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March, 1982

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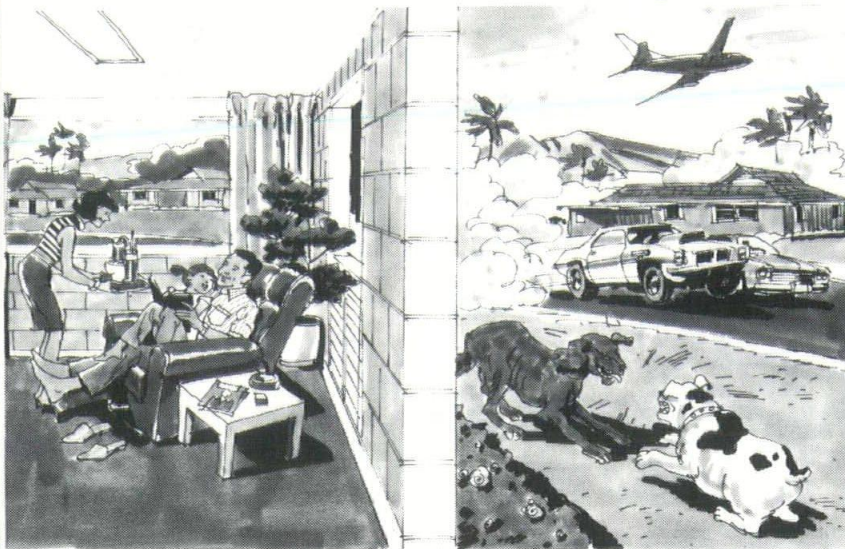
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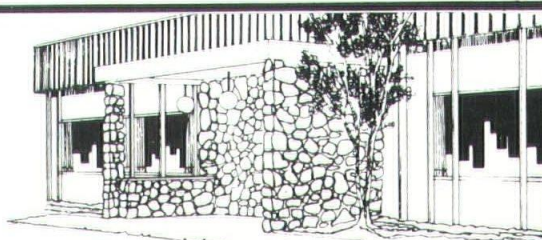
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From the Editor

During the past few months I had my moments of doubt, but here it is, my first issue as your new editor of **Hawaii Architect**. Of course, it would never have happened without the conscientious assistance of departing editor Shannon McMonagle, who showed me the ropes.

Every new editor entertains visions of making wide-sweeping changes. We've made a few this month:

- The staff has been reorganized and expanded. (Well, the expansion has been pretty minimal so far, but we're still trying.)
- We are working hard to improve the graphics and layout. You'll be seeing more changes in this area in the next few months.
- We've started some new regular monthly features — Profile, Forum, Legislative Implications, Service Spotlight. (We've a thousand more ideas for new features and improvements, but we need more staff writers to implement them.)

One of the most pleasant aspects of being editor has been the high quality of work and the degree of cooperation received from the existing staff, the authors, and publishers. Thank you all.

Well, now we've come to you, the readers. Your mission, and you may as well accept it, is not just to read **Hawaii Architect**. We need to hear from you, too. Whoever heard of a professional journal without a "Letters to the Editor" column?

So write and tell us what we're doing wrong, what we should be doing, and what you think about the issues appearing in the magazine.

Karen Gates

Karen Gates
Editor

HAWAII ARCHITECT

To the Editor

LETTERS TO THE EDITOR. *Hawaii Architect* would like to hear from you regarding articles or subjects appearing in previous issues, or that would be of interest to our readers. We reserve the right to edit all letters for clarity, style, and to fit space requirements. Please send your comments to: Editor, **Hawaii Architect**; HS/AIA Office; 233 Merchant Street, Suite 200; Honolulu, Hawaii 96813.

Creative Cover

I am sure that the study sketches being developed on the cover of the January **Hawaii Architect** are very creative, and the finished building a beauty to behold; but I would respectfully suggest that the architect try something in excess of the 80% efficiency indicated. If you want a happy client, maximize the net efficiency. That's true creativity in income property.

KEITH F. LONG, AIA
Lihue, Kauai

A Quest in Time Convention News

**by Jack C. Lipman, AIA
Chairman, Host Society
1982 National AIA Con-
vention**

In past years, the National AIA Convention has opened unofficially prior to the opening business session with a fabulous party sponsored by the Sweet's Catalog Division of the McGraw-Hill Publishing Company.

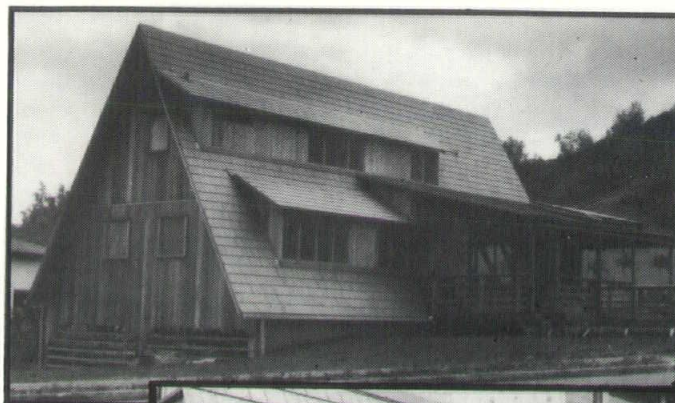
This year the party will follow the Sunday afternoon presentation of National AIA Honor Awards and the investiture of new Fellows to be held in the concert hall at Blaisdell Center. John Wrede, president of the McGraw-Hill Information Systems Company, and his convention party organizer, Bernie Merms, promise us a fantastic party.

Mainland visitors, will want to

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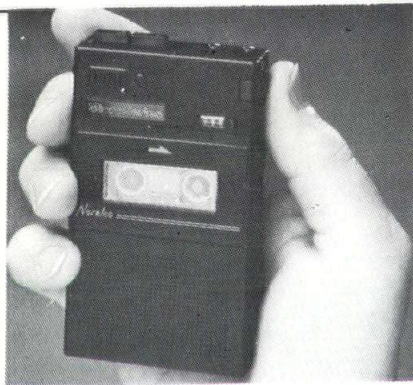
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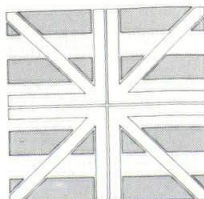


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Headlines

An Excom Proposal

by Francis S. Oda, AIA
President, Hawaii Society/AIA



The Development Plan theme of this issue of *Hawaii Architect* calls to question the role of the HS/AIA in creation and review of public plans and policies. To my knowledge, the Society played little part in the long Development Plan review process. This goes counter to the position of the Society, which is to participate in public policy development; yet when the time for participation is at hand, the AIA often finds itself unable to act. Why has this been so:

- (1) *Size/time*—We can seldom gain a consensus position in a timely way. The 520 membership does not allow for convenient polling on issues. Meetings, which about 20 percent of the membership attend at a given time, may present opportunities to discuss positions. Meeting programs, however, are planned months in advance and seldom are scheduled in a manner for timely input into the public debate.
- (2) *Conflicts*—Architects are usually involved on both sides of controversial environmental issues and the Society has found it difficult to speak definitively on questions involving conflicts within its membership. Usually, each side has very valid points to support its position.
- (3) *Information*—As a voluntary organization with administrative but not technical staff at the local level, it is difficult for the Society's members to compile adequate data to bring to bear on specific questions. The reflective glass controversy is a case in point where technical data and clear facts may be the

only antidote to emotional arguments and conventional wisdom.

To overcome some of these problems, the 1982 Executive Committee has decided on a procedure to facilitate AIA position-taking. The Excom recognizes the AIA should not take positions indiscriminately; nor should it necessarily take sides in controversies. The Excom does feel, however, that architects' voices should be heard on issues involving land and the built environment.

In order to overcome the problem of size and timeliness, the Excom will represent the AIA as its official elected voice and will establish the Society's positions. Prior to positions being taken, however, a recommended position (generally prepared by a standing committee) will be circulated to all members via the *Memo*. Adequate response items will be provided for comment from the membership. The Excom will then be the forum for the debate of issues at one of its meetings. At that time, written comments will be considered. After adequate discussion, the Excom will vote and set the AIA's position, if a position is to be taken.

In this way, it is felt that the problems of size, timeliness and conflicts may be somewhat overcome. Of course, individuals may disagree with positions taken in their names, but if the AIA (which is perceived to be the voice of the profession by the community) is not to be mute, this delegation of personal opinion is necessary.

The Excom would like to hear from anyone who has an opinion on this proposal or has another proposal which may be considered. Please respond within 15 days of the publication of this issue of the *Hawaii Architect*. Next month's message will address the question of adequate information. ■

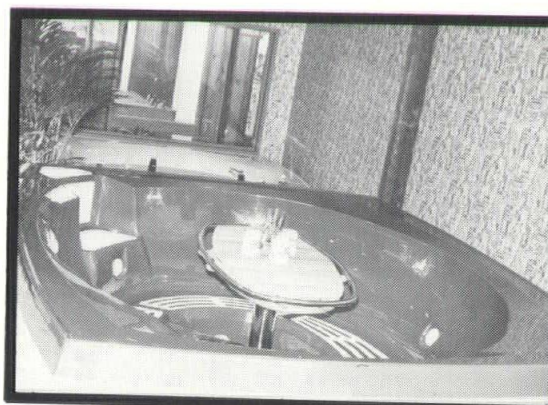
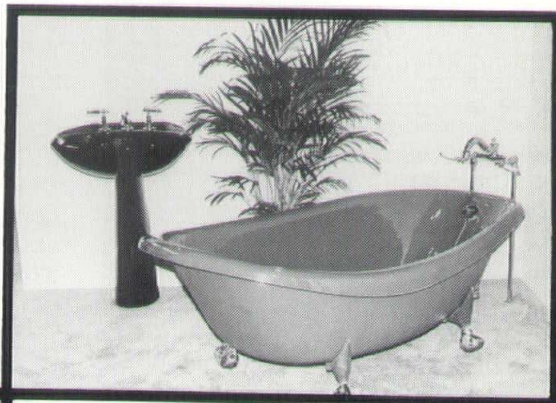
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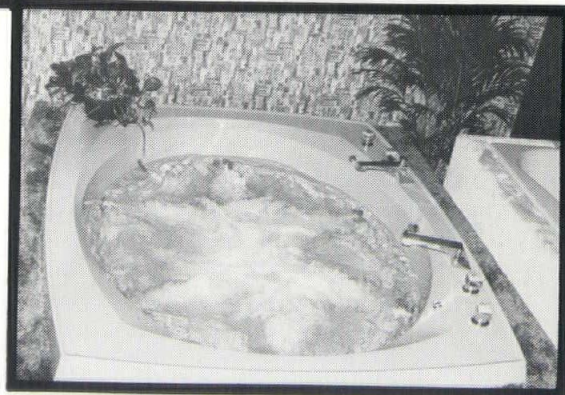
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The Development Plans Their Impact on Oahu's Development

by Rory H. Hahn
Land Use Research Foundation of Hawaii

Hahn currently serves as executive director of the Land Use Research Foundation of Hawaii, a non-profit corporation engaged in land use and development research activities, and as secretary and research coordinator of People for Sensible Growth, Inc. He was recently named president of Waipahu Hall, Inc., a non-profit corporation formed to produce low-cost housing units for the elderly.



He holds degrees in electrical engineering and information and computer sciences from the University of Hawaii, and was formerly associated with Alan M. Voorhees as a planner-engineer. From 1973 to 1979, Hahn was employed by the Department of General Planning, City and County of Honolulu. During this period, he assisted in the formulation of General Plan and Development Plan policy guidelines, carried out DP-related technical studies, and was responsible for designing and implementing the DP citizen participation process.

Overview

November 25 of last year marked the City Council's decision to override Mayor Anderson's veto on two of the long-awaited City and County of Honolulu Development Plans. Although the Mayor's veto was sustained on six of the eight plans, it is significant that the two which did become law cover the most critical areas of growth projected on Oahu for the next 20 years: the Primary Urban Center and Ewa (respectively, Ordinances 81-79 and 81-80).

The preparation of the Development Plans (DPs) was mandated by the 1973 Revised City Charter, and was to be guided by the 1977 General Plan. The Oahu General Plan basically calls for the full development of the Primary Urban Center, stretching from Waialae-Kahala to Pearl City; and the development of a Secondary Urban Center (SUC)

in Ewa. The SUC is intended to complement the Primary Urban Center by receiving the bulk of new residential development which cannot be accommodated in the Primary Urban Center, thereby relieving development pressure in the fringe and rural areas of Oahu.

Since the DPs are designed to "flesh out" the development and growth policies of the General Plan, and in turn guide changes to zoning, the adoption of the Primary Urban Center and Ewa DPs is considered vital for more orderly growth on Oahu. The failure to adopt the remaining six DPs probably will reinforce the importance of the Primary Urban Center and Ewa since implementation (for example, zoning, Capital Improvement Program projects) in these two areas will be temporarily ahead of the other six areas.

The more significant changes for the Primary Urban Center and Ewa, relative to existing zoning regulations, and to some extent, to the now defunct Detailed Land Use Maps, are highlighted below.

Primary Urban Center

Few changes were made in well-established valley and ridgeline neighborhoods. Some down designations from residential to preservation uses due to slope and/or soil conditions were made. The principal changes occur on lands previously zoned for apartment, industrial, and commercial uses outside of special zoning districts. The significant changes are:

(1) High-density apartment land would be reduced throughout the Primary Urban Center. About 370 acres of existing A-4 land are proposed to be down-designated. The net result will be virtually complete removal of vacant acreage in the A-4 zoning district, and a reduction to about 90 acres of high-density apartment land, much of which is already developed. There are a few small remaining pockets

of high-density apartment land such as in the McCully-Moiliili and Alapai-Sheridan areas. However, traditional high-density apartment areas such as McCully-Moiliili are proposed to be down-designated for the most part to the medium-density apartment category.

(2) Heights will be reduced throughout much of the Primary Urban Center. Except in special policy areas, the Plan generally assigns a height guideline to each land use category. The only category assigned a height guideline of 350 feet is the high-density apartment category; but the inventory of high-density apartment lands has been significantly reduced.

Height reductions are proposed for most currently zoned B-2, A-3, and I-1 lands: 60 feet for commercial and industrial lands, and 150 feet for medium-density apartment land. Current zoning regulations allow up to 350 feet for each of these categories. Neighborhoods impacted include Kaimuki, Kapaehulu, McCully-Moiliili, Alapai-Sheridan, and Kalihi. Parts of Nuuanu, Makiki, Kakaako and Waiiki are already regulated by special zoning districts which appear to be consistent with the DP height guidelines.

(3) Mixed uses (commercial and apartment) along major transportation corridors such as King Street, Beretania Street and Kapiolani Boulevard are allowed if certain criteria are met, and provide for additional dwelling unit capacity in close proximity to employment sites in the Primary Urban Center, partially offsetting losses in dwelling unit capacity, especially from the high-density apartment category. Mixed uses are allowed on King Street through Kalihi, Alapai-Sheridan and McCully-Moiliili; along Beretania Street in the Alapai-Sheridan and McCully-Moiliili areas; and along Kapiolani Boulevard from the vicinity of McKinley

High School to McCully Street.

Although provision is made for these mixed use areas, the height guidelines still follow those granted to the immediate surrounding areas. Furthermore, height guidelines in the mixed use areas are for the most part *equivalent to or significantly less than* maximum heights allowed under current zoning. For example, the height guideline for lands in McCully-Moiliili fronting King and Beretania Streets, which qualify for mixed use, is 150 feet. Lands in the Kapiolani area where mixed uses are allowed are assigned 250- and 350-foot height guidelines, which are no higher than heights allowed under existing regulations.

In summary, major height reductions may be forthcoming in the form of revised zoning regulations for almost all non-residential lands in the Primary Urban Center that do not already fall under special zoning. This, coupled with the Primary Urban Center's limited amount of vacant residential and apartment land, the proposed reduction of available high-density apartment land, the difficulties of land consolidation, and the high cost of rede-

velopment, poses grave obstacles to the achievement of the General Plan population growth and economic development objectives for the Primary Urban Center.

Some of these deficiencies may be recovered by allowing residential and commercial developments under a mixed-use concept. However, even mixed-use developments may be hampered due to the DP regulatory constraints and land consolidation problems. The worrisome feature in projecting future development revolves around the Plan's impact on the already dwindling inventory of large, well-situated and serviced land having height guidelines in excess of 150 feet.

Ewa

Ewa is primarily intended to meet a substantial portion of the *lower* density housing demand which over the last decade has been met in fringe and rural areas of Oahu. At least, this was the intent of the General Plan. However, there are major obstacles still facing development in Ewa including substantial infrastructure and amenity costs, and the need to redirect the historical population growth trend

of the '60s and '70s. Assuming that these obstacles can be met, and that zoning and other implementation actions can be approved in a timely manner, major residential development in Ewa may become a reality in the '80s and '90s. Major developments proposed include:

Ewa Villages, a gross area of approximately 700 acres, located around the existing Ewa Plantation Village. The DP does not include a land use plan for this area, but requires that a Special Design District be implemented. Ewa Marina, lies westerly of Ewa Beach on 685 acres of land. West Beach contains about 640 acres of land intended to be used for hotel, apartment, commercial, and open space uses. It is expected to fulfill part of the employment needs in Ewa along with the Barbers Point deep-draft harbor and Campbell Industrial Park. It is planned as a complete resort destination center, with a marina.

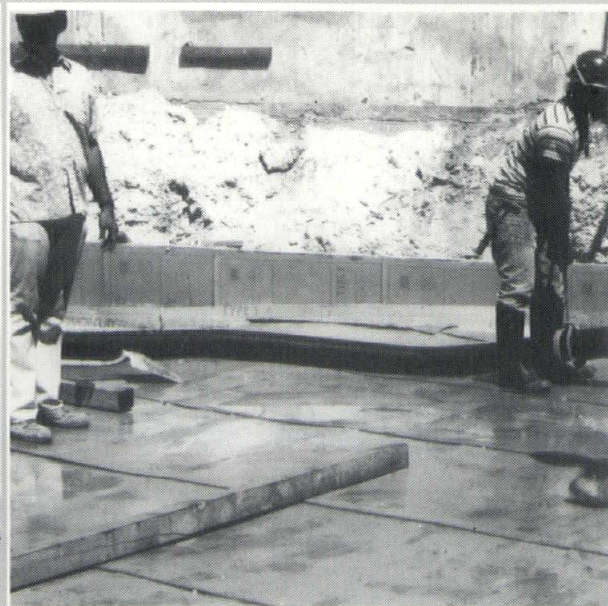
Two other important changes in Ewa basically represent residential development increments. The first, Puuloa Homes, is located between Ewa Villages and Ewa Beach, and

Continued on page 15

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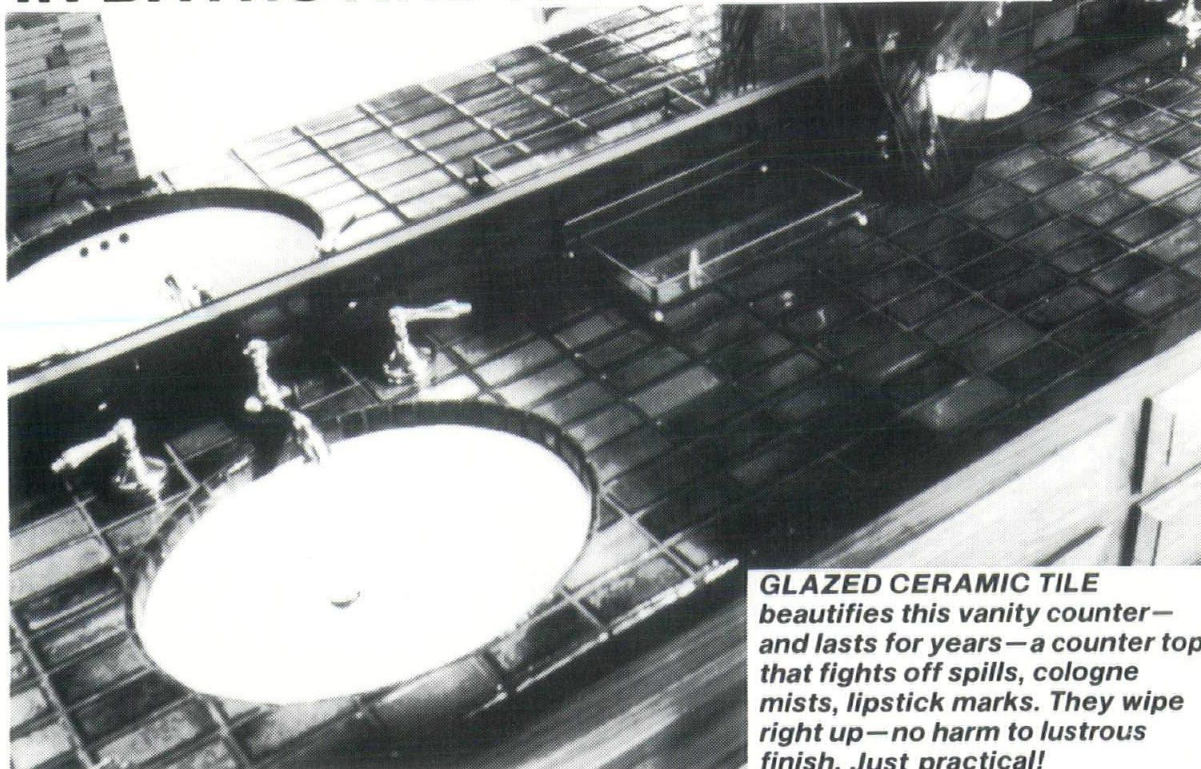
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The Development Plans Their Implementation

by Michael M. McElroy
Director, Department of Land Utilization

McElroy was appointed director of the Department of Land Utilization in January, 1981. He was previously executive director of Pacific Housing Assistance Corporation, an advent, non-profit development agency responsible for low- and moderate-income housing projects.

He received an AB in government from George Washington University, an MA in political science, and a master's in Urban and Regional Planning from the University of Hawaii. From 1977 to 1980, he served as Hawaii Housing Authority's chief planner and was instrumental in formulating the State Housing Plan now before the State Legislature.

The Department of Land Utilization (DLU) is in the midst of a program to review Honolulu's Comprehensive Zoning Code (CZC) and recommend changes to the City Council for adoption in 1982 and 1983. This long-needed Code review is proceeding together with steps to implement the City and County of Honolulu Development Plans (DPs) to bring zoning designations into conformity with adopted DPs.

CZC Changes to Implement DP Text

The City Council will need to adopt some CZC changes to bring the CZC into conformity with the Primary Urban Center and Ewa DPs it approved on November 25, 1981. Most of the amendments are necessitated by language in the text of the DP Ordinances; the DP text, while not as widely discussed as land use designations, may prove as influential in guiding Oahu's land use. The DLU is now working on CZC amendments to:

- Redefine terms which will have new meanings in conformity with the DPs ("dwelling unit," "multi-family dwelling," "hotel," "accessory use/dwelling," "pet," and "home occupation").
- Amend apartment district regulations, creating three districts

corresponding to the DPs' low-, medium-, and high-density designations to replace the four existing apartment districts.

- Amend commercial and industrial district regulations to create new districts which clearly distinguish between "urban" and "rural" areas to reflect the Oahu General Plan and DP emphases on the character of existing and new areas.
- Establish new regulations on non-conforming uses, to allow them to be amortized over a period of time. Current regulations permit non-conforming uses to remain in perpetuity.
- Convert the method of calculating apartment density from floor area ratio to number of units per acre. The two DPs call for maximum densities of 30, 90, and 140 units per acre in the low-, medium-, and high-density districts, respectively.

While most of these changes follow precisely from DP language, the amendments may enjoy spirited debate. Some "first phase" changes will be sent to the Planning Commission in March or April of this year, and the City Council should act upon them before the end of the summer.

Zoning Map Changes

The revised Honolulu City Charter provides that "the council shall . . . enact zoning ordinances, which contain the necessary provisions to carry out the purpose of the general plan and development plans." The two adopted DPs mandate that the DLU prepare and submit draft ordinances to bring zoning into conformity with the DPs where the DPs are more restrictive or where public facilities are inadequate to service DP-designated uses. Changes are slated to be considered by the Planning Commission during March and April of 1982. Landowners will be expected to

apply for upzoning changes when desired, which will be considered in light of the land use policy, public facilities map, the adequacy of services, and urban design considerations.

Interim Development Controls

In passing two area DPs, the City Council recognized that necessary rezonings would take an extended period of time to meet Charter requirements. The DLU has submitted Interim Development Controls (IDCs) to regulate development in Ewa and the Primary Urban Center until the first round of rezonings is finished. The IDCs replace an existing patchwork of controls adopted on a neighborhood-by-neighborhood basis to ensure that the more restrictive provisions will apply until property is rezoned. Generally interim regulations are more realistic for immediate development than prior IDCs.

Social Impact Management

The Oahu General Plan provides for establishment of a "pattern of population distribution that will allow the people of Oahu to live and work in harmony." In 1979, the City Council hired FUND Pacific Associates to study social impact assessment for Honolulu. They developed the "Social Impact Management System" (SIMS) process, which the Council considered establishing in its DP Ordinances. Instead, however, the DLU was mandated to study and propose a social impact management system, based on a set of social objectives included by the Council in the DP Ordinances (to be submitted by June 30, 1982).

The proposal could have major implications for the way City agencies assess development proposals. The DLU is grappling with a number of critical questions that define the workability of social

planning in Honolulu: Do we need a system for social impact assessment (definition of impacts) or for impact mitigation? To which private and public decisions (land use changes, budget commitments, program development, regulations) should the system requirements apply? Does Honolulu need a separate layer of regulations for social impact management, as the Council's consultants recommend, or can these concerns be addressed by expanding existing requirements? The City Council is committed to addressing this issue in the second half of 1982.

Other CZC Changes Mandated by DPs

The DPs have undergone great shifts in emphasis in the past five years. The Department of General Planning (DGP), citizens participating in DGP's development area organizations, and the City Council in its decision-making have introduced many new concepts. Generally, we have moved in the direction of making the DPs a highly detailed catalogue of land use principles, controls and permitted uses. To the casual reader, they resemble a zoning ordinance; yet, the DPs are not "zoning" in a strict sense, and many specific provisions will have to be translated into zoning law in 1982 and 1983. Major items that the DLU and the Council must address are:

- *The City Council has formulated urban design principles which are intended to govern specific zoning for neighborhoods. Character, building bulk, appearance, views and other criteria are stated for areas deemed significant in the DPs.*

The DPs point a direction toward regulations and processes which are both more specific than traditional "of right" zoning, and possess greater scope and flexibility than are embodied in the City's Special Design Districts and Historic, Cultural and Scenic District regulations. The CZC will be assessed and modified to provide greater sensitivity to urban design principles.

- *The DPs set out specific guidelines on one particular criterion of design form: building height. They constitute a "height map" for the island.*

The adopted DPs contain a set of height limits, which generally work in the direction of lower height for most higher density uses. The specific building heights cited in the DP Ordinances are described as "guidelines" to be further clarified in rezoning; however, I feel that based on widespread community discussion on recommended building heights, the DLU will recommend few changes without a comprehensive urban design rationale.

- *In furtherance of the Oahu General Plan's concern about resort development, precise limits on hotel room development have been established for some areas of the island, such as Waikiki and downtown. The Waikiki limit is set at 30,000 rooms.*

Traditionally, land use policies pursuing a limit on particular uses approach this goal through manipulation of the available land supply. The DPs go one step further in terms of hotels, by setting area caps. When the number of existing and committed hotel rooms in Waikiki reaches the DP figure, no further applications will be accepted for hotels under the Waikiki Special Design District Ordinance without adoption of an ordinance to amend the DP limit.

- *The DP Ordinances mandate creation of new special districts and adoption of special controls in other areas.*

The Primary Urban Center Plan mandates the DLU to prepare special design controls for the Kapiolani district; while the Ewa Plan calls for new special design districts in the Ewa Villages, West Beach and Ewa Marina areas. Coupled with DLU's pending proposal to establish an Historic, Cultural and Scenic District at Haleiwa, the special district workload should occupy planners' talents throughout 1982 and 1983. Furthermore, there will be an increase in the number of projects which require detailed design review from the City.

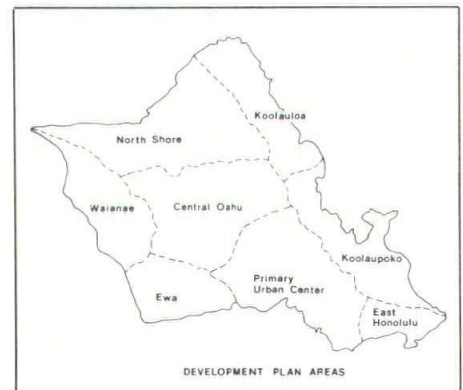
- *The City Council has endorsed the spread of mixed-use projects throughout most of the Primary Urban Center's existing commercial areas, notably in the King Street corridor from Kalihi to Moiliili. New zoning standards are needed to ensure appropriate mixed-use development.*

The City's current mixed-use district (B-3) regulations are in need of re-examination. While the DP Ordinances support more mixed-use development, the B-3 district's 350-foot height limit is not consistent with more stringent height criteria in the DPs. As heights change, planners will need to assess the appropriateness of current bulk, open space, parking, and performance requirements. The DLU may recommend a variety of mixed-use districts, with differing requirements based on use compatibility within projects, urban design standards for different areas, quality of public facilities, and other concerns.

Problems, New and Old

The basic CZC was prepared in 1968. New land uses, community priorities and problems have unfolded, and the 1982-1983 revision will provide an opportunity to look at emerging issues with a fresh approach. Convenience stores and 24-hour businesses; "non-family" living situations such as care homes, halfway houses, and religious communities; and energy-efficient design specification are some of the concerns that land use planners will be working with more frequently in the 1980s. We should examine their implications now.

While the DLU is mandated to coordinate the revision process and make recommendations to the City Council, we certainly cannot do a complete job by ourselves. We will be looking for the participation and insight of design professionals, development industry people, and the community. An advisory network has been formed (which you can join by contacting me). We would like to know your thoughts on how the CZC can better support quality development to serve our community's needs. ■





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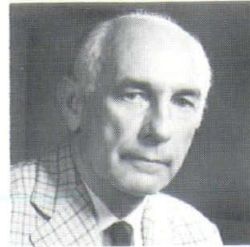
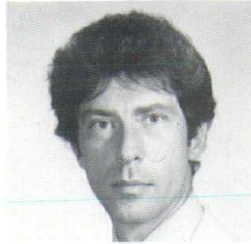
Forum

In the Context of the Development Plans for Oahu, Should Resort Development be Allowed to Move Outside Waikiki to Areas Such as West Beach, Queen's Beach, Kuilima, Makaha, Etc.?

Richard Senelly
Planners Collaborative

Yes, diverse resort locations are better from these viewpoints:

- Visitor Perspective:
 - Closer contact with Oahu's varied scenic and climatic qualities.
 - More opportunities for escape from crowded urban conditions like those at home.
 - More variety in types of experiences offered by a variety of locations and designed environments.
 - Closer proximity and better access to Oahu's visitor attractions throughout the island.
 - More recreation activities in a less urban setting.
- Visitor Industry Perspective:
 - Better marketability with diverse resort identities and more direct scenic orientation.
 - Lower development costs resulting from generally lower land and building costs in presently undeveloped areas permitting low-density development. Better adaptability to changing economic conditions and visitor preferences through greater facilities and programs flexibility.
- Community Perspective:
 - Greater increase in public revenues as a result of resort-level property taxes on presently undeveloped land.
 - More opportunity to improve public facilities and community infrastructure through direct assessment of resort projects.
 - Less concentration of negative resort impacts.
 - Wider dispersal of employment-related benefits.
 - Greater integration of visitor industry installations into community life.
 - Greater potential for investment and business opportunities for local residents with resort projects in close proximity to local communities.
 - Increased opportunities for local residents to understand the role, contribution and problems of our visitor industry.



George V. Whisenand
Wimberly, Whisenand, Allison,
Tong & Goo

The answer is a qualified "no."

- It is in the interest of all Hawaii residents that tourism remain healthy. The visitor must go home happy; he must enjoy and like the place where he stays. Visitors who stay at hotels in rural Oahu (with the exception of the Kahala Hilton), do not and never will do so as a matter of first choice. They will always regard the rural Oahu locations as second rate.
- The popular view that Waikiki is overbuilt with hotels is a complete myth. The first-time visitor to Hawaii loves Waikiki and wants to stay there. Down-zoning of the mauka areas of Waikiki from hotel to resort-commercial or apartment usage was a mistake. It has caused: (1) construction of massive "Hong Kong-style" shopping complexes flooding the market with retail shops far in excess of demand, forcing Waikiki merchants into shoddy merchandising tactics in order to survive; and (2) proliferation of "condo-hotels" in apartment zones (many in flagrant violation of apartment zoning laws and lacking proper hotel service amenities), catering to low-rate group tours. This is exactly opposite to the long-range goal for Waikiki — to upgrade to the quality travel market.
- The visitor who does not wish to stay in Waikiki belongs on the Neighbor Islands, not at Kuilima or Makaha, and above all, not at some other rural Oahu site.
- Waikiki can and must be a more attractive place to visit. Mayor Anderson's plan is a step in the right direction, but doesn't go far enough. What should be done? (1) Re-zone all of Waikiki for hotel use. (2) Get the automobiles out of Waikiki by: building a vehicular bridge over the Ala Wai at University Avenue; building a massive, multi-deck parking structure mauka of the Ala Wai at each end of Waikiki; allowing no additional parking structures to be built in Waikiki; banning all on-street parking; establishing an attractive easy-on, easy-off mini-bus system to loop through Waikiki from end to end; banning all tour buses from the streets of Waikiki; and establishing an efficient, fast, comfortable water transportation system from the airport to Waikiki.

The Readers' Respond

So what's your opinion? Our new monthly Forum gives **Hawaii Architect's** readers a chance to comment on current issues affecting design professionals. Each month we will print pro and con views of our selected topic. In following months, there will be space for your comments about the previous month's column.

Please address your comments regarding this month's Forum to: Editor, **Hawaii Architect**; HS/AIA Office; 233 Merchant Street, Suite 200; Honolulu, Hawaii 96813.

Convention News
Continued from page 5

dress and talk properly and fit into our multi-ethnic community in such a way as to never want to leave. Therefore, come prepared to dress cool, real cool, like shorts and swim suits all the time (except at the Gold Medal Dinner!).

Get books on the Hawaiian, Japanese, Chinese, Filipino and Portuguese languages and study them so you can speak flawless pidgin when you arrive. Do not go straight to Waikiki to buy a "his-and-her" aloha outfit. This will only tag you as a tourist. Wait until you register, then buy this year's architect-designed aloha shirts and muus, sold only by the HS/AIA, so that you will look like a professional tourist.

Don't expect grass huts with palm frond roofs and dirt floors. Don't expect beautiful Hawaiian topless girls lying on the beaches. Some are beautiful and some are topless, but not on the beaches. And be careful what you say about the missionaries. They are the ones who brought pieces of New England houses with them to reassemble on the various Hawaiian Islands.

Do expect exciting designs, beautiful environment, gorgeous beaches, and everything to entice you away from your home to our Paradise for not only a convention, but a family holiday. ■

Development Plans Impact
Continued from page 9

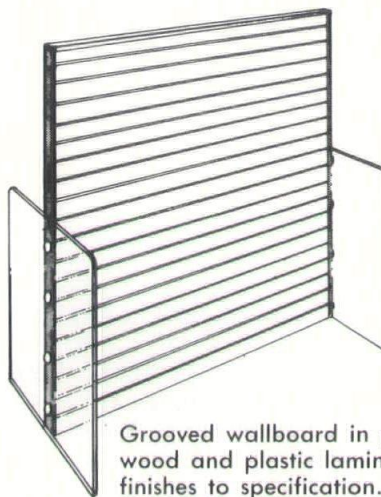
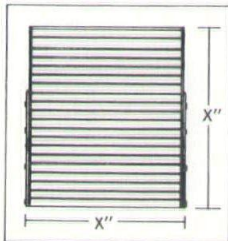
contains about 51 acres of development. The other residential increment covers approximately 113 acres of land in Makakilo.

The intent is to program substantial growth and funds in Ewa over the next 18 years to gradually transform the area into a secondary urban center. Since the new development proposals in the Ewa DP have already received State Land Use approvals, the bulk of the control over sequencing now rests with the City and County of Honolulu. If, however, development in Ewa does not proceed as proposed in the DP in a timely manner, the basic objectives of the General Plan, including major employment and housing objectives, will not be successfully met.

Continued on page 20

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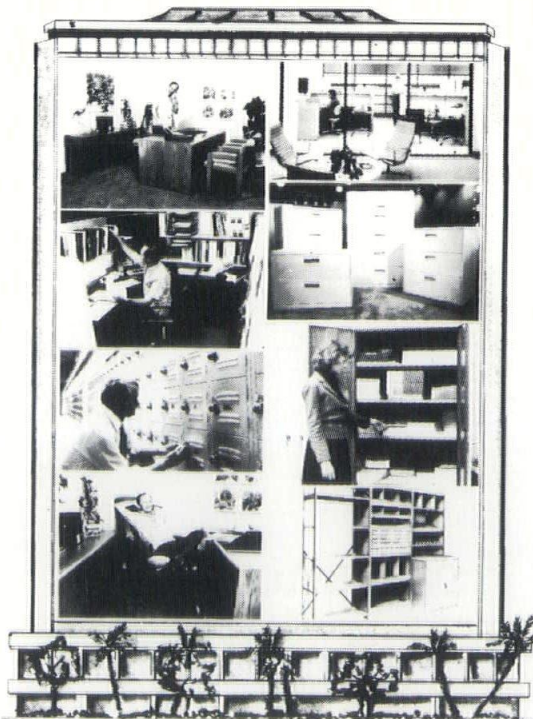
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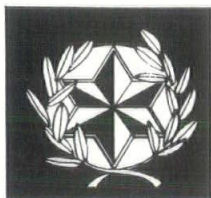
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Laurels

HS/AIA 1981 Awards Program

First Federal Savings & Loan Association Civic Enrichment Award

Nominee: First Federal Savings & Loan Association, 851 Fort Street Mall, Honolulu, Hawaii.

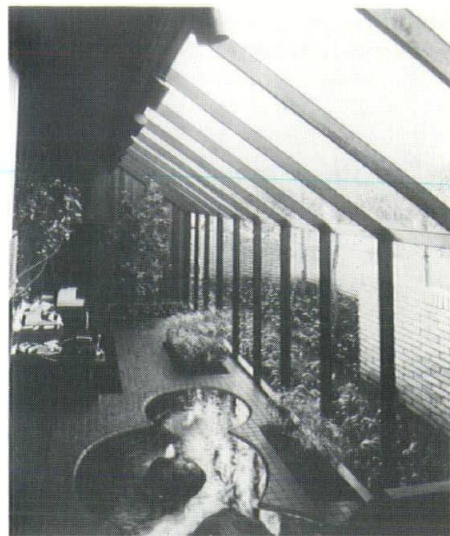
Supporting Data:

First Federal Savings & Loan, the oldest federally chartered savings and loan association in Hawaii, and its company by acquisition, First Savings, have continued an aggressive program of service and lending to the Hawaiian community, directly affecting many architects, engineers, contractors, developers and homeowners.

First Federal has also used its funds to promote architecture and the arts. Over the last six years, four of the institution's branches have received design awards from the Hawaii Society AIA. These four

projects represent all the new or remodeled facilities of any significance undertaken by the Association. First Federal has commissioned numerous works of art from new and established local artists. The Association is a leader in this area and is developing an extensive collection of works which are viewed by the public.

First Federal may be unique in its outspoken promotion of the quality of the built environment. Unlike other institutions which may produce good works largely because of the special efforts of individual designers (often despite the restrictions of the institutions), First Federal has created an environment that promotes the best in the designer. ■



Island Federal Savings & Loan; Kaneohe, top; Waimalu, center; Downtown, bottom

First Federal Savings & Loan Association, Downtown Branch





Laurels

HS/AIA 1981 Awards Program

Pacific Division Naval Facilities Engineering Command Civic Enrichment Award

Nominee: Pacific Division, Naval Facilities Engineering Command, Pearl Harbor, Hawaii. Neal W. Clements, RADM, CEC, USN: Commanding; Warren C. Johnson: Director, Design Division; Arthur M. Weber, AIA: Chief, Architectural Branch.

Supporting Data: For the past five years this government agency has generated and implemented policies which stress design excellence, including appropriate architectural response to Hawaii's climatic and environmental characteristics, for those facilities and buildings over which it has design jurisdiction.

It has encouraged architectural design excellence as one of the major criteria in its selection and negotiation processes for architectural services, as well as in the performance of design services. This agency recognizes that architectural design excellence can only result when the contracting agency, the using agency and architect work creatively together as a team. Its project management policies promote this collective effort toward achieving design excellence.

Recognizing that air conditioned military housing makes little sense in Hawaii, if these facilities are properly designed to achieve maximum benefit from our prevailing trade winds, this agency undertook the monumental (and risky) task of changing existing Department of Defense design criteria which mandated that military housing in Ha-

wai be air conditioned.

This commitment to design excellence has resulted in the following design awards for facilities designed and constructed under this agency's jurisdiction:

Bachelor Officers Quarters and Mess, Makalapa Crater, Naval Station, Pearl Harbor. Architect: Hogan, Chapman, Cobeen, Weitz and Associates, Inc. Awards: 1975 HS/AIA Award of Merit/Honorable Mention for Government Building; 1976 NAVFAC-AIA Biennial National Awards Program, Award of Merit; 1976 Department of Defense Design Awards Program, Excellence in Architecture Award.

NAS, Barbers Point Dispensary and Dental Clinic. Architect: Stone, Marraccini & Patterson, Pacific Division. Awards: 1978 NAVFAC-AIA Biennial National Awards Program Award of Merit; 1978 NAVFAC-

ASID Biennial National Interior Design Award Program, Award of Merit; 1979 HS/AIA Commendation for Achievement, Multiple Approval Agencies.

Chapel/Religious Education Complex. Architect: Group 70. Award: 1980 NAVFAC-AIA Biennial National Awards Program, First Honor Award.

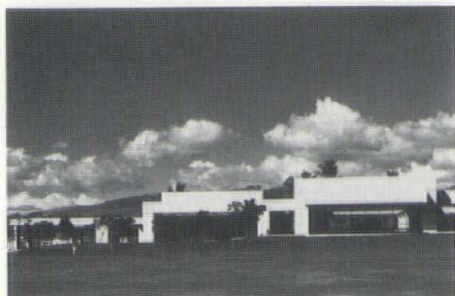
Yap Hospital, Western Caroline Islands. Architect: Mackinlay, Winnacker, McNeil. Award: NAVFAC-AIA Biennial National Awards Program, Award of Merit.

Arizona Memorial Shoreside Facility, Naval Station, Pearl Harbor. Architect: Hogan, Chapman, Cobeen, Weitz & Associates, Inc. Awards: NAVFAC-AIA Biennial National Awards Program, Award of Merit; Department of Defense Design Awards Program, Excellence in Architecture Award; Secretary of Defense Blue Seal Award. ■

Chapel/Religious Education Complex, Pearl Harbor



Arizona Memorial
Shoreside Facility



Service Spotlight

Alice Shelly, FSCI

Certified Construction Specifier

Editor's Note: This is the first of a series featuring architectural-related services. Appearance of service information in this column does not constitute endorsement by HS/AIA or Hawaii Architect.

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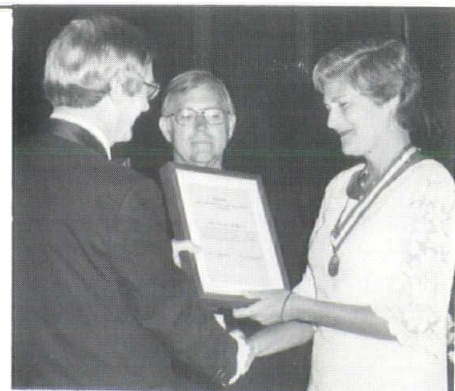
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Shelly opened her own business as a specifications consultant in December 1977. She recently moved her office to Blaisdell on the Mall (1154 Fort Street Mall, Suite 405, Honolulu, Hawaii 96813, phone 536-0973).

Prior to this, Shelly spent 13 years as head of the Specifications/Research Department of a local architectural firm. She gained her experience there, writing over 300 specs for all types of projects including hospitals, post offices, hotels, offices, condominiums, industrial buildings, a sewage treatment plant, banks, store and restaurant facilities, planned housing developments, schools, gyms, pools, Army Corps of Engineers and NAVFAC jobs.

She is an active member of Honolulu's spec writing community



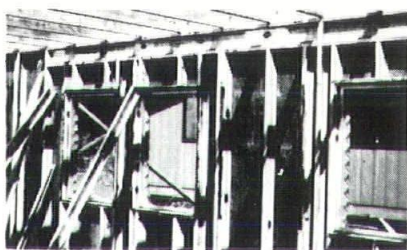
Louis Sams, Arthur Brown, and Alice Shelly receiving her CSI Fellow medalion and plaque at the 1978 CSI Convention at San Antonio, Texas.

and was a Charter Member of the Honolulu Chapter, Construction Specifications Institute in June 1967. She has taken part in local, regional, and national CSI activities and was Chapter President (1971). In 1978 she was selected a Fellow of CSI, and also became a CSI Certified Construction Specifier.

She has taught a specifications course for the UH Civil Engineering Department, lectured on specifications to construction management graduate students, held continuing education seminars, and spoken at CSI regional conferences.

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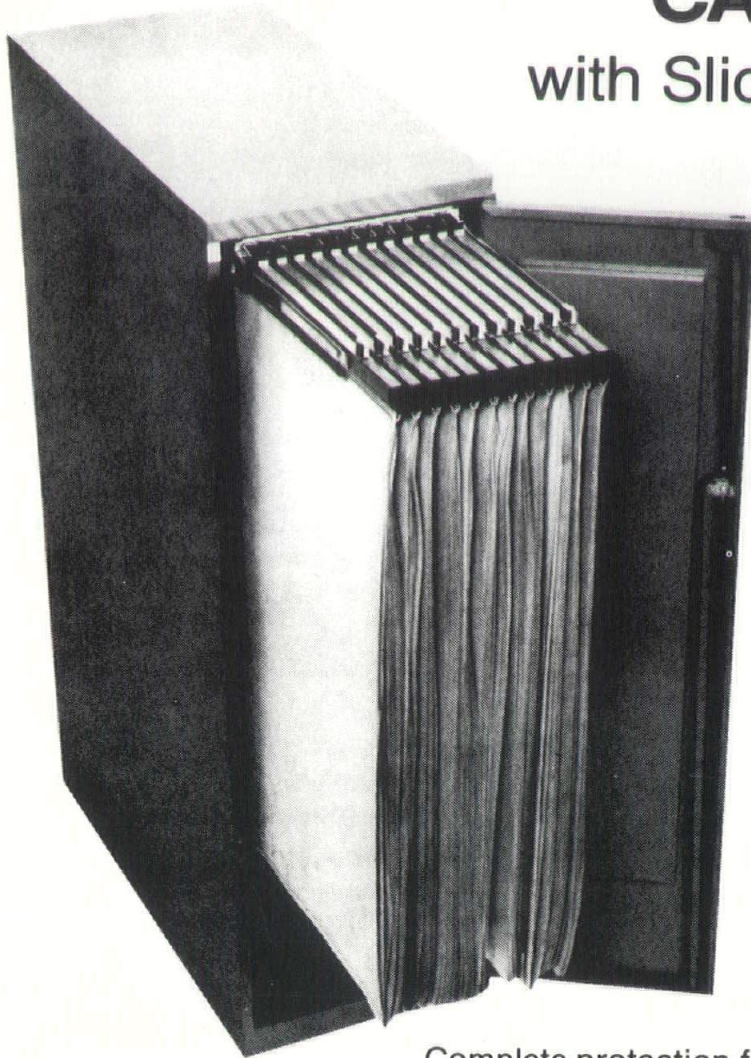
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specifications consultant practice is achieved by full use of her Vydec 1400 Dual-Disk Word Processor. Comments Shelly: "About the only things I can't use it for are filing, figuring out governmental forms, and answering my phone."

She offers a full range of specification-related services:

- From outline to complete specs.
- Development and maintenance of office master specifications.
- Specifications advice on a contract basis.
- Testimony as an expert witness.
- Writing manufacturer's specifications and data sheets.
- Writing remedial specifications (including field investigations) for property management firms.

Since opening her office, she has done work for one-man offices all the way up to Honolulu's largest firms. Projects include the Mililani Street (Hasegawa-Komuten) Office Building, Nuuanu Shops Restoration, Castle Hospital (CT Scan facility), Iolani Gymnasium, Marriott Hotel (Kaanapali), The Continental Plaza, condominiums, housing developments, interior commercial space, luxury homes, NAVFAC and Corps of Engineers jobs.

Shelly enjoys writing specs from her own office, and looks forward to the end of the current recession. ■

*Development Plans Impact
Continued from page 15*

Conclusion

With only 18 years before the turn of the century, with a growing housing deficit and an ailing economy especially in the resort area, it is imperative that the implementation of the DPs for the primary and secondary urban centers proceed expeditiously. Intensive public and private sector awareness and cooperation will be necessary to achieve this.

The next several years will be of particular concern, during which time very little development in Ewa can occur since governmental approvals still need to be received and major front-end investments made. It is during this transitional time period that tremendous stress will be placed on meeting our employment and housing needs. It is my hope that this crucial period will be looked back upon as a time when the right decisions were made concerning Oahu's future. ■

HAWAII ARCHITECT



Assessment of Act 105

by Councilman George Akahane
Chairman, Planning & Zoning
Committee

The state law known as Act 105 (Hawaii Revised Statutes Sec. 359G-4 and 359G-4.1), requires that:

- (1) HHA: (a) develop in partnership with qualified partners or on its own behalf, housing units and make them available at the lowest possible price to qualified residents of the State; (b) establish a system for selecting qualified renters or buyers; (c) develop its own rules for development, sale and resale of the units; (d) follow the existing laws as closely as is consistent with the production of low-cost housing with standards that meet minimum requirements of good design, pleasant amenities, health, safety and coordinated development; (e) obtain approval of the legislative body of the County (the Council) by a majority vote of its members prior to commencing the development; and (f) prosecute no action against the Council for its decision on the project.
- (2) The Council approve or disapprove the proposed project within 45 days of receipt of the request from HHA. No action by the Council within the 45-day time limit shall be considered as approval of the project by the Council. The final plans and specifications for the project approved by the Council shall constitute the zoning, building, construction and subdivision standards for that project.
- (3) The responsible County officials certify maps and plans of the project as having complied with the applicable laws, if they choose to do so.
- (4) The land court and registrar accept the project plans for registration or recordation.
- (5) A ten-year buy-back restriction be placed on sale of the project units. The sale price before the end of ten years must not

exceed the original cost to the purchaser plus the cost of any improvements added by purchaser and simple interest on purchaser's equity in the property at the rate of seven percent a year. After the tenth year the purchaser may sell the unit free from price restrictions.

In the past six years, the City Council has approved ten public housing projects sponsored by the Hawaii Housing Authority (HHA) containing nearly 1,500 units to be occupied by "gap group" families, with incomes at or slightly higher than low income families. These housing projects are: Makaha Meadows, Vineyard Street Housing, Kuhale Kapahulu, Kauhale Manana/Hale O Hauoli, Y. Ah Hin Housing, Kuliouou/Kau Hale Aupuni O'Kuliouou, Wahiawa Public Housing, The Leilehua, Kaneohe Elderly Housing, and Kalakaua Low Rent Project.

Project applications submitted to the Council normally include a list of variances from County codes, rules and regulations for approval by the Council. Variances range from zoning code's density, height, parking space, open space, building setbacks and landscaping, to subdivision's park dedication, road width, lot size and underground utility installations.

The success of these projects is attributable, aside from the management of projects, to the mandates of the State law. The law recognizes the importance of home-rule by requiring approval of the project by the Council. It reduces the City departments' application processing time by limiting the Council to 45 days for a decision on the project. It sets aside costly and unnecessary code restrictions without reducing health, safety and pleasant amenities. It is practical in its mandate by requiring HHA to produce housing units at the lowest possible price rather than a set amount that may not be attainable

as the state of economy changes. It fosters coordination with the City officials by requiring HHA to follow existing laws as closely as is consistent with production of low-cost housing. It discourages speculation by a ten-year buy-back restriction on sale of units.

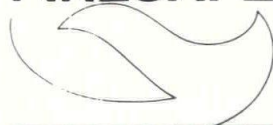
Some concerns about Act 105 projects are that these projects are incompatible with the surrounding developments. They create non-conforming and substandard structures that will require costly repairs and upkeep. They require, more than other residential developments in the community, public services such as recreation space, road and utility maintenance, and fire and police protection. Finally, there is not enough output of housing units to significantly respond to the need of gap group families.

It is important that the State and County legislators and their administrative departments make a concerted effort to overcome the deficiencies and make Act 105 housing a more effective tool in providing low-cost housing for gap group families in Hawaii. ■

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Profile

Francis S. Haines, FAIA Architects Hawaii Ltd.

*Many HS/AIA members are involved in community affairs removed from their professional practice. They donate time and expertise to a wide variety of local institutions. **Hawaii Architect** asked Frank Haines, FAIA, to discuss his role with Habilitat.*

HA: How did you become involved with Habilitat?

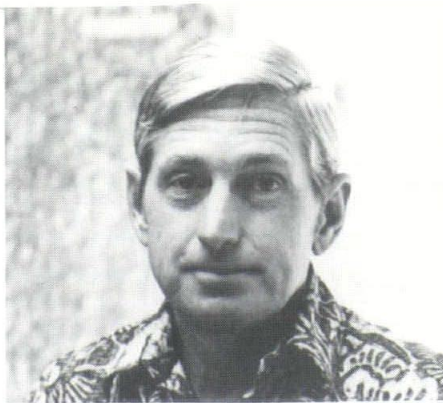
Haines: After service with Child and Family Service and the Health and Community Services Council, and five years as chairman of the Aloha United Way Budget and Allocations Committees, I was committed to continuing my community work. I learned about Habilitat from a close friend who persuaded me to join the board, and after several years, I was elected chairman.

HA: What is Habilitat? We know it's a drug program, but the public doesn't know much about it.

Haines: It's what is called a therapeutic community, which differs from typical drug abuse institutions. It was founded about ten years ago by Vincent Marino, a former drug addict. His contention, supported by the outstanding results he has achieved, is that drastic modification of the individual's approach to life must be made to effect a permanent cure of the self-destruction inherent in drug and alcohol abuse. This character change takes time and an atmosphere of confidence and trust very different from the previous social environment which brought on the problem. Residents give up their habit when they enter, and remain at Habilitat for an 18-month "treatment period," usually followed by another 18 months during which they adjust to life on the "outside."

HA: What is this "treatment"?

Haines: In simple terms, each resident solves his own problem and finds himself through constant exposure to others going through the same process, guided by a staff, almost all of whom are graduates of the program, i.e., they have overcome the same problem



Francis S. Haines, FAIA

in the same way. Residents and staff work, recreate, and most importantly, talk together continuously throughout the program. The communication, often completely lacking in a resident's previous existence, ranges from individual counseling to rigorous encounter sessions.

HA: This all sounds great. Why does Habilitat seem to get such bad press?

Haines: Any situation which differs drastically from traditional social institutions is bound to be misunderstood. Typical social workers and government officials with master's degrees don't feel comfortable with Marino, who left school in the 9th grade and absorbed the fighting techniques of the city streets where he grew up. A confrontation between Marino and a state senator escalated into a critical legislative audit, some of which indicated condemnation was in order, some not. In general, local newspapers have been fair, except sometimes for sensation-seeking headlines.

HA: How time-consuming is your work with Habilitat?

Haines: Besides monthly board meetings, which can last anywhere from one to four hours, we have various committees which review program, salaries, finances, and so

on. I'm on the telephone with Marino almost daily. Part of the board job is to act as a bridge between the community and Habilitat.

HA: Does Habilitat have financial problems?

Haines: Now that many federal funding programs have been cut, we have to replace them with state appropriations or local contributions. For instance, Habilitat received about \$350,000 each year from the Title XX program, which expired last July, and a similar amount from the National Institute on Drug Abuse, which will phase out this March.

HA: Why should public money go to an essentially private institution?

Haines: Among Habilitat's 125 residents right now are 41 convicted felons who would otherwise be in Oahu State Prison. Judges realize treatment at Habilitat is more appropriate than incarceration for people whose crimes are related to drug or alcohol abuse problems. It seems logical for the state to pay the \$10,000 per person annual cost at Habilitat instead of the \$30,000 it costs to keep an inmate at Oahu State Prison. With the cut in our federal funds, we will be facing at least a \$400,000 deficit.

HA: With your community experience, do you have advice for HS/AIA members who might consider becoming similarly involved?

Haines: Rewards accrue to both sides. The architect-volunteer increases his knowledge and experience as well as broadening his community contacts. It's possible that recognized competence in community work can be translated into an expectation of professional competence by prospective clients. On the other hand, the institution served benefits by the perspective, expertise and contacts of its volunteers. ■



Habilitat residents in front of new men's dorm, designed by Frank Wong, AIA, of TOAD.



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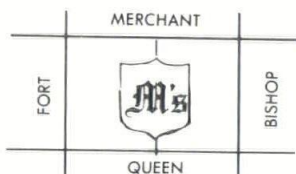
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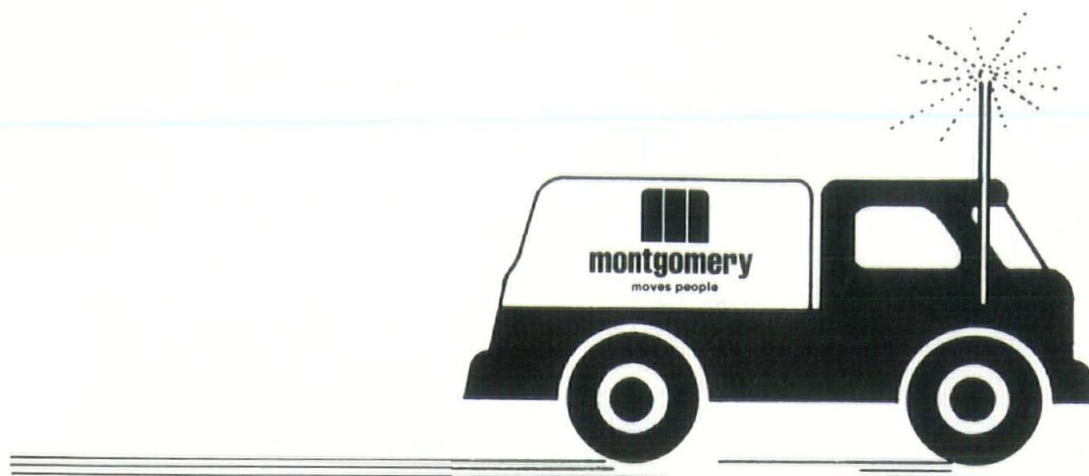
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