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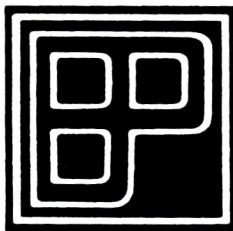


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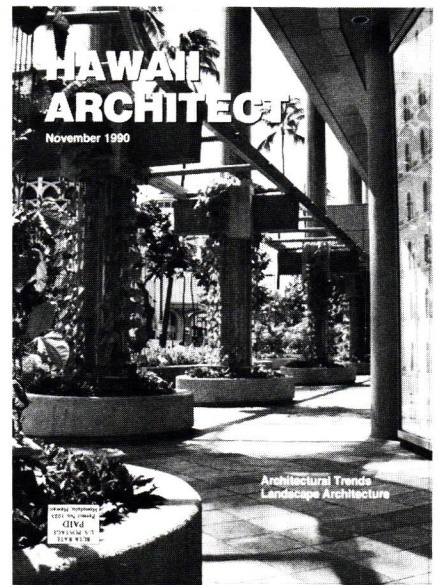
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MICHAEL S. CHU PHOTO

Cover: The arcade area of Waikiki's Kalakaua Center features metal clad columns and a steel cable support system for the growth of Thunbergia vines.

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President's Message

Homeless Present a Growing Challenge To Hawaii's Architects

by Nick Huddleston, AIA

The number of homeless in Hawaii has recently been documented at more than 8,000, with a growing proportion of women and children.

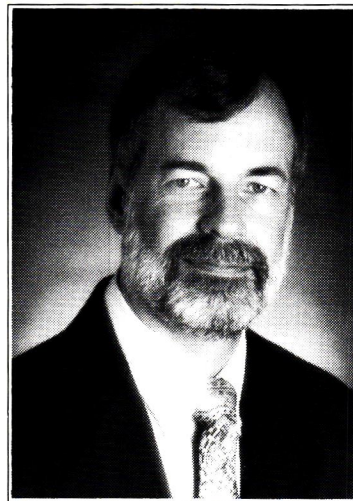
The Housing Committee of the Honolulu Chapter/AIA was formed in 1989 to serve as a catalyst for positive change in addressing housing issues. Under its first chairman, the late Jim Bradley, the committee's primary focus was meeting the needs of the homeless. As the current chair, I plan to continue Jim's efforts as well as broaden the goals of the task force to include assistance to the diverse groups that are at risk of losing their homes. I also encourage broader participation in housing issues by HC/AIA members.

The challenge of meeting the state's diverse housing needs is difficult, and the stakes are high. Hawaii has the highest rents in the country, and foreign investment and speculation have contributed to doubling housing costs in the last few years.

With these rising costs, many may be driven into housing substantially below their expectations, or even into homelessness.

Shelters and transitional housing can ease some of the worst problems, but they also can institutionalize homelessness and cannot provide affordable rents for those who hope to move back into the mainstream of society.

Architects can play a vital role in efforts to meet a full spectrum of housing needs, but to do so they must begin to break out of



Nick Huddleston, AIA

traditional patterns of design. Neighborhoods must be reshaped to provide for diversity, variety and community. Zoning must be supplemented with intelligent urban design and new housing options must be developed.

There is reason to believe we can begin to make better choices. The level of need is widely recognized, and state and county governments have assumed more active roles in housing issues. Honolulu's planning department, under the direction of Ben Lee, and the Hawaii Finance and Development Corp., led by Joe Conant, are taking active roles in encouraging community urban design processes and have asked the design community to participate in this effort. All of these activities require input from socially concerned architects and flexible thinking about the kinds of housing and communities that will serve us best.

Continued on Page 27

Architecture Hawaiian-Style

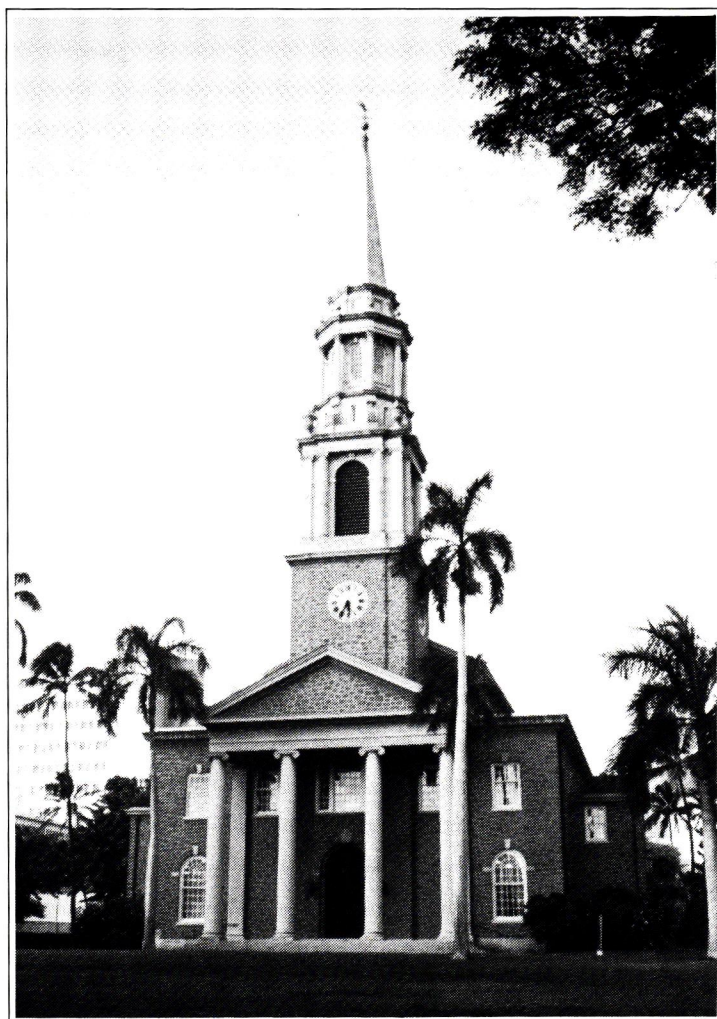
Attention to our unique environment and culture is the final stitch necessary to complete Hawaii's rich architectural tapestry

by Joyce Noe, AIA

The architectural fabric of Hawaii is like a beautiful tapestry intricately woven over time by many talented hands, each contributing a wonderful segment. Unfortunately, the tapestry remains unfinished with many loose ends and no overall background to hold it together. More than 150 years after the first example of New England colonial architecture was introduced, an appropriate style of "Hawaiian architecture" remains elusive.

The recent escalated pace of construction evokes an urgency to re-awaken the search for an appropriate architectural style, or at least to remind ourselves of the awesome responsibility to preserve our priceless island environment. There is a concern that the fabric of our heritage and natural resources is being irreparably shredded by the astounding number of buildings being demolished and replaced in the state.

While there is much to be said for progress and renewal, too many of the new buildings utilize maximum densities to account for increased land and construction costs, compromising views and limiting sunlight and landscaped open spaces between buildings. Additionally, new construction



JOYCE NOE PHOTOS

Hawaii's many unique cultures have been expressed in the various religious structures throughout the islands.

exhibits a varied architectural vocabulary with a postmodern tendency, which, while handsome in some cases, collectively seems to render Hawaii as just another American state.

A mild climate is perhaps Hawaii's most precious commodity and the most conducive element for producing a special architectural style. Temperatures average in the 70s, and during the hot summer months trade winds provide a cooling breeze. Even the humidity is counteracted by cooling showers.

The enigma for architects is the freedom of expression such an environment allows. Architect Harry Seckel writes in his book titled *Hawaiian Residential Architecture*, "The Hawaiian climate

invites a special type of building but it does not compel one. . . . It is sufficiently special to favor the development of a regional architecture but it is insufficiently extreme to force it."

Climatically successful examples, mostly in residential architecture, are buildings with flowing, open interiors which permit natural cross-ventilation, are sited to take advantage of the trade winds, utilize large areas of fenestration, are protected from sun and rain by deep overhanging



A mild climate may be Hawaii's most precious commodity and the most conducive element for producing a special architectural style.

eaves and have high-pitched roofs to minimize interior heat and allow proper rainwater runoff.

Historically, Charles W. Dickey is cited as introducing a style of design peculiar to the islands. In 1925, the "Dickey roof," a double-pitched, wide spreading roof, appeared on his own home and was widely copied thereafter.

Hawaii's landscaping and island topography also are unique design keys. Exotic and varied flora and fauna add a dimension of sight and smell few other places in the world enjoy. Hillside sites afford spectacular views and opportunity for dramatic interior volumes and space interaction. Beachside sites have the advantage of the drama of the ocean; valley homes have the benefit of lush tropical gardens.

Architecturally, balconies and lanais are favored ways to maximize views and take advantage of indoor/outdoor relationships. Total integration of interior and exterior can be further enhanced by the use of

atriums, courtyards and increased attention to spatial relationships and landscaping.

A successful example of interior/exterior relationships and the use of the atrium can be seen

at the Mauna Kea Beach Hotel at Kamuela, Hawaii, of which Stanley Abercrombie, AIA, writes, "... single loaded corridors are wrapped around lushly planted atria — real atria, open to



Postmodern and hi-tech vocabularies in highrises and residences help keep Hawaii abreast of national architectural trends.



As an American state, Hawaii is profoundly influenced by mainland architectural trends.



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the sky."

The impact of economics coupled with no abundant local material could be the greatest deterrent in the search for an appropriate local architectural expression. Land costs are extremely high and the surge of foreign interest in Hawaiian real estate in recent years has multiplied market values. The compulsion to maximize building area seems to have spawned more and more multistory buildings which fill their properties to maximum buildable boundaries with little regard for proportion and scale.

The increased density has resulted in smaller open yard spaces and a disturbing transformation in the scale and character of our neighborhoods. Additionally, lack of abundant building materials necessitates importing from the mainland and elsewhere, significantly adding to construction costs. Local sand, stone and a few specialty woods are not available in sufficient quantities to provide a character for Hawaii's architecture.

Culturally, Hawaii's rich East-West diversity has enhanced her architectural tapestry. The missionaries brought Christianity and pre-fabricated frame buildings from New England, along with the idea of decorative landscaping and lawns. The monarchy era introduced Gothic and Victorian examples.

Plantation homes were developed for Oriental immigrant workers. The Japanese introduced the Buddhist and Shinto religions along with temples, shrines, exquisite gardens, new woodworking techniques and an affinity for rhythm, proportion and scale in their architecture. The Chinese brought temples, gardens, moongates, artifacts and love of color and decoration. Finally, as an American state, Hawaii is profoundly influenced by mainland architecture trends.

Each culture's uniqueness has

been best expressed in the various religious structures throughout the islands. The East-West eclecticism in architecture was used in 1925 in Bertram Goodhue's design for the Honolulu Academy of Arts which was intended to symbolize Hawaii as the Crossroads of the Pacific; hence the use of Spanish mission style combined with oriental gardens and decoration.

The Spanish mission style has since been used in other municipal buildings as well as in homes. Residences have embodied their owner's preferences from the California ranch style, Chinese upturned eaves, Japanese *shoji* doors and Spanish tiles to the shed roof.

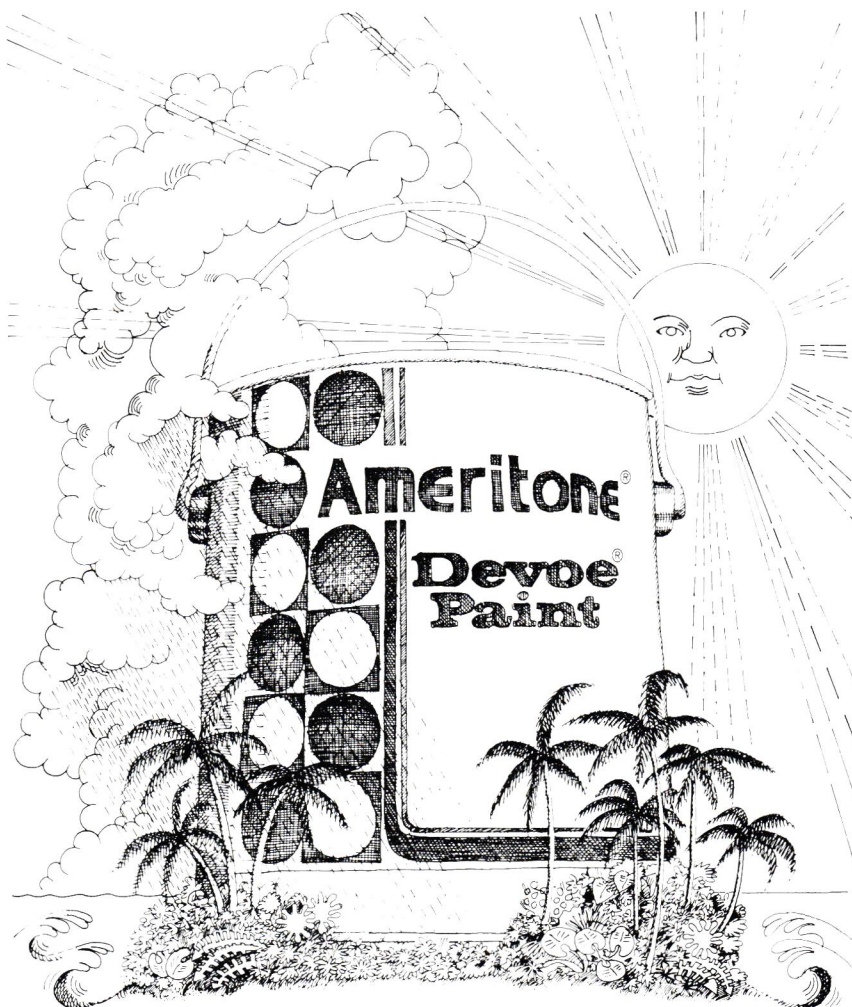
Today, the postmodern and hi-tech vocabulary in our highrises and residences keep Hawaii abreast of national architectural trends.

Our challenge is to distill the best from all that we have. Defining an appropriate "Hawaiian architecture" style is intriguing because of its elusiveness and the many paradoxes in design parameters found in the state.

No single influence can adequately represent the complex essence of Hawaii. However, there is no lack of examples from which to learn. Perhaps serious study of our unique environment, the eclectic influences of the various cultures and crystalization of Hawaii's image as the "Paradise of the Pacific," Crossroads of the Pacific" and "Melting Pot of the World" will help uncover the design parameters for a truly appropriate local style. Only then will the background and loose ends of the unique tapestry of "Hawaiian architecture" be complete. HA

Joyce Noe, AIA, is principal partner with her husband at Noe & Noe Architects. She also is an associate professor at the University of Hawaii School of Architecture where she teaches courses in history and design.

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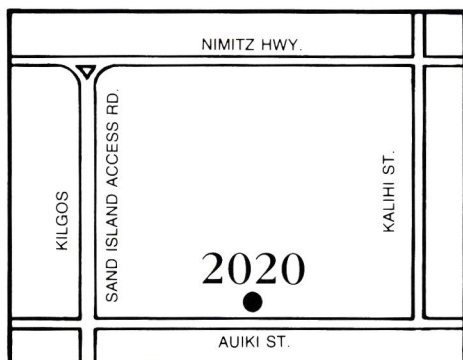
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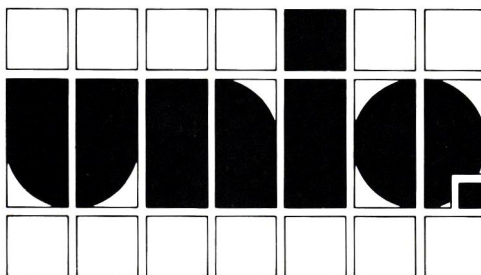


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Traditional Town Planning: An Old Idea Makes New Waves

by Nick Huddleston, AIA

Architects Andres Duany and Elizabeth Plater Zyberk won national recognition in the early '70s with their design of Seaside, Florida, a community based on principles of traditional town planning. In a recent day-long workshop sponsored by the Maui Chapter/AIA, Duany offered time-tested principles of design that can humanize our neighborhoods and provide affordable housing that is woven into the fabric of communities.

Seaside grew out of a study of traditional urban design and numerous visits to older towns. A number of principles emerged from this study that, according to Duany, are of primary importance. They include: eliminating segregation of residents by income; the value of diversity in making communities livable; and the benefits of mixed use development in supporting these goals.

These principles, Duany said, encourage creation of small pedestrian-oriented neighborhoods that include a wide range of services and housing. They also support the goal, fundamental to the health of our society, of providing homes in which families can raise their children and build their lives with dignity.

Seaside provides many of the benefits common in American towns from the late 1800s through the 1940s. Streets are laid out in a modified grid that improves orientation, offers

alternative routes of travel and creates special sites reserved for significant community buildings.

A variety of public amenities were constructed as part of the cost of the development. Pavilions, monuments and civic buildings are placed to take advantage of carefully laid out sight lines, and views are left open toward the town's streets and the ocean that borders the community.

The grid street pattern allows an easy transition in housing types through changes from block to block. Large and small residences and apartments are gracefully mixed in neighborhoods that cater to pedestrian needs.

Residential units are built above commercial space, and small "granny flat" cottages share lots with larger homes. Schools and corner stores are within walking distance and are of high quality thanks to subsidies provided by the developer. The post office, neighborhood library and schools serve as social gathering places within easy walking distance of homes.

Although Seaside's building code sets strict housing guidelines to encourage consistency of materials and a variety of types, homes are individually designed. These elements, Duany said, have been critical in creating a community that has coherence, a sense of place and a delightful diversity that has led to high property values and widespread recognition.

Housing Facts

The following facts about housing in America were compiled through a number of sources by The American Institute of Architects (AIA):

- As many as 6.6 million households pay more than half their income for rent.
- In 1983, 4.5 million owners and 5 million renters lived in structurally unsound buildings or apartments. A 1989 study by Harvard University reports the situation has not changed appreciably since then.
- Estimates vary widely, but there may be as many as 3 million people living on the streets.
- In 1986, only 7.5 percent (30,600 units) of newly-constructed, unsubsidized multifamily housing rented for less than \$300 per month.
- Nearly 4 million people live in public housing.
- Each year, approximately 100,000 units occupied by the elderly disappear due to gentrification, arson or abandonment.
- Since 1974, 2 million unsubsidized units renting to low- and moderate-income families have been demolished, abandoned or converted to higher-priced housing. Over the subsequent nine years, the supply of low-rent housing has dropped by 9 percent.
- Between 1970 and 1982, the nation has lost more than half its supply of single room occupancy units, or SROs — nearly 1 million units. The causes are abandonment, arson and gentrification.
- Because of recent changes in federal housing laws, private owners may convert their buildings into high-rent condominiums, sell them outright or tear them down. The General Accounting Office estimates that, as a result, nearly 900,000 affordable rental units will be lost by 1995 and an additional 800,000 by the year 2000. HA

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Principles of traditional town planning encourage creation of small, pedestrian-oriented neighborhoods that include a wide range of services and housing.

The morning session of the workshop explored the elements of suburban planning that have produced communities less affordable and less livable than many of our older towns and cities.

Since the 1950s, planners and zoning laws have institutionalized separation of the workplace, shopping centers and homes, Duany said. Residential neighborhoods with disorienting "dead worm" patterns of winding streets and dead ends are separated from shopping centers and business districts which are deserted and unwelcoming at night. The car is essential for getting from home to work or school. When shopping centers and residences are in close proximity, a roundabout trip via car and collector roads is guaranteed by the cyclone fence or moat that separates the center from the residential development.

The contrast between the principles of neo-traditional urban design and the problems of suburbia is instructive in considering recent development trends in Hawaii. It also is of critical importance in light of the tremendous expansion of residential development projected for West Oahu.

The Duany/Plater Zyberk team and the towns they have shaped prove that affordable homes can be woven into the fabric of our communities through the principles of traditional urban design. They have proved these principles can produce livable communities with high property values and provide homes for people who must work for a living.

Different approaches are needed if we are to build

communities that will serve the needs of all our people. communities that will serve the needs of all our people.

Seaside and other older urban neighborhoods offer one set of guidelines. Suburbia offers

another. Growing evidence suggests the old patterns worked better. **HA**

The author is chair of the Honolulu Chapter/AIA Housing Committee. He recently opened his own Honolulu firm, Nick Huddleston, AIA.

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Renovating a Rooftop Garden

*Pulling together landscape elements
restored the Ilikai podium deck's lost continuity*

by Mark Stofle, ASLA

The Ilikai Hotel has served as a landmark entrance to Waikiki for more than 25 years. With the start of a new decade, major renovations are being made to this famous resort hotel. All of the public areas and landscape features are getting a new facelift to enhance the Ilikai's majestic position along the Ala Wai Yacht Harbor. Improvements include renovations to the hotel swimming pool area and landscaping for the Fountain Court on the podium deck.

The Ilikai podium deck is the first and most significant roof deck in Waikiki with over 1.5 acres of landscape area. Over the years, the deck lost its continuity and became visually and physically separated. The solution needed to consider the unique uses of this very busy public and private space and pull together the variety of landscape elements.

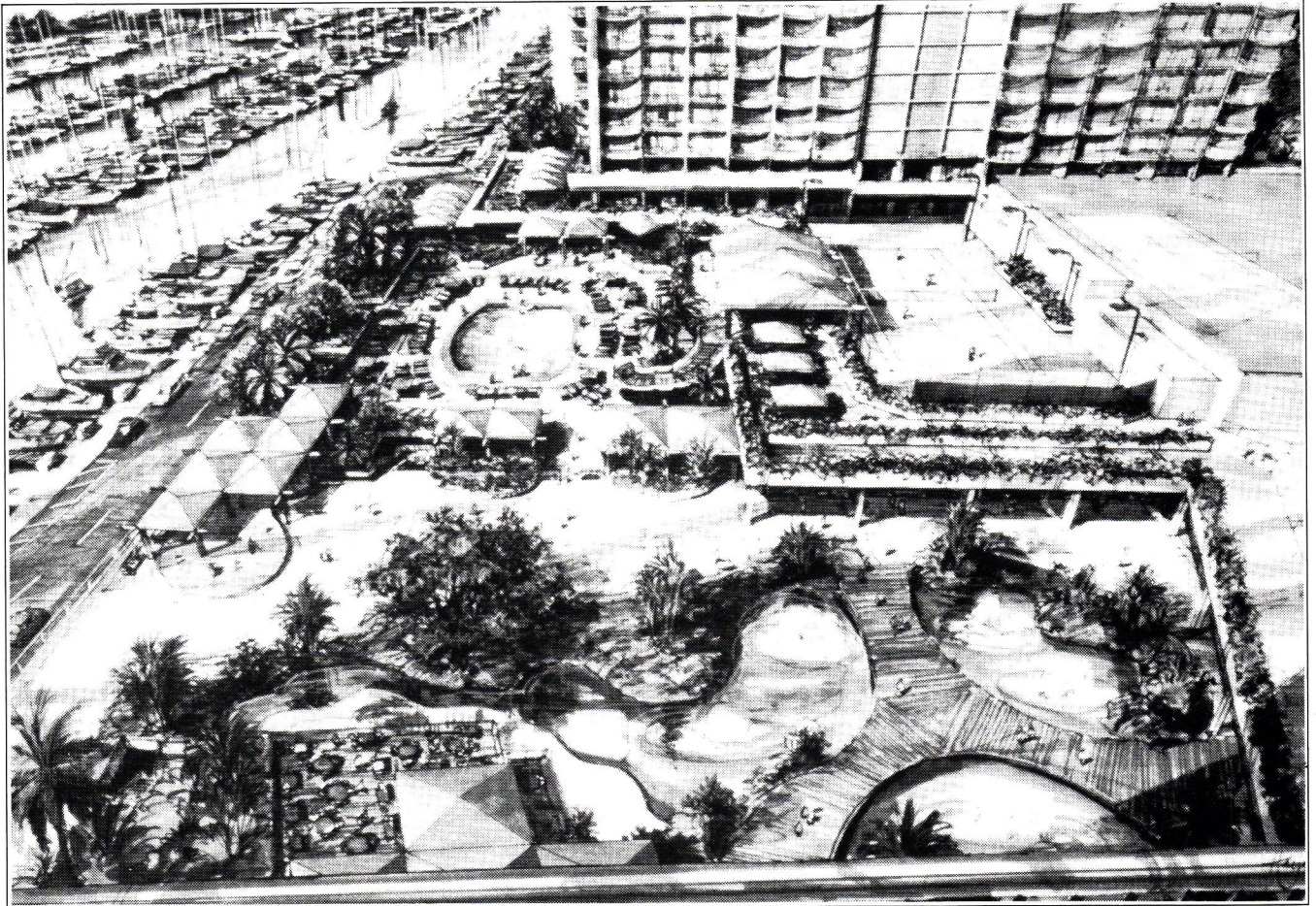
"Previously, the podium deck separated into several different elements with a variety of unrelated forms and colors," said

Chris Brown, a landscape architect at Belt Collins & Associates. "The goal of the new design is to visually unify the Fountain Court, swimming pool, water features and tennis court areas into one harmonious composition with landscaping and paving patterns."

A large garden and water feature with a bridge will become the space's new focal point. Covering approximately half of the existing deck, the garden will include a variety of new plant



Prior to renovation, the pool and Fountain Court was a large, paved area of unconnected forms and elements.



The renovated pool and Fountain Court area is designed to provide a bold visual composition whether viewed from above or from the podium deck.

materials such as palms, shrubs and ground covers. There will also be a *koi* pond constructed with simulated and natural rock. A teakwood bridge will provide an inviting walkway over the pond, allowing guests to enjoy a beautiful view of the garden. As a finishing touch, a seat wall will wrap around the entire area.

The greatest challenge in creating the rooftop garden, according to Brown, was contending with the loading of the existing roof structure, since the Fountain Court lies above the hotel's parking and service area.

Landscape and building architects worked with structural, electrical and mechanical engineers as they studied the existing roof structure. They found that the structural slab, columns and beams were at their limit for handling the existing loads. It also was discovered that some areas of the deck were stressed from age.

Brown explained, "A major problem of the new water garden would be adding the extra weight of water, soil, planters, rock work and a bridge. It initially appeared that the new design would not be possible due to the weight limitations imposed by the existing structural slab and columns below. Yet the owner and everyone involved didn't wish to sacrifice any elements of the new Fountain Court."

To accommodate weight restrictions, the designers calculated the combination of soil, water and planter weight loads as they related to height and thicknesses of the various elements. For example, they determined that the primary soil bed should only be 12 inches deep. This required a change in the variety and size of the new plant materials.

Designers also determined that the depth of the pond should be

lowered from 18 inches to 10 inches deep. For every extra inch of thickness added to the pond's gunite shell for greater structural integrity, the water depth would have to be reduced by about 2 inches. Construction of the garden also involved working with existing drain locations and protecting the waterproofing over structural slab.

Brown concluded, "This project will be a success because the design team carefully studied the various alternatives for constructing the seat walls, pond, bridge and planters. By using appropriate materials such as lightweight concrete and soil and innovative pond construction details to reduce weight, we were able to ultimately build the new rooftop garden per the original design." HA

Mark Stofle is a landscape architect with Belt Collins & Associates.

Upgrading Waikiki's Streetscape

by Michael S. Chu, ASLA

Development of the Kalakaua Center is a sterling example of building renovation resulting in the return of a long-neglected structure to a functional and productive component of the Waikiki streetscape. With its prominent location along Kalakaua Avenue, it also represents a significant, privately-sponsored effort to improve a major portion of Waikiki's public environment.

Built in 1979 as a nine-story retail structure, Kalakaua Center was designed under the original version of the Waikiki Special Design District Ordinance and renovated in 1988-89 under the revised Special District version of the Land Use Ordinance.

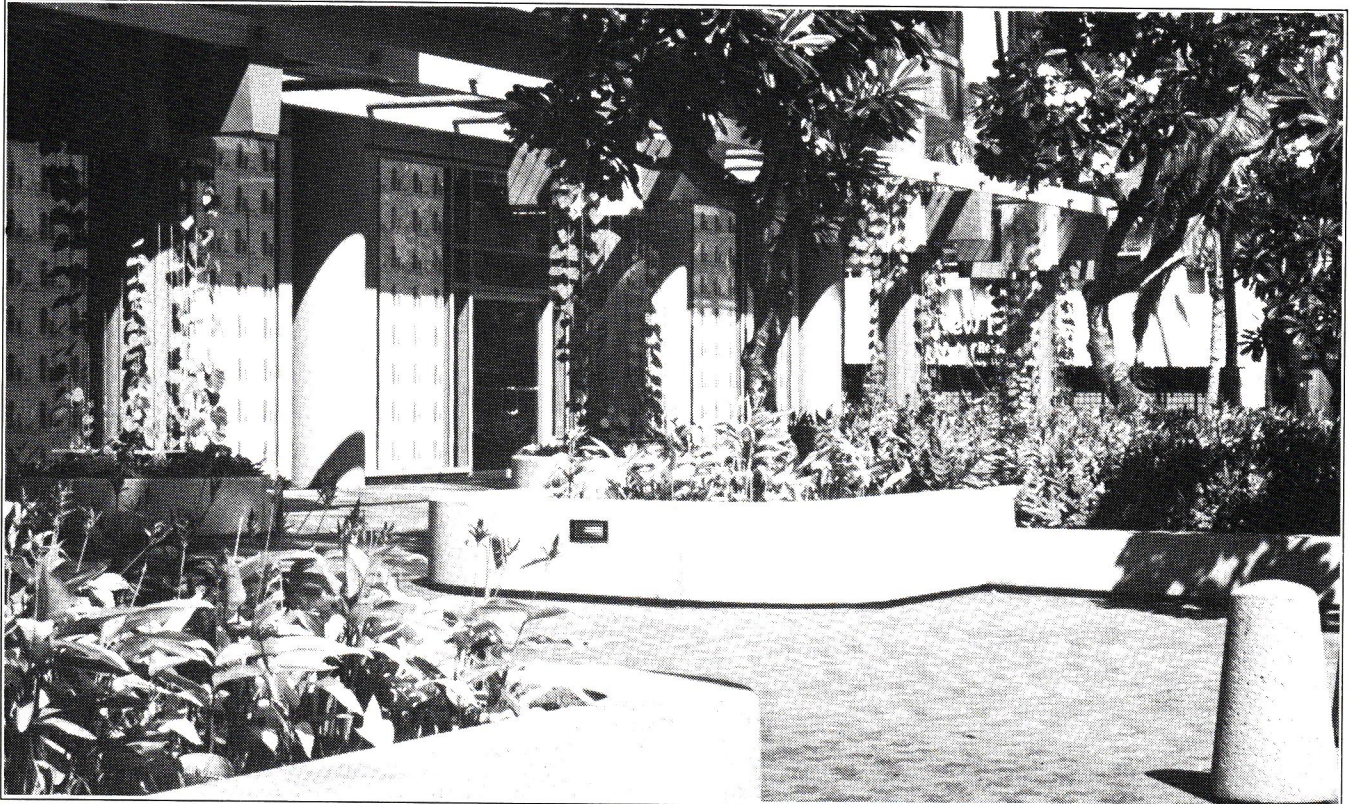
Kalakaua Center is an odd mixture of design standards which tested the skills of the design team and the ministerial role of the Department of Land Utilization in applying the technical design requirements for the project based on previous and current standards. Forged under two years of continuous planning and design and \$20 million in construction costs, Kalakaua Center was dedicated in 1989.

Mutual of New York Insurance Company (MONY) selected the local development firm of Graham Murata Russell and the architectural firm of CJS Group Architects to spearhead the project. I was commissioned early in the process by CJS as the project's landscape architect. In

this role, I worked with the architect and project engineers in design of the plaza and preparation of permit applications.

Recognizing the center's high visibility, broad street frontage and tremendous foot traffic cutting through the site, substantial design attention was placed from the outset on renovation to outdoor areas. The ground-level plaza which wraps around the building was envisioned as a contiguous, pedestrian-oriented space allowing people to flow freely through the building and site from Kalakaua Avenue to Beachwalk.

A contemporary theme of spacious walking surfaces, formalized tree placements,



The plaza entry includes concrete seatwalls and bollards and tile paving.

MICHAEL S. CHU PHOTOS



Kalakaua Center represents a significant, privately sponsored effort to improve a major portion of Waikiki's public environment.

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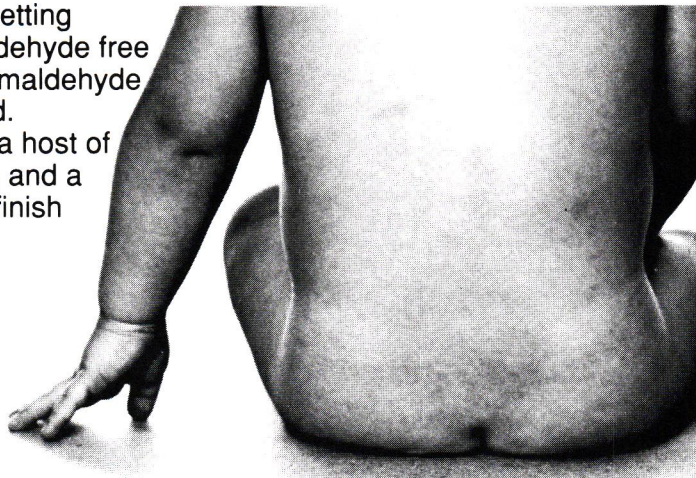
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sweeping lawn and shrub beds and horizontal concrete forms was developed to echo the modern look of the multicolored glass curtain wall which graces the building facade.

Wide entryways,
concrete bollards
and slate paving
in geometric
patterns beckon
to the public.

More than 200 lineal feet of "sit-able" concrete planter walls under the shade of 20 large Singapore plumeria trees was designed within the plaza to accommodate strolling pedestrians. Wide entryways, concrete bollards and slate paving in a geometric pattern invite the public up to the building to enjoy the window displays and arcade area, attractively designed with metal clad columns and a unique steel cable system to support the growth of Thunbergia vines.

Hundreds of grass flats were sodded around the plaza to provide an immediate finish in anticipation of flow-through traffic.

Hidden from view under the entire plaza is a submerged drainage/support system. This system was completely excavated, replaced and re-waterproofed during construction. Although the plaza appears to be an extension of the street level, it is essentially a roof deck atop an underground parking garage.

In response to the civic responsibilities of the project and on-going governmental efforts to beautify Waikiki, the developers embraced the adjacent Beachwalk Park by completely re-landscaping the triangular public open space

with additional coconut palms, grass, irrigation and tiled walkways. Kalakaua Center currently maintains the park under the City & County of Honolulu's Adopt-A-Park program.

Kalakaua Center stands as one of the most striking recent improvements to the Kalakaua Avenue streetscape. The success of the project through renovation

of its plaza space and the adjacent Beachwalk Park testifies to the value of landscaping and open space. The project was recently acknowledged with a 1990 Hawaii Renaissance design award issued by the Building Industry Association of Hawaii. **HA**

Michael S. Chu is a practicing landscape architect and urban planner. He is the owner of Michael S. Chu, Land Architect.



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News

HA Introduces 'Blueprint'

This month, *Hawaii Architect* introduces "Blueprint," a single-panel cartoon designed especially for *Hawaii Architect* readers.

Creator Reiko Tom's humorous illustrations will depict architects on the job, at home and on leisure

time. A Waipio Gentry resident, Tom also is creator of the cartoon currently featured in First Hawaiian Bank advertisements.

Look for "Blueprint" in future issues of *Hawaii Architect*. **HA**

BLUEPRINT

BY R.N. TOM



"Well I must agree the design follows the guidelines for environmental and energy-efficiency planning. But Kramer, a grass hut community is not the answer."

Media Five Wins Interior Design Competition

Media Five Limited's Bungalows at Mauna Lani Bay Hotel bested 200 entries to win the hotels category in a national interior design competition sponsored annually by *Designer Specifier* magazine.

The five luxury bungalows are the most recent addition to the Kohala Coast hotel. Each has a living/dining area, two master bedrooms, two baths (one with private garden), powder room, kitchen with butler's pantry and pool deck with Jacuzzi and pool.

Two of the bungalows feature hand-crafted koa wood furniture and bedspreads in the traditional Hawaiian breadfruit quilt pattern. All have original artwork, including hand-carved storyboards from the Republic of Belau, traditional Japanese handwoven banners and 45 reproductions of original hand-colored lithographs of Captain Cook's botanical sketches.

Media Five also provided graphic design for the project which was completed in late 1989.

The bungalows will be featured in the December issue of *Designer Specifier* magazine following the award presentation in New York this fall. HA

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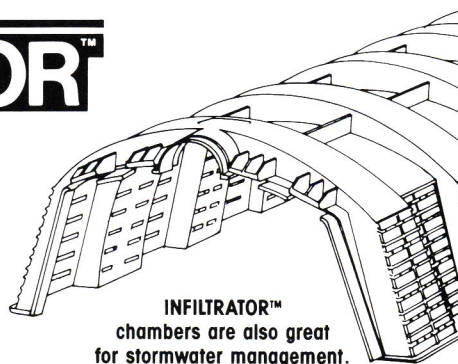
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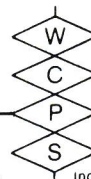
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Beattie, Rosario Team Up to Head 1991 BIA EXPO

Kim T. Beattie and Daniel K. Rosario have been named co-chairmen of the 21st Building Materials EXPO, to be held March 13-14, 1991 at Neal Blaisdell Center in Honolulu.

The announcement was made by the Building Industry Association of Hawaii (BIA), which, together with GECC Financial, co-sponsors Hawaii's biggest annual exposition of new construction materials, equipment and services.

Attendance at the Building Materials EXPO is open to professionals in the building industry and related fields, such as real estate, finance, interior design and architecture, with presentation of a business card at the door. **HA**

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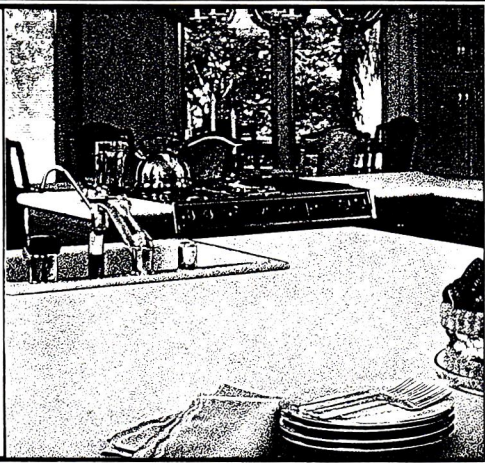
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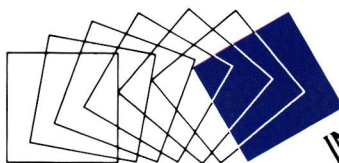
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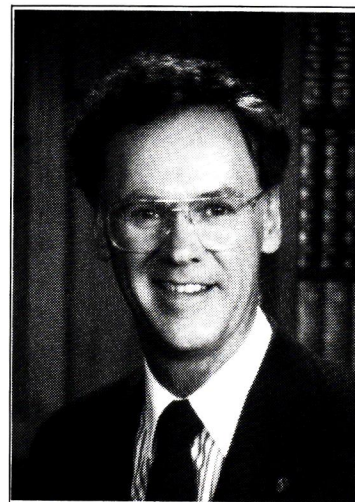


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Architect's Manuscript Published



Andrew C. Yanoviak

Honolulu Chapter/AIA
Director Andrew Charles
Yanoviak, AIA, CSI, has had his
manuscript "Architectural Design
Challenges for Sealant
Technology and Design
Standards," published by The
American Society for Testing and
Materials in STP 1069.

The book, *Building Sealants:
Materials, Properties and
Performance*, was edited by
Thomas F. O'Connor, AIA.
Yanoviak's article appears in the
chapter titled "Present and Future
Trends." **HA**

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President's Message

Continued from Page 7

Special housing task forces, working in concert with the Urban Design, Codes, and Public Education committees and resource groups within the community, can serve as a resource and catalyst for meeting those design challenges.

Much of this will require volunteer effort, but will also lead to paying work as more and more people realize we cannot afford to limit the application of design and construction expertise to production of homes for the affluent.

Offices and individuals can participate in committee efforts and volunteer to spend an occasional weekend brainstorming design opportunities and problems with special needs housing and homeless assistance groups.

One such activity to be scheduled soon by the HC/AIA Housing Committee will involve architects and students from the University of Hawaii School of Architecture in a weekend brainstorming session to consider uses for publicly-owned remnant land parcels.

Architects are encouraged to attend upcoming meetings of the Housing Committee Force or other housing committees and lend their imagination, talent and skills to development of housing and urban design alternatives that can serve the needs of all Hawaii's citizens. **HA**

In response to growing concerns over homelessness in Hawaii and new trends toward affordable housing, Hawaii State Council/AIA President Dennis Toyomura invited this column on architects' role in solving the housing crisis.

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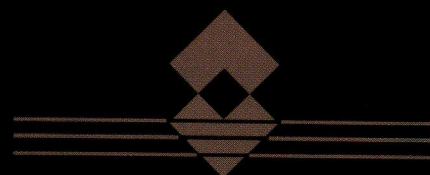
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New Members

Maui Chapter Welcomes Walsh

Daniel P. Walsh is the newest recruit to the Maui Chapter/AIA. Walsh, an employee of Gima, Yoshimori & Associates, joins as an associate member. He holds a bachelor's degree in business administration from Western Michigan University.

He and his wife, Linda, have two children. His pastimes include kayaking and playing guitar. HA

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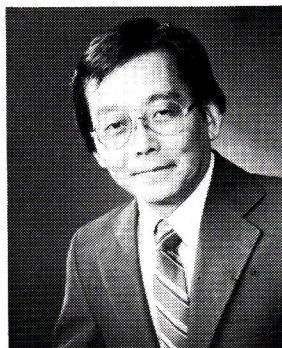


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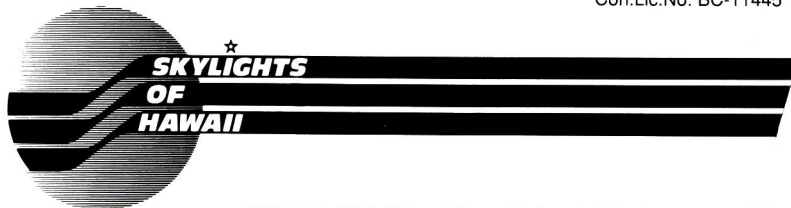
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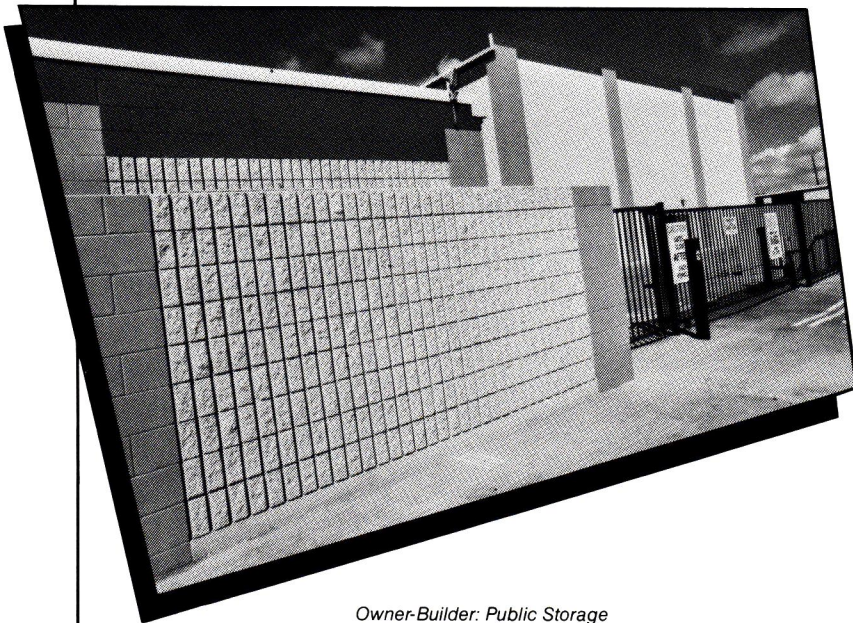
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