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May, 1982

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# HAWAII ARCHITECT

Volume 11, No. 5

May, 1982

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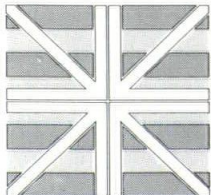
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## Headlines

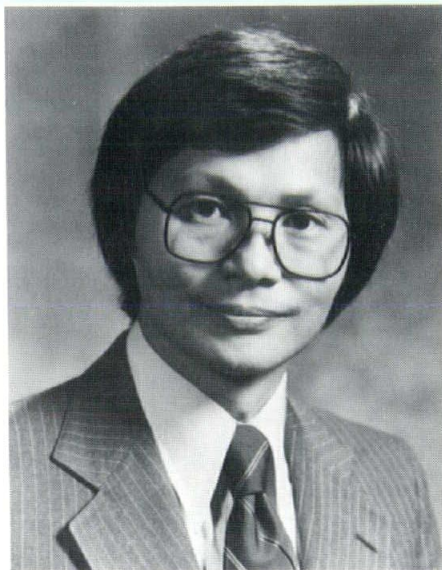
# Thoughts of Ramaldo Giurgola and Haley's Comet

Is the National AIA Convention on your mind? Have you registered? Do you realize that you have a better chance of seeing Haley's Comet twice than the convention in Hawaii again? Well, it is the first time in 125 years that the AIA has come to Hawaii and in this year of depressed tourism, the convention is in the nick of time.

We will have between 8,000 and 10,000 conventioners and guests here taking advantage of the great American tax system and allowing Uncle Sam to finance their dream vacations to Hawaii. This is not without its pitfalls for once here, I am sure the great Hawaiian Tourist Machine will make sure that anything saved enroute is securely invested in financing the way of life to which we locals have become accustomed.

If these mainland architects are willing to come all this way (without the benefit of reimbursables) they might know something that would be wise to consider: conventions are extraordinary happenings. From the mind-stretching topics of the theme speakers to the tedium of certain general meetings and the glamour of Gold Medal dinners, conventions are memorable celebrations of architects and architecture. Their importance potentially goes far beyond their short duration and I think that the impact of this convention on Hawaii's architects is going to be very significant to us as individuals, to our practices, and to the Hawaii Society.

On the individual level, this convention will require us to rub shoulders and exchange thoughts with architects from around the world. Ramaldo Giurgola, Pietro Belluschi, and Peter Eisenman are a few of the luminaries to be greeted and hosted by members from the Hawaii Society as part of our hospitality program. Those Hawaii architects called on to host



these individuals are undoubtedly in for memorable experiences. Yet the meeting of the thousands of our colleagues from Nashville or Tulsa will have a greater effect on the majority of us. In exchanging information and fellowship we may form relationships that could last a lifetime. The fact that we are the hosts this time will make Hawaii architects rather conspicuous and provides an even greater opportunity to meet people.

The significance of the convention for our practice has to do with its being in our back yard. Usually, a few senior members of our Society make the annual trek to the national convention and the affair passes unnoticed by the rest of us. The mind-stretching and numbing, the glorious moments and visions are shared by only a handful of our number.

This time, however, there is the opportunity for junior and senior practitioners to collectively get what is to be gotten. Offices can especially expose their intern architects to the reality of an international profession. Speaking from

personal experience, I can attest to the lasting impact of the AIA convention as a window to a vast and diversified profession, dealing with a multitude of problems and potentials, some as yet unrealized within the Hawaiian context. This kind of exposure, especially if it can be offered to many within each firm, will have a positive future effect on the practices of Hawaii.

I encourage firms to register their junior (and senior) members for the convention. Those who are not AIA members can register as visitors for a nominal fee. Visitors are eligible to attend all public convention functions but not the technical seminars, nor the social events. I also urge all firms to release their employees to attend the convention during office hours.

On the Hawaii Society level, all architects will benefit from the visibility the convention will give the profession. News articles, special events, and architectural exhibits at the Academy of Arts, Ala Moana Center, and Honolulu Hale will place the profession before the public eye during the week of the convention and for several weeks thereafter. We will not get this kind of PR opportunity again for many, many years and the Society will make the most of it. Maybe after all of this, newspapers will remember to credit architects for their designs. However, this might be asking too much.

Come to the convention. Bring your offices. Do not miss this chance — remember Haley's Comet.

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

HAWAII ARCHITECT



## A Quest in Time Convention News

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

One of the prime events that will be held at the 1982 National AIA Convention in June will be the Gala Historical Luncheon Show, Monday, June 6, at the Royal Hawaiian Hotel. The Monarch Room has been booked for this glamorous showing of 200 years of Hawaiian history through fashions. Richard Goodwin, internationally lauded British narrator, heads a superb cast of entertainment in a completely different living history of the Hawaiian monarchy. Famous women of the era will be recreated by their live counterparts, wearing priceless historic costumes, jewels, and regalia. Diana Snyder, chairperson, says it is advisable to book this event early as only 600 can be accommodated.

The Hawaii Society's Arts & Crafts Shop, under direction of Chairperson Shirley Ann Lipman, will be located in the Sheraton-Waikiki's Niihau Room. This artists' gallery will display for sale the works of many prominent local artists including Pegge Hopper, Niki Fuller, Linda Bade, Joan Rose and Marge Hastert, Banyan Arts group, Tim Newman, Bob McWilliams, The Weaver's Guild, Cy Lemmon, Peggy Haines, and many other of Hawaii's well-known artists. The shop also will have jewelry by the Sultan Co. and miniature wooden figures by Emgee Corp., specially designed for the AIA convention. The shop will be open to the public daily, 9:30 a.m. to 4:30 p.m.

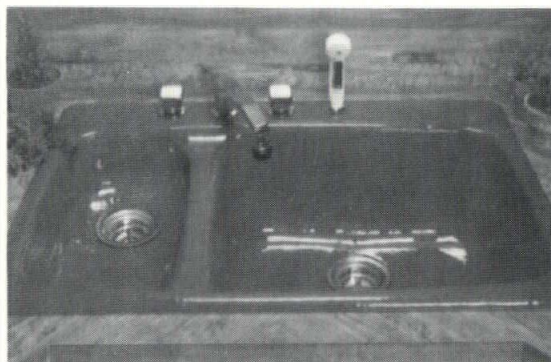
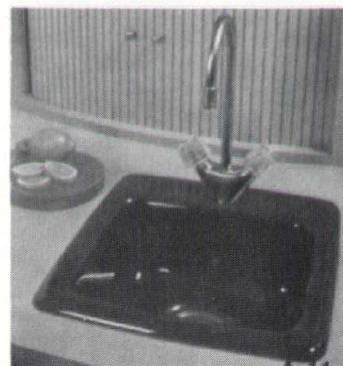
To further lure conventioners, the Hawaii Society Hospitality area, under the direction of Gretchen Cobeen, will be located at the Lanai Deck, accessible through the Arts & Crafts Shop. A fantastic view can be seen from the lanai. This is an ideal spot to meet friends, rest, take photographs, and still be near the center of convention activity.

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# Large-Scale, Multi-Building Projects

## A Developer's Viewpoint

by **WENDELL BROOKS, JR.**  
Managing Director  
Chaney, Brooks & Company

Wendell Brooks is a third-generation resident of Hawaii. He was educated at Punahou School in Honolulu and the University of California Business School where he majored in real estate. In 1959 he became licensed as a Hawaii Real Estate Broker, and joined Bishop Trust Company, Ltd.

From 1963 to 1968, he served as vice-president and director for Aaron M. Chaney, Inc. He left that firm to join Castle & Cooke's Oceanic Properties. Brooks continued to serve on the Chaney, Inc., board of directors for the next 12 years. At Oceanic Properties from 1968 through 1977, Brooks served as president and general manager of Mililani Town, Inc., and also was responsible for other projects including Sea Ranch.

From 1977 to 1980, he served as general manager of Wailea, a 1,500-acre luxury residential resort community on Maui developed as a joint venture of Alexander & Baldwin of Hawaii and the Northwestern Mutual Life Insurance Company of Milwaukee, Wisconsin. In August 1980, Brooks and Aaron Chaney organized a diversified real estate partnership, Chaney, Brooks & Company.

Brooks has been both president and director of the Honolulu Board of Realtors and the Hawaii Association of Realtors. He is a member of the Institute of Real Estate Management, with the designation Certified Property Manager. He is a member of the Urban Land Institute-Recreational Council. He is also a past director of the Home Builders Association of Hawaii, and the Maui County Visitors Association.

On urban Oahu, a large-scale, multi-building project brings to mind the Financial Plaza of the Pacific, Executive Center, and the Ironworks projects. However, moving to suburban or rural areas of Oahu and the neighbor islands, one finds another type of large-scale, multi-building project — Hawaii Kai, Kaa-napali, Mililani Town, Princeville, Kapalua, Wailea, Keauhou — the new communities.

Almost without exception, the community-scale projects have taken more front-end capital than originally planned. They have taken longer to reach break-even from a profit and loss point of view, and longer to stem the tide of negative cash flow than predicted by the original forecasts.

The library on community development is still small. Actual experience is limited. Most of the people involved in community-scale projects enter the field for the first time without background. The general reference point is the free-standing project, three years from start to finish — then on to something new.

As the size of a project increases, the complexity grows like a geometric progression; more so with community development in which the developer must deal not only with the physical environment but the social and political elements of the community.

These facts aside, the universally agreed major problem with community-scale projects is supporting the front-end load. This usually includes the carrying costs for undeveloped land and the debt service on infrastructure and pre-operating expenses.

Some of the more successful community projects have realistically dealt with the land carrying costs. This has been accomplished by development agreements or options which ensure the availability of land for future development but require funding prior to the time the market is ready for the product and the land is taken down.







SALBOSA

Some lands, such as agricultural lands, can and have remained in marginal production during the holding period as a means of carrying land ownership costs.

Infrastructure, on the other hand, is generally installed with cold, hard and usually borrowed cash. the community-scale developer is faced with a difficult marketing and financial decision:

- Make a substantial statement to establish the identity and believability of the project; or
- Develop incrementally, matching costs to revenue.

The marketing cats usually win-out — make a substantial statement — a golf course, a shopping center, a recreation center, a beach club: "We need these tools to establish the image and identity and to provide the service to the initial purchasers."

All of this cost is heaped upon the cost of roads, water resource and transmission, sewage collection and treatment, and start-up general and administrative costs. Whether it's land and infrastructure or infrastructure alone, the carry is enormous and the recapture is prolonged, much longer than originally projected, and yet few people realize the insidious impact of time, or if you prefer, of carrying costs — interest and administrative expenses.

Government tends to view the granting of zoning or permits as a windfall to the developer. The public assumes that one successful development puts a community-scale project on easy street. The following is a real-life example:

Assume \$50 million in land and infrastructure debt at a mere 12 percent interest. That's \$500,000 per month or \$6 million per year.

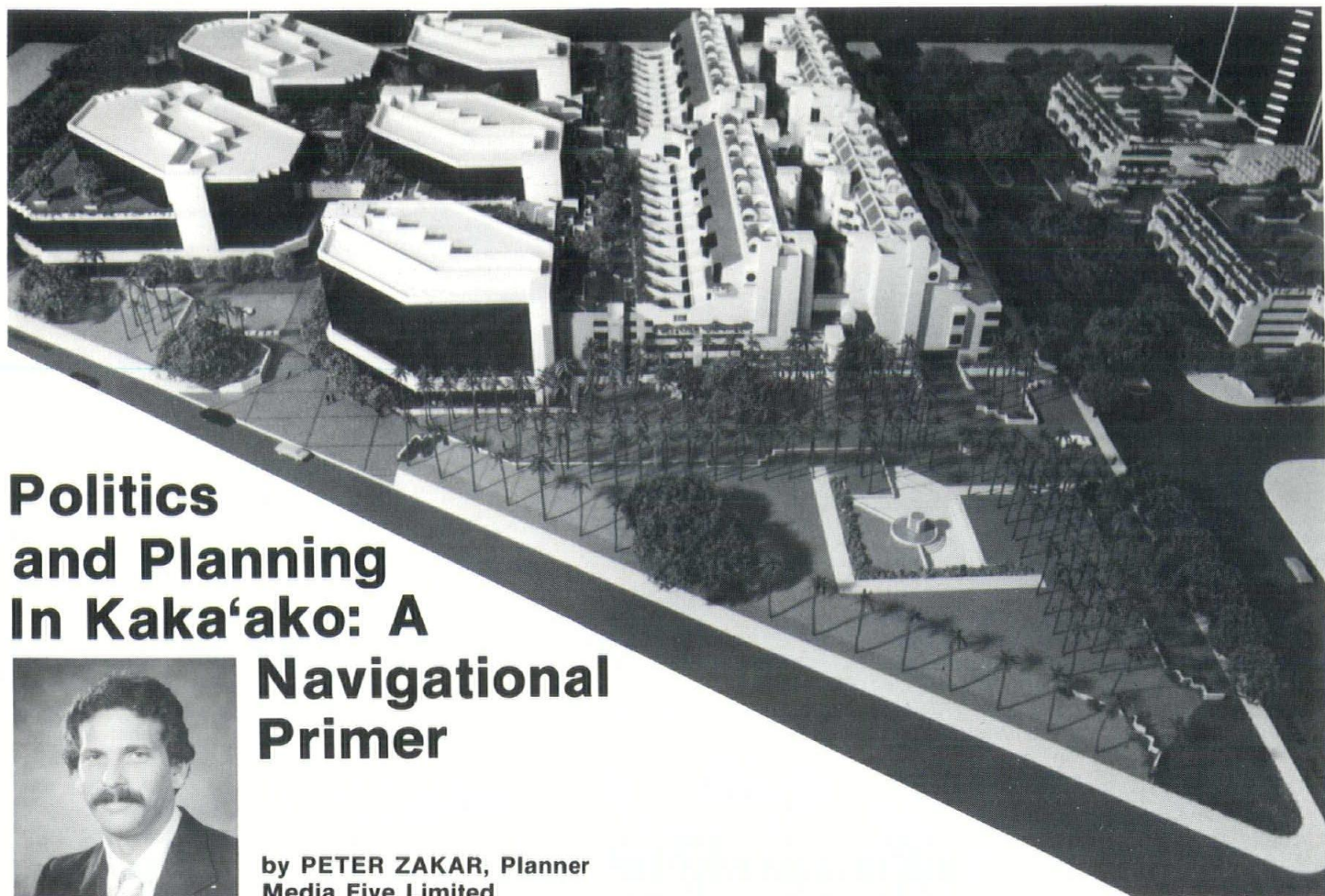
Further, let's assume a condominium project of 120 units at \$250,000 each with gross sales of \$30 million. Such a project could produce a gross profit of 20 percent or \$6 million.

If the developer is able to do this year in and year out, he has a tie on interest expense, and still does not pay his general and administrative expenses, and is a long way from a return on investment and liquidation of debt.

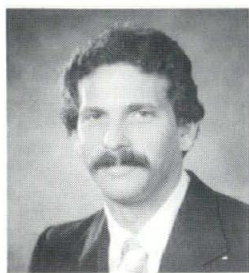
And now the point: in order for these new communities to work, there needs to be a better understanding of the nature of the beast by all of the players. Zoning is not a license to steal. Pre-planning and lead-time allowances for inventory development and marketing are essential.

Hawaii community-scale urban and resort communities have reached a high level of design sophistication. Management, for the most part, has developed an understanding that velocity is the name of the game. Traditional standards and traditional philosophies don't apply. Coupled with the new era of financing, large-scale multi-building projects require a new perspective. HA





# Politics and Planning In Kaka'ako: A Navigational Primer



by **PETER ZAKAR**, Planner  
Media Five Limited

**Ironworks;  
Media Five, Ltd.**

## Introduction

Submitting a development proposal to city or state agencies for project review with the goal of obtaining a building permit is a common experience for many of us. Processing a proposed project means probable interaction between the applicant and government agencies, local community groups, and political organizations with interests in the proposal. When we isolate the interface among the applicant, agents which may be acting on the applicant's behalf, and appropriate government agencies, we find a complex network of procedural requirements to be understood and adhered to. The responsibility of understanding and adhering to these requirements rests not only with the applicant but also with the administering agencies, whose task it is to undertake a project review and make a fair determination of eligibility and conformance in a timely manner.

In a basic sense, the purpose in establishing a procedural network

containing rules, regulations, and development criteria is to ensure that public policy and current standards of development are recognized and integrated within the proposed development.

Over the past two decades the government agency overlay of regulatory measures has multiplied in scope and complexity to control the pace, location, and type of development taking place in Hawaii.

The Kaka'ako District has long been a source of public policy debate, as well as a source of frustration for private sector interests. Attempting to process a proposed development project within the designated boundaries of this district is now especially challenging. To illustrate a timely example, at the time this writing was begun, governmental jurisdiction over the development of the district rested with the City and County of Honolulu under the terms of Ordinance 80-58, the Kaka'ako Special Design District (KSDD). At the completion of this writing, this jurisdiction was superseded by the State of Hawaii,

through its Hawaii Community Development Authority (HCDA) Kaka'ako Community Development District Plan.

A proposed mixed-use project, to redevelop the old Honiron site, entered the city governmental processing network nearly a year ago under the terms of the city's KSDD. In an advanced stage of design and production, and having already traversed the majority of the city's procedural requirements, the project will now change design course and adapt to a new overlay of government rules, regulations, and a changed set of public policy criteria.

## Identification of Current Governing Entities, Plans and Controls

The Kaka'ako Special Design District was drafted by the City and County Department of Land Utilization (DLU) and adopted by ordinance of the City Council in 1980. Enforcement of the ordinance is a DLU responsibility. Its intent as a Special Design District is to guide development toward the revitaliza-



tion of Kaka'ako as an economic and social center, primarily through a concept of mixed land use precincts. Development within these land use precincts is regulated according to urban design, density, height, open space requirements, and guidelines which encourage lot consolidation and super-block types of developments.

At the conceptual stages of a project of major proportions, such as the proposal to redevelop the Honiron site, the developer and retained consultants must become conversant with the current governing plans and controls to which the project must conform. The KSDD Ordinance was the governing ordinance and set basic planning and design parameters. Once a thorough working knowledge and understanding of the ordinance is reached, numerous meetings take place with representatives of the city administration to verify such understandings, and to come to common agreements. These early meetings, if carried out in a constructive manner, should establish the basis for a continuing dialogue and open communication throughout what can become a lengthy process.

Once the ordinance is accurately interpreted, and issues and concerns are raised and verified with agency officials, the project is ready to initiate processing through DLU.

In describing the formal permitting procedures, as stipulated in the KSDD Ordinance, it is interesting to note that the Honiron Project was the first major development to apply through DLU and to make serious headway toward gaining all of the necessary pre-construction approvals in Kaka'ako. As might be expected under these circumstances, processing delays for various reasons can occur. These delays can drive up development carrying costs and put production behind schedule.

The KSDD Ordinance identifies the various procedural steps to be followed and the prerequisite submittals necessary before moving from one to the other. It is basically a two step process. The first KSDD requirement is for the applicant to demonstrate that the available infrastructure in the project area is adequate to service the project, or

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to specify what improvements will be made, and when, to achieve infrastructure adequacy, thus leading to DLU determination of project eligibility.

A critical factor associated with the infrastructure adequacy and project eligibility requirement is that this provision carries with it no statutory time limit governing DLU's assessment of the consultant report. The lack of any time constraints leaves processing schedules open to uncertainty, heightens the probability of delays, and places increased constraint on project feasibility from an economic and financial standpoint.

The next stage in the overall process with DLU, assuming a determination of project eligibility, is to make formal application for a Development Conformance Certificate. The intent of this procedure is to allow DLU a detailed review of the project based on the applicant's submittal of design development documentation. The total review and approval period for KSDD projects is set by law at 45 days.

While the project design should be conceived and developed to conform with the governing plans and controls, the Development Conformance Certification stage should serve to identify or to confirm specific areas in which the applicant may choose to apply for variances from the ordinance through the Zoning Board of Appeals. It may also be possible to come to a mutually acceptable agreement with DLU, or to re-design specific items so as to conform with DLU's interpretation of the ordinance.

Closure of Auahi Street, an integral part of the proposed Honiiron site redevelopment, has been

in negotiation for months, involving representatives of both city and state departments of transportation, along with a private transportation consultant retained to perform impact analyses and to provide technical guidance and mediation between the various government agency representatives. Although the issue of street closure appears to be nearing resolution, it is ironic that months of negotiation have been carried out with all agencies supporting closure in principle and plan. Such lengthy delay due to lack of communication between government agencies is another reason why project development costs are driven upward.

#### **When One Plan Supersedes Another**

In mid-October 1981, the Hawaii Community Development Authority (HCDA) announced its intention to put before the public a proposed plan for Kaka'ako in an information presentation and a formal public hearing. The schedule of activities included adoption of a final plan by the HCDA board of directors before the end of the 1981 calendar year, and passage of the plan into law by the governor's signature during the early part of the 1982 legislative session.

At the time of the HCDA announcement, the proposed Honiiron site development project was being processed by the city. HCDA's plan was a draft proposal with no guaranty of gaining the necessary approvals on schedule. The posture for the proposed Honiiron site redevelopment, with the KSDD in effect as law, and the possibility of HCDA's plan supplanting the KSDD, was to continue to process the Honiiron redevelopment to con-

form with the KSDD.

The city DLU chose to take a wait and see attitude. The result was a three-month delay in taking any action on the application for project eligibility. Determination was made ten days after the HCDA board unanimously adopted its plan for Kaka'ako. This delay, coupled with the uncertainty generated by the possibility of one level of government planning criteria and jurisdiction being supplanted by another level and new rules and regulations, caused a shutdown of the project while the potential new rules and regulations were analyzed by the developer, and the feasibility of continuing with the project under the proposed new regulations was determined. This meant the disassembly of a carefully put together design team, and subconsultants, and placed the otherwise ongoing processing exercise through the original (city) administering agency into a state of uncertainty.

To assume that state jurisdiction and its attendant rules and regulations would supplant the existing city jurisdiction, and to proceed

*Continued on page 15*

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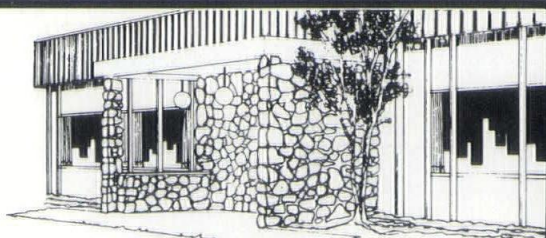
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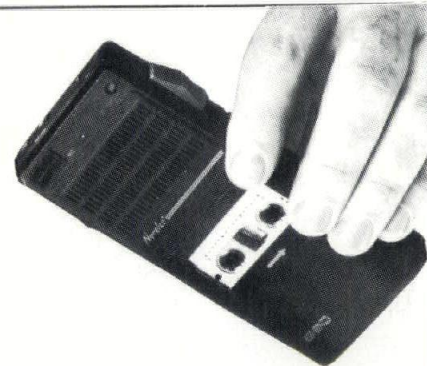


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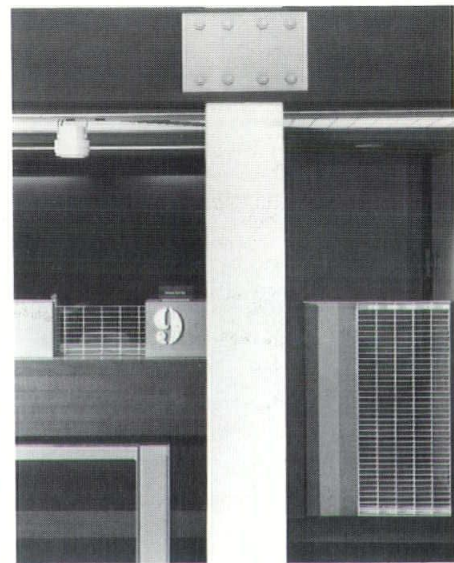
Laurels

# HS/AIA 1981 Awards Program American Security Bank Pearlridge Branch, Honolulu

Award for Excellence in Architecture  
Franklin Gray & Associates/Architects, Inc.

## Jury Comments:

The architect employed a clever theme, imaginatively developed, but not to excess. His decorative and practical use of industrial materials such as grates and steel beams is both attractive and relevant to the clientele the bank is likely to attract. Color and light were effectively controlled to emphasize the industrial theme. The bank works well. It is immediately understood upon entering, and traffic patterns are effective. The American Security Bank, Pearlridge Branch, achieves the difficult goal of being businesslike and fun simultaneously.



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**Project:** Branch Bank  
Facility for American  
Security Bank

**Location:** Pearlridge

**Architect:** Franklin Gray &  
Associates/Architects,  
Inc.

**Contractor:** Constructors Hawaii,  
Inc.

**Bid Date:** April 1981

**Construction  
Period:** Three months

**Project  
Description:**

Building square footage: 4,720  
square feet

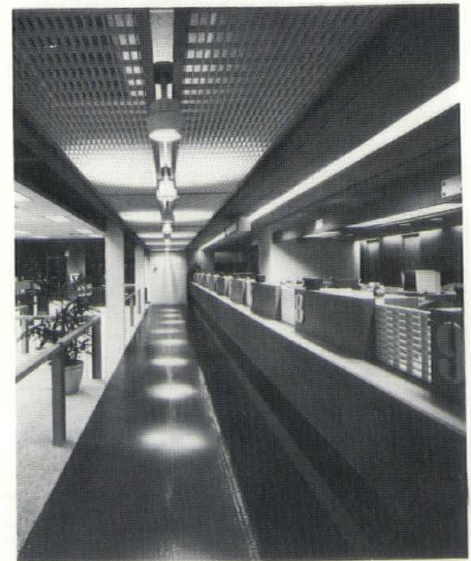
**Construction types:**

Foundation: Existing.  
Exterior walls: Existing masonry  
and bronze glass storefront.  
Partitions: Gypsum board.  
Roof framing and weather  
proofing: Existing.  
Floors: Existing concrete slab.

**Cost:**

Architectural: .....\$186,000  
Structural: ..... 90,000  
Mechanical: ..... 40,000  
Electrical: ..... 40,000  
Total Construction  
Cost: ..... \$356,000

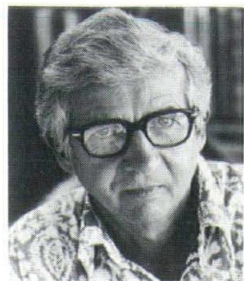
Cost Per  
Square Foot ..... \$75.42



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## Regulating the Use of Reflective Glass



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Al Rowland, AIA  
Ossipoff, Snyder,  
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A recent flyer for the book *Today's Architectural Mirror* reads in part: "Put the law on your side! The Law of reflection, that is. *Today's Architectural Mirror* shows how to put the magic of mirrors to work for you. It describes a wealth of aesthetic and functional applications, including the use of reflecting surfaces for adding sparkle or illusionary space in interior design . . . as insulating glass for a building exterior . . . and as sources of solar heat and power. Author Pamela Heynes displays with over 200 illustrations how today's top designers are using this growing trend in architectural design."

Solar heat buildup, loss of privacy, and glare hazardous to drivers from Honolulu's existing mirrored glass buildings have been reported and the need for moderating the adverse effects of this growing trend is apparent. Bill 84, which is in its third draft, is admittedly a stop-gap ordinance. It seems to me that both the local design profession and the City and County authorities are neophytes in this area and eventually the ordinance will want to be revised to include such matters as solar heat, hazardous glare more than 400 feet from qualified reflective glass, and project review time limits.

Seattle's ordinance is fairly sophisticated and is being studied. It provides, however, that if a significant potential for adverse impacts due to light and glare exist, these shall be assessed as well as the need for mitigation, and that mitigation of adverse lighting and glare impacts may be specified. Such a provision sticks



### Con

Jo Paul Rognstad, AIA

The proposed local regulation adds a substantial additional layer of bureaucratic red tape to the permit process and accomplishes *nothing* in reducing the glare hazard of shiny surfaces as it affects traffic. I believe it is sensible to prohibit glare from buildings that could blind motorists on high-speed highways, but the other negative features of reflective glass, such as shedding heat onto adjoining properties, I believe, can be settled privately between property owners.

Reflective glass is marvelous, almost magical, space-age material. It reduces heat loads by at least 50 percent and, whether one uses natural ventilation or air conditioning, this is a substantial climatic advantage. It provides complete daytime privacy without drapery and it reduces interior glare and eyestrain just like a pair of sunglasses. We live on the most beautiful island imaginable and continued use of broad expanses of glass to enjoy our views is inevitable. We have many high-rise hotel and apartment buildings that are virtually 100 percent glass facades in order to capture this view. Many of these buildings have added reflective coatings to their glass to reduce heat loads, to protect interior materials from deterioration by sunlight and to prevent interior glare.

No one objects to these almost-all-glass buildings because they have lanais. However, since our lanais have been zoned out of existence, the new configuration for high-rise condominiums is typified in Honolulu Tower downtown. (Although this building is not reflec-

## Response

To the March Forum: In the context of the development plans for Oahu should resort development be allowed to move outside Waikiki?

Regarding George Whisenand's comments on Waikiki: I agree completely with his analysis of existing conditions and the present inappropriate zoning regulations. However, I don't recommend taking the cars out of Waikiki; instead, I believe Waikiki should have an elevated all-pedestrian "mall" level of sufficient extension and with generous landscaping so that it seems like a "ground" level. The suggested mini-bus loop or a movable sidewalk should use the new

mall level and all service vehicles, taxicabs, and automobile traffic using existing parking facilities would stay on the present street system.

We also need to give high priority to building a full-size convention center in the Waikiki area. Our community will rank in the top ten nationwide in the convention business if we provide the proper facilities.

Jo Paul Rognstad, AIA

HAWAII ARCHITECT



## Pro

in the designer's craw.

Some say don't legislate design — let persons damaged by design seek relief through the courts. Perhaps such litigation would involve the following:

*Restatement of Torts*, Sections 822-831, says "The defendant's conduct in using his property for his own benefit is just as important as the plaintiff's enjoyment of this property. Each must be balanced against the other, the plaintiff enduring some inconvenience and the defendant not causing unreasonable harm to the plaintiff." I submit that in the case of solar heat buildup, some Honolulu mirrored building neighbors are enduring *more* than some inconvenience.

*And the Lord said, "When I commanded energy conservation, I meant not to just slow down to 55, but also to abide by the Law of Energy Conservation. Solar energy is neither created nor destroyed when you sheathe thy buildings in mirrors, but passed on to thy neighbors."* ♪

## Con

tive glass today, it probably will be in the future to help cool the interior.) If the DLU wants to eliminate the "sheer look" of glass buildings, the simple solution is to give us back our lanais.

The benefits of reflective glass overwhelmingly outweigh its liabilities. It is a precise clean permanent exterior material that either adds sparkle or blends almost invisibly into the skyline. Those who consider reflective glass buildings "bad neighbors" should realize that a concrete structure blocking views and light from other buildings may not be a better neighbor. ♪

## Politics and Planning Continued from page 11

under this assumption represented a substantial risk on the part of the developer. When the developer decided to undertake this risk, it meant re-directing the design of the project to bring it into conformance with the proposed new rules, at renegotiated fees for architectural, planning, and engineering services to cover "breakage," and basically having to start the processing procedure

*Continued on page 17*

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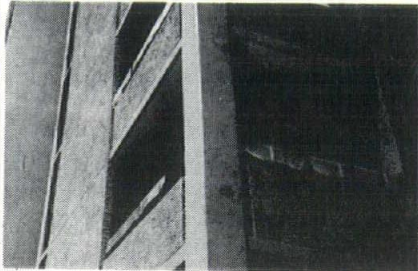


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## 1982 Awards Announcements

### HS/AIA 1982 DESIGN AWARDS PROGRAM

#### HONOR AWARDS:

A Congregation Hall for the Kotohira Jinsha Mission

Architect: Thomas T. Agawa, AIA

Rantau Abang Visitor Center

Architects: Wimberly, Whisenand, Allison, Tong & Goo

Aliiolani Hale

Architects: Architects Hawaii

A Makiki Home

Architect: John Hara & Associates, Inc.

McCarty Volcano House

Architects: Oda/McCarty Architects, Ltd.

#### CITATIONS:

Offices for Heneghan & Leucht Architects, Inc., Kailua-Kona, Hawaii  
Architects: Heneghan & Leucht Architects, Inc.

Wailea Ekolu Village Condominium, Wailea, Maui

Architects: Johnson Reese Luersen Lowrey Architects, Inc.

The Hasegawa Komuten Building  
Architects: The CJS Group Architects, Ltd.

Arizona Memorial Visitors Center  
Architects: Chapman Cobeen Desai Sakata, Inc.

#### CIVIC ENRICHMENT AWARDS:

Project: Nuuanu Court Office Complex, 2 North King Street, Honolulu  
Nominee: American Security Bank

Project: Aliiolani Hale: Historic Restoration Report

Nominee: Frost & Frost

Projects: Model-Progress Building, Wing Wo Tai Building, Yokohama Specie Bank

Nominee: Gushman McNaughton, Richard W. Gushman II, Partner

### 1982 UNIVERSITY OF HAWAII STUDENT AWARDS PROGRAM

Jury: Anne Matsunami (Media Five), Ron Sutton (Johnson Reese Luersen Lowrey Architects, Inc.), Ben Torigoe (City and County).

#### HONOR AWARDS:

Design Studio 101, Fall 1980 (Bruce Klug, Gary Nakatsuka, John Grafam, Bruce Jenkins)

Project: The Ala Wai Canal/Urban Study

Design Studio 202, Spring 1981 (William Dux)

Project: HART Project/Urban Study

Design Studio 301, Fall 1980 (Robert Yoneoka)

Project: Coconut Island Research Center

Design Studio 401, Fall 1981 (William Brooks, Cynthia Umetsu, Derek Yamamoto, Douglas Luna, Jeffrey Yap, Peggy Firestone)

Project: Halekulani Hotel Redevelopment

#### MERIT AWARDS:

Design Studio 301, Fall 1980 (Laurel Mau)

Project: Art Gallery

Design Studio 201, Fall 1981 (Helen Tsang)

Project: Wilkes Bashford Department Store Interior

Design Studio 401, Fall 1981 (Melanie Odell, Ross Yamamoto, Sheryl Hayashi, Tom Cannon, Dennis Saito, Paul S. Noborikawa)

Project: Halekulani Hotel Redevelopment

Design Studio 362, Spring 1981 (Jordon Fong, Paul S. Noborikawa, Nancy Goessling)

Project: College of Education/Master Plan

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over again with a new and untested administrating agency.

The guidance policies and controls of the HCDA plan and the KSDD Ordinance differ in many ways. A fundamental difference, aside from land use components and the philosophy and intent behind them, is the way in which the regulations would be enforced under either plan. The KSDD focuses upon design criteria, and is not necessarily a community development plan. Its rules and regulations are fairly explicit and are enforced without much apparent flexibility. The HCDA document appears to be broader in scope and complexity. However, negotiation and modification of development restrictions appears to be possible, according to the authority.

**Conclusion: Being Prepared to Go Either Way**

Under the circumstances described above, a project was designed to conform with an existing ordinance, was processed in accordance with the terms of the ordinance, and then a new set of proposed development guidelines was laid down. Development solutions ranged from shutting down the project until the governmental situation became clear, to being prepared to go in either direction by designing to both sets of rules and regulations. In the case of the Honiron site redevelopment, it was decided to be prepared to go either way, while keeping as much of the design as intact as possible.

The prospects of processing the project through the State of Hawaii Community Development Authority are increasingly likely. The project will enter this process after having gained a determination of project eligibility, a Development Conformance Certificate, and perhaps having applied for building permits from the City and County of Honolulu.

The need for timely, efficient processing to keep development costs down continues to be a primary concern. Now that the Honiron redevelopment project has traversed the city KSDD maze of procedures and endured delays, shutdowns, increasing costs, and partial re-design, it must begin again with the state HCDA. HA

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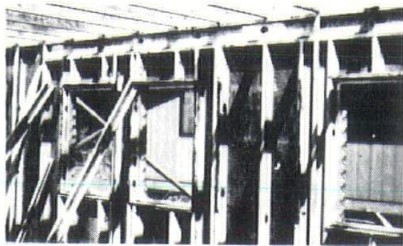


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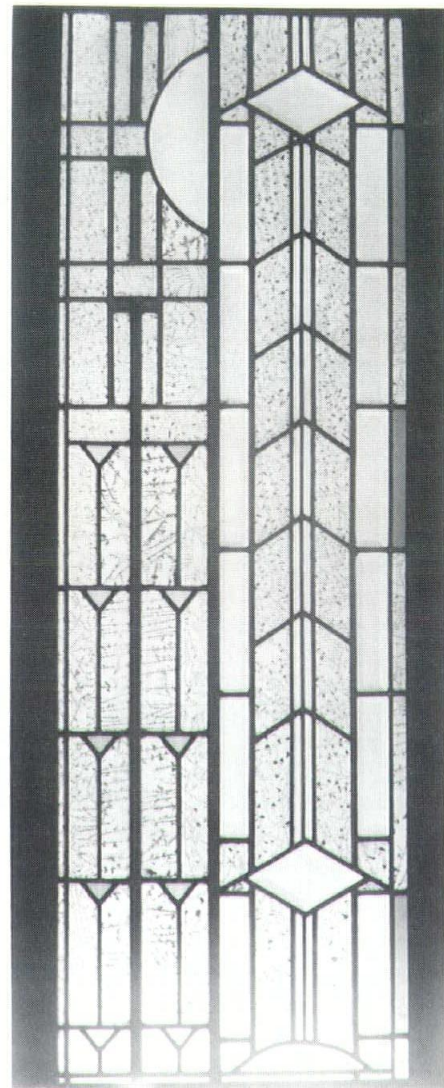
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## Service Spotlight

### Timothy Newman South Pacific Glass Works



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Tim Newman has been working with stained glass for ten years. His early experience includes photography and painting. He studied leaded glass and Tiffany lamp construction in California, then came to Hawaii in 1974. His commissioned works can be found throughout Hawaii, including a mural for the Waikiki Resort Hotel, which stretches approximately 50 feet across the front of the lobby. His windows have won awards consecutively at the Stained Glass Association of Hawaii shows held annually at the Davies Pacific Center. Newman's works have also been published in *Glass Digest* and *Glass Studio*. His studio, South Pacific Glass Works, is located at 45-243 Kulauli Street, Kaneohe, phone 247-3325.

Newman explains his philosophy:

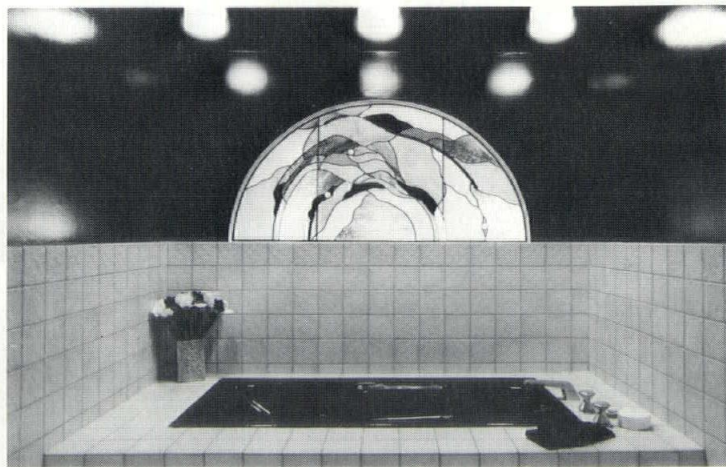
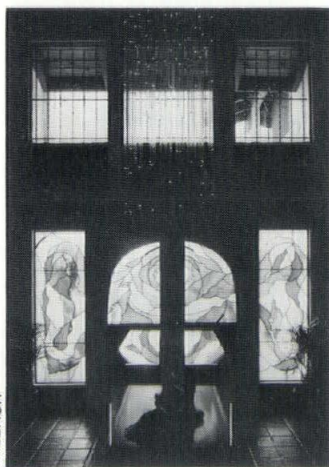
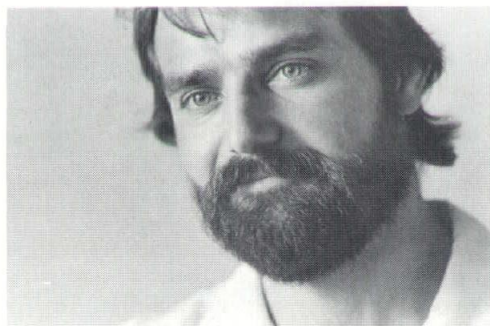
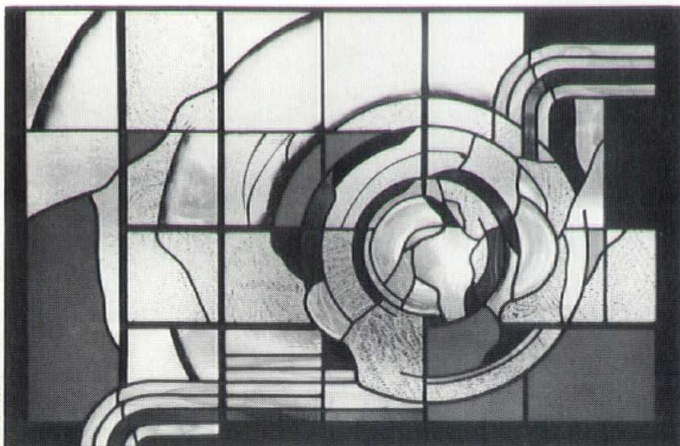
these designers is Ludwig Schaffrath.

I had the opportunity in 1980 to study with Schaffrath in California. He is one of the major stained glass designers in the world today. Having spent years designing stained glass windows which were very traditional, or pictorial, I was excited to hear his philosophy. At this time I came to a better understanding of architectural glass.

Far too often, stained glass windows can be appreciated only from the inside of the building. The bright colors appear flat gray from the outside. However, by combining colors with clears, whites, and black glass, the window can take

public buildings will become more of a necessity. As Paul Scheerbart wrote (*Glasarchitektur*, published in 1914), "Our culture is to a certain extent the product of our architecture. If we want our culture to rise to a higher level, we are obliged, for better or for worse, to change our architecture. And this only becomes possible if we take away the closed character from the rooms in which we live."

Here in Hawaii, it is so natural to open up our buildings to the light and beauty which surrounds them. Light can play such an important part in architecture. What can play with this light more expressively than stained glass? However, it is



## Architectural Stained Glass

Integrating stained glass with architecture is something that has happened in Hawaii on a very limited basis. This not only holds true for Hawaii, but also most other areas across the United States. Until the last decade, the only true integration of stained glass windows and architectural form came from Frank Lloyd Wright and several West German designers. One of

on a graphic or perhaps linear appearance. The clear allows light and the natural elements to enter into the building. Thus, from the outside a dialogue is established between the window and the architecture.

Color in our society is a manipulative tool. By using less bright and intense color we can create a calm, meditative atmosphere. As the pace of our world increases, the need for this type of atmosphere in

essential that the glass be planned with the building from first conception, rather than be an afterthought. Only in this way can the glass be truly integrated into the design. As Louis Kahn wrote:

Of the elements of a room the window is the most marvelous.

The great American poet, Wallace Stevens, prodded the architect, "What slice of the sun does your building have?"

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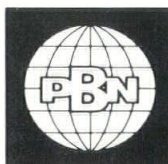
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# Kaka'ako Plan Implications

by Councilman George Akahane  
Chairman, Planning & Zoning  
Committee

The Hawaii Community Development Authority (HCDA), formed by state statute (HRS Sec. 206E-4), completed its plan for the Kaka'ako Community Development District (KCDD) in December 1981. The KCDD plan was approved by the governor on February 17, 1982. The plan supersedes all other ordinances and rules relating to the use, zoning, planning, and development of land and construction within the district. The law defines the KCDD boundaries and lays the ground rules for HCDA to prepare the KCDD plan.

It calls for (1) the authority to develop its own rules following existing laws, ordinances and regulations as closely as is consistent with standards meeting minimum requirements of good design, pleasant amenities, health, safety and coordinated development; (2) retention of existing industrial and commercial uses which meet reasonable performance standards; (3) redevelopment of the district in a manner consistent and compatible with plans and special districts established for the Hawaii Capital District, and other areas surrounding Kaka'ako; (4) integration, both vertically and horizontally, of mixed uses and residential units of various types and sizes oriented to families in different age and income brackets; (5) increasing the supply of housing for district residents of low and moderate income; and (6) provision of community facilities and public services needed to support redevelopment of Kaka'ako.

Some of the significant features of the KCDD plan are as follows:

- *Raising the maximum building heights from 350 feet to 400 feet*
- *Development of 19,000 household units.* These units will include 2,280 units for the very low income group, 4,940 units for the low and low-moderate income groups, and 1,330 units for the Hula Mae group of families.

- *Overlapping the zoning and special districts and conflicting with the Primary Urban Center Development Plan guidelines.* The KCDD partially overlaps the existing zoning districts and various land use and design precincts of the Hawaii Capital District, Thomas Square-Academy of Arts District and Kaka'ako Special Design District. The Development Plan of the Primary Urban Center approved in November 1981 adopts the heights and design

op housing, availability of government subsidies, and willingness of the families in low, moderate and gap group income levels to live in the lower floors of 140 to 280 high-rise structures in Kaka'ako as suggested by the plan.

- (3) The overlapping jurisdiction of city and state regulations in KCDD will be confusing to both property owners and agencies involved in application processing. The city's Development Plan for the area and related

## It would be desirable for the state and the city to consider incorporating features of KCDD into the city's development plan.

standards of those districts as the guidelines for future development. The KCDD plan does conflict with those guidelines.

- *Public recreation spaces at 40-foot elevation.* The plan when fully developed will have interconnecting walkways, bicycle paths and landscaped open decks at the 40-foot level.
- *Provision of public utilities.*

Some of the KCDD plan implications include:

- (1) Height limit of 400 feet will be in conflict with the Primary Urban Center Development Plan, which is the guideline for zoning in the area. The city should consider amending the development plan and the zoning regulations to relate the maximum height limit of office and apartment structures to density, lot size, and urban design considerations rather than 350 or 400 feet established arbitrarily.
- (2) The construction of affordable housing in KCDD will be contingent on willingness on the part of private land owners to devel-

oping zoning regulations and maps should be amended to separate the KCDD area from the city maps and ordinances.

- (4) Use of the parking decks and roofs of private structures for public recreation space, walkways, and bicycle paths could not be implemented unless developed in a contiguous pattern on several adjoining blocks.
- (5) Construction of public facilities through improvement districts may result in delaying development of infrastructure, and driving out existing industrial and commercial establishments that the law intended to retain in the area.

It would be desirable for state legislators and the City Council to consider incorporating the desirable features of the KCDD plan into the city's development plan, zoning ordinances, and rules and regulations for the area; and to consider developing a joint capital improvement program for upgrading the needed public services in Kaka'ako. HA



# Profile

## Robert S. Tsushima Johnson Reese Luersen Lowrey

Bob Tsushima joined Johnson Reese Luersen Lowrey Architects, Inc., in 1974, became a partner in 1977, and presently serves as production manager-vice president.

For the past three years Bob has been involved in the organizational formation of Hospice Hawai'i. He currently serves as its secretary and recently he and his wife, Jeanne, completed the Hospice Hawai'i Volunteer Visitor training.

**HA:** Bob, what is a hospice?

**Tsushima:** A hospice originally was a place of rest for the weary traveler. In more recent times, Dr. Cecily Saunders, of St. Christopher Hospice in London, has used the word to mean a program of palliative care for persons in the last phases of incurable disease, and supportive services for their families. Hospice care provides for the physical, psychological, social, and spiritual care of dying persons and their families.

**HA:** What, then, is Hospice Hawai'i?

**Tsushima:** Hospice Hawai'i was formed at the urging of a small nucleus of people who are dedicated to the idea of raising Hawaii's public awareness of the hospice concept of care and integrating this with existing health care systems. Hospice Hawai'i is a community-based, non-sectarian, non-profit organization, with no ties to a hospital or other care facility that supplements hospice care type services presently available.

**HA:** Who is involved in Hospice Hawai'i?

**Tsushima:** The composition of the board of directors is indicative of the wide cross-section of medical and non-medical type people involved in Hospice Hawai'i. In addition to doctors and nurses, the board has professors from the University of Hawaii departments of religion, public health and social work; professionals from the business community; and people involved in the delivery of health care. Because of Hospice Hawai'i-sponsored workshops and public forums, many people have signed up as volunteers and donors.

**HA:** How did you become involved?



**Tsushima:** I read an AIA Journal article on the hospice facility designed for the Connecticut Hospice in New Haven. The article discussed the need to examine the unique considerations for the design of a facility that would be supportive in delivering the hospice concept of care for the dying. I forwarded this article to an early Hospice Hawai'i organizer, but have since found my interest in the architecture of a hospice facility quite secondary to the delivery of hospice care.

One of the primary concerns in hospice care is in supporting the desire that patients may have of living out their final days in the comforting surroundings of their home. However, when the family is unable or when the home is not suitable for such care, then a hospice facility with home-like settings would be a welcome alternative.

**HA:** Why are you involved in Hospice Hawai'i?

**Tsushima:** I was greatly influenced by my grandfather, who, at age 82, took on single-handedly for three years, the care of my grandmother, partially paralyzed by a stroke. Three years after her death, my parents, my wife and I nursed him at home where he too died amidst the chatter and play of his great-grandchildren. My wife and I have both of our parents alive and well in their seventies and eighties. Because our parents no longer live in one household, it is increasingly difficult to fulfill their desire to die at home should they be stricken with life-threatening disease. We therefore, through Hospice Hawai'i, support the idea of a community-based group of trained volunteer visitors

who can provide supportive care to the fragmented nuclear household.

**HA:** What has your experience been as a HH Volunteer Visitor?

**Tsushima:** For approximately one month, Jeanne and I joined other volunteers from Hospice Hawai'i and St. Francis Hospice in providing respite care for the wife of a cancer patient at their apartment. The wife was essentially a well-organized and strong helpmate, but our presence allowed her to take badly needed breaks from the rigors of caring for her husband each day. We continued to visit after he was hospitalized and now continue to provide support and comfort since his death during her period of bereavement.

**HA:** How much time do you devote to Hospice Hawai'i?

**Tsushima:** As a volunteer visitor, about 20 hours a month and as a board member, about eight hours a month.

**HA:** Where do you see the architectural community in hospice?

**Tsushima:** The architectural community is involved in raising the quality of the environment in the places of work, play, and where we live, and therefore potentially have a keener appreciation in quality life values. This sensitivity about the quality of life for the living makes us well-suited to empathize with the desire for a quality of life for the dying. Hospice Hawai'i exists in the hope and belief that, through appropriate care from a caring community of family and friends, the patient may be free to attain a degree of mental and spiritual preparation for death, and be afforded the best attainable quality of life in the dying process. HA





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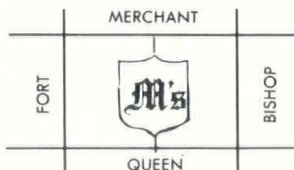
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Full sit-down dinners from \$6.95

Ample Validated Parking

Reservations: Ann Kubota, 922-3861

**Quality Inn Waikiki-Paoakalani & Kuhio**

On the "Big Island" it's Quality Inn Hilo

**Seafood in its  
Finest Hour**

Any hour from 11 am to 10 pm,  
Fridays & Saturdays 'til 11 pm.

**THE SEAFOOD EMPORIUM**

Please call 922-5547 for reservations

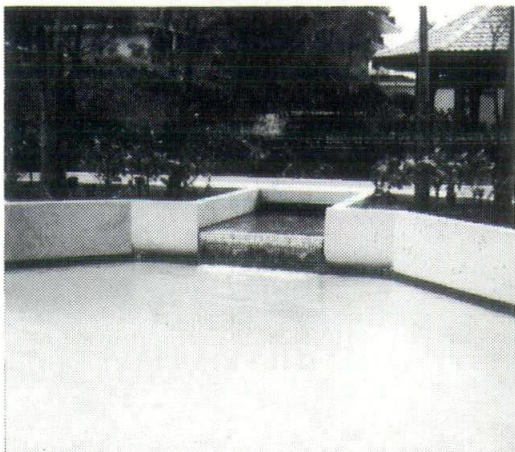
Royal Hawaiian Shopping Center, second floor • corner of Kalakaua and Lewers



*Enjoy one  
of these fine  
eating places  
today!*



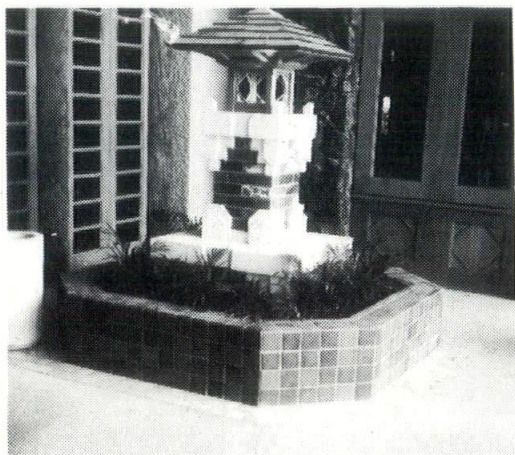
# NEW HILTON HAWAIIAN VILLAGE TAPA TOWER SHOWS HOW...



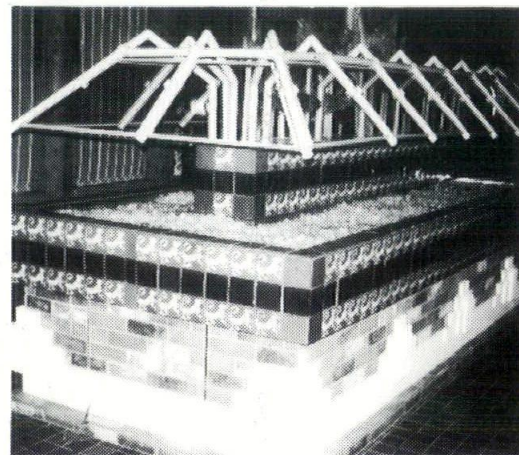
**POOLSIDE TILE**



**SERVICE STATION TILE**



**BALI LAMP TILE**



**SALAD BAR TILE**

## ...CERAMIC TILE BELONGS IN HAWAII

Ceramic Tile here, there and everywhere crown beauty and luxury of Hawaii's latest jewel—the new \$100,000,000 Tapa Tower in the Hilton Hawaiian Village. Here you see just a sample, photos by and near the outdoor pool. Ceramic Tile waterfall graces the pool itself. Nearby catering to outdoor diners is a convenient Ceramic Tile service station. Below at left a Bali lamp of Ceramic Tile invites to the pleasure of Bali Room Restaurants. At right below, Ceramic Tile again beautifies Bali Restaurant salad bar. Yes, Ceramic Tile, attractive, colorful, long lasting, providing easy care. Hawaii architects, contractors and designers know Ceramic Tile belongs!

### Contact anyone of these Promotion Program participants:

A-1 Tile Corp. 845-9945  
Allied Floor Corp. 847-0288  
Atlas Tile Inc. 839-7403  
Bob Pezzani Ceramic Tile 261-1580  
Classic Tile Corp. 841-6893  
Leo Cecchetto, Inc. 848-2428  
Hawaii Tile and Marble 839-5102  
Honolulu Roofing Co. Ltd. 941-4451  
S. Kunishiga Tile 734-3340

Logan Tile Co. 262-5724  
Nan-Cor Tile Company 488-5591  
Pacific Terrazzo & Tile Corp. 671-4056  
Pacific Tile Co., Inc. 841-8534  
Tidy Tile 833-3042  
Venture Marble, Inc. 847-2105  
W.F. Pence, Kailua-Kona 324-1600  
Wichert Tile Ltd. 955-6631

**Architects:** Wimberly, Whisenand, Allison, Tong & Goo.

**Interior Design:** Philpotts, Barnhart & Associates.

**Restaurants:** Singer, Christianson, L.A.

**Contractors:** Pacific Bateson Joint Venture, a combined effort of Pacific Construction Co., Hawaii, and J.W. Bateson Co., Dallas.



**Ceramic Tile, Marble  
& Terrazzo  
Belong in Hawaii**

### HAWAII CERAMIC TILE, MARBLE & TERRAZZO PROMOTION PROGRAM

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Tel. 526-0469. Ask for "Tile"