

Hawaii Pacific Architecture

The Journal of the AIA Hawaii State Council • December 1994



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Building Castles in the Sky...

Allied Builders System was pleased to be asked to execute the grand scale remodeling of businessman Robert Taira's 36th story 3,800 sf Waikiki penthouse. Architect Bruce Newell's unique design solution called for demolishing the aging interior and creating a stunning tribute to the *kamaaina* bakery king's many accomplishments.

Today, multi-function cabinetry showcases Taira's extensive art collection, triples home storage and hides infrastructure upgrades. A theater-quality entertainment system and new central air-conditioning, hidden under three-inch ceiling panels also helped pave the way for truly palatial living.

"With the children gone, we opted to have everything light, airy, free-flowing toward the panoramic ocean view," said Taira. "We were thrilled with the plans and even more thrilled with the results..."

Adds Newell: "Allied's reputation for professional organization, quality workmanship and client caring preceded our introduction. They performed as advertised. We look forward to doing business with them again."



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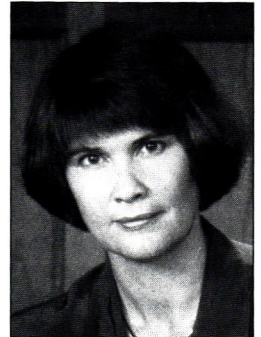
Tyau, AIA.

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Leadership message

Involvement Needed to Move Forward

by Sheryl B. Seaman, AIA
Honolulu Chapter President



Sheryl B. Seaman

Lately, I have been wondering what leadership is about from several perspectives. Part of my pondering is stimulated by Tom Peters' book "Crazy Times Call for Crazy Organizations;" part is due to the approaching end of my tenure as AIA Honolulu Chapter president; and the other portion can be attributed to my recent completion of the partners' planning retreat for Group 70 International.

I have decided that leadership is a universal issue. It requires a certain level of commitment whether the position of leadership is in a firm, nonprofit organization, project team or a class in school.

The first commitment is to a vision. To be effective that vision must be shared by all of the individuals who have to make things happen. I have a vision for the AIA in Hawaii that would include active cooperation between both chapters and the state council to educate the public about the value of architecture.

If this vision were realized many things would take place:

- Our organization would have a higher level of participation than it currently has.

- There would be frequent informal gatherings of members who share an interest in particular topics and the outcome of these meetings could be available to all members via E-mail.

- The AIA office would be in constant use by members for meeting or socializing and by the general public who would be looking for information on architects or other issues regarding the built environment.

- AIA members and the organization would be in the forefront of the media

for contributing to the improvement of the community, not as donors to political campaigns.

- The AIA executive vice president would be in constant demand as a speaker. The organization would also have an active speakers bureau which would convey the word of architecture to anyone interested in listening.

- All newspaper and magazine references to projects of any kind would never fail to identify the architect any more than a reference to a book would omit the author.

- Other professional organizations would constantly cite the AIA as an example of how they should be operating.

Leadership requires the ability to motivate others and to bring them into consensus with a vision. It seems a shared vision is not a problem, however, motivation is. This has been an area of frustration for me this year. A great deal has been accomplished but it is always through the hard work of the same people. There is only so much time in a day and unless a larger percentage of the membership participates, the organization will continue to be limited in what it can do.

Leaders must be able to see the "bigger picture." They must be willing to make hard decisions. As budget pressures increase and program demands grow, decisions regarding what AIA can afford will have to be made. High marks should be given to this year's executive committee for taking this task in hand.

HAWAII SFPE SEMINAR PRESENTATION

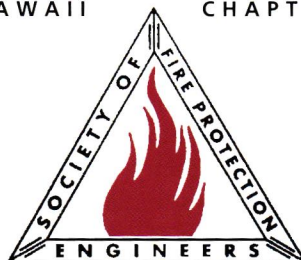
1994 NFPA 101

THE LIFE SAFETY CODE SEMINAR

January 17-20, 1995

The Hawaii Chapter of the Society of Fire Protection Engineers is sponsoring this seminar through a special arrangement with the National Fire Protection Association. This seminar is a must for Architects responsible for the proper application, interpretation, and enforcement

HAWAII CHAPTER



of NFPA 101 The Life Safety Code. A knowledge of NFPA 101 is essential to Architects involved with the design of Health Care Facilities, Correctional Facilities, any projects involving the federal government including the Navy, Army, Air Force, Coast Guard, GSA, the U.S. Postal Service, and many projects supported by federal funding.

1994 NFPA 101 LIFE SAFETY CODE SEMINAR

Architects can gain vital knowledge needed to apply the 1994 Life Safety Code with confidence. More exercises, less repetition, and much greater coverage of means of egress mark this comprehensive review of NFPA 101. From the fundamentals to new requirements and what they mean to you and your facility, this seminar is filled with hands-on highly specific information that really pays off in job performance.

The seminar will be taught by Ron Cote, P.E., Senior Life Safety Engineer at the National Fire Protection Association and James K. Lathrop, Fire Protection Engineer and former Chief Life Safety Engineer with NFPA and now a consultant with Koffel & Associates. These are two of the best instructors in the business.

5 PRACTICAL REASONS TO ATTEND THIS SEMINAR:

1. Learn the equivalency concept: what it is and how to use it.
2. Learn how to calculate occupant load and egress capacity.
3. Learn how to measure travel distance.
4. Learn how to analyze compliance with the Code.
5. Learn key Code references that apply during inspections.

4 DAYS OF HARDHITTING INSTRUCTION HELP YOU APPLY THE CODE WITH CONFIDENCE

Days 1, 2 and 1/2 of Day 3

- Administration, Chapters 1-4
- Building Service, Ch. 7
- Means of Egress, Ch. 5

- Special Structures, Ch. 30
- Fire Protection, Ch. 6
- Operating Features, Ch. 31

Second Half of Day 3

- Health Care Occupancies, Ch. 12-13
- Residential Board & Care, Ch. 22-23

Day 4

- Detention & Correctional, Ch. 14-15
- Assembly, Ch. 8-9
- Education, Ch. 10-11
- Residential, Ch. 16-21
- Business, Ch. 26-27

Cost: \$495

Seminar attendees will receive a copy of the 1994 edition of NFPA 101, a fully illustrated participant manual and handouts. After successful completion of the seminar, each participant will receive a Certificate of Completion and 3.2 CEU's. The registration fee also includes coffee breaks & lunch. *Please note that the standard NFPA charge for this seminar is*

\$695 (and it's not scheduled to come to Hawaii)

Location: The Pearl Harbor Palms (formerly the Pearl Harbor CPO Club) is located on Center Dr., off Kam Hwy., near Pearl Harbor. It is not on base. ID's and stickers are not needed. Parking is available at no charge.

Payment: Fee must accompany application. Payment may be made by check or money order. The applicant will receive a receipt and confirmation. Charge cards will not be accepted. **Make checks payable to Hawaii Chapter SFPE** and mail to Hawaii Chapter SFPE, c/o 720 Iwilei Road, Suite 412, Honolulu, Hawaii 96817-5316.

Deadline for registration is Thursday, January 12, 1995.

For information contact Sam Dannaway, Program Chairman, (808) 526-9019 / Fax (808) 537-5385.

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1994 NFPA 101 LIFE SAFETY CODE SEMINAR

January 17-20, 1995

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Organization: _____

Address: _____

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14 Downtown Hilo

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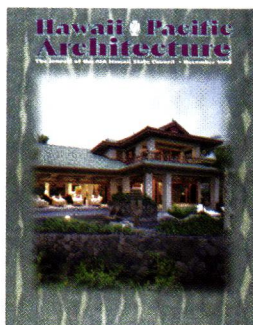
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Cover photo by Lee Allen Thomas

IN THIS ISSUE ...

This issue of *Hawaii Pacific Architecture* focuses on the Big Island. Featured is the emergence of "big" buildings on the island of Hawaii. Fritz-Harris Glade, AIA, talks about large residential and commercial projects dotting the landscape.

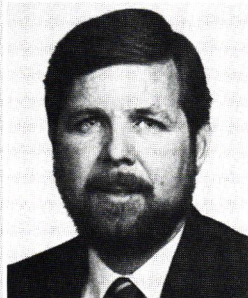
Meanwhile, holding on to the past, historical preservation in Hilo is generating construction activity. Boone Morrison, AIA, provides a glimpse of the "re-creations" that are taking place.

Bonnie Goodell, et al. address the problems of substandard subdivisions. The authors advocate a master plan which creates town centers that have balanced job/housing ratios, dedicated bike/walking pathways and conveniently located amenities.

This month's cover photo is of the McGee Residence, an Award of Excellence winner in the 1994 AIA Honolulu Design Awards competition, designed by Dinmore & Cisco Architects.

The Hawaiian Tapa design used on the cover and throughout the magazine is courtesy of Bishop Museum.

New Officers for AIA Honolulu



Darrell "Buck" Welch

New officers of the AIA Honolulu Chapter will be formally installed at a Dec. 15 banquet held in their honor. Darrell "Buck" Welch, AIA, will be the chapter's president for 1995.

Welch was the executive vice president and a longtime partner at Architects Hawaii until recently opening his own firm.

Barry John Baker, AIA, a professor at the University of Hawaii School of Architecture, has been chosen as the new vice president/president-elect. Douglas P. Luna, AIA, an architect in independent practice, will serve as the chapter's secretary.

New members of the AIA Honolulu Board of Directors include Nick Huddleston, AIA; James Freeman, AIA; David Miller, AIA; Terrance Cisco, AIA; and Alexandra Neuhold, Associate. They will join William Beaton, current chapter treasurer, and seven other carry-over directors on the board.

'Under a Maui Roof'

"Under a Maui Roof," an exhibit and book about Maui's architecture, will be featured at the Maui Arts & Cultural Center's Kazuma International Gallery Dec. 3-11, noon to 5 p.m., closed on Monday. The AIA Maui Chapter will show its members' work with a display of photography, drawings and scale models. Architectural work such as stained and etched glass, custom ceramic tiles and metal entry gates will also be presented at the gallery.

Advance copies of "Under a Maui Roof" will be premiered at the exhibit. This hardback publication portrays a diverse collection of more than 100 island churches, homes, civic and professional buildings and resorts with color photographs

and background information. In the book, AIA Maui architects discuss their design philosophies and the architectural challenges they face in Hawaii.

"Under a Maui Roof" was produced entirely by Maui participants. The AIA Book Committee, led by architect Hans Riecke, developed the project. Interior designer Kristin Holmes coordinated the efforts of Maui professionals and AIA volunteers to produce the book.

David Watersun photographed all locations and Helen Pailing designed the manuscript layout and graphics. Diane Haynes of Dana Publishing supervised production and publication and Kathleen Figueira of Ka Lima O Maui is handling the book's distribution.

The book will be available at a special rate of \$26 through mid-December. After that date it will retail for \$35. Anyone interested in obtaining the book for the special rate should contact the AIA Maui Chapter office at 244-9574.

New Field Stations to be Opened

The University of Hawaii School of Architecture has committed to opening field stations in Vietnam, Malaysia and Cambodia. These three new locations will join the two existing field stations in Thailand and the Philippines. Each field station has been opened in cooperation with an academic institution in that country.

The stations rely heavily on the use of telecommunications for joint research projects. As part of its program, the UH School of Architecture has issued an appeal to the community for donations of older Macintosh hardware to help the participating schools in Southeast Asia.

Any firm willing to donate equipment or desiring more information about the program should contact Bruce Etherington, FAIA, at the School of Architecture, 956-7227.

Progress on a Single Model Code

AIA has worked hard to encourage a single model building code which could be used across the United States. The organization has long argued that having

three model codes, each with its own territory in the United States, impedes the practice of building design and construction.

Progress is finally being seen in this effort. The latest editions of each of the three major building codes in the United States were, for the first time, each published in a common format.

The research arm of the Council of American Building Officials—the Board for the Coordination of Model Codes—is currently working on a set of common code definitions to be adopted by each of the model codes. This effort should be completed in about one year.

Movement toward a single model code has been slow because each step of the unification process must be approved by the three model code groups.

Au's Plumbing & Metal Work Gets New Name

George M. Gushikuma, senior executive vice president and chief operating officer for Alakai Mechanical Corporation, recently announced the company's new name.

Alakai, formerly Au's Plumbing & Metal Work, Inc. is one of Hawaii's largest mechanical contractors.

Taisei Oncho, Ltd., the parent company of Alakai, is one of Japan's largest designers, manufacturers and installers of air conditioning and water sanitation systems.

Galvanized Rebar Advisory Board Formed

The Galvanized Rebar Advisory Board has been established to provide performance and specification data about galvanized reinforcing bar.

Performance data about galvanized rebar in existing structures and assistance in producing specifications for galvanized rebar in new projects is available as an industry service from the Galvanized Rebar Advisory Board. Information can be obtained by writing the board at Suite 830, 815-15th St., NW; Washington, D.C. 20005-2201; or by calling (202) 737-3361.

Lautner Dies at 83

John Lautner, a well-known Los Angeles architect, died Oct. 24 of heart failure. He was 83.

Lautner, who studied as an apprentice to Frank Lloyd Wright, set up his practice shortly after moving to Los Angeles in 1937 to supervise Wright projects. Some of his best-known works include the Bob Hope home in Palm Springs, Calif., Chemosphere and Silver-top in Los Angeles.

Although he specialized in single-family residences, Lautner also designed some multiple-family developments and hundreds of schools and commercial buildings. In 1970 he designed a science building for the University of Hawaii Hilo Campus.

Lautner was named a fellow of the American Institute of Architects in 1970 and was awarded the gold medal of the institute's Los Angeles chapter last year.

Lautner's work has been the subject of many exhibitions and his designs have been discussed in several architectural publications. Artemis of London recently published a comprehensive monograph on Lautner's work.

AIA Honolulu Co-sponsors 'Explorer's Program'

The AIA Honolulu Public Education Committee and the Boy Scouts of America-Aloha Council will co-sponsor an "Explorer's Program," in 1995, February through April.

Kevin Funasaki, AIA, PEC chair, said this educational career program for young people ages 14-21 will be offered in cooperation with local businesses.

The program will provide students with opportunities to gain practical experience with established architects, as well as a chance to interact with students from different schools. The program is also designed to help students make educational career decisions.

Several architectural firms and the University of Hawaii School of Architecture have been approached to participate in the program. Funasaki indicated the PEC plans to involve five to seven architectural firms of various sizes.

Information packets will be distributed

to high school and vocational counselors in January and an orientation session will be held in late February. The program will last approximately seven weeks.

For information on how companies may participate, contact Funasaki at 526-2828 or the Boy Scouts of America-Aloha Council Exploring Division at 595-6366.

AIAHSC Takes Stand on Design-Build

Many questions about design-build in the public sector still need to be resolved: When is it appropriate; how should the competition be conducted; can changes be instituted to prevent the serious misunderstandings that occurred in the recent convention center competition; and should the unsuccessful entrants be partially compensated for their participation?

The AIA Hawaii State Council has taken the position that the state and counties should avoid using design-build as a procurement method. Exceptions to this policy would include extenuating circumstances such as extremely large, complex projects that are on very tight time schedules.

The AIAHSC also maintains that if design-build is mandated, the competition should follow guidelines such as the detailed procedures prepared by the AIA. If the AIA's guidelines had been closely followed during the convention center competition, perhaps the unfortunate aftermath would not have occurred.

The AIAHSC's immediate goal is to educate legislators and government agencies about the pros and cons of the different procurement methods of professional architectural and engineering services. The Council also plans to closely monitor and participate in the formulation of rules and regulations that agencies will be required to follow.

Hardwood Products Brochure Available

"Managing Natural Contraction and Expansion in Hardwood Products" is the title of a free brochure now available from the Hardwood Council. The eight-page fold-out is the first issue of Tips &

Techniques, a new series of technical brochures designed to help residential builders and architects work more effectively with hardwoods.

The brochure reviews the importance of accommodating changes in wood moisture content with an emphasis on installing hardwood floors on concrete slabs, a topic of concern for many residential builders. To receive this brochure call the Hardwood Council at (412) 281-4980 or write: Hardwood Council; P.O. Box 525; Oakmont, Pa. 15139.

PSI Opens Second Office in Hawaii

Professional Service Industries, Inc. recently opened its second office in Hawaii. The office, located at 99-890 Iwaena St. in Aiea, offers construction inspection and testing, and materials testing services.

Consulting Engineers Council Workshop

Ambassador Linda Tsao Yang, U.S. executive director of the Asian Development Bank in Manila, will give the keynote address at a workshop and luncheon sponsored by the Consulting Engineers Council of Hawaii. The event will be held Dec. 8 at the Hilton Hawaiian Village.

The workshop relates to doing business in the Pacific Rim with an emphasis on the People's Republic of China and the Asian Development Bank. Topics for the workshop include: Resources and Joint Ventures of the American Consulting Engineers Council, Insurance Risks and How to Avoid Them, International Project Development, Joint Ventures and Financing and Export Promotion Services of the U.S. Department of Commerce.

The keynote speech will be presented at the luncheon following the workshop. Interested parties may register for the workshop or the luncheon only. For more information or to register, contact Joyce Haupt, executive director of the Consulting Engineers Council of Hawaii, at 533-2263.

Award of Merit

Office, Commercial and Institutional

Oda/McCarty Architects

W.M. Keck Observatory Headquarters

The W.M. Keck Observatory Headquarters was created to accommodate space and technical needs for supporting telescope operations on the summit of Mauna Kea.

Headquarters facilities, designed by Oda/McCarty Architects, were built in phases corresponding to telescope construction. The total building area is 25,000 square feet.

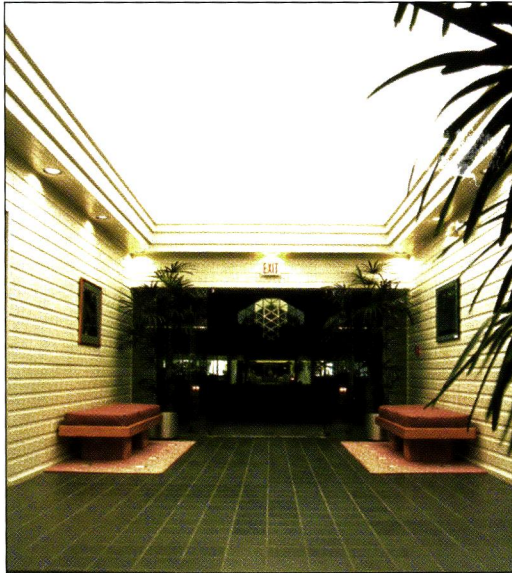
Phase I was built in 1989 and Phase II was completed in 1992. Phase III, completed in 1994, was added to provide sleeping and recreational accommodations for visiting scientists.

The architects were asked to design a facility that would echo a sense of science while respecting the architecture present in the Waimea area. Buildings were kept to one story and metal roofs, wood siding and wood posts were used to blend in with the local architecture.

A high lobby structure was chosen to give a sense of entry to the area. The lobbies of Phases I and II were oriented along an axis facing the observatories. This location protects entries from strong winds and rain while providing good visual exposure to the public along the highway.

Windows in the Phase I lobby were formed as hexagons to create a sense of scale for visitors. The center glass is clear with darkening shades of gray for the surrounding windows. The hexagons in the lobby are the same size as the segments of the telescope mirrors.

A hexagonal lawn, which is the same size as the full mirror of one 10-meter telescope, has been included in the courtyard to help visitors appreciate the size of the telescope mirrors.



The Phase II main entry provides an open area which looks across the courtyard through the high windows of the Phase I lobby.

Credits

Owner/Client:

California Institute of Technology

Architect:

Oda/McCarty Architects

Consultant:

Hearst & Company Architecture

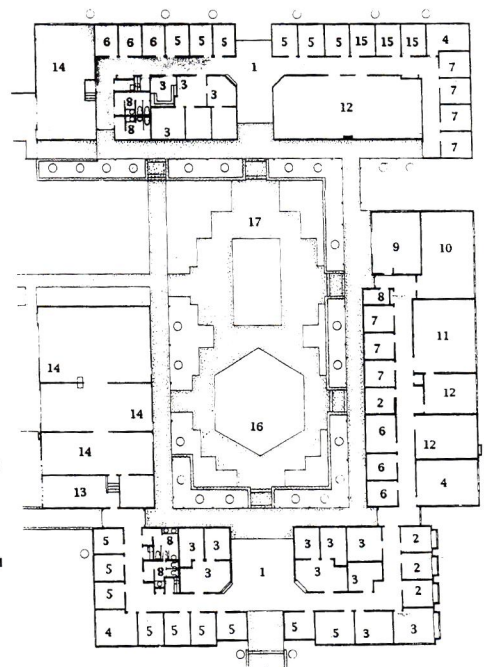
Contractor:

Keauhou Kona Resort Company, Phase I and II; JL Merk and Associates, Phase III

PLAN
1"=32"

NORTH

- 1 LOBBY
- 2 SCIENTISTS
- 3 ADMINISTRATION
- 4 MEETING ROOM
- 5 ENGINEERS
- 6 SOFTWARE ENGINEERS
- 7 VISITING OBSERVER
- 8 RESTROOM
- 9 LOUNGE
- 10 LIBRARY
- 11 OPERATIONS ROOM
- 12 COMPUTER ROOM
- 13 DRAFTING
- 14 LABORATORY
- 15 SUPPORT STAFF
- 16 10 METER SYMBOL
- 17 COURTYARD



Floor plan for Phases I and II.

Jury's Comments:

*"An exceedingly human environment which combines traditional
Hawaiian building forms with high-tech detailing."*



The hexagonal windows in the Phase I lobby are the same size as the segments of the telescope mirrors.

Photos by David Franzen

Numerous construction projects underway

Big Changes for the Big Island

by Fritz Harris-Glade, NCARB, AIA

A few years ago actor Tom Hanks starred in the movie "Big." In the beginning of the film he was a young undeveloped boy. He woke up one morning having become "big" overnight. In many respects the Island of Hawaii is going through a similar transformation.

Competition from foreign growers has forced the closing of several sugar plantations and processing facilities which resulted in "big" changes in the agricultural industry. These changes are fueling the development of diversified agriculture products such as ethanol, reforestation projects and tropical fruit orchards.

In the building industry, a "big" building surge began in November 1993 with the opening of the 160,000 square-foot Costco wholesale store in Kailua-Kona. The store was designed by Hilo architect Gene Leucht, AIA.

The new 125,000 square-foot Kmart in Kailua-Kona opened in November of this year, becoming the largest facility of its type in the state. The \$7 million project is the first phase of the 350,000 square-foot Kakalapua Center which is being constructed by the Macnaughton Group of Honolulu. The Center, a mixed-use project, is located on Queen Liliuokalani Trust land just Hawi (north) of old Kailua Town.

Not to be left out of the "big" race, Wal-

**The Hapuna
Beach Prince
Hotel adds 350
rooms to the
guest-room
inventory on the
Kohala Coast.**

Photos by Ed. Gross/Images
Photography



Mart has purchased a site in the Crossroads Center, a new 315,000 square-foot retail/commercial/office complex currently being developed by Kailua-Kona developer Mark Richards of Maryl Development. At press time the new 132,000 square-foot Wal-Mart store was out to bid and by the time this article appears in print the project will be well underway in order to be completed by the May 1995 grand opening date. Wal-Mart also has plans to build another store in Hilo.

Lanihau Partners also has "big" plans to enlarge Lanihau Shopping Center in Kailua-Kona. They have publicly stated their intentions to add approximately 250,000 square feet of new retail lease space.

Liberty House has announced plans to become one of the major tenants. However, financing commitments for the project have slowed the progress and there is some speculation within the real estate community that Liberty House may be reviewing its options.

According to Wendell Brooks III of Chaney Brooks Realty, Parker Ranch is proceeding with its plans to add 50,000 square feet of new retail lease space to the existing Waimea Center. A Longs Drug Store will be an anchor tenant.

The Keauhou Shopping Center is another "big" project. The Center's second phase added 90,000 square feet to the complex.

The "big" move is not limited to Kailua-Kona or to retail projects. Along the Kohala Coast several "big" homes are in various stages of completion. These homes range from the 8,000 square-foot Schwab residence at Mauna Kea to the 20,000 square-foot "Hale Halekulani" at Mauna Lani. Hale Halekulani was designed by Warren Sunnland, AIA. The largest "big" residence is the 50,000 square-foot mansion which is currently under construction on Kohala Ranch. It was designed by Palo Alto architects John Hill, AIA, and Bob Glazier, AIA.

There is also "big" news in the resort sector. The Hapuna Beach Prince Hotel, designed by Wimberly Allison Tong & Goo of Honolulu, opened earlier this year at Mauna Kea Resort. This new hotel adds 350 rooms to the already large inventory of guest rooms along the Kohala Coast. Coincidentally the Mauna Kea Beach Hotel recently closed for renovations. Arman Resorts will soon begin construction on its eco-tourism-oriented facility at Kukuihaele, along the Hamakua Coast.

At Kaupulehu, in North Kona, Kajima

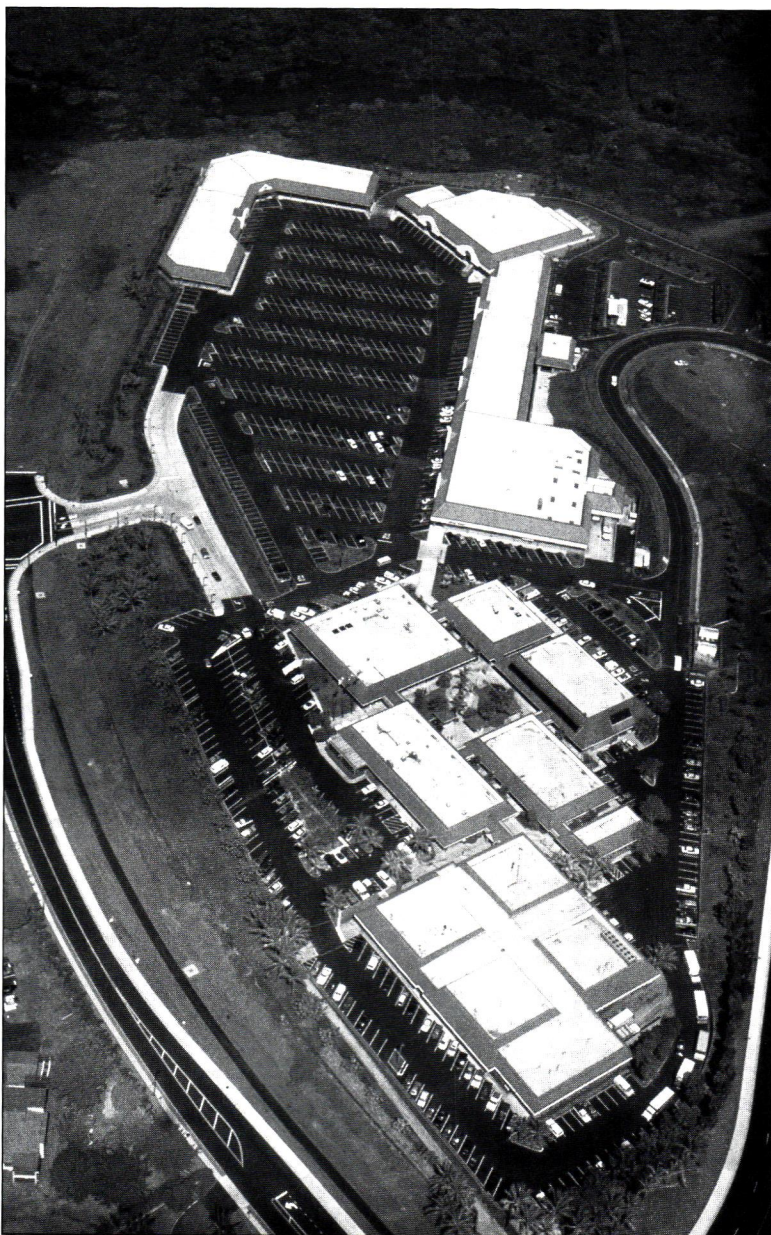
Engineering & Construction Inc. is currently constructing a new 250-room Four Seasons Resort, designed by Hill/Glazier Architects of Palo Alto, Calif. The bungalow style hotel will be part of a much "bigger" development which will ultimately include a 36-hole golf course and surrounding house lots.

Health care, research and educational facilities are also part of the "big picture." Atop Mauna Kea, the Keck II and the Subaru telescope projects are both nearing completion.

In Waimea, the North Hawaii Community Hospital project is underway. This 78,000 square-foot facility will provide Big Island residents with state-of-the-art medical care.

In Waikoloa Village the Waikoloa Land Company recently delivered the state's first "turn-key," kindergarten through fifth grade, elementary school. The 16-classroom project

Phase II of the Keauhou Shopping Center added 90,000 square feet to the complex.

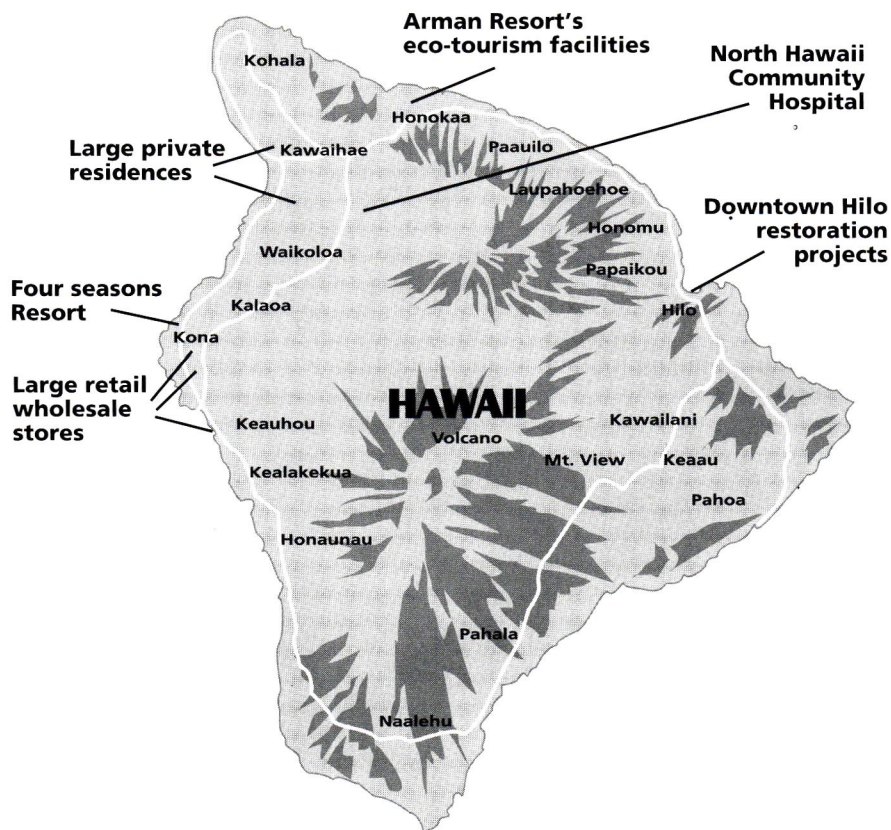


was designed by Oda/McCarty Architects. The \$8 million project was built in record time, under budget and without the intervention of the Department of Accounting and General Services. According to Ken Melrose, vice president of Waikoloa Land Company, the Department of Education was "very pleased with the outcome of the project."

Parker Ranch has received approval for its "2020" plan which will transform hundreds of acres of land from agricultural to various mixed uses.

Several other "big" residential subdivisions are in various stages of development. Most notable is the Pualani Estates project just south of Kailua-Kona. Dinmore & Cisco Architects of Kailua-Kona designed the models for the lots which were engineered by Reid & Associates.

The Keahole Airport, which serves the Kona Coast, recently opened a longer runway that was intended to provide ample space for "big" jets. Unfortunately, the Department of Transportation ran into budget



The new 125,000 square-foot Kmart in Kailua-Kona, which opened in November of this year, is the largest facility of its type in the state.

problems and had to make major budget cuts.

Thus, the required large aviation fuel storage tanks were omitted from the initial phase of the project. Until this shortfall is corrected, the "big" jets can land but they cannot take off due to inadequate fuel supply.

The jury is still out on whether these "big" changes will be for the best. Meanwhile, architects and planners are working to merge these changes with the "country ambiance" of the Big Island.

Boone Morrison, AIA, has been deeply involved with historic preservation in Hilo (see related article). In Waimea, Clem Lam, AIA, Aza Summers, AIA, and Afaq Sarwar have donated much of their spare time to the Main Street program in an effort to preserve the unique charm of the area.

Former AIA Big Island section president Terrance J. Cisco, AIA, recently expressed his concern for the radical nontransitioned change of scale which is currently happening in Kailua-Kona.

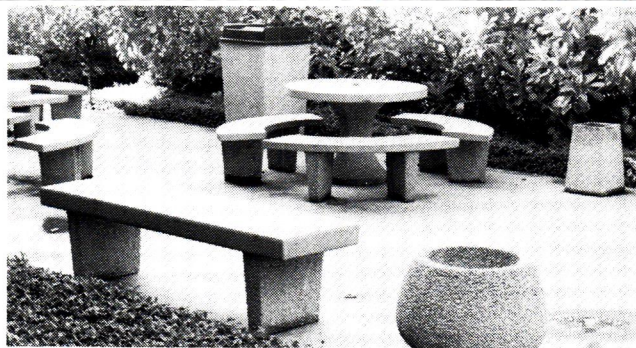
Cisco, Terry K. Dunlap, AIA, John Robert Henderson, AIA, Robert Nespor, AIA, Bruce Owensby, John Parazette, AIA, Michael Riehm and I have volunteered literally hundreds of hours reviewing and rewriting the design guidelines section of the new Kailua-Kona Village Master Plan. This donation of time and expertise is an effort to preserve the area's sense of "community" and help mitigate the changing scale of the "Old Town."

Of course, along with the negative aspects of notoriety and discovery come the positive benefits of better facilities, less costly goods and services and the beginning of a stronger economic foundation.

❖ *Fritz Harris-Glade moved to the Big Island four years ago from Kauai. He currently lives in Kailua-Kona with his family.*

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A queen reborn

Downtown Hilo

by Boone Morrison, AIA

In 1910 Hilo was a busy Pacific city filled with the bustle of commerce and justifiably proud of its growing importance in the islands. Between 1908 and 1914 several factors conspired to spur growth in Hawaii's second largest city. The most important factors were the completion of the Hilo breakwater in 1910 and the completion of the rail line to Honokaa, which formed a complete transport link along the formidable Hamakua Coast.

In the early '70s it was clear that time, shifting economic tides and deferred maintenance had taken their toll on the once-proud buildings of downtown Hilo. There were more empty buildings than occupied and with the arrival of shopping centers, Hilo Shopping Center, Kaiko'o Mall and Prince Kuhio Plaza,

the more aggressive businesses moved to higher profile spaces. Many said Hilo was finished.

Then in the mid-1970s a few entrepreneurs took space in dilapidated quarters and embarked upon a "bootstrap" renovation with hammer and paint. A few years later the national Main Street program was introduced by the Downtown Improvement Association. The association's belief in Hilo's future led to the development of the state's first Main Street program.

Currently directed by Russell Kokubun, former Hawaii County Council member, Hilo Main Street remains a project of the Downtown Improvement Association and the key coordinating force behind Hilo's rejuvenation. Though a few buildings have been lost to time

Photos by Boone Morrison

The Volcano Block Building represents one of the first structures built for lease to commercial enterprises rather than to house its owner's business.



and bulldozer, the general visage of the core downtown area has stabilized. A point has been reached where more buildings have been restored than not — milestone, according to Kokubun.

Outside of Honolulu, there are not many large masonry structures but a good number of the ones on neighbor islands are found in Hilo. In the five years following 1910, Hilo saw the construction of several major “fireproof” concrete structures: Hackfeld Building (now Koehnen’s), 1910; Hilo Masonic Lodge, 1910; S. Hata Building, 1912; Von Hamm Young Building, 1912; Hilo Union School, 1912; Hilo Library, 1913; Volcano Block Building, 1914; and the post office/Federal Court Building, first phase, 1915.

Portions of the 1912 S. Hata Building roof had collapsed onto the second floor and portions of that collapsed to the street level. Hawaii County had condemned the building and was pressing for demolition when Dave Levenson of North Hawaii Realty took a leap of faith and purchased the property. He held off demolition while the building’s structure was reviewed. Afaq Sarwar, S.E., of Sarwar Structural Engineering, was called in to assist with devising a plan for stabilizing the deteriorated concrete and inserting steel lateral reinforcement frames.

The S. Hata Building was the first of Hilo’s large buildings to be restored and the only one up until that time which had taken advantage of the Federal Rehabilitation Tax Credit option. Registered as a National Landmark Structure, the S. Hata Building anchors the south end of Hilo while the Koehnen’s (aka Hackfeld) Building is the mainstay of the north.

A long-term restoration of Hilo’s Palace Theater, also a National Register property, is underway. Facade stabilization was initiated in 1992 and current activity involves massive structural repairs to the main supporting columns.

The completion of the 1914 Volcano Block Building on Waianuenue Avenue has added yet another National Register property to the list of restored buildings in downtown Hilo. Evidently built as a commercial venture rather than to house a firm’s own business, the Volcano Block Building had been empty for at least 10 years prior to its change of ownership.

Miraculously, the structural elements were in excellent condition and the peeling off of several layers of remodeling revealed a considerable amount of original finishes. A charming stencil



The second floor lobby of the Volcano Block Building was dimly lit and run-down prior to renovation.



design was discovered among the original finishes and was reproduced in the restored building. The original interior colors have also been restored based upon microscopic examination of paint samples in place under newer finishes.

A large decorative skylight and accent lighting have been added to brighten up the second floor lobby.



Major stabilization work was done on the S. Hata Building foundation as well as additions to the exterior.

The current owner of the Hilo Masonic Lodge, Toyama Hawaii Inc., has embarked on an ambitious \$1.6 million restoration project of the structure. Completed in 1910, the Masonic Lodge provided retail spaces on the ground floor while second and third floors accommodated the activities of the Masonic Order.

Built by the same man as the Koehnen's building, the Masonic Lodge is an example of a very advanced building for its time. The structural core is steel with riveted connections which was then covered in concrete as a fireproofing measure.

One of the most interesting problems encountered in restoration projects is having to incorporate contemporary uses and features such as elevators into a structure which has an unusual floor plan, even for 1910. The specialized needs of the Masonic Order created spaces on the second floor which rise a full two stories within the building envelope. These areas are surrounded by anterooms, formal lobbies and office suites for Masonic officials.

Despite some compromises forced by economics, the final plan preserves 85 percent of the upper floors untouched but for restoration and the remaining 15 percent preserves

the ambiance. The queen of the spaces is the temple room. Used for formal Masonic occasions and closed to all but Masonic members, this space will be restored to its original appearance including the paint scheme and carpeting.

As with most of the historic retail properties, the ground floor storefronts of the Masonic Lodge have been retrofitted with aluminum sash and strip-center doors

of no particular interest. The original canopy over the sidewalk is long gone, but photographs and examples from the same builders (S. Hata Building, Volcano Block Building and Koehnen's) are providing guidance in its recreation.

The Kennedy Building of Hilo, which was constructed sometime between 1912 and 1914 by C. C. Kennedy, longtime president of Hilo Drug Company, has also been restored to its original splendor. William D. Cesaletti of Draftsmen, Hilo, worked to recapture the early 1900s look of the building.

The refurbished Kennedy Building's formal entrance fronts Kamehameha Avenue and provides access to the retail area of the structure. Another door leads to a stairway and the upper level with both levels having access to a parking area in the back of the building. Interior renovations included a new stairway and new bathrooms.

Hawaii County issued a certificate of occupancy for the building on Feb. 23, 1993, and the first tenant moved in on March 1, 1993.

Neil Erickson, AIA, has also directed the restoration of several buildings in Hilo. Erickson has overseen the refurbishing of the Cunningham Building, Oliver's Restaurant and a private residence. The most notable of these projects is the Cunningham Building renovation. Originally built in 1926, the structure has been renovated to house four retail spaces on the street level and 44 single-occupancy rooms on the second floor. Leased month-by-month, the residential area usually has

Prior to restoration the S. Hata Building had been condemned by the county.





The current owner of the Hilo Masonic Lodge has embarked on an ambitious \$1.6 million restoration of the structure.

an 85 percent occupancy rate.

Commercial and residential buildings are not the only structures in Hilo getting a face-lift. The arbor at Kalakau Park has been reconditioned and L. Taylor Cockerham, AIA, is currently working to restore the Homelani Columbarium on Ponahawai Street which was originally designed by Julia Morgan.

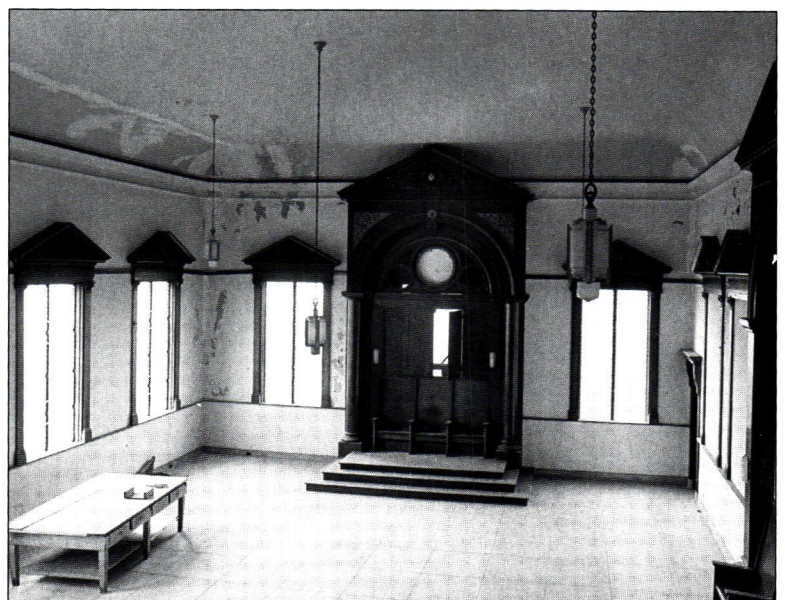
Despite the tough economic times of recent years, Hilo has managed to keep up its momentum and as the restoration spreads, the seeds are sown for the next crop. Currently no less than four of Hilo's major structures—Canario Building, Palace Theater, Kress Building and Volcano Block Building—are undergoing total

restoration. Several buildings have been completed recently; others are in the planning and design stages; and a new infill structure of the historic Hilo style is to be constructed on Keawe Street.

The rebirth of Hilo has become the talk of Hawaii and has attracted the attention of historic preservationists across the nation. The city is living proof that "preservation pays."

♦♦ *Boone Morrison is an architect who works out of Volcano, Hawaii. His work encompasses historical restoration, custom residential and contemporary commercial projects.*

Hilo Masonic Lodge main staircase and temple room before restoration.



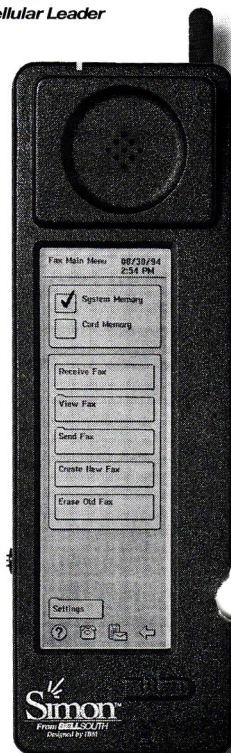
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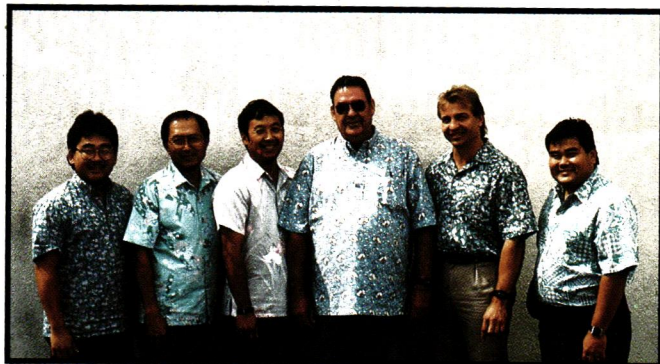
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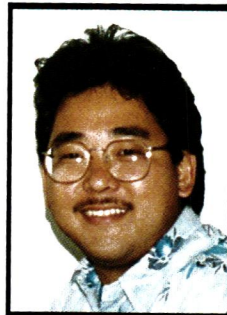


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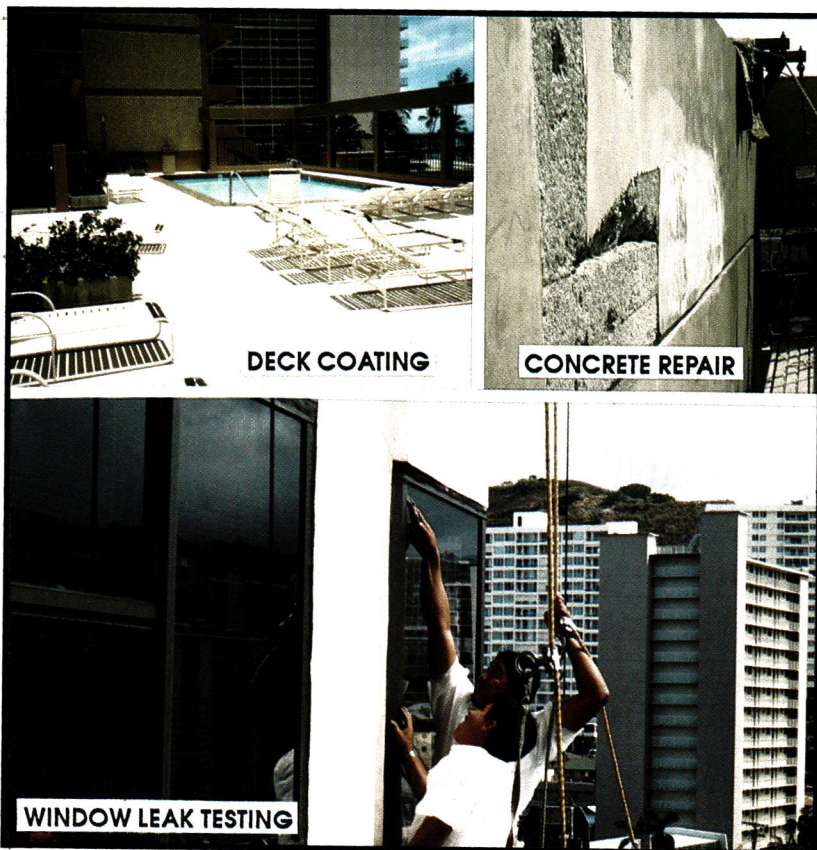


Heading a team of over 40 technicians are left to right:
Alvin Nishikawa, Ken Matsumura, John Kobayashi,
Al Gardner, Steve Kramer, and Jim Hiramatsu

Meet Alvin Nishikawa.



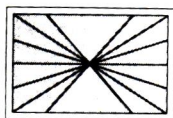
Alvin is Vice President of The American Coating Company. He is in charge of all field and estimating operations. Previously, Alvin was employed with an engineering firm in Chicago and Honolulu where he focused primarily on restoration and water infiltration problems. Alvin holds a M.S. and B.S. in Engineering from Purdue University.



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Traffic noise is left behind at the entry door.

Rock wall enclosures, dense native plantings and the soothing sound of cascading water create the sense of a place where life is relaxed and unhurried.

The circulation gallery around the saltwater pond draws guests through successive spaces, where they may view the owners' extensive collection of Thailand art or choreographed landscape events.

Elegant architectural details and a variety of textures in both building materials and furnishings create a need to "explore" further.

Blue-green slate flooring from China and hand-finished teak and custom-made furniture from Thailand are used throughout the house. Celadon glazed ceramic roof tiles from Japan are used to further define the "multi-cultural" aura of the residence.

A hand-carved teak staircase which separates the living room and kitchen leads to the master suite. The suite includes a bedroom, bath and a sitting room which opens to a lanai with a view of Kailua Village.



The dining room is open on three sides with a fabulous view of Kailua Bay.

The two-story masses at each side are linked by the major living room area. This space acts as a bridge above and between the mauka saltwater pond and the makai swimming pool. The design concept is very appropriate for this residence which was built at "Waiaha," the ancient Hawaiian word that means "gathering of the waters." Together the living room/dining room, kitchen, lanai and gallery provide an extension of space and views uncluttered by doors and walls—a place in which to live a truly tropical lifestyle.

Credits

Owner/Client:

Roger and Adele McGee

Architect:

Dinmore & Cisco Architects

Interior Designer:

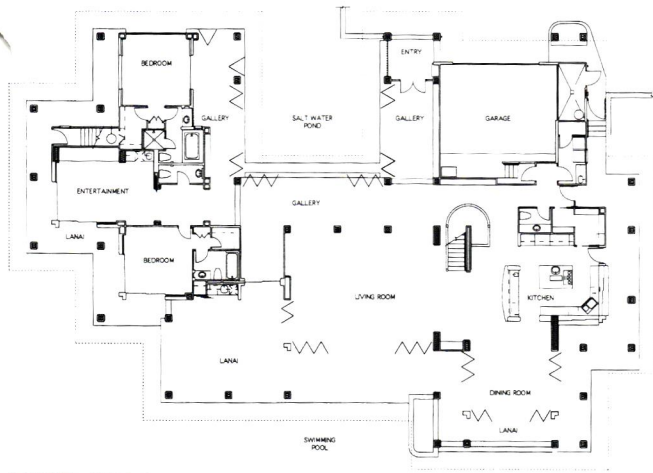
Barbara Woolf

Landscape Architect:

David Tamura

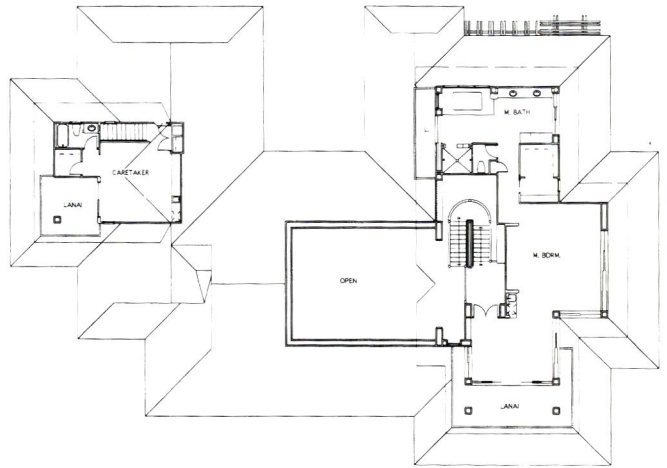
Contractor:

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Jury's Comments:

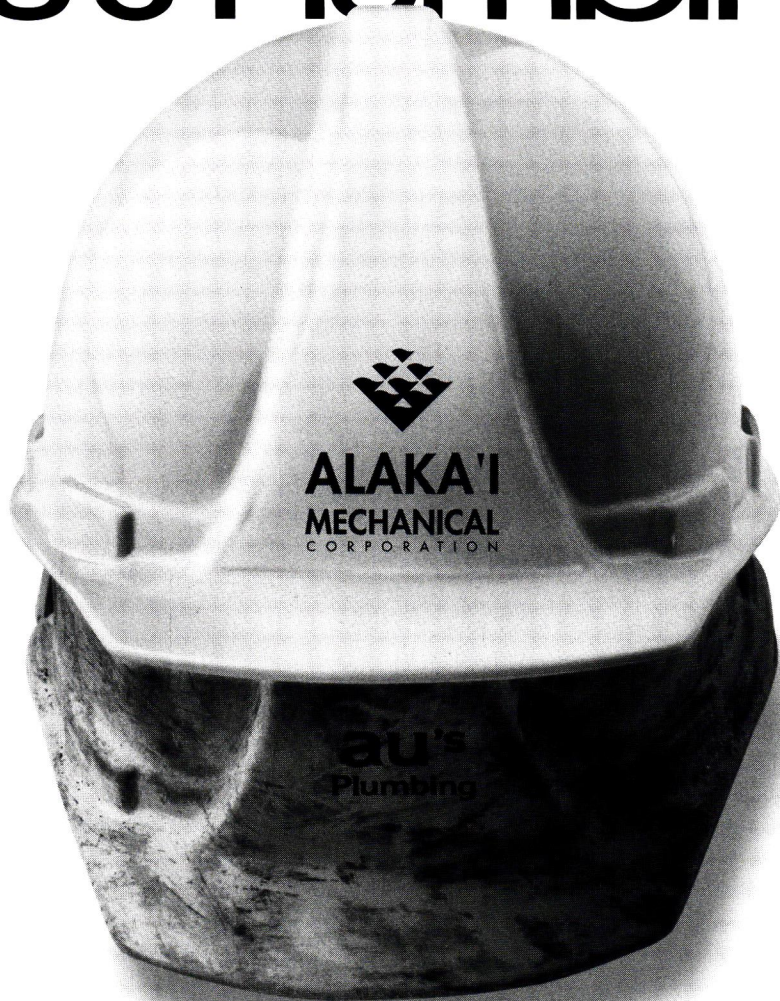
"Nice balance of natural materials and contrasts."



The lanai adjacent to the living room overlooks the makai swimming pool.

Photos by Lee Allen Thomas

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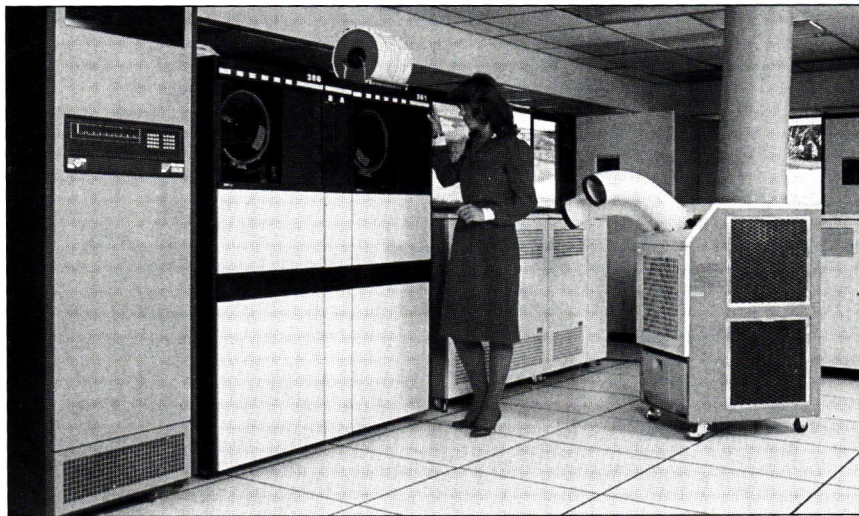
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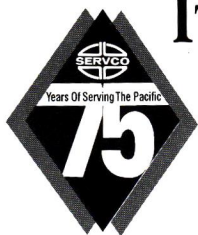
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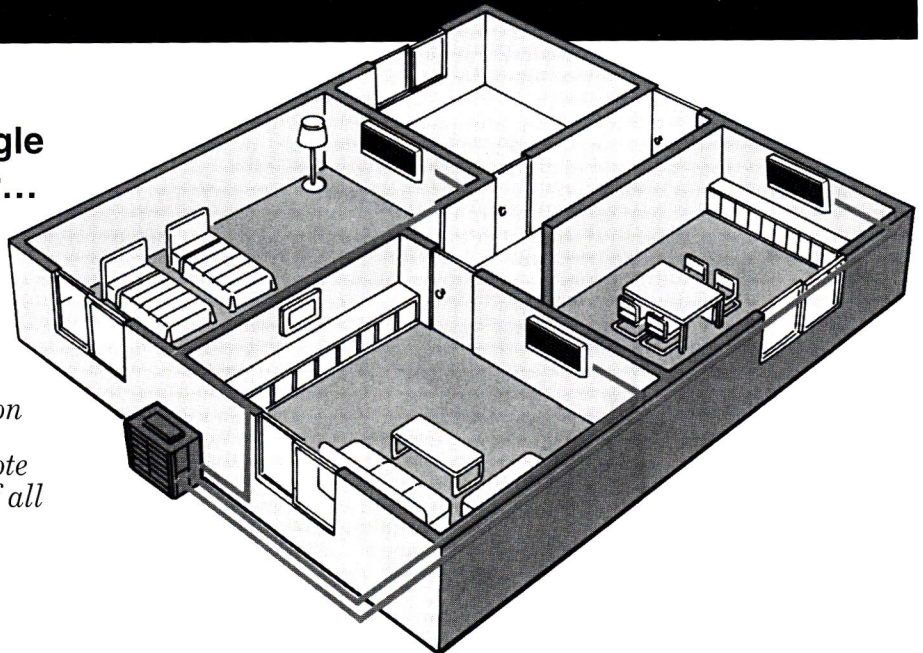
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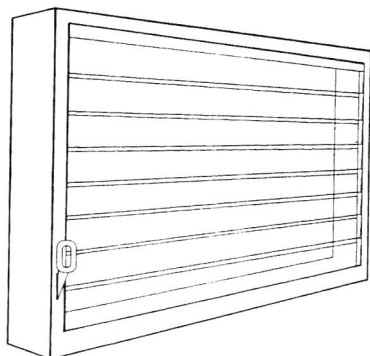
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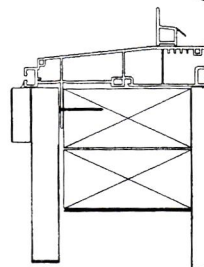
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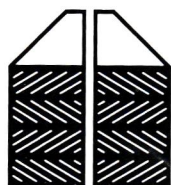
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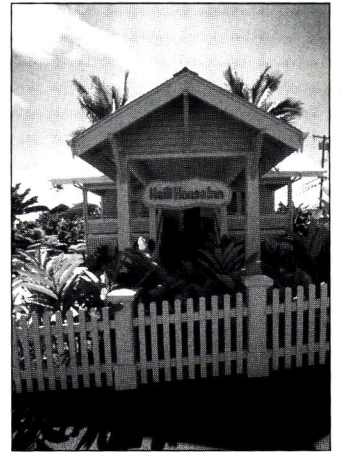
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From eyesore to asset

The Rebirth of Haili House

by Boone Morrison, AIA



Haili House from the front.



A dilapidated Haili House was overgrown with trees due to years of neglect.

Nearly every year for the last 30 years Joe Spinola of Washington state would stop in Hilo during his vacation to check on the home where he grew up. Each visit he saw that the house located on the corner of Haili and Kapiolani streets was slowly deteriorating, a victim of time and lack of care. The neatly planted garden of his youth became overgrown, almost hiding the house from view.

On a visit to Hilo earlier this year, Spinola was surprised to see the house swarming with workers. He inquired about what was taking place. He was informed that Rob Burns, a Honolulu entrepreneur, had purchased the property and was moving forward with a complete restoration to create a bed and break-



The addition of a *porte-cochere* entry was the only exterior "change" made to the Haili House during restoration.

Photos by Boone Morrison

fast establishment—the Haili House Inn.

Burns is no newcomer to historic restoration, having already redone the former Chock building on Keawe Street, which has been renamed the Holt Building. This project and the restoration of the Canario Building (currently in progress) have convinced Burns that restoration is a viable investment and that Hilo has become a prime location for such projects.

Built for the Spinola family in about 1924 and remaining their home until the 1960s, Haili House is an excellent example of the arts and crafts bungalow style which was popular during the '20s and beyond. Other homes of this style can be seen in Hilo and several have been restored by their private owners.

Haili House has emerged from its cloak of decay and overgrown foliage to become the kamaaina home it once was.

Under the guidance of Bruce Hansen, construction crews stabilized the entire structure and refurbished its foundations; replaced the electrical and plumbing systems; and repaired and repainted the exterior. The interior was meticulously repaired and the original surfaces were prepared and repainted to look new.

Some minor reconfigurations of space provided for five spacious guest rooms, one with a private lanai and full bath and the others each with a half bath. Upstairs, a new central bath provides bathing facilities for the four guest rooms. The dining room and parlor were restored to their original appearance, thanks in part to family photographs provided by Spinola and his brothers and sisters.

The Spinola family also located and donated several of the original light fixtures used in the restoration project.

The Burns family has gathered 1930s Hawaiian-style furnishings

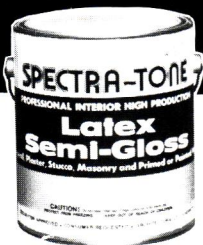
and artwork which, along with period lighting and accessories, complete the old Hilo setting. This makes it possible for guests at the Inn to experience what Hilo was like in the '30s in a private home setting.

The only exterior change has been the addition of a *porte-cochere* entry which Spinola said, "should have been that way from the start..." As the new plantings mature the site will again be the setting it once was, where one can spend an evening on the porch enjoying some of Hilo's loveliest hours.

Haili House Inn joins the company of revitalized structures in downtown Hilo, which is drawing visitors and local residents alike with its historic charm and unique setting along Hilo Bay.

♦♦ Boone Morrison, AIA, was the architect for the refurbishing of Haili House as well as several other restoration projects in Hilo.

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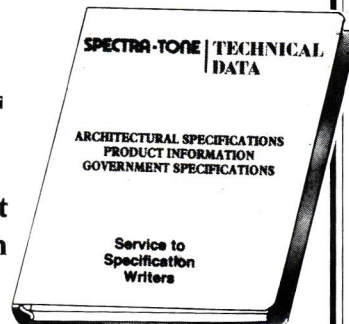


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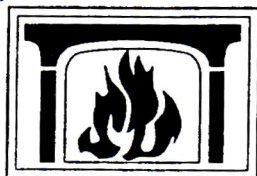
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Building industry volunteers pull together

Global Village Constructed

The American Institute of Architects Honolulu Chapter and the Building Industry Association of Hawaii recently joined forces with the Hawaii Children's Museum to create a safe, fun and intriguing place for Oahu children to enjoy Halloween.

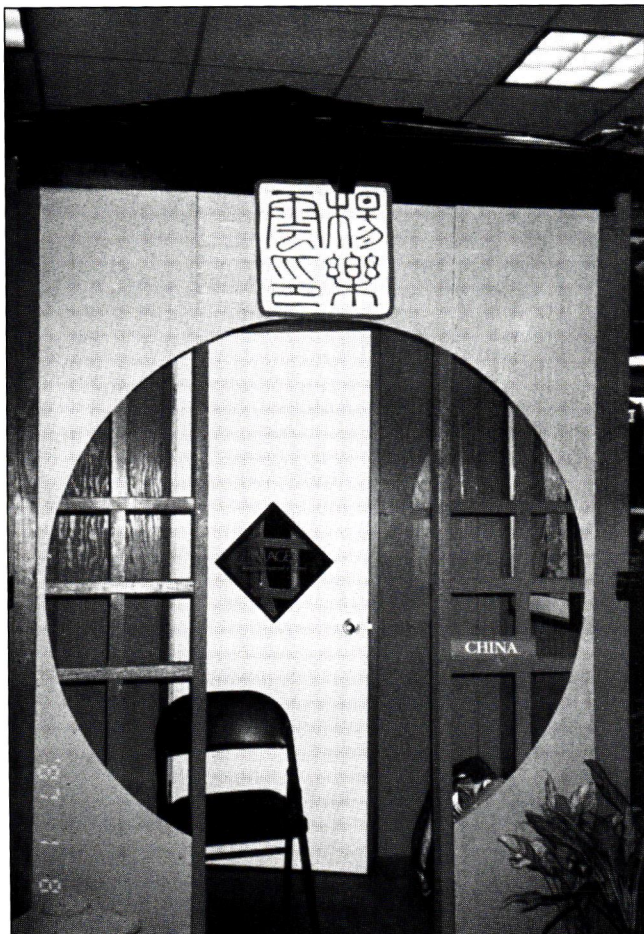
The project, "The Halloween Happening—Come Visit Your Rainbow World," was envisioned by Loretta Yajima, president and chief executive officer of the Hawaii Children's Museum. Yajima met with Kevin Funasaki, AIA Public Education Committee chairman

in June to discuss making her vision a reality.

During the next few months Funasaki worked with building industry professionals and other volunteers to coordinate the effort. AIA Honolulu Chapter volunteers designed the kiosks and other village structures for the "global village". More than a dozen BIA volunteers from various construction companies worked together to build these structures in less than eight hours.

With assistance from the American Institute of Graphic Arts, which contributed facades, trims and other decorations, and the

The kiosks were designed to represent Hawaii's diverse ethnicity.





BIA volunteers constructed this bridge and the other global village structures in less than eight hours.

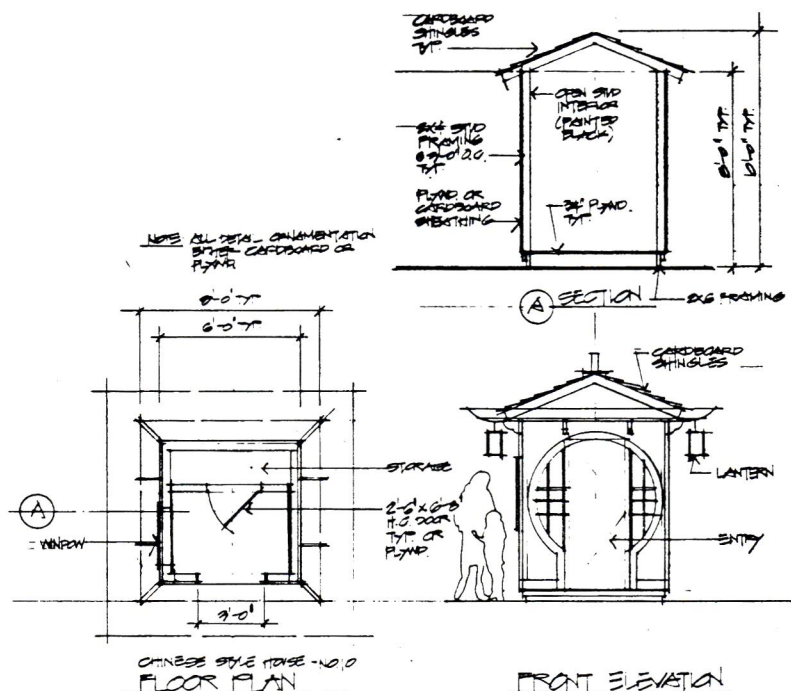
American Society of Landscape Architects which obtained a variety of plant materials, the entire village was set up in four days.

The houses, embellished creatively with cardboard, foam core and paint, were representative of Hawaii's diverse ethnicity. The Hawaii kiosk was a country-style shave ice stand. Even bus stops and a bridge were constructed along the walking route.

Children visiting the village were given "passports" and instructed to "travel around the world" to receive treats and stamps in their books. Children also participated in hands-

on educational opportunities.

The "globe-trotting" good time was the result of many companies and organizations lending and donating supplies. For example paints and brushes were donated through the Painting and Decorating Contracting Association of Hawaii; Aurora Lighting provided lamps and porch lights; HonBlue printed the passports and banners. Other contributors were the American Planning Association, the Honolulu Japanese Junior Chamber of Commerce and Ala Moana Center Merchants and the Department of Education.



Nine 6-by-6 kiosks were built for the global village.

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Cottage designed to 'take in' outdoors

A Big Island Getaway

by Paul Sanders



A weekend refuge on the Big Island.

The dream of a private getaway may not be as far out of reach as one might think. With some ingenuity and resourcefulness that hideaway from the bustle of city life could be a plane ride away.

The Big Island, with its abundance of lush patches of paradise, holds endless possibilities for that home-away-from-home.

In narrowing down parameters for his getaway, Franklin Gray, AIA, of Franklin Gray Associates, considered location, size and affordability.

Size, for Gray was particularly significant

because, "like most people, I don't want to devote leisure time for maintenance and household chores," he said. Also, "construction of a second home must not cost an arm and a leg," he added.

Gray settled for a unique design solution for "his weekend refuge" on a five-acre parcel of land he owns at Ahualoa, on the Big Island. It is a site of natural beauty with a waterfall, meandering streams and a eucalyptus forest.

"Staying within budget wasn't easy," Gray admitted. "Human tendency is to overload structures with gadgets one doesn't need," he said.



The cottage's main living area provides a panoramic view of the natural setting. Interior cedar finishes were left natural while door and window trims were painted white for contrast.

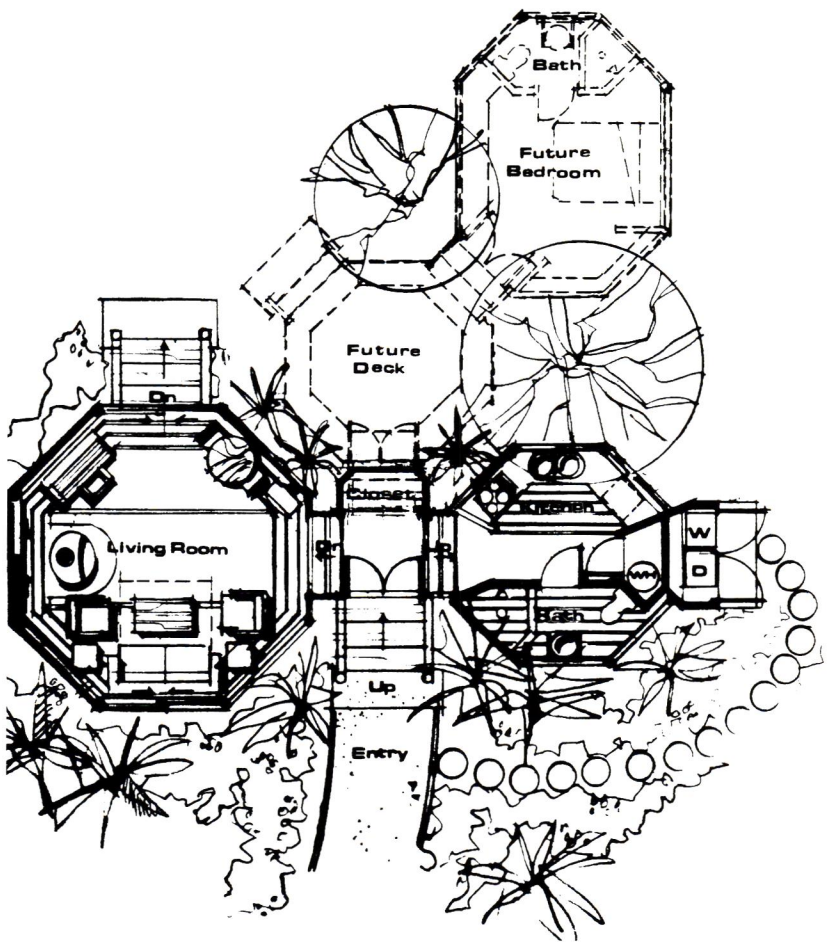
Gray searched for a pre-fabricated structure adaptable to his requirements. It was important to Gray that the cottage not distract from, or interfere with, the natural setting. He found his solution in a commercially manufactured bolt-together landscape gazebo structure.

"I felt this system could be engineered to withstand the rigors of heavy rainfall, especially the roofing structure, and used as an enclosed residence," he said.

Gray purchased two octagonal "gazebo" units—one measuring 21 feet, which he transformed into main living quarters; the other measuring 15 feet, which he configured into kitchen and bathroom facilities. He designed a matching corridor connecting the two structures, which also provides a convenient entry way and additional storage space. A shed was appended to the smaller structure to shelter washer and dryer units.

Interior and exterior cedar finishes were left natural while door and window trims were painted white for contrast. Light sisal carpeting with white ceramic tile borders completes the interior. The architect also designed the retreat's interior, furnishing it with British antiques that complement the overall design.

"The end result is a small, comfortable and inexpensive weekend retreat with an overall British colonial feel to it," Gray said.



Gray plans to add a deck and bedroom to his cottage.



Gray's getaway cottage is nestled in a eucalyptus forest at Ahualoa.

Photos by David Franzen

Experimenting with the impossible

Big Island Substandard Subdivisions

by Bonnie Goodell, Giny Aste, Michael Riehm, Bruce Owensby

You must understand the difference between success and winning. Success is a better place in the future than today. Winning is NIMBY-ism (not in my backyard) and horrible decay in the long run.

Gary Lawrence, planning director, Seattle

The substandard subdivisions of the Big Island seem about as far from “aloha aina” as one can get. They were conceived and born in the 1950s, a period when planning often served as a land use agent for convenient speculation as opposed to convenient living.

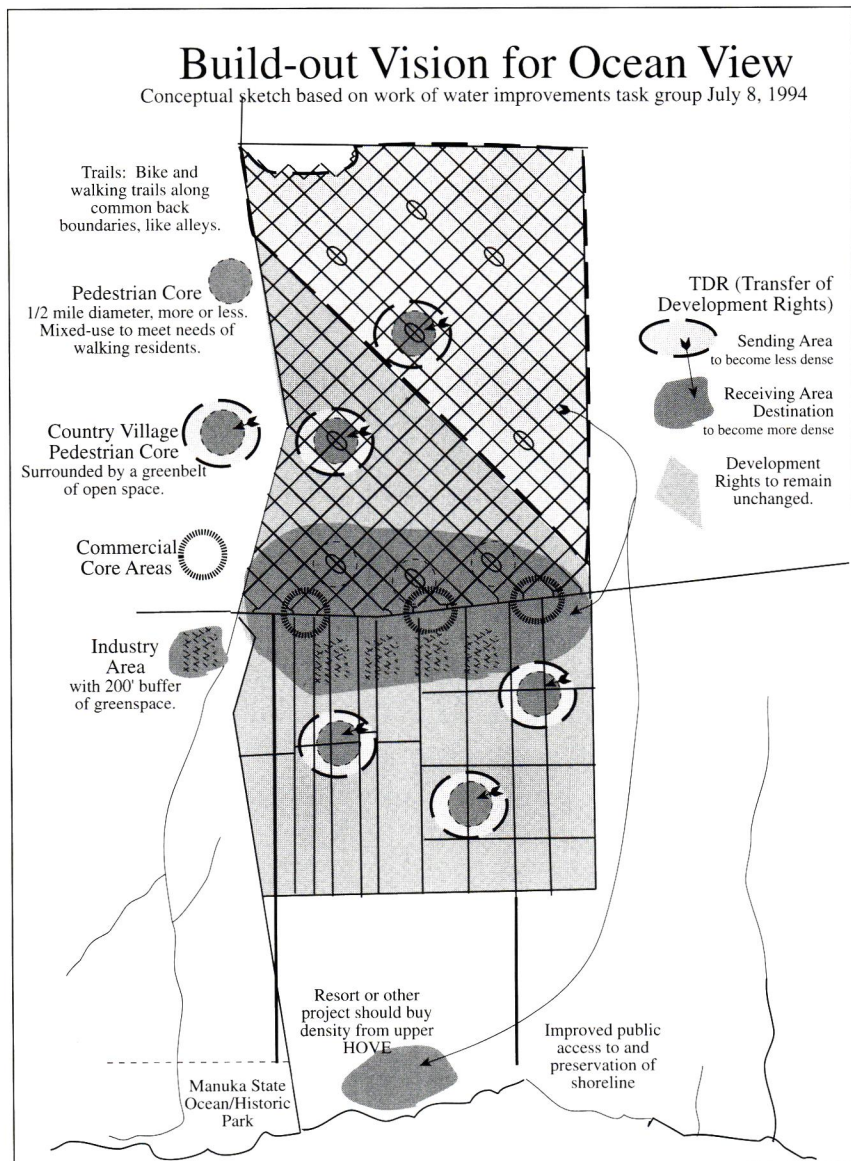
The result was more than 80,000 new parcels, tripling the number of “buildable” home sites on the Big Island at a time when population was dwindling. Half of the lots are in Lava Flow Hazard Zones 1 and 2 where U.S. Department of Housing and Urban Development spending is prohibited and state hazard planning forbids government action to increase densities.

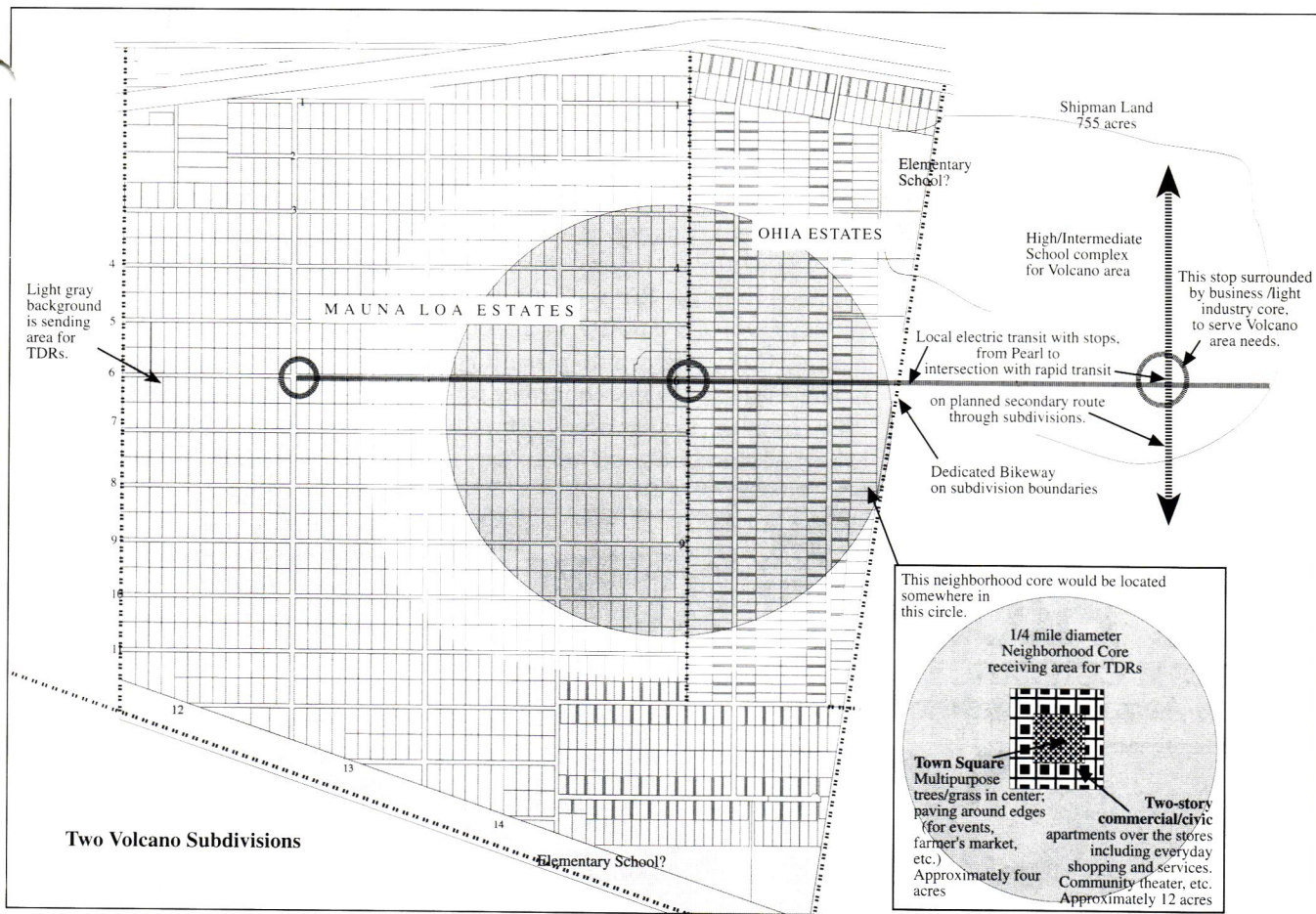
Hippies and retirees dribbled in during the '70s, loving the solitude. When it became clear in 1985 that young families could not afford homes on Oahu, Maui or Kauai, the demographic flood that now defines the subdivisions began. Now the typical subdivision family is young, part Hawaiian with a median income of \$22,000. Approximately 75 percent of subdivision residents own their own homes.

Hilo continues to be dependent on the vacant lot taxes from subdivisions. However, nothing gets back to the subdivisions.

The Department of Education will not provide schools for the subdivisions because they do not have water. Hawaii County will not zone small businesses in the area because they do not have

The master plan provides for mixed-use pedestrian town centers, planned as receiving areas for transfer of development rights.





The newly created town centers will have balanced job/housing ratios, dedicated bike/walking pathways and conveniently located amenities.

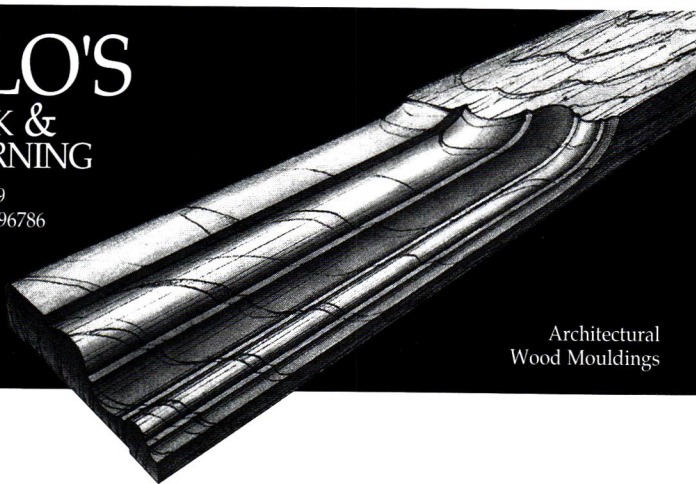
water. Furthermore, the subdivisions have no legal capacity to develop water for themselves.

Public spending for water is being diverted to new subdivision proposals by large landowners, whose projects could not profit if these old subdivisions received services. At the current growth rate and with total build-out, these substandard subdivisions will become completely dysfunctional, plagued with such suburban problems as traffic congestion, insufficient infrastructure and pollution.

While most government officials' eyes (with notable exceptions) are carefully averted, subdivision residents are taking matters into their own hands. Core committees of less than 10 planning activists, who represent subdivisions of 2,000 to 10,000 lots, are joining with

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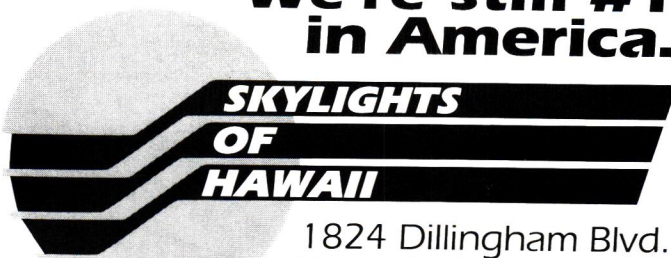
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planners to make changes.

The core group publicizes and recruits a larger committee for the process. A planning and architectural firm presents a slide show on pedestrian-oriented, mixed-use town development to the larger committee. Committee members then participate in a short, inexpensive, three-month design process which culminates in a community design charrette.

The Family Community Leadership Program (University of Hawaii

College of Tropical Agriculture and Human Resources Cooperative Extension Services) is providing skilled facilitators for the community and the visioning process. The Big Island Resource Conservation and Development Council provides a small amount of federal funding obtained from the Rural Community Assistance Corporation of Sacramento, Calif. Data and planning models are used to match income to infrastructure, facility needs to level of service standards and workplaces

to zoning models.

The product of this process is a conceptual built-out master plan which locates pedestrian centers along a transit corridor. The master plan provides for mixed-use pedestrian town centers, planned as receiving areas for transfer of development rights.

A TDR is a tool for moving the "right to build" from one place to another. Where existing development rights allow for more density than is appropriate, it allows owners to sell their right to build to the government or to an owner in another area where increased development is appropriate.

The area to be less dense is designated as the sending area. The area to be more dense is designated as the receiving area. In the sending area, owners of vacant lots may sell their right to build a house, via a development certificate, to an owner in the receiving area who thereby "buys" more houses or other structures for another higher use.

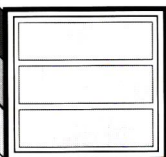
Typically, homeowners in a sending area buy neighboring lots to enlarge their own lot and then sell the "extra" house building rights. The resulting lack of development rights prevents high taxes which would eventually force development.

The newly created town centers of the master plan will have balanced job/housing ratios, dedicated bike/walking pathways and conveniently located amenities. The design process includes listing stakeholders with each of their needs specifically addressed in the plan.

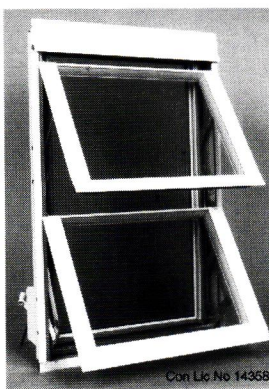
In this plan it is not difficult to get to the town center. Everyone shares the town square, marketplace and "walkable" neighborhood. Once a plan is designed, it is up to the community planning committee, with technical support from the planning professionals, to educate the community and build a consensus. This is a challenge anywhere. However, in a boom community the wheel must be reinvented endlessly and tirelessly for newcomers.

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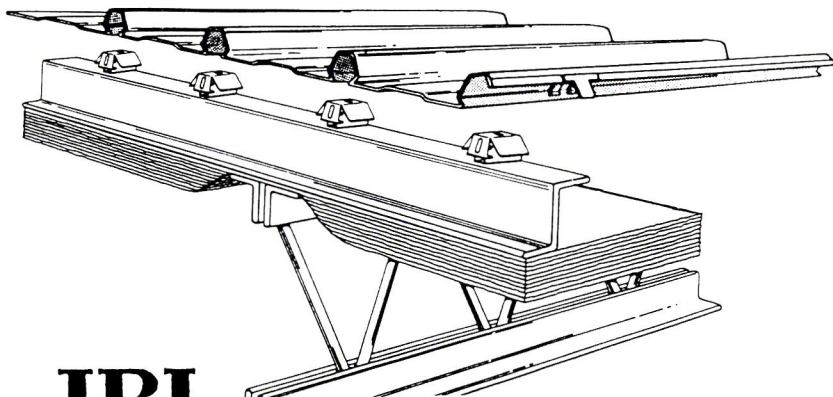


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With so many identical lots being settled rapidly and "patternlessly" with people of divergent expectations and incomes and no master plan, residents tend to feel the need for a NIMBY "win" over neighbors who want or don't want services or businesses next door.


Both planners and residents must remind themselves that success is a community where everyone can live together, yet remain different. This goal can be accomplished by planning for diversity against the grain of monoculture and the "protect our investment" attitude.

It appears that planners on the Big Island have about five years to set in place an affordable, sustainable community plan before rapid growth and continued build-out make sustainable redesign and public land assembly politically and financially prohibitive for these existing substandard subdivisions. The clout needed to get government officials' attention can arrive from the same numbers that could effectively prohibit action.

Residents of these substandard subdivisions must ally with each other to build community understanding and expectations around their grassroots plans. When their political ship finally comes in, they will be ready to whisk the fiscal and political cargo into sustainable communities which have been visualized and reserved in anticipation. To make their vision "permissible," residents must effectively support reform of the county's subdivision zoning codes and state planning reform.

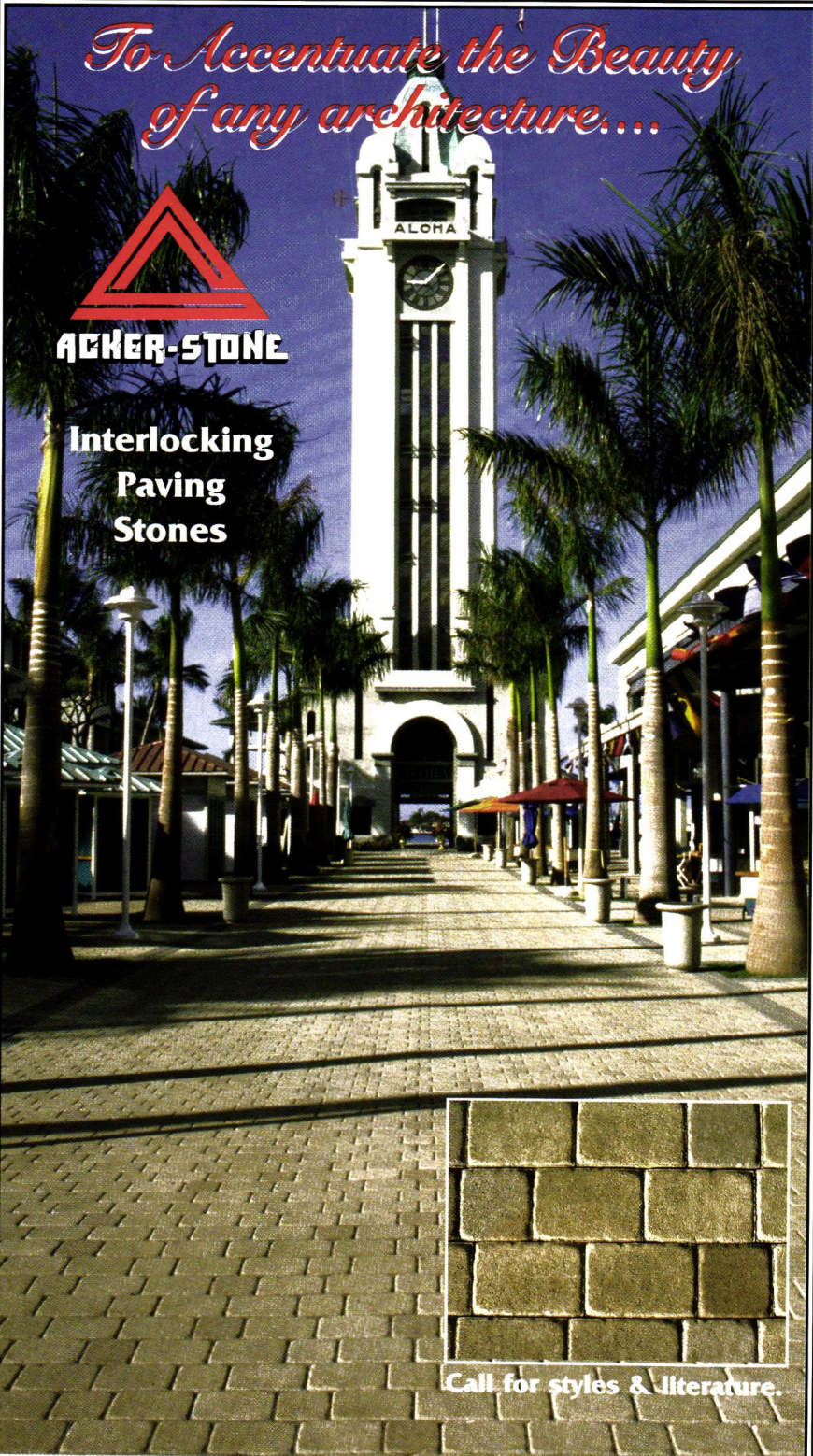
♦ Bonnie Goodell, APA, is president of Community Management Associates Inc., a small planning firm that works out of Volcano, Hawaii. Ginny Aste is a community relations specialist for the company. CMA specializes in advocacy planning, especially for the residents of substandard subdivisions. Michael Riehm and Bruce Owensby are partners in the firm of Riehm Owensby Planners Architects. The firm specializes in pedestrian-oriented communities.


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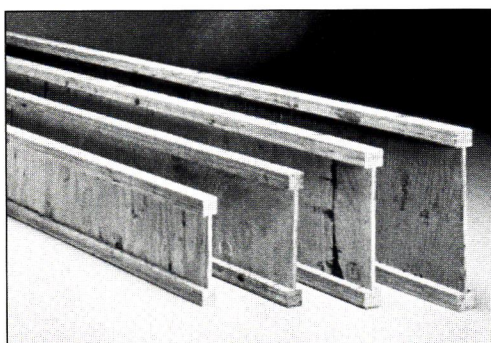
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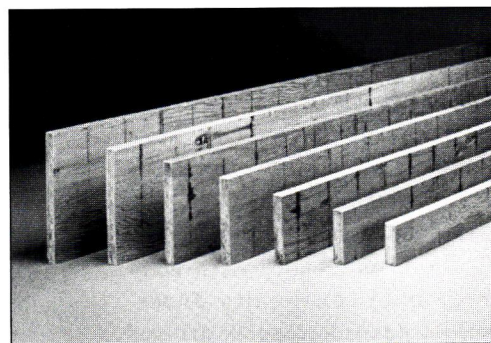
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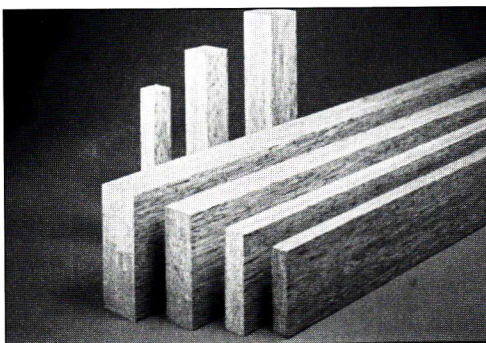
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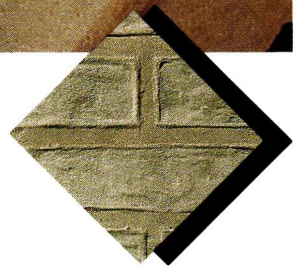
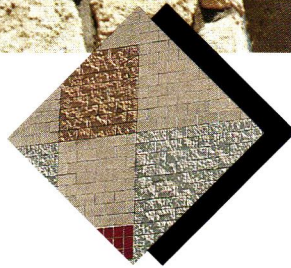
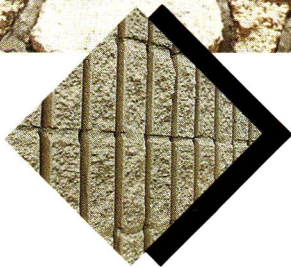
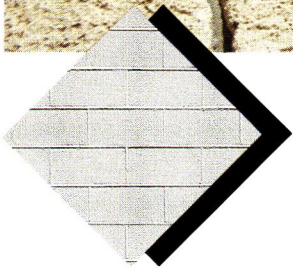
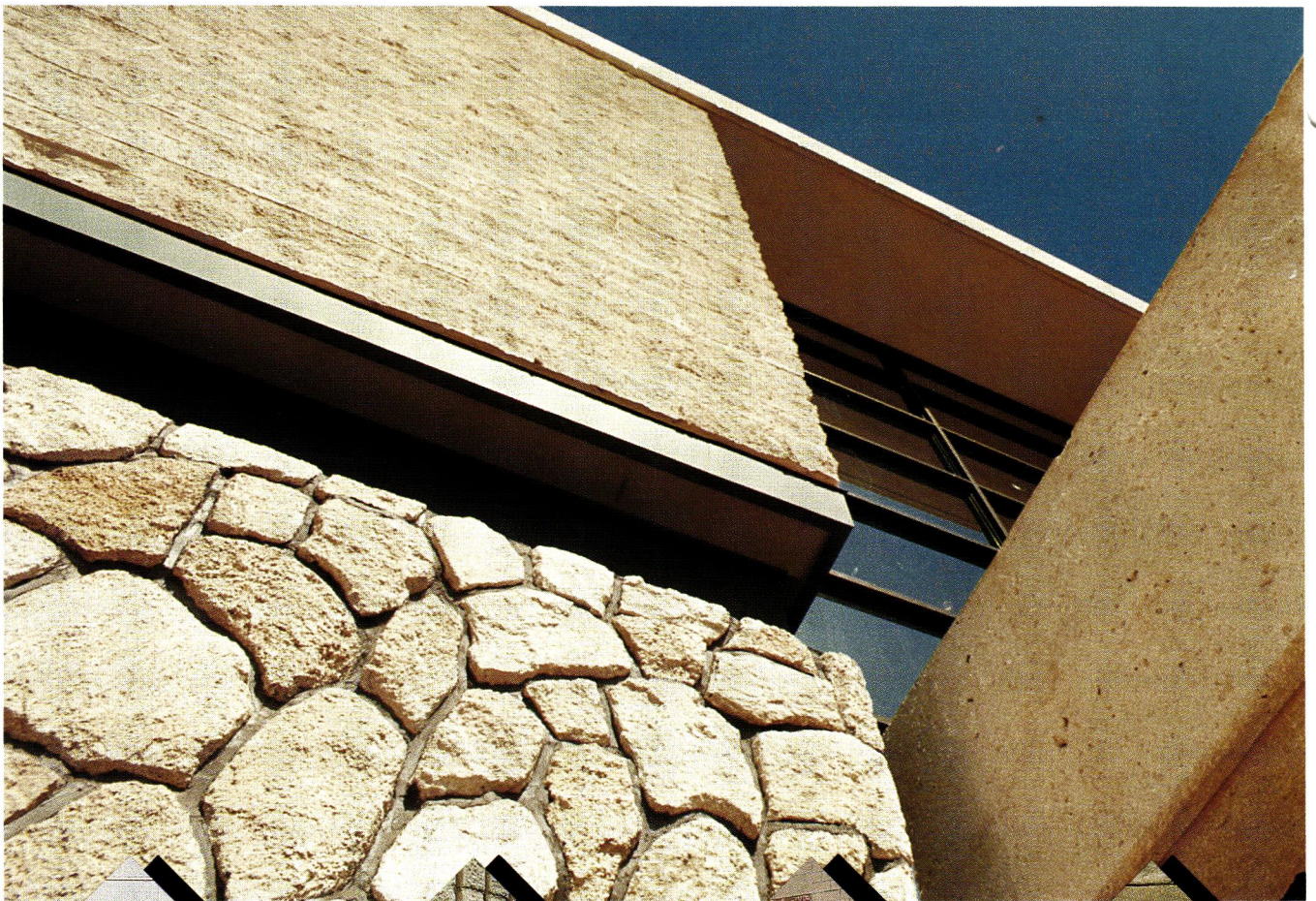
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