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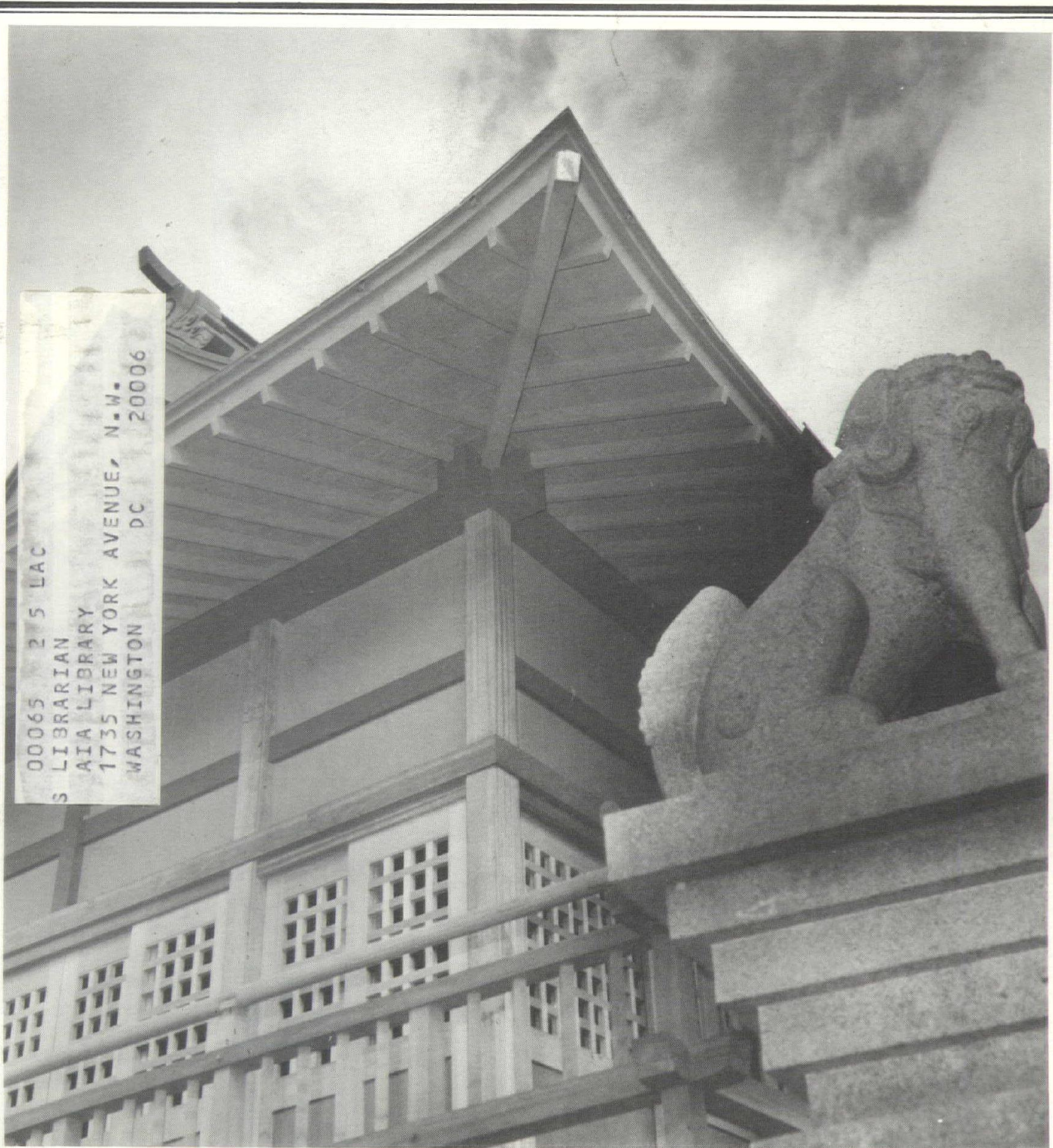
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HAWAII ARCHITECT

December, 1982

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Volume 11, No. 12

December, 1982

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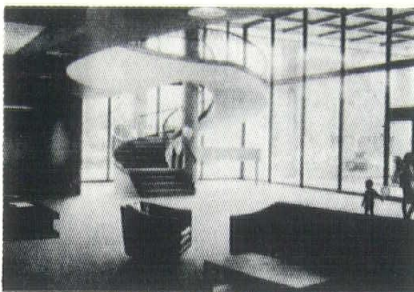


EYE APPEALING CURVED STAIRWAY

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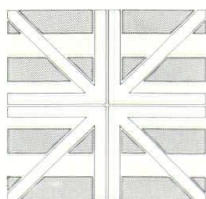
The curved sections wed to veneer baseboard on the suspended ceiling area, all finished with 3000 psi imperial plaster.

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Headlines

Thoughts for the Profession

This last column of an outgoing president has traditionally focused on the past year's challenges and accomplishments. As I try to think back on a year filled with National Convention activities, legislative hearings, countless meetings and speeches, however, the big question on my mind is not 1982, but what the future holds for our profession. At this time of recession, I am sure that many share this concern, and while most of us are developing personal strategies for succeeding (or just surviving) next year, let me offer a few "top of the head" thoughts regarding our collective future—musings which have emerged out of the experiences of the past year.

While we cannot affect the interest rates and national economy which have been largely responsible for this recession, we can play a part in how Hawaii and our respective counties respond to economic opportunities, even in bad times. It is only now dawning on us that Hawaii is in the middle of an intense global soccer game for jobs, capital, and resources. There are teams on the field that are moving in coordinated ways toward the goal, whereas we in Hawaii seem to be wondering whether we should put on our uniforms. Those few from our side who are on the field are frustrated because when they control the ball and bring it our way, our own teammates kick it away. The dominant mentality of our side is defense, defense. (A recent Supreme Court decision regarding a nameless project on Kauai is a case in point).

This need not be our game-plan. Meeting people from other parts of the country and from around the world over the last year has made it very apparent to me that teams elsewhere, by encouraging good development, are winning even in this poor economy. Why?

First they have some natural "talent": location, weather, resources, etc. Hawaii scores well in this area, for we have much of what the rest of the world wants as a place to visit and reside. We are located conveniently to the Pacific Rim countries, our climate is great, and our natural resource is an educated, multi-cultural and diligent people.

Second, other "teams" are well-coached in that they are politically stable, have inspired leadership,



Francis S. Oda
President, Hawaii Society/AIA

and practice in vigorous economics. Hawaii is politically stable, has some good people in office, and while we lack real depth in our economy, we have been extremely vigorous over the last decades.

Third, they are mentally ready. Here we begin to go our separate ways. We are a quality growth area, yet many of us do not really want any growth. We are afraid of it, and we have seen its negative social and environmental sides. Since our game plan is defensive, we guard against all growth, whether it be mirrored-glass high rises in Downtown Honolulu, telescopes atop Mauna Kea, or geothermal in Puna.

We are a team squabbling among ourselves about the rules while players from Canada, Australia, Japan, the United Kingdom,

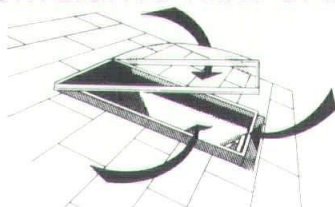
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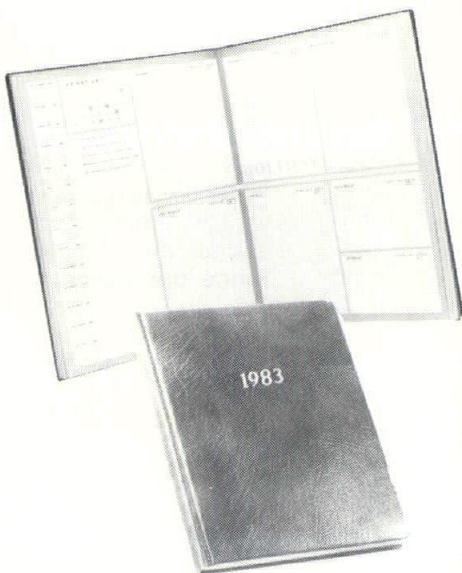
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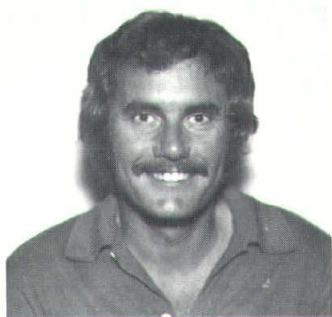
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The Seamen's Hospital Restoration

by Uwe H.H. Schulz
Uwe H.H. Schulz & Associates, Inc.

The building known as the Seamen's Hospital was built for King Kamehameha III in 1833 and served as a Seamen's Hospital for the U.S. Public Health Service from 1844 to 1862.

Unfortunately the building succumbed to old age and fell into ruins in 1978, when two condominium projects were constructed adjacent to the Seamen's Hospital property. During the construction of these condominiums approximately four feet of fill was placed

and compacted with large vibration rollers. This had the same deteriorating effect on the unreinforced coral and lava rock masonry walls as a slow, continuous earthquake, and within two weeks the building crumbled into total ruin.

In 1980, I started lease negotiations with the Lahaina Restoration Foundation, the owners of the Seamen's Hospital property. My objective was to restore this historic landmark and to house my archi-

tectural firm in it in exchange for a long-term lease. The lease negotiations were completed in mid-year 1981 and construction began in September 1981.

During my survey of the structure I noticed that there was no foundation at all under the two-foot-thick, two-story-high masonry walls. The decision was then reached in conjunction with the structural consultant, Richard M. Libbey of Richard M. Libbey, Inc., to place the structure on a con-



Photos clockwise from left: Late 60s, masonry work in progress, details, restoration completed.



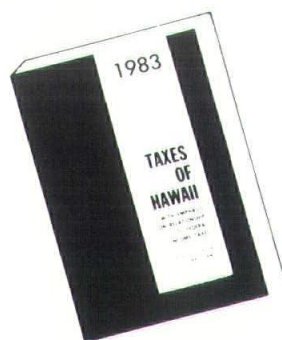
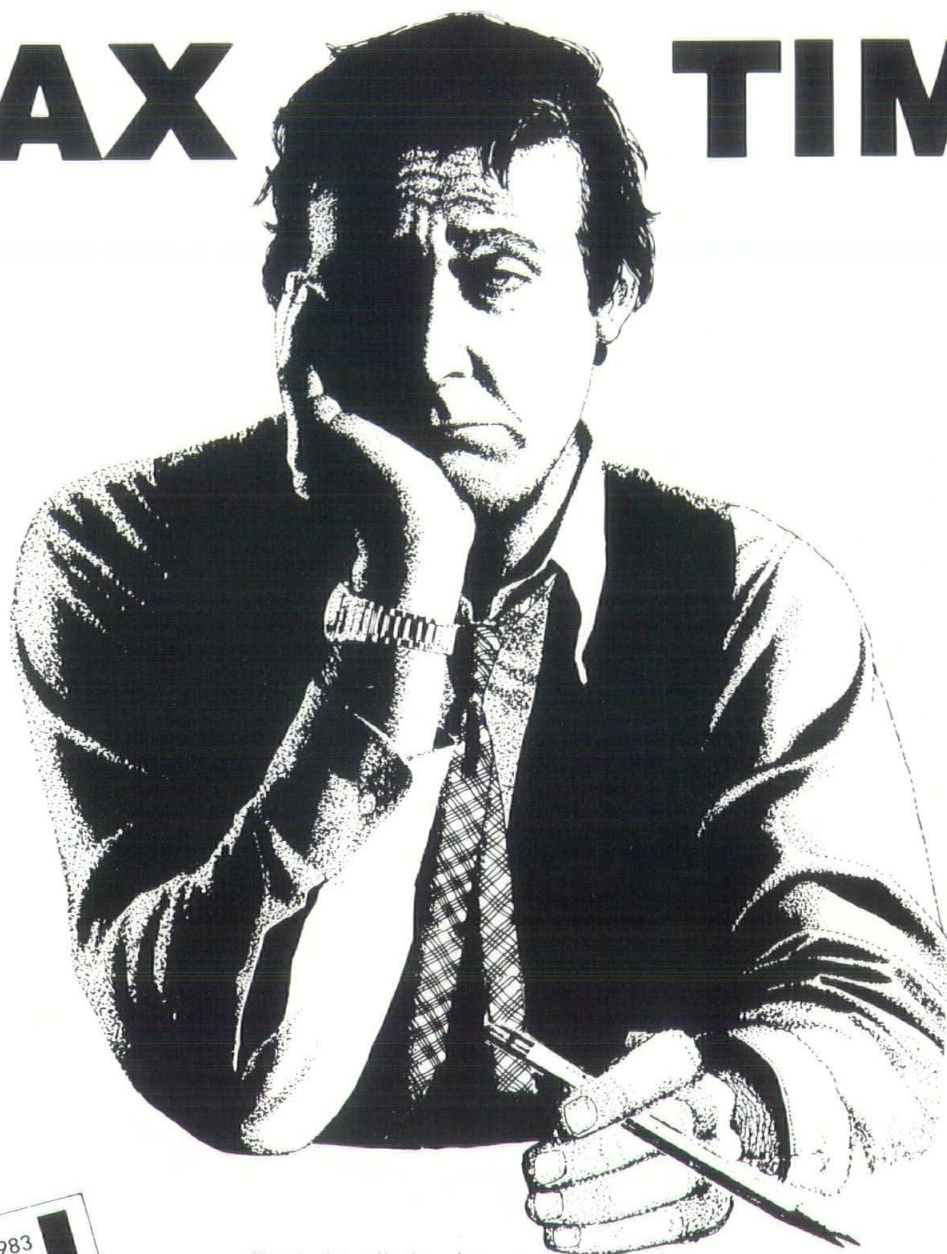
crete foundation. This meant that all hewn gray stone block cornerstones of the building had to be numbered in order to be able to replace them in their original positions. All other coral and field stones were then re-used at random. During the design I made two other major structural changes. In lieu of wooden lintels above the window and door openings, steel I-beams were used. The masonry was reinforced with No. 4 bars, both horizontally and vertically.

The restoration was aided immeasurably by an archaeological survey made by Frost & Frost in 1975. In addition to this exhaustive report, I obtained a complete set of "as-built" drawings that were prepared by Ralston Nagata (currently the deputy director, Parks Branch, Department of Land & Natural Resources) as a student project. With the help of these two documents and a lot of research I was able to restore this building, even down to the odd lumber sizes which were used over a century ago.

The process of restoring was a very rewarding experience despite the headaches it caused. It is rare that an architect has the opportunity to work on such an unusual project. The avenues of architecture in terms of modern building techniques necessary to design condominiums or residences, etc. are well established and not very challenging. But the research and forgotten construction techniques pose a different parameter in the field of architecture. H

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Frost graduated from the University of Minnesota with a major in architecture, and did post-graduate work at Northwestern University in public health and sanitation, and at the University of Hawaii in city planning and archaeology. She became a registered architect in Illinois in 1939 and in Hawaii in 1945. In 1955, she served as assistant to the building superintendent of the City and County of Honolulu, expediting the school building program. After 1956, in partnership with her husband, she concentrated on the preservation of historic buildings. She is now retired, doing only occasional research projects.

ranged activities that were fun. On one occasion, Commodore Downes of the *Potomac* gave him swords "for a troop of cavalry," also a baboon or large monkey. The monkey died a few months later. He had an elaborate coffin made for it, sent for a native missionary who was told it was a *kanaka*, and had it interred in a ceremonious manner. It undoubtedly gave him devilish delight when two American missionary ladies saw the coffin and learned its purpose. But not all of his ventures turned

the chiefs any further building operations in which he had an interest. In the State Archives is a fragile document, its edges frayed and yellowed with age, containing this interesting contract:

"Agreement made & concluded this 16th day of July 1833 between the King of the Sandwich Islands and Ah Chon a Chinese residing at these Islands. Witnesseth that the said Kauikeaouli agrees to build a House at the Island

Rendezvous in Lahaina: An Abbreviated History of the Seamen's Hospital

by Rossie Moodie Frost



St. Cross School, Lahaina, 1865. From Restarik's "Hawaii, from the View Point of a Bishop," courtesy HMCS Library.

When Kauikeaouli was confirmed as Kamehameha III in 1825, he was only eleven years old. Of course he was not trusted with the responsibilities of the kingdom, but he was expected to attend council meetings, and to accompany Kaahumanu, the *kuhina nui*, and other high chiefs on trips around Oahu and on visits to other Islands. Ancient Hawaiian tabus had been overthrown before the arrival of the American missionaries, and the chiefs were struggling with a new and untried set of values as well as trying to cope with increasingly complicated international relations and financial difficulties.

The chiefs loved the young king, but in their preoccupation with their own problems, often forgot he was only a boy. It is small wonder that the boy was attracted to foreign sea captains and traders who presented him with gifts and ar-

out as he wanted them to, and he was often completely frustrated. He was prevented from seeing his sister with whom he was in love. In early Hawaii, the issue of such a relationship would be of very high rank, but at this time (1820s) the union was considered immoral. In 1833, he wanted desperately to buy the brig *Bolivar Liberator* for \$12,000. Kinau, who succeeded Kaahumanu as *kuhina nui*, acutely aware of the unstable financial status of the kingdom, would not make funds available. In addition, Keike, a minor chief, had attempted before Kaahumanu's death to build a house for the young king. Kaahumanu, possibly suspecting that it might be used for a grog house, told Kauikeaouli that if he and Keike did not tear it down, she would!

So it is not hard to believe that the king chose not to disclose to

of Maui and fence the same in for the purpose of keeping a House to accommodate Masters & officers of whale ships, the Household Furniture, cooking utensils to be furnished by Ah Chon, and the profits which may arise in the Establishment to be equally divided by the said Parties.

Witness s/Ah Chon
Mr. French His X Mark"

We believe this building was constructed on land in Moanui, Lahaina, which the king had inherited from his father. In early account books of Mr. French, witness to the agreement, are entries charged to "the Stone House," which may very well have been this house, now known as "Seamen's Hospital." Subtle differences in the stone-

Continued on page 16

The issue of design review boards, as any issue that impacts on our freedom of expression and adds another layer of government to an already overburdened society, is a complex one and stimulates strong negative responses from many design professionals. However, I propose that a properly constituted review board can be one of the mechanisms available to a community to protect their environmental quality.

Design review is the process of evaluating property developments or development proposals to ensure that they meet a community's design policies. Each of our communities has its own kind of personality and the review process aids in regulating segments of the visual, sensory, and functionally

built environment of that defined area in accordance with values and goals of that specific community.

Due to the rising level of public consciousness, there is a need for panels of citizens, selected on the basis of expertise and design sensitivity, to judge the merits of proposed construction and other land use changes. Conventional master plans are not sufficiently responsive to changing conditions to safeguard environmental quality.

An appropriately structured and

by Ormond L. Kelley, AIA
Ormond L. Kelley,
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administered design review process promotes better urban design for the public and provides a balance of the rights of the user, that is, the public, and the rights of the developer.

Benefits that may be derived from the review process are: enhancing architectural harmony between buildings and landscaping; reducing signs and visual clutter; screening trash and utility areas; controlling glare, noise, and odor; coordinating historical preservation activities; minimizing the negative impact a project may have upon its neighbors and the public, and ensuring safe traffic flows.

Additionally, the economic de-

Continued on page 21

Pro

Two Maui architects

Forum

*discuss design
review boards*

Con

What could possibly be wrong with a group of well-meaning and knowledgeable people donating their time to review the design of proposed projects and to advise the Planning Commission on how the design of these projects should be improved? Without doubt, we all would like to live, work, and play in well-designed buildings and spaces.

Good intentions abound in all segments of our government. An urban design review board is an arm of government and does its work accordingly. Once again, another layer of controls is imposed upon us; only in this case, the controls are aimed at developers and their design professionals for the "benefit" of the general public. Government again has broadened

by Hans Riecke, AIA
Hans Riecke Architects
Associates

its scope of controls from issues of health and safety to an even more subjective one: "design."

So the developers and their consultants are suffering minor inconveniences, costs, and delays for the "good" of the general public. But how does an appointed board know what is "good" for the general public and what is good design? We all know what we like but is what we like good design? Should a well-designed space be just unobtrusive (blend in) or

should it also be stimulating and exciting? In order to be safe the board establishes a norm called "Standard Requirement" into which all buildings must fit. From then on it is "good design" to have *all* aluminum frames colored medium bronze and to use *only* "earth-tone" colors on the outside of all buildings.

Outstanding or even good design cannot be legislated or produced by design boards. The best buildings and public spaces in America were created at a time when there were no governmental controls of any sort. Even if one accepts as fact that the Urban Design Review Board does prevent some

Continued on page 21

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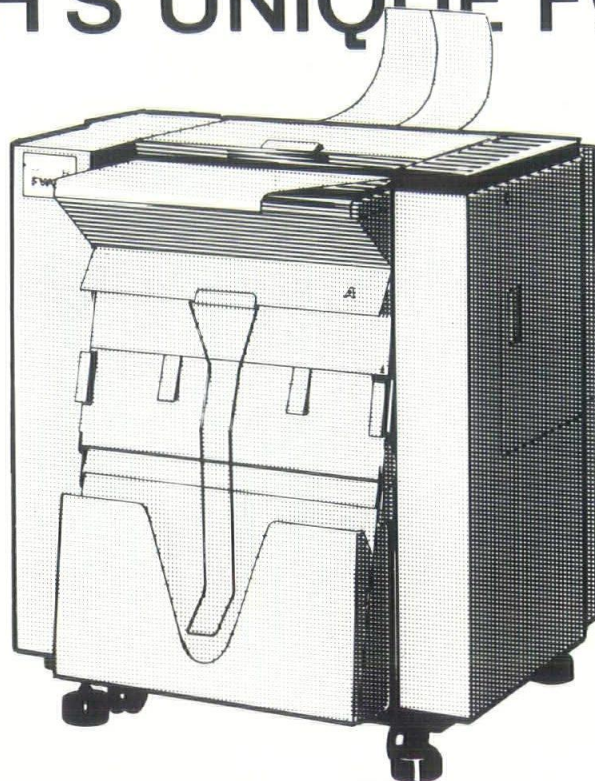


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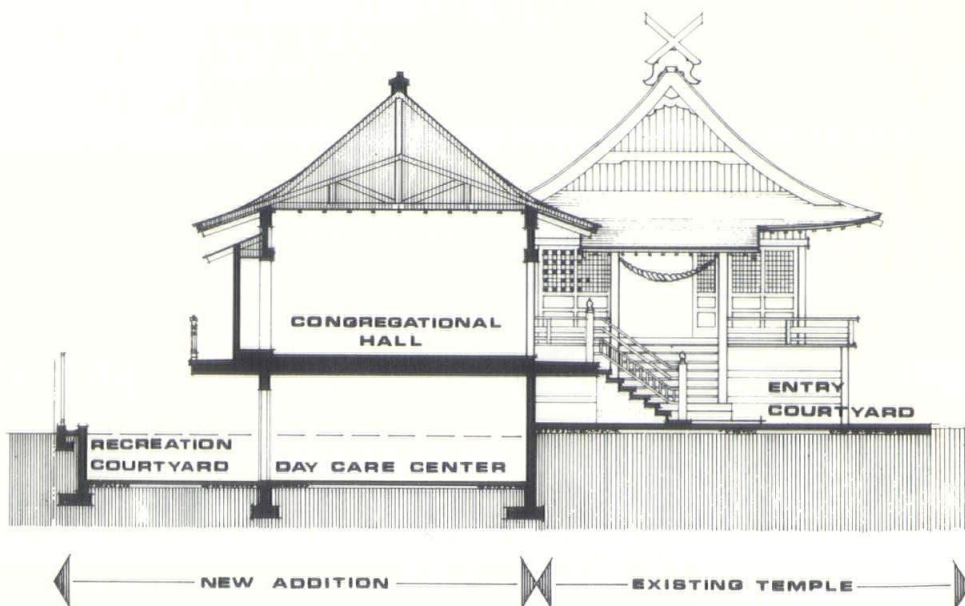
An extension of the Kotohira-Jinsha Temple of Hawaii to provide sheltered worship, meeting, and day care spaces while enhancing the grace and dignity of the original Shinto Shrine. Design and construction of the addition were a unique collaboration between architect and congregation. Members with intimate knowledge of Japanese building skills joined with the master tradesman, the reverend, congregation volunteers, and architect to extend the character of the Shinto tradition to the smallest detail of the new building.

On the site, the new building completes the space at the entry court and focuses on the old temple. As it angles gently away from the shrine, it reinforces the subtlety and increases the visual depth of the oblique processional approach. From the shrine itself, this angle creates a spacious perspective toward the parish hall at the far end of the site.

The new building integrates the worship and educational functions of the temple. Its main floor opens onto the court and shrine and contains flexible space for religious and cultural activities. It will house Dazaifu Tenmangu, the god of learning, who will preside over traditional flower arranging, tea ceremony, and other classes as well as performances of Japanese Noh drama, an intensely powerful form of mythic theater. The additional lower floor will hold a day care center for training and education of the young. It is reached by a separate, informal entry and opens onto its own recreation courtyard.

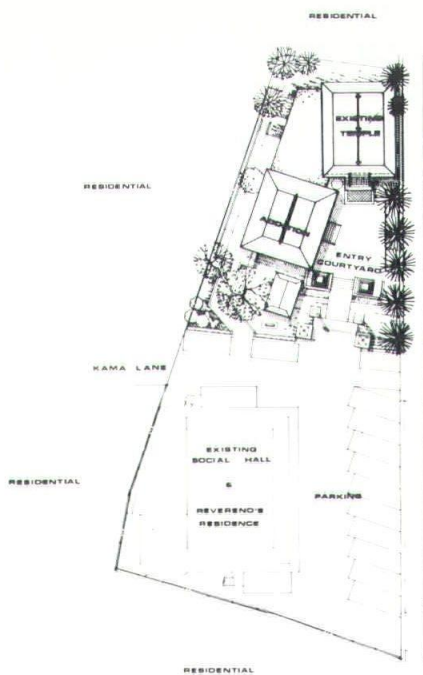


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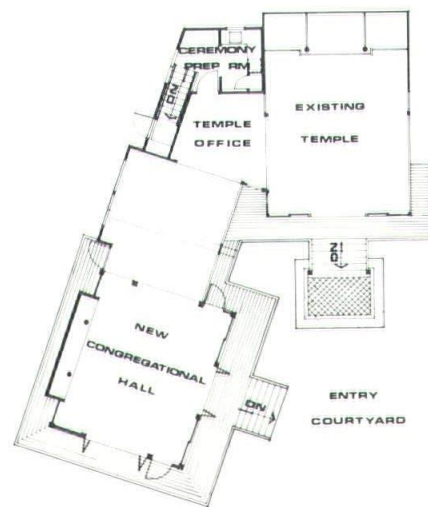




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Contractor: Tarokichi Hiramatsu

Bid Date: Negotiated (Febru-
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Period:* 1 year, 1 month

*Project
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square
footage
per floor,
per building,
total:*

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Care
1,200 S.F.—Congre-
gation Hall

*Covered
walkway
and lanai
areas:* 510 S.F.—Engawa

*Building
height:*

27 Ft. at Entry Court-
yard
31 Ft. at Recreation
Courtyard

*Construction
types:*

Foundation—
Concrete
Foundation—
Concrete
Exterior walls—CMU
and Wood
Partitions—Wood
Roof framing and
weatherproofing—
Wood framing
with aluminum
singles
Floors—Wood,
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Cost: Cost of building un-
attainable since
most of the labor is
thru dedicated (do-
nation) time by the
members.

Photography:
by Dwight Okumoto

HA



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Rendezvous

Continued from page 9

enced mason. The workmanship suggests a relatively costly structure for the period in which it was built—probably for an alii of high rank. That such a building existed in the north end of Lahaina is a matter of record. It was observed by Francis T. Bishop, surgeon aboard the British whaling ship *Recovery*, who described it as a Chinese store built by Mr. F. of Oahu, with a room above the store used for a rendezvous for captains work indicate that it was built by

different stonemasons than those who built the Masters' Reading Room and other missionary structures. The stones were carefully fitted together. The surface texture of the large interlocked, dense coral blocks revealed carefully worked and squared corners. These were obviously the work of a skilled stonecutter, and the selection of the quality blocks used must have been done by an experienced officers of ships.

Two years before the king made the agreement with Ah Chon, he persuaded a young Mexican,

skilled in bullock catching and the tanning of hides, to stay in the Islands and work for him. Joaquin Armas worked for the king as bullock catcher for about nine years—first on Oahu, then on Hawaii. Very little cash was available to the king, so frequently he was unable to pay the young Mexican. In 1837, as recorded in LCA 962, the king gave Armas the house and land at Moanui. Armas continued to work on the Big Island, but returned to Maui in about 1840, and apparently lived for a short time in the house the king had given him. According to Father Reginald Yzendorn, the first Catholic Mass celebrated on the Island of Maui was held at the house of "a certain Joakini."

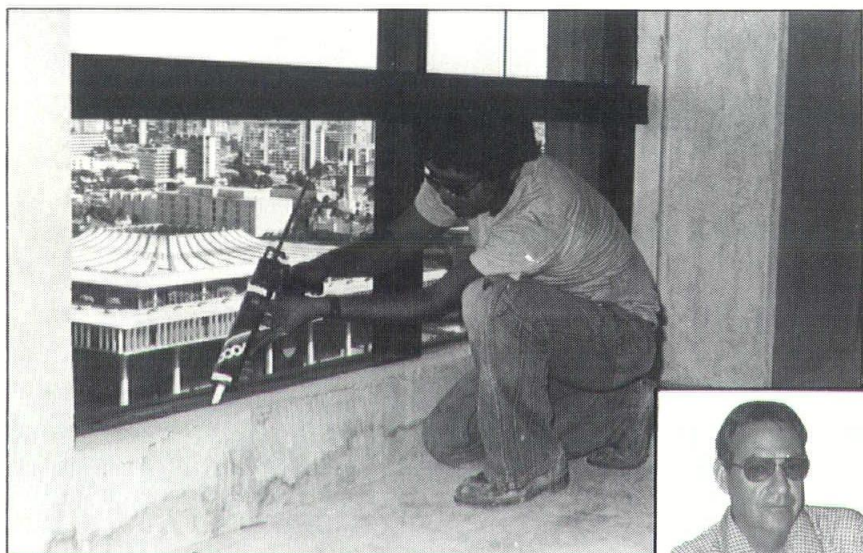
Because there was no longer a good living to be had in bullock catching, Armas must have been pleased when arrangements were made to lease his house for use as a hospital for sick and destitute seamen. Unfortunately for the researcher, there is no record of this lease because it came at a time when a moratorium had been declared on the exchange or leasing of land due to the temporary takeover of the Islands by the British under Lord George Paulet.

At this time P.A. Brinsmade was U.S. commercial agent for the Islands. During his absence on a trip to the U.S. and Europe, his business associate, William Hooper, acted in his stead. Milo Calkins was made vice-U.S. commercial agent for Lahaina. When Calkins found that the house in Moanui was being considered for a U.S. Marine Hospital, he wrote Hooper that it was "over a mile distant & a bad road, to carry sick men over . . ." But by August 1844, the hospital was in existence in the house that the king had given to Armas. Doctor Charles F. Winslow, a Quaker from Nantucket, was engaged by Calkin to care for the sick seamen.

Sometime between 1844 and 1845, additional adobe buildings were built on the premises under the direction of John G. Munn, purveyor for the U.S. Marine Hospitals in Honolulu and Lahaina. Two of these were undoubtedly used for dormitories for sick seamen, one may have been a cookhouse. One of the buildings was destroyed in



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1872. It is not known when the others disappeared.

The cost of operating the U.S. Marine Hospitals throughout the world was paid from a fund made up of a tax on seamen's wages, with the balance paid by the government. The U.S. commercial agent (later elevated to consul in Hawaii) sent in a quarterly report covering bills of the attending physician and other medical expenses, bills for clothing, food, and other miscellaneous expenses. Until 1857, the consuls and commercial agents received in addition to their salaries, a commission on the physician's and purveyor's accounts as well as various fees which captains and seamen were obliged to pay.

Many pages have been written about abuses to the system—padded reports and kickbacks allegedly received by consuls, purveyors, and others associated with the hospital; but apparently there was never any criticism of the physical facilities, the medical care, or the meals the men were served.

At this time, the spoils system was firmly established in American politics and with each change of president, there was a change in consul and all personnel at the hospital. Each new consul explained in his quarterly report to the State Department in Washington why the cost of maintaining sick and destitute seamen in Lahaina was so high. During the whaling season, many seamen arrived sick with scurvy and other far more serious diseases; it was difficult to arrange for passage to the U.S. from Lahaina. By this time, articles began to appear in the local newspapers revealing the high costs and hinting at possible fraud. The report submitted by Consul Charles A. Bunker at Lahaina in December 1851 amounted to more than \$20,000, about ten times what it had been in earlier years and more than that of many other ports combined.

By 1857, an investigation was instituted into the cost of the hospital system, and consuls were limited to a yearly salary with no added commissions or fees. In 1859, the State Department dispatched the sloop-of-war *Levant*, Captain William E. Hunt, to investigate con-

sulates in Honolulu, Lahaina, and Hilo. He arrived in June 1860. His work was completed in September, and with written reports, he sailed for the U.S. The *Levant* was lost at sea and never heard from again.

No official report of the investigation was ever published. However, a correspondent of the *Boston Commercial Bulletin* and a member of the Board of Investigation published an article on the findings in his paper in October 1860. This was reprinted in another Boston paper and in the *Commer-*

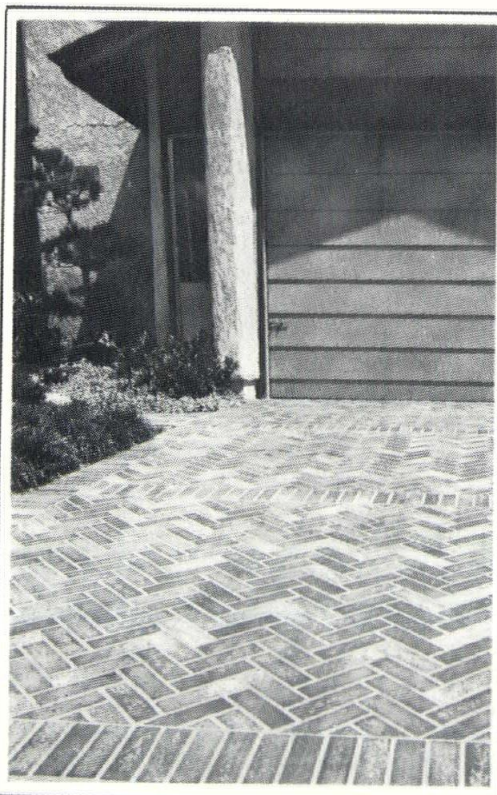
cial Advertiser in Honolulu. Just recently, when cleaning out her office prior to retirement as director of the State Archives, Agnes Conrad found a listing of State Department papers, now stored at the National Archives, which included a duplicate of Commodore Hunt's report. Apparently, this copy was brought back to the U.S. by the commander of the *Wyoming* and was "found" in 1937.

There are also many pages of additional information in old State Department files contained in letters from David L. Gregg, Joel Tur-

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rill, and other U.S. consuls who served in Hawaii. But there must have been many persons and institutions who were not anxious to have the results of the investigation made public, and the matter was dropped.

By 1862, the Civil War, the loss of whaling ships in the frozen North, and the bringing in of oil in Pennsylvania brought the beginning of the end of the whaling industry. Whaleships stopped coming to Lahaina and on September 10, 1862, the "Rendezvous" in Lahaina was closed officially.

More than ten years earlier, Joaquin Armas had left the Islands. Just days before his death in California, a deed was signed transferring the property in Moanui, including the hospital, to Dr. J.R. Dow, then physician in charge.

In 1864, the building was leased by George Mason and used for a short time as a boarding school for boys. The following year, the property was bought for the "Davenport Sisters" of the Anglican Church of England by their founder and Mother Superior, Priscilla Lydia Sellon. Three of the sisters came to the Islands and established the St. Cross School for Girls in the old hospital. In 1873, the school was visited by Isabella Bird, who gave a delightful description of the "bonnie, sweet looking sisters" and the school they operated in her book, *Six Months in the Sandwich Islands*. Most of the school was moved to Honolulu in 1877 (eventually becoming St. Andrew's Priory) and the school in Lahaina was closed in 1884.

The property was sold to the Anglican Church of Hawaii by the estate of Priscilla Lydia Sellon. The old building, badly in need of repairs, was used as a residence by the Rev. William Ault and later by the Rev. Albert B. Weymouth. In 1908, the church exchanged the old hospital with the Bishop Estate for a site on the beach for a parsonage. The hospital until 1975 was rented out for a residence and for meetings for various groups.

In 1972, negotiations were begun between the Bishop Estate and the Lahaina Restoration Foundation. These culminated in 1974-75 with the purchase of the property by the foundation. Frost & Frost were retained to research the

Continued on page 22

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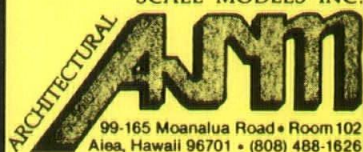
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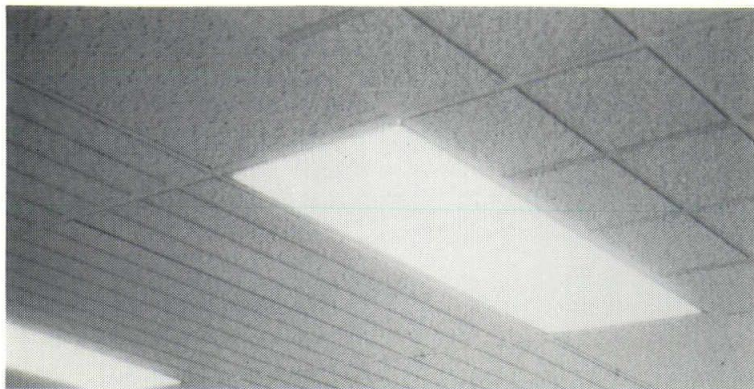


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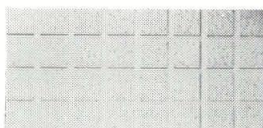
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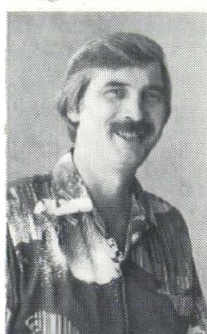
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**Second
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**Second
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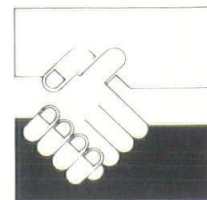
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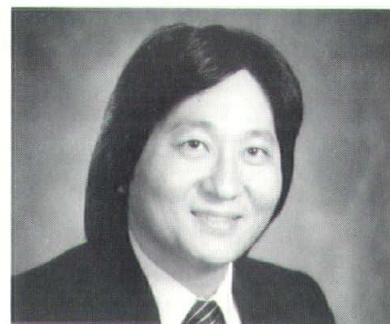
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by Nancy Peacock

ANTHONY (Tony) CHING, AIA, has worked as a planner at Media 5 for two years. After graduating from St. Louis High School in 1969, he received a B.Arch. from the University of Hawaii, and a M.Arch. in 1978 from the University of Washington. He lived and worked in Seattle for five years before returning to Hawaii. He and wife Dianne have two daughters, Lisa and Michelle. He enjoys golf and tennis.



PAUL MA JR., AIA, hails originally from Taiwan, and grew up in West Africa and England. He attended U.C. Berkeley, where he received his A.B. and M.Arch. He has been at Media 5 as a designer for one and one-half years. He is married to a local girl, Gaylyn, and they have two children, Christopher and Adrienne. He considers himself a golf "fanatic," and enjoys tennis as well. HA

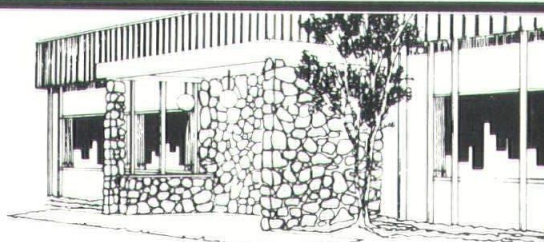
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Continued from page 10

velopment opportunities are also advanced by providing a firm, constant environmental quality.

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A large-scale and fundamental technology like ours interacts with the environment and can produce unexpected and unwanted results, but these results can be foreseen if we perceive events in a broader perspective. The review process can provide that perspective and contribute to man's control of his culture to produce a livable environment which is essential to survival. HA

Con

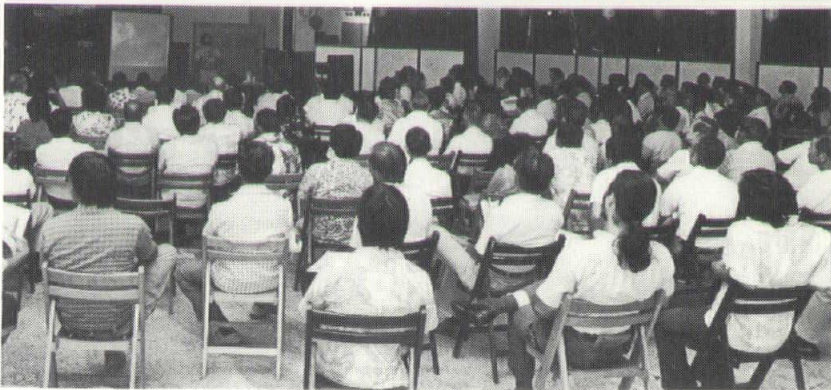
Continued from page 10

of the worst urban eyesores from happening, is that reason enough to establish a public body which most likely will kill imaginative design ideas because they do not fit into its norm?

Although the Urban Design Review Board on Maui is "advisory," it carries a lot more clout than is generally realized. The usual pattern is a total acceptance of all its recommendations by the Planning Commission which in turn makes them mandatory in its approval process.

I repeat, good design cannot be legislated. It can only come from talented designers with the support of an enlightened society—a society which values art and outstanding architecture highly. Good design evolves through a natural and voluntary process based on education and tradition. That process takes time. The Urban Design Review Board is an attempt at a quick fix and another excuse for our well-intentioned government to get involved in our lives, this time by forcing what it considers "good design" upon us. HA

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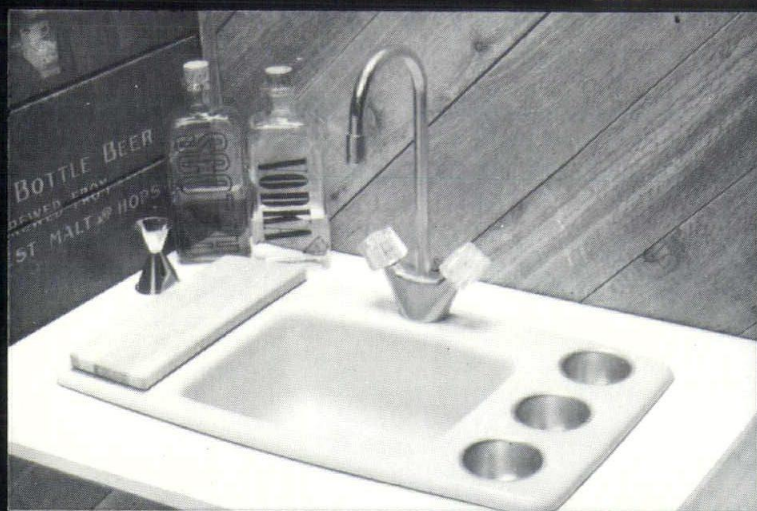
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Rendezvous


Continued from page 18

project and to make measured drawings and recommendations for the preservation of the old Seamen's Hospital. Their work included an exploratory archaeological investigation of the site by a team from the Bishop Museum.

During the course of this investigation, the skeleton of a young Hawaiian male was found in a shallow burial under the mauka Kaanapali (northwest) corner of the building. Some people believed that this confirmed the theory that it had been built by an important ali'i. News of the burial spread quickly, and a fairly large crowd gathered to listen to the Reverend John Kukahiko, who had been called to consecrate the reburial, which was done with great care and reverence.

During the 1978 construction on the property adjacent to the old building, vibrations from mechanical equipment caused the old walls to crack and then slowly collapse. For many months, only a pile of rubble marked the historic site.

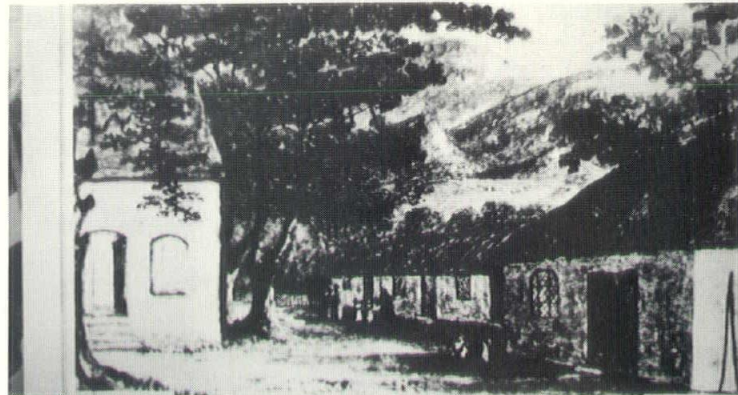
In 1979, the Lahaina Restoration Foundation advertised for proposals from the private sector to rebuild the structure. After lengthy negotiations, a plan proposed by Uwe H.H. Schulz, AIA, was accepted. In return for financing and reconstructing the building, architect Schulz will have the use of the premises for 20 years when it will revert to the foundation. Financing for this unique arrangement was provided by the Bank of Hawaii. Construction was begun in September 1981 and substantially completed in four months.

The reconstructed building was dedicated on May 15, 1982. James C. Luckey, vice president and general manager of Lahaina Restoration Foundation, who had worked so long for preservation and finally reconstruction of the building, was master of ceremonies. Among others who attended the dedication were the Reverend Norman C. Ault, son of the Reverend Ault who once lived in the building; Senator Sparky Matsunaga; Dr. Sheridan Weinstein, assistant U.S. surgeon general; Dr. Jerrold Michael, dean of the University of Hawaii School of Public Health; and the Reverend Charles S. Burger, president of the Lahaina Restoration Foundation. 

HAWAII ARCHITECT



Above: During archeological excavation at the site in 1975, the skeleton of a young Hawaiian man was found under the northwest corner of the building.



Top right: "School Houses of the Missionary Sisters of the Society of Devonport. 1864" Watercolor by unknown artist at Hale Hoikeike, courtesy of Maui Historical Society. Shows other buildings which once existed on site.

Bottom right: The Rev. John Kukahiko blesses and consecrates the reburial of skeleton. At far right is Jim Luckey, Vice-President and General Manager of Lahaina Restoration Foundation.



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Thoughts
Continued from page 4

the Mainland, and elsewhere, look on in dismay. Sometimes we start the game, then change the rules. Often we start and never finish. We even start, change the rules, extend the time of play, call indefinite time-outs and then threaten to penalize the other side, take the ball, and go home (Kauai). Petulant teams in any league are quickly marked and Hawaii has developed an international reputation of being temperamental and difficult. This inexcusable behavior may have been tolerated when playing fields were in great demand, but as demand has slackened, so have our invitations to play. After all, everyone wants to feel invited and welcomed, and most of all, everyone wants to play by some set rules.

Well these musings would be meaningless if the game has totally passed us by—but it hasn't. The ball is once again coming our way. The Pacific is the economic field for the 1980s. Our neighboring teams are the contenders. Now is our chance to decide if we want to play or not.

The recent elections present a good opportunity for our side to organize and make that decision. This is especially true at the county levels where the development game rules are created. We in Honolulu will have a much-changed City Council and this group will determine how we play the game; or whether we are to be disqualified from the international leagues.

If they look upon the field with enough vision to see the distant goals, we are in the game. If they can only see the next defender, we have lost.

In looking at 1983 and beyond, we in the design professions must renew our efforts to participate in identifying goals, creating the game plan and finalizing the rules. We must participate in the legislative process, support our Political Action Committee, and help educate our communities to the potentials of quality growth. If we are successful, the years beyond 1982 may be bright, for despite our best efforts to the contrary, the ball is coming our way. Let's get in there as a team and score some goals.

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Development Plans Annual Amendment

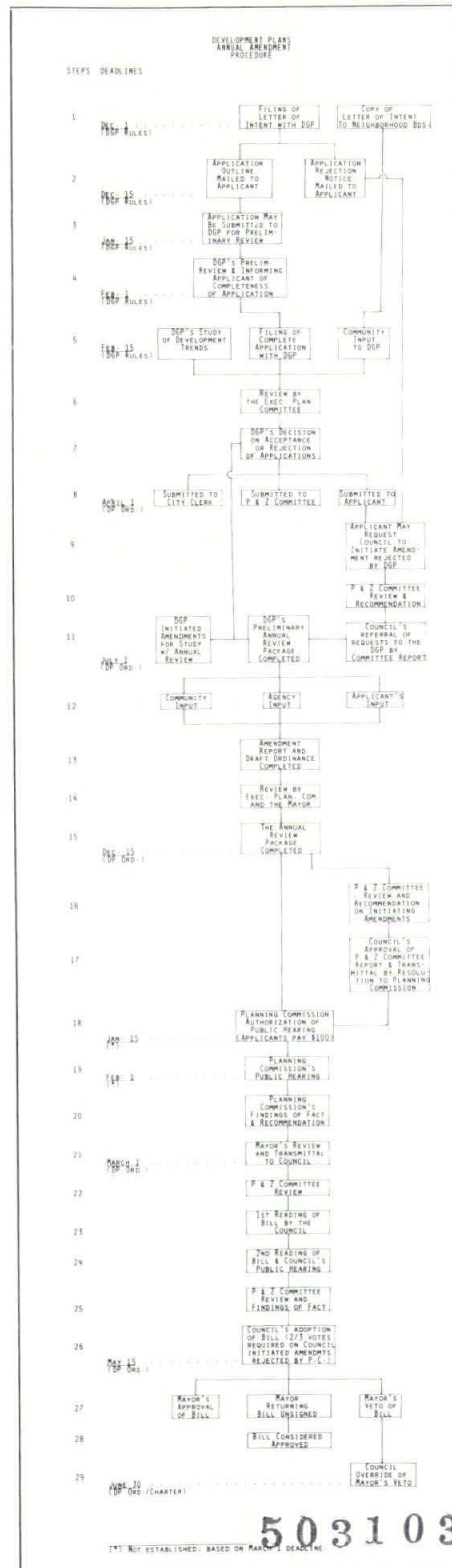
by Councilman George Akahane
Chairman, Planning & Zoning Committee

The Development Plan (DP) ordinances and the Department of General Planning (DGP) rules establish the procedure for DP annual amendment. Except for minor amendments involving less than four residential units or 10,000 square feet of land area that do not require additional public facilities or capital improvement expenditures, all amendments to the DP land use or public facility maps must follow the annual amendment procedure. It begins on the first day of December each year and ends 19 months later on June 30. The diagram shows the steps to be followed by the applicants and public agencies to complete the cycle.

For example, an applicant who intends to change the DP land use designation on a parcel of land in June 1984 must file a letter of intent with the DGP no later than on December 1, 1983. If the letter of intent is not rejected by the DGP, the applicant must file a complete application with the DGP no later than February 15, 1984.

If the letter of intent is rejected by the DGP, or the applicant fails to meet the February 15, 1983, deadline, a request for amendment supplemented by a complete application may be submitted to the City Council before the end of April 1983, in order to provide the council with adequate time to review and refer the request to the DGP before July 1, 1983. All post-July 1, 1983, referrals from the council to the DGP will be considered in the next cycle for June 30, 1985, amendments.

This amendment procedure is complex and confusing to both the applicants and public officials. For example, the letter of intent filed with the DGP on December 1 is for amendment of a document that



would not be completed by the DGP until December 15 and must be reviewed by the Planning Commission and considered by the council for either approval, approval with modification, or denial.

The procedure also encourages applicants for amendments to submit their request to the City Council in June rather than to the DGP in February.

Completion of the annual review package on December 15 by the DGP limits the council to a one-month timetable to (1) refer the package to its Planning and Zoning Committee (P&ZC) for review and recommendation, and (2) consideration and referral of P&ZC recommendation to the Planning Commission. This limitation becomes more restrictive due to end of the year holidays and the normal council recess in December.

The Planning Commission's time limit of two months (December 15 to February 15) also is too restrictive.

The DP annual amendment cycle of 19 months is not in step with the capital improvement program (CIP) cycle of 12 months.

It is important that the DP ordinance text and the DGP's rules are assessed and revised to streamline the process in the following areas:

1—Reduce the time for the DP annual amendment process from 19 to 12 months.

2—Coordinate the steps in the DP annual amendment procedure with steps in the CIP.

3—Move up the December 15 deadline for completion of the DP annual review package by the DGP to allow both the Planning Commission and the City Council time for review and referral. HA

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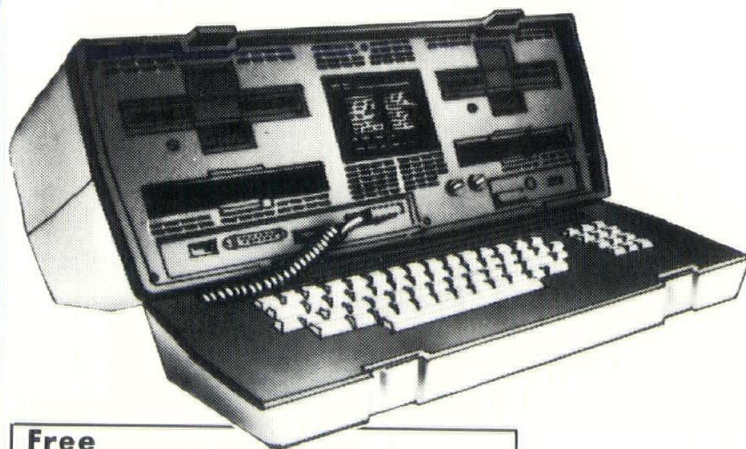
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