



*In 1877 James Campbell purchased 41,000 acres of barren pasture land in Ewa. Hawaii's first artesian well was successfully drilled in 1879, and the Ewa area became one of the most productive sugar growing areas in the islands.*

Fort Weaver Road realignment and H-1 Freeway which is a major link between Ewa and downtown Honolulu.

Over the years, the Ewa plain has been viewed as the most logical area for major urban expansion on Oahu. Some of the reasons are:

- its proximity and accessibility to urban Honolulu;
- the marginal agricultural nature of its westerly and makai lands;
- established major employment centers including Campbell Industrial Park, Barbers Point Naval Air Station, West Loch Naval Operations, the deep draft harbor, and West Beach resort;
- subterranean cap rock which prevents groundwater intrusions into the pure basal water supplies;
- the potential to develop a dual water system utilizing cap rock water for irrigation of open space;
- existing infrastructure, such as highways and the Honouliuli sewage treatment plant;
- area for a second city to grow over the years; and
- a single land owner committed to good long-term planning.

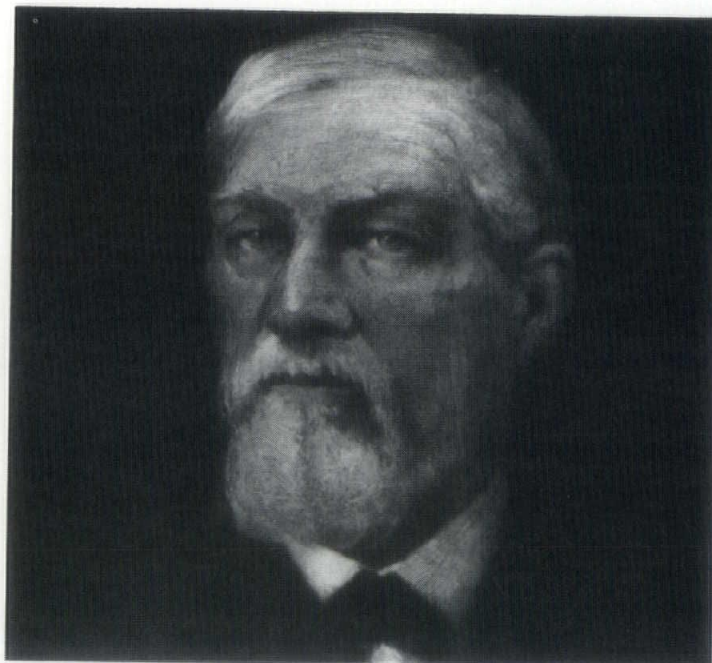
It is with this in mind that Campbell Estate's Ewa Master Plan was developed to build upon and expand the Development Plan now in place for Ewa. Major concepts include a balance of urban and agricultural land uses, preservation of agriculture, opportunities for primary and secondary employment, homes, the development of a major city center to serve the region's needs, and the integration of infrastructure support systems.

The Ewa Master Plan presents a balance of residential, commercial, industrial, resort, and agricultural

land uses which takes advantage of existing conditions. As an example, the urban uses are primarily located on marginal agricultural lands having a coral base. Urban uses are also located for accessibility to employment centers and major circulation corridors, such as the H-1 Freeway and Fort Weaver Road.

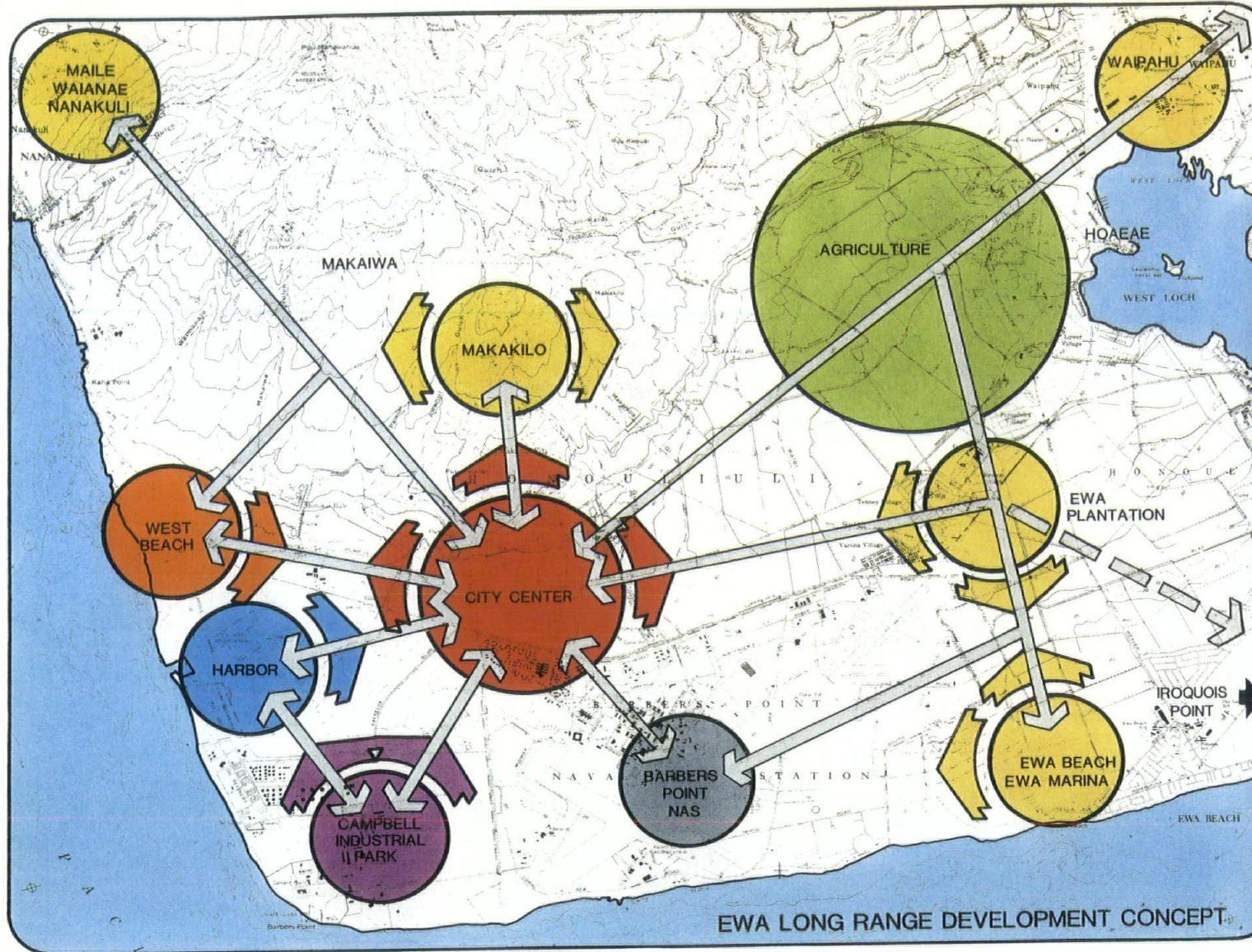
Agricultural use will remain on the best land, referred to as the "golden triangle." This is generally in the area bounded by H-1 Freeway, Fort Weaver Road and Barbers Point Naval Air Station. This large green belt, including the area mauka of the H-1 Freeway along Kunia Road, will form an open space buffer between Waipahu and the new city center, a distance of about four miles.

Employment is the key to attracting people to Ewa. New jobs near residences will reduce rush hour traffic to downtown Honolulu. The nucleus for employment will include the West Beach resort center, James Campbell Industrial Park, the expanding operations of the deep draft harbor, and Barbers Point Naval Air Station. Agriculture will also remain an important part of the Ewa employment base. Employment will also occur within



*James Campbell, a carpenter, arrived in Hawaii in 1850 at the age of 24. He and two partners established the successful Pioneer Mill Company on Maui in 1860.*





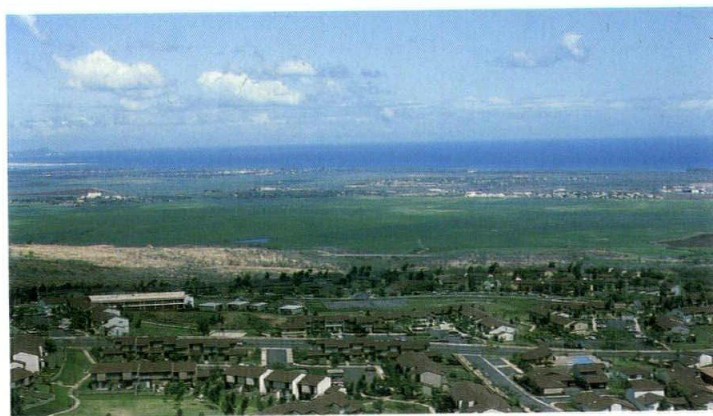
*The long range plan is based on achieving a balance between agricultural and urban uses. A diversified employment base will be surrounded by residential and agricultural uses.*

the new Makakilo Shopping Center, various residential neighborhoods and the Ewa urban core.

There is a symbiotic relationship between homes and jobs because primary employment along with secondary job opportunities will

provide the job base, while the designated residential areas will provide a work force and nearby housing. Residential communities include Ewa Marina, Ewa Plantation, Makakilo and West Beach, which will provide a wide range of location and styles of housing opportunities for low, medium, and upper income families.

The most dynamic aspect of the Master Plan will be the development over several years of a new city center. This new "downtown" will be located between Makakilo, Campbell Industrial Park, and the Barbers Point Naval Air Station, and will be the hub of employment and residential opportunities.



*Makakilo continues to expand on the slopes overlooking the Ewa Plain. Makakilo's population is expected to reach 19,600 by the year 2000.*



Development will occur in response to and service the growth of adjacent employment and residential communities with the new Makakilo Shopping Center being the first step for the new city center.

The plan for the new Ewa city center is still very conceptual. However, sufficient planning has been done to develop a preliminary design concept of mixed urban uses oriented to large open space areas and water features. Some of the mixed use developments would include garden offices, restaurants, specialty shopping areas and housing. These activities would all be connected by internal circulation systems which might include automated people movers. Internal circulation would tie into a rapid transit system connecting Ewa to downtown Honolulu. This presents the opportunity to plan for an integrated transportation system from bikeways to mass transit to new highway links.

The core of the Ewa Master Plan is its infrastructure; those elements which tie all parts together in an organized complex of water, telecommunications, sewage and transportation systems. The construction of the H-1 Freeway greatly increased the plausibility of a city center and surrounding employment and residential development. In addition to the many arterials already in place, the Master Plan shows a variety of new roadways including a continuous parkway connecting the Ewa Marina development, Ewa Plantation, West Beach and the new city center.

Ewa is also fortunate in having the old OR&L railroad alignment extend throughout its breadth. That right of way is being reserved as a possible rapid transit line which could extend from the West Beach area along the makai edge of the city center, through the Ewa Plantation community and into downtown Honolulu.

A variety of benefits will accrue from the long-range development of the Ewa Master Plan. Some of

these include

- a balance between urban and agricultural uses which will continue the best agricultural lands in productivity as well as ensuring an ample supply of housing;
- allowing Ewa residents to work close to home;
- providing the full range of urban services including educational, health, recreational, public safety and commercial;
- using brackish water for irrigation purposes thereby

reducing the demand for potable water;

- developing integrated transportation networks; and, finally
- seeing a carefully planned new city take shape as an independent entity.

Ewa presents the greatest and only opportunity on Oahu to plan and execute the development of an urban center integrating the latest ideas in planning and architecture coordination.

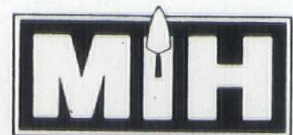
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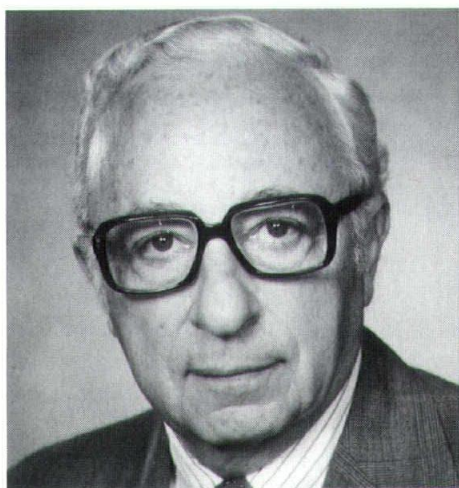


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# LAND USE PLANNING: THE SECOND CITY

*by Aaron Levine, AICP, FASLA, Hon. AIA  
President, Oahu Development Conference*



*Aaron Levine, chairman of the September conference on "Planning the Second City."  
Photo by Wiley-Honolulu.*

**O**n September 27, the Honolulu City Council will initiate a new series of public conferences on land use planning. Subject of the first conference will be "Planning the Second City." The meeting will be held at the Pagoda Hotel ballroom on Rycroft Street from 8:30 a.m. to 3:30 p.m. The meeting is sponsored also by the Hawaii Chapter of the American Society of Landscape Architects.

To help select the theme for each conference, City Council established an advisory committee to also suggest appropriate speakers and assist with the necessary arrangements. The committee consists of representatives of the design professions, principal staff

members of city agencies and spokesmen for private organizations concerned with community development.

At this first conference in the series, 10 knowledgeable speakers will examine the economic, physical and social factors involved in planning and developing a secondary urban center on Oahu, as called for by the Honolulu General Plan.

Chief Planning Officer Donald A. Clegg will present the city's position on the concept of creating a second city. He will elaborate also on the development plans for Ewa.

David L. Ramsour, Vice President and Chief Economist at Bank of Hawaii, will examine economics of the project from the perspective of the private sector.



He will discuss the generating effects of a second city on the local economy and note external economic forces required to attract investment capital needed to build the second city.

Local developer and realtor Herbert K. Horita, who has had so much experience in large scale development here, will comment on the problems and opportunities for the entrepreneur in Hawaii.

The conference will review physical factors which should be considered in planning a second city. Kazu Hayashida, Honolulu Board of Water Supply manager, will discuss the problem of ensuring an adequate water supply for a secondary urban center on Oahu. He will also comment on its impact on the water supply of the remainder of the island.

John E. Hirten, director of the city Department of Transportation Services, will examine the mobility needs within the second city as well as its traffic and transportation relationship to all of Oahu.

Executive officer Oswald K. Stender of the Estate of James Campbell will describe the planning effort that has been underway by the estate for more than a decade to prepare the framework for a second city at Ewa.

Luncheon speaker will be Allan B. Jacobs, professor of city and regional planning, College of Environmental Design at the University of California, Berkeley. As former planning director of San Francisco, Allan Jacobs supervised preparation of the innovative urban design plan for that city.

Based on his national and international planning experience, Professor Jacobs will review qualities the new city should possess. He may also mention some negative possibilities which should be avoided.

Representative Peter Apo and Mrs. Ruby Hargrave will discuss the social implications of creating a second city in the Ewa area. Mr. Apo represents the Waianae

district in the 13th State Legislature. Mrs. Hargrave is Executive Director of the Honolulu Community Action Program, Inc.

Eddie Tangen, former ILWU international representative, will examine the need for jobs on the Waianae coast and explain the effect the second city could have on families living there.

This meeting offers the opportunity to become better informed about the next major planning activity in the state of

Hawaii. Design professionals owe it to themselves and to their future practice, public or private, to be fully knowledgeable about this extensive enterprise still on the horizon, but moving closer each year.

The conference registration fee, including lunch, will be \$17. Announcements and registration forms are being distributed. Further information can be obtained from the Oahu Development Conference office at 537-5271.

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## ANATOMY OF A CITY

*by Michael Miyabara, ASLA  
Woolsey, Miyabara & Associates, Inc.*

**P**lanning cities has been a human endeavor since man discovered the advantages of grouping together in permanent settlements under common social, economic and political bonds. Early city planning was a relatively simple and, by and large, autocratic process. Technologies, transportation, communication, and economies were basic as was the prevailing social order.

Power was the main, if not only, qualification of the early city planner and the means of implementing one's vision of the city. Pharaohs, emperors and kings were the ultimate city planners.

As civilizations evolved, city planning emerged as a complex art form and a democratic process. Today's city planning mechanism calls for a collective vision rather than reliance upon any individual no matter how driven or powerful.

The lessons of the past have served as the basis of modern planning and will provide the foundation for planning a second city on Oahu, the topic of the first of several Growth Management Conferences sponsored by the Honolulu City Council. The complexities of planning for a new city will undoubtedly become apparent as discussions by experts take place during the conference.

Resolution and integration of the key issues dealing with a second city is a monumental task where each issue is worthy of

intense and detailed study. Water availability and allocation is certainly critical. Will transportation systems be adequate? What will be the social impact? This list is seemingly endless.

It is this complexity that requires an attempt to convert intricacies of the planning issues and process into simpler terms in order to gain a better understanding of the overall dynamics of the city. A simple analogy between the makeup of the city and the human anatomy may be appropriate.

Although a city is generally perceived in physical terms composed of "manmade" objects, it is closer to having organic qualities when viewed as a functioning whole. We routinely infer the organic relationship of the city. Crime is described as a "growing cancer" threatening the "health" of the city; the inner city is "dying"; reporters and editors keep in touch with the "pulse" of the city; smog is reportedly "choking" us daily; and so on.

Obvious similarities are abundant such as the urban transportation system's likeness to the body's circulation system and its hierarchy of movement. The nervous system can readily be seen as the city's telecommunication network. Similarly, the brain, as a decision-maker, can be likened to government. Various body organs process and convert compounds so the body can utilize

them. Factories and plants take raw products and transform them into useable consumer goods. The comparisons extend to the outer body which, like a city's physical appearance, exhibits signs of good health or sickness.

There are other parallels. For example, if we accept the organic nature of the city, what sustains it? What is the lifeblood of the organism? Surely the economic base fuels a city as no other singular element.

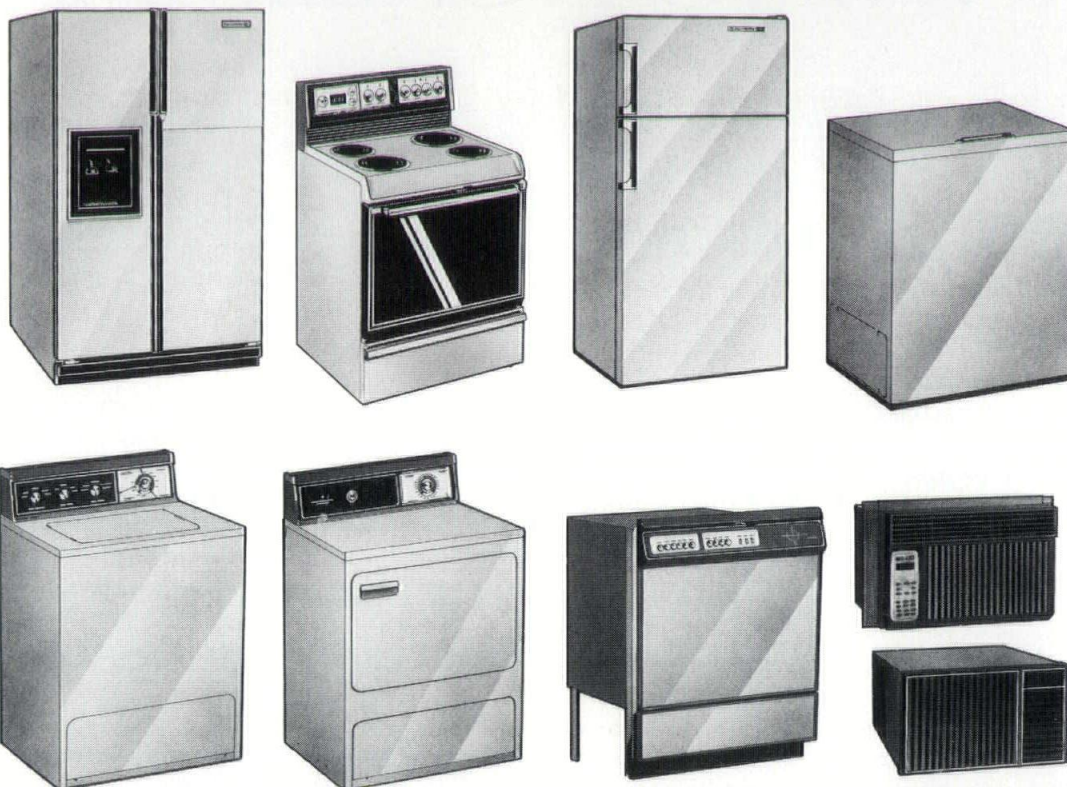
What of mortality? Cities, as surely as people, have a relative life cycle. Examples abound of cities which exist only in history and those in various stages of old age, vibrant health, growing infancy and conception.

One aspect that determines the success of both man and city is their soul or inner character. A physically beautiful human specimen is nothing without a vitality and life purpose. Similarly, the best planned and designed urban environment without a vibrant spirit can be a most inhumane place to live. Ironically, it is the least predictable or "plannable" element in the makeup of the city.

The city is a dynamic entity that is in a continual state of flux. Contemporary planning requires a recognition of change and the increasing speed at which it occurs. City planning must be a dynamic and responsive process in which new ideas and tools can continuously and easily be incorporated.



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## TRI-PARTY PLANNING AGREEMENTS

*by George Akahane, City Council Chairman*

**H**aving observed the operation of Zoning Unilateral Agreements in Honolulu for quite some time, I believe that the "teeth" of such agreements is largely illusory in assuring the construction of low and moderate income housing. Time delays, changing rules, shifting community sentiments over projects and other unforeseeable circumstances often have prevented actual development of such housing.

We need a mechanism which will facilitate the development of needed low and moderate income housing and other public goods while assuring firm commitments on the part of government, affected community groups and developers to the timely completion of projects as initially approved. This presents a two-pronged challenge. First, a new vehicle is needed to formalize commitments by government, communities and developers. Second, the scope of such commitments must embrace matters which are important to each party in order to assure continuing commitments to project development as initially planned. I suggest Tri-Party Planning Agreements (TPAs).

The following ideas on TPAs are conceptual only. They are

intended to elicit your thoughts on the matter. Should you feel that TPAs may be a useful city tool, the details of this proposed new planning tool would have to be fleshed out.

To understand what a TPA is, it would be helpful to distinguish its characteristics from those of existing planning tools. The first such tool is Zoning Unilateral Agreements.

Unilateral agreements are used primarily to set aside some units within projects for low and moderate income housing. They are voluntary and executed only by one party, the developer. They may be enforced by the withdrawal of zoning.

Unilateral agreements do not include (and bind) the government and affected community groups and individuals as parties to the agreements. Their scope generally is narrow and limited to the provision of low and moderate income housing.

Tri-Party Planning Agreements could encompass much more. Their scope could embrace affordable housing as well as development and construction by government and developers of public facilities and utilities needed for an approved development and covenants covering architectural design, density, project amenities, and other planning considerations

which are important to the parties of the TPAs.

Recently, the legislature enacted a Development Rights Bill (S.B. 234) which would authorize each county to execute development agreements. Upon execution of an agreement by a developer and county, a developer's right to develop real property in accordance with then-existing laws would "vest." They remain vested throughout the life of the agreement. Development agreements seek to provide land owners and developers assurances that they may safely rely on existing regulations to begin or complete a project.

A TPA would go further. It would involve the exchange of written, enforceable promises among government, affected community organizations and developers concerning respective duties, rights and expectations of the parties in bringing about development of approved projects. Under TPAs these three entities are *equal* parties in that each would have the same right to expect and pursue specific performance by the other parties of promises, terms and conditions within a TPA applicable to and binding upon them. Thus, TPAs would advance community involvement in planning by making community organizations full partners in the



formulation and development of projects.

The scope of promises which could be made under TPAs would be limited only by law and public policy. Some of the promises could be as follows:

1. *Government Promises.* Under TPAs, the government would proffer the following types of promises:

- To enforce only those laws, rules, and regulations that were applicable to the project at the time of agreement execution.
- To commit to the development, funding and construction of certain key public facilities and utilities.
- To identify development bonus incentives (i.e., density increases) to be granted to projects in return for promises relating to set asides of low and moderate income housing, development of certain privately funded public facilities, and the construction of certain special design features, environmental controls and site amenities deemed important to the affected community.

2. *Promises of the Developers/Land Owners.* Promises from developers/land owners could include:

- Set asides of low and moderate income housing even greater than the customary 10 percent now required.
- Private facilities and utilities which are to be privately funded and constructed by the developer (these could include schools, recreation centers and parks, in addition to roads, sewers and water facilities).
- Development timetable and program for the project.
- Architectural design and environmental quality control covenants which address the needs and concerns of affected communities.
- Evidence of bonds obtained to ensure the performance of all promises listed by the developer/land owners.



George Akahane

3. *Promises of the Affected Residents/Community Organizations.*

- To provide for continuous and affirmative community support for the development projects.
- To promote the project actively before government agencies and other interest groups on behalf of all parties to the agreement.
- To forego, for the duration of the TPA, any further demands regarding development conditions and improvements required by the TPA.
- To coordinate, on behalf of all parties to the agreement, citizen participation and input into a project's formulation from various segments within the community.

In addition to promises of the parties, a TPA would set forth more familiar terms and conditions:

1. Identification of the parties who should execute the TPA, including:

- The developer/land owner (any owner, lessee, sublessee, assignee, etc., who has a bona fide development right to the property in question and who has applied for the required city development permit).
- The government (the city and

those state agencies that have permitting authority and are involved in the project in question).

- Affected community organizations or neighborhood boards, providing that a community organization party must be accepted by the government and the developer/land owner as representative of the affected community and duly registered with the state.

2. Development specifications, including:

- A description of the land subject to the TPA.
- The permitted uses of the property, the density or intensity of use, and the maximum height and size of proposed buildings.
- Inventory and detailed descriptions of proposed public facilities and utilities which are to be provided by the government, the developer and affected community organizations and individuals, including a development/construction timetable.

- Statements of reservations or dedications of land or other property or development interests or rights by any of the parties to the TPA for public purposes as may be required or permitted pursuant to law in effect at the time of TPA execution or as negotiated and agreed to by all parties to the TPA.

- TPA termination date (the parties would not be precluded from extending the termination date by mutual agreement or from entering into subsequent TPAs).

- Other matters unique to the particular project in question which have been agreed to by the parties.

3. *Required unilateral agreements.* The TPA would expressly incorporate by reference the customary unilateral agreement which would still be executed by the developer pursuant to law.

4. *Applicable rules and regulations.* The TPA would identify with particularity all applicable laws,



rules and regulations that shall apply to the development in question at the time of TPA execution.

5. *Review and modifications clause.* The TPA would expressly provide for periodic review of the terms and conditions of the agreements by all parties. It would also provide for remedies should any of the parties to the TPA breach its promise and covenants. Such discussion would include the right to effectuate a cure of the breach within a reasonable time.

6. *Enforceability clause.* The TPA would expressly provide that its terms and conditions are enforceable by any party to the agreement or their successors in interest, notwithstanding any later change in any of the applicable laws to the project. Under this section the TPA would also

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*TPAs would be the key to developers and land owners being able to obtain certain development bonuses.*

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express which agency of government would be responsible for overall administration of the agreement as well as accountable to the other parties to the agreement.

TPAs would be approved by resolution by the city council acting in its non-legislative capacity. TPAs would be an integral part of the Development Plan amendment process. TPA formulation and execution would occur early in the Development Plan process. Although TPAs would not be mandatory upon private industry, their use would be the key to developers and land owners being able to obtain certain development bonuses, incentives and concessions.

TPAs could be applied to such significant pending developments as Kuilima expansion, Ewa Marina, Waikale, West Beach Resort and Ewa.

TPAs would *not* replace Zoning Unilateral Agreements. Instead, they would supplement them. TPAs are premised on *voluntary* cooperation by the respective parties in response to promises given by the other parties of an agreement. Thus, TPAs stress the positive rather than negative approach to firmness and commitment in the land use development and regulation process.

Inasmuch as TPAs would be tractual arrangements among the

parties, it is doubtful that they could be enforceable under the city's police power. Instead, the enforcement of TPAs would have to be brought to a court sitting in equity jurisdiction.

I offer the above ideas for your consideration and review. I truly hope that the ideas can lead to the formulation of a vehicle such as Tri-Party Planning Agreements which assure greater firmness and commitment and cooperation in land use planning, development and control within our county. HA

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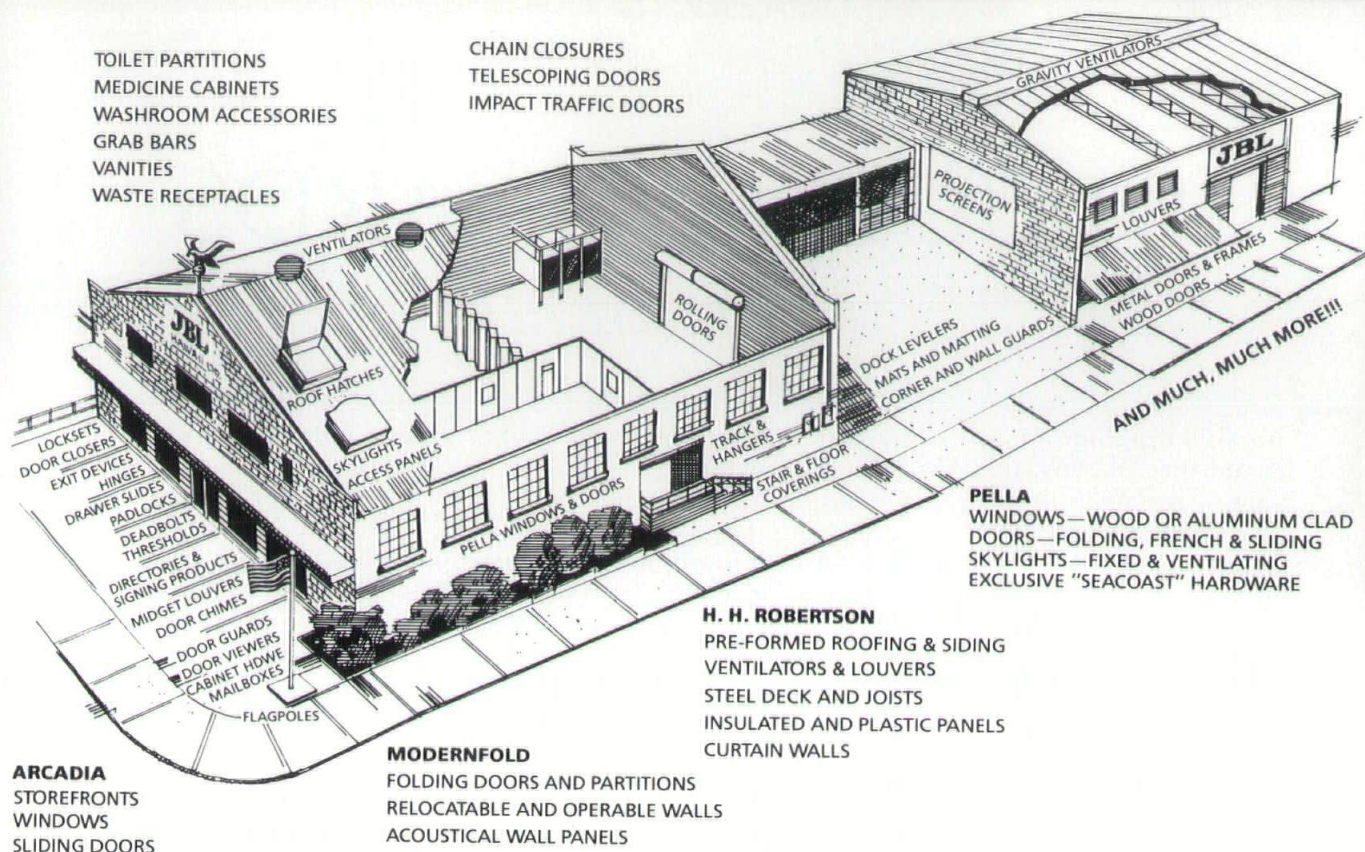


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# STUDENT AWARDS

*by Wes Deguchi, AIA*

**T**he current U.H. Student Awards Program was established in 1984. It is part of the Awards and Exhibit Committee, which operates under the Public Awareness Commission of the Hawaii Society/AIA. Its primary goal is to promote a better relationship between architectural students and the professional community.

With the cooperation of Dean Botsai and the rest of the University of Hawaii faculty, the program has been successful for the second year. Selection and

recognition of outstanding student work was done at the end of the spring semester.

Awards are given in two categories. Design Award projects are selected based on outstanding design achievement from each of the various studios. An Academic Award is presented to the student with the best cumulative academic record for each class level.

For the selection of the design awards, the Committee called upon the help of many HS/AIA members. Their active participation deserves much of the credit for the success of this

program. I'd like to think of this as a mutual awareness program for both students and AIA members. Speaking as a part-time faculty member, I can attest to the enthusiasm on the part of students to have any type of contact with the profession. Hopefully, more contact will equate to a smoother transition into their professional careers.

Selection for the Design Awards was based on students' final projects and involved a two-step process. In the initial selection, HS/AIA members attended design studio juries. This year there were a total of 10 sections. The final jury session, done a few weeks later, involved actual selection of award winners based on each class level. Jury members got together and reviewed all of the projects. After much deliberation, the jury awarded a total of four Design Awards and seven Honorable Mentions.

The following members participated as jurors: Ron Baers, Owen Chock, Dee Crowell, Dennis Daniel, Pravin Desai, Ted Garduque, Norman Hong, Darshan Khurana, Ben Lee, Ron Lee, Gerald Lum, Glenn Mason, Lorin Matsunaga, Kurt Mitchell, Virginia Morrison, Joyce Noe, Pat Shimazu, Tim Teehey, Cliff Terry, and Buck Welch.

Awards will be presented at this month's General Membership Meeting. This social event, which can also be called "the student awards banquet," will spotlight the students and their work. It will be a great opportunity for everyone to meet some of our future architects. Hope to see you there.

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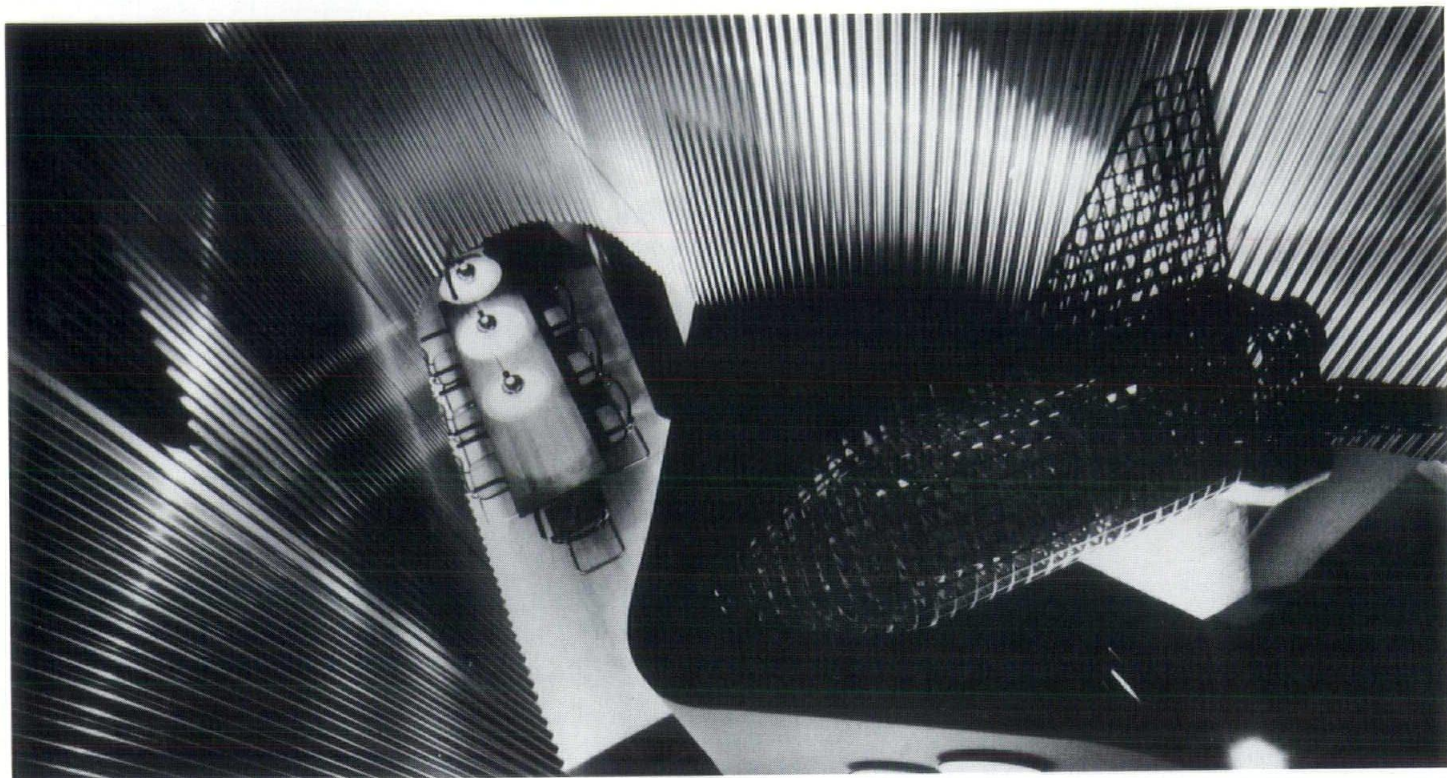
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*Looking down over Norman Lacayo's office, a space-shuttle sculpture suspended from the ceiling hovers over a piano-shaped mezzanine. Walls are covered with natural corrugated aluminum siding.*

## THE OFFICE OF NORMAN LACAYO, AIA, INC.

**T**he office of Norman Lacayo, AIA, Inc. is the architect-owner's realization of what was once only a fantasy.

"I wanted to create a fun place for people to enjoy," Lacayo said, "a place rich in quality and full of romantic charm, a place expressive of the crafts of architecture and interior design."

The result was a "fun factory of visual delights."

Located in the penthouse of the newly renovated Nippu Jiji building on Nuuanu Avenue in downtown Honolulu, the 3,800-square-foot office captures the imagination of all who enter it.

The space is chock full of surprises.

At first the visitor is awed by the stark white columns and sculptural walls which carve the interior into interesting and inviting spaces. Equally intriguing are the multi-level sculptured ceiling over the mezzanine, high ceilings above the main office space, alluring multi-level office areas, circular stairways, niches and eye-catching displays of art and memorabilia, not to mention windows offering panoramic views of the Pacific Ocean and picturesque Chinatown.

Housing a staff of 20, Lacayo's

office occupies the new fourth floor space that was erected over the roof of the rear of the 90-year-old building. The space is enclosed by a rigid steel frame structure with plaster exterior walls and industrial sash windows. The floor-to-ceiling height is 23 feet throughout the office except for the area under the "grand piano-shaped" mezzanine floor.

The basic material used to capture the fluid qualities of the office's design is veneer plaster on gypsum base and plaster on lath. The finishing flooring consists of carpeting in combination with white oak planks, brick-red Mexican tile, and Roman travertine slabs. The walls are painted or enveloped in linen wallcovering, except for the natural corrugated aluminum siding which clads the mezzanine and presents itself as a predominant design element within the voluminous two-story space. The ceiling for the most part is exposed metal decking painted dark cobalt blue. Integrated into the overall design





*Sculptural walls carve the interior into inviting spaces. Displays of art and memorabilia add to the charm that pervades the office. Daylighting combines with a variety of novel lighting fixtures to provide illumination. In the conference room (above left), incandescent track lights from Italy can be moved out of the way to provide access to a screen.*

are the office's numerous built-in cabinets, furniture and millwork, which are fabricated of white oak.

An important consideration in the design of Lacayo's office is its theatrical illumination. A variety of novel lighting fixtures are strategically located to dramatize the various design elements and unique special qualities of the office as well as to accentuate displays of "objets d'art." General illumination is by natural daylighting, while task lighting is provided over all work surfaces.

Designed with energy efficiency in mind in addition to esthetics, Lacayo's office not only utilizes natural daylighting but benefits from Honolulu's tropical trades and the cross-ventilation they permit. In addition, the lack of totally enclosed spaces within the office allows the movement of air throughout the interior.

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# COMPUTERS AND PEOPLE

*by Donald W. Y. Goo, AIA  
Wimberly, Whisenand, Allison, Tong & Goo Architects, Ltd.  
Photos by Mazeppa Costa.*

**I**ncreased efficiency from computer use is a reality at WWAT&G as it is with many architectural firms now. Computerization didn't come about overnight or by edict and we are not yet using very big, expensive, sophisticated systems. We are not going about the whole procedure the way many firms do—we tend to have our most, rather than our least, experienced people on the computer.

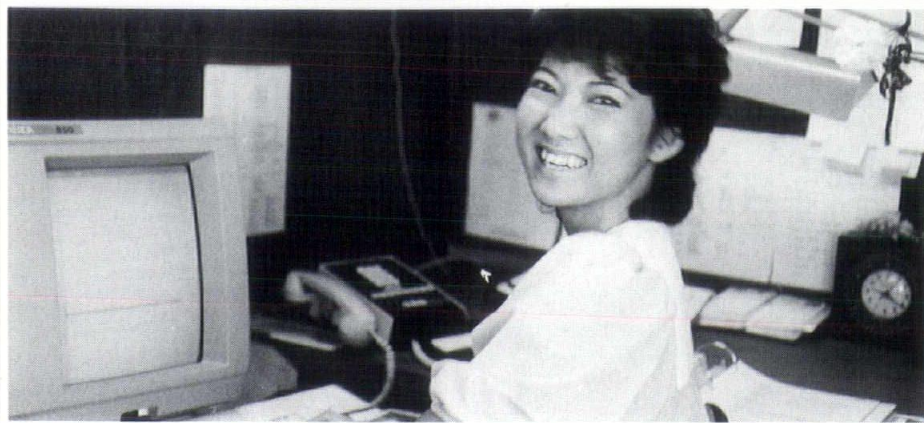
WWAT&G's approach to computer use reflects the firm's people-oriented philosophy and is but one example of a conscious and deliberate, continuing program to encourage and stimulate personal development, confidence and good feelings that result from accomplishment.

A few weeks ago several members of the firm who have been most closely involved with computers—and a consultant who has had nothing to do with computers—sat down with me to talk about the subject. Present were planning principal Glenn Kimura, senior associate Don Lee,



*Production needs and the availability of cost efficient computers were two reasons Wimberly, Whisenand, Allison, Tong and Goo moved into computerization. Tatsuo Saito and others in the firm have learned there are many ways computers can increase their efficiency.*





*Dorene Takenaka uses the computer for word processing. Some screens allow the user to see an entire page.*

project architect Tatsuo "Tats" Saito, secretary Dorene Takenaka, and public relations consultant Mazeppa "Zep" Costa.

Here are excerpts from our talk. I think they may prove interesting, particularly to people who have not yet made the transition to computer use.

### Getting Started, Why & How

**Don Goo:** About six years ago we decided that because our work load had become so heavy we needed a word processor to help us keep up with it. Dorene and I started looking into it.

**Dorene:** Mr. Goo and Mary (Gaudet) and I went to a CSI meeting where they had a Wang word processor demonstration. I was really amazed. When I first came to work here I had no interest in computers. As soon as I saw what it could do I wanted to use one.

**Don Goo:** They liked the idea of being able to see the full page so they selected a full screen machine, the Xerox 850, dedicated word processor.

**Dorene:** When we decided on the Xerox we got a free one-week course for two people. I was really happy I was going to learn something almost nobody else knew.

**Don Goo:** Dorene took the training course—then Ila (Hoopai)—and we started moving along. Our work load increased. We got the second machine, another Xerox 850. The word

processor became a useful tool to help Dorene keep up with the specs and correspondence that she was heavily involved in. That's how we got started and how I got to know some of the terminology of what a computer does.

### Opportunity

**Don Goo:** The next thing that happened was I got the Apple IIc and played around with it at home. Then, I guess it was the AIA that had a demonstration that I saw and told everybody that microcomputers were great. A lot of people in the office said they'd like to see the presentation. I arranged to have it made downstairs in the drafting room. Right after that I left the Apple in the office for people to use in their free time. Nobody used it for a while.

**Don Lee:** We had a program called "Apple World"—a graphics program—and Pat (Lawrence)

started playing with it, zooming in and out, to show what could be done graphically.

**Don Goo:** We used the Apple for the arbitration documentation (data base software).

**Don Lee:** That's the biggest thing we used it for.

### Motivation

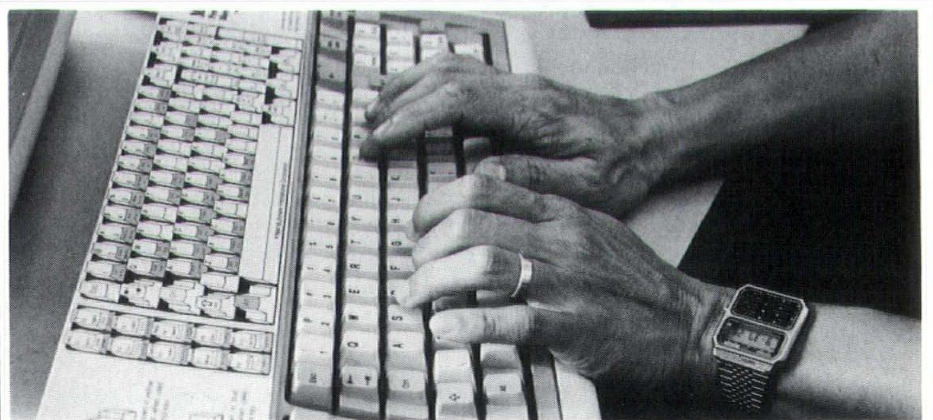
**Don Lee:** I think that's when—and why—I started getting involved. Everybody had to do something to get all those reports out. It just sort of snowballed from there. I remember Sheila's helping me out.

### Initial Feelings

**Don Lee:** Before that I was scared of that machine. I really was. I guess primarily because I didn't know what it could do. I saw all these guys pushing buttons and making it do things. And I said, "Aw, I can't do that." But after you have somebody sit down with you and show you how to take your finger and push the buttons, you kind of say to yourself, "Hey, that's not bad at all; I can push the buttons on my own." Of course, for me, there was a real purpose. That catapults you into it quickly. When there's purpose for using the machine, you get involved quickly. The have-to-learn situation helps you along.

### Personal Commitment

**Don Lee:** I remember when I bought my computer—talk about family reaction! "What are you gonna use that for? That thing's just gonna sit here and take up a whole lot of storage space in the



*According to Glenn Kimura, "The biggest basic skill a person needs in using computers is the ability to type." You just have to learn a few more strokes.*



house. Nobody's gonna use it." There was so much negative reaction. But me and my bullheadedness, I just said, "Heck, I'm gonna buy it, and you wait and see." I think the computer is used practically every night either by myself, my wife or my children.

**Zep:** Tell us why you bought one for home use?

**Don Lee:** Well, several reasons. And I'm not talking about any old

computer—I bought an IBM. The office was going to the IBM. My boy's school had IBM computers

**Zep:** What did you want to do with it yourself?

**Don Lee:** Learn on it. If I were to learn on an office computer I'd be here all night. I'd never see my family. So I decided I'd buy one. At least I could stay home, learn the programs and the computer itself, and be home with my family at the same time.

**Zep:** What kind of time span was involved for you to be comfortable using the machine?

**Don Lee:** It's a continuous time span. I'm still learning. Now, I'm not learning the machine as much as I'm learning the programs that are coming out.

#### Do It

**Don Goo:** The manufacturer's software books are really terrible, generally. It's easier to have a purpose, a very simple purpose, then go ahead—use the machine. Do it, rather than read the book. When I first had the Apple I read the book because I didn't have time to sit down at the machine. I read and highlighted things. I got very familiar with the terms, but I didn't know how to use the machine at all. At least I learned what the machine could do so when I talked to Don and Dorene I could understand what they were saying. Still, I could not operate the machine. It was later, during our long Christmas vacation, that I learned to use the machine . . . Glenn, in your office,



*Tatsuo Saito quickly learned to use the computer after many years of doing work by hand. He is now able to do more work in less time.*

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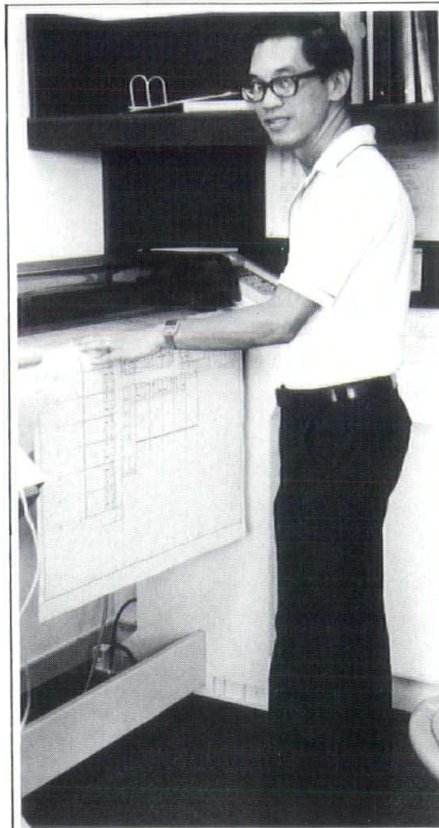


what about others who have computers?

**Glenn:** In our office, currently, we have three company-owned computers and two personally-owned computers. The company's are IBMs and the personally-owned ones are COMPAQs, but they are IBM compatible.

**Don Goo:** Dick (Van Horn) is the one in your planning division who has depth in computer knowledge. However, he doesn't use it for application. The major portion of his work does not require computer usage.

**Glenn:** He does all the graphics, design, and drawing whereas I do a lot of documentation. What's interesting—I can compose on the machine, edit, and print in final form in one-third the usual time; so I don't need our secretary for 90 percent of my work . . . With our Navy job we actually took our IBM portable and the printer to Guam and used it quite extensively . . . On a not-so-positive note, I have had some very bad experiences with



*Don Lee has discovered, "When there's purpose for using the machine you get involved quickly. The have-to-learn situation helps you along."*

documentation: I lost a lot of stuff—twice. You learn lessons that way.

**Don Goo:** You don't want to make those mistakes more than once.

It's painful to have to re-enter anything. Even with computer drawing, which takes you only a fraction of the time it would to make a change on a drawing in normal drafting, you still don't want to go back and change.

**Tats:** Right. Because the drawing generation time takes you so long just to duplicate the drawing.

**Don Goo:** How long does it take?

**Tats:** Now, I guess about four minutes.

**Don Goo:** For the machine to duplicate a drawing that used to take 60 hours to be hand drawn.

### Economy in Overhead

**Glenn:** Another point I want to make is that our hiring practice has been that each person must be able to work directly on the computer. We've increased our staff considerably and yet not increased the need for another secretary. We actually print final documents ourselves without having to have a secretary do it for us.

**Don Goo:** In other words, your overhead doesn't increase because of additional staff—not as it does for the conventional office.

### Value of Typing Skills

**Glenn:** The biggest basic skill I've found that a person needs in using computers is the ability to type. Now, Dick—our most knowledgeable computer person—can't type. And if I'm working with him at the computer and we run into problems, it's a very slow process. He has to peck the commands in—slowly.

**Don Goo:** He knows programming, knows the machine . . .

**Glenn:** He has computer knowledge that goes back to the '60s and he's up to current stuff, but lack of typing skills is a handicap in terms of speed. The user needs to know how to type to be effective in word processing.



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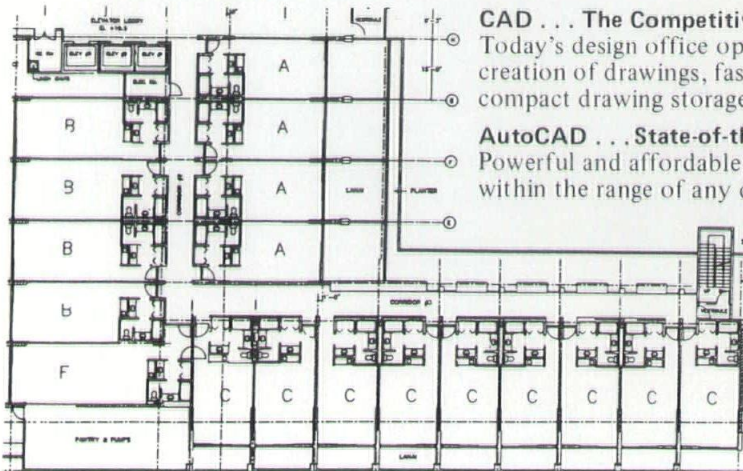


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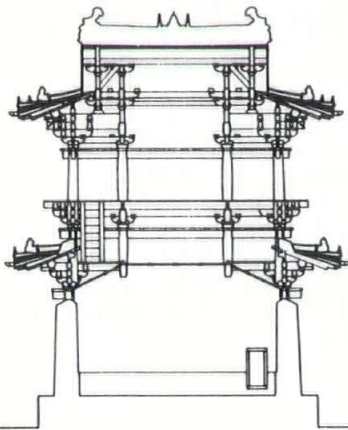
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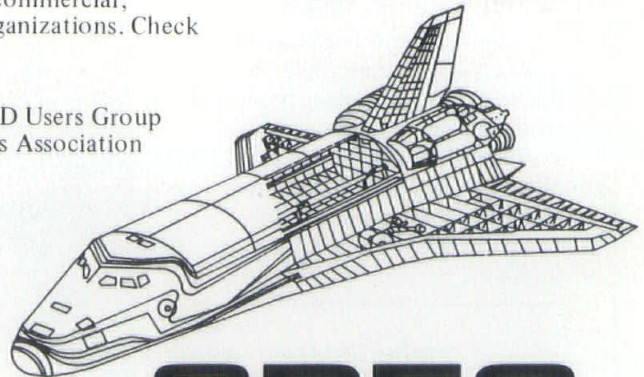
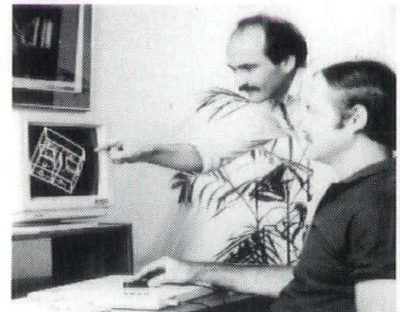
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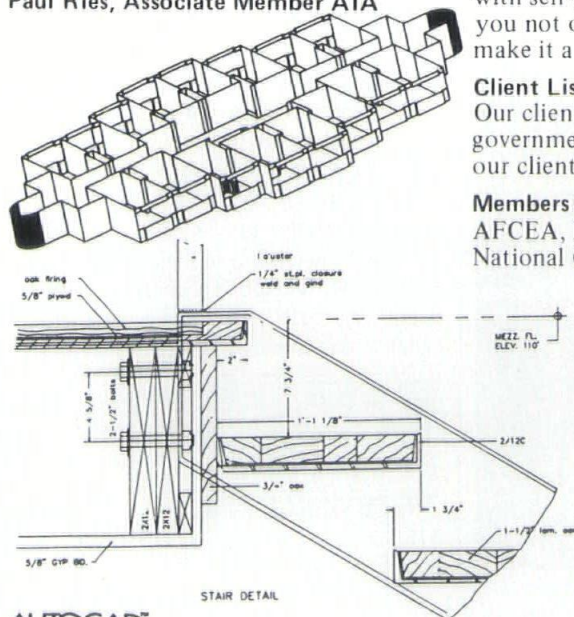
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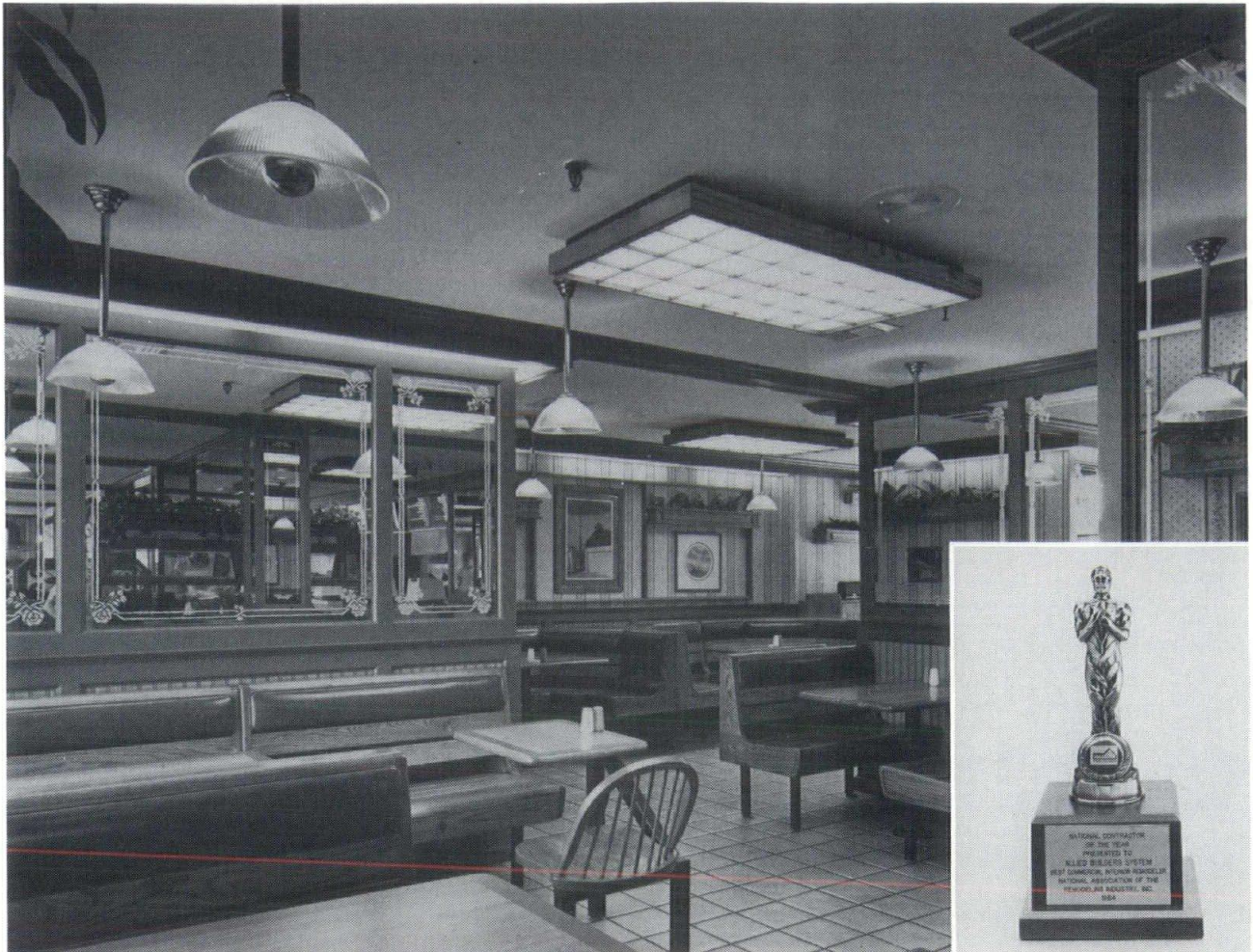


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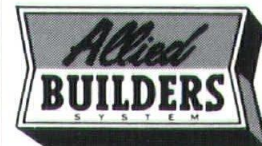
Plans for the remodeling project at Waikiki's King's Village could not be finalized until the previous tenants had vacated the premises. But by that time, Pentagram Corporation's lease had already begun on their seventeenth Burger King restaurant in Hawaii. The meter was running, and the pressure was on.

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**Don Goo:** Did you learn how to type in school, Tats?

**Tats:** No, I didn't learn how to type, but you don't have to know how to type to run the CADD.

#### Experience Helpful; Age No Barrier

**Don Goo:** Ed Haysom from Australia was just in the office. They're into CADD systems and were just in San Francisco at the AIA convention. He reported that, there, they said leaders in computer use in architectural offices put people with the least amount of skill on the computer and train them. That philosophy is reversed in our office. We're using the more senior people to work on the computer because of their cumulative skills and experience. They know the components of architecture. All they don't know is the computer skill. On the other hand, the young designer still has a lot to learn: how to design, the subject, operation of the office, where to go to get materials—everything *including* the computer. To me that's a lot of stress for that person.

**Tats:** So I have no problem with the computer. I knew how to do all the work . . .

**Glenn:** I would like you to stress the point that Tats is—how long have you been in architecture?

**Tats:** Thirty years.

**Glenn:** You know his age is a factor. Here's a guy who was always on the board with hand drawing, and he quickly adapted to the computer.

#### Growing Capabilities of Computers

**Don Goo:** What's going to be interesting, I think, is that the increased sophistication and capacity of the personal computer will soon have it approaching what the minicomputer—the middle ground computer—can do; and the mini is probably going to approach what the main frame can do and all at the cost level of yesterday. The difference will be that the language of micro-computers—the personal computer—is simple to use by people who can type.

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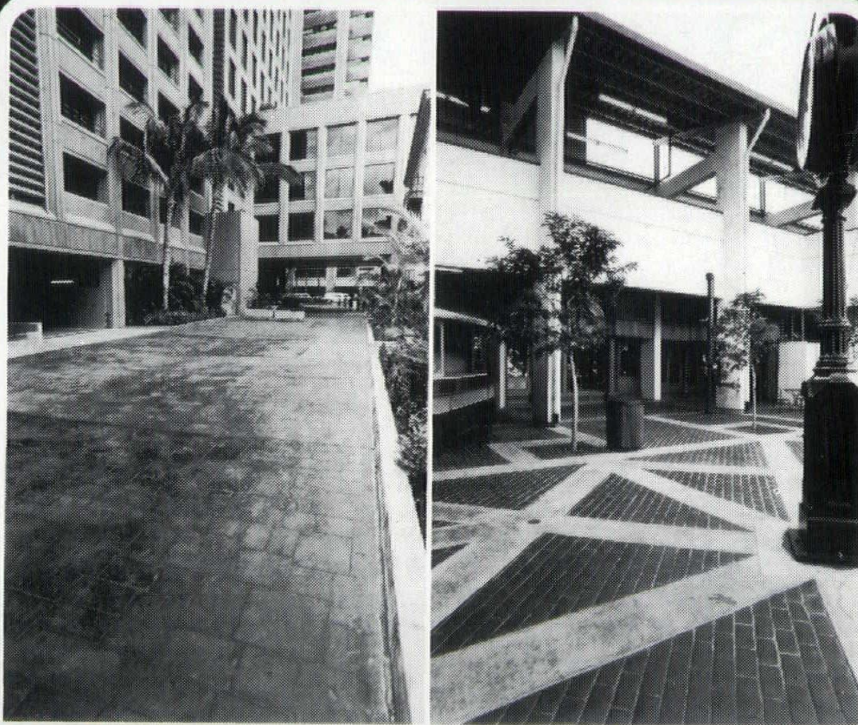
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Left: Central Pacific Plaza, Downtown. General Contractor, Hawaiian Dredging; Architect, Ernest H. Hara & Associates, Inc. Right: Entrance to The Colonnade at the Ward Centre, Kakaako. Contractor, Robert M. Kaya Builders, Inc.; Architects, Chapman Cobeen Desai and Sakata, Inc. and Media Five Limited.

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Media Five Limited Project Manager Ann Matsunami and Project Architect Dennis Osato review the HK Plaza ground floor plan on a Sigma Computer Aided Design system monitor. Photo by Max Raksasat

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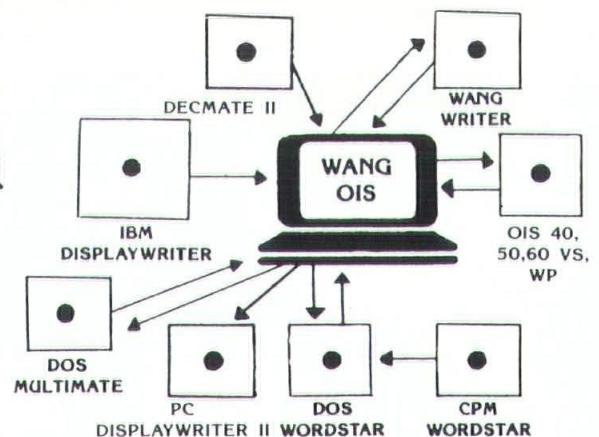
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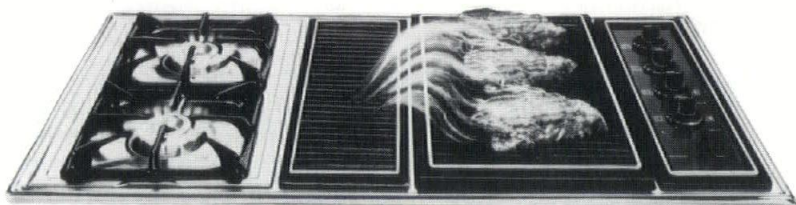
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"Our creative strength, of course, still lies in our staff but I believe our creativity is enhanced by CADD. You have more time to work on the project, and you see more options because you have the time to do so. It isn't 'back to the drawing board' so to speak whenever you want to flex your creative muscles. In the long run, CADD keeps us cost competitive and timely in provision of services for our clients and, I think, helps us produce a superior product."

Media Five is currently using CADD for other projects including Straub Family Health Clinic in Kaneohe, as well as office building and hotel studies both here in Hawaii and overseas.

## Computer Show Slated for October

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systems. Slated for Oct. 15-18 at the Albert Thomas Convention Center in Houston, Texas, CMC '85 and A/E SYSTEMS-Fall form the unique side-by-side presentation of two computer shows serving the construction industry and A/E community.

For more information on CMC '85 and A/E SYSTEMS-Fall, contact Conference Director, P.O. Box 11318, Newington, CT 06111 or telephone (203) 666-1326.

## Financial Seminar Set for Oct. 11-12

"Financial Management for the Design Professional" will be the subject of a comprehensive professional seminar to be cosponsored by Bank of Hawaii and the Hawaii Society/AIA on October 11 and 12.

The seminar is specifically



Governor George Ariyoshi signed the Payment for Goods and Services, House Bill 824, H.D. 1, S.D. 1, Act 281. Witnessing the event were, from left, Elmer Phillips, AIA, Kenneth Takenaka, Dennis Toyomura, FAIA, Senator Duke Kawasaki, Wally Miura, Ted Akins, Elroy Chun and Mick Dyer.

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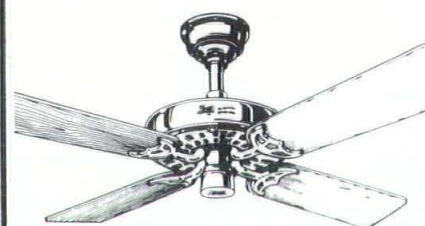
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# HAWAII FLOORING ASSOCIATION TRADE SHOW

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October 4, 1985, 10 a.m.-5 p.m.  
A full day of floor-covering exhibits for the trade  
Pagoda Hotel International Ballroom

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designed for architects, engineers, graphic designers, interior designers, landscape architects, planners and other design professionals who would like to be in financial control of their businesses. The case histories in the educational hand-outs and instruction will therefore be based on true-to-life situations in the practices of design professionals. In addition, the seminar will present concepts from the national AIA's publication, *Financial Management for Architects*.

Subjects to be covered in the seminar will include the effective

use of financial statements, cash budgeting and planning strategies, financial forecasting, cost-volume-profit relationships, how to finance a business, and succession management.

The course has been approved by the State of Hawaii Board of Accountancy for 16 credit hours of continuing education.

The seminar will be presented in the Carnation Room of the Ala Moana Americana Hotel from 8 a.m. to 5 p.m. on Friday and from 8 a.m. to 4:30 p.m. on Saturday.

Tuition, including a text, educational hand-outs, parking,

two luncheons and a cocktail reception, will be \$250 for Hawaii Society/AIA members who register by October 1, and \$300 for all others who register by that date. After October 1, tuition will be \$285 for Hawaii Society/AIA members and \$335 for all others.

To request a seminar brochure and registration form, phone the Hawaii Society/AIA at 545-4242.

## APA Announces New Officers

The American Planning Association has announced their new officers and directors. They include President Chuck Ehrhorn, AIA; Vice President/President-Elect Jackie Parnell; Past President Gail Baron; Secretary Van Lee; Treasurer Nancy Brown; and Directors-At-Large Mike Shiroma and Abe Mitsuda.

## Floor Products Show Set Oct 4

The Hawaii Flooring Association has scheduled its biennial trade show for Friday, Oct. 4. The trade show provides an excellent opportunity for members of the architectural, design, contracting, and other interested persons to view floor covering products which are available on the local market, according to Tim Lyons, executive director of the association.

The show will be held at Pagoda Hotel Floating Restaurant from 10 a.m. to 5 p.m. During the exhibits there will be a free lunch for all attendees and door prizes will be awarded multiple times during the show.

## CADD Guide Published

Eric Teicholz, President of Graphic Systems, Inc. (GSI), a leading market research and publishing firm on automation in the design and drafting industries, announced the publication of a major new report entitled "PC

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## NEWS

### CADD: A Buyer's Guide."

Teicholz maintains that the guide represents "the most comprehensive analysis of PC CADD systems currently available."

The cost of the "PC CADD: A Buyer's Guide" is \$75.

Further information can be obtained from: Ms. Genevieve Yee, Graphic Systems, Inc., 180 Franklin Street, Cambridge MA 02139, (617) 492-1148.

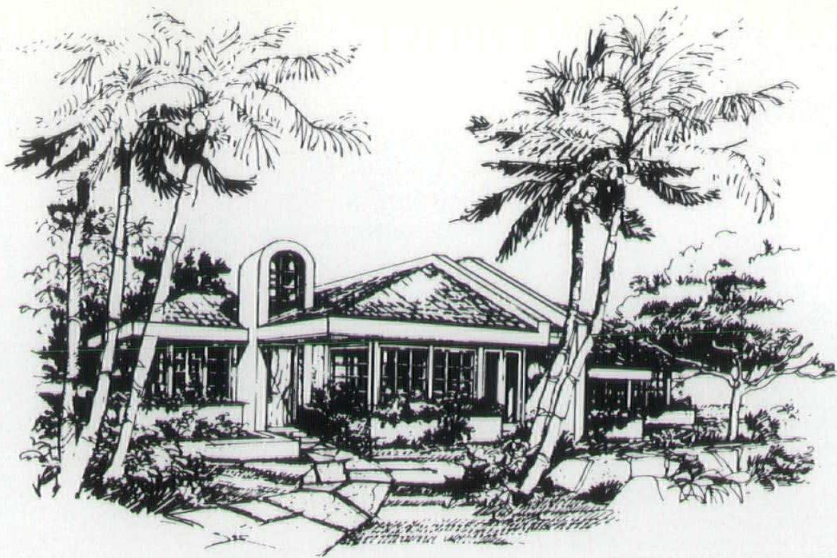
## Journalism Entries Sought for Awards

The Hawaii Society/AIA is calling for entries in its 1985 Thomas H. Creighton Journalism Award program. The annual competition honors journalists in the print and electronic media for public service rendered in the advancement of architecture through outstanding journalism. The awards are made to journalists and their respective organizations.

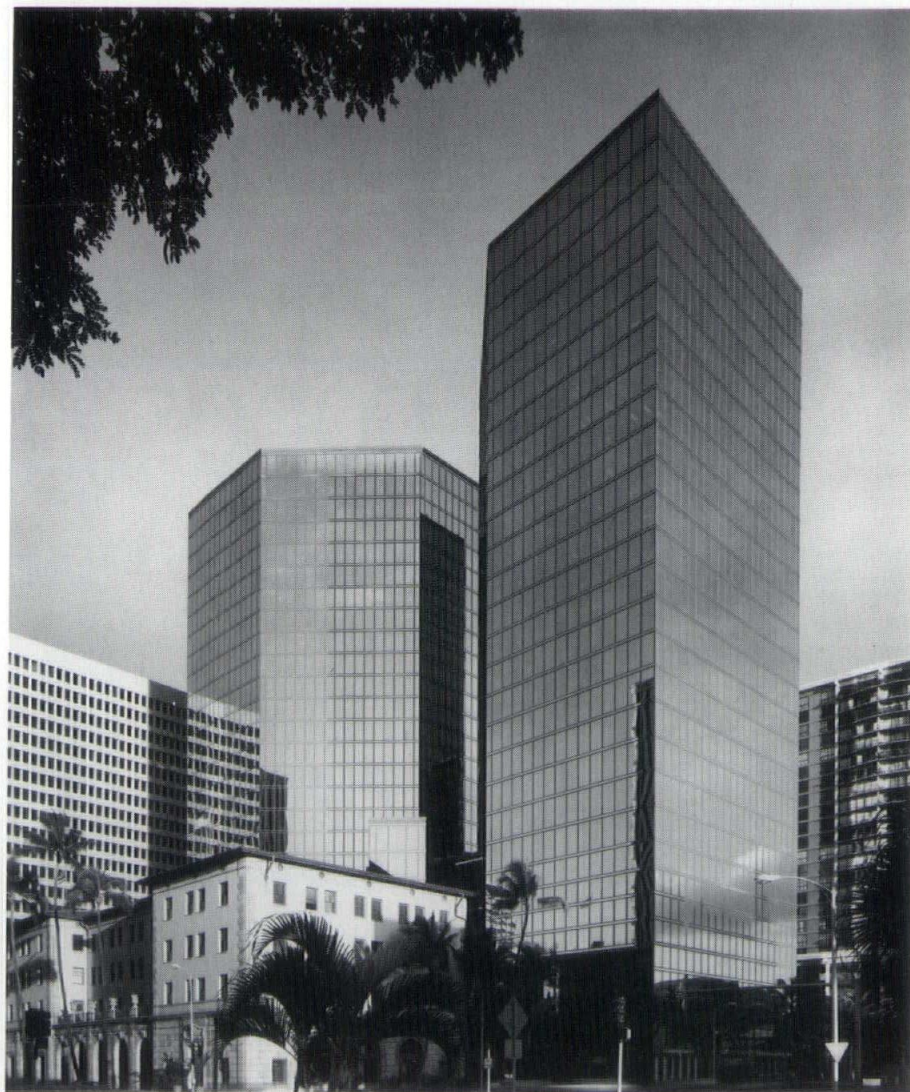
Awards of up to \$1,000 in cash will be presented to this year's winning journalists, and each sponsoring newspaper, magazine, television station and radio station which published or broadcast a winning entry will receive an award certificate. The purpose of the competition is to encourage journalism which enhances the public's awareness, understanding and appreciation of architecture and its significance to the community.

The program recognizes the contributions made by the late Thomas H. Creighton to the field of architectural journalism. A Honolulu resident, Creighton was the retired editor of *Progressive Architecture* magazine and wrote regularly about land use and planning issues in Hawaii.

Material relating to architecture which has been published or broadcast in Hawaii between Oct. 1, 1984 and Sept. 30, 1985 is eligible for submission in the competition. The deadline for submitting entries to the Hawaii



Jeffrey T. Long & Associates recently received the "American Architecture: The State of the Art in the 80s" award for Hale Kilohana on Hawaii Loa Ridge. In 1984 the Pacific Coast Builders Conference presented Long with the Gold Nugget Grand Award for residential design and the residence also won a 1983 Parade of Homes award in Hawaii.



Architects Hawaii has won a design award from Hanover Publishing Company for the mirrored towers of Grosvenor Center in downtown Honolulu. The national award also noted the design firm's work in renovating the low-rise Dillingham Transportation Building in the foreground. Photo by Jane Lidz.





Additions and renovations to Whaler's Village in Kaanapali, Maui, have resulted in a 70 percent increase in sales. Work included the addition of 20,000 square feet in retail space, common area improvements, the addition of a stage, creation of a whaling museum, and new lighting. Charles Kober Associates/Hawaii was architect for the project. Photo by David Franzen.

## NEWS

Society/AIA office is 4 p.m. Oct. 2.

Entry guidelines and nomination forms for the Thomas H. Creighton Journalism Award program may be requested by telephoning Christie Adams, executive director of Hawaii Society/AIA, at 545-4242.

## Sanders Expands Adds Inventory

Sanders Trading Company has begun stocking new materials including red oak lumber and plywood, birch lumber and plywood and teak nail down plank flooring. Sanders Trading Co. continues to inventory white oak, teak, mahogany, koa, and black walnut lumber and plywood and Indian rosewood lumber. Sanders also has inventory in oak, teak and koa parquet and plank flooring, eucalyptus plank flooring and koa picture frame stock.



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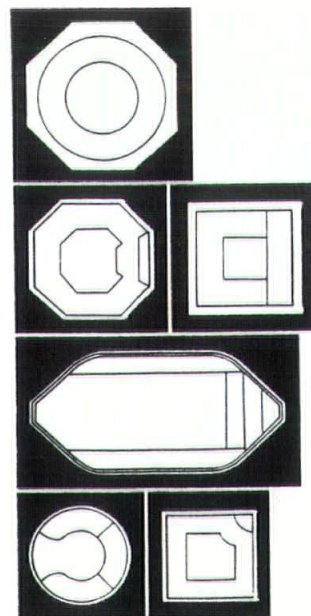
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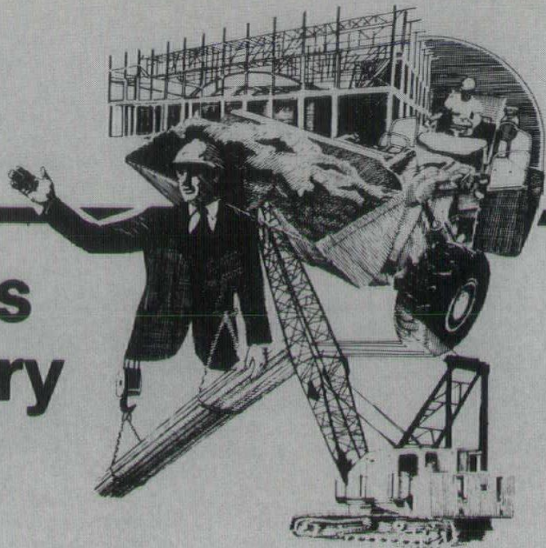


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