

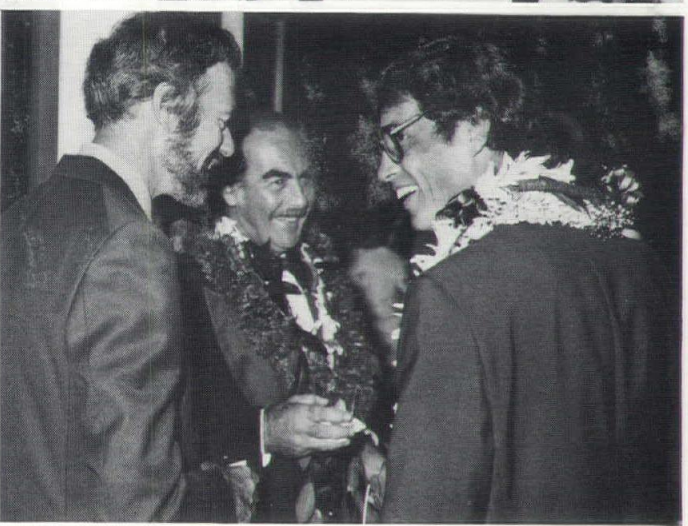
Journal
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HA

HAWAII ARCHITECT

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Architect: Tom Fanning AIA

HAWAII ARCHITECT

Volume 13, No. 1

January, 1984

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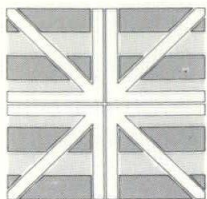
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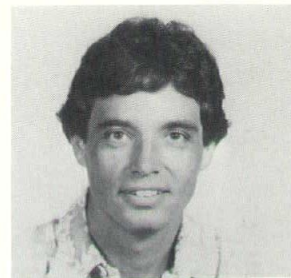
**Ceramic Tile, Marble
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Headlines

Communication

by Chris J. Smith,
President, HS/AIA



In this, my first Headlines column as 1984 HS/AIA President, I would like to explain to the general membership what transpired throughout this year with regard to the procession of events which led to the expanded Board, Executive Director, and the dues increase.

During the summer and fall of this year a group of members who have had long involvement in the HS/AIA gathered once every two weeks to review the accomplishments of the many existing committees in order to offer a set of guidelines for goals and budgets for the coming year. Members of the Goals Committee included Lew Ingleson, Don Goo, Elmer Botsai, Frank Haines, Francis Oda, Sheryl Seaman, Evan Cruthers, Ernie Hara, and myself.

Our major concerns centered around *how* to insure that HS/AIA members would find *value* in their membership. The overriding concept that kept surfacing as being so integral to the successful functioning of our organization was **COMMUNICATION**. As we looked at the specifics of each committee's activities it became apparent that there was a need to strengthen intercommunication between each committee, the HS/AIA Board and our general membership. The Goals Committee looked for ways to achieve this. Coordination, stability and continuity were the primary objectives, with **COMMUNICATION** being the common link.

In our Society, which consists of 532 busy professionals, a strong network of communication is essential in order to provide the necessary linkage between committees and other facets of the organization. The first step is to have committee members' efforts well documented and reported. This allows for proper recognition and also for the necessary coordination of efforts throughout the HS/AIA. As an example, in talking with the

Education Committee, we were surprised and pleased to hear of their efforts involving public school students with architectural opportunities. It was felt that this and many other silent efforts should be made known to the general membership and public. Again, the need for increased communication was obvious.

As the meetings progressed, it also became apparent that an upgraded **Hawaii Architect** coupled with a paid Executive Director would both be appropriate vehicles for achieving the goals of continuity, coordination, and stability in the HS/AIA through better **COMMUNICATION**. With an understanding that **Hawaii Architect** is designed for communication of ideas within the HS/AIA as well as from the HS/AIA to the community, the Goals Committee suggested that the role of **HA** could be strengthened if the **Hawaii Architect** Committee were reorganized as follows:

1. The Chairperson should be on the HS/AIA Board of Directors.
2. There should be two subcommittees:

2.1 Editorial Subcommittee: This committee would operate directly under the Editor. Its role would be to give suggestions for magazine *content*.

2.2 Financial Subcommittee: This subcommittee should operate under the premise that **HA** would be self-supporting and should provide revenue for HS/AIA.

As a consequence of this, the EXCOM solicited concepts for cost reduction and new bids to cover publishing efforts. Following review of several packages, it was agreed to accept a proposal by PMP which will allow for color insertion and potential revenue sharing with the HS/AIA. This switch to a new publisher is now in progress with final completion scheduled for the first part of this year.

The role of an Executive Director

has been discussed repeatedly and its need made apparent to all members who voted overwhelmingly for the establishment of this position. The capabilities of the Executive Director to provide the continuity, coordination, and stability necessary in an organization of our size cannot be overstated.

The biweekly sessions also revealed a need for a more representative Board in order to further the objective of increased **COMMUNICATION**. The addition of several new director positions as approved at the State Convention is intended to solve this need for a more representative Board.

We also plan to reorganize the Board under a new format as described below. There will be three major headings of committee structures: Public Awareness, Government Affairs and Professional Development. Within each of these groups will be a number of related committees. The key to insure the *continuity* of these groupings is the placement of three Board members with one-, two- and three-year terms under each major heading.

It is the intent to have certain committees such as the Public Relations Committee, the Legislative Action Committee, the Hawaii Architect Committee, etc. closely related to the workings of the Board. These committees, because of their complex and vital role, require this. Naturally, when the Executive Director becomes fully involved, he or she will be able to offer the intercommittee coordination necessary to allow these committees to operate somewhat more independently while not sacrificing the continuity and stability essential to their effective functioning within the HS/AIA.

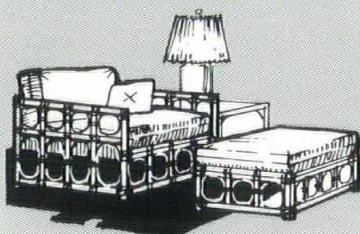
The Goals Committee concluded its meetings with some specific suggestions for the operation of

Continued on page 6

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Correction

*The following project credits were
inadvertently omitted from John-
son Reese Luersen Lowrey's Bank
of Hawaii Executive Offices on
page 29 of the December issue:*

Project:

Bank of Hawaii Executive Offices
Financial Plaza of the Pacific
P.O. Box 2900
Honolulu, Hawaii 96846

Client:

Bankoh Corporation

Architect:

Johnson Reese Luersen Lowrey
Architects, Inc.
12 South King Street, Suite 202
Honolulu, Hawaii 96813

Electrical Consultant:

Bennett & Drane

Interior Consultant:

Philpotts, Barnhart & Associates

General Contractor:

S&M Sakamoto, Inc.

Completion Date:

February 1981

Photography:

Augie Salbosa

Communication *Continued from page 5*

various committees and for the operation of the HS/AIA as a whole. They, in an effort to provide a good system to insure the vitality of the HS/AIA, also suggested the establishment by the Board of long-range plans to allow for the needed continuity of efforts within the HS/AIA. It is our intent that these plans will be developed by the Board this year.

In short, the HS/AIA is entering a new era—one that will be exciting, responsive to our members and above all, communicative. Communicative not only internally, but more importantly, with all the members of our society. We will continue to strengthen our image and our voice in matters that will shape us environmentally—they

will not always be popular, because as leaders of architecture we will have to take positions that will require intelligence and courage.

Thus, as we enter a new year with exciting plans for member involvement within our organization as well as within the community, I am left with a feeling of tremendous confidence and hope that our efforts—yours and mine—will be instrumental in the growth of the HS/AIA as it continues to become a more valuable entity to all of us. We can expect to see the theme of COMMUNICATION reiterated continually this year. Since COMMUNICATION is the most important tool we can utilize to achieve our goals of continuity, coordination and stability, I look forward to sharing your ideas, your successes and your energy. HA

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THE TEAM: Leland Onekea, Architect of Leland Onekea & Partners; Mike Nakahara, President of Allied Builders; Randy Kaya, President of David's Cookies of New York.

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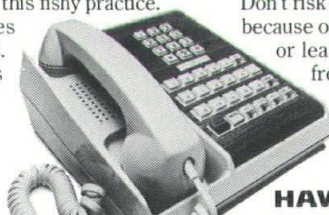
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HAWAIIAN TELEPHONE

An Interview with Rex Johnson Director, HCDA

by Michael S. Chu

MSC: Who is Rex Johnson?

RJ: Formal education-wise I have a business background, with no architectural or engineering background. My background is basically hammer and nails and 2x4's construction and development.

MSC: Why did you seek the directorship of Hawaii Community Development Authority? You were formerly the Hawaii Housing Authority's Assistant Executive Direc-

tor for development and special projects.

MSC: It was a challenge that you saw.

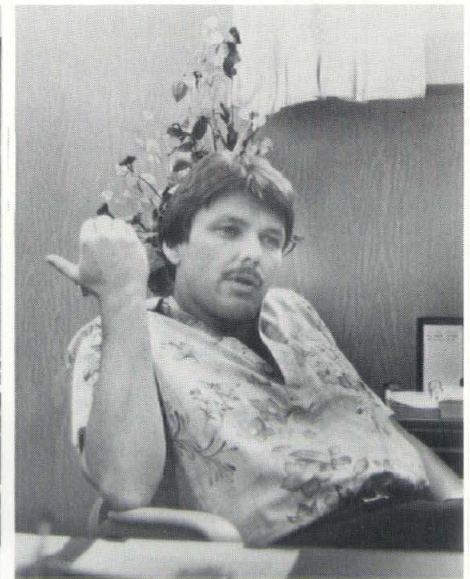
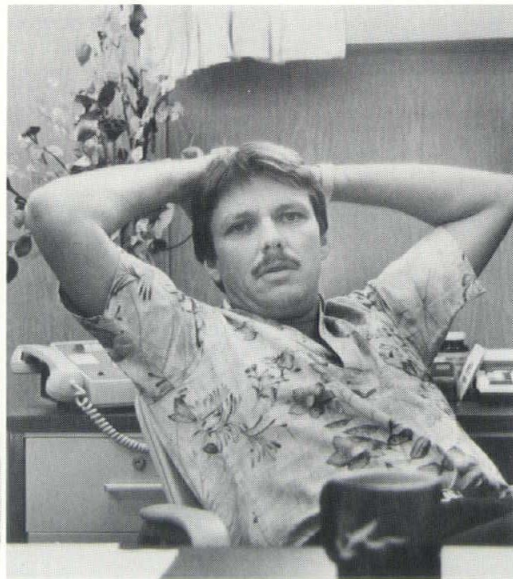
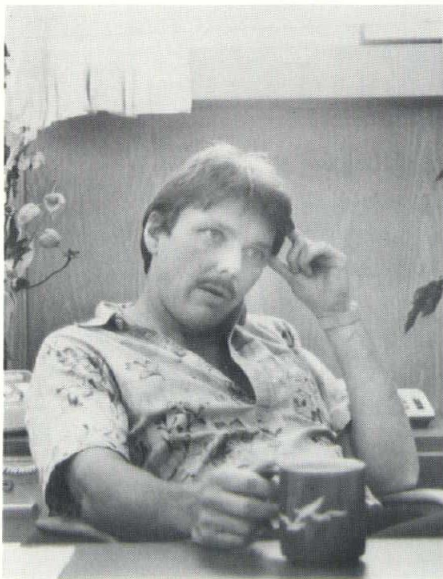
RJ: A big challenge.

MSC: What about the transition from HHA to HCDA?

RJ: Well, HHA is a well-established, well-oiled, large organization. HCDA is an organization that has gone through a planning function and has not gotten into an im-

plementation function as of yet, so there is a large difference. HHA was a hands-on development function all of the time. HCDA is more of a function where you're meeting with people and trying to get from a planning organization into an implementation organization. So it's going to be my job to move that implementation.

figure out a way to finance it, we have to put it into construction design drawings and we have to take care of the people's relocation problems. All of these types of issues have got to be taken care of before we can actually put a shovel into the ground. The major thrust at this point in time, and the singularly most important piece of the puzzle right now, is coming up with a way to finance the project.



tor for development and special projects.

RJ: That's right. I was with HHA for about eight years. Well I think first of all the project of Kakaako had a whole bunch to offer if you're into development. And I am interested in development. That's my kuleana and what I like to do. And in one interview I ended up saying that it's any developer's dream to be able to develop a city. As you know, Kakaako is a very integral part of Honolulu, it's the under-utilized part between Downtown Honolulu, the business district, and Waikiki. Many people are looking to Kakaako to solve a lot of our communities' problems. So, from a develop-

ment standpoint it's a very exciting project.

MSC: How would you describe the status of the Kakaako Community Development Plan as of now?

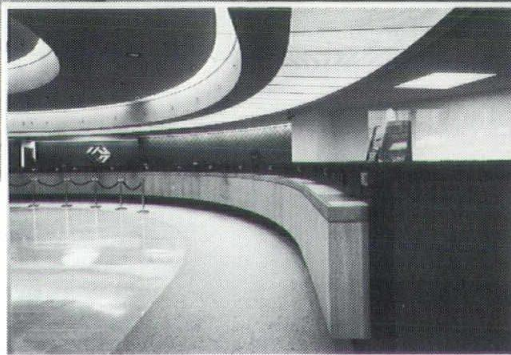
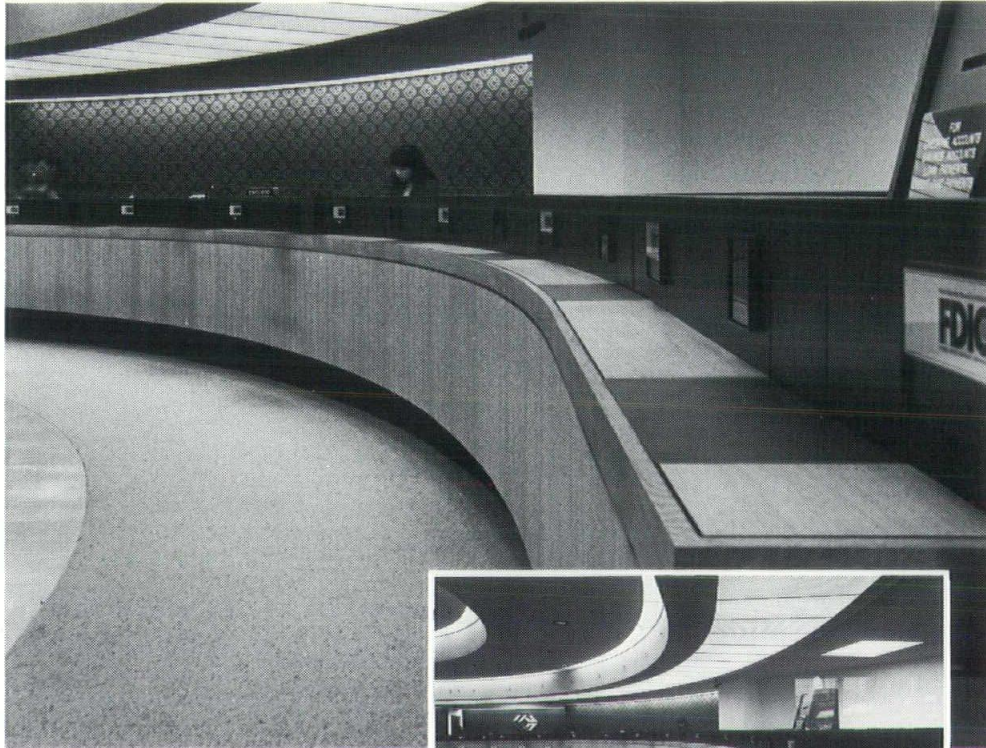
RJ: Right now, we have an approved plan. The public has approved it, as well as the Legislature and the Governor. Between that and implementation are a whole bunch of little steps. We have to

plementation function as of yet, so there is a large difference. HHA was a hands-on development function all of the time. HCDA is more of a function where you're meeting with people and trying to get from a planning organization into an implementation organization. So it's going to be my job to move that implementation.

MSC: Is that funding through the Legislature?

RJ: Not necessarily. We're looking for other avenues of funding, and we have recently employed a financial person, to help us explore the alternatives. The Legislature is not the deep pocket, the State has financial problems as does every other government today, so we can't sit down here in Kakaako and expect the State to come up with the \$650 million that it's going to take to put this package together. We've got to figure out another way to finance it. We don't have the answer to that yet, but we're work-

Continued on page 16



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The Ironworks—A Project Overview

by Michael James Leineweber, AIA
Project Manager, Media Five Limited



Both its location and design will make The Ironworks Project a landmark in downtown Honolulu. The sweeping presence of One Waterfront Plaza and One Waterfront Tower on Ala Moana Boulevard will command immediate attention. Dramatic use of granite, textured concrete, and dark gray glass will emphasize the project's sculptured quality. Extensive landscaping will set it apart from any other development in the City of Honolulu.

The Ironworks Project now consists of two major developments, one known as One Waterfront Plaza, the other as One Waterfront Tower. The project developer, Bruce Stark, estimates that the project will be one of the largest real estate developments ever undertaken by private enterprise in the State of Hawaii, with a retail value when completed in excess of \$300,000,000.

Media Five Limited designed the project to combine residential, commercial, and industrial uses in a totally planned live and work environment consistent with the Hawaii Community Development Authority's objectives for the redevelopment of Kakaako.

The project will be constructed on 11.4 acres of Bishop Estate leasehold property. The property is bordered by Ala Moana Boulevard, Punchbowl, Pohukaina, South, and Auahi Streets.

Immediately adjacent to the project site are the Federal Office Building and the new State Judiciary complex. Across Ala Moana Boulevard is Pier 2 (foreign trade zone) and the U.S. Immigration Building.

The design consists of seven mid-rise office buildings which are

no more than 65 feet in height, and a single 400-foot residential tower.

The commercial complex will contain a net leasable area of approximately 487,658 square feet. The seven individual office buildings are linked by a pedestrian mall. More than 1,200 parking stalls will serve the office buildings.

The residential tower will contain 206 condominium apartments to be sold at market prices and 52 condominium apartments set aside as "reserved housing." Both the tower and the low-rise apartments (reserved housing) will have their own separate covered parking facilities which meet or exceed parking requirements.

The project has incorporated industrial space at ground level in the high-rise parcel. Approximately 29,550 square feet will be rented out to qualified industrial users and 20,550 square feet will be operated as a garage facility containing 62 parking stalls. In addition, there will be another 34 stalls to support the parking needs for the 29,550 square feet of industrial space.

Surrounding the commercial, industrial, and residential towers are nearly five acres of yards, setbacks, gardens and parks with special features. An atrium, fountains, roof gardens, and other similar details create public and private activity areas that will integrate the project with the open spaces of the Capitol District. Formal plantings of palm trees, and other tropical plantings throughout the project grounds, establish an individuality that combines contemporary architectural design with environmental sensitivity.

One Waterfront Plaza offers substantial innovations in urban design. "When we first talked with Bruce Stark about the property," recalls architect Tom Pagliuso of Media Five, "we all agreed that the city should have at least one major business address whose setting reflected its tropical location."

In keeping with the project's sophistication, a collection of

sculpture, paintings, and other works of art will be placed throughout the project.

In addition, One Waterfront Tower is planned as a state-of-the-art residential condominium that can continue to evolve as technology allows and user demands require. To minimize the inconvenience caused by power failure, emergency generation of electricity will be provided to operate critical systems such as elevators, water pumps, and even refrigerators.

The residential units themselves feature unusually large and varied floor plans. Within the 206 residential apartments, there are 42 different apartment types, ranging from less than 1,000 to more than 7,000 square feet of net living area. In addition, some of the units located at the recreation deck and penthouse levels have private lanai areas.

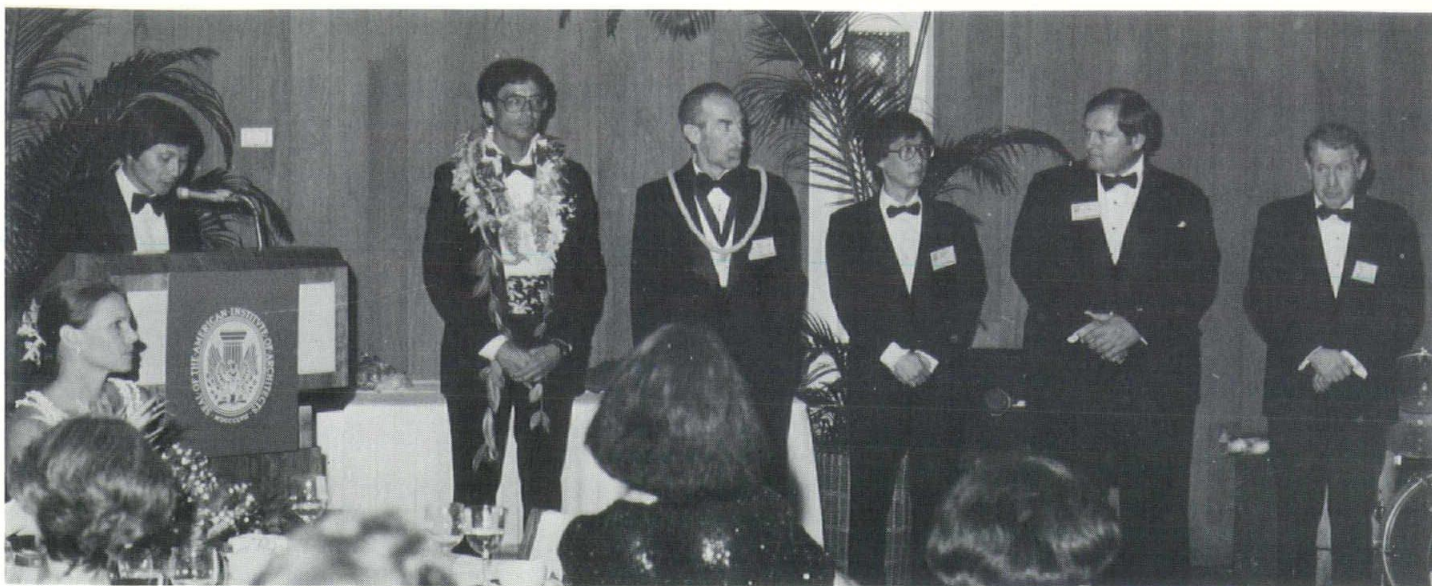
Superb mauka, makai, Ewa, and Diamond Head views are assured by a number of factors. These include the project's prime waterfront location adjacent to the park-like setting of the Hawaii Capitol District, and the unique development controls of the Hawaii Community Development Authority.

Another innovation is the professional building fronting South Street. Designed with professionals in mind, the building offers offices planned around a tropical garden theme, with lanais and roof-top courtyards.

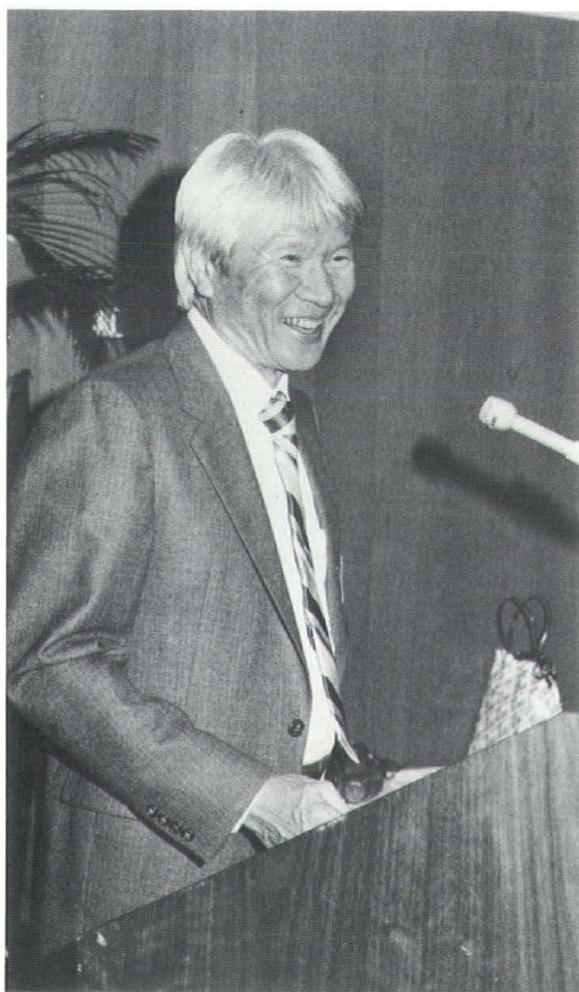
Contributing significantly to the project's overall appeal is its "live and work" concept. With quality residential condominiums and offices close at hand, business and professional people can live within steps of their work and eliminate the frustration of commuting back and forth. "That," says Stark, "captures *everyone's* imagination."

"When you add up all these elements—the design, the location, the new technology, the 'live and work' environment—it's a very impressive project," says Stark. "There's literally nothing like it in Hawaii."

HA



L to r: Francis Oda (at podium), Chris Smith, Elmer Botsai, Norman Hong, Evan Cruthers, Harry Olson.



Herb Muraoka receives HS/AIA Honorary Affiliate membership.



Elmer Botsai and Chris Smith.

Photography by David Franzen



L to r: Charles Ehrhorn, Allen Kajioka, Rob Hale, Douglas Luna, Carol Sakata, Gilman Hu, Don Goo, Geoff Paterson, Sheryl Seaman, Pat Onishi.

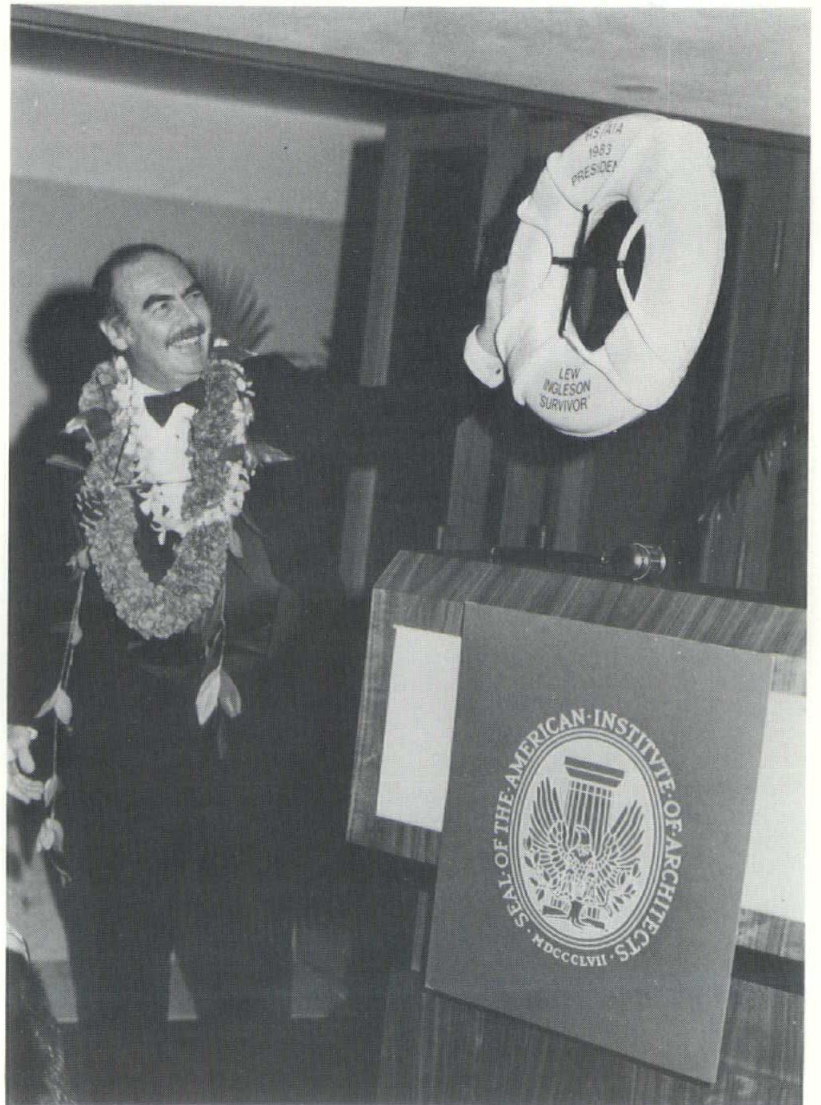
Installation Banquet

1984 Officers and Directors were installed December 8 on the Hala Terrace of the Halekulani Hotel. They are: President: Christopher J. Smith. Vice-President/President Elect: Elmer E. Botsai. Secretary: Norman G.Y. Hong. Treasurer: Evan D. Cruthers. Directors: Charles A. Ehrhorn, Donald W.Y. Goo, N. Robert Hale, Gilman K.M. Hu, Allen Kajioka, Patrick T. Onishi, Geoffrey G. Paterson, Carol S. Sakata, Sheryl B. Seaman. Neighbor Island Director: Harry H. Olson. Associate Director: Douglas P. Luna. HA



Vicky Wong and Beverly McKeague.

1983 President Lew Ingleson.



ArchiFest '83

by Norman G.Y. Hong, AIA

ArchiFest '83 was a tremendous success! We had the greatest number of HS/AIA members registered during the convention than at any previous State HS/AIA Convention. The professional workshops and seminars were well attended; in fact, the Marketing and Project Management Seminars were sold out. We were treated to two days of the wisdom and wit of John Hartray, FAIA. While the public attendance for public workshops was disappointing, the turnout for the House Tours was more than anticipated and was a significant first step towards public involvement with the HS/AIA. Undoubtedly, the

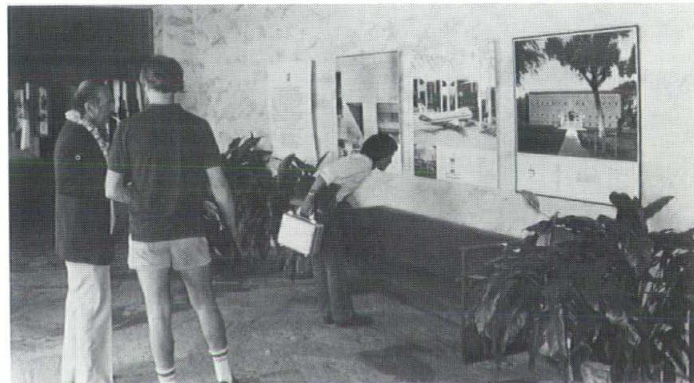
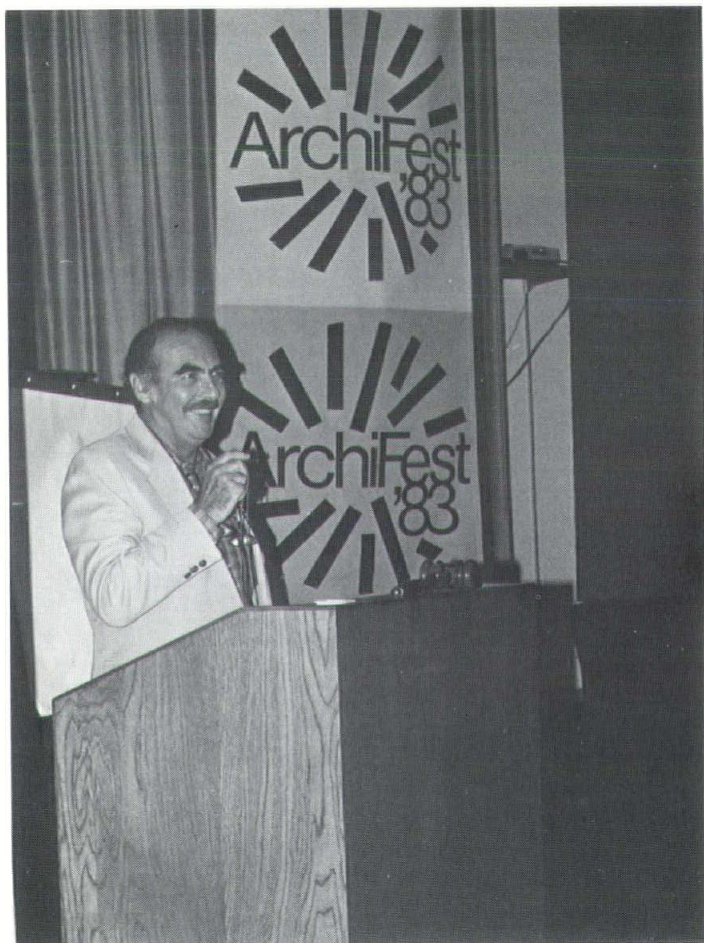
most significant result of ArchiFest '83 was the business meeting during which significant steps were taken to ensure HS/AIA's critical and effective vote in the '80s.

On behalf of the Convention Committee, I would like to thank all of you who attended and participated. ArchiFest '83 would not have been as successful without your support and enthusiasm. Also, a special thanks to all those who assisted throughout the convention: HS/AIA members as well as some non-members, the HS/AIA Student Chapter, the HS/AIA office staff, the Society of Architectural Administrators, the

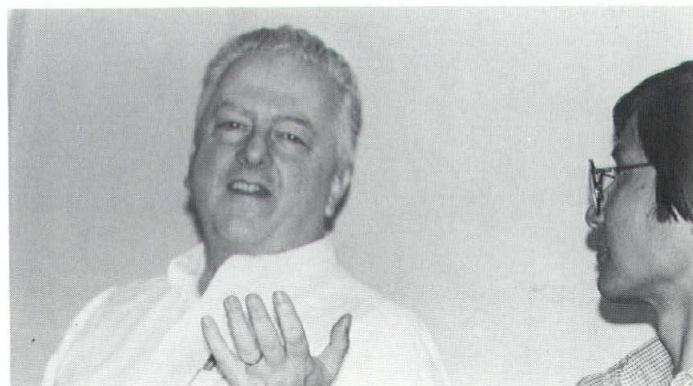
sponsors, exhibitors, the Academy of Arts, the State Foundation of Culture and the Arts, the list goes on and on

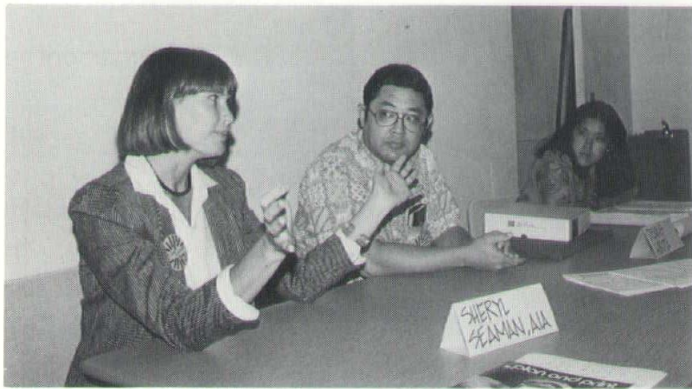
Also, a special recognition and thanks to the Convention Committee members who worked hard and continuously for months in planning ArchiFest '83: Lyna Burian, program; Bob Crone, publicity; Doug Luna, budget/finance; Dan Chun, facilities/food arrangements; Lee Davis, exhibits; Bob Luersen, program; Scott Wilson, student coordinator; and Gordon Bradley house tours. To all of you, a big Mahalo!

IA



Left: 1983 President Lew Ingleson.
Bottom: Keynote speaker John Hartray.





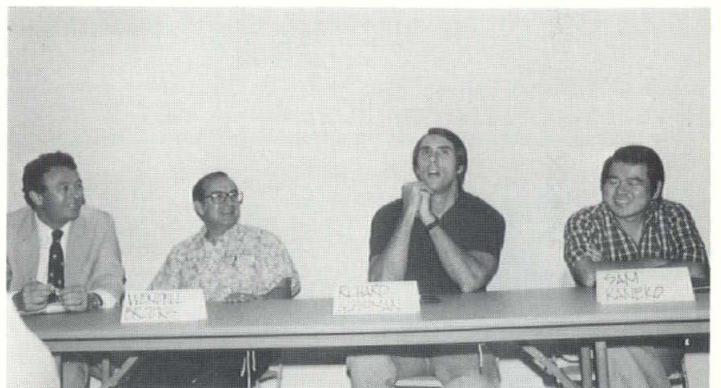
*"Using Computers in Design" panelists (l to r)
Sheryl Seaman, Dennis Hirota and Ann Matsunami.*



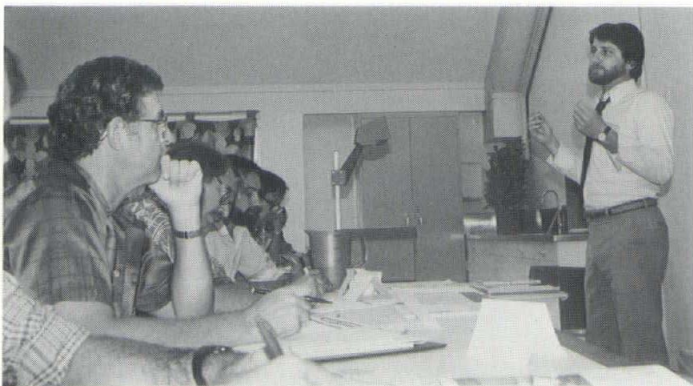
*"Beyond Post-Modernism" Panelists (l to r)
John Hartray, Francis Oda, Pritwish Neogy and Ron Lee.*



*"Energy Conservation Design" panelists (l to r)
Chris Smith, Forrest Bennett, Rich Harris, Will Beaton, David Lord, Norman Hong.*



*"Clients' Perceptions of Architects" panelists (l to r)
Michael Leineweber, Wendell Brooks, Richard Gushman and Sam Kaneko.*

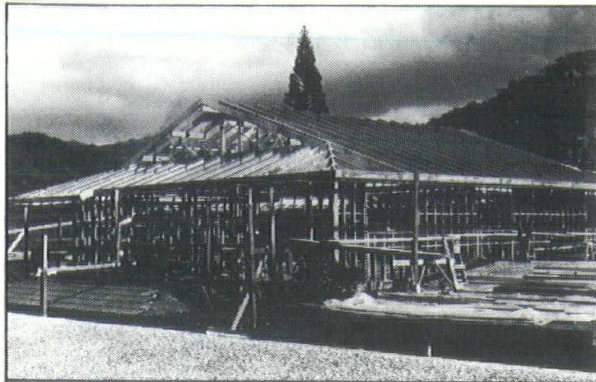


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Johnson, continued from page 9

ing on it.

MSC: Well, I hope your financial person is a creative one.

RJ: He had better be, that's right.

MSC: What about the shift from Ray Suefuji to Rex Johnson as Director. Do you see this bringing about any changes in HCDA's methodology?

RJ: Well, I think there would be changes any time you go from one stage to another. As you know, Ray came down here and put together a plan. And the requirements to put together the plan are going to be totally different from the requirements to put together the implementation. I'm happy with the plan. That's the policy and the guideline that will hopefully move us forward with the implementation. The phases of planning and implementation are two separate phases and they're going to be totally different.

MSC: What is your vision for Kaako?

RJ: Well, I see this pretty model plan over here sitting on the table, and, being a developer, I'd like to see some of those buildings come out of the ground. That's what turns me on. I would like to see that plan, or portions of that plan, implemented. And I think that's to the general overall good of our island lifestyle. I think it goes a long way in solving some problems we've had for a long time and haven't been able to solve. So that's very exciting to me. My vision is to move that plan into implementation.

MSC: Does the 20- to 30-year timeframe that people use to refer to this project scare or bother you? Do you plan on being around that long?

RJ: No, I really don't! I try to operate on a day-to-day basis and I figure that if you do the best you can every day and then you add them all up you'll be all right. I can see that it could take that long. If we had a lot of money, we could go in and do it much faster. We could go ahead and build that infrastructure in five years, and have the development and construction people extremely busy for a short period of time, and we could have money flowing like you wouldn't believe it. But, we don't need that type of thing. We need a sustained economic movement and that's why



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this is all based around public and private participation, because when you have the market taking care of the situation that's what will dictate the required timeframe. When the market is ready somebody will invest money. Since the timing will depend on some factors that I can't control, the fact that it may take 20 to 30 years really doesn't scare me. Sure, I'd like to see it all happen in five years but it won't, so I can't spend all of my time worrying about it.

MSC: Let's talk about the Ironworks. I saw the model, a very nice model.

RJ: Yes, it represents what we're supposed to be doing. Bruce Stark and his partners have put a lot of time into it and are in the marketing process right now. It represents a lot of real neat things as far as I'm concerned.

MSC: What are some of these "neat things," some of the special characteristics of the Ironworks project?

RJ: Well, these numbers are probably not right on, but basically the Ironworks represents about 400,000 square feet of office space, 65 feet high, lowrise. That's an alternative to what's happening downtown right now, the highrises. Although there is reputed to be a glut on the downtown market right now, Stark feels that in two years the glut's going to be gone, and he hopes to be on-line with his commercial space. There's a lot of open space in the development. Downstairs shops, plazas, that type of thing. Truly a first-class, top-of-the-line type of development. No expenses are spared. The project will have a landscape and art budget in the neighborhood of \$3 million.

MSC: Is that project a function of HCDA, or the developer? Is this a typical or atypical project for Kakaako?

RJ: The dollars involved—that's a Stark trademark. He goes for the top-of-the-line all of the time. That concept is his concept of how to use the Kakaako plan. Some of what he's done in the architectural and density end of it is a function of the HCDA plan and he will tell you that he likes the plan as far as his market goes. The plan is untested on the middle or lower part of the market, but for that high end of the market the plan works very, very

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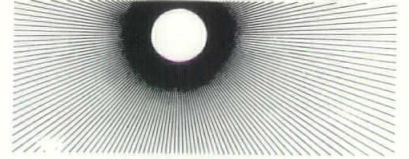
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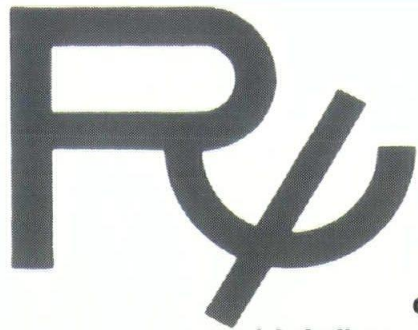
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well.

MSC: This project will probably become, within a very short time, a landmark in itself, just as I guess Tamarind Park is downtown now.

RJ: I think so, yes, I sure hope it does. You know that model is such a gorgeous thing that I'd really like to see it built.

MSC: How far along are they? Do they have any schedule yet?

RJ: Yes, they would love to be out of the ground in about June of this year.

MSC: What about infrastructure? They always talk about infrastructure in Kakaako and stress that with any sort of development in Kakaako you've got to worry about the infrastructure. How are things going regarding infrastructure improvements?

RJ: We have let a design contract for phase one of the infrastructure. That contract will be complete in about 18 months. When that contract is finished, we will have then a set of plans with which we can price the construction and go to work if we have the money. This is where financing comes in and the big note is financing the infrastructure. The Legislature has given us some money, we've got about \$11 million for construction from the 1981-1982 session, which will be a portion of the first phase of the construction funding. We're expecting that phase between Punchbowl and Cooke to cost us a total of about \$60 million.

MSC: In terms of Kakaako being developed through time, I guess one could simply watch the infrastructure improvements and anticipate the development following right behind it.

RJ: I don't know that that is a totally safe assumption. In some respects it is, but remember once the infrastructure is in the market is what's really going to control development. For example, right now you wouldn't want to be coming on line with high-rise office space because there's a glut on the market. If the infrastructure is in then that will give the developer the flexibility to plan, but it won't necessarily mean that he's going to go in and start building something right away, because he has to wait for that market.

MSC: What about the makai area? What's the status of the makai area and what about the park, when will

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that park be built?

RJ: Our Authority approved the makai area plan last month. And, I don't know if you're aware of this, but that park is not within our boundary. It is exterior of our boundary and is a DLNR park, but it's a very important part of our makai area because just knowing the fact that the park was to be built had a lot to do with the planning conclusions that we made.

MSC: I want to talk about housing, because you're somewhat of an expert on that. In particular, this thing called "reserved housing."

What is reserved housing, and how does it differ from inclusionary zoning as defined by the City?

RJ: One of our mandates when the law for Kakaako was put into place was that housing be provided within the district. Basically when a developer wants to go above the 45-foot height limit, he is obligated to HCDA to provide certain public benefits—open space, recreation space, public facilities and reserved housing. Reserved housing is a portion of each development's housing units being set aside for families that could not otherwise

compete in the market. So, when a development goes above the 45-foot limit, the developer has to provide housing to people who are in our target group. Our target group resembles very much the HULA MAE target group for the for-sale type of units. How this differs from inclusionary zoning, in a word, is *incentives*. We're going to get some reserved housing for the people who fall within the targeted income groups. But, we're giving the developer height and density bonuses to give us that reserved housing. Under Bill 48 (regarding inclusionary zoning) as I understand it there are incentives; however, they all seem to involve a government subsidy. Most people question if government can come up with the monies. They talk about writing down interest rates—that's a very expensive proposition. They talk about doing some infrastructure with federal funds; however, we can't be sure how long CBDG funds are going to be around. The federal government has budgetary problems just like the states and counties. If Bill 48 were used in Kakaako, it would have a discouraging affect on development.

MSC: What are some of the incentives that HCDA offers to developers and landowners to encourage development in Kakaako?

RJ: Our basic incentive is density. With density, and quite similar, is height. And the reason for that is we can offer more open space by going up in the air, which makes it a much more attractive market building site.

MSC: So it's basically density.

RJ: Well, let's call it higher density with a smaller footprint on the ground. I think that's very important because if you can get the same density in a thinner, higher building rather than a bulky, short building, you can do so much more with the area surrounding that building. The marketability of it is so much better.

MSC: Are those incentives discretionary or are they automatic? For example, with density, is there some sort of chart that you follow?

RJ: Yes, in its most simplistic form the larger the lot the more flexibility the landowner has. The incentives are designed to encourage people to consolidate their lots, because as you know there are a

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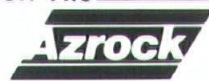
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lot of small lots in Kakaako.

MSC: There are also some big landowners in Kakaako, however, like Bishop Estate.

RJ: Yes, there's Bishop Estate, Ward Estate, and Dillingham Land.

MSC: Do those big landowners have anything in the planning stages? Are there any other big projects like the Ironworks on the drawing boards?

RJ: A lot of people are talking and conceptualizing, but nothing that's at all firm. First I think a lot of them are watching to see how things work with Stark for one thing. Two, it's not a real hot market right now, people are kind of skeptical on what the economy is going to do.

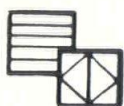
MSC: Do you have any personal achievement goals as Director of HCDA?

RJ: A very important benchmark will be the first financing that we can get completed. In fact, that's my most important goal right now. That will basically mean that we have the money to do the first section of the infrastructure. If we get infrastructure in for Increment One, then we can start some development. Outside of that, the intermediate goals are to assist the

landowners and development community in every way possible. Looking at it from an architectural standpoint, I happen to think that the Kakaako Plan offers an architect a lot of exciting things to do. Today's architect, I would guess, is acting as a development intermediary. Times have been so hard for architects that they're out there hustling a piece of property trying to put a development together. They've actually had to become a developer. Kakaako is a large and valuable piece of real estate and there are a lot of exciting things

that architects can do down here. We, of course, are now in an implementation stage. We want to see things get going in Kakaako, our job is to see the area developed. I love to encourage architects' participation. Those we've talked to thus far have said the plan makes a lot of sense. I think there are lot of opportunities down here right now, and we certainly are trying to encourage participation right now. That should be enough encouragement for the architectural community to learn the plan and move it forward.

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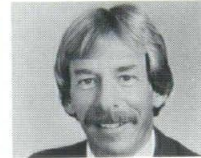
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New Members

by Nancy Peacock

Spencer Chang, the AIA's latest Associate member, is employed by Architects Hawaii, Inc. He received a B.F.A. (in architecture) from the University of Hawaii, and an M.B.A. from Oklahoma City University. He and wife Arlene have two children, Auson (11) and Eric (8). His hobbies include golf, tennis, and biking.



*Chang, Gans,
Kazi, Nakano,
Robbins*



Frederick Gans, AIA, is employed by Daniel Mann Johnson & Mendenhall (DMJM). He was educated at Arizona State University and has taken many graduate courses at UCLA and USC. Some of his hobbies include photography, tennis, and skiing. He and wife Carol have one child, Joshua, age 12.

Shirazul Kazi, AIA, is employed by Sam Chang Architect and Associates, Inc. He received a B.F.A. (in architecture) from the University of Hawaii. He and wife Nishat have one child, Taufique, four years old. He enjoys computers and photography.

Herbert Nakano, AIA, has his own business, "Herbert Nakano Associates, Inc." He attended the University of Southern California from 1958 until 1964. He and wife Grace have a son, Craig, 16. His favorite spots include swimming and jogging.

Randy Scott Robbins, AIA, has his own company, "Randy Scott Robbins, Architect." He has a B.Arch. from Cal Poly at San Luis Obispo. His hobbies include skiing, painting, and glass blowing. HA

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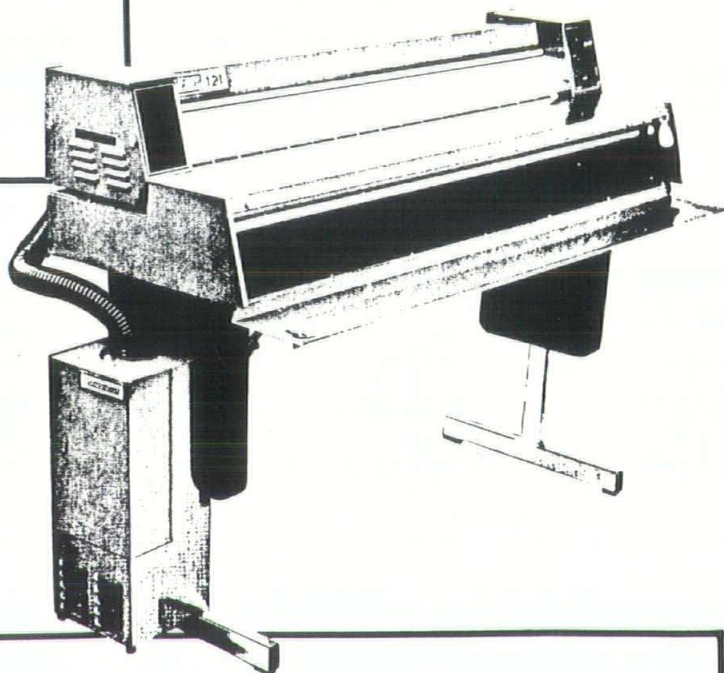
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