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HAWAII ARCHITECT

November, 1979



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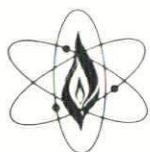
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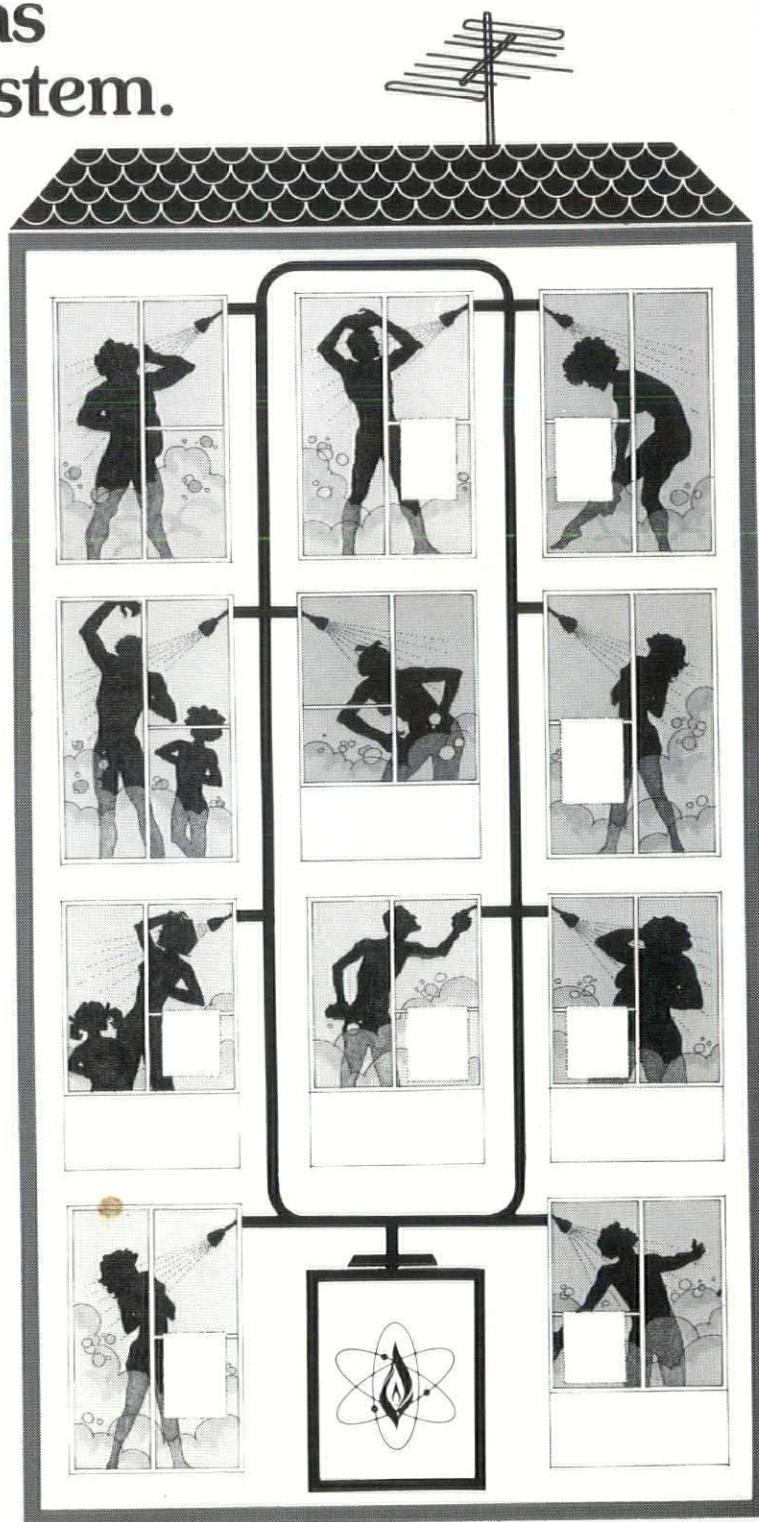
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Volume 8, Number 11

November, 1979

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LAURELS

HS/AIA Awards Program

Lucy Henriques Medical Center

by STONE, MARRACCINI & PATTERSON

ARCHITECT

Stone, Marraccini & Patterson, Pacific Division

Principal in Charge: E. Alan Holl, AIA
Project Architect/Designer: William Guy Garwood

STRUCTURAL ENGINEER

Martin & Early

MECHANICAL ENGINEER

Ferris & Hamig, Inc.

ELECTRICAL ENGINEER

Bennett & Drane Electrical Engineers, Ltd.

CIVIL ENGINEER

Neighbor Island Consultants

LANDSCAPE ARCHITECT

Fowler, Bergman & Associates, Inc.

GENERAL CONTRACTOR

Constructors Hawaii, Inc.

LOCATION

Kamuela, Hawaii

BID DATE

November 13, 1975

CONSTRUCTION PERIOD

January 5, 1976 to December 10, 1976

PROJECT DESCRIPTION

Site size 12 acres

Bldg. Area:

Area A = 4,784 sq. ft.

Area B = 1,829 sq. ft.

Area C = 3,841 sq. ft.

Total = 10,454 sq. ft.

Covered areas 2,072 sq. ft.

Construction Types:

Foundation slab-on-grade

Exterior walls woodframe

Partitions wood stud/
gypsum drywall

Roof framing plywood sheathing
metal, standing rib roof

Flooring resilient

COST

All built-in medical and dental equipment and related casework are included in construction cost.

ARCHITECTURAL \$ 419,662

STRUCTURAL 214,260

MECHANICAL 346,381

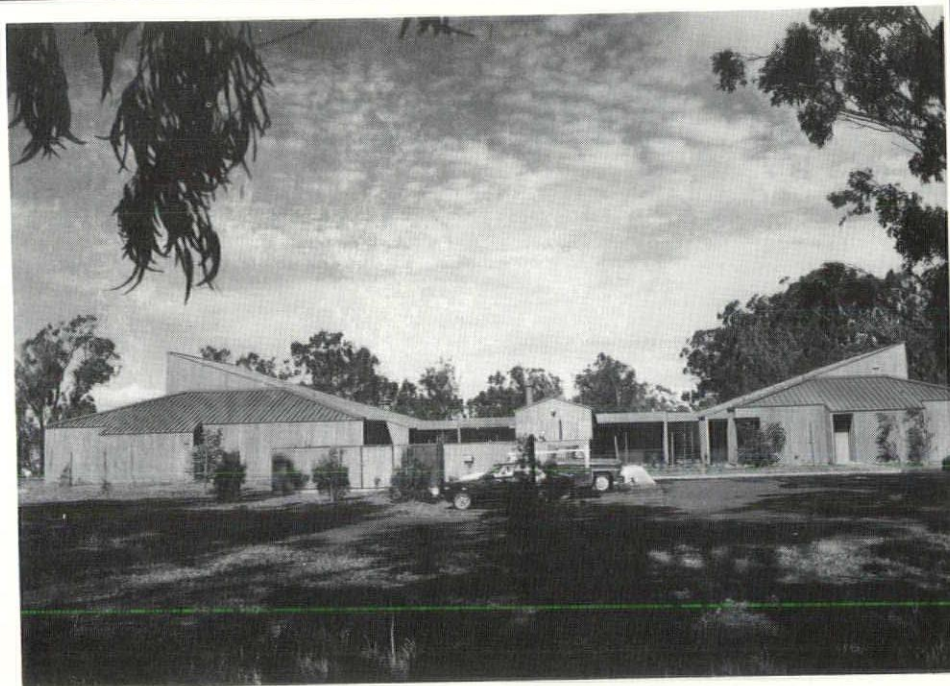
ELECTRICAL 101,946

SITework 137,496

LANDSCAPE 41,000

TOTAL \$1,260,000

COST PER SQ.FT. \$120



SITE DESCRIPTION

Beautiful rolling hills dotted sparsely with homes and pastures with cattle and horses form the backdrop for the town of Kamuela, headquarters for Parker Ranch, the largest privately owned cattle ranch in the United States.

Located at the edge of a tropical rain forest in the saddle formed between Mauna Kea and the Kohala Mountains at an elevation of 2,500 feet, Kamuela's climate, with much rain and fog, is unlike that which characterizes subtropical Hawaii. Winter temperatures may dip to the low 40s.

The Medical Center is located in this setting on a 12.6 acre meadow surrounded by eucalyptus trees and rock walls—all of which have been retained.

PROBLEM

The Medical Center in Kamuela resulted from feasibility studies conducted in 1969 and updated in 1974. Primary design goals included the integration of this modern medical facility into its rural setting without losing the character and friendliness inherent in the people and buildings in Kamuela.

The Center would house three separate but interrelated functions: five medical and one dental office; administration with business offices and staff facilities; diagnostic/treatment and emergency

facilities. The design intent was to express each has an architectural element while retaining a sense of unity among them. Additionally, the facility was to be designed and constructed so as to permit indeterminate future building expansion in accordance with the long range development goals.

In keeping with design goals, architectural and structural design this Type V, one-hour sprinklered building had to accommodate seismic loading and stringent fire requirements while retaining the basic premise of integration with the countryside in the choice and use of materials.

Because of the nature of the site and rural community attitudes, a major effort was made to attain a scale and simplicity which would least intrude on the surrounding countryside. The building's location in a meadow with rolling hills to the north and open ranchland and Mauna Kea to the south was an incentive to utilize the views and natural light to visually relate interior spaces with the exterior.

As programmed, waiting spaces were to be on the interior of the building mass, with doctors offices and exam rooms on the perimeter. All possible attempts to keep the spacial quality of the building interior non-institutional were also a goal. Because of tempera-

HAWAII ARCHITECT

JURY COMMENTS

A fine neighbor to the community. The massing and placement of buildings add a lot to its character. Although we felt that the interior was a bit sanitary, it is overcome by a recurring involvement with the exterior environment.

ture variations in Kamuela, design had to consider both cooling as well as heating.

DESIGN SOLUTION

The Lucy Henriques Medical Center was designed to provide a quality medical facility without departing from the rural "ranching community" character of its setting.

The design is an expression of the three separate but interrelated functions. These functions are defined architecturally by three major pods with a connecting central circulation link. The access created by the central circulation link forms the spine about which future expansion will occur. Initial construction is considered to be the first step in a non-sequential expansion of medical offices to the north, diagnostic and treatment services to the west, and potential expansion into a small rural acute and long term care hospital to the south.

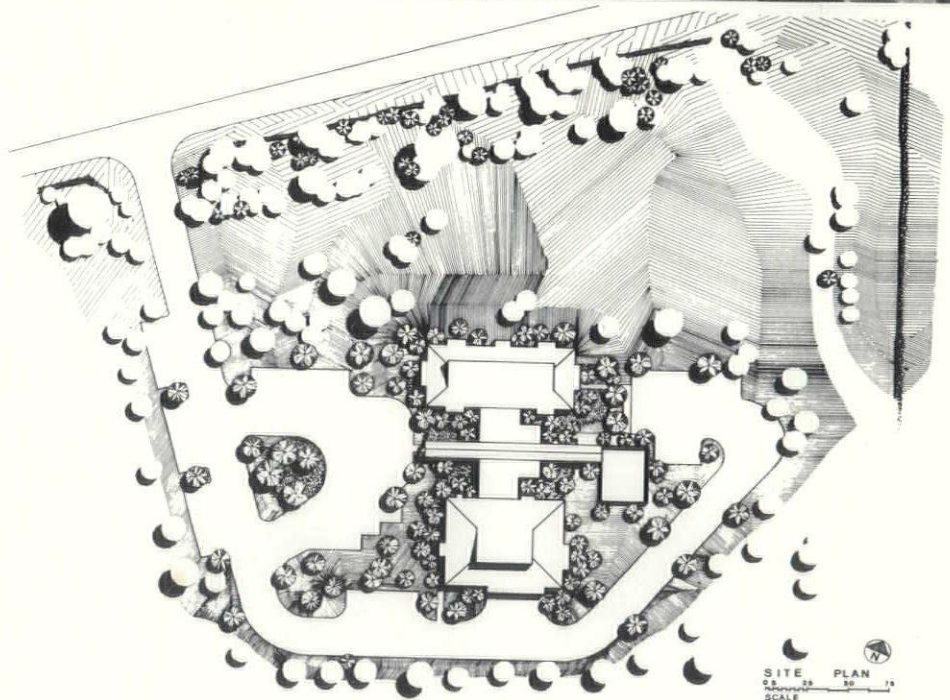
The building was designed without eaves so that the plywood siding, finished with a penetrating, semi-transparent stain, would weather to a patina, further blending the building with the existing rustic character of its surroundings. Substantial overhangs at windows were provided to prevent solar gain.

The same plywood used on the exterior was carried through to the interior public spaces to bring the warmth of wood into the building, creating a non-institutional and non-threatening atmosphere, further emphasizing the rural character of the Center. The use of the plywood in this application also served to reinforce the continuity between interior spaces and the exterior, as well as serve a functional use as shear walls. Careful attention was paid to joints at corners and eave overhangs to match and miter the six inch kerf pattern in the plywood. A bronze anodized aluminum "X" corner molding was used to give crisp delineation to the building.

As the functional layout dictated interior waiting spaces, clerestories permitted natural light penetration into otherwise enclosed spaces, creating volume and interesting interior special variations. The resultant shed roof served an additional functional purpose by providing space for intake and exhaust for air handling equipment located above the furred ceiling at the clerestory end panels.

Temperature variations in the Kamuela area require both cooling and heating systems—floor mounted, four-pipe fan

coil units in the medical-dental offices and administrative spaces, and a central, multi-zoned system in the diagnostic/treatment and emergency area were provided. **HA**



LUCY HENRIQUES MEDICAL CENTER
KAMUELA, HAWAII

SVP



Laurels

HS/AIA Awards Program

Dispensary and Dental Clinic

Commendation for achievement in dealing
with multiple approval.

by STONE, MARRACCINI & PATTERSON

ARCHITECT:

Stone, Marraccini & Patterson
Principal in Charge/Project Architect:
E. Alan Holl

STRUCTURAL ENGINEER:

T.Y. Lin, Hawaii, Inc.

MECHANICAL ENGINEER:

Ferris & Hamig, Inc.

ELECTRICAL ENGINEER:

Bennett & Drane Electrical Engineers,
Ltd.

CIVIL ENGINEER:

Austin, Tsutsumi & Associates, Inc.

LANDSCAPE ARCHITECT:

EDAW, Inc.

GENERAL CONTRACTOR

Wahiawa Builders, Inc.

PROJECT

Dispensary and Dental Clinic

LOCATION

N.A.S., Barbers Point

BID DATE

August 2, 1974

CONSTRUCTION PERIOD

August, 1975 to March, 1976

PROJECT DESCRIPTION:

Site size 5 acres

Bldg. area 50,280 sq.ft.

Building Height Single Story

CONSTRUCTION TYPES

Foundation spread footings

Exterior Walls P.C. stucco curtainwall/
metal stud

Partitions metal stud

Roof framing metal deck
builtup roof

Floors pre-cast T's/Topping tile/carpet

COST

Built-in medical equipment is included
in construction cost.

ARCHITECTURAL/

STRUCTURAL \$ 2,948,127

MECHANICAL 983,562

ELECTRICAL 480,135

SITE WORK 320,250

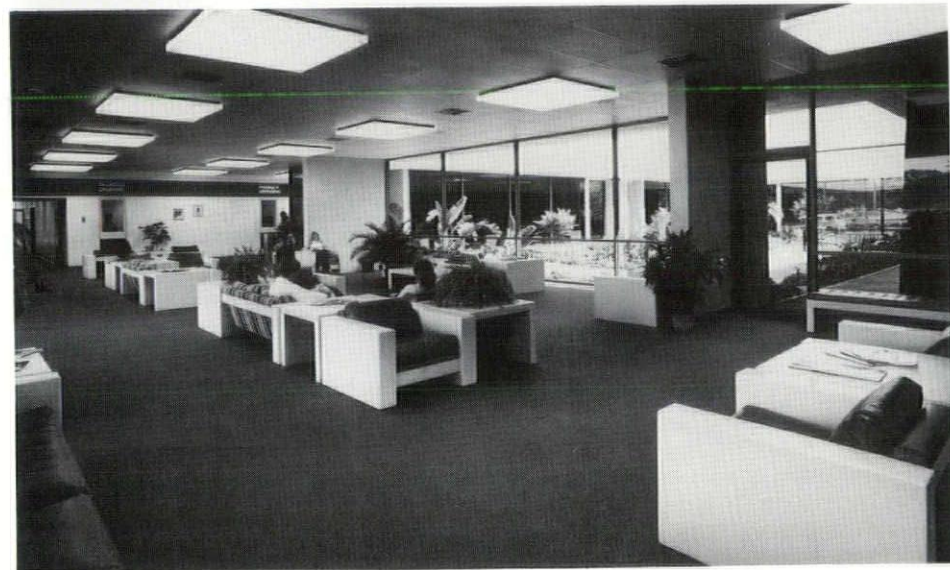
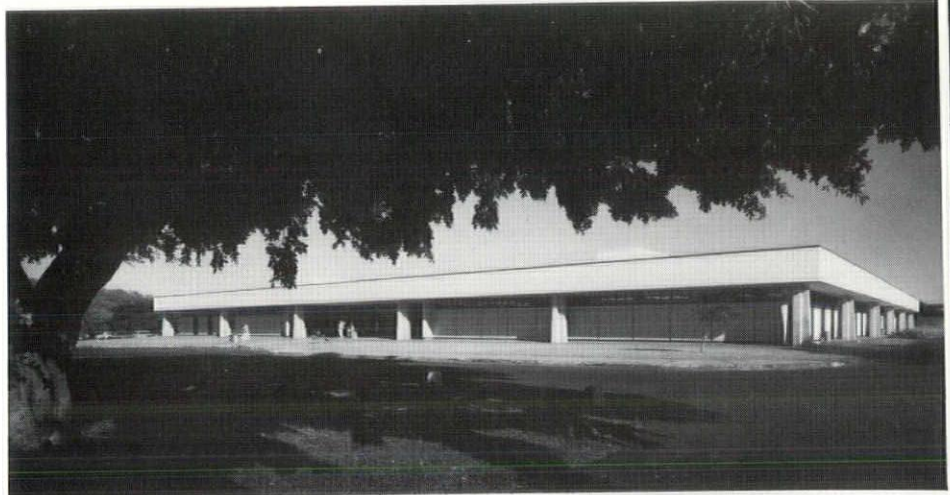
LANDSCAPING 74,637

TOTAL \$4,909,527

COST PER SQ. FT. \$98

SITE DESCRIPTION

The Ewa plain on the arid and warm leeward side of Oahu slopes gently to the ocean. The characteristics of the project site are typical of the climate and geography of this area. Originally covered by wild grass and several large banyan and monkey pod trees surrounded by scrub kiawe and koa-haole,



an early design decision was to preserve as many trees as possible while removing all scrub growth.

Located at the intersection of two major arterials, the 5-acre site is roughly a truncated triangle with the truncation occurring at the intersection in the northwest corner. The land slopes slightly down from the south to the north.

Primary vehicular access is from the major arterials at the east-west and north-south sides of the site, with additional emergency vehicle access from the airfield to the south.

Because of existing tree locations and traffic patterns, the building was located so that:

- site access respected existing traffic patterns;

- emergency was located as close as possible to the most direct route from the airfield;

- as many trees as possible were preserved.

As a result, the entrance lobby and court focus on existing trees, the primary intersection, and existing tropical foliage beyond which screens the dependent housing area.

PROBLEM

The primary function of this dispensary and dental clinic is to serve a medical/dental outpatient and emergency population of a Naval

HAWAII ARCHITECT

Jury Comments

Basically the difficulty of doing a design for a complex client is multiplied many times when the client becomes several agencies, especially government agencies. In this case the solution is very functional but also begins to have the something extra not seen in many military designs. The interior court yard is a welcome sight to all users and is a result of the architect's convictions. The exterior also displays a clean and crisp look and a welcome change from the rigid military architecture seen elsewhere.

Air Station, transient Naval Air Squadrons and the military dependent population west of Pearl Harbor.

Space and functional program generated a building about 50,000 square feet in size with a mandate for flexibility for future expansion. As expansion would be in modules beyond the original perimeter in an undefined direction, the design had to recognize and accommodate this expansion not only architecturally, but also in its structural system and supporting services.

A one-story configuration was a design decision based on the nature of the site and the requirements for expansion capability. Dealing with the massiveness of the building gracefully was an early design consideration.

A highly organized, functional floor plan was essential. The nature of services provided required many departments consisting of many small, compartmentalized rooms which had to relate to each other inter- and intradepartmentally. Because of the outpatient/emergency services provided, patients would move in and through all parts of the clinic for treatment. Therefore, circulation from the entry lobby into departments had to be uncomplicated and straightforward, allowing for functional efficiency and interaction.

Despite DOD criteria for total air conditioning and noise control due to flight patterns above the site, its designers felt strongly that the building should respond to the uniqueness of its Hawaiian environment providing a feeling of interaction with the outside and as much visual integration between interior space and the exterior.

In summary, resolving these requisites in keeping with BUMED, NAVFAC and DOD criteria and a stringent military construction appropriation were some of the major problems encountered.



DESIGN SOLUTION

The creation of a central courtyard solves many of the design goals for this dispensary and dental clinic. The resultant square form considerably lessens the effective depth of any area from the exterior, increasing potential exposure to the out-of-doors and minimizing inter-departmental distances.

As one approaches the building's main entrance, the extension of the out-of-doors is apparent by the visual extension of the main entrance through the lobby, into the interior court. Moving from the lobby into the various departmental waiting area pods around the interior court, one is constantly aware of the out-of-doors.

The courtyard also becomes a natural central focal point, around which primary circulation and waiting occur. As one walks through the building, a sense of location and place in relationship to the courtyard prevails. The organization of

the floor plan takes shape around this central visual element with sub-corridor networks serving the various departments, all connected to the primary circulation element. Full height windows separate the landscaped courtyard from the interior waiting pods reinforcing the feeling of an "enclosed lanai". The control/reception desks for each department are located around the primary circulation/waiting area affording control over patient access from the primary public corridor to the department sub-corridors.

To continue the feeling of openness and light given by the courtyard on the interior of the building, exposure to natural light is also provided at perimeter spaces by a continuous band of high windows. Larger and lower window openings are provided at those perimeter activities where privacy is not required.

Continued on Page 8

HS/AIA Awards Program

Continued from Page 7

To respond to the need for future flexibility, the building was divided into three zones:

- The lower zone, a crawl space was developed for plumbing and primary electrical distribution. Because of site characteristics, material excavated for the crawl space was used to bring existing perimeter grade up to first floor level and proved substantially more economical than importing material to level the site for a more typical slab-on-grade solution.

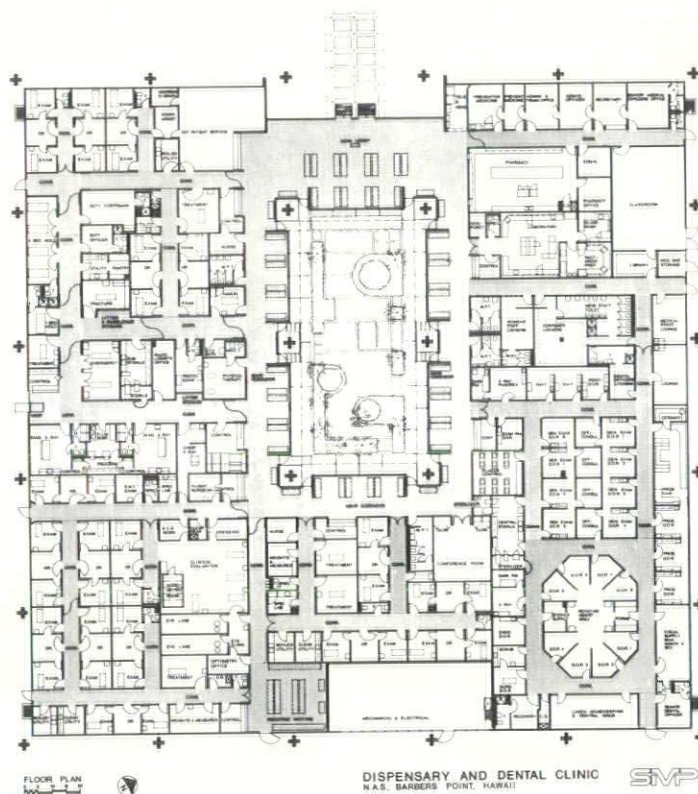
- Medical-dental patient care activities located in the single story functional zone which is separated from the lower zone by the precast "T" sub-floor and from the upper zone by a continuous acoustic ceiling.

- The upper zone was developed for primary mechanical and secondary electrical distribution.

The service zones, above and below the functional zone, provide the necessary accessibility to plumbing, mechanical and electrical systems for modification inherent with future, unprogrammed changes to functional requirements.

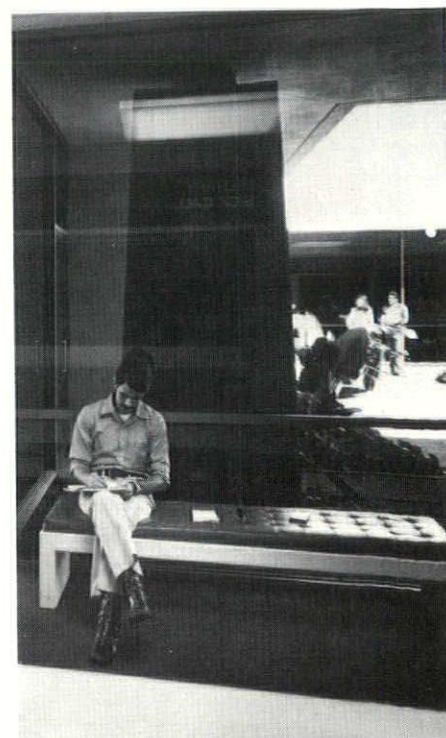
The requirements for future flexibility also mandated the use of long span structural elements to minimize the constraint of vertical elements as would have occurred with shorter spans. Precast "T"s were used to achieve 48 foot spans at the crawl space, steel girders above the furred ceiling span 48 feet with lightweight steel joists spanning between girders. An insulated metal deck spans between the lightweight steel joists.

The fascia forms a horizontal band unifying the entire building. The projection of this element, carried by freestanding columns, shades the exterior wall and its windows. The fascia also accommodates unprogrammed expansion as a unified part of the original building by a continuation of the fascia about future construction.



The dispensary and dental clinic building is one which is highly functional, yet departs from the typical military medical-dental clinic syndrome in its atmosphere responsive to the uniqueness of its environment. The design goals are amplified by the color scheme and selection of furniture and furnishings.

Basically the difficulty of doing a design for a complex client is multiplied many times when the client becomes several agencies, especially government agencies. In this case the solution is very functional but also begins to have the something extra not seen in many military designs. The interior courtyard is a welcome sight to all users and is a result of the architect's convictions. The exterior also displays a clean and crisp look and a welcome change from the rigid military architecture seen elsewhere. **HA**





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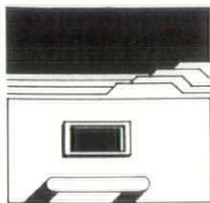
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INDEX

The Landowners' Answer

Kakaako Special Design District

by FERGUSON & SUTTON.

The firm of Ferguson & Sutton is acting as planning consultant to a group of Kakaako landowners.

The Kakaako Joint Owners' Planning Program has proposed controls which greatly surpass the city's controls in their effectiveness in dealing with the preservation of mauka/makai views and views through and from within the district. The land area designated in the owner's proposal for clustered high rises comprises an area only 34.5 percent of the total gross district land area.

When this is taken into consideration with the 75 percent open space requirement above 45 feet, we find that actually only 9 percent of the district land area could be built in high-rises over 100 feet.

The city's controls would provide no open space requirement in industrial and commercial precincts (except for the street setbacks) and only a 20 percent open space requirement for residential districts. This is the basis for the concern about a wall of buildings being built along Kapiolani Boulevard.

The landowners' program with its clustered high-rise concept is a demonstration of their understanding of the need for meaningful urban design controls. It is important at the same time that there be a recognition of the need for the fair and equitable treatment of the various owners. The statement that the clustered high-rise proposal will benefit everyone despite the height differences was agreed to by 64 percent of the Kakaako owners answering our questionnaire. However, 60 percent also said the idea was acceptable only with the Transfer of Development Rights (TDR) concept.

The TDR concept would allow owners who do not desire, or for reasons of site size or urban planning regulations, are unable, to use all of their assigned development potential to sell or otherwise transfer their unused rights. These rights would be in the form of floor area and would be transferred to owners of parcels within the newly estab-

lished development rights district whose parcels were, by the urban design plan, allowed to build to a density in excess of that originally assigned.

City planners in the DLU have said "the TDR concept will undermine the foundation of the public authority to regulate." We believe the opposite is true. TDR will create an opportunity for creative urban design which heretofore has not been possible.

Frank Schnidman, former research counsel for the Urban Land Institute, said it will "put government in the prime role of setting overall densities and then apportioning them unevenly over the community on the basis of good planning theory . . .

"TDR not only meshes law, equity, and economics, but also brings together the legal principles used in areas where transference of development potential is presently used: air rights transfer, sale of water rights, and oil and gas regulation."

TDR will permit the owner to reduce the value and the tax burden of his property which has significant public advantages in the case of preserving historic buildings, in the government being reimbursed for property acquired for park land, or for a transit system.

The City and County of Honolulu has permitted a form of TDR within a property of single ownership since 1968 under the Planned Development provisions of the Comprehensive Zoning code. The Financial Plaza in downtown Honolulu converted ownership of five parcels of land into percentage shares of the ownership of a condominium office building providing another example of the concept in use. In New York City, Phillip Morris reportedly purchased \$42,000,000 worth of development rights from Penn Central under the city's TDR ordinance.

City Bank of New York led a group of investors who purchased the development rights of a developer who was going to demolish historic buildings in the Special South Street Seaport District of Manhattan. They have been selling the unused rights to developers of properties designated by the city to use more density.

TDR has been upheld as a concept by the U.S. Supreme Court in a case involving the Grand Central Station.

The transferable right definitely needs to be controlled. It should not be created prior to the establishment of a maximum density for a specific district having regard to open space, living space, recreation space and supporting services. No one should be permitted to own rights in excess of the original assignment unless such excess is permitted by the urban design controls.

All transactions must be recorded on the title of the granting and receiving properties. Building departments would only issue building permits after verifying possession of sufficient rights by requesting evidence of title.

TDR legislation has been drafted by a joint committee of the AIA and the Bar Association. Testimony in favor of the bill was heard from AIA, Mortgage Bankers Association, Wesley Hillendahl, Nancy Bannick, attorneys A. James Wriston, and Carroll Taylor, the Consulting Engineers, and ourselves.

It has cleared State Senate Committees on Intergovernmental Affairs, chaired by Sen. John Ushijima and Economic Development, chaired by Sen. T.C. Yim. Hearings were waived by Senator O'Connor, chairman of the Judiciary Committee. The bill was referred back to Judiciary by the Democratic Caucus.

A resolution calling for interim

Continued on Page 12

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OCEANSIDE IN THE ALCOVE BY THE TRAVOLATOR



Kakaako

Continued from Page 11


hearings on the matter has been supported by such diverse groups as the Life of the Land, CILO, and the Moiliili Neighborhood Board. The Neighborhood Commission held a workshop on the subject this month at the request of several neighborhood boards. The city's urban design consultant has recommended TDR for use in Kakaako and Moiliili/McCully.

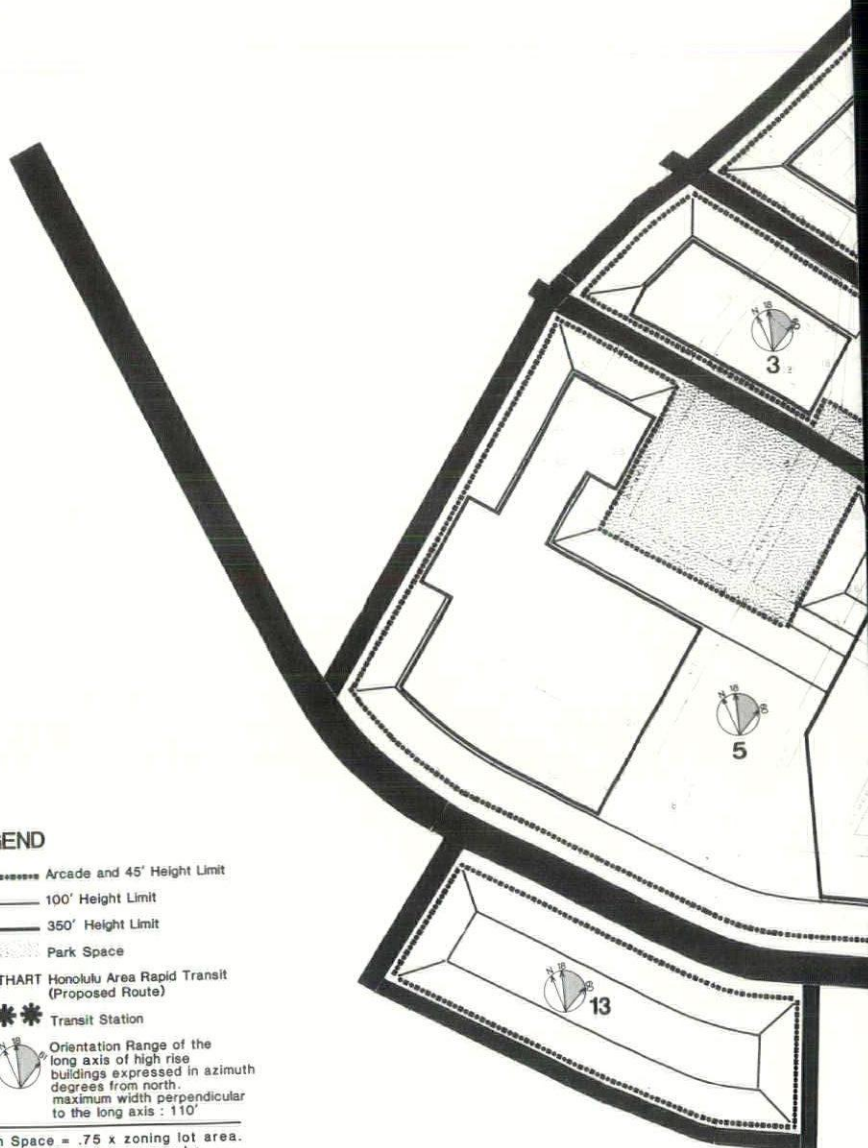
We believe it is time to take up the subject point by point and are convinced we will find the advantages vastly exceed the risks.

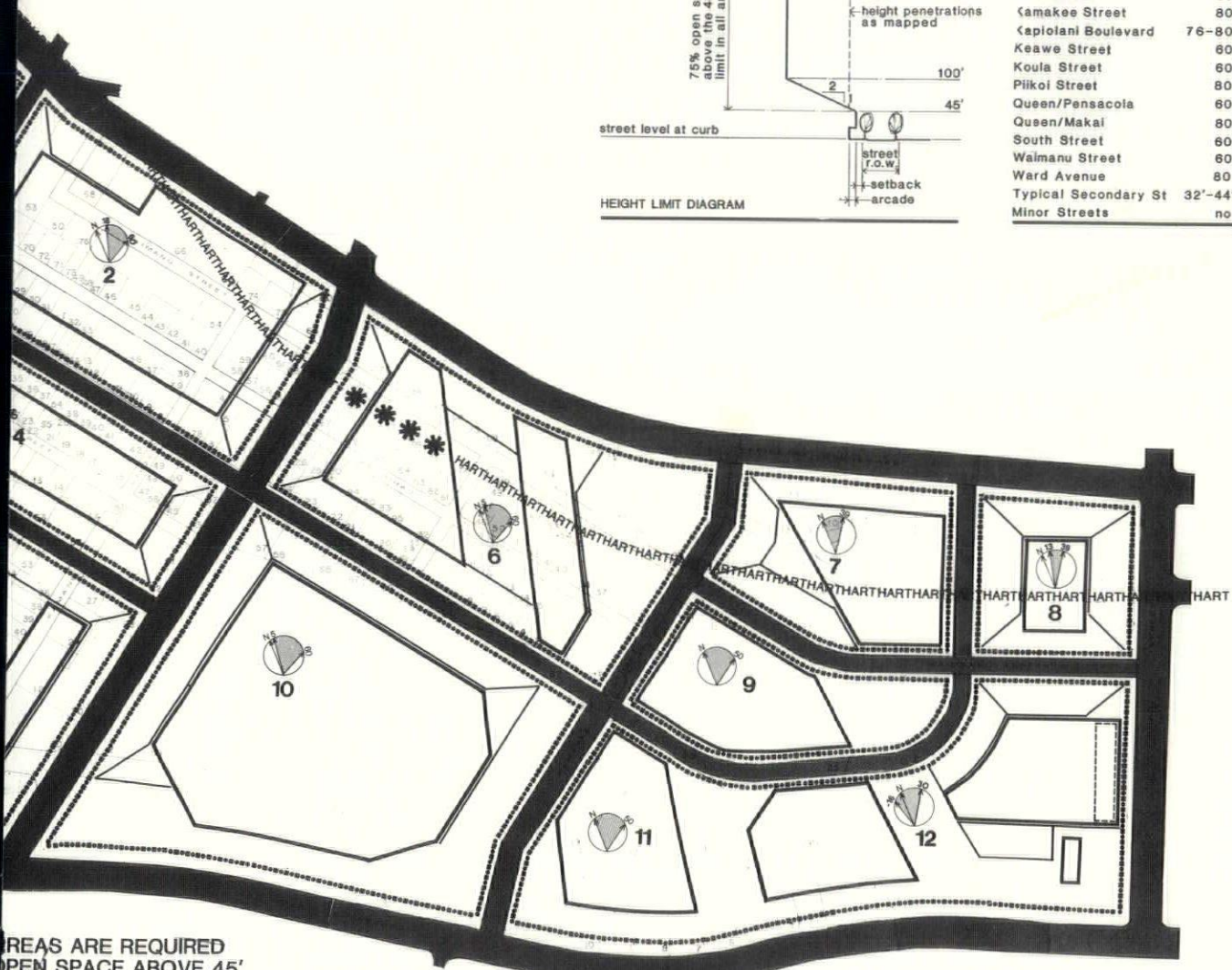
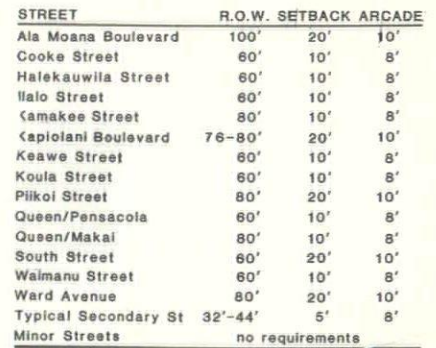
The landowners' program does not attempt to "maximize everything for themselves," or seek "no controls—anything goes"—as Tyrone Kusao suggested during hearings before the Planning Commission last month. The program seeks controls over land use similar to those found in Honolulu's Central Business District (CBD), and only one-half the density presently permitted in the CBD. This is as opposed to the establishment of very specific use precincts as is proposed by the DLU draft ordinance. In fact, although we would expand the list, we agree with the ordinance list of compatible uses found in the proposed Housing Commercial-2 (HC-2) precinct.

Landowners have taken the position that the precinct approach is unnecessary. It will by its very existence: have a disruptive influence by eventually requiring too many businesses to relocate; limit location choices for future projects; stifle expansion plans of businesses which become nonconforming uses in one precinct or another; presume someone knows in advance what the demand will be, where it will take place and in what proportion to other uses; or run the risk of choosing a use which stag-nates development in a particular precinct. **HA**

LEGEND

- Arcade and 45' Height Limit
- 100' Height Limit
- 350' Height Limit
- Park Space
- HARTART Honolulu Area Rapid Transit (Proposed Route)
- *** Transit Station
-  Orientation Range of the long axis of high rise buildings expressed in azimuth degrees from north, maximum width perpendicular to the long axis : 110°
- Open Space = .75 x zoning lot area. Open space may be qualified at 45' height limit or below.
- District F.A.R.: 3.5 x Zoning Lot Area





0 200 400
GRAPHIC SCALE

13

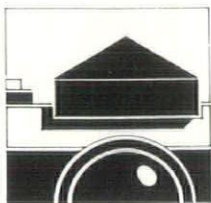


Photo Feature

Great Hawaiian Sandcastles

The 1979 Version

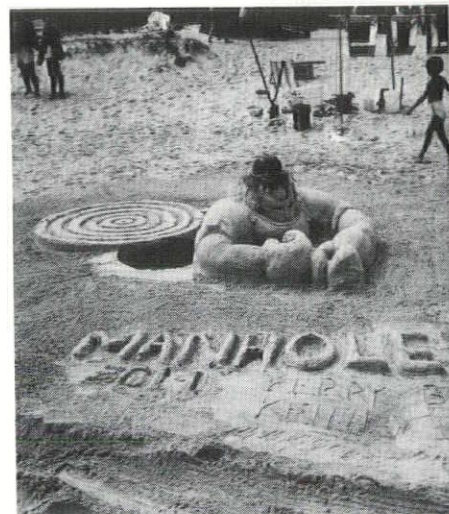
photos by GLENN MASON, AIA

Scattered over 150 yards of Kailua Beach were giant ants crawling out of holes, mice and snakes emerging from holes, manholes, Disney characters and sumo wrestlers. In the final minutes before the cessation of work it was hard to tell who was having more fun, the spectators or competitors in October's 4th annual Great Hawaiian Sandcastle Event. When it was over the two hours of frenetic activity had once again produced some great sculptures.

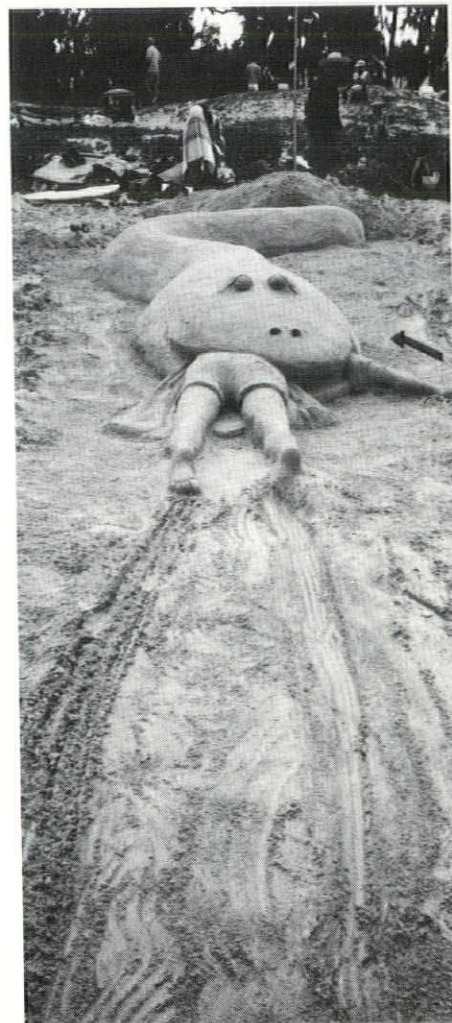
The judging was typically strict. Many a sympathetic observer groaned at a C given their particular favorite and the students and firms entered didn't hesitate in trying to influence the jury. There were toga-clad chorus lines and no end of verbal lobbying. One of the last groups tried a few beers and rhythmic chants of "too low, too low". Over the din one juror was heard to say to Dean Elmer Botsai that he thought one of the Disney characters might deserve an A. "It has to be damn near perfect to get an A," protested Botsai. Seeing a golden opportunity one student offered that Botsai might be worth that top grade. A pause, and then,

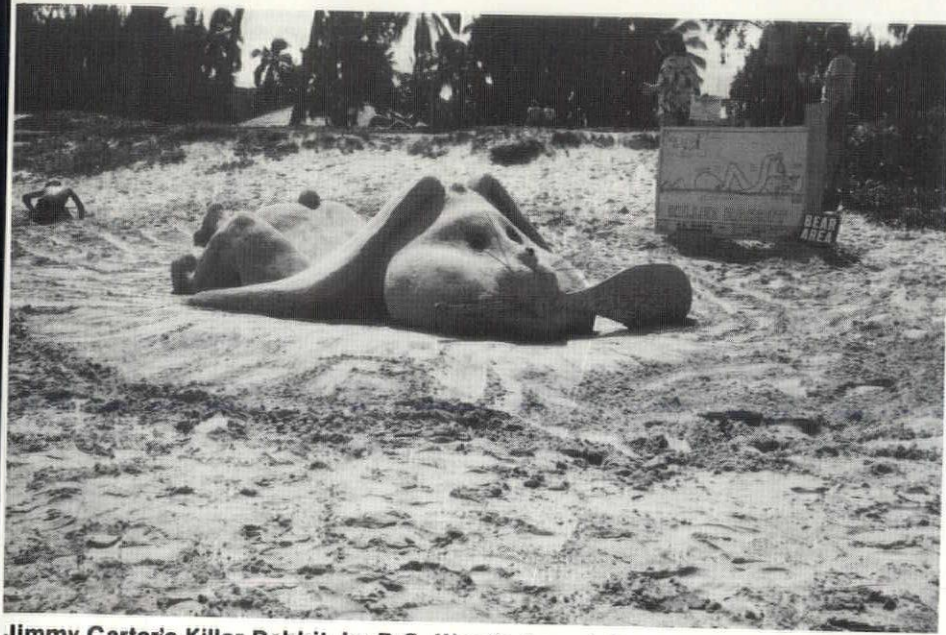
"No, I'm probably an A-." The sculpture got the same.

It was a lot of fun for all involved. Anyone who is neither an entrant nor an observer of this yearly contest has missed one of each year's greatest events.

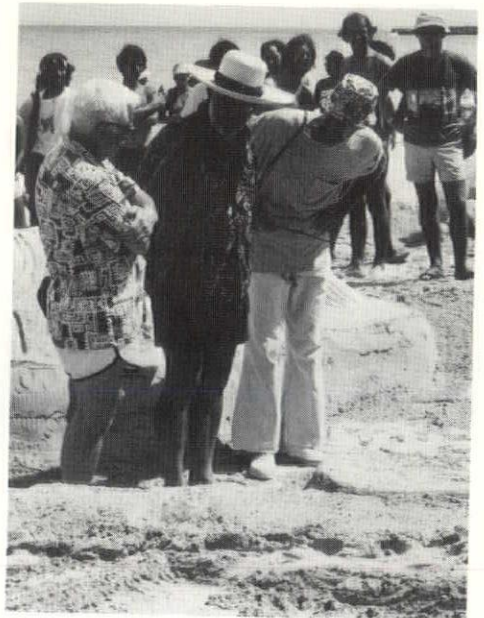


Above right: "Hardhat Worker" by Tom Cannon, Kerry Lee, Bernard Pebenito and Keith Tamura. Right: by Nancy Goessling, Stephen Hamlin, Lori Ikuta and Frank McCue. Below: The scene at every judging, as the spectators huddled to hear the critiques.

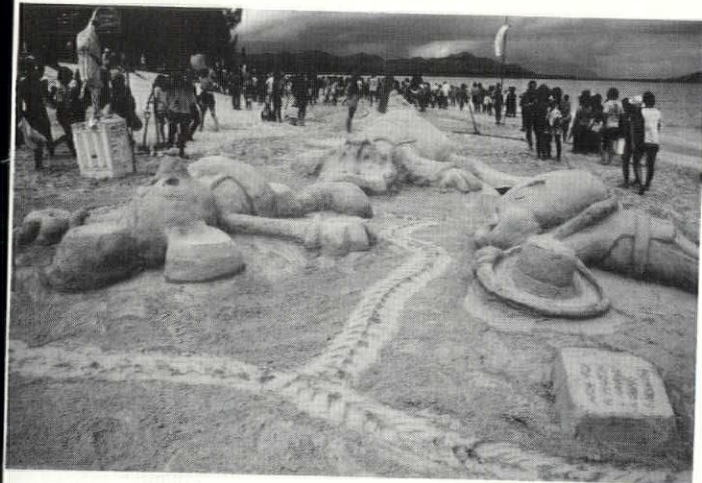




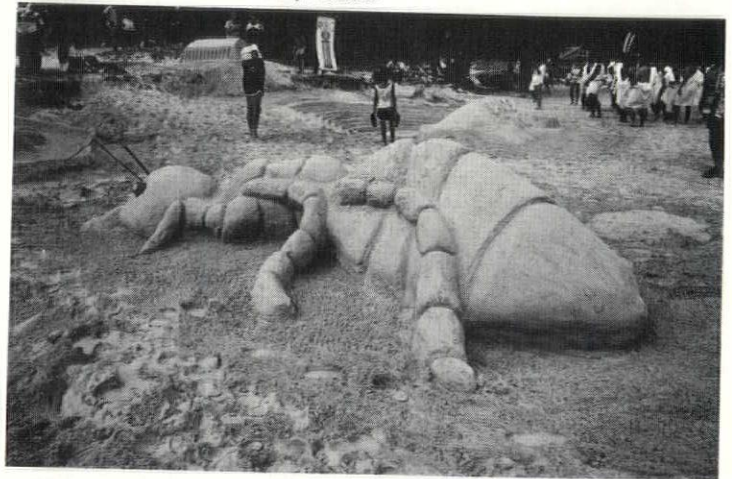
Jimmy Carter's Killer Rabbit, by R.G. Woods Associates, won Most Beautiful honors in the Professional Division.



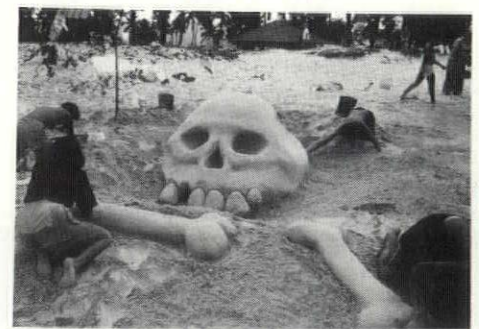
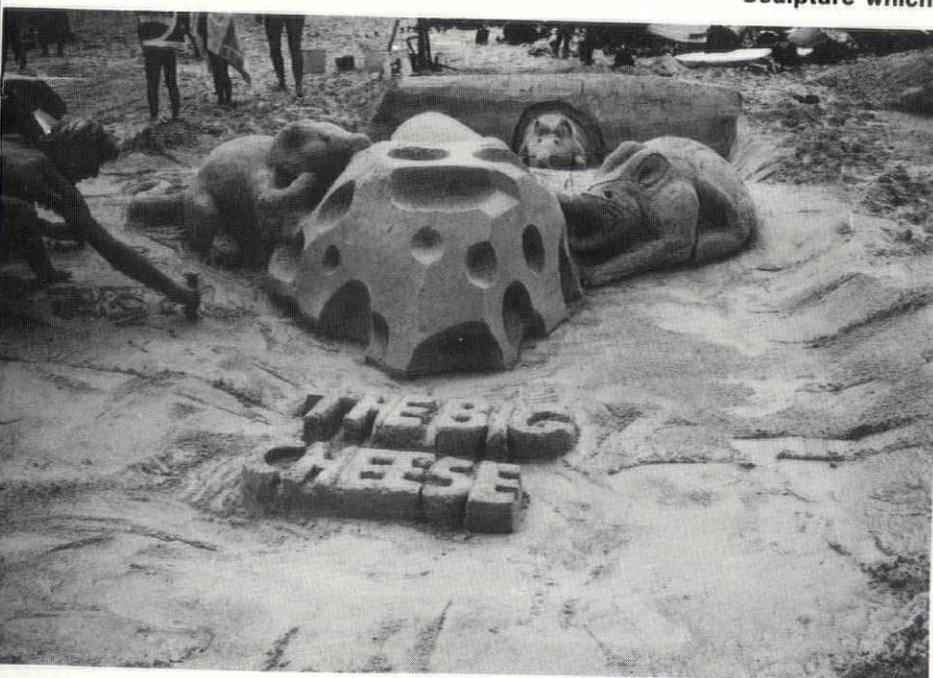
Judges were, from left, Forest Wilson, AIA, Bob Hartman, AIA, and Elmer Bot-sai, FAIA.



Three of the four figures in "Disney Characters" by the Arch 401 class, which was second in the open division.



"Ant" by Kevin Chong, Don Donham, Curtis Low, Clayton Nishikawa and Miles Okimura, was one of the Giant Insects Sculpture which took first in the Open Division.



Left: "The Big Cheese" won Most Beautiful honors. Done by Bill Brooks, Don Clifford, Peggy Firestone, Dennis Saito and Cynthia Umetsu. Above: "Skull", by Ray Hirohama, Laurel Mau, Wesley Tashiro and Ross Yamamoto.

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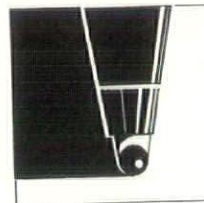
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**BALLPOINT
commentary**

"I think that, in this country where there is so much talk about good roads for automobiles, we ought to pay some little attention to the development of pedestrianism," Frank B. McStocker remarked, adding:

"We are coming into the car habit where we used to have the hack habit. What is needed is attention paid to sidewalks, giving them good breadth with a strip of grass on the side to make them attractive.

"It may be a question if the sidewalks do not properly belong to the government. The great hindrance to the private development of sidewalks is the burden of expense. To me it seems that if the government put down sidewalk pavements and charged the actual cost to abutting property owners, we might soon reach the desired improvement.

"Regarding parks it is my idea that parks should be established where it is convenient for people to walk to them — not only to them but in and through them — and the most convenient places for such a purpose, that would make show places in town, are the slopes of Punchbowl and the flats down by Kakaako.

These locations lie conveniently between different sections of the town. The Punchbowl slopes area is between Nuuanu and Pauoa valleys, while the Kakaako site is between the downtown business section and Waikiki. Also, the town at its narrowest part lies between these two proposed locations. In riding in from Waikiki you will see that where Punchbowl breaks steeply toward the summit is within easy distance of the cars on Wilder Avenue.

"With regard to the Punchbowl park the question is one of water, but with the new reservoir any such difficulty would probably disappear. In fact the water might then be delivered on top of Punchbowl

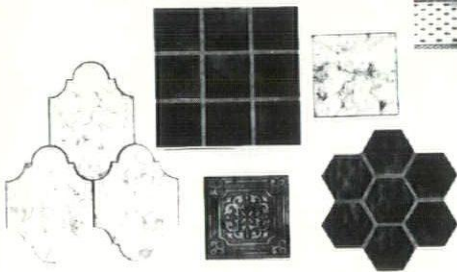
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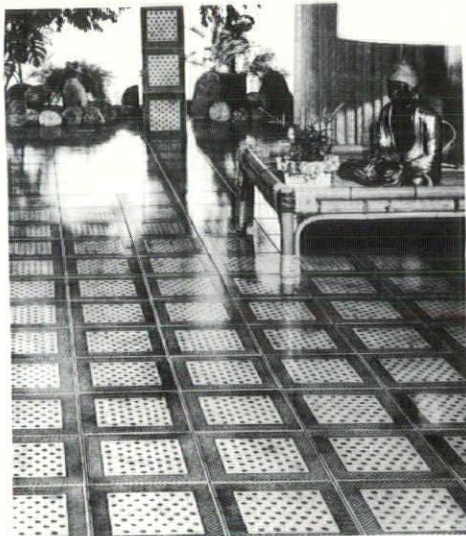
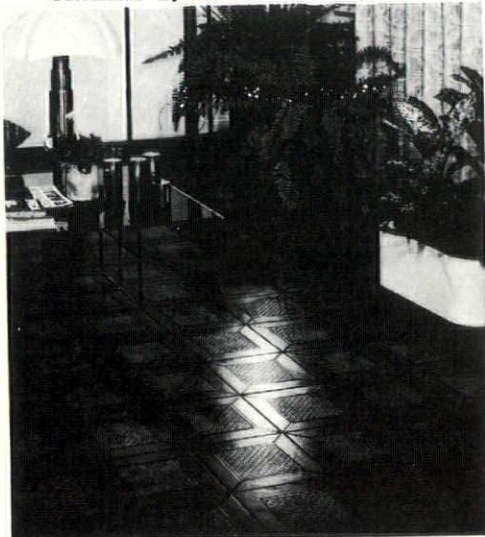
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"Vieste" by Cerdisa—in 10" squares

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"Georgia"—Rustic Series—8" squares
Lower Ctr.:
"Rilievo"—Noce Series—8" squares
Top Rt.:
"Scorza"—Pergamena Series—8" squares
Lower Rt.:
"Atlanta"—Hexagon Series—appr. 8"

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Parks Proposed E.B. McStocker Favors Pedestrian Culture

and led over the ridge to form a beautiful cascade, the water saved from the waste below by having it conducted into the Beretania pump service reservoir.

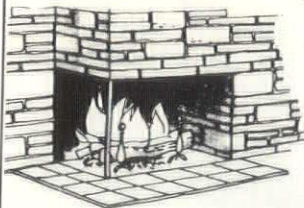
"The effects might be produced in the proposed park at Kakaako by the formation of lakes. The Hawaiian village recently suggested might also be established there. By using the dredging necessary in forming the lakes the low lands in that section, inhabited by working people, could be filled up to required sanitary grade. An incidental advantage of the scheme would be that the workers would be near their work, thus avoiding the expense of carfare.

"Withal, let the Ala Moana driveway be continued around, by way of King Street, to connect with the Punchbowl park. It would make one of the nicest drives in Honolulu.

"I am sorry that nobody is moving in the recently suggested waterfront improvement — the continuation of Allen Street along the harbor front to Queen Street and the removal of those unsightly shacks."

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The Department of Land Utilization (DLU) has sent a new agricultural zoning bill to Neighborhood Boards for review and comment before a Planning Commission public hearing on the bill is scheduled sometime in November.

The bill, drafted by DLU with the assistance of a City Council task force, redefines agricultural districts and the regulations governing each.

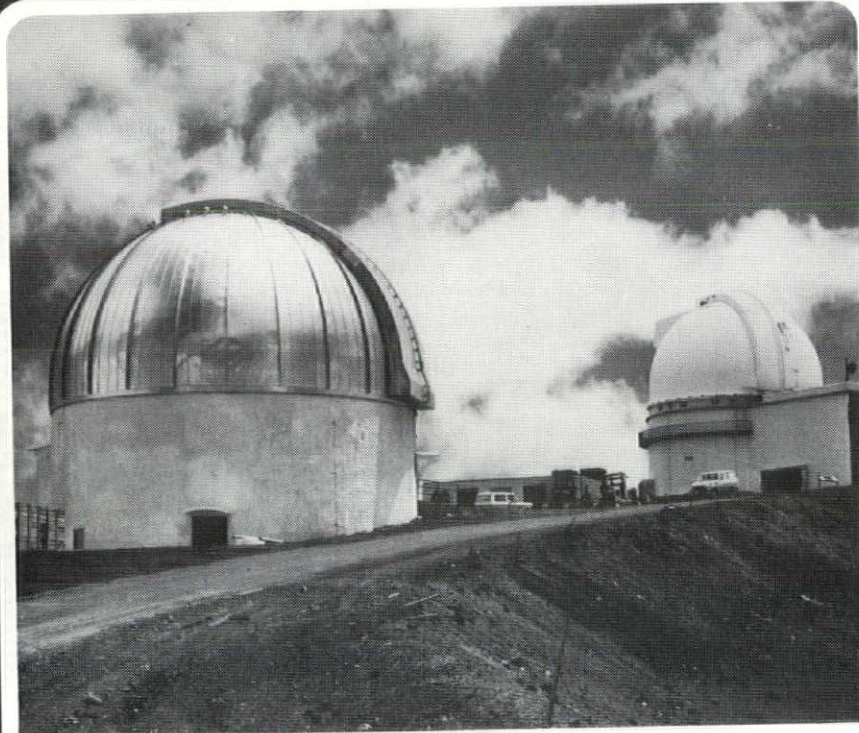
The new district, AG-1 Restricted Agricultural, would apply to lands designated by the state's Department of Agriculture as lands of "importance." There would also be two other zoning districts: AG-2 Agricultural, essentially the same as exists now, and AG-3 General Agricultural District to include all other agricultural lands.

The AG-1 lands would be set aside for food production, feed, forage, fiber crops, and horticultural plants and the raising and grazing of livestock.

In the AG-2 district, these uses and the raising of swine would be permitted.

The AG-3 district would allow both agricultural functions and

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Agricultural Zoning Bill

BY TYRONE T. KUSAO
Director Department of
Land Utilization

other uses which do not actually detract from these. Land area requirements would be 5 acres for the AG-1 district, 3 acres for AG-2, and 2 acres for AG-3.

The proposed bill also permits "agricultural cooperatives," in each of the three districts on lots of 10 or more acres, subject to plan review and Council approval. This would allow joint facilities for farm cooperatives, including the clustering of homes on large sites at a density of four units per every 10 acres. The intent is to promote economy of services and utilities and the efficient use of remaining agricultural lands.

Existing agricultural district boundaries would also be amended. In the new AG-1 district, these proposed boundaries are based on agricultural lands of importance as classified by the state and also include certain General Plan "rural" areas. The AG-2 boundaries are the same as now exist, and AG-3 boundaries include lands not considered appropriate for the new AG-1 district.

Large scale exhibits showing precise boundary lines are available for public review at the DLU and Satellite City Halls. HA

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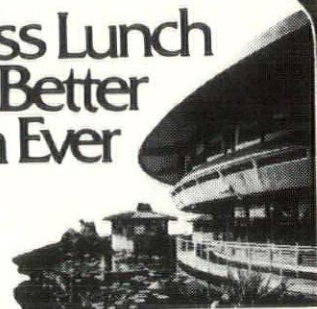


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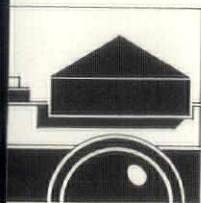


Photo Feature

It Was a Good View!

by FRED WHITE, AIA



ous response to people with special expertise in answering questions in "one-to-one" situations. Michael Mescon set up the banquet attendees for a breakfast question/answer series that led to later business meeting discussions involving the goals of the AIA and some possible solutions to problems.

Our special "Mahalo" to the committee's work over the past three years.

Don Goo
Marnie Guy
Val Ossipoff
Pat Hogan
Owen Chock
Don Herrera
Emmett Herrera
Randy Pascua
George Hogan
Terry Sainsbury
George Johnson
Bev. McKeague
Paul Jones
Gordon Bradley
Duane Cobeen
Frank Haines
Lisa Fox



Our thanks to the student workers, and a very special "Aloha" to Bev McKeague who really did all the work! HA

Maui also cooperated with beautiful weather to allow the golf and tennis tournaments to be fully booked.



Dr. John Craven used, as an experiment, photos at each table (rather than slides) to capture the audience's attention with the fact that current technology has all the parts for the "Floating Cities" concept; they simply need to be put together.

The "rap sessions" attracted seri-

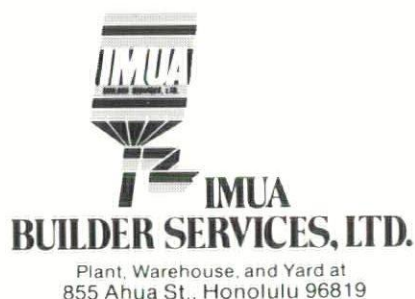


The beach luau food was superb—later to be "disco'd" away at the "Lost Horizon" contest.

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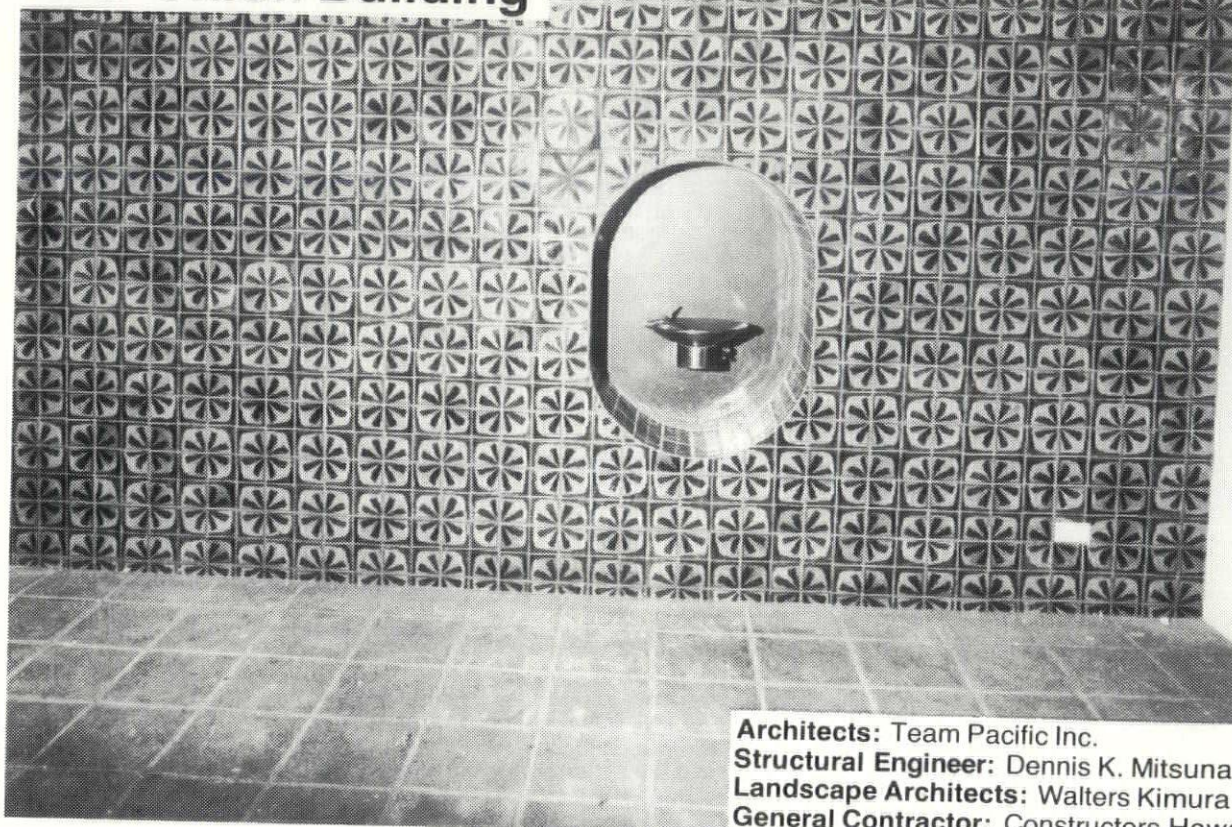
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General Contractor: Constructors Hawaii Inc.

In the photograph Ceramic Tile frames water fountain in the beautiful new headquarters building of Laborers' International Union of North America, Local 368, AFL/CIO, at 1617 Palama street, Honolulu. Ceramic Tile in washrooms, kitchens, lanais, outdoor walkways and more in building help give this new structure practical beauty. Norman Janicki, who is acting business manager and secretary-treasurer of Local 368, the entire membership and staff are justly proud of their new home as are the fellow union tile setters who installed the work with pride.

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Sato, Robert Ceramic Tile 841-8811

Tidy Tile 833-3042

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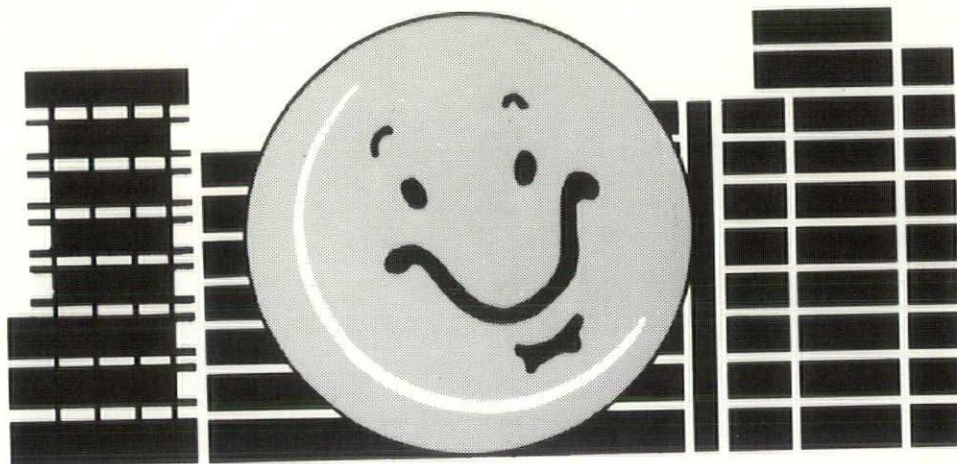
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