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# HAWAII ARCHITECT

August, 1983

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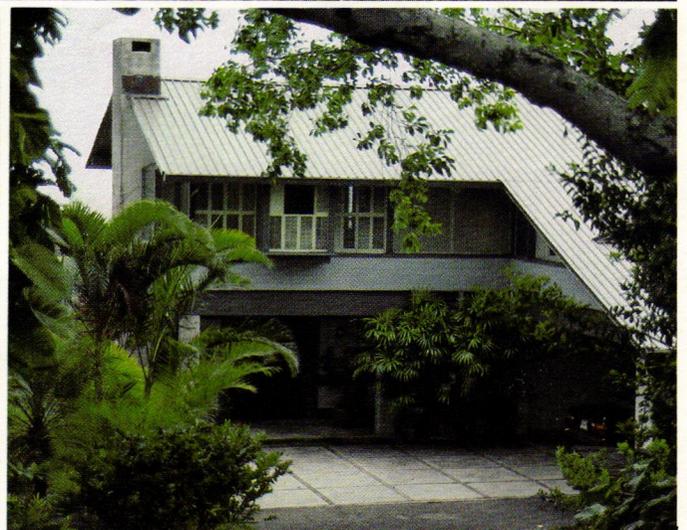


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# HAWAII ARCHITECT

Volume 12, No. 8

August, 1983

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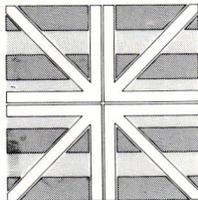
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### Headlines

## Inclusionary Zoning Bill 48 Will Defeat the Purpose of Providing Affordable Housing

by Lewis Ingleson  
 President, Hawaii Society/AIA

At this writing, the Honolulu City Council is deliberating Bill 48, which is the latest inclusionary zoning proposal. This bill is unfair, onerous, and dangerous.

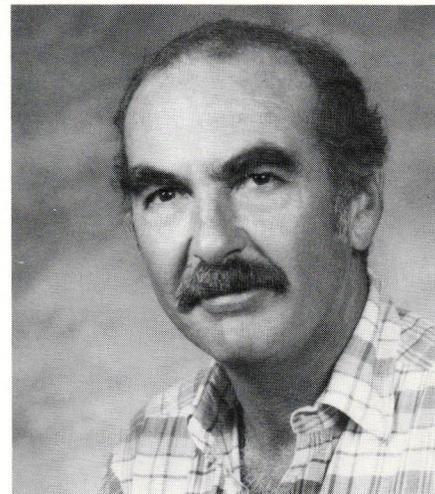
Briefly, the bill requires that housing units priced for low- and moderate-income families be provided, or an "in-lieu fee" be paid as a condition precedent to obtaining a building permit for the following types of projects:

- All proposed housing projects or subdivisions containing six or more units.
- All proposed conversions from rental to condominium.
- All proposed residential rezonings, cluster or planned development housing projects.
- All proposed commercial, industrial, or resort projects on properties greater than 10,000 square feet.

The required inclusionary housing units must be priced so as to be affordable to families whose income is 80 to 90 percent of the Oahu median, which currently is about \$30,000 for a family of four. The calculation of the required units is as follows:

- For all housing projects, 10 percent of the total units must be in the affordable category.
- For any rezoning, cluster or planned development, where the density is increased, 30 percent of the additional units allowed by the rezoning, plus 10 percent of the originally allowable units must be affordable.
- For condominium conversions, 30 percent of the total units must be affordable.
- For industrial, commercial, or resort projects, affordable units must be provided for 10 percent of the total employees generated by the project.

Should the developer be allowed to pay an "in-lieu fee" (the



choice is up to the city, not the developer) this fee might amount to as much as \$25,000 per unit, although the exact amount is not clear in the bill. According to my calculations, the fee would be over \$12 million for a project the size of Grosvenor Center. This is an additional 38 percent of the construction cost for that particular project.

In addition, the proposed bill will empower the city to set standards for size, type, price range, location, and *exterior design* of the affordable units.

The fact that Honolulu's housing costs are among the highest in the nation cannot be denied. The fact that the majority of our citizens, particularly first-time buyers, cannot afford decent housing is evident. However, the provisions of Bill 48 will not alleviate this situation. In fact, this bill will exacerbate the problem beyond imagination.

Current thinking on the City Council seems to be that the developers of all types of projects will forfeit some or all of their profits in order to meet the requirements of the bill. The argument that most developers work with a margin of profit no greater than any other business, and therefore do not

**Continued on page 19  
 HAWAII ARCHITECT**

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Kauikeaoli Hale, Hawaii's new District Court Building at Hotel and Alakea streets, is a beautiful addition to Honolulu's Civic Center. Designed by Anbe, Aruga and Ishizu Architects, Inc., the building has won generous praise from judges, administrators and other users. Alfred Preis, FAIA/ME, retired executive director, State Foundation of Culture and the Arts, adds his favorable comments in *Hawaii Architect* magazine.

People comprehend and respond, he says, to the simplicity and discipline of the architecture. They note, he says, "coursely textured concrete walls carry through the entire building indoors and out and that **the Ceramic Floor Tiles are of the same color, texture and size that their joints align as they extend from space to space.**" People are aware careful planning and economy of choice of materials and finishes has added to final beauty.

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*Contractor:* **Hawaiian Dredging & Construction**  
*Landscape Architect:* **Melvin Lau**  
*Contracting Officer:* **Department of Accounting & General Services, State of Hawaii**

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- *Projects must have been completed in the last five years*
- *Each submittal must include:  
Three to six photos with captions and photographer credits  
Architectural firm's name and address  
Project name and address  
Client name  
Consultants' and contractors' names  
Completion date  
Brief project description indicating materials and construction methods used, design problem and solution, etc.*
- *Submittals must be accompanied by payment for printing costs at \$100 per page black and white, or \$300 per page color (you provide color separations)  
Full pages only, one page minimum per project*
- *Submit projects by October 1 to the AIA office,  
233 Merchant Street, Honolulu, Hawaii 96813,  
Attention: Karen Gates  
  
Please make check payable to HS/AIA*

Well it all started—like most well-planned trips—in utter chaos. Realizing that my red-eye trip was less than six hours away, I had to forget about leaky roofs, payment schedules, job assignments, etc., and focus on the National AIA Convention. This being my first real exploration into the world of AIA madness, I decided to plan my time so that I could maximize my efforts wisely.

During the red-eye to LA-Denver-New Orleans, I became immediately aware of the encroaching "Blue Blazer Plague." The closer I got to the wonderful City of Bourbon, the more grey-slacked and reggie-attired people I noticed. The first real architect I met was Bob Odermatt of ROMA Architects; we rode from the airport together. ROMA Architects are doing the Aloha Tower work—small world. Yes folks, New Orleans is just like Honolulu on a very Kona day—hot and humid.

My first exploration into the convention, held at the Hilton, was a presentation by Art Lustberg, director of the U.S. Chamber of Commerce. His topic was verbal architectural presentations on "how architects should learn to talk and stop waving their hands." However, it was there I noticed the first of the BBP—yep, 19 Blue Blazers in the group.

Other meetings that day focused on A/E selection (or how to make peace with the government folks), reviewing implementation of Direction 80s, and component review (which was designed to try to figure out what everybody said). I retired that night to my hotel in the French Quarter—dinner was one hot dog—'cause the next day was the big event! A 4.6-mile run at 8:30 a.m. Yippee! I could now stretch my cramped legs!

Of course, their 7 a.m. is our 11 p.m., so when the time came to go, naturally my body was rejecting everything but a pillow. On the bus ride out to the start I talked to an old friend, Sue Strickland, who was with a San Francisco architect, Donald McDonald. Anyway, he was considerably older than I (ho, ho) and there was no need to worry about his running ability. Besides, the ex-Olympic types don't run these events.

Immediately as the race started, I recognized the natural elements

of Hawaii, as the deluge of water poured down on us just 30 feet into the race. Fortunately, both Spencer and I are sanforized, so we managed to swim on. Halfway into the race old D.D. caught up and I pleasantly said "Puff, puff, A-L-O-H-A-A-A-A (puff) what

## New Orleans and Elsewhere— A Minority Report

---

by Chris J. Smith,  
HS/AIA President Elect

brings you to (puff) Newww Orleans?" "Oh," he says, bouncing along, "I'm here to get my fellow," bounce, bounce, and he was gone. Now mind you, I was running about a 6:15-minute mile, and he took off like - - - -. Another lesson in humbleness. And yes, he did finish first in our class of 40-50.

From then on, my perspective of the convention took a very pessimistic course. (You just can't trust anybody over 40, especially architects.)

Back to the convention—9 a.m. to 12 noon—where George Notter, FAIA, exchanged lots of great ideas for raising money, then on to my first and last—almost—tour. Met Kidder Smith, FAIA (great name), who wrote all the books on architectural history. We decided to do our own touring of the pubs, because the normal tours were run by Trailways. Well, you can guess the rest.

Then it was on to the various receptions and more BBP. But the gala event of that evening was, yep, the DODGE party, where 5,000 screaming Blue Blazers try to eat, drink, and out-shout each other. Oh yes, there was one with

an aloha shirt because he couldn't remember to read the dress instructions. It was okay though, I told them I was from Kansas.

Monday the 23rd, the "real" convention began with the "preservation" breakfast, and this was meant actually to preserve my head from the Dodge doings, then the business session where every architect presently living or who has the ability to draft with both hands was introduced.

The first theme speaker was Jim Naisbitt, author of *Megatrends*—absolutely fantastic—as Lew had mentioned, get the book and read it. Then on to my first paid seminar, "Technology for Small Firms' Success." (1. Marry rich, or 2. be rich, or 3. forget it. Classify this—a bomb.) Back to the pub!

Caucus, caucus, vote yes or no. Our contingent met at the Northwest Regional evening cocktail hour. Since the Northwest was putting up a candidate, David Pugh, FAIA, from Seattle, it was felt we should support his candidacy. A good political move.

His regency, Dennis Toyomura, FAIA, looked absolutely splendid in his full tux and maile lei courtesy of Lew, and yes, for once he was speechless. The godfather, Ernest Hara, FAIA, was also as elegant in a blue suede outfit (those trips to Hong Kong do pay off!), and the rest—Lew, Donna Ingleson, Mr. and Mrs. Spencer, Ltd., Nancy Peacock, Jack and Shirley Lipman, and yes, one aloha shirt—all had a great time.

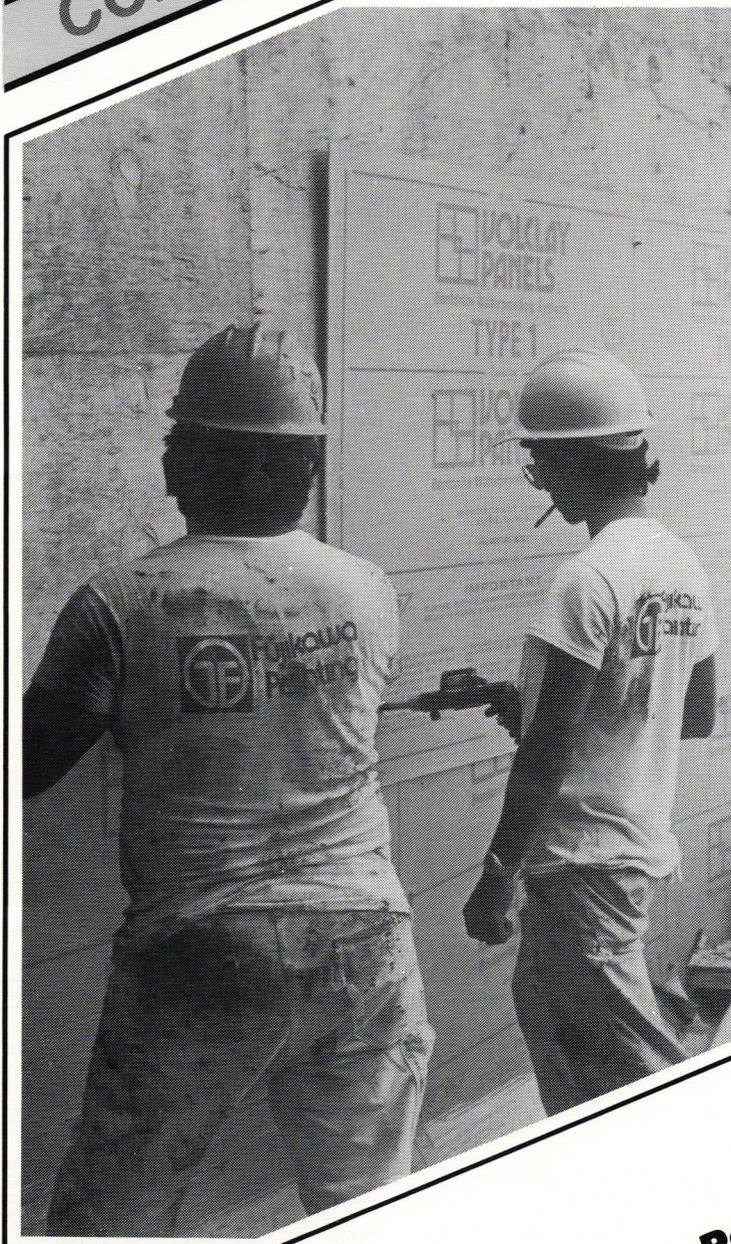
Then, it was on to real adventure. Recognizing that the spirit of aloha hadn't yet permeated the French Quarter, we (all) went to Pasquel's where one battles, with bib, the spicy and juicy shrimp with only his (and her) bare hands, plus beer.

Tuesday the 24th—rise and shine. Well, it's getting closer to the correct body metabolism, so we pretend that it's really 7 a.m. and not 11 p.m. Hawaii time. 9 a.m. to 4:30 p.m. consisted of one tour of computer madness, one terrible seminar on daylighting, two political caucuses, 16 BBs and one aloha T-shirt. And then on to the Steam Boat Soiree. Talked a lot of story, then listened to what was my first great jazz session in the

*Continued on page 21*

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*Contractor:* Pan-Pacific  
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*Photos by Augie Salbosa*

*Project:* The University of Ha-  
waii, William S. Richardson School  
of Law, Library Building

*Program:* A 30,000-square-foot,  
single-story library providing in-  
structional support and legal infor-  
mation for both students and facul-  
ty. Major design considerations in-  
clude the control of noise from a  
highly trafficked thoroughfare and  
siting an extremely large and long  
building on a narrow site. Other  
considerations include provisions  
for modern information science  
technology, future expansion cap-  
ability, energy efficiency, and  
sensitivity to the environment.





*Photos by Augie Salbosa*

**Site:** A narrow strip of land located between busy Dole Street on one side and a 50-foot vertical cliff dropping off into the old Manoa Quarry on the other. Large canopied trees that line the street were to be retained and integrated into the landscaping and building design.

**Design solution:** The concept of berming the earth against the structure was incorporated to provide insulation from noise infiltration and heat gain and, most importantly, to nestle an otherwise massive 360-foot-long concrete building into the site. The berms absorb solar radiation and help prevent energy-wasting heat exchange through the walls. The sloping, dense ground cover deflects and absorbs the street noise while softening and reducing the height of the vertical face, blending the building into the site and campus.

Deep overhangs are used to provide solar shading and a trellis is used along the fascia to create shadow patterns that break up the long facade and also complement the lacy texture of the many surrounding trees, which are incorporated into the design. The entrance to the library is located away from the busy street and is oriented toward the classroom and office building. Access to the building is from an existing pedestrian mall and provisions for the handicapped are made by creating ramps and level changes around large, landscaped, circular tree wells.

The interior, by program, requires large areas for continuous book stacks and study carrels. This large and cavernous area is softened and architecturally articulated by elevating floors and modulating the ceiling through the use of coffers with special lighting. Skylights add interest by changing the quality of light and will also serve as stairwells for a future second floor. This second floor has been designed in order to maintain future architectural integrity and has been provided for in the structural design. Strong earth-tone colors are used throughout the building to convey a warm natural feeling.

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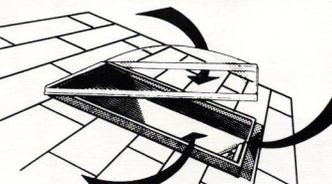
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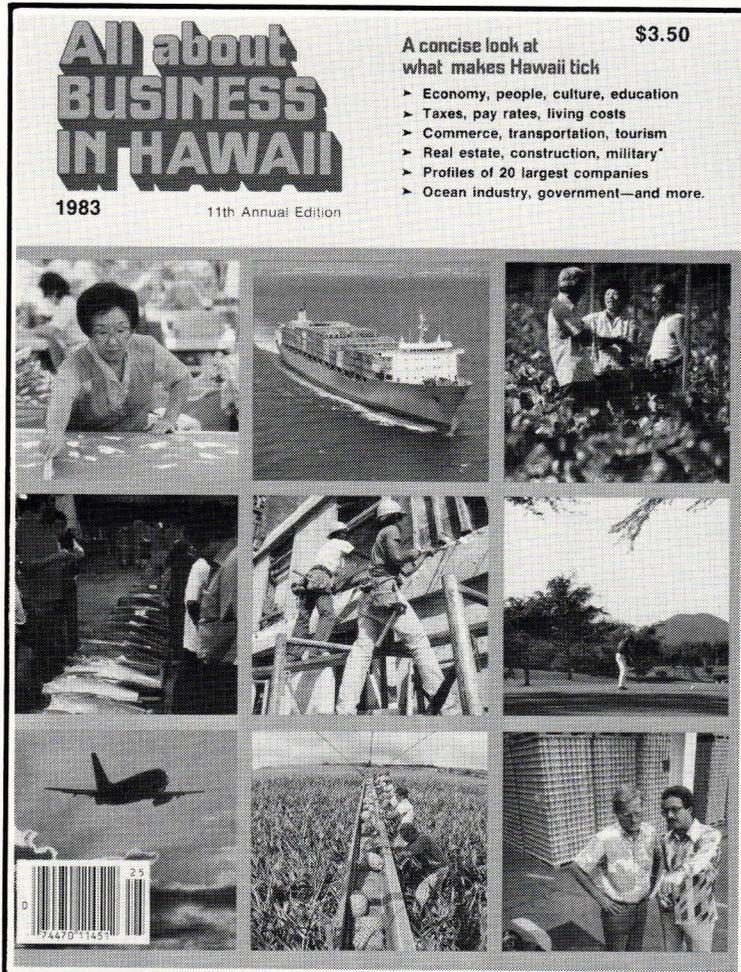
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# An Assessment of Honolulu's Planning Efforts

*Councilman Akahane, a member of the American Planning Association, and former chairman of the City Council's Planning and Zoning Committee, shares his personal views on Honolulu's planning efforts with **Hawaii Architect** readers.*

by Councilman George Akahane  
Chairman, Governmental Relations Committee

The planning process of the City and County of Honolulu is dedicated to the residents of Honolulu. A major goal is to involve all citizens in the deliberations and decision-making processes, thereby causing actions resulting from these processes to benefit and improve the environment for all residents, now and in the future.

**In Honolulu, four elements have played an important role in establishing a comprehensive planning and budgeting system:** the 1973 Revised Charter of Honolulu, the 1977 General Plan of Honolulu, the 1981 and 1983 Development Plans (DPs), and the 1982 and 1983 (to be adopted) Conformance Zoning Ordinances.

1. *The 1973 Revised Charter of Honolulu was instrumental in setting the new direction.* There was a sharp contrast between the 1973 and 1959 Charters of Honolulu stemming from the national change of circumstances in the economy, environmental consciousness, the Civil Rights Movement, and the enactment of the National Environmental Policy Act in 1969.

In terms of planning, the 1973 Charter changed the emphasis of the General Plan from an end-state physical plan to a flexible plan addressing the social, economic and environmental objectives and policies of the community. It called for

coordination of budgeting and planning as one goal-oriented process by which the city policies and programs are formulated.

2. *The 1977 General Plan (GP) followed the 1973 Charter intent in sharp contrast with the 1964 GP.* The new GP following the charter intent was adopted in 1977 and later amended in 1979 and in 1983. The actual implementation of the GP, however, was delayed for six years because of the charter provision that in the absence of new DPs the 1960 Detailed Land Use Maps (DLUMs) shall remain in full force and effect as the zoning guide.

3. *Adoption of Development Plans and repeal of DLUMs in 1981 and 1983 set forth guidelines for the Capital Improvement Program (CIP), zoning and subdivision throughout the island of Oahu.*

Adoption of the six new DPs on May 1, 1983, together with the Primary Urban Center (PUC) and Ewa DPs adopted in 1981, for the first time achieved compliance of the CIP and the zoning with the GP objectives and policies and DP guidelines. The charter prohibits initiation of adoption of a public improvement, zoning, or subdivision ordinance unless it conforms to and implements the DP for that area.

4. *The Interim Development Control (IDC) and Conformance Zoning Ordinances will assure implementation of the GP objectives*

*and policies consistent with the charter requirement.* The approval of the PUC and Ewa DPs in November 1981 was followed by the IDC Ordinances for both areas in March 1982, and Conformance Zoning Ordinances in December 1982. Similarly, the IDC and Conformance Zoning Ordinances have followed the May 1, 1983, adoption of the six DPs and the annual amendment of PUC and Ewa DPs.

**The city should now focus on removing the kinks from the system.**

This system of planning and budgeting has taken about 10 years to materialize. It will take another few years to test the system and resolve the deficiencies.

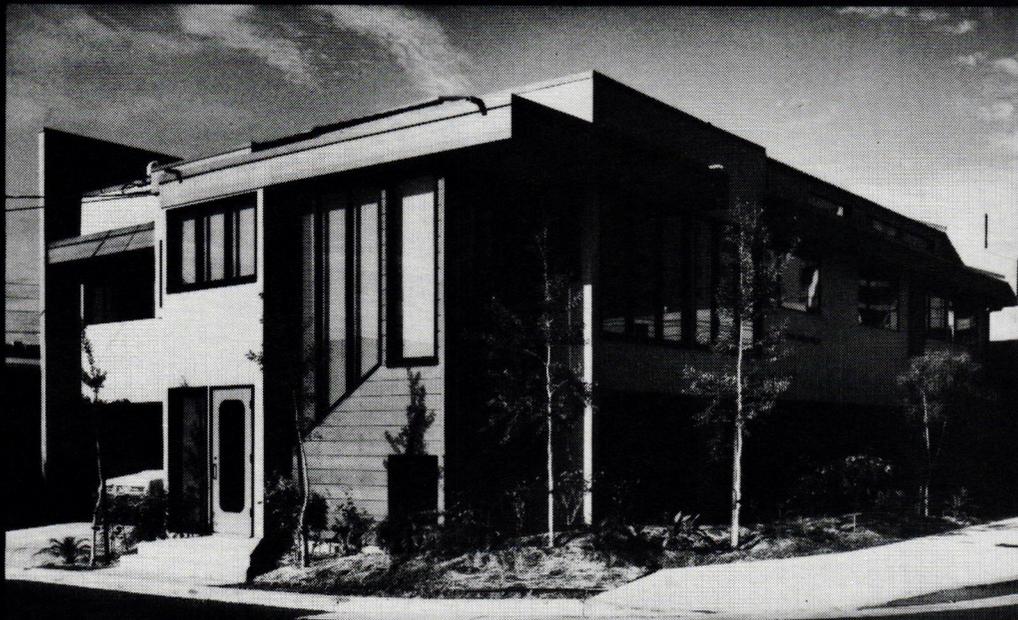
Looking back at individual elements responsible for creating the system, some of the major deficiencies could be attributable to the following issues:

1. *The 1973 Charter:*

- The charter's separation of the Department of General Planning (DGP) and the Department of Land Utilization (DLU) functions into two departments has resulted in duplication of procedures.
- The Chief Planning Officer's (CPO) review and comment on the Capital Improvement Program is out of step with the process. The CPO's report has always been received nearly 30 days after receipt of the CIP by

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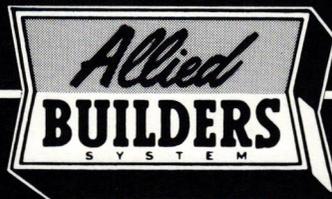


**THE PROJECT: The Umaki Dental Building.** "ALLIED BUILDERS exceeded my expectation," exclaimed DR. CLYDE UMAKI, to a project that was completed one month ahead of its own schedule. The design of the building required high ceilings, sky-lighting and

many curved corners. These usually difficult areas were "managed with excellence" by ALLIED. It was obvious to Dr. Umaki that the Allied Builders team knew their jobs and went out of their way to attend to special needs, making everything "letter perfect."



**THE TEAM:** Mel Izumi, Executive Vice President of Allied Builders; Dr. Clyde Umaki, Developer of building; Lloyd Sueda, Architect of Wong, Sueda & Associates, Inc.



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the Council.

It appears that the review of the proposed CIP for conformance to the purposes of the GP and DPs should precede preparation of the CIP report rather than following its submissions to the mayor and the Council.

#### 2. *The General Plan:*

- There is no priority direction among objectives and policies of the GP. This may result in confusion by agencies and the public in directing limited city resources to important issues.
- Lack of clarity in direction of growth. The scope and intent of the secondary urban center, urban fringe and rural areas are not clearly defined and could lead to misinterpretation.
- The implementation clause of the GP does not set forth a clear course of action to be followed by the DGP, Department of Budget and the DLU.

#### 3. *The Development Plans:*

- The amendments procedure is lengthy and complex. The procedure for annual DP amendment encourages the applicants to submit their request for amendment to the Council in June rather than to the CPO in February.
- The Council's one-month time limit to review all proposed DP amendments and make referral to the Planning Commission is not adequate, particularly as it is in December and coincides with the Council's end-of-the-year recess period.
- The DP independent amendment procedure often duplicates the zoning process when the amendment involves change of land use designations.
- Specificity in height, density, and land use boundaries results in duplication of zoning function.
- The private installation of public facilities is subjected to lengthy amendment procedures and leads to additional cost of services.

4. *The Comprehensive Zoning Code and Zoning District Maps:* Among deficiencies of the present CZC are:

- Inconsistency of the document regarding form, style, and technical constraints, caused

by numerous sporadic amendments.

- Lack of guidelines for mixed uses, urban design, and social impact management statement, called for by the DPs.
- The time lag between adoption of DP and the corresponding zoning due to lengthy procedural requirements.

**The next step.** Corrective action to alleviate deficiencies from now on would be in the form of amendments to each of the four basic elements responsible for establishing the comprehensive planning and budgeting system.

Following is a list of possible amendments that could be initiated by Council at appropriate times:

1. *Charter amendment to combine the DGP, DLU, and Budget Department into a single agency.* Under such arrangement, public review, evaluations, and amendment of development plans would be synchronized with the Capital Improvement Program and zoning decisions.

2. *The General Plan amendments to include the following:*

- Establishing order of priorities among GP objectives and policies.
- Clarifying the intent and implications of direction of growth and policy implications of the Primary Urban Center, Secondary Urban Center, Urban Fringe, and Rural areas.
- Including clear directives in the implementation section of the GP to the agencies involved in preparation and implementation of the planning and budgeting process.

3. *Amendments to the common provisions of the Development Plans to include the following:*

- Streamlining of the amendment procedure.
- Reduction of annual DP amendment procedure time from 19 months to 12 months and its synchronization with the CIP process.
- Clear definition of major vs. minor amendments to the satisfaction of agencies and community residents.
- Publication of the CIP's major items as an attachment of the DP ordinance (Exhibit 3). Exhibits 1 and 2 are the Land Use and Public Facilities Maps.

- Reassessment of heights and densities. On both issues further studies and justifications are needed. Also, State Kakaako Community Development District regulations must be considered.

- Reduce amendment process time for privately installed public facilities.

4. *The CZC overhaul emphasis to be on simplification of code, stricter performance standards, and shorter processing time.* (Tentative time table for DLU's report to the Council is early 1984.)

- Annual amendment of all rezoning requests pursuant to DP amendment, and processing of minor (small lot) requests administratively with a public hearing as in conditional use permits.

- CZC to be supplemented with three exhibits: (1) Land Use Districts Map, (2) Building Height and Setback Districts Map including the height precincts of Historic and Special districts, and (3) the Environmental Concerns Map showing erosion areas, flood hazard areas, shoreline setbacks, airport flight and noise-restrictive areas, explosive storage danger zones, unstable soil, areas not served by utilities, and low water pressure, watershed areas, microwave telecommunication restrictive areas, etc.

These maps will provide all applicants with important information at the onset before filing an application.

- The guidelines for staff discretionary consideration should be described explicitly in the code for better understanding by the public and the staff.

The viewpoints expressed above are derived from my perception of planning legislation that has recently been passed and the circumstances under which these decisions were made. I see a great need to improve the mechanism of communicating these new laws to the public. We all need to be aware of what legislation is in effect and what is still needed, especially until all the planning documents are synchronized with each other. Communication that will promote a better understanding of the present planning process must be initiated.

HA

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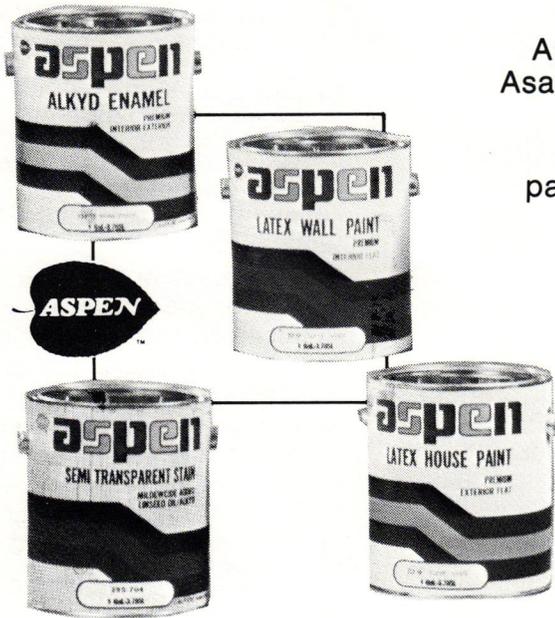
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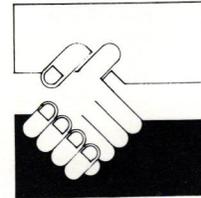
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## New Members

by Nancy Peacock

J. Blaise Caldera, Associate Member, is employed by Heneghan & Leucht Architects, Inc., in Hilo. He received his B.Arch. from the University of Hawaii. He and wife Pamela Pua Aloha have two children, Jimi Palika (four years), and Leah Pualahaole (two years). Special interests include soccer, woodwork, and farming.

Arnold Y. Fukunaga, Associate Member, has been employed by Boone & Associates, Inc., for five years. A Roosevelt grad, he received his B.Arch. in 1980 from the University of Hawaii. He enjoys sketching (particularly old buildings), photography, and guitar playing.

Gary Koyama, Associate Member, is employed at Park Associates. He received his B.Arch. from the University of Hawaii in 1980. His hobbies include swimming, jogging, and photography.

Michael J. Kujubu, AIA, is a project architect at James Tsugawa, AIA, & Associates. He received his BFA in 1968 from the University of Hawaii. His favorite sports include golf, racquetball, and skydiving.

Dennis Sueo Nakamoto, AIA, is employed by Charles Pankow Associates. A Punahou grad, he received his B.Arch. from the University of Hawaii. His hobbies include fishing and racquetball.

William (Bill) Nutting, Associate Member, works at the Navy Public Works Center in Yokosuka, Japan. He has also worked for T.Y. Lin Hawaii, PAC-DIV, and the Facilities Department of Kaneohe Marine Corps Air Station. He received a B.S. in architectural engineering from Cal Poly in 1963. He and wife Kaneko have a daughter, Lisa, aged 11. His hobbies include cabinet building, computers, and tennis.

Brian Shiraki, Associate Member, is employed by Boone & Associates. A Kaimuki High School

grad, Brian received his B.Arch. in 1981 from the University of Hawaii. He enjoys playing tennis at Kapiolani Park.

David Tsuchida, Associate Member, is employed by Chapman Cobeen Desai Sakata, Inc. He received his B.Arch. from the University of Hawaii. He is married to Colleen, and some of his hobbies include golf, bowling, fishing, and photography.

Robert Woodson, AIA, is employed by the U.S. Government, Department of Defense. He has a BFA from the University of New Mexico (1970) and an M.Arch. from the University of Colorado (1976). He enjoys ocean-related sports, especially diving, sailing, and fishing.

Kirk Yuen, AIA, is self-employed. He received a BFA and an M.Arch. from the University of Hawaii. He enjoys architectural books, carpentry, and travel. **HA**

**Ingleson, continued from page 4**

have the cushion to afford the extortion required by this bill falls on deaf ears. Developers will, of course, pass on the added costs generated to their customers, assuming the market can bear the added costs. In the all too likely event that the market cannot afford higher than current prices, developers will simply stop creating new projects until such time as the market catches up, which means no new housing of any type will be built. In addition, the requirement that non-residential projects also provide housing, or pay a fee, will mean that those projects will also be shelved. The effect on design professionals, the construction industry, and on the community as a whole is all too obvious.

The fact is that one of the major costs of new housing is attributable to meeting the requirements of government regulation. Over the

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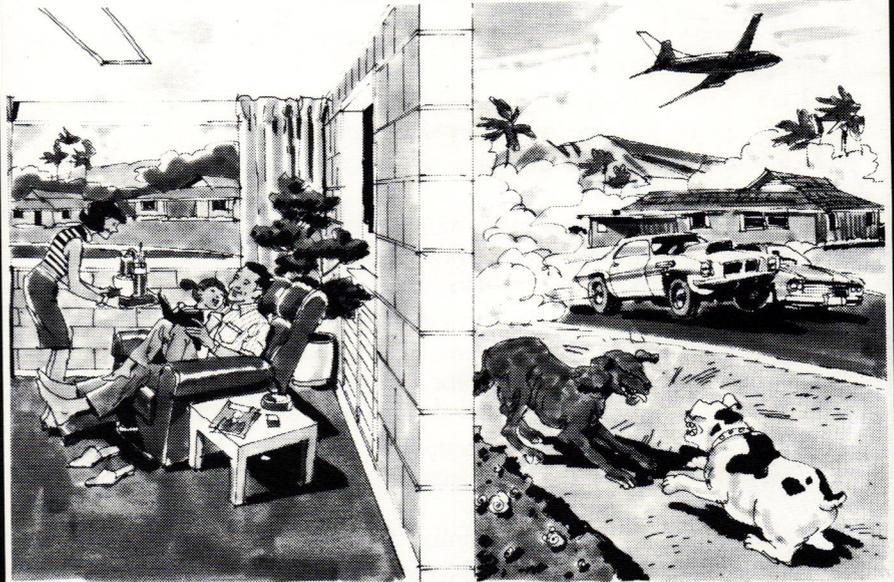
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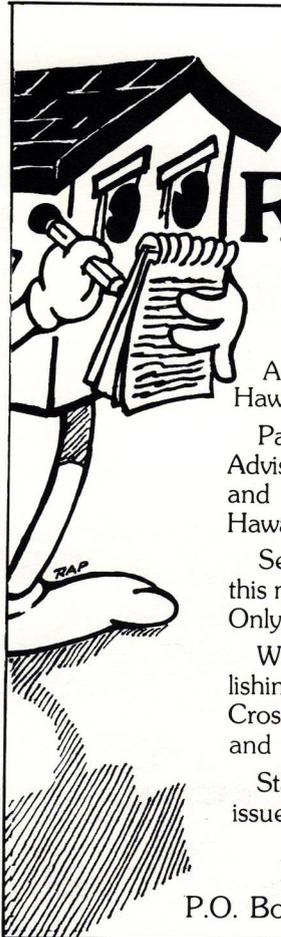
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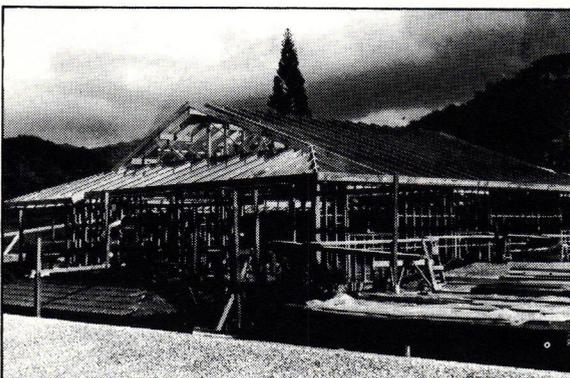
years, layer after layer after layer of rules, regulations, ordinances, etc. have been added to the development process, to the point where some objective observers of the housing industry have estimated that between 25 and 45 percent of the cost of a new house is due to government interference.

If the City Council is sincere in its efforts to provide affordable housing, and not simply making political hay, then it should not pass new laws, but rather repeal many existing ones. If it is public policy to encourage the development of affordable housing, then why does the city make it so damn difficult to do? Developers are not blind to the fact that there is an enormous market for affordable housing in Hawaii, and would be more than willing to create it, but given the inherent risks of the business, plus the inordinate amount of time it takes to get a project approved, and the quantity of governmental red-tape involved, most developers see the risk as too great when compared to the marginal profits that might be earned. So they turn to higher priced markets, where profits are more assured and worth the required effort. The single ingredient necessary for a successful development is predictability, which is sadly lacking in the development process in Honolulu.

Bill 48 is a dangerous bill. It will result in the virtual shutdown of the construction industry in Honolulu, cause widespread unemployment, discourage new business development, and in the final analysis, defeat its very purpose, which is to provide affordable housing. It is a dagger aimed at the very economic heart of our community. I strongly urge you to read and understand the bill and work toward its defeat. Should Bill 48 be rejected, be assured that other similar proposals will follow, which also must be defeated. Your participation in this effort is mandatory, if you want your community to remain a socially and financially viable place to live.

If the City Council really wants affordable housing built, I'm sure the private sector would welcome their help. If, however, they are unwilling to help, then they can at least get out of the way so that we can get the job done. HA

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**New Orleans, continued from page 8**

Quarter.

Wednesday the 25th—voted yes or no (again). Toured “historic places,” put on my spiffy aloha tux and listened to Nat Owings, FAIA, mumble through his glory days.

Anyway, after counting 14 types of BBs with 136 various combinations, I decided to toast the creativity of Blue and Grey which consumed a lot of frivolous imbibing time.

After the convention, I met the family in Washington, D.C., and did the normal checklist of things, which included a visit to the Honorable Senator Inouye’s office, where we listened for a half-hour to his eloquent voice. It was delightful and I would recommend that anybody visiting take advantage of the opportunity.

Then a tour through Virginia, where, as he was writing my speeding ticket and trying to spell Kahaluu, a cop seriously asked if we used American money in Hawaii. On to New York.

At Pei’s office I enjoyed seeing how a designer struggles with a one-million-square-foot office complex with a budget of a mere

\$1,000 per square foot—fees unlimited. Oh, what problems!

New York appeared to have been designed to see how many weirdos one could pack in a square block—not to mention the architecture. Trump Towers was supposed to be the “cat’s meow” for interior tripiness. What I saw was a 100-foot-high space with a bunch of bamboo plants and a piano player.

I’m also positive that man was not meant to go underground. My experience in the subway confirms it. The ride down to Soho resembled a trip through a Felini movie, or more aptly put, a moving Alcatraz. I was never so glad to see brown sky.

Next stop, San Francisco. The city is, to me, still one of the best, AIDS and all. Somehow the environment with all of its positive ions has helped to protect and promote good architecture. Well, almost. I can’t say I’m a real fan of the Transamerica Building. But, having become a “real roving critic of architecture,” I felt that the sensibility of people—“scaleisms” that San Francisco displays is quite special. Something I honestly feel

is lacking in post-modern (macabre)ism.

The main thing that struck me about coming home to Honolulu was the absolutely brilliant sky—it’s amazing what a little smog can do for one’s disposition. Next, believe it or not, was how relatively “quiet” our urban setting is. No honking cars, and yes, no Blue Blazers.

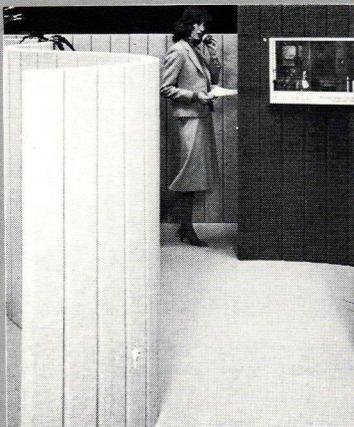
In the reality column, I did manage to gather interesting information concerning:

1. Non-dues income projects, report by National
2. Small firm techniques for success
3. Daylighting abstracts
4. Case report on executive directors
5. Various state convention paraphernalia and annual reports
6. Government affairs resource
7. Speakers programs
8. Computer (CAD) information

Those wishing to enlighten themselves on any of the items, please call. The stack now stands about 18 inches high, and I would love to share this information with interested members instead of the circular file. **HA**

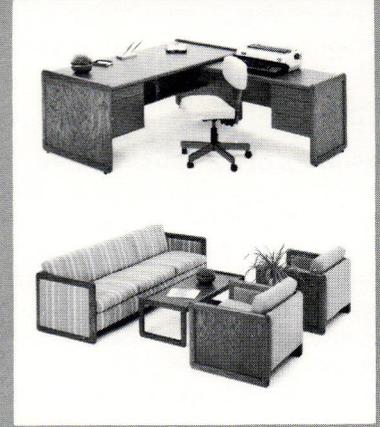
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Robert Broshar, FAIA, AIA President congratulates Dennis Toyomura, FAIA. Hawaii State House certificate commending Toyomura for being honored as an AIA Fellow.

## Dennis Toyomura Advanced to AIA College of Fellows

Ninety-four AIA members were invested into the Institute's prestigious College of Fellows in May at the 1983 AIA National Convention in New Orleans. Advancement to the College of Fellows, a lifetime honor, is the second highest honor the AIA can bestow on any member (the highest being the Gold Medal).

Fellowship is conferred on members of 10 years or more good standing who have made outstanding contributions to the advancement of the profession in one or more areas of design, science of construction, literature, education, service to the profession, public service, historic preservation, research, urban design, government or industry, and architectural practice.

Toyomura, principal in the firm Dennis T. Toyomura, FAIA Architect, has combined his architectural career with an extensive amount of community service in

Hawaii. From 1974 to 1982 he was an architect board member on the Hawaii State Board of Registration of Professional Engineers, Architects and Land Surveyors. He was a member of the Lyon Arboretum board of directors, on the Provost Advisory and Technology Advisory committees at Leeward Community College, is currently a trustee of the First Presbyterian Church in Honolulu, and a commissioner on the State Foundation of Culture and the Arts.

Toyomura's professional contributions include eight years of service on the National Council of Architectural Registration Boards, nine years as a director of the Construction Industry Legislative Organization, and he recently completed a two-year term on the International Board of Governors for the Council of Educational Facility Planners.

He has served the HS/AIA as a director and officer, and was very



### The House of Representatives of the State of Hawaii

hereby presents this certificate to

DENNIS T. TOYOMURA

WHEREAS, among Hawaii's many talented architects, Dennis T. Toyomura has become only the tenth member of the American Institute of Architects currently active in the State to be named to the College of Fellows of the AIA; and

WHEREAS, Dennis T. Toyomura, born and raised in Honolulu, has been principal in the firm, Dennis T. Toyomura, FAIA, Architect for twenty years; and

WHEREAS, his extensive professional contributions include service on a variety of boards and commissions including the National Council of Engineering Examiners, the National Council of Architectural Registration Boards, and the Hawaii State Board of Registration of Professional Engineers, Architects and Land Surveyors; and

WHEREAS, on May 22, 1983, at the 126th AIA national convention, Dennis Toyomura will be invested to the prestigious College of Fellows of the AIA, a lifetime honor bestowed for "notable contributions to the profession of architecture"; now, therefore,

BE IT RESOLVED by the House of Representatives of the Twelfth Legislature of the State of Hawaii, Regular Session of 1983, that this body commends and offers congratulations to Dennis Toyomura for being honored as an AIA Fellow.



The 12TH Legislature

Certificate No. 62

*George H. Jalkane*  
Clerk of the House

*Connie O'Keefe*  
Representative

*Robert O'Keefe*  
Representative

*David M. Hagan*  
Speaker of the House

active on the HS/AIA's 1982 National AIA Convention Committee as a member of the Steering Committee. He was Budget & Finance chairman and treasurer for the very successful National Convention held in Honolulu last year.

Toyomura has received a certificate of appreciation award from the governor of Hawaii, was given the 1981 President's Mahalo Award by the HS/AIA, and in 1975 received the Outstanding Citizen Recognition Award by the Consulting Engineering Council of Hawaii.

He becomes the tenth AIA Fellow presently active in Hawaii. The others are: Gerald Allison, Elmer Botsai, Francis Haines, Ernest Hara, Vladimir Ossipoff, Frank Slavsky, Edward Sullam, Charles Sutton, and George Wimberly.

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