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the journal of the hawaii chapter, american institute of architects



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# hawaii architect

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Address all letters to:

Hawaii Chapter, AIA  
1210 Ward Avenue  
Honolulu, Hawaii 96814  
Ms. Peggyjo Gum  
Executive Secretary  
Phone (808) 538-7276

Co-Editors:

Robert M. Fox  
James N. Reinhardt

Associate Editors:

Christopher Smith, Graphics  
Greg Michaud, Student

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# PRESIDENT'S PAGE



by Ty Sutton

In 1938 Lewis Mumford, in "Whither Honolulu" said, "No city, no matter how drastic the pressure of population, can afford to grow in the haphazard and wasteful fashion that prevailed in the past."

Honolulu has grown at an unprecedented rate since 1938 and we are witnessing the results of that "haphazard and wasteful fashion" which has been the pattern in spite of Mumford's warning.

Why have we been unable to recognize in physical growth the opportunity to build an environment of quality in which human values set the guidelines for what and how to build.

Perhaps we have been so concerned with economic growth, that physical growth is considered an incidental result of economic expansion. Or perhaps we are simply unable to identify and design urban quality in the scale that is meaningful to the city. Existing control mechanisms such as zoning have not produced design in the city of a high quality. Those "human values," or qualities that make the urban environment attractive, enjoyable, and functional, are either absent or in low supply in most cities, downtown as well as in residential neighborhoods. Can we, then, in the design profession, clearly identify the opportunities for improvement and make them known to the public?

We are beginning to see that good urban design, community space, privacy, residential quality — even the options of place of residence — and the beautiful city that generates pride of residence, participation and preservation of our historic heritage does not come about incidentally to any other value system or by accident.

Growth determined by recognition of human values, quality in the physical environment, preservation of traditional

values, must be planned for and made part of all policies related to growth and control of growth in the City and State.

We as architects, designers of the urban environment, have a unique opportunity to influence the standards or guidelines for future growth.

The Overview report reviewed two alternatives: "Hawaii One," past trends continued; or "Hawaii Two," creative change characterized by:

- more efficient use of urban land;
- reduced burden on government for facilities and service because of compaction or urban development;
- lower housing costs through efficient use of land and strong government action;
- transition from automobile mode of transportation to extensive mass transit system;
- preservation and development of economy's agricultural base;
- preservation;
- beneficial control of population and economic growth.

Since growth, even with additional controls, is already foreseen in needs of existing population, expected visitors, and new residents — (estimated housing need: 50,000 development units; estimated current visitor levels: 2,000,000 annually — it is essential that quality standards and objectives in design be recognized and adopted as guidelines, not fixed and inflexible, but changing as new knowledge points toward new values and standards.

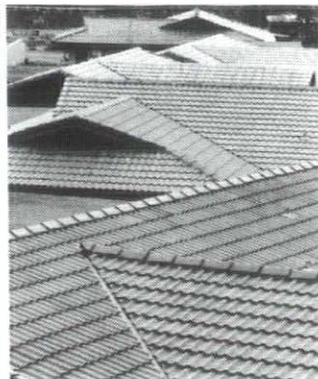
The designer may well narrow his own field within these general conditions and identify those elements of the urban scene within which "creative change" will bring obvious improvements in urban life. Starting with people, their activities and needs, objective design can produce qualities that are only rarely found in urban places.

Typically, we as individual architects work only within a framework of separate structures established by our individual clients and by economic forces over which we make little or no contribution and have little control. The obvious cumulative effect of these individual efforts does not produce the known qualities or urban life that can reasonably be expected. To be more specific, a few projects, neighborhoods, cities, places, around the world, are

Continued on Page 10

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# ARCHITECTURAL SELECTION PROCESSES

FROM AUDIT OF THE SCHOOL CONSTRUCTION PROGRAM OF THE STATE OF HAWAII

by NARAMORE, BAIN, BRADY & JOHANSON AND ARTHUR YOUNG & COMPANY

**Editor's Note:** In the March issue, Hawaii Architect promised an investigation of architectural selection processes in other areas. The following is the first of this series.

## METHODS OF ARCHITECT SELECTION

Architects are generally selected for both private and public projects by one of the following three methods: direct selection, comparative selection or design competition.<sup>1</sup> A description of each method follows.

—**Direct Selection.** By this method an architect can be chosen with relative ease and with minimal expense. The selection is made on the basis of his reputation, personal acquaintance, or upon recommendations of his former clients. Frequently, the architect will be appointed as a result of a review of his prior projects and an indication of his willingness to participate in the current project. An individual will often decide in favor of a personal acquaintance, or upon the recommendation of friends and satisfied clients. In any case, the architect is chosen on the basis of talent, professional experience and taste as evaluated by the client in terms of his own need and inclinations.

—**Comparative Selection.** This procedure may be pursued in a number of different ways, but essentially the architect is chosen from among a group who have presented the necessary qualification data in the form of written applications and have had a subsequent interview. Applications may be requested from a limited listing of architects, or they may be called for by public announcement resulting in responses from many applicants.

The invitation to submit an application should include a description of the project under consideration, the approximate budget for the work, and the time schedule proposed. All appli-

cants should be asked to submit a complete statement of the training and experience of key personnel and size and type of organization, and a representative list of projects done by the firm. After the applications have been received they should be carefully reviewed so that a group of three or four may be invited for interviews. From these a final selection can be made.

—**Design Competitions.** The competition system provides for the selection of an architect by means of an evaluation of proposed solutions for a particular project. It affords an opportunity for stimulating creative effort on the part of persons skilled in special aspects of architecture, and it provides younger, talented persons an opportunity to gain recognition.

The competition method is more expensive and time consuming than other selection methods and for this reason its use has been limited. It has been found most often to be appropriate for large civic projects. Selection by this method requires the observance of rules which will result in fair conduct of the competition and which will establish equitable relations between the owner and the competitors.

Although all methods are available in the consideration of any project, a large majority of architectural commissions are awarded as a result of either direct or comparative selection. Whether the selection is made by an individual or by a group of people, the procedure follows three basic steps which are:

—A review of qualifications and experience resumes, together with photographs of executed work.

—Personal interviews to afford the investigator an opportunity to evaluate the architect's attitudes, philosophy, and personality.

—An investigation of the architect's former clients and projects, preferably by visiting actual completed buildings. This step will give an insight to the

architect's ability, his ingenuity in solving a problem, and the degree of satisfaction attained.

It is generally recognized that certain basic information should be submitted by interested architects to the persons making the selection. The American Institute of Architects (AIA) suggests that this data cover the following items:

Information to be given by the client to the architect.

—Name and address.

—General description of proposed facilities, including location, functions, and areas required, etc.

—Approximate project construction budget.

—Approximate timetable for completion of project.

—Any information on proposed financing and ownership.

Information to be given by the architect to the client.

—Name and address.

—Type of organization: individual, partnership, or corporation.

—Principals and staff: Name of principals, professional history, professional registrations and affiliations, key personnel, staff organization.

—List of projects designed by firm in recent years: a recently established office will state the nature of previous affiliations and the degree of responsibility in various assignments. This will include the type and cost of buildings, their locations, and construction dates.

—References: Persons with knowledge of the firm and its work.

—Supplementary material: Office policy on service during construction, business procedures, financial responsibility, etc.

Information to be supplied during interviews:

—Scope of services provided.

—Present work-loads and availability.

—Completeness of contract documents.

Continued on Page 6

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Continued from Page 5

### METHODS USE BY FEDERAL AGENCIES

Selection of architects for federal government work is based on the professional qualifications necessary for the satisfactory performance of the services required by the government. Selection procedures are controlled by the agency responsible for the work, but are fairly uniform among most federal agencies.

In general, the total federal government selection process has four major components which are:

-A demonstration of interest by the architect. Each architect is required to submit and maintain data on his capabilities and areas of interest.

-A pre-selection process which identifies a limited number of candidates from the list of qualified architects.

-A selection process which recommends a small number of architects, usually three, for possible contract negotiations.

-A negotiation process to reach a satisfactory agreement with one of the architects who was recommended by the previous selection steps.

Usually a pre-selection list of the maximum number of firms qualified to perform the proposed project is prepared by a pre-selection board from qualifications data submitted by architects on a standard form (U.S. Government Standard Form 251). Such boards normally consist of senior staff architects and engineers who often have had considerable experience in the type of construction contemplated. Usually the following points are considered.

-Specialized experience of the firm for the type of work required.

-The capacity of the firm to accomplish the work in the required time.

-Past experience, if any, of the firm in performing government contracts.

-Location of the firm in the general geographical area of the project, provided there is an adequate number of qualified firms in that area for consideration.

-Volume of work previously awarded to the firm by government construction agencies (the objective is to assure an equitable distribution of architectural contracts among qualified firms).

1. The majority of the descriptive material regarding architect selection is taken from: "AIA-Architects Handbook of Professional Practice," Chapter 5, September 1963.

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## What's Happening

**THE NEW OFFICE:** The lease has been signed. The design has been selected — see article, "The AIA Office Competition." The working drawings are underway. Construction is scheduled to begin April 1. Move in on June 1, 1973.

**CHINATOWN PAUAHI PROJECT:** A letter to the City Council stated: On February 28, 1973, at our Chapter meeting, the Chinatown Plan was discussed and a vote taken to determine a general Chapter position. Of 58 members present 30 voted to oppose the plan. Nineteen members indicated support if sufficient changes were made to provide adequately for relocation of residents and to preserve the small scale character of the area along with its significant existing structures. Thus, a majority were opposed the the plan.

Some principal concerns expressed were:

1 — Inadequate assurance of low cost relocation housing, especially in view of Federal action stopping low income housing programs and lack of local action.

2 — Loss of old buildings of architectural and historic interest where opportunity for restoration exists.

3 — Past history of redevelopment in which large scale demolition precedes by a long time period the actual planning and reconstruction.

**MASS TRANSIT SYSTEM:** A letter to the City Council stated: The Hawaii Chapter of the American Institute of Architects would like to urge your support of the proposed mass transit system for Oahu.

Since transit planning requires a long lead time before a system can be realized, AIA feels that there should be no further delay in preparing for the essential need of transit as an option to the automobile. Restrictions on use of the automobile will be increasingly necessary in order to maintain a satisfactory environmental quality as the expected growth in population occurs. The quality of life on Oahu will be significantly enhanced if effective, convenient, and comfortable mass transit is available. Thus, we see it as an essential step, rather than an option, in providing for the future growth of Oahu.

Establishment of a transit route system is seen as an important guide to general planning for the urban growth of the City and County. It can assist in establishing the patterns of density of neighborhood development as well as

Continued on Page 17

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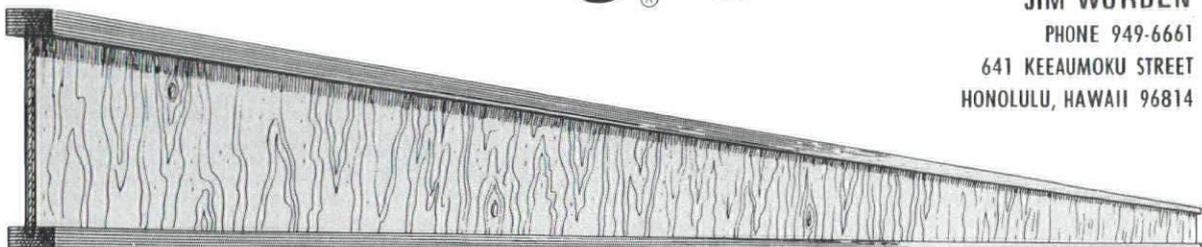
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# The AIA on Land Use Bills

In February of 1973, the Hawaii Chapter AIA established a Task Force to renew a series of bills dealing with land use, in particular, House Bill 808 which was initiated by the Governor's office. The members of the Task Force are Carl Mahoney, chairman, Francis Oda, John Hara, Don Dumlao, Ned Wiederholt, and Wally Omori. The following report is a summary of their recommendations.

The Hawaii Chapter of the American Institute of Architects supports with modifications Senate Bill 614 and House Bill 808 in its attempt to accomplish its objectives by the strengthening of existing procedures, by establishing specific criteria for the State Land Use Commission's reviews of petitions for urban redistricting (Sec. 205-8), and by adjusting tax laws on agricultural lands (Sec. 205-3). We support in principle the establishment of a structure for the comprehensive yet centralized planning of the State, however, we question the Bill's designation of the Land Use Commission, as presently constituted, as a vehicle for this planning.

Whereas the Bill designates Commission membership only on a number-per-locales basis, we recommend that

membership should be allocated as follows: the planning directors of the counties of Oahu, Hawaii, Kauai and Maui; Oahu-1; islands other than Oahu-2; chairman of the Board of Land and Natural Resources; Director of the Department of Planning and Economic Development.

We feel that the Commission, thus constituted, will be a viable and informed group which may more satisfactorily perform the crucial task of land use determination than the Commission described in the proposed Bill comprised of members who receive no compensation, outside of expenses, and who have no necessary prior experience in this area. At the same time, the appointment of three citizen members (who will serve without compensation) will insure that other than professional voices are heard.

Possibly more important, is that the presence of the planning directors on the Commission will insure the direct and integral participation of counties and local constituencies in the State planning process. The presence of four members appointed at the county level and five members appointed at the State level should produce a Commission which will represent a broad and balanced spectrum of the thinking with-

in the State. Such a Commission might, at some future time, warrant the granting of broad planning powers such as described in SB 614 and HB 808.

The Hawaii Chapter of the American Institute of Architects recommends that the portion of the Bill which establishes "areas of critical State concern" be deferred in its implementation for a period of at least one year. At the end of this period, the Legislature would be obliged to either confirm the implementation of this portion of the Bill, amend the sections concerned, or delete them.

In addition, we recommend a maximum of five years between comprehensive reviews of land use districts and not the casual "from time to time" as Sec. 205-6(c) stipulates. We also recommend the deletion of SECTION 5(b) Repeals, which would supersede Chapter 91, Hawaii Revised Statutes.

In conclusion, the Hawaii Chapter of the American Institute of Architects feels that SB 614 and HB 808 have great merit in its provisions to remedy existing problems within the State Land Use Commission. If revised as recommended, we feel that the Bill will not only be strengthened but will serve as a basis for the determination of comprehensive Statewide planning.

# The AIA on Environmental Impact Bills

The Governmental Relations Committee of the Hawaii Chapter of the American Institute of Architects respectfully submits its negative reactions to HB 1435, 1522, 1792, 1794 and other related environmental impact statement bills or resolutions.

It is our opinion that the E I S Bills, as proposed, do not solve, in the final analysis, the political, economic and social aspects relating to the overall environment of the State of Hawaii.

The quality of our environment will never be solved with such legislation. We all recognize that euthenics, is the science that deals with the development of human well-being by improvement of

living conditions, is for all, and the considerations for appropriate legislation should be in the interest of public good.

Therefore, any proposed legislation should reflect proper study, evaluation and review of our existing laws on land use and general planning. From this comprehensive study, new innovative concepts for progressive legislation should be possible and desirable for all people.

In the past Hawaii has led the nation in other progressive legislation, and it can still maintain this with the proper application of the principles of euthenics. Let us not compound past

mistakes and let us not experience the confusion which is happening in California, where poor unthoughtful legislation with respect to E I S has created havoc in all phases of the building industry. And, finally, let us not stampede ourselves into making emotional decisions regarding this type of legislation which may be more detrimental than beneficial to our State.

As Chairman of the Governmental Relations Committee of the Hawaii Chapter, American Institute of Architects, I respectfully submit that these bills be denied any further consideration by your Committee.

/s/E. D. Phillips, AIA

# DESIGN COMPETITION: AIA OFFICE

## JURY:

Ty Sutton, AIA, Hawaii Chapter AIA President  
Mel Choy, AIA, AIA Director  
Herbert Luke, AIA, Hawaii Chapter AIA Past President

Rebecca Pang, Associate Member  
Sammye Akutsu, Student Chapter AIA President  
Peg Gum, Executive Secretary, Hawaii Chapter AIA

There were 17 entries received for the competition. They ranged from models, quick sketches, and elaborate drawings from corporate, associate, and student members. The number of entries was good, considering the short term (seven days) of the competition.

The winning scheme was done by Francis Oda, AIA, the University architect. All members were unanimous in selecting this entry first. The openness of the first level in relationship to the Fort Street Mall was especially pleasing. The large planted opening between the first and basement levels helped to relieve the restricted environment of the basement. The layout of the secretarial space was judged to be very efficient. It was also felt that the potential of renting the mezzanine to another group

was excellent because of its complete separation. The jury, however, recommends a glazed enclosure at the mall to provide protection from weather. The enclosure would also serve to maintain the air conditioning integrity on hot days.

The first mention recognition is awarded to a team comprised of Gus Ishihara, Gordon Tyau, Norman Hong, John Lee, Hans Sasaki, Abe Mitsuda, Mike Yoshida, John Okida, and Charles Uhlmann. This particular scheme is an excellent program of development of the office, the effecting environmental concerns and as well had a great sense of satire and humor.

The second mention was awarded to Don Bernshouse and William Sakaguchi. This solution was similar, in many re-

spects, to the winner with similar openness, and penetration of space to basement. The jury felt, however, it lacked efficient space for the executive secretary, and the partial glazing at the front near the vertical well as described in the perspective did not provide as open a feeling as indicated on the plan.

The third mention recognition was done by Greg Michaud and Greg Hammers, both University of Hawaii architectural students. The jury found it refreshing to have students do so well in an open competition. The scheme reflected many of the aspects that were liked by the jury such as the opening from basement to first floor, generous storage spaces and a workable mezzanine.

See Pages 12 and 13

## President's Page

Continued from Page 3

generally agreed to set examples for quality that have given rise to greater expectations.

Waikiki, our primary tourist destination, with great natural setting, climate and ocean, does not have quality in its constructed elements in spite of occasional successes behind the property lines. Kalakaua Avenue, its main thoroughfare, serves primarily through automobile traffic and makes hazardous the leisurely pedestrian movement that both tourists and local residents would like to enjoy. A few years ago, removal of a parking lane by the sidewalk increased the speed as well as number of vehicles and increased the hazard to people. Within a short time a pedestrian was killed on the sidewalk by a car out of control which jumped the curb. Its coconut trees, which not long ago gave a unique identity to the Avenue, have been so enveloped by extended canopies of buildings that they are dying or are overwhelmed by the mass of intruding and poorly designed buildings. Crowded

sidewalks have reduced minimal planting areas to rubbish-filled, untended beds of dying grass and shrubs. The great monkeypod trees, landmarks of Honolulu, have been diminished by highway construction and overly extended curb cuts for gas stations without compensating new plantings. Street trees have such low priority in our improvement budgets that we continue to lose rather than gain in the quality of street design. New streets in new neighborhoods are built for maximum traffic flow and are rarely given identity by design. We excuse ourselves from these responsibilities by the fact that these areas are under public control and are thus beyond our purview in design for individual properties.

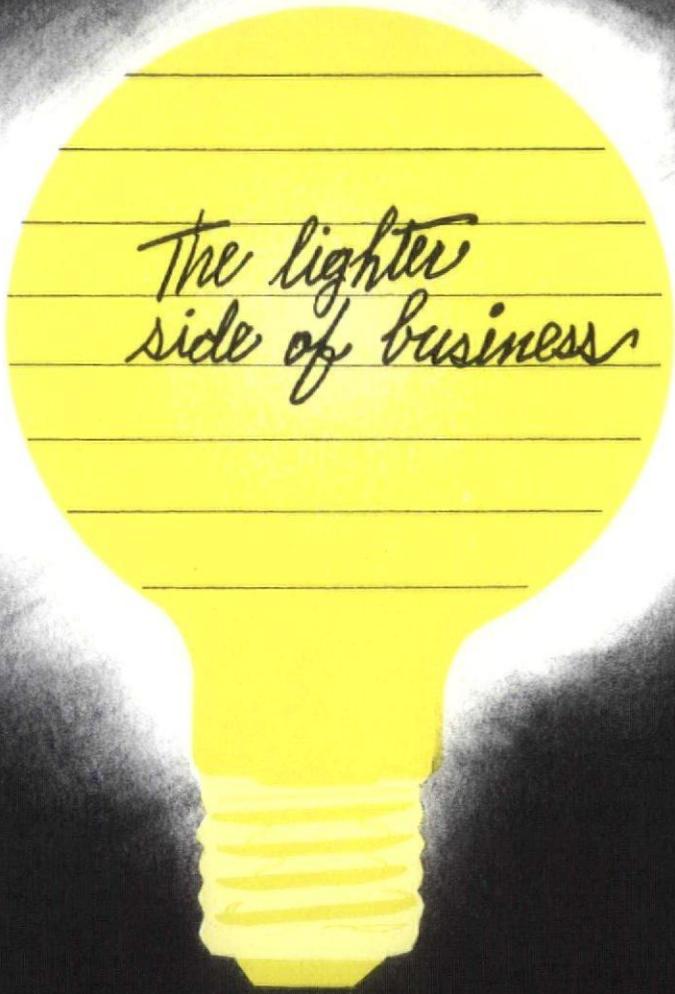
And yet one of the best examples of such myopic design is within the single land area of the University of Hawaii, where a chaotic campus of individual buildings produces a low quality image of the place.

The greatest opportunity for good design there may be the design of spaces between buildings — but what

departmental budget or program will fund the design and construction of a campus? What values must be recognized for physical design of a University?

Should we not then set new standards for design of streets? Should not the traffic and highway departments have urban designers on their staffs or available as consultants? Should not sidewalk design be given greater attention with standards of space, walkways, landscape treatment, with places to stop, sit, and rest, established on the particular need and place?

Perhaps through our collective efforts in AIA, with expressed community objectives, we can influence change in the general structure that will produce creative and positive results. Our opportunity as designers is to show how it can be done and what the city can become, to express the opportunity and the objective for creative change. It will then be up to the community to decide whether such change will be worthwhile.



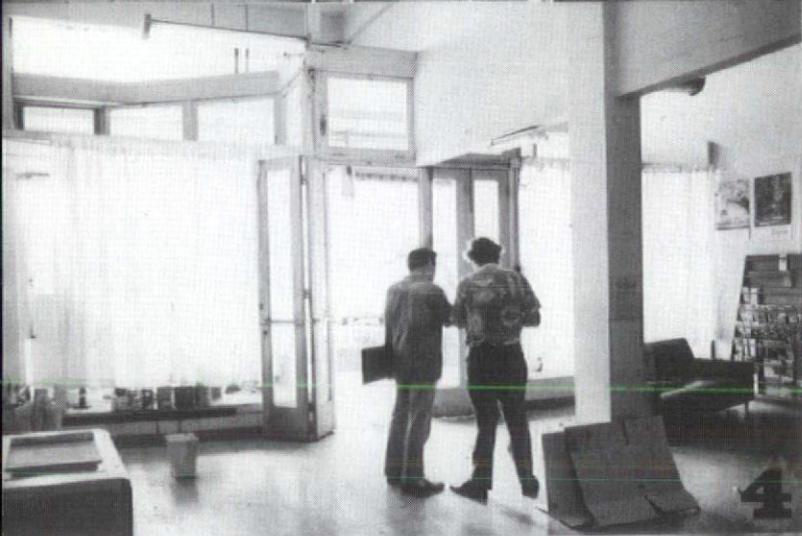
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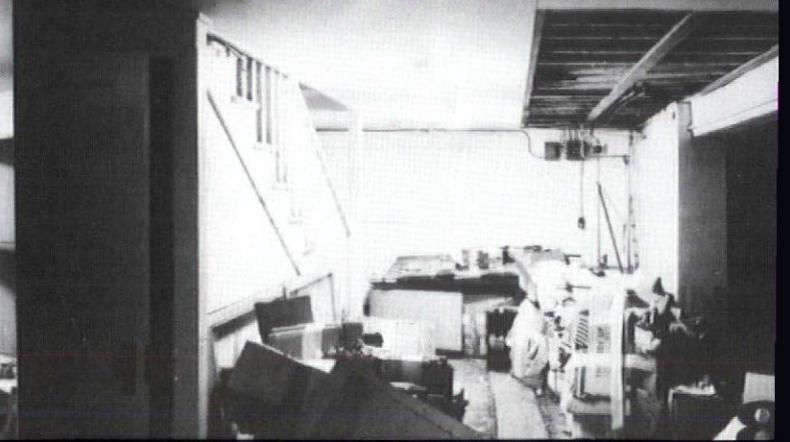
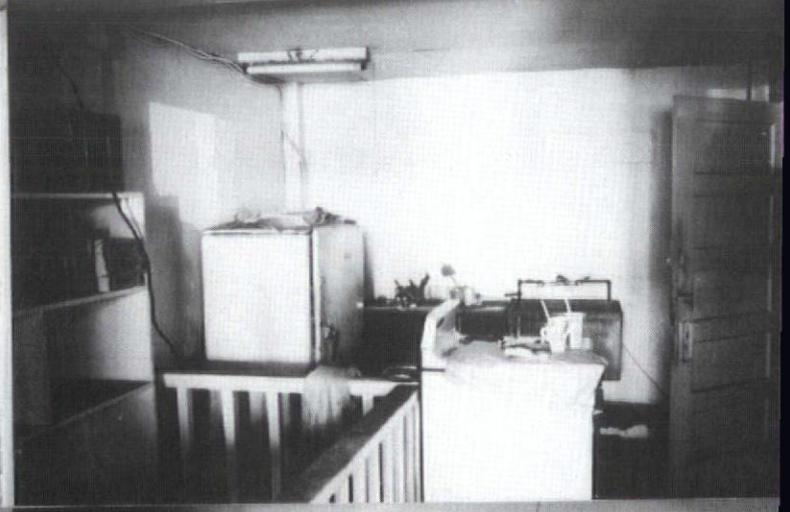
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The new AIA office moves into space at the mauka end of the Fort Street Mall on June 1. The photos on this page show the space "before." Photos No. 1, 2, and 4 – the main space. Photo No. 2 – the mezzanine and stair. Photo No. 5 – stair to mezzanine from first floor. Photo No. 6 – kitchen and stair to basement. Photos No. 7 and 8 – basement.



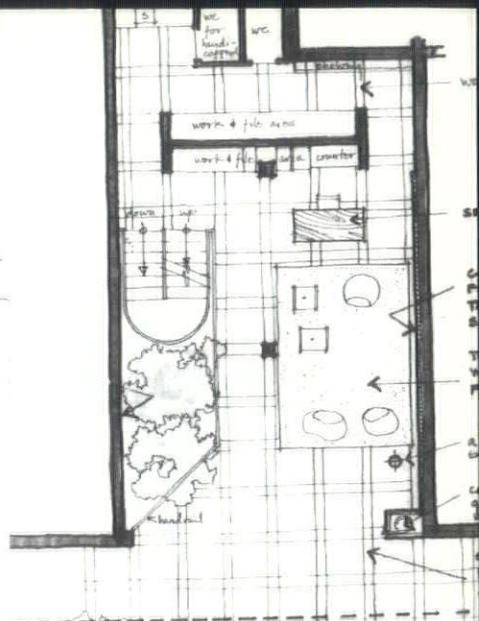
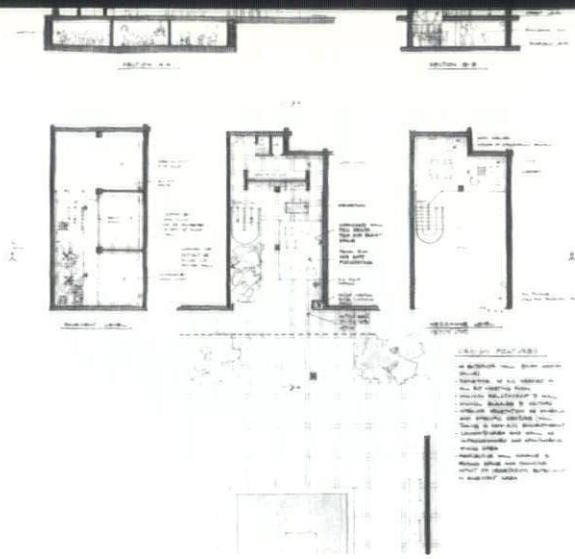
**AIA OFFICE DESIGN**

Winning Scheme – Francis Oda, top

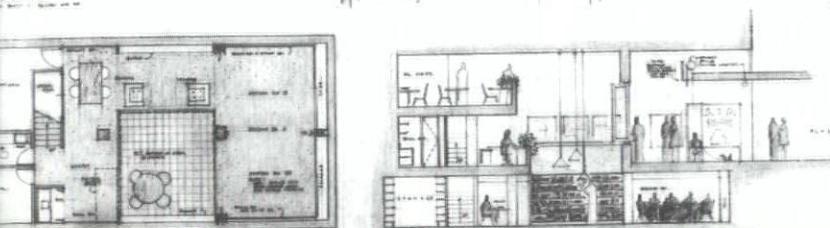
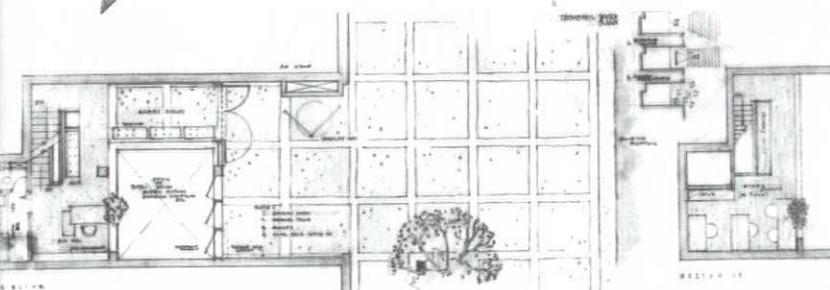
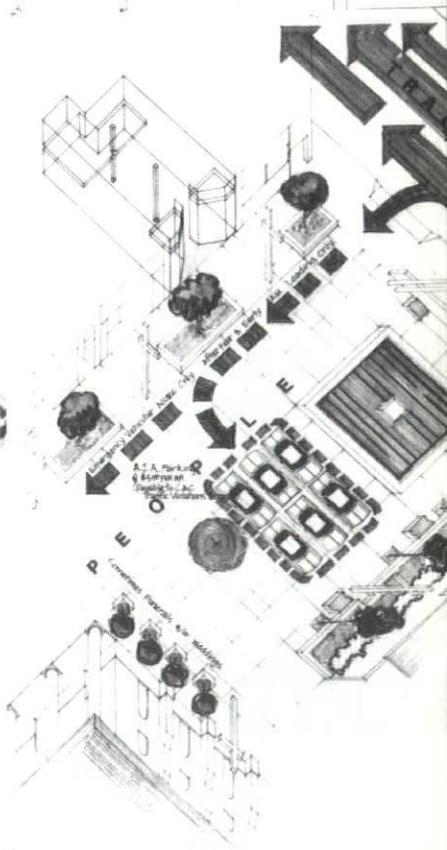
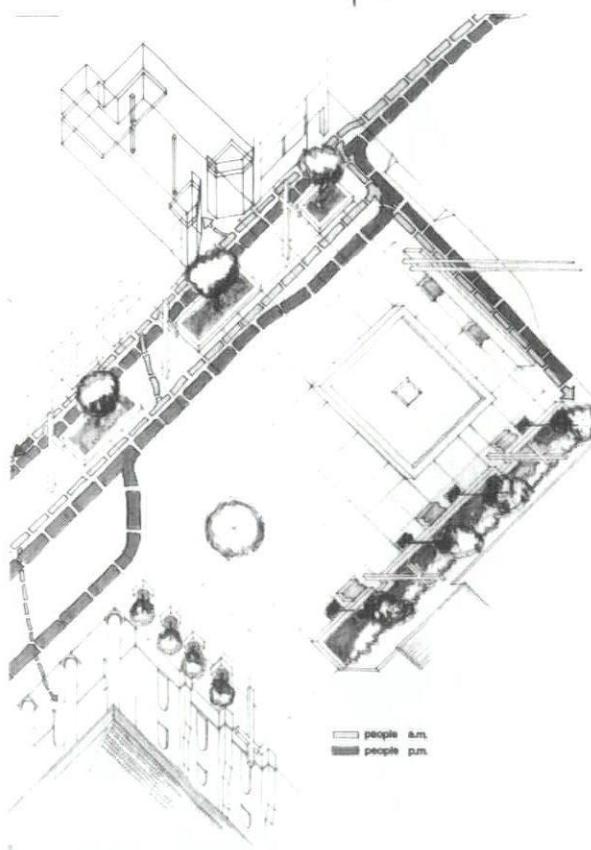
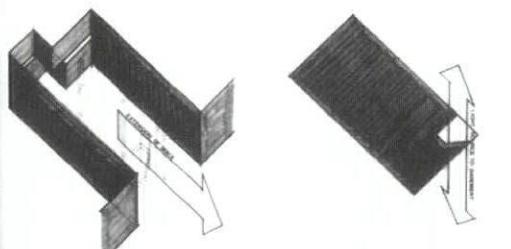
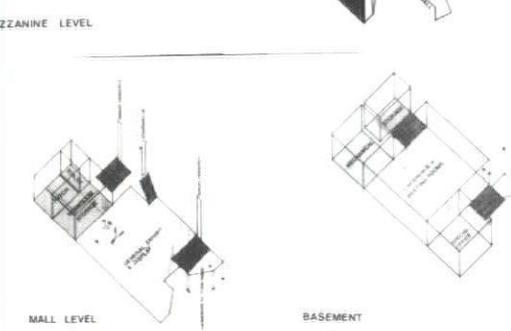
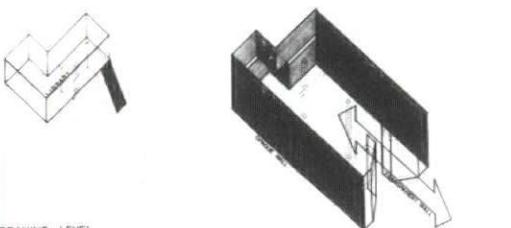
First Mention – Group 70 Lab, center

Second Mention – Don Bernhouse and  
William Sakaguchi  
lower left

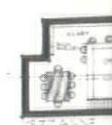
Third Mention – Greg Michaud and  
Greg Hammers  
lower right



*aia office competition \**



people a.m.  
people p.m.



# VACANT URBAN LAND: CREDIBILITY GAP

by MARGO WOOD, ENVIRONMENTAL DEVELOPMENT COUNCIL, INC.

A study published in 1971 by the City Planning Department revealed that there were purportedly 12,263 vacant areas of undeveloped land general planned for residential use on the Island of Oahu. The report went on to indicate that the Department considered these lands sufficient to provide residential development for the rest of the 1970s.

Most developers disagreed vigorously with both statements.

To compound the situation, the State Department of Planning & Economic Development issued in October 1972 a summary Report of the Central Oahu Planning Study conducted by that office. It contained, among other reports, a Survey of Vacant Residential Lands within the Honolulu Commutershed, and a prognosis of the total estimated number of living units probable on each parcel.

Again, there was vigorous dissent with the report from developers and others within the development and construction industry.

Land in Hawaii is the base for our growth policies, our housing solutions, and patterns of lifestyle. With such an obvious disparity between the views of the DPED and the development industry, further investigation of the issue seemed called for. Discussion revealed some alarming results. To simplify we addressed ourselves to the DPED Study only.

The State Study was conducted on three "Counts" of seven areas (tax zones 1, 2, 3, 4, 7, 8, and 9). Zones 5 and 6 (North Shore area) were not included. Each count was made within a different set of restrictive criteria on judging the developability of the land parcels and only parcels of over one acre were considered. Count III included the criteria of Counts I and II and set up the following restrictions to which we addressed ourselves. To be considered "available" in the survey:

## COUNT I

1—A parcel must contain a developable area which is either general planned or zoned by the Council for apartment or residential development.

2—A parcel must be entirely outside a known or suspected flood plain.

3—The entire developable area of a parcel must be under 30 per cent slope.

4—A field check of the parcel must show little or no apparent physical limitation on development.

5—There must be no firm and announced plans for development of the parcel.

## COUNT II

6—A parcel must contain a developable area zoned for residential or apartment use.

7—A parcel must be within a reasonable distance of sewer and water lines.

## COUNT III

8—The developable area of a parcel must have apartment or residential zoning and the appropriate general plan designation.

9—A parcel must be directly accessed by sewer and water lines.

This Count III, which set up the most stringent criteria, yielded 45 readily developable parcels totaling a developable area of 193.9 acres upon which 2,917 units could be built under existing zoning and general planning.

Skeptical developers began checking on the same individual parcels referred to in the study, working within the identical restrictive criteria of each Count. Their findings raised some major questions.

In Count III in one developer's study, only 22 of the 45 supposedly "immediately developable" parcels were considered developable. Of these 22, four were in violation of the restriction No. 5. An on-foot field check of areas, perusal of the Board of Water Supply and Sewer Department records, plus a phone survey of individual property owners revealed bewildering discrepancies.

Many of the parcels required water reservoir and booster pumps before they could be considered immediately developable; yet the survey restrictions specifically stated that the parcel would have to be directly accessed by sewer and water lines. Owners of a parcel deemed immediately developable in the State survey said they had no intention

of developing their property — that it was, in fact, their home and that no one else had called them to check their intentions. A 14-story, 56-apartment unit was found to be under construction on a piece of property also included in this "immediately developable" category. Three other projects were underway and one was not only completed, but had been occupied since early 1972. The survey criteria specifically stated, however, that it included only parcels having no firm or announced plans for development.

Moreover, where construction was found to be completed or underway, the number of units being provided was less than the estimated capacity of the parcel given by the State when they considered the area vacant and developable, raising a question of their density estimation.

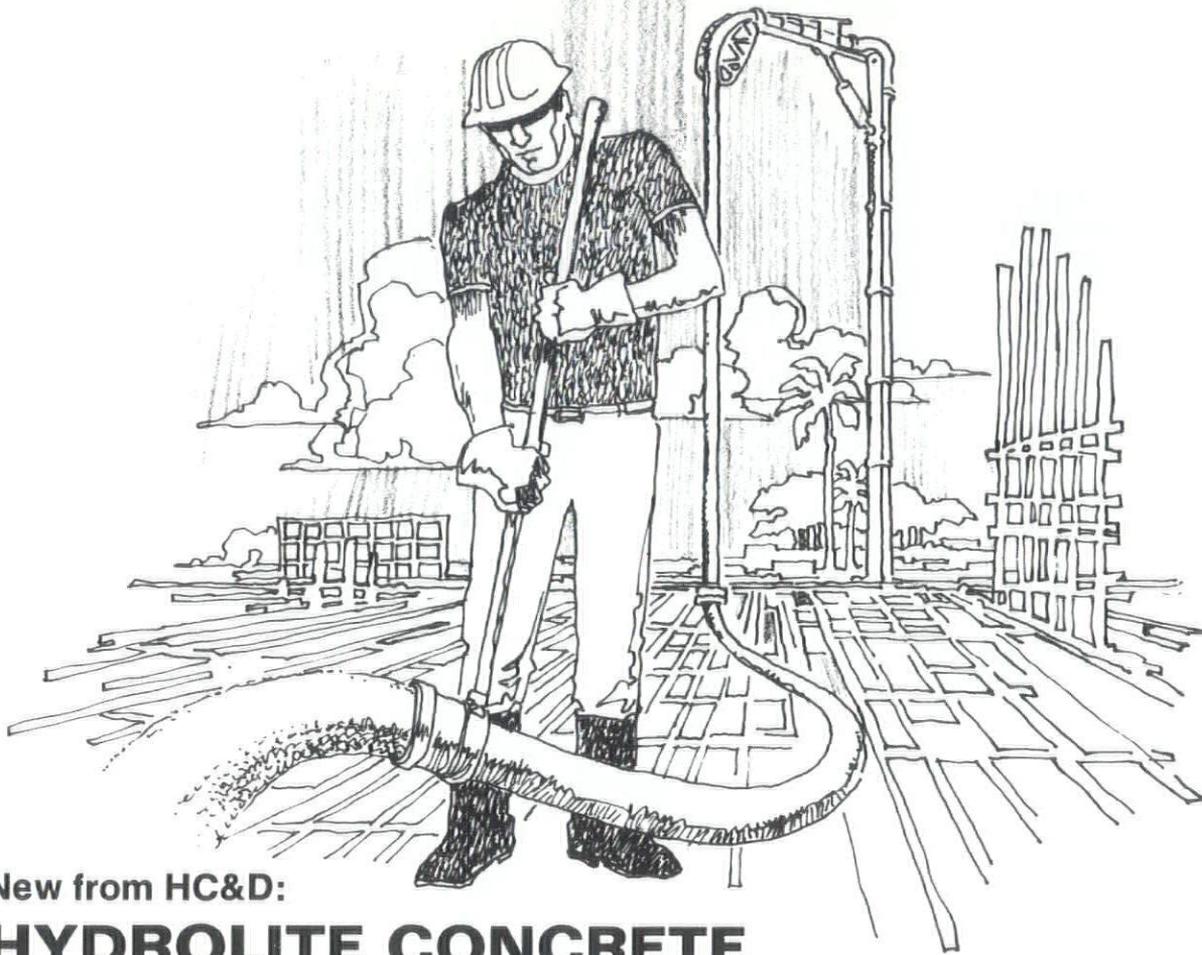
Still another area, on checking, was considered to be in the flood plain area: the State's Count restriction saying that a parcel, to be considered developable, must be entirely outside a known or suspected flood plain area.

No water or sewer was available in another parcel, despite the restrictive criteria ensuring that both were. More questions were raised when many of the parcels so termed "immediately developable" and, according to the self-imposed methodology restrictions "containing a developable area zoned for residential or apartment use" were inexplicably found to be in agricultural zoning.

According to the Foreword of the Progress Report presented to the Legislature, the goal of the Central Oahu Planning Study was to clarify some of the choices facing the State and to offer some understanding of the implications for the economy and environment of the State which may result from these alternatives.

The findings challenge the figures and conclusions of the official study. Moreover, according to the Technical Supplement No. 3 of the Central Oahu Planning Study, the State survey was conservative in that it indicated the results may be underestimating the

Continued on Page 16



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**Vacant Urban Land**

Continued from Page 14

amount of vacant land available and that this type of error (under-estimation), it went on to say, is less serious than overestimation for later stages of the Study. We agree. Therefore, if the State survey has, in fact, overestimated the amount of developable land as a base of reference for alternative growth patterns for Oahu, which these conflicting findings might indicate, we are starting out on a false premise that could have accumulatively disastrous results.

In fact, two accumulative factors are immediately obvious:

1 - The survey is prognosticating the number of units that can be built, based on their survey of vacant urban lands. If these solution figures are overestimated or composed, in part, of arbitrary judgmental decisions, then we have started to compound our problems instead of solve them.

2 - With the State Land Use Commission facing requests for rezoning of lands into urban for much needed housing, their decision will probably set the course of future urbanization on Oahu and, according to the Central Oahu Planning Study, will also be a major factor in determining future growth patterns in the State. The facts and figures on which their guidelines are based must surely be accurate and certainly not raise such credibility gaps.

The criteria set by the DPED themselves in their count of acres, and units possible, in the Central Oahu Planning Study of vacant urban lands are set out clearly. The criteria show regard for what is simply a piece of vacant land as against a parcel that is vacant and immediately developable with such deterring factors as unfriendly terrain, plans to develop already made, lack of access roads, absence of sewer or water lines, clearly delineated.

The DPED refers to eight surveys conducted by various State and City & County bodies and departments (1968 through 1971) as showing some levels of discrepancies. They term their own - this Vacant Land Study - as being an "exhaustive examination of vacant lands" and a "component of the Central Oahu Planning Study."

Parcel by parcel, the survey is being questioned at a most basic level. But even while detail confrontation is taking place, the larger question of credibility on the validity of the entire survey is raised.

The responsibilities of such an im-

portant, basic survey are enormous. If such discretionary judgments are being made within it, such as deciding what a property owner **might** do with privately owned acreage, there are enough variables already for cautionary approach when arriving at conclusions from the results. If, in addition, errors and inaccuracies have indeed taken place, as might be indicated, further compounding the question of results and conclusions, then the accuracy and validity of the survey must surely be challenged and the questions discharged before such a basic premise as vacant residential lands available should be accepted for future alternatives of growth.

### What's Happening

Continued from Page 7

locations for public facilities, open space, and new development.

In our Chapter meeting of February 28, AIA was unanimous in its support of the transit system.

**THE AD HOC COMMITTEE** — chaired by Ed Aotani:

We feel that each committee should work toward supporting our two major 1973 objectives:

1 — To participate in legislative proposals and to take positions on community issues such as: growth policy, land use, transportation, and legislation relating to environmental issues.

2 — To move the AIA office in order to: a) be a support facility for programs with greater community exposure and b) support Chapter and professional activities such as professional education and professional practice.

Other issues requiring long range attention are:

1 — A study of the Chapter's organization concentrating on the simplification of the committee structure and the clarification of lines of communi-

Continued on Page 19

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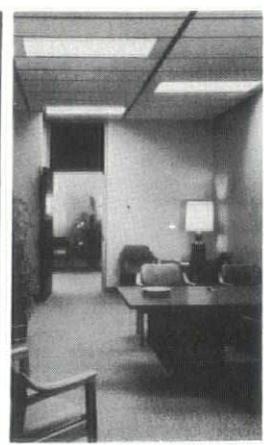
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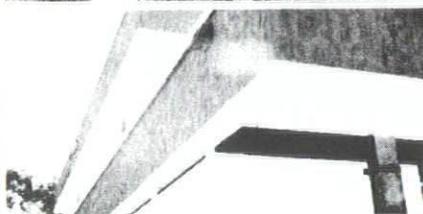
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# HOUSING IN HAWAII

Testimony to Environmental Council delivered  
 December 7, 1972 on quality growth policy by  
 by Michael Lee, Housing Committee, Citizens for Hawaii

As with population, the question of housing must be addressed as a key element of any growth policy. Here, we are not only dealing with future growth and needs.

Even without any further growth, if population were to stabilize, we would still have a backlog of existing problems to deal with. These are not new and have been acknowledged frequently in recent years. As stressed in the State study, "Housing in Hawaii: Problems, Needs and Plans" 1971, the housing inventory in Hawaii is deficient in terms of availability, condition, occupancy and cost in relation to the population it serves. Housing is scarce, with too few vacancies to permit adequate choice. Many units are old, dilapidated, or deteriorating. Units are occupied by too many persons and unusually few homeowners. Most important, both new and used housing prices have soared beyond the reach of the vast majority of Hawaii consumers. Compounding the general housing shortage, there are acute shortages for certain segments of the population, particularly low-income and elderly residents, military families and students.

Unfortunately, these real housing problems may become overshadowed in a polarization of opinion between those who favor or oppose growth. Those who favor continued rapid growth, particularly developers and others having an interest in such growth, tend to be found supporting almost any kind of housing development anywhere. In response to the housing "crisis," they seek zoning changes and other approvals for development of high-priced housing, ignoring the greater need for housing for low, moderate and middle income families.

On the other side, some environmentalists and others who want to limit growth and preserve what we already have or are simply suspicious of development because of past environmental or economic abuses, are found in opposition to almost every new development proposal. Some persons even suggest maintaining the housing shortage as a deterrent to future growth. Unfortunately, thousands of persons already here would pay the price of this strategy.

The overall issue cannot be seen in terms of growth or no growth. While

some growth is inevitable, a big issue for housing is who will benefit from growth. Can we have "quality" growth that meets the real needs of all our people? More specifically, the challenge is to provide adequate housing at appropriate prices and places to satisfy immediate needs without unduly or unwittingly stimulating further immigration and growth.

This statement of the issue suggests at least four aspects of a State housing policy within a quality growth policy. Alternatives for achieving each need full discussion.

**1 — Sufficient housing must be produced to meet the needs of all social and economic groups within the State.**

Numerous proposals have been made to stimulate production, reduce land and construction costs, and assist low and middle income buyers and renters. Many tools are already on the books, such as Act 105 of 1970 — the State's omnibus housing program — but they have not been used aggressively and effectively to meet needs. Perhaps we need to consider a new mechanism such as a State or County urban development corporation, to pull together and fully use the many existing programs and some new tools which may be needed. We also need to consider ways to control who gets new housing units.

**2 — New housing should be located strategically to minimize transportation costs and the loss of open space and agricultural lands.**

Suggestions for doing this include a moratorium on State land use boundary changes, incentives or penalties to stimulate use of existing urban-zoned lands, creation of land banks for housing, conversion of military lands for civilian use, use of air rights above strategic urban parcels, and the development of new planned communities.

**3 — Existing housing must be made available at prices and rents which our present population can afford.**

The ideal situation is to have a housing market where supply and demand are in balance and housing is evenly distributed among all need groups. We are a long way from this ideal, given the magnitude of our existing shortage and the fantastic demand for single-family homes, which has resulted in virtual runaway inflation and apparently massive speculation in the



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resale of existing dwellings. Immediately, we should consider tax deterrents and landing policies to discourage speculation (even by owner-occupants), rapid turnover and inflation. If these measures are ineffective, we may need to resort to outright price controls. As an emergency action in the short run, we also need to consider using rent controls until the rental market stabilizes.

4 - A quality growth policy should assure that the **victims of growth, those displaced from their homes by public or private redevelopment**, have suitable housing alternatives. This may warrant a policy of withholding approval of any public or private development until a satisfactory relocation program for present residents is provided.

More next issue.

## What's Happening

Continued from Page 17

cation and responsibility.

2 - A study with recommendations of newer methods of compensation now being used and discussed by the larger profession.

3 - A study of governmental projects covering the manner in which architects are selected, fee structures, and architect-client relationships.

4 - The relationship of the University of Hawaii Department of Architecture to the profession should be studied as should the programs of the Department and their impact on the future of the profession.

5 - A study of personnel policies in Hawaii should be made.

6 - Efforts should be made to develop a joint AIA/GCA committee to resolve problems facing both parties.

**HOUSING LEGISLATION COMMITTEE** - chaired by Lew Ingleson:

The committee is reviewing a package of housing bills and making recommendations in detail.

**BUILDING CODE COMMITTEE** - chaired by Alan Holl:

Reviewed proposed code requirements dealing with:

- 1 - Ventilation of interior toilets.
- 2 - Legislation re: planning for the handicapped.
- 3 - Life safety in high-rise building.
- 4 - Private drain connections to city sewers.
- 5 - Seismic requirements.
- 6 - Revision of conditional use permits usage.
- 7 - CZC revision.



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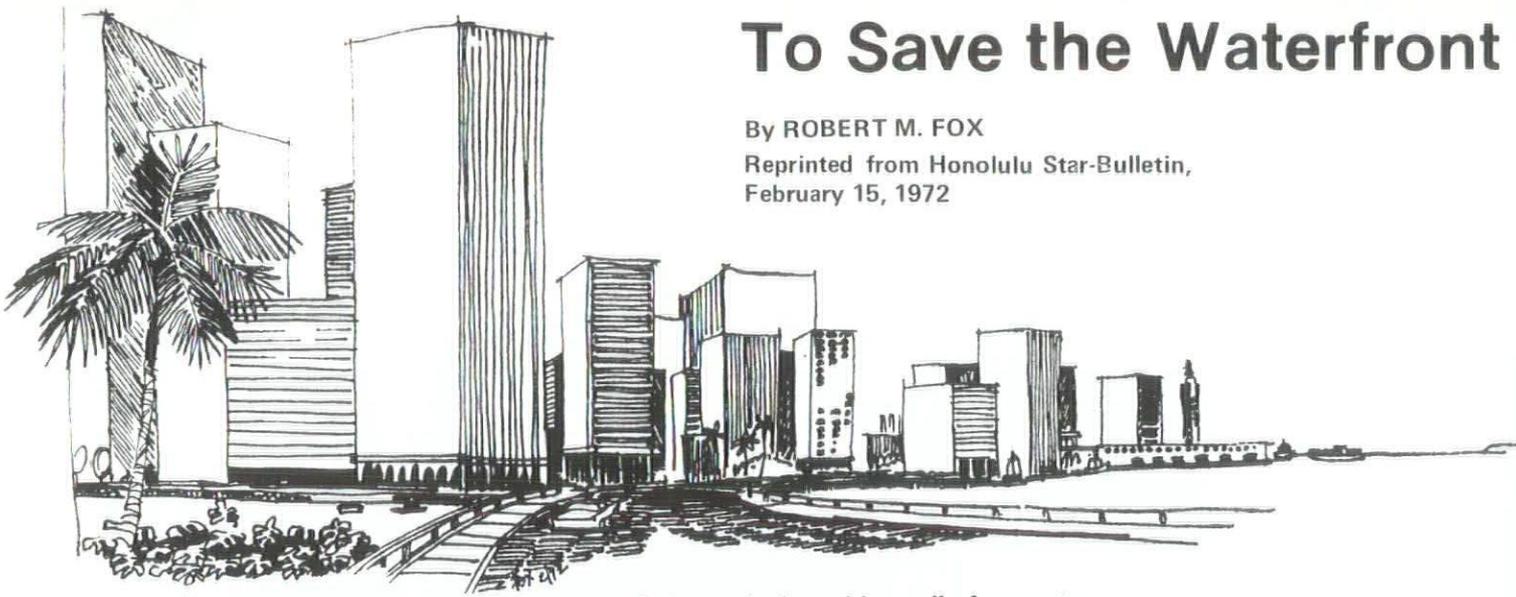
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# To Save the Waterfront

By ROBERT M. FOX

Reprinted from Honolulu Star-Bulletin,  
February 15, 1972



Do not overwhelm our harbor with a wall of concrete.

The final fate of downtown Honolulu rests with the decisions that will be made in the next two years. The alternatives are:

## THE CURRENT TREND

We can erect a wall of concrete to cut off the harbor, destroy Chinatown, create a city for cars, build increasingly narrower city canyons, forget Honolulu is located in Hawaii.

## A NEW DIRECTION

We can respect our natural heritage, the harbor, the mountains, and the climate by planning accordingly and by building an environment for people.

## AN OUTLINE FOR ACTION

1 – REMOVE: The grotesque Pier 8 ramp (a totally irresponsible, unnecessary structure).

– the Hawaiian Electric Co. factory (realign Nimitz Highway and make the rest into a park).

– structures on Piers 13 and 14 (except for a small service structure).

– all unnecessary structures on the harbor side of Nimitz Highway.

2 – PRESERVE: The identity of Honolulu as a harbor town.

– the integrity and character of Chinatown, our historical and architectural heritage. (Do not allow a HUD total clearance project, but rather a regeneration project).

– the historical buildings along Merchant and Bishop Streets.

– the Aloha Tower as a functional landmark.

– open vistas to the harbor.

3 – REFURBISH: Chinatown with emphasis on proximity to the harbor.

– Merchant Street as a link with the past.

– the Matson terminal at Pier 8 through 11 into a shopping arcade mall and restaurant that would bring life back to our harbor.

4 – CREATE: Spacious gateway entries at the Diamond Head and Ewa approach to downtown.

– landscaped pedestrian promenades and people parks along the harbor (i.e., a mini-park on the existing pier at the foot of Bethel Street.)

– a pleasant, safe pedestrian crossing for Nimitz Highway.

– an open invitation to enjoy our harbor.

5 – PLAN: Future growth and high-rise construction by establishing:

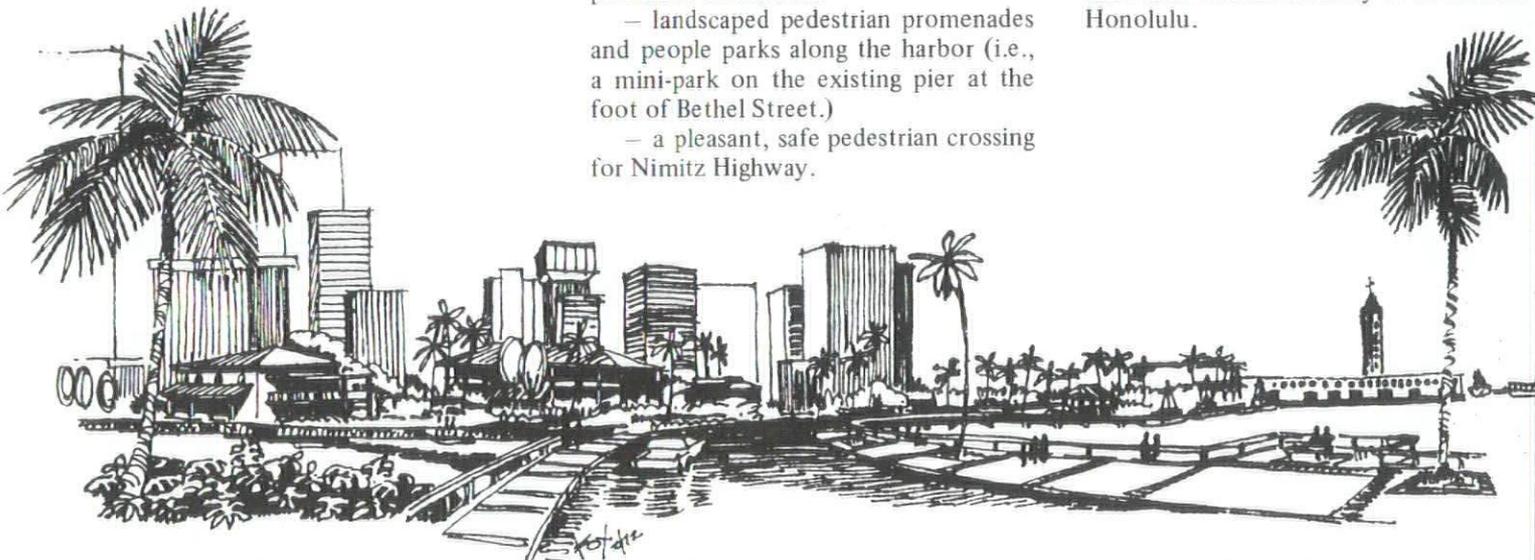
VISUAL CORRIDORS (towards Nuuanu Stream and the Civic Center as well as mauka-makai).

BUILDING ENVELOPES which would determine the form of our city (i.e., an envelope allowing for building along Nimitz Highway to be no more than three floors with the height increasing as the distance from the harbor increases).

BUILDING INCENTIVE BONUSES for extra open space at pedestrian level and respect for visual corridors.

DO NOT allow bad, shortsighted decisions to saddle us with an ill-planned repulsive wall of structures that would sever the harbor from Honolulu forever.

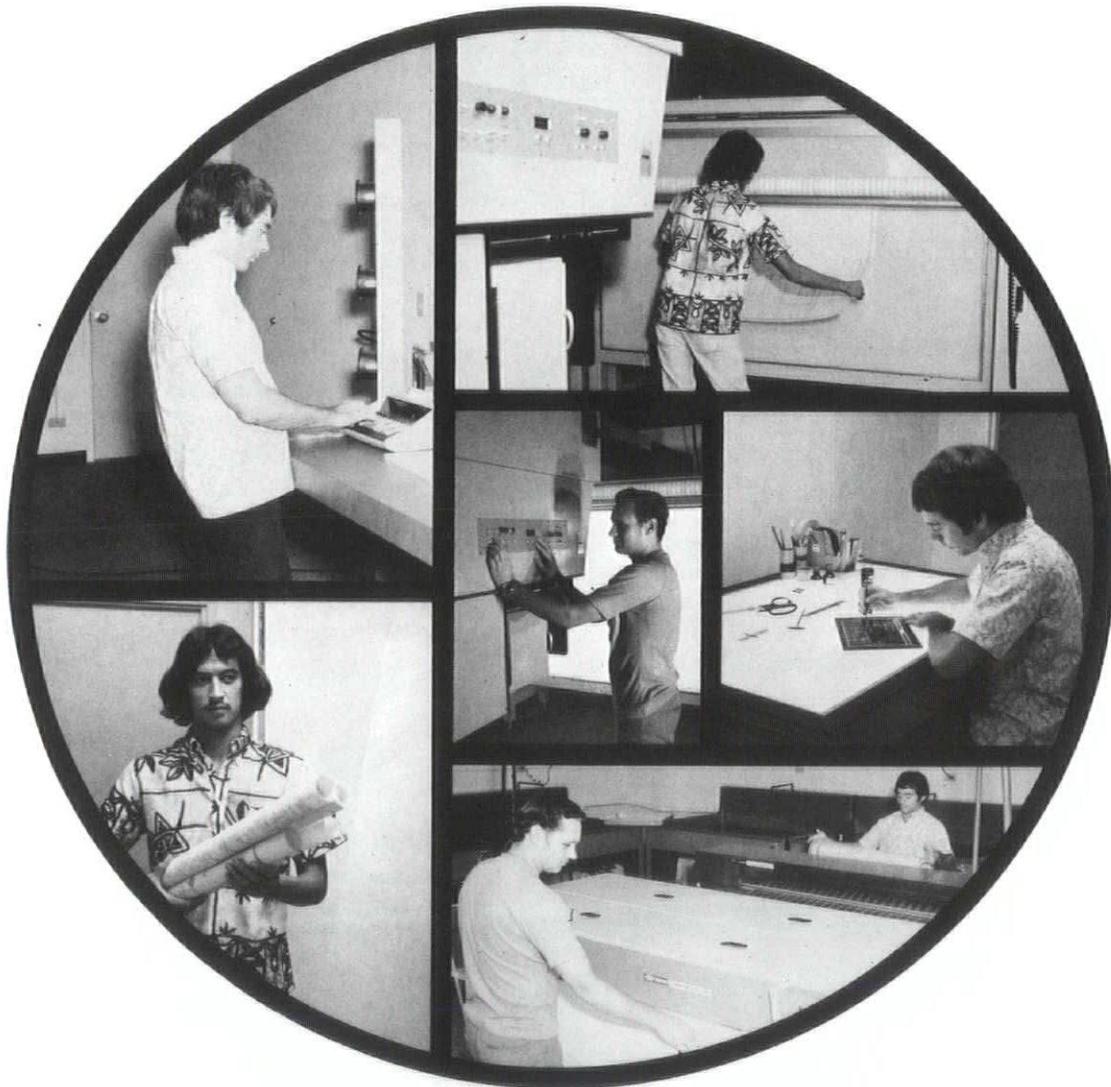
DO strive to regain the pleasant atmosphere and harmonious character that once was the identity of downtown Honolulu.



Respect downtown Honolulu's harbor identity; create landscaped promenades and spacious gateways.

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# The AGC Speaks on Land Use Policy

At its 1972 convention, the American Institute of Architects adopted the task unit report on "A Plan for Urban Growth" which makes many recommendations for "the building and rebuilding of American communities." The enclosed letter, which is self-explanatory, to William L. Slayton, is in response to an invitation to attend a series of meetings to "expand and refine" the Report.

Contractor relations with architects at the chapter level have generally been more practical and effective than with AIA's national board of directors, national committees and national staff. Local architects should be encouraged to review the task unit report to determine whether they wish to be associated with this document.

/s/Campbell L. Reed,  
Director, Building Division  
Associated General Contractors  
of America, Inc.

Dear Mr. Slayton:

This is in reply to your December 28, 1972 letter inviting AGC representation at meetings to discuss the preparation of a second AIA report on urban growth strategy.

The Report of the National Policy Task Force was discussed at length by the Executive Committee of AGC at its recent meeting. The committee was amazed that the American Institute of Architects would consider promoting a policy so socialistic in concept which, if adopted, would further undermine the private enterprise system.

After careful review, the Executive Committee voted to oppose the implementation of the "Plan for Urban Growth" as being detrimental to the interests of our members and free enterprise business in the nation, including those in which AIA members are engaged.

We believe that the positions out-

lined in your plan are so inimical to the beliefs and interests of our members, and AIA members too, that we urge you now to convey to your membership AGC's concerns about your proposals and our determination to oppose them at the local and at the national level.

We thank you for and firmly decline your invitation to participate in the meetings referred to in your December 28 letter.

/s/J. M. Sprouse  
Executive Director  
Associated General Contractors  
of America

ED.—At this point in the development of our country, the need for comprehensive planning is a first priority issue. We are beyond the stage where we can continue chaotic unplanned growth and justify it by yelling "socialism" at any comprehensive approach to controlled growth.

## National Recess Convention

The AIA National Convention will convene its recess convention in Hawaii on May 11. On May 12 a luncheon will be held at the Sheraton Waikiki Hotel, commencing at 9 a.m. Featured speaker will be Hidetoshi Kato, "Planning for the Future in the Pacific and Orient."

Mr. Kato is a noted futurist from

Kyoto University, presently with the East-West Center.

Following Mr. Kato's presentation will be a panel dealing with the same subject matter, consisting of Dr. George Kanahale, Edward Inskeet and Fred Riggs. A luncheon meeting will follow with a presentation on Hawaii land use

policies.

Your automatic registration to the recess convention includes the luncheon and these two programs.

We hope to see you at these events and the others sponsored by the Hawaii Chapter, AIA.

—The Editors

## Letters to the Editors

I'm always a little disturbed when we succumb to glamorized renderings of utilitarian structures such as those reproduced on pages 6 and 7 of the February "Hawaii Architect."

I live on Kalaniana'ole Highway and I fail to see just how the Rapid Transit System designers obtain a nice 104-foot wide corridor with apparently limitless additional spaces on each side for full grown trees, etc. The rendering on page 7 is a nice presentation of the flora but what does the elevated structure look like?

/s/ Vladimir Ossipoff, FAIA

Dear (name withheld):

I am sorry that neither my firm's nor my individual convictions permit me to accept nor sell the enclosed fund raising tickets.

I have never personally donated funds to any political body nor person with whom I have directly or indirectly any professional involvement. I trust you understand and respect my position.

Sincerely

/s/ Don C. W. Dumlao, AIA

ED.— At least one of our members recognizes his ethical obligations.

## ASA Convention

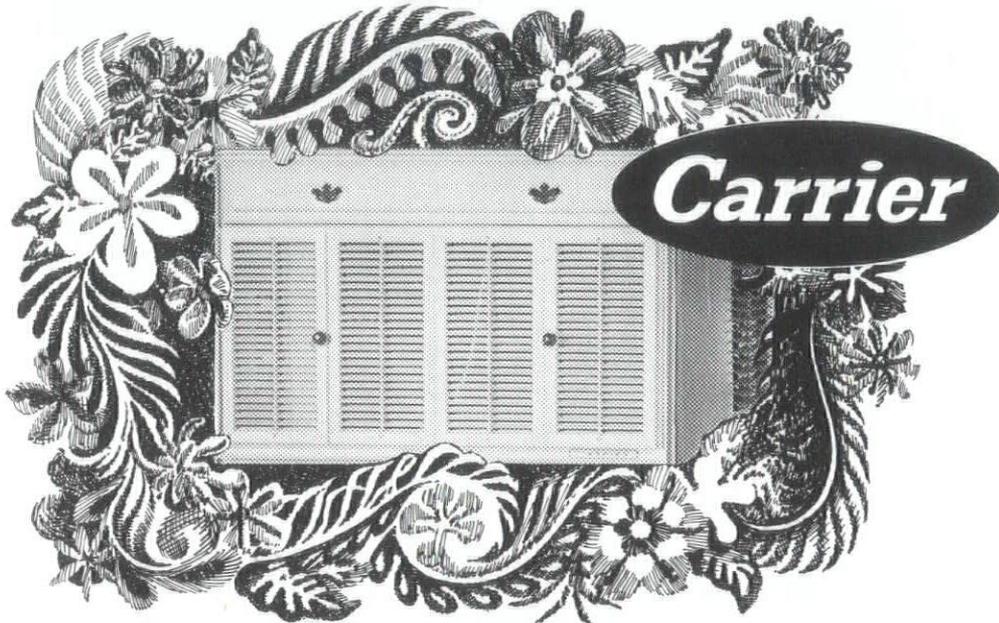
The Seattle and Southern California Chapters, co-hosts for the 1973 convention of the Architectural Secretaries Association, extends an invitation to all architectural secretaries and secretaries in related fields to attend the national convention in San Francisco from May 5-8. Convention headquarters will be at the new Hyatt on Union Square in downtown San Francisco. The largest registration to date is expected for the three-day conference concluding with a meeting of the incoming and outgoing boards on May 9.

Further information about the convention may be obtained from Virginia Hansen, convention chairman, Durham Adverson Freed Company, 1100 Eastlake East, Seattle, Wa. 98109.

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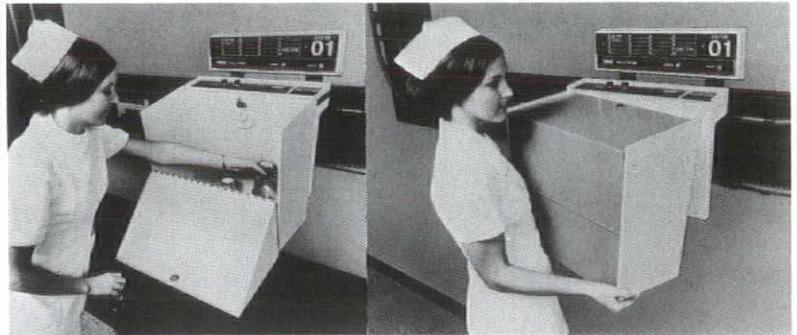
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