
Filling the benduminium with happy occupants would pose no problems whatsoever. In fact, leasing agents and real estate salespersons might even feel chagrined, for the benduminium, combined with the current concern over ecology and the return-to-nature movement, will surely make the Hawaiian realty industry the seller's market it once was.

The only potential threat to happiness in a benduminium would be a request by Euell Gibbons to purchase a unit. Gibbons' peculiar eating habits might force him to begin attacking the sturdier, more exotic vines and other vegetation used to hide the complex once he'd worked his way through the domestic food bearing greenery.

So long as Gibbons is firmly instructed to confine his grazing to the nearest Safeway, the benduminium should become the ultimate answer to housing in land-short Hawaii.

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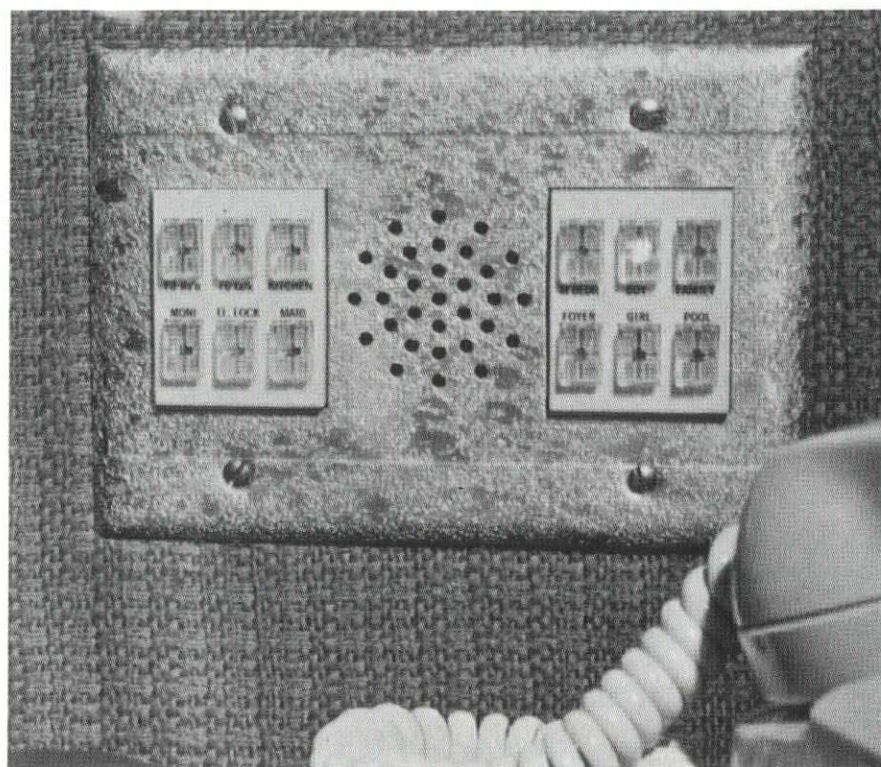


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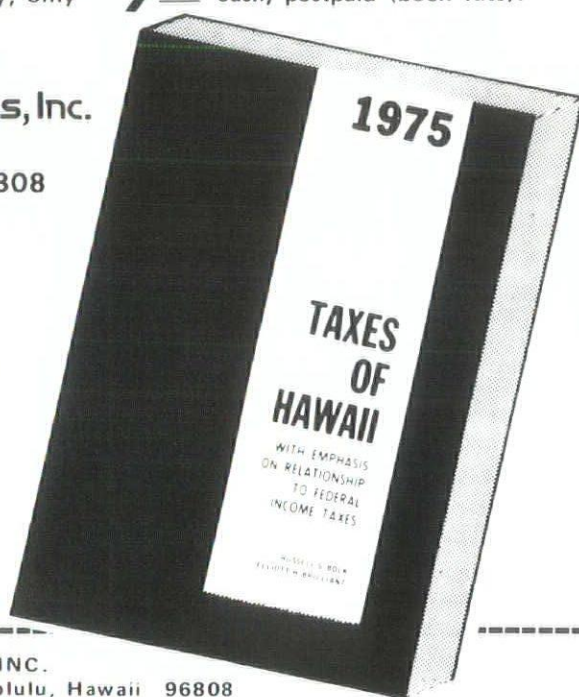
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That's how it could be unless we all pull together.

Members of the American Institute of Architects and related organizations are invited to join the Hawaii Council for Culture and the Arts and add their voices to the growing numbers of people throughout the state who have expressed their concern for the arts.

Basically, the Hawaii Council for Culture and the Arts (HCCA) is asking for an investment in the future of the arts and humanities in Hawaii and is asking for people to unite in order to be a more powerful influence for these arts.

Much can be done for the arts if citizens band together to make their convictions known. In numbers there is strength.

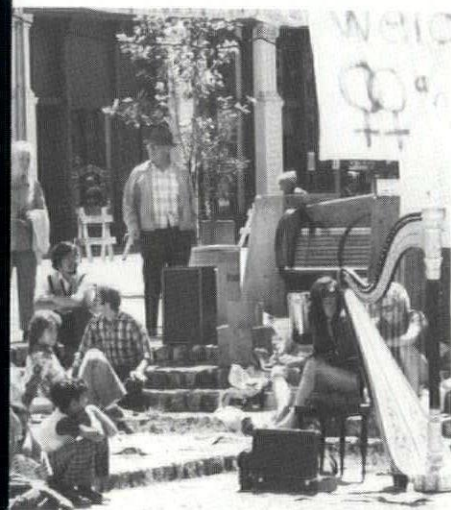
The Council will not be listened to seriously until it can prove to our government bodies and to the general public that it has a membership of thousands "out there" supporting the arts.

Other states with active and powerful arts councils now appropriate considerable funds for the arts: New York, \$34.1 million, Michigan, \$2.2 million, Massachusetts, \$2.6 million.

Nationally, the federal government has appropriated through the National Endowment for the Arts, \$74 million for the arts for the current fiscal year.

Additionally, a new organization, Advocates for the Arts, headquartered in New York, is aiming to convince all our states that much can be done for the arts if citizens band together to make

Culture



their wishes known.

Thousands of people throughout the state are already receiving the monthly Newsletter/Calendar on cultural events. In other areas, the arts council is more and more becoming an "Information Central" as requests for information on activities, events, and the arts in general are received. HCCA also aims to serve as a clearinghouse for dates.

As HCCA grows, it will work to assist cultural and artistic groups and organizations and individuals
Continued on page 30

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to strengthen their activities. Among its services will be management advisory assistance, development of a broad and far-reaching program of public education to help make culture an indispensable household word, and assistance in fund raising.

Relationship to the State Foundation on Culture and the Arts.

The HCCA will also assist the State Foundation on Culture and the Arts and other government agencies involved in culture and the arts to carry out their objectives.

As a private group, the Council will complement the work of the SFCA, which is the official state arts agency.

The two organizations are independent, yet cooperate one with the other.

Membership in the Hawaii Council for Culture and the Arts

Among the membership of the HCCA are art supporters, art producers, and art consumers. Interests reflected are many: architecture and the environment, restoration and preservation, museums, humanities, dance, drama, literature, poetry, music, opera, ethnic heritage, design, the visual arts, crafts, film, folk arts, parks, and education.

Following are the categories of membership: General Membership \$10; Professional Artist \$6; Student, Senior Citizen, Model Cities Resident, \$2.

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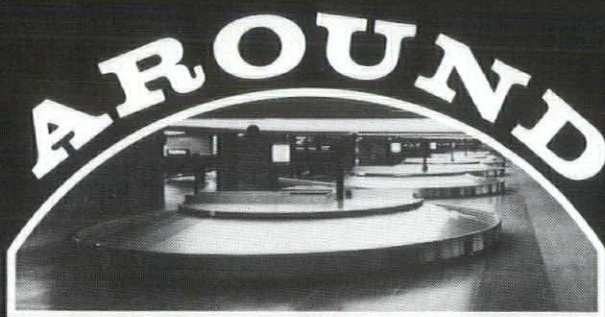
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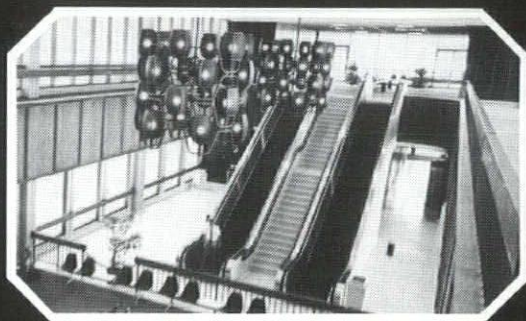
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