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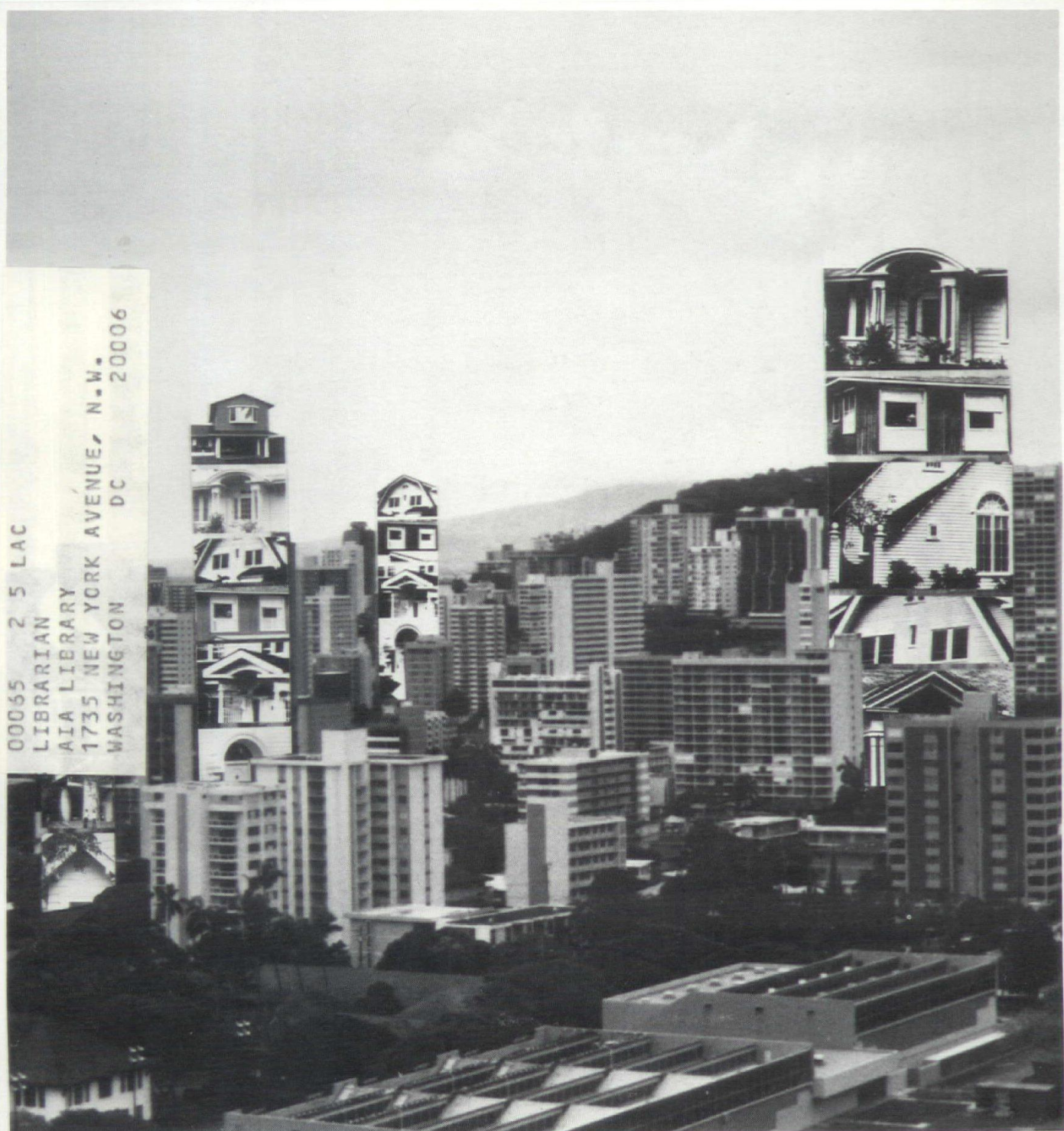
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Housing in Hawaii

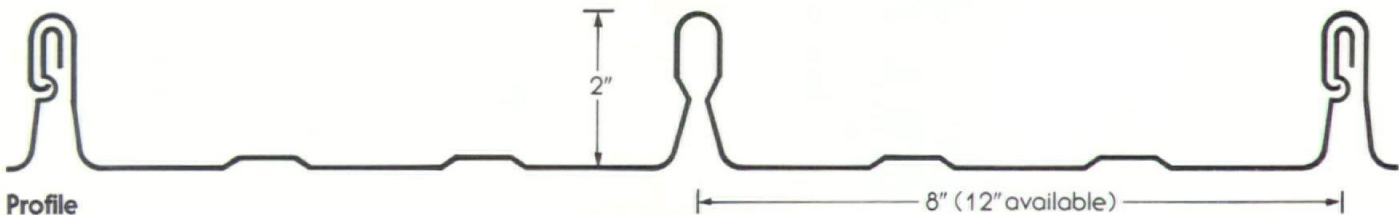


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Volume 11, No. 4

April, 1982

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General Notes

Oops!

We forgot to mention that Ishihara Oda Wong & Partners, Architects were the project architects on First Federal Savings & Loan's Civic Enrichment Award winners featured in March.

ASID is sponsoring the first commercial design show in Honolulu to educate and inform the Honolulu business community about new design techniques, new products, and new services for commercial office planning. Special emphasis is being placed on the needs of small- and medium-size business firms.

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ASTM Standard E 557-77 "Designing for Acoustical Performance — Operable Partitions" has recently been mailed out, courtesy of the NSSEA. The recommended practices described in this standard are intended to assist the designer in planning for the most favorable installation conditions. Since the field performance of an operable partition can be no better than the poorest flanking path around the partition, the information and installation details included in the standard are very valuable. A complementary copy of the above standard can be obtained free from the National School Supply & Equipment Association, 1500 Wilson Blvd., Arlington, Va. 22209, by enclosing a self-addressed stamped (20¢) envelope with your request.

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A Quest in Time Convention News

by Jack C. Lipman, AIA
Chairman, Host Society
1982 National AIA Convention

With everything falling into place and time closing in on our June 6 convention opening, pressure is letting up a little. Sort of like the calm before the storm!

I would like to take this opportunity to give lots of credit to those wives who were willing to take over their respective events, individually, when the Women's Architectural League (WAL) once again fell apart. To June Bradley for the Walking Tour, to Gretchen Cobeen for the Hospitality Lounge, to Lisa Fox for the Information Centers, to Phyllis Hogan for the Garden Tour, to Shirley Lipman for the Hawaiian Arts and Crafts Shop, to Carol Sakata for special convention muumuus and aloha shirts, and to Diana Snyder for the 200 Years of Hawaiian History in Fashions to be held at the Royal Hawaiian. Each of these women is now acting as a committee on her own.

However, going back to the WAL, I have never been able to understand why it is so difficult to interest architects' spouses to support their professional spouses. Are the wives not interested in spending time to assist their architect husbands in additional PR effort? I can recall, as many of you will, how very successful a WAL evening was some years ago, at the Ward Plaza, a fantastic art auction.

The proceeds of the auction were given to the architectural school at the University of Hawaii for its library. The news media was invited and the full purpose of the evening was truly achieved. The WAL had about 35 members at that time.

Over the years, it has dissipated and is now completely nil. But the question is why? I would like to hear from some of the wives. Most state components have a WAL chapter and it is always at the forefront at national conventions serving the delegates and guests in many ways. We will certainly miss this as another aloha to our guests.

JA

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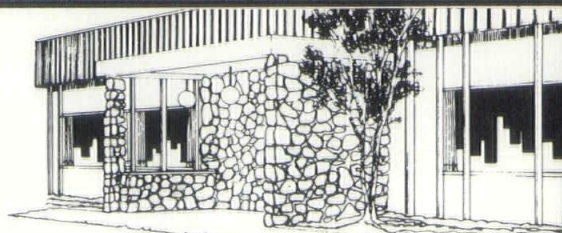
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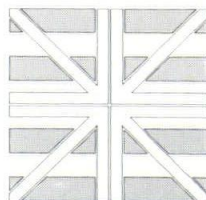
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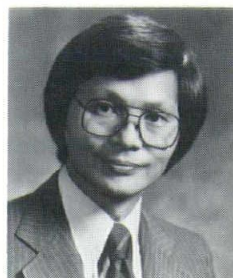


Headlines

Urban Design Institute

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

Last month we noted that HS/AIA, being a volunteer organization with administrative but no technical staff, has difficulty addressing technical issues with thoroughness. The Society has tended to delay taking positions until "all the facts are in," and public processes have come and gone with minimal input from the AIA.



One current development that may help overcome this problem is the possible creation of an Urban Design Institute in the School of Architecture at the University of Hawaii. The idea being discussed among the AIA's Excom and the School of Architecture's administration is:

- The school will be proposing a doctoral program in architecture, one of the purposes being to produce information, through research, which is applicable to Hawaii.
- The profession in Hawaii has a vast amount of information, usually kept by separate offices. Individual project experiences often go uncommunicated, unless they are of a rather spectacular sort.
- Architects working side by side in Honolulu may not share information of mutual benefit. Through professional journals, we often know more about New York or Chicago than we know about what is happening down the block. There is a need for a forum in which information gained from research, past experience, and current work can be shared and documented.

Like most bright ideas, this one is contingent on several factors.

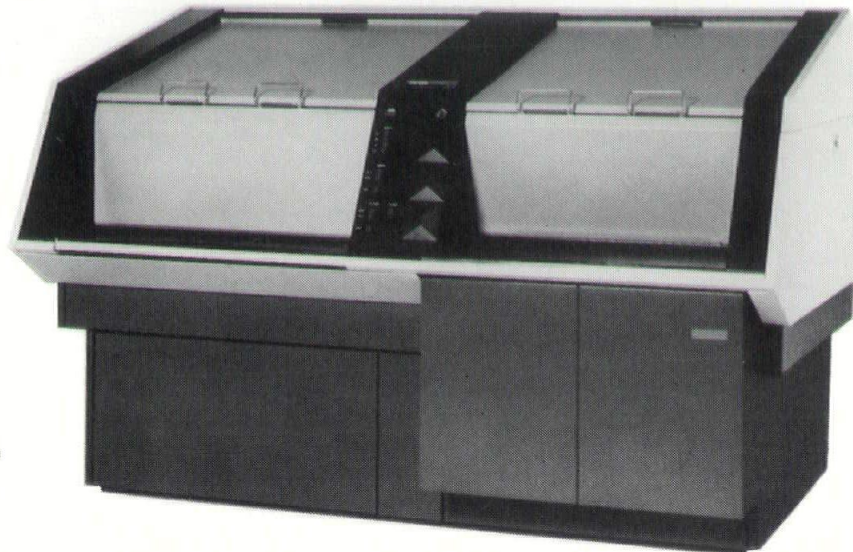
- Approval for the doctoral program is a key because it is stu-

dents at this level who would have the technical ability, academic necessity and professional maturity to contribute significant research to issues.

- Another major contingency is the willingness of the profession to share information with students and among ourselves. We seldom consult other architects in our community to assist in specialty areas, which is a common practice in law and medicine. This lack of informative exchange has hurt the practice and hurt the general public, for we have perpetuated in our buildings problems that have been solved. The growing number of suits and the growing restrictive quality of laws and ordinances indicate that we had better get our acts together unless we are willing to let others do it for us. One way to set our house in order is to exchange information.
- A third contingency is the willingness of the HS/AIA to pursue this goal over several years and to provide funding when and if it is required. There is no doubt that a primary beneficiary of this institute will be the architectural firms in the community, for where does one now get information on energy design in Hawaii, on the design of urban spaces in Hawaii, on social responses to housing types in Hawaii? The cost of individual firms gathering this information for single projects is prohibitive, yet we often bear it. Why not share the cost as well as the information?

It is my hope that this institute will one day be a reality. At that time, architects will be ahead of public reaction in their knowledge and ability to provide technical guidance to public policy issues. With a bit of consistent and concerted effort, that time may not be too distant. **HA**

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Lewis Ingleson, president of Lewis Ingleson, AIA & Associates, began his professional career 25 years ago after graduation from the University of Southern California. He is a member of the Oahu Development Conference and chairman of the Housing Coalition, an information-education organization seeking solutions to Hawaii's housing problems. He formerly was on the City-County Planning Commission and an instructor in architecture at the University of Hawaii.

Of all of the problems in Hawaii, it would appear that housing leads the list for the most workshops, conferences, seminars, surveys, studies, legislative debate, committee actions, and general public discussions. But the housing problem persists. Worse, it worsens.

One estimate has it that today, only two out of every ten households can qualify for a home mortgage, primarily because of sky-high interest rates — 17 percent and up, if mortgage money is even available.

What is the status of Hawaii's housing industry today? It's moribund, sick, hurting. Very little new construction is under way. Planning and design for future housing projects, large or small, has slowed or stopped. Both builders and buyers are best described as uncertain, frustrated, concerned, and scared. Some are getting angry.

There are a multitude of problems confronting Hawaii's housing industry now, but the main one is the high cost of financing — both mortgage and construction financing.

Another significant problem is availability of land, especially on Oahu, but this problem pales in comparison to the financing problem.

If there is a slim silver lining around the dark cloud enveloping the housing industry, it is the creativity that has been sparked by developers and financial institutions trying to find a way to get people interested in and able to buy a home in today's economic environment — such new approaches as equity financing, variable rates, rent with an option to buy, deferred interest, and a host of others.

Government, too, is getting into the creative act. The plan to rede-

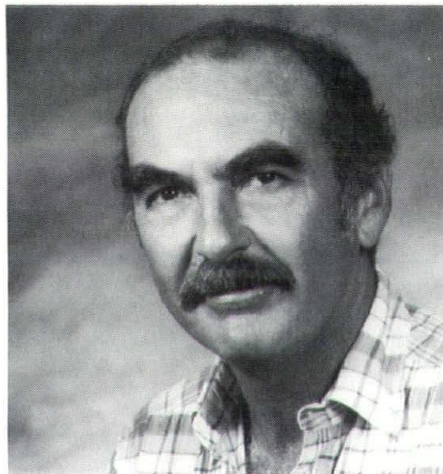
velop Kakaako proposes to use government revenue bonds to finance housing for low-moderate and gap-group income families. The State of Hawaii's Hula Mae program, now several years old, provides below-market-interest-rate financing through revenue bonds.

While we can applaud this kind of creative financing, because it does help some families attain home ownership, it merely scratches the surface of the need. No significant progress is apt to be made until interest rates decline and soaring inflation is halted.

Perhaps it is with more hope

Housing in Hawaii Dream or Nightmare?

**by Lewis Ingleson
Chairman, Housing Coalition**



than confidence, but assuming that Reaganomics will turn things around within the next 12 to 18 months, what might be the scenario for Hawaii's housing industry? Let's make some more assumptions for the sake of setting the stage: In Hawaii, the tourism industry will sail out of the doldrums, the sugar industry will regain its health, pineapple will strengthen, and generally, Hawaii will be economically strong and people will have jobs.

It is my contention that economic forces will prevail, just as they are prevailing now. Money costs too much today, and the housing industry and the people who need and want housing suffer. When the cost of money becomes less se-

vere, there will be a great pent-up demand for housing. At that time, there will be monumental pressures on government to make land available for housing, to make government processing work better and faster, to make government-imposed standards realistic and economical.

The scenario starts. Say it's 1983 or 1984. Reasonable mortgage and construction financing is a reality. Great public debate starts on retention of agriculture and open space lands versus land required for housing development.

In anticipation of this scenario, developers should be planning as far in advance as is prudent — say two years. Where are they going to build the housing needed for that expected pent-up demand? Will it be on in-fill parcels within present urban districts? Will it be on land now zoned for agri-

culture? How much land is needed to satisfy housing requirements? Many planners in government contend there already is enough residentially zoned land to keep the price of housing from rising too fast. They say the rapid housing price increases of the 1970s resulted from factors other than an insufficient supply of residentially zoned land.

On the other hand, most private planners believe there is not enough residentially zoned land and that this shortage was a major cause of the rapid increase in housing prices during the past decade.

The actual amount of presently zoned residential land is a fact and the figure can be determined. Planners should be able to agree on how much development can be expected on existing zoned land, and if more is needed to be zoned for residential development.

My personal view is that we do not now have enough residentially zoned land to meet the housing demands that Hawaii, especially on Oahu, will be asked to meet in the 1983-84 time frame.

Hawaii's housing industry and state and county governments should begin addressing the land problem now, before strong economic forces call for more housing development. They also should be

determining the kind of housing which should be built. It is my great hope that the housing industry and government will look to multi-family housing instead of single-family as the way to go.

Multi-family is not just high-rise development. It is also garden apartments and townhouses, low-rise and medium-rise.

The nationally syndicated columnist Ellen Goodman wrote recently that our goal in America should be that everyone has a home, but not necessarily a house. It would be appropriate now to begin educating and urging the public to accept the fact that a majority of Hawaii's people may not be able to realize the "American Dream" of owning their own single-family house.

It's important that consumers, government planners and the private sector reach agreement on the question of multi-family versus single-family. If this agreement isn't reached, a couple of things are apt to occur. First, developers will build what they think they can sell. Secondly, the higher cost of single-family homes — if that should be the way we try to solve our housing problems — simply will mean that a lot of people won't be able to afford a home.

Recently, I visited a pleasant, middle-income residential development in the Ewa area. It was mid-afternoon. The place seemed deserted. School-age children, out of class for the day, congregated in roughly even numbers at the local pizza parlor and the electronic games shop. Mom and Dad, who had skimmed and scraped to buy the attractive single-family house were, of course, at work. Without two incomes, they couldn't afford the American Dream — ownership of a single-family house. Mom especially liked the house because the big kitchen window opened onto the backyard, so she could watch the children play.

But Mom's not home. She's working. The kids aren't playing in the backyard. Is the American Dream worth it? Is multi-family living not a reasonable alternative? It will hold down prices. Yardwork, too. There are some amenities to multi-family living which might not be affordable in single-family projects, such as swimming pools, saunas, meeting spaces, etc.

A more general public benefit is that multi-family residential developments can meet housing needs

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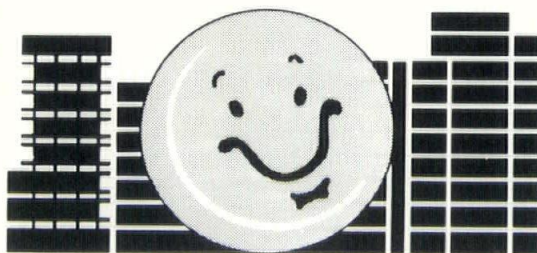
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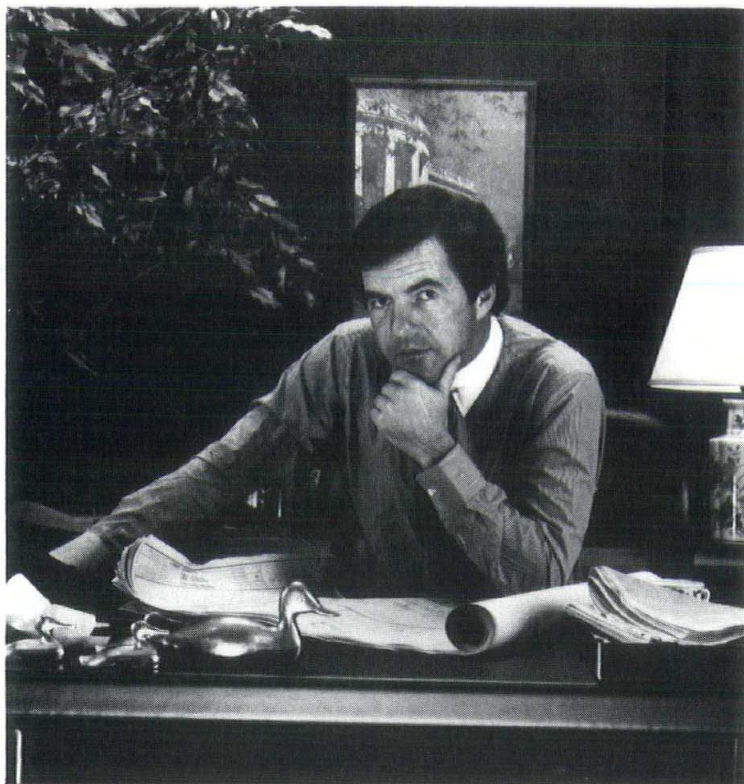
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on less land, reserving more land for open space and agriculture.

That then is the envisioned and hoped for 1983-84 Hawaii Housing Scenario: An improved economic climate, reasonable financing, economic forces attempting to satisfy a pent-up demand for housing ... affordable to more.

It would be most appropriate if government began streamlining its processes for moving housing development proposals through the pipeline. Government also might look at some of its codes and standards, rules and regulations. They're much more restrictive today than they were ten years ago. Few people realize that many of our most desirable residential neighborhoods on Oahu could not be duplicated today because of codes and standards. These include Wai-
alae-Kahala, Kailua, and Manoa.

This is not to suggest that all government review is bad. Some certainly is needed to protect the public's health, safety, and welfare. But does it have to be so cumbersome? Mayor Hannibal Tavares on Maui has suggested that professionals be allowed to certify that a development meets all of government's codes, standards, rules and regulations; that all or many of the government reviews can be eliminated. The presumption is that architects and engineers know all the laws, codes and standards, rules and regulations.

My suggested solution is that we have fewer laws, ordinances, codes, standards, rules and regulations. It's my view that the housing industry — the private sector — is committed to building homes for Hawaii's people. I'm not so sure about government, else there wouldn't be so many time-consuming costly restrictions to doing it faster and cheaper.

There are several organizations in Hawaii dedicated to finding solutions to the housing problem, including the Building Industry Association of Hawaii, the Consumers' Housing Task Force, the Construction Industry Legislative Organization, and the Housing Coalition, a non-profit organization created almost two years ago. Its principal function is information and education. The coalition is composed of representatives of government, consumer interests, builders, developers, landowners,

financial institutions, professionals, and organized labor.

Through information and education disseminated via newsletters, publicity, advertising, speeches, audio/visual presentations, and radio and television public affairs programs the Housing Coalition offers alternative solutions to Hawaii's housing problems.

An executive committee made up of a cross-section of active participants directs the coalition's activities, which occur in four major areas — land, finance, government affairs, and information-education.

It seems appropriate for architects and others concerned about housing Hawaii's people to support and participate in the activities of the Housing Coalition. The coalition offers architects an opportunity to provide their insights to its efforts, and it could use the financial support of architects.

Perhaps, just perhaps, if enough good-faith, thinking people band together in an organization such as the Housing Coalition, housing in Hawaii can go from its present nightmare status to a dream, and from a dream to reality. HA

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Housing in Hawaii

Survey of Projects and Plans

Hawaii Architect asked several housing developers to describe their current projects and plans for the future. Their responses follow.

Oceanic Properties, Inc.

by Randolph G. Moore
Executive Vice President

Oceanic Properties is planning a 17-unit subdivision on a 2.4-acre parcel on Ihihi Avenue in Whitmore Village. Although the property is zoned for apartment use, previous experience with apartment development in Whitmore Village indicates a weak market for apartments but a good market for single-family detached dwellings.

A cluster application was submitted to the City and County's Department of Land Utilization in February. Approval of the application is expected in May.

In keeping with the character of the surrounding community, the project will have overhead utilities and no sidewalks. The lots will average 5,000 square feet in size.

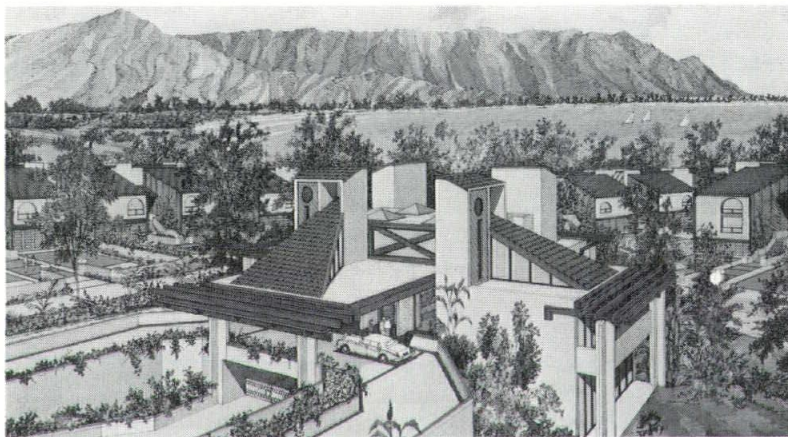
Houses will include a mix of three-bedroom, one and one-half bath, 855-square-foot units and four-bedroom, two-bath, 1,150-square-foot units. Selling prices are expected to range from \$86,000 to \$94,000.

If the cluster application is approved in May, site development would begin immediately thereafter. House construction would begin in the fall with initial occupancy scheduled for spring 1983. Preference will be given to buyers who are Castle & Cooke employees. It is anticipated that employees of Dole Company's Wahiawa plantation, located in Whitmore Village, will comprise the majority of buyers in this development. HA

Stark Realty

by Bruce C. Stark

The market for new low- and middle-priced developments is dying. Only a transfusion of low interest mortgage money can restore its 1970's vitality, and the likelihood of that happening looks bleak. How do we compete for the shrinking number of buying dollars in today's development market? By designing projects for the upscale buyer which offer quality and tailored fea-



Hanalei Plantation

tures found nowhere else.

In the next three years, Stark companies will complete two projects in Hawaii. Each represents a leap forward in architectural concepts; each is unique and expensive; each will be successful.

Hanalei Plantation, is located on the north shore of Kauai on the site of the old Hanalei Plantation Hotel. The 19-acre project overlooks Hanalei Bay with beaches at the base of the property.

The design concept is for exclusive second homes. The architectural plan, by Boone & Associates, specifies 70 fee simple two- and three-bedroom condominium apartments, ranging in size from 2,400 to 2,800 square feet.

Hanalei Plantation has been registered under the state's time-

Continued on Page 21

Hawaii Housing Authority

by John Simpson, Planner

The Hawaii Housing Authority (HHA) has faced the same acute problems as the rest of the development community created by dramatic increases in the cost of long-term financing. In spite of high interest rates, the HHA has had significant success with the Hula Mae program, providing loans to 1,282 families at 9½ percent and 608 families at 9 percent interest.

Now, with a new Hula Mae issue sold, approximately 300 mortgages will be available to potential homeowners at 12½ percent.

The success of the Hula Mae program underlines the importance of "take-out" financing to the development of new projects both at HHA and the private sector. Long-term financing is now the focal point on which

development revolves. The HHA has more than 1,800 new units scheduled for completion during the next two years, but actual construction of them is contingent on availability of affordable long-term financing.

Through use of the Omnibus Housing Act, Act 105, some 6,500 homes have been created for residential use since 1970. In the near future, HHA will break ground on five major projects on Oahu totaling about 398 units.

Kaneohe Elderly

A five-story mid-rise structure will provide 49 one-bedroom units for the elderly at a cost of \$3 million.

Permanent financing is expected to be provided by the Section 11(b) tax-exempt bond program.

Kalakaua Public Housing (Rental)

This \$18.6 million project will be

Continued on page 15

Herbert K. Horita Realty, Inc.

by William Blaisdell
Project Manager

Pearl Regency

The Pearl Regency, the Horita Homes 24-story, 368-unit condominium in the Pearlridge area, is built on 5.16 acres of Bishop Estate leased land fronting on Koauka Loop. Seventy-five percent of the units are one-bedroom one-bath, 25 percent are two-bedroom one-bath. A fire sprinkler system has been installed throughout each unit and in all corridors.

Village Park

Village Park will consist of 1,800 residences, 75 percent single-family homes, 25 percent townhomes. Developed by Waitec Development, Inc., a subsidiary of Tecon Realty Corporation, it is located above Waipahu.

The project broke ground in 1978 and gained national attention by offering solar water heating as an option to buyers. Divided into 16 increments, the project is projected to be completed in six or seven years.

In a cooperative plan with the City and County of Honolulu, phases 14 and 15 were devoted to townhomes

with 120 condominium units built in 10 two-story buildings for moderate-income families. Named Parkview Village, phases 14 and 15 comprise 21 acres. With only eight acres for construction, the rest of the area has been designed for open space. Purchasers of these units qualified with annual incomes ranging from \$16,000 to \$25,000.

Phases 5 and 6 are presently on the market, with prices ranging from approximately \$114,000 to \$119,000.

Royal Summit

Royal Summit is the last remaining area to be developed in Newtown Estates.

This 140-acre fee simple property was originally planned for zero lot line homes. However, research determined single-family detached homes are far more marketable, so the area was rezoned to accommodate such homes. 550 homes

Continued on Page 17

Kacor Development Company

by Kenneth D.H. Chong
Vice-President

Kacor Development Company, a wholly owned subsidiary of Kaiser Aluminum & Chemical Corporation and the master developer of Hawaii Kai, a 6,000-acre project, is in the process of completing subdivision improvements for three residential tracts in Hawaii Kai: Golf Course 4, Kalama Valley, 62 lots; Kalama 8, Kalama Valley, 20 lots; Marina 10B, Upper Marina; 64 lots. No decision has been made yet as to whether Kacor will be selling lots only or house-and-lot packages.

Though Kacor has no definite plans to construct any large housing projects in the immediate future, the company is interested in building elsewhere (other than



Hawaii Kai

Hawaii Kai) when the market improves. In 1980, Kacor completed Maui Vista, a 280-unit condominium project in Kihei, Maui, and is contemplating the possible development of an apartment-zoned parcel it has in Windward Oahu.

The future of the housing industry is not too encouraging. The main reasons are: (1) high interest rates, (2) soaring cost of land, (3) escalating construction costs, (4) longer government processing time, (5) higher sales prices and incommensurate salary increases, (6) insufficiency of long-term financing.

Notwithstanding these gloomy conditions, Kacor hopes to be able to continue fulfilling the housing need in Hawaii Kai and other parts of this state when economic conditions improve. HA

The Gentry Companies

by Tosh Hosoda
Planning Director

Waipio by Gentry is a planned community located just above Waipahu. This 150-acre project provides for a mixture of land uses — from a variety of residential types with amenities such as an elementary school, district and neighborhood parks, to a shopping center and an industrial park.

Begun in 1978, nearly one quarter of the planned 3,000-plus dwelling units have been built and the industrial park, with more than 30 tenants already located there, is destined to become a major employment center in central Oahu.

A primary objective in developing Waipio by Gentry has been to provide for families of diverse socio-economic backgrounds. Units

completed thus far include projects with two types of single-family detached homes as well as the less expensive zero lot line "Gentry Plan" and clusters of four-plex homes. Soon to be added is a proposed development of eight-plex clusters known as Penakii II.

The eight-plexes in 16 buildings (total 128 units) will be two-story structures. All units

have two bedrooms and one bath with a living area of 750 square feet.

To keep per-unit costs at a tolerable level, density will be 26 units per acre. Open bay parking served directly from a single loop driveway is expected to represent considerable cost savings. Landscaping of common areas will be a key item, requiring considerable thought in design and expense.

These units under fee simple ownership would sell at about \$85,000. The developer has been working with the Hawaii Housing Authority to get the project qualified for Hula Mae loans. Should this occur, unit prices could be reduced to the \$79,000 range. With this reduced price and easier qualification requirements for Hula Mae loans, our young couples and others can look forward to home ownership again. HA

Pro

Charles R. Sutton, FAIA

'Ohana zoning is a natural result of the newly recognized housing crisis expressed in terms of zoning or public policy.

- The history of city growth has been a gradual transition from low to high density.
- 'Ohana zoning is an effort to permit the natural growth process to occur, restraining it sufficiently to extend existing neighborhood qualities and slow the process of change.
- With concurrent growth at larger scale in other areas, 'ohana zoning will be effective in conservation of existing neighborhoods.
- It recognizes and provides for the economic reality of the need for new living patterns. A high quality urban environment, where the city is a desirable place to live, is the idea that may replace the image of the single-family house on a 10,000-square-foot lot in the suburbs.
- Good design will help to moderate its impact.
- Neighborhood standards that prevent deterioration are necessary, but should remain flexible enough to encourage appropriate use of existing buildings and underused land.
- It can provide a small but significant increase in available housing, especially for families under economic pressure.
- It is an attempt to make more housing available without changing the essential character of existing neighborhoods.
- It accommodates changing lifestyles of extended families.

Con

Richard A. Moore, Land Planning & Design

The road to bad legislation is paved with good intentions. The 'ohana housing bill should never have left home. Cutting babies in half is not a good way to double the population. Indiscriminately stuffing another unit on each residential lot is not a good way to increase the housing supply.

- The increase in value of 'ohana-qualified property will make home ownership more expensive even if the additional unit is not constructed.
- The state has arbitrarily and capriciously invalidated local government's ability to provide for health, safety, and welfare of the public through the management and regulation of density-related social and environmental conditions.
- The potential doubling of densities will not only overburden existing infrastructure, but will abort long-range infrastructure implementation and cause disruptive and expensive modifications to existing systems.
- Since there is no method to insure that the additional units will in fact be occupied by family members, local community structure and values will be threatened by a rapid change in population composition as a result of a sudden infusion of rental units.
- Local governments which support this state action are only admitting their unwillingness to responsibly utilize their own authority to achieve a more rational and positive solution to the housing shortage.

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.*

built on the old Kalakaua Public Housing site. It will be a low-income public housing project where qualified tenants will pay 25 to 30 percent of their income for rent, and will include eight three-story walk-up buildings and one 123-unit, ten-story high-rise. Primary funds have been made available through the federal government.

Kahaluu Public Housing (Rental)

Another low income public housing project which provides 56 units is to be funded permanently through the use of federal monies. Total costs have been estimated at \$4.76 million.

Six one-bedroom, 34 two-bedroom, and 16 three-bedroom units in a three-story walk-up will be constructed through a "turnkey method." In a turnkey project, the HHA enters into a contract to purchase the project from a developer upon completion.

Parkway (Homeownership-Sales)

In the first major housing project to be developed by the HHA in the Kailua-Kaneohe area, 106 single-family detached homes will be constructed with groundbreaking likely sometime this year. The project will provide units for families who qualify under Chapter 359G, HRS (gap group) at a total cost of approximately \$8.95 million.

The Leilehua (Condominium Sales)

The Leilehua condominium project, on 25,796 square feet on South School Street in Honolulu, is composed of two levels of covered parking and four levels of dwelling units with four studios, 56 one-bedroom, and four two-bedroom units. Completion is expected sometime in early 1983.

Development rights and interim financing were granted under the provisions of Chapter 359F, HRS; therefore the sale of the units will be made to qualified gap group buyers.

The Future at HHA

Many more projects are in the feasibility stage. The annual projection schedule used in the development division shows 1,000 units for fiscal year 1982-83 and more than 1,400 units the following year. However, these all ride the waves of the financial markets. Long-term finan-

Continued on Page 17

RANK AND FILE

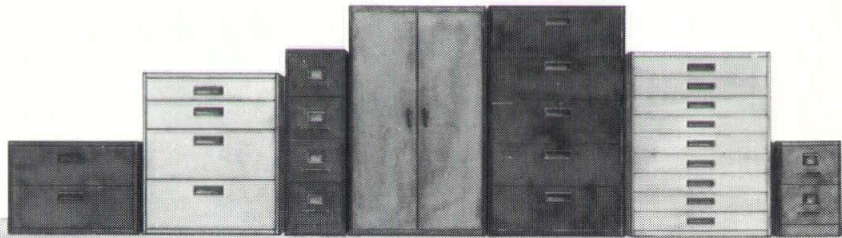
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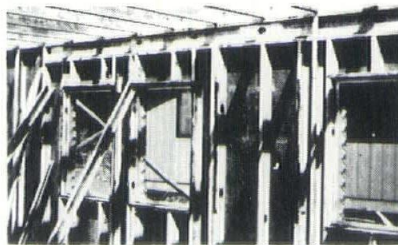
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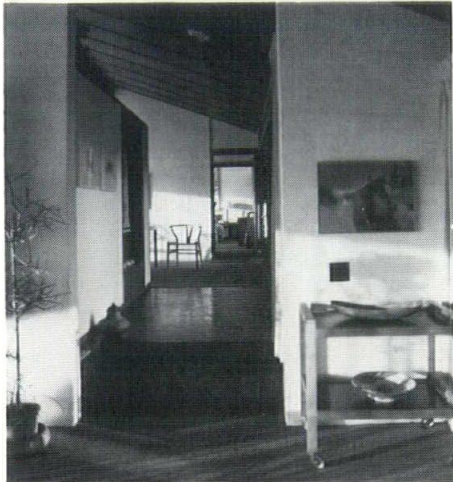
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Laurels

HS/AIA 1981 Awards Program Waialae Iki Ridge Residence

Award for Excellence in Architecture
Edward Sullam FAIA & Associates



FRANZEN



FRANZEN

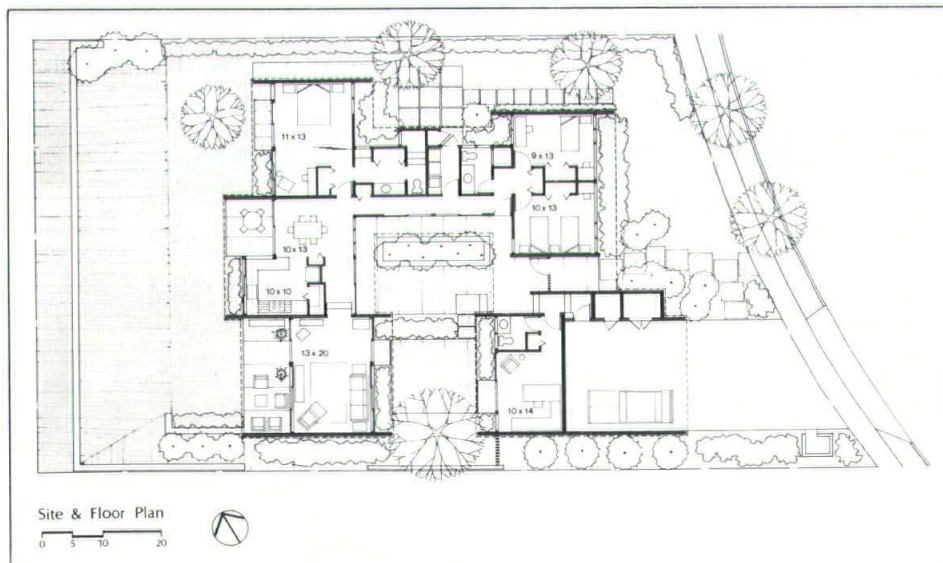
Project: Custom residence
Location: Waialae Iki Ridge
Completed: February 1976
General Contractor: Bert Kanzaki, Inc.
Landscape Architect: Dennis Kim

A hillside lot with close neighboring structures on either side. Toward the rear of the property to the west, there is a permanently open view of a razorback ridge in its virgin state. To the southwest there is a view of Diamond Head.

The design is a modified version of the Pompeian house built around a split-level courtyard; the upper serving as the entrance area and the lower as a private courtyard, shaded and sheltered by an Indian Coral tree. The main rooms are oriented on one side to the razorback ridge and on the other to the courtyards. Blank end walls shield the house and lanais from both uphill and downhill neighbors, define the interior and exterior spaces, and establish the basic structural rhythm of the house. The palette of materials is simple: shake roof, concrete block walls with a single coat of waterproof plaster inside and out, and red-wood plywood ceilings in the main rooms. HA



FRANZEN



Housing Survey, HHA
Continued from Page 15

cing will continue to be the key at HHA to putting housing on the ground.

A major turning point for housing provision could arrive in 1983 with a sunset provision to federal legislation governing issuance of tax-free bonds for mortgage financing (Hula Mae). The sunset provision could be extended, but the loss of tax-exempt bonding authority would be certain to add additional cost of financing for a portion of the population served by Hula Mae and related programs.

The Housing Picture in General

Trends of construction costs the last decade show a more limited group of persons will enjoy homeownership than in the recent past. A problem that will be faced in coming years will be the inability of a large portion of the population to pay enough rent to cover costs of new construction. Increasing densities and doubling up of occupants will be furthered.

With more than a decade of warnings of resource scarcity, especially in wood materials, it is surprising to find so little effort devoted to making changes to our traditional housing product. There exists a nearsighted optimism that a unit is somehow going to be made affordable again. It is time to sacrifice a little of that optimism and seriously consider solutions to the problem, whether through design, engineering, or lifestyle. HA

Housing Survey, Horita
Continued from Page 13

are planned for this project.

Royal Summit was awarded best in its class in the 1981 Parade of Homes, overall Best in Show, and Best Use of Ceramic Tile.

With the tightening of the real estate market, Horita is re-evaluating the plans for Royal Summit possibly to create smaller but still luxurious single-family homes. Present average price is \$260,000.

Nani Lehua

Horita's newest project is being developed in conjunction with the Hawaii Housing Authority. The 110 single-family leasehold homes in the Kaneohe area next to Parkway

will be priced from \$79,900 to \$88,500. Estimated income required to buy into Nani Lehua is \$2,500 a month.

All these three-bedroom, two-bath homes will have two-car carports and energy-saving heat pumps. Most homes will be post and pier construction.

Since this is an HHA project, the homes will be sold by lottery with the stipulation that owners will also be residents of the project.

The Future

Horita's unprecedented West

Beach project will be launched soon. "It's a developer's dream," he says, "because of total planning control of 640 acres of Campbell Estate land."

What about today's market? Horita sees the market easing up in the next nine months. He has instigated "buy down" plans for his projects, and while his company's bottom line will suffer, Horita observes "We have to do something to market and sell products. If I haven't already thought of it, if it works, we use it." HA

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Revising the General Plan

by Councilman George Akahane
Chairman, Planning & Zoning
Committee

In 1973, the general plan was redefined as a set of policies and objectives, removing most of the 1964 general plan's physical details and burdensome amendment procedures. By requiring its adoption or revision by resolution rather than by ordinance, they made it clear that it is a guide or policy statement; by mandating its revision, at least every five years, they assured that it will be kept up-to-date.

In 1977, the new general plan was adopted. It was amended in February 1979, adding the city's objectives and policies on "energy" to the document.

The comprehensive review and revision of the general plan is due this year. The general plan has ten topics of concern, 37 objectives and 198 policies related to those topics. The topics are: population, economic activity, natural environment, housing, transportation and utilities, energy, physical development and urban design, public safety, health and education, and culture and recreation. The general plan also has guidelines for its implementation, amendments, and interpretation.

The Department of General Planning is the agency responsible for developing procedures for general plan revision. The Planning Commission is to hold necessary public hearings on the proposed revisions and transmit its findings and recommendations through the mayor to the council for its consideration and adoption.

Potential areas of concern are:

- The charter does not require citizen input for preparation of the general plan or its revision by the Department of General Planning. The burden of obtaining public opinion about objectives and policies of the general plan is placed on the Planning Commission and the City Council.
- The "non-law" status of the general plan is misinterpreted by citizen and agencies alike.
- The requirement that interpretation of objectives and policies be referred to the City Council has not been followed.

tation of objectives and policies be referred to the City Council has not been followed.

- The order of importance of topics reflecting attitudes and economic circumstances in

1977 may need rearrangement to meet present and future public goals.

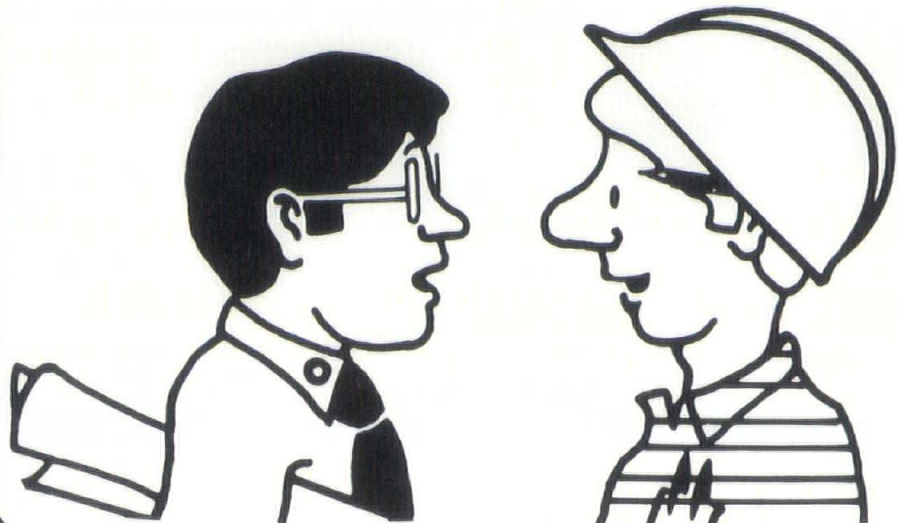
- The horizon of the 1977 general plan was year 2000. This horizon should be extended to

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- keep it truly a long-range document.
- There are no objectives and policies on real property taxation.
- Many objectives and policies that encourage cooperation with other levels of government need to be made more effective.

It is important for both the Planning Commission and the City Council to review the proposed general plan revisions with the following questions in mind.

- Are all the people affected by the proposed revised objec-

tives and policies of the general plan aware of the implications of those objectives and policies?

- Does the proposed revised general plan represent the hopes and aspirations of the majority of the people of Honolulu?
- Do the objectives and policies of the general plan relate to the city's jurisdictional and financial capabilities?

With a serious response to these questions, the general plan objectives and policies could become more attainable than before. **HA**

Service Spotlight

Science Management, Inc.

Editor's Note: Appearance of service information in this column does not constitute endorsement by HS/AIA or Hawaii Architect.

Archaeological research has become an essential part of the planning process in Hawaii largely because of statutes and regulations requiring that impacts of land disturbing activities on cultural resources be assessed and sometimes mitigated by procedures such as archaeological salvage.

Science Management, Inc. (SMI) — located at 830 Ala Moana, Suite 220, telephone 533-1751 — conducts, all phases of cultural resources research, both archaeological and historical. It is fully equipped for field research and laboratory analyses that enable clients to comply with governmental requirements concerning identification, evaluation and, if necessary, the mitigation of impacts on resources through site stabilization, restoration or data recovery.

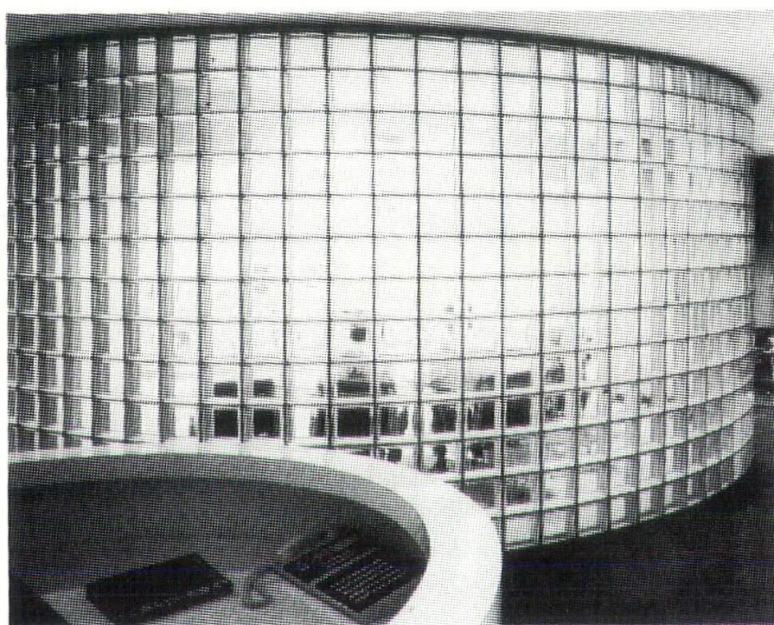
Hamilton M. Ahlo, Jr., president of SMI, previously was with the National Park Service and the state Department of Land and Natural Resources, Division of State Parks. Vice President Robert J. Hommon, Ph.D., formerly served as archaeologist on the staff of the Bishop Museum and as state archaeologist.

SMI projects have included archaeological survey, excavation and management activities on Kaho'olawe for the U.S. Navy, historical and archaeological studies for the U.S. Army Corps of Engineers, the repair and interpretation of Kuemanu heiau in Kona for the County of Hawaii, and surveys and excavations for various private firms throughout the state.

Archaeological research undertaken by consultants for private firms and public agencies is usually conducted for two general pur-

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poses: to assess, mitigate, and avoid impacts of land-disturbing activities upon archaeological and historical resources, and/or to gather information for management of archaeological resources through preservation and interpretive programs. By careful consideration of these resources at an early stage of project planning, project design and construction can be expedited with minimal delays. A major problem SMI encounters is developers and planners providing for archaeological work too late in the project planning stage, or even during the construction phase.

If significant archaeological or historical resources are identified at that point, and if the governmental entity responsible for reviewing work mandates that the resource either be salvaged or preserved, the costs to the developer are greatly increased. When the location and significance of such resources are known early enough in the planning process they can be taken into consideration prior to developing final project plans, usually resulting in significant cost savings.

Recently, SMI has been encouraged to see rapid growth in planning for the preservation and interpretation of archaeological resources in conjunction with development. In the past, archaeological and historic research required by government has been a somewhat arcane undertaking, the results of which were available only to a small number of specialists in the form of long, technical reports. The recent surge of interest in Hawaiian history throughout the state has caused developers and community groups to realize that archaeological sites are not always impediments to development, but can be used to bring the past to life. What was once seen as a liability is now viewed as an asset of interest to visitors and residents alike. SMI is currently working with Mauna Lani Resort, Inc., to produce an interpretive plan for its development at Kalahuipua'a, South Kohala, which will include both walking trails among points of archaeological and historic interest and a visitor orientation center. The company hopes to be involved in more of these projects in the future that will expose its archaeological resources to a broader audience. HA

Housing Survey, Stark **Continued from page 12**

sharing law. Estimated date of completion is spring 1984.

Our second major development project will be located on the 12-acre Honolulu Ironworks site in downtown Honolulu. The present concept calls for three major components: one high-rise residential building of approximately 45 stories, a low-rise mixing and commercial use, and a commercial office complex with nearly 300,000 square feet of net leasable space. Approximately 1,500 parking

spaces will be provided.

The Ironworks project, designed by Media 5, is the first major project to be developed in the Kakaako district under the Hawaii Community Development Agency plan. Present estimates peg construction costs at more than \$150.

Local interest in the Ironworks project is strong. This substantiates our belief that upscale Oahu residents are in the market for quality downtown residences close to their places of business. Estimated date of completion for the project is spring, 1984. HA

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CEMENT AND CONCRETE PRODUCTS INDUSTRY OF HAWAII
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Edward R. Aotani, president of Aotani & Associates, has been a practicing architect since 1958. His career began in Oklahoma, where he worked for several large architectural firms. Aotani returned to Hawaii a few years later to work for a number of local firms, including Alfred Preis, and Johnson, Perkins, Architects. He entered corporate practice in 1968.

He has been involved in planning of such projects as the Sand Island State Park, the Statewide Comprehensive Outdoor Recreation Plan for the State of Hawaii, and the Chinatown Historic Preservation Plan. He also supervised the design of Ke-ahole Airport, Halawa Housing, and the Kauai Schools Master Plan.

Aotani's contribution to the community has not been restricted to architecture and planning. He currently serves as president of both the Historic Hawai'i Foundation and the Hawaii Chapter of the National Association of Housing and Redevelopment Officials, and as a member of the Board of Trustees for the University of Hawaii Foundation. **Hawaii Architect** asked him to talk about his role as trustee for the University of Hawaii Foundation.

HA: How and why did you become involved in the University of Hawaii Foundation?

Aotani: The foundation is a non-profit corporation that exists for the benefit of the University of Hawaii. As a state university, UH gets its funding from the state. As you know, the dollars aren't always sufficient to meet the bare essentials. This is where the foundation comes in. It provides the university with private money to fund educational programs, research projects, cultural activities, and student aid programs. These are the programs that would not have happened without the support of private gifts which the foundation solicits, accepts, and administers on behalf of the university.

HA: Where do these gifts come from?

Aotani: From a range of sources: Individuals who have an interest in the university or a specific program within the university. Corporations. Foundations, both local and national. Even international foundations. The King Faisal Foundation just gave a grant to the University of Hawaii for its malaria research program. In 1979, the Frank E. Gannett Foundation gave the UH Foundation the rights to the Hula Bowl Football Classic, so that the net proceeds are shared by the UH

Profile

Edward R. Aotani, AIA Aotani & Associates

Foundation and the Hawaii Newspaper Agency charities.

HA: Judging from the large crowd this year, the Hula Bowl must have generated a nice sum for the foundation.

Aotani: The figures aren't in yet, but last year's net was around \$230,000. Of course, only a part of that came to the foundation. Gannett also provides funds to the UH Foundation for the Gannett fellowships in journalism, and it helped fund the People's Republic of China journalism fellowship.

HA: Does the UH Foundation provide any support for the School of Architecture?

Aotani: Yes, two scholarships are in the process of being established now. One is the Linda R. Yanagisawa Memorial Scholarship, which will be awarded to outstanding fourth-year architecture students. The other award, still in the planning stage and yet to be named, will allow students to conduct research in a foreign country on some particular aspect of architecture.

The foundation is acting as administrator of the two scholarship funds. Both scholarships were funded by private donors. The foundation's role in these cases is

to help the parties involved design and establish the scholarships, accept and administer the funds, and to provide annual financial reports on the funds.

HA: Does the foundation charge for this service?

Aotani: No; our policy is to provide service in the most painless way possible. The foundation also provides fund-raising assistance to the School of Architecture. We are working with Elmer Botsai and his advisory board on a development fund program. I hope when the time comes, the members of our profession will respond generously.

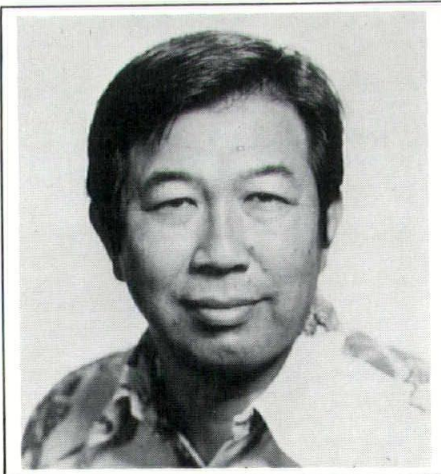
HA: Would they benefit from such a response?

Aotani: I'm glad you asked that, even though the answer might seem obvious. That really gets down to answering your first question, which is why and how I became involved with the UH Foundation.

Some years ago, shortly after Fujio Matsuda became president of the university, a group of us met with him. We were being asked to join the foundation. Matsuda talked about the university and what he thought were the benefits of the foundation to the university. What he was really getting at was the idea of UH as a place of opportunity for all of Hawaii's young people, and the role the foundation could play in helping to make that idea a reality. That's a powerful idea. After all, the future of Hawaii depends on the caliber of its people and how well prepared they are to create a strong Hawaii. Since UH is a major institution of higher education, and the only real opportunity for most of the young people of Hawaii, what more can I say?

And who benefits? We all do. Our profession benefits, because the quality of architecture graduates will affect the quality of architecture that's practiced in Hawaii. For me as a principal in my own firm, it affects the quality of service I can offer my clients, and ultimately, the success of my business.

As residents of Hawaii, we all have a vested interest in the university, and one concrete way to protect that interest is by becoming directly involved in helping make the university an excellent place for learning. I do that through my involvement on the board of trustees of the UH Foundation. HA





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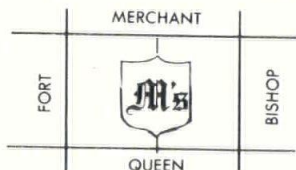
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