

HAWAII ARCHITECT

July 1987

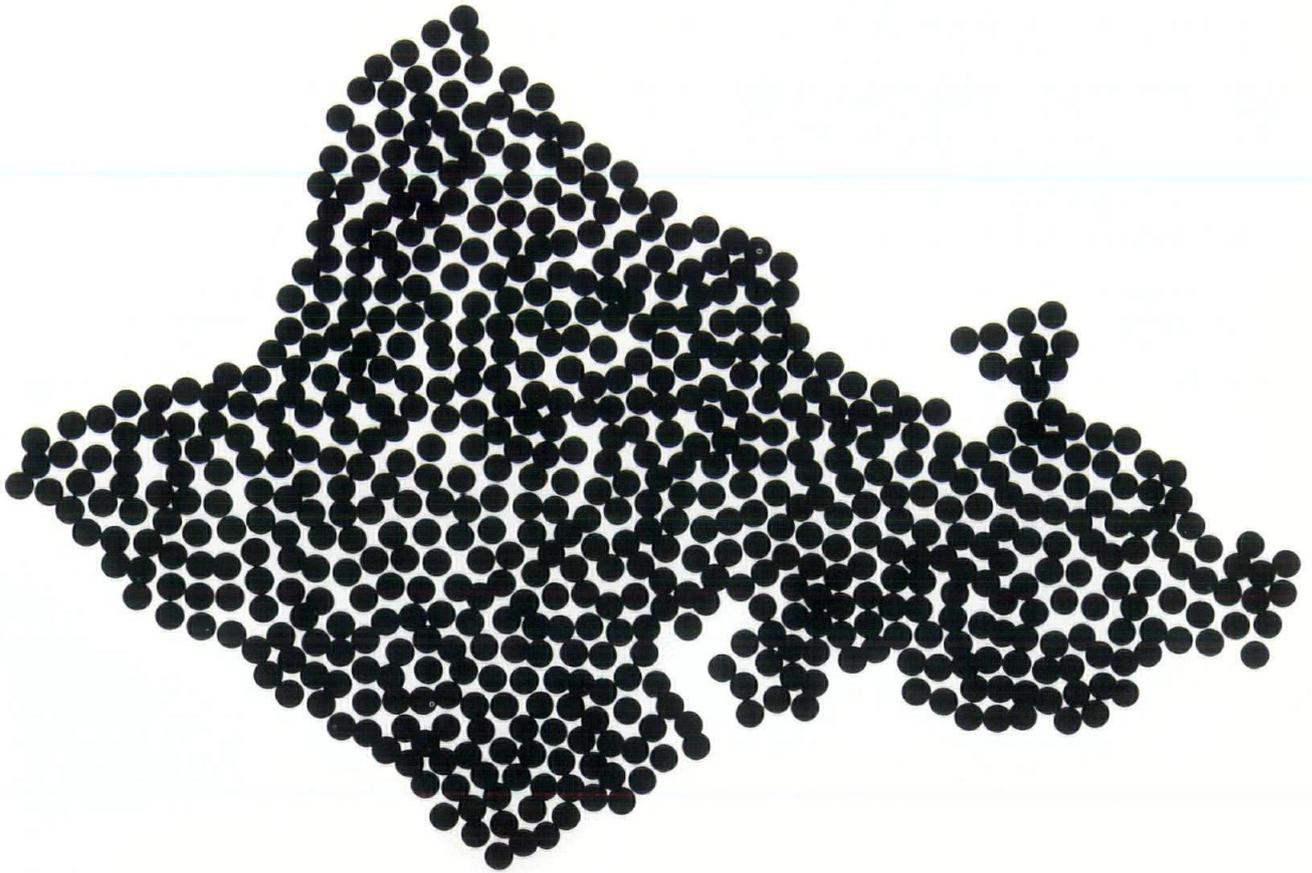
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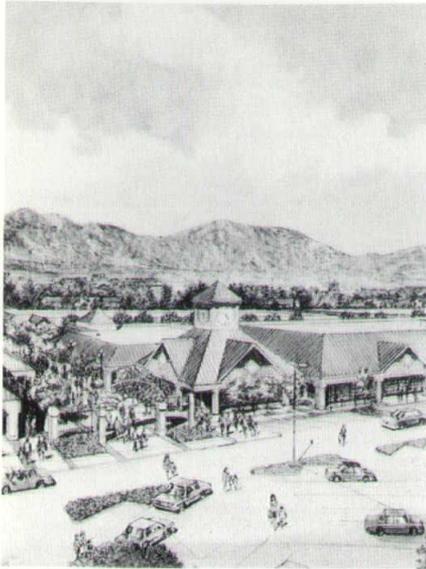
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Cover: An artist's rendering of the completed Mililani Town Center, currently under construction in the Central Oahu community.

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1034 Kilani Ave., Ste. 108,
Wahiawa, Hawaii 96786
808-621-8200

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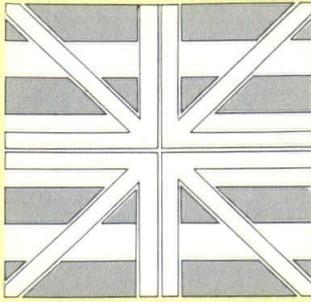
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PRESIDENT'S MESSAGE

Service to AIA Members

by Evan D. Cruthers, President
Hawaii Society/AIA

Participating in a workshop on professional practices, obtaining information as a new member, attending general membership meetings and participating in an AIA state or regional convention provide each of us with a sense of community and professional support.

Membership Services Commission. The Membership Services Commission, chaired by Art Weber of Arthur M. Weber, AIA, with Ted Garduque of Wudtke Watson/Garduque Associates as vice commissioner and Ann Matsunami of Media Five as the third commissioner, is the largest of the society's four operating arms and consists of 10 committees.

The aim of the commission is to provide programs, activities and information that enhance the professional well-being of members, associates and affiliates, creating a clear, perceived benefit to the Hawaii Society/AIA membership.

Due to Art's recent retirement from the Navy and his involvement in establishing his own firm, Ted has been performing his duties and those of the commission chair for most of the year and will continue to do so for the remainder of the current term. We are particularly indebted to Ted for his service as commissioner, committee chief and committee member.

Membership Committee. Co-chaired by Maurice Yamasoto of Maurice Yamasoto, AIA & Associates and Andrew Yanoviak of Andrew Charles Yanoviak, AIA with Ann Matsunami



Evan D. Cruthers

assisting, the committee works to increase all categories of membership, identify each new member, provide information and assistance, and sustain and promote participation and awareness in Society affairs, services and benefits. More volunteers are always needed for this committee to bring in new members and support their participation.

Professional Development Committee. Chaired by Alan Holl, AIA, the committee informs members and other professional affiliates through workshops and seminars of professional practices, reviews issues regarding the practice of architecture, and disseminates information to the membership. The committee organized a well-attended 10-session, monthly mini-workshop series which began in February. Costs are nominal and additional information is available from the Society offices. Alan has plans for other large professional

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SHOPPING CENTERS



Plans for the Kapolei Community Shopping Center, to be constructed in Makakilo, include a tall clock tower to add visual interest to the area. The shopping center will be the first increment of the planned Kapolei Urban Center on Oahu's Leeward side.

Trends in Design

by Clifford E. Hanssen, AIA, Managing Principal
Kober/Hanssen Wyse Mitchell

It is easy to gain a historical perspective of the shopping center industry since its history is short and fairly simple. At the end of World War II when the G.I.'s returned home they were now men, no longer content to live with Mom and Dad. They wanted families and homes of their own and veteran's loans made the homes affordable.

New planned subdivisions were built outside the existing communities in response to the need. Unlike the slowly developed downtowns with their collection of individually owned stores, the instant suburbs were served by a new building type, the shopping center, with its large bare parking lot and loft building leasing space to various shop owners.

One of the earliest in Hawaii was Kalihi Shopping Center. This building type was very successful, killing many older downtown shopping areas in the process. Fort Street, for example, was severely impacted by Ala Moana Center.

From the broad classifications listed in the table on the following page, it is evident that each shopping center breaks down into very unique answers to its specific site, market, tenant mix, architectural solution, etc. In fact, that is one of the national trends: creating far more individualistic statements than the straightforward, dull boxes built in the 50s and 60s.

Specialty Centers are usually the riskiest shopping center type

as they don't have an "anchor" (supermarket, super drug or department store) that guarantees traffic. Thus, these centers are the most difficult to finance. However, in Hawaii our visitor industry makes specialty centers quite viable if located properly and designed to satisfy the visitor's shopping and dining desires.

The following are key components of shopping center design and important trends that we see:

Site. Shopping centers must serve an adequate trade area (the potential users) and shouldn't share this market with too many competitors. Also, the flatter the better, for ease of parking and layout flexibility. One trend

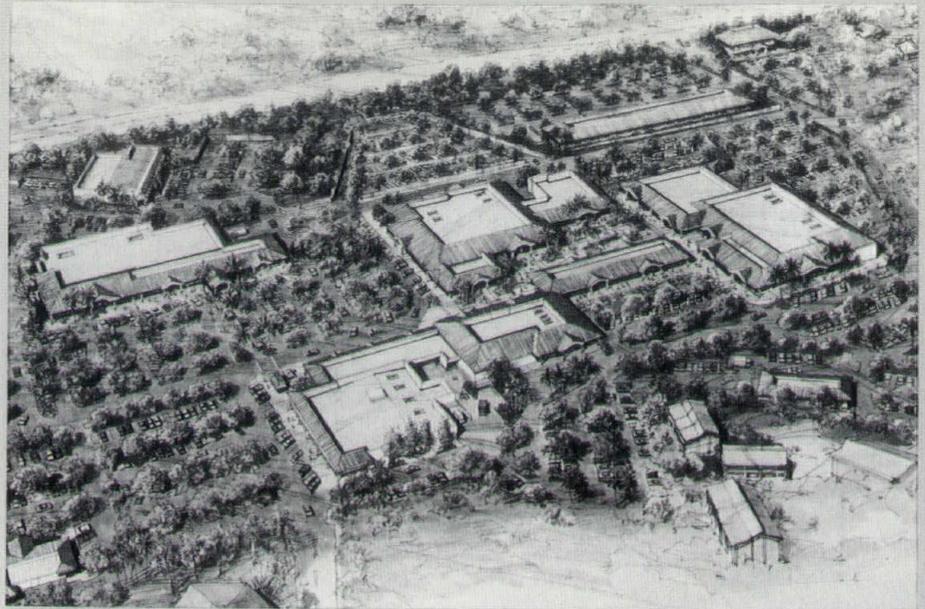
today is for small centers and large stand-alone stores to be developed close to regionals. These small centers typically target a more down-scale, convenience market than the regionals and have a symbiotic relationship with the regionals.

Layout. There are certain classical layouts, such as the "L" for small centers and the "dumbbell" for regional malls. But these are just takeoff points for an infinite variety of forms based on site configuration, store types and sizes, etc. In planning any center there are some time-proven successful relationships based on such factors as shopper buying patterns, maximum walking distances, shopper frequency, rentable tenant space dimensions, etc. One key factor is levels. Most Americans, based upon our nation's relatively cheap, expansive land, prefer one-level shopping. Asians are conditioned to tighter, more vertical shopping. When the available sites get smaller, steeper sloped and higher priced, the pressure is on the architect to develop multi-level shopping centers. This is very tricky and greed and realism must be reconciled on this point.

Parking. Parking layout is obvious: it must be adequate, simple and easy! Sixty-degree parking is usually best for convenience and traffic flow control. Ninety-degree is more efficient but cumbersome.

Safety. Traditionally, approximately 80 percent of shoppers are women (Although, due to working wives, this is down to only 60 percent at supermarkets today). Women rank personal safety as their number one concern. Thus, good lighting and an absence of long corridors, alcoves, etc. are basic considerations. Parking structures are of particular concern to women shoppers and must be designed accordingly.

Design. Shopping center people have learned that good design pays—in increased patronage to



Phase One of Lanikai Center is currently under construction at Kailua-Kona, Hawaii.

their centers and faster/easier approvals from lenders and government agencies. While one's planning must stand the test of time, the selection of surfaces, colors and forms is part of the fashion industry and thus somewhat temporary. What you do today will almost certainly be remodeled within 15 years. This means you can be a little looser and try a few things. Also, you should design to facilitate change. Finally, remember a large percentage of the users are women, so some elegance and sensitivity are appropriate.

Smaller Shops. We have all witnessed the cutting and reconfiguring of various stores at Ala Moana Center. Woolworth's is the best example of a large store that was reduced in size and re-merchandised to increase the sales dollars per square foot. This is part of a national trend in which landlords are forcing

established retailers (especially general merchandise retailers) to use their space more efficiently, by taking some away. The recaptured space is used for new specialty shops which in themselves are another trend. Stores that just sell sweaters, left handed items, etc. are particularly hot items today, and are expected to be more so in the future.

Larger stores. We don't have any yet in Hawaii, but on the mainland, super-supermarkets of over 60,000 square feet are being developed by Safeway and others. Besides food, these stores sell towels, flowers, drugs, etc. These super stores obviously need a huge market area.

Convenience and neighborhood centers. Once almost dead due to the power of malls and supermarkets, these small centers have been making a comeback and are presently the

(continued)

Shopping Center Classifications		
Type	Gross Leasable Area	Hawaii Examples (number)
Super-Regional	800,000 sf and up	Ala Moana Center (1)
Regional	400,000 to 800,000 sf	Windward Mall (2)
Community	200,000 to 400,000 sf	Kahala Mall (8)
Neighborhood	100,000 to 200,000 sf	Times Square (23)
Convenience	10,000 to 100,000 sf	Aina Haina S.C. (86)
Specialty	vary in size	Whaler's Village (29)



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hottest shopping center types in the country. In 1986, 86 percent of the shopping center starts were under 100,000 square feet and only 1 percent were over 400,000 square feet. The reason is convenience. We are all pressed for time and have less time for shopping than ever before. Instead of driving several extra blocks in traffic to pick up a few essential items from a market, many people find it worthwhile to drop in at a corner extended-hours store. We designed a convenience center at the corner of McCully and Kapiolani and, in the process, investigated others. The key to their success is accessibility, ample parking and a service orientation.

Tourism. Surveys have shown that the average female visitor to Hawaii spends more time shopping than sightseeing or at the beach. The typical female visitor is not one of the young ladies in the interesting swimsuits. She is somewhat older and heavier. Also, she probably has her husband shopping with her (something rare back home) and it is a good chance to get him to buy a few clothes, and perhaps, a piece of jewelry for her since he's in a good mood. While our budget tourists enjoy our burgers, beaches and The Bus, the higher end visitors really keep Hawaii green by leaving their money here—especially the winter visitors. This is especially true on Kauai, Maui and The Big Island, where visitor-oriented shopping centers do very well. In 1986, Whalers Village had the highest average sales per square foot of any center in Hawaii.

Increased utilization. There are only so many good shopping center sites in any community with the right size, right zoning, right separation from their competition, right market area, right access, etc. Most of the good sites already have a shopping center on them.

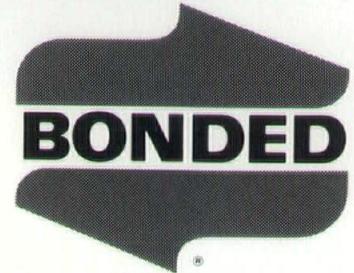
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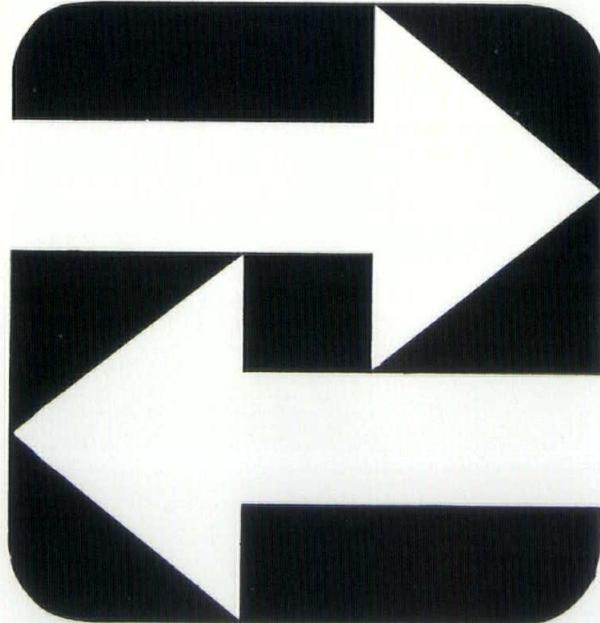
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SHOPPING CENTERS

A "Heart" Comes to Mililani

by Paul P. Chorney, AIA
Associate, Group 70

An exciting new focus of quality living is coming to Mililani Town, thanks to an evolving dynamic of local community pride, developer vision and design excellence.

Phase I of Mililani Town Center, a 45-acre land parcel situated one-half mile from the H-2 interchange in Central Oahu, is now under construction. It is slated to open late this year. Future phases are expected to make this the third largest shopping complex in the state with more than 500,000 square feet of commercial-professional space. Plans coincide with population growth in the Central Oahu area where 150,000 people are projected to reside by the year 2000.

Mililani, although nationally recognized as an "All America City," has grown so rapidly that the region has never had the opportunity to spawn a cohesive central core, or in traditional terms a focus, a town center—an area of centralized shopping interspersed with a civic and institutional infrastructure.

In 1985 there was a major restructuring of the administration of Mililani Town, Inc.—a subsidiary of Oceanic Properties, Inc.—the developer of the Mililani residential community. David H. Murdock, chairman of Castle & Cooke, Inc., assumed the reigns of Oceanic's development and plans for a town center were again revived.

Murdock's goal was to build an economically sound project which

would provide the essential ingredients to a central community existence. This was to be accomplished in the face of conventional wisdom which dictated that the project be constructed as a strip center. Both objectives were to be achieved with a limited construction budget.

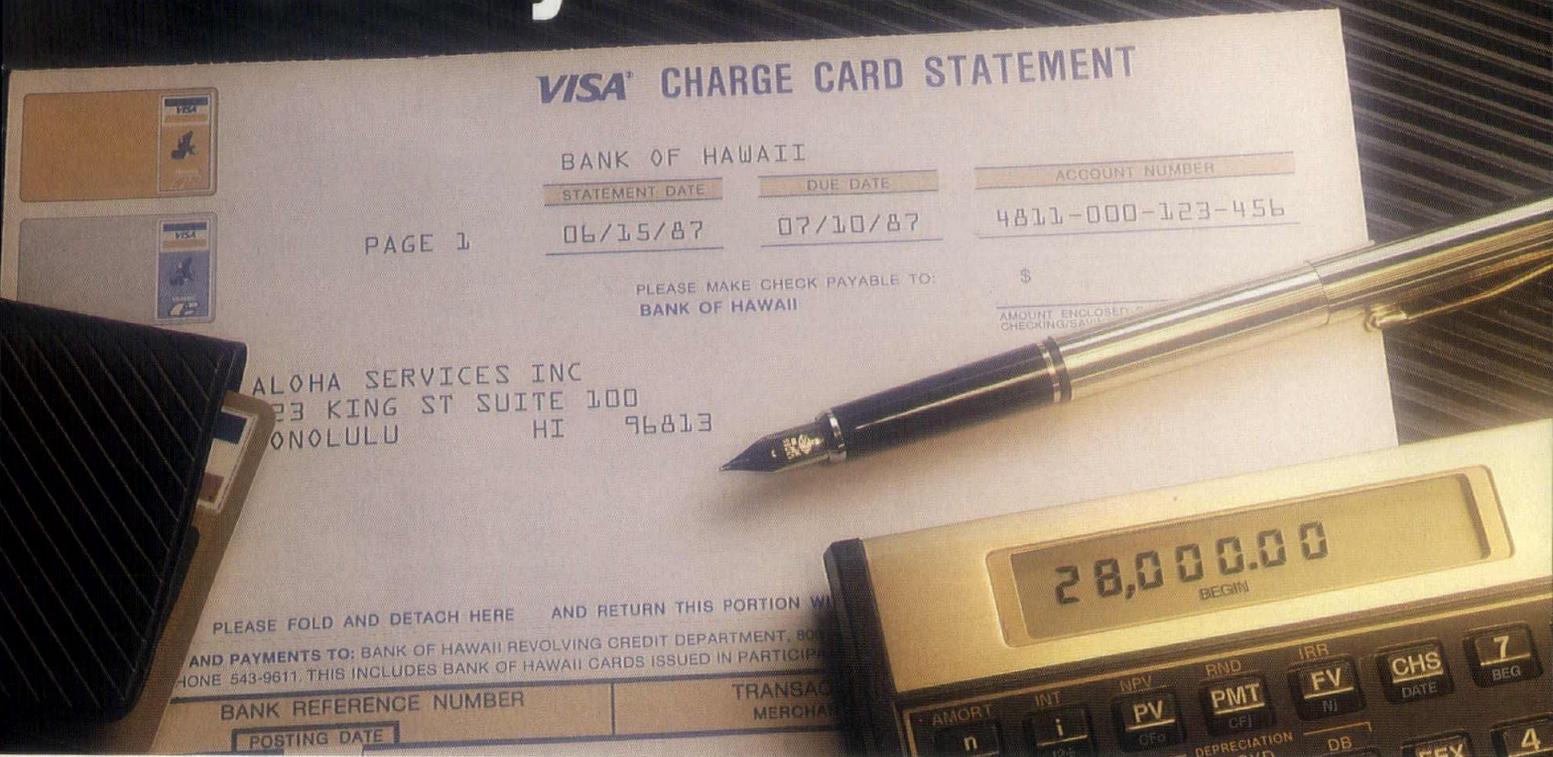
Mililani has a high school, library, elementary schools, shopping centers and recreational facilities, but the town still needed a "heart"—a core that would give it an identity. Mililani needed a gathering place. By integrating community, recreational, entertainment, retail and business uses, the town center would begin to fulfill Mililani's urban promise.

(continued)



Construction workers apply blue Dimondek® metal sheeting to the roof of the future Mililani Town Center. The shopping center, with planned additional phases, will be the largest in Hawaii. Photo by Jamie Kemp

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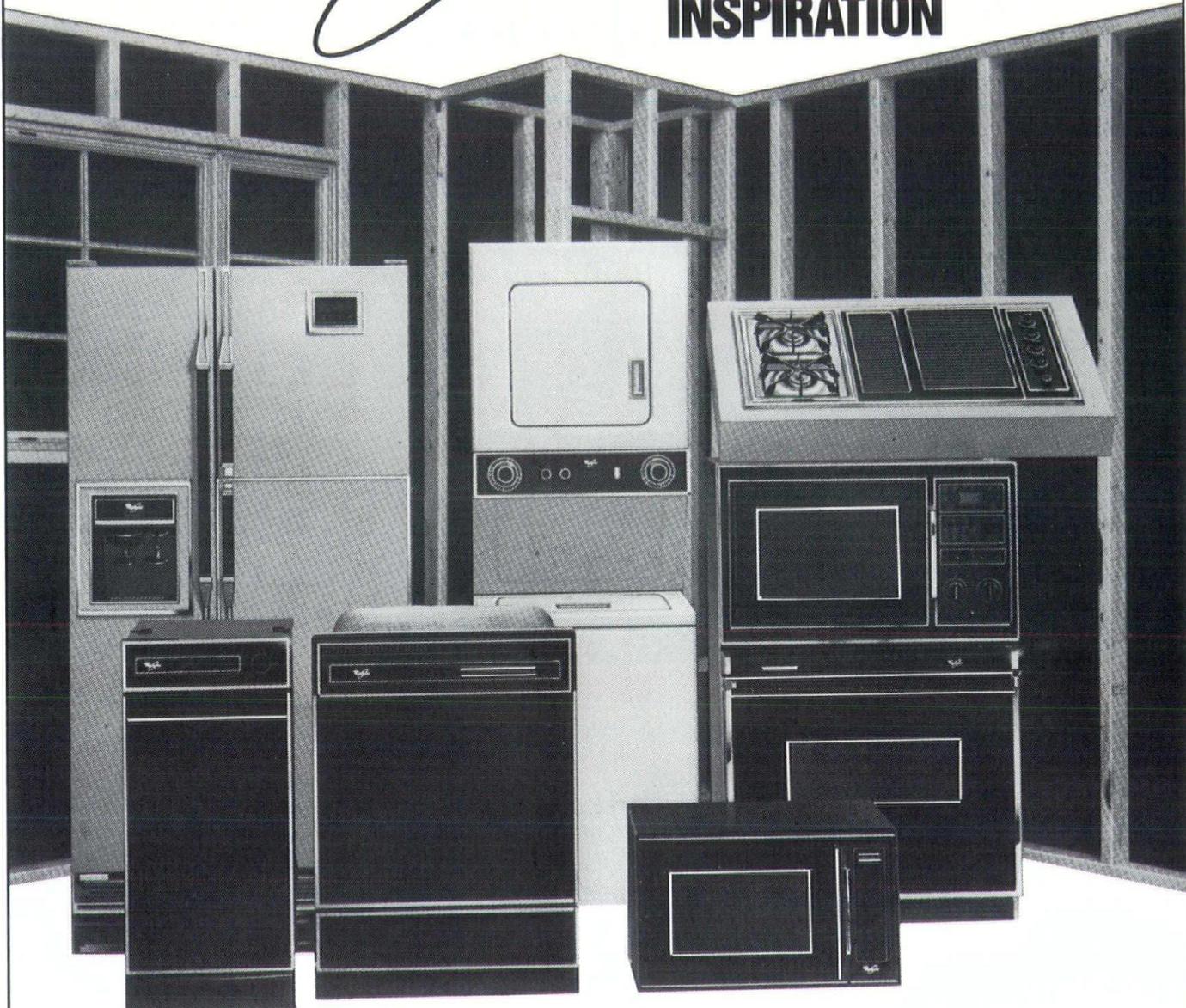


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But how was this to be achieved? How does a town center spring forth full in its "bone and muscle" and with limited resources?

In early 1986 Murdock, along with Oceanic's Chief Executive Officer Bill Mills, structured a design team consisting of Arnold C. Savrann, Castle & Cooke's corporate architect of Los Angeles, California; and Francis S. Oda and Paul Chorney of Group 70, Honolulu, Hawaii.

The design team developed a concept that required a "center" within Mililani. A central plaza would link the residential community to the town center via malls with garden-like landscaping and street-scapes, a reiteration of older established streets. The building forms were to be a metaphor for older historical edifices, using materials commonly found within Mililani such as lap siding with wood trims. A covered arcade would integrate forms and provide cover for pedestrians. It was hoped that this overall assemblage of landscaping, movement patterns, uses, materials and forms would capture the essence of what Mililani Town might always have "wanted to be." If so, Mililani would evolve into a town and not just remain a suburb.

The new center is at last taking shape. Under the direction of Steve Miller, senior vice president of Oceanic Properties, and his staff, project manager Brad Myers and project coordinator Carolee Robinette, the town center concept is being implemented through a mix of uses far more varied than usually found in shopping centers.

To date, numerous restaurants (both fast food and traditional), convenience stores, soft-good stores, specialty shops and Mom and Pop stores will populate the central court.

Numerous offices are leasing space and major health care facilities are planned. Currently a Straub Facility Health Center is in design. Wahiawa General



Roofing is in place at certain areas of the shopping center, which is scheduled to open late this year.

Hospital is also leasing space and a third major hospital is interested in 20,000 square feet. A number of private physicians, optometrists and dentists will be establishing their practices, as will a veterinary clinic. Savings and loans, realty and insurance institutions have also taken space. Community and civic associations also have shown interest. Currently a YMCA after school program is planned. A day care operation is also being considered by the "Y".

Construction has been underway since the October 20, 1986 ground breaking with the

opening of Phase I of the new town center scheduled for November 1987. E. E. Black, the general contractor, is currently directing its efforts to complete all shells as of the end of this month. Individual shops will then implement their building programs.

As Oahu's central plateau climbs to 250,000 people, Mililani Town Center, a dream whose time has come, promises to emerge as a major trade zone within metropolitan Hawaii. And its reality is something we all can take pride and pleasure in experiencing. HA

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The Wailea Shopping Village

by Edward Sullam, FAIA
Edward Sullam, FAIA & Associates

Writing about the Wailea Shopping Village, a project designed by our office some 12 years ago, is a task that gives one pause. How can the excitement, pleasure and, yes, frustration attendant to its creation be recaptured and conveyed after so many years? One can only try.

Being pelted with clots of earth from the blasting taking place at the construction site of the Hotel Intercontinental Maui was our rude introduction to the Wailea Town Center project—the original name of the shopping village. The hotel is immediately makai of the shopping village site, which we walked for the first time early in 1975. As soon as we did we realized that there were almost no man-made improvements to which to relate; only Wailea Alanui, the main north-south road which paralleled the shoreline and bisected the 1,300-acre Wailea development, and the first golf course and its clubhouse which lay immediately mauka of the road. The clubhouse was the only structure visible from the site of the shopping village.

In walking the site several times, we became familiar with its natural attributes: its scattered stands of kiawe trees, its gentle slope, its downhill view of Kahoolawe, Lanai and the west Maui mountains, its uphill view of the cloud-shaded meadows of Ualakaa and Kula, its bright sunshine and its varying patterns of wind at different times of the day.

Acknowledging these

(continued)



The buildings framing the town square and village green at the Wailea Shopping Village are shielded from the hot Maui sun by covered walkways.



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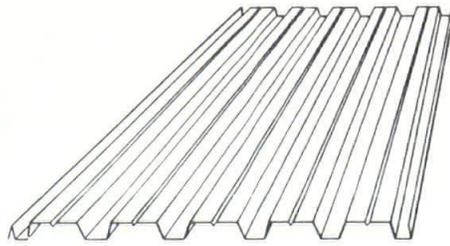
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attributes, we established our design criteria. Since there was no man-made context to relate to externally, we chose to create an internal focus by designing two major spaces—a town square and a village green—and building the leasable spaces around them. One of these major spaces would be hard-scaped with water play and carefully defined planting areas and the other would be soft, green and shaded. Because of the extremely hot sun, we considered it an absolute necessity to connect all the buildings framing these major spaces with covered walkways.

The basic functional program for the shopping village called for the creation of a resort shopping center with approximately 40,000 to 50,000 square feet of leasable space. It also called for provision for future expansion, adequate parking and pedestrian connections to the Hotel Intercontinental Maui and other future developments on adjacent sites; none of which had been conceived, programmed or designed at that time—leaving us in a bit of a quandary as to how to relate to them.

The leasable space was to be modular and flexible. Five hundred square feet was considered to be an eminently rentable space for resort shops. To satisfy that requirement we chose a 16' x 16' structural module and a 16' x 32' leasable module as the repetitive design element.

These modules became the building blocks for the entire center. We arranged them in configurations that would invite the strolling tourist to keep walking, looking and shopping by affording visual variety and sense of mystery beyond the limit of what could be seen from any one vantage point. And, at the same time, we strove to maintain a strong sense of orientation. The building configurations were designed to step down gently

(continued on page 38)

sen

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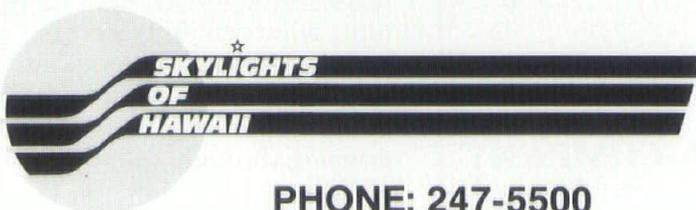
The storefront of Hawaiian Island Creations at the Pearlridge Shopping Center provides a clear sense of what Hawaiian Island Creations merchandises and the clientele the store is attempting to attract.

potential shopper.

Our challenge then is to balance the concerns that may have overemphasized the expression of the storefront to be so crucial to store retailing. The strategy is simple: design the storefront to clearly reflect the client's perception of merchandising—product, price level, level of quality and targeted shopper. Therefore, we need to involve the client in the design process as well as inform him of the significance of our task. We must understand and agree with the basic premises of the client's retailing concept. The best designs are not the sole product of a designer's imagination but rather are a creative interpretation of the program requirements of a client who knows his product and product market. The challenge is to create a physical reality that best captures the essence of the client's perception of what and how he wants to merchandise. HA

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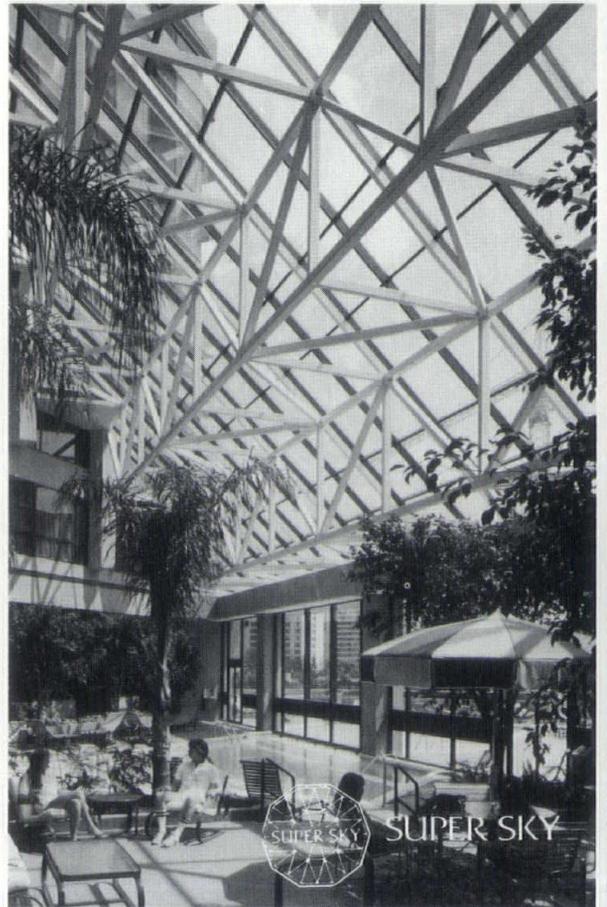
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APPLIANCE UPDATE

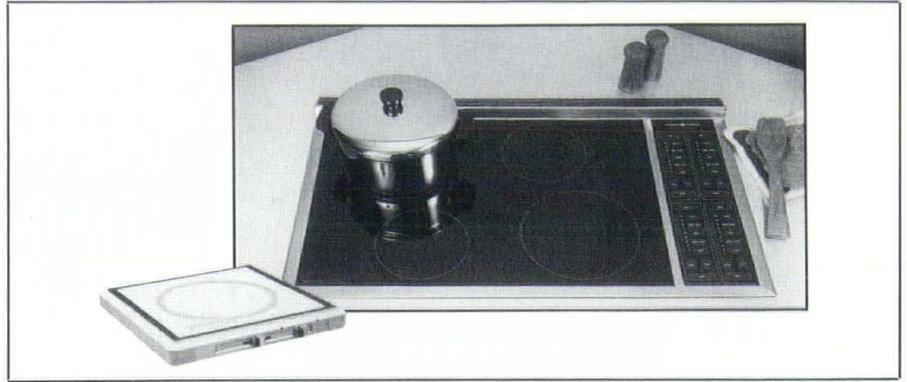
What's New in the Kitchen

by Jeff Nishi, AIA

Jeffrey Nishi and Associates/Architects

Every year I have the same problem of specifying items which are no longer available. I am assuming that this problem is caused by the quality of my choices, which generally congregate around unique and sophisticated items which, due to their uncommon properties, fall victim to the "no longer available" or "by special order only" stamp which seem to dot all product catalogs over two months old.

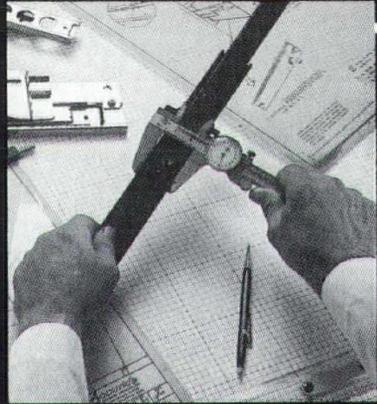
Fortunately, there are ever-changing new and unique items entering the market every year which make up for the losses of my comfortable old appliances.



General Electric induction cooktops feature electronic touch controls and 10 power settings to provide precise, instantaneous control. The portable induction cooktop (left), is less than nine pounds and can be plugged into any standard 120-volt power supply.

This year trying to get ahead of the situation I jumped at the opportunity to review and report

on new products available in the way of appliances. The following are some new products I'd like to share with you.



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Refrigerators. Along with the usual "trendy" color changes, a new item is a 24" deep refrigerator from General Electric, which features a condenser section separate from the "box". This should help fit this seven foot-high refrigerator through doors and reduce the weight, a very valid consideration as the appliance delivery truck drives off into the dusk, leaving your new multi-pound monolithic refrigerator at your doorstep.

Cooktops. The first offering in this area is a smart black-glass face, European styled electric cooktop by Luwa. This unit features solid surfaced heating units which not only increase heating efficiency but seal flush with the face of the cooktop to prevent spills and boil-overs from dripping through into the inner workings of the unit.

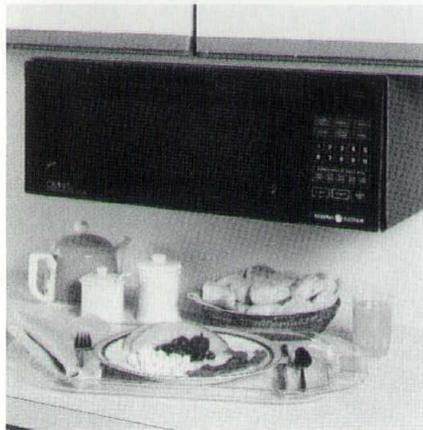
The second is an induction cooktop by General Electric. This cooktop goes a step further and does not have exposed heating



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units. Heat is transferred by magnetic induction into the cooking pan. The cooktop itself does not heat up but rather the metallic surface of the pan containing the food. A completely flush face of the cooktop creates a sealed and cleanable surface. The induction method of heating produces exact temperature settings and "instant off" control similar to that of a gas range.



Under-the-cabinet countertop microwaves from General Electric are kitchen space-savers.

Dishwashers. The word from Admiral is a new 18" wide dishwasher. An addition in a field of one, this appliance gives the office, apartment or any limited-space situation another choice.

Microwave ovens. Again from General Electric comes a new appliance which I myself purchased. In a world of so many appliances, all of which do fantastic things, it is common to end up having to increase kitchen counter space to accommodate all of these items. GE has come out with a microwave, toaster, broiler, conventional oven and combination micro-conventional oven. This gem not only is multi-functional, it is compact and does not even have to sit on a counter. It can be suspended under a shelf. This little "do-it-all" is responsive and energy efficient, as it heats up fast and radiates very little heat through its casing.

What will the appliance companies offer next? Tune in next year when I try to reduce the kitchen to a single appliance.

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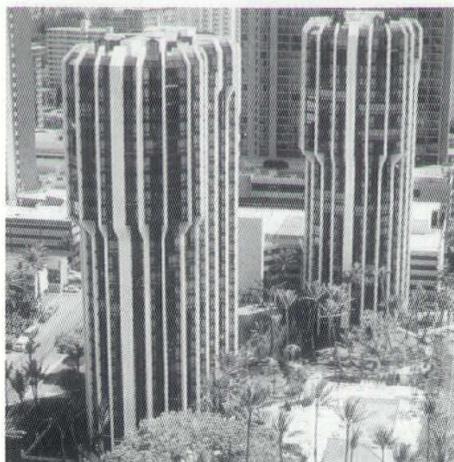
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1987 Design Award Winners Announced

The Hawaii Society of the American Institute of Architects recently announced the winners of its 1987 Design Awards and 25 Year Award competitions.

Receiving an **Award of Excellence** was the firm of George Heneghan Architects of Kailua-Kona, Hawaii, for the residence of Mr. and Mrs. Charles Park, South Kohala subdivision, Island of Hawaii.

Each of four architectural firms received an **Award of Merit**: Stringer Tusher & Associates, Ltd., for the residence of the president of Punahou, Honolulu; Architects Hawaii Ltd. for the Kaiser Permanente Honolulu

Clinic; Urban Works, Inc., for the dental office of Dr. Randal D. Morita; and Fox Hawaii Architecture & Planning/Arthur

Kwok Architects & Associates for the Aberdeen Marina and Yacht Club.

A **25 Year Award** went to The



Hawaii Society/AIA President Evan Cruthers presents Frank Haines, FAIA, of Architects Hawaii Ltd., an Award of Merit for the Kaiser Permanente Honolulu Clinic. Looking on is project designer Charles Chan, AIA, and Lawrence Ueki, AIA.

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Pacific Club. The prize winning entry was submitted by Vladimir Ossipoff, FAIA-ME.

The Hawaii Society/AIA annual Design Awards competition recognizes outstanding work in architecture, urban design and interior design. Entries are judged by a jury of architects and other professionals who independently evaluate each project. Among the criteria for judging are such factors as environmental compatibility, urban context, creativity of solution, quality of space, structural ingenuity, workmanship and responsiveness to social concerns.

The Hawaii Society/AIA 25 Year Award recognizes architectural design constructed in Hawaii which is of enduring significance. Projects entered in this competition must have been constructed in the Islands prior to 1962.

Jurors for both architectural competitions were John Hara, AIA; Aaron Levine, Honorary AIA; Glen Mason, AIA, Spencer Mason Architects; Christopher J. Smith, AIA, The CJS Group; and Joan Robinson-Whitaker, Robinson-Whitaker Design.

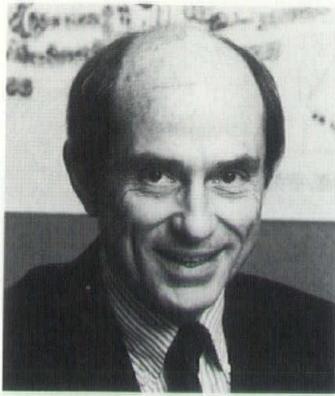
The award winners were recognized at a banquet held on Thursday, May 21, at Waialae Country Club.

Panel displays showing photographs of each of the five Design Award projects will be displayed throughout Hawaii during the remainder of the year.

Farrell Named to Design Committee

Joe Farrell, AIA, one of the owners of Architects Hawaii, Ltd., has been appointed to the Committee on Design of the American Institute of Architects (AIA).

The committee, made up of AIA members from across the nation, primarily focuses on the institute's concern for excellence in design and promoting public awareness of the significance of design.



Joe Farrell

"I am very gratified at being named to this committee because it gives me the opportunity to participate in the AIA in the area I know best, which is design," Farrell said. "I will have the chance to observe firsthand many outstanding works of architecture from the around the nation and discuss design at the highest professional level.

"I consider it both a high privilege and wonderful opportunity for stimulating design experiences. For instance, at the April meeting in Chicago, we had specially conducted tours and seminars of Frank Lloyd Wright's buildings designed in the early 1900s in the Chicago area. We also saw works designed in the 1950s by Ludwig Mies van der Rohe."

The AIA's design committee meets three to four times a year, including its National AIA Design Conference, to be held this October in Natchez, Miss.

Farrell, who graduated from the University of Florida with a degree in architecture, has been with Architects Hawaii for 26 years and has received 13 national and local design awards during that period.

He designed the Prince Kuhio Federal Building, Grosvenor Center, the Keelikolani State Office Building, the Capitol for the Federated States of Micronesia and many other structures. In addition, he was the designer for the Pacific Tower office building and the master planner for Bishop Square Park. He directed the design of

the First Hawaiian Bank in Haleiwa, which received the prestigious Hawaiian Architectural Arts award in 1986.

Bonded Publishes Catalog

A fully-illustrated 112-page product catalog has been published by Bonded Materials Company, a leading manufacturer and distributor of building material products for the construction and building maintenance industries in Hawaii and Guam.

The catalog outlines advantages, specifications and application procedures for more than 200 different products. The products range from admixtures for concrete and masonry to paints and protective coatings.

One especially handy reference for building management teams is a special section zeroing in on 20 specific building maintenance problems unique to tropical climates. This section provides solutions and how to deal with the problems efficiently and economically.

Also included is a 15-page section detailing specifications for the restoration of damaged or aged concrete and masonry.

The Bonded product catalog is available at no charge at the company's Campbell Industrial Park headquarters at 91-400 Komohana Street in Ewa Beach, telephone 682-4571, and at Bonded's Kalihi branch outlet located at 251 Puuhale Road, telephone 848-2077.

Study Tour to Japan

Seats are already booked by many design professionals for A/E/C SYSTEMS' first annual study tour to Hong Kong and Japan. This once-in-a-lifetime trip to the Orient takes place Sept. 17 - Oct. 1, 1987. It provides an inside look at

Japanese architecture, CADD and robotics, and includes special attendance at the A/E/C/ SYSTEMS JAPAN tradeshow.

Visits to ancient Japanese architectural sites and private tours of some of the most advanced CADD and robotics installations in the world (including that of Mitsubishi) are just some of the highlights on the tour's agenda. Participants will see the latest in Japanese

design and construction technology and gain hands-on experience in technology not even dreamed of in North America.

Frank Stasiowski will lead the tour. Stasiowski is a founding partner of A/E/C SYSTEMS—the world's largest tradeshow on computers and management for design and construction professionals. He was a speaker at last year's A/E/C SYSTEMS

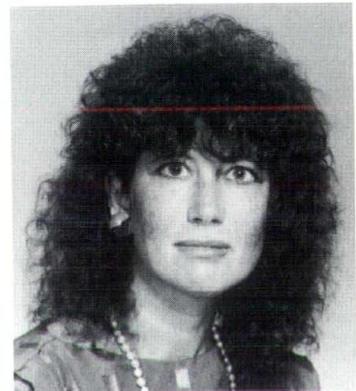
JAPAN, the 400-booth, 10,000 attendee Tokyo version of A/E/C/ SYSTEMS.

Cost to attend includes airfare, meals, hotel accommodations, private tours and admission to A/E/C/ SYSTEMS JAPAN.

For more information, contact Rosalyn Moss, A/E/C/ SYSTEMS JAPAN 1987 Tour, Ten Midland Avenue, Newton, MA 02158, or call 1-800-645-3437.

Promotions at Media Five

Media Five Limited, a multidisciplinary design corporation with offices in Hawaii, Australia and California, has announced that Lorrie Dalton and Dennis Osato, AIA, have been promoted to Senior Associates.



Lorrie Dalton

Dalton is the manager of Media Five's interior design department. During her five-year association with the firm, she has been responsible for the interior design of numerous shops, restaurants and hotels, including the Regent Okinawa, the Regent Park on Tokyo Bay and the Sheraton Fiji. Her current projects include the interior redesign of the Ala Moana Hotel and the New Otani Kaimana Beach Hotel, and interior design for the new wing of the Sheraton Kauai.

Osato is a senior project designer at Media Five. Since joining the firm in 1977, he has worked on a broad range of projects, including the Tiki Village International in Australia,



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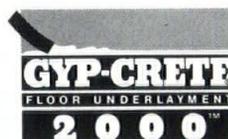
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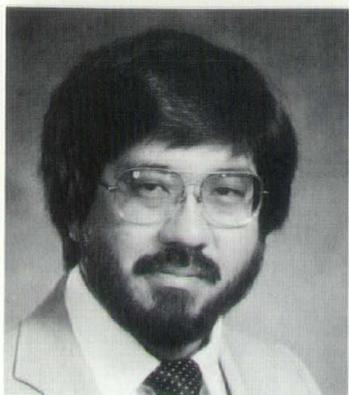
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Dennis Osato

the Palau Pacific Resort in the Republic of Belau, the U.S.S. Arizona Hall at Pearl Harbor, the award-winning Straub Kaneohe Family Center, and the Ocean View Center and Gentry Pacific Center which are currently under construction.

Media Five has also appointed two new assistants, Donna Yuen, AIA and Michael Muromoto, AIA. Both are project designers with major design responsibilities for the firm.

Sakata Appointed To Board

Carol Sakata, AIA, principal in the architecture, planning, interiors and graphic design firm of Chapman Desai Sakata, was recently appointed a member of the Building Board of Appeals of the City and County of Honolulu for a term ending on December 31, 1991.

The nine-member board meets monthly to review and act on requests for variances to building, housing, plumbing, electrical and fire codes; or appeal rulings of Building Department officials or inspectors.

Sakata also is the chair of the national American Institute of Architects' Women in Architecture Committee.

An active member of the Hawaii Society/AIA for a number of years, she is currently treasurer of the society, and has

been a member of the society's board of directors for the past four years.

Group 70 Names Associates

Group 70 architects, planners and interior designers has named four new associates within the firm. They are Paul P. Chorney, AIA, Edward T. Green, Ralph L. Portmore, AICP, and Derrick T. Seiki.



Paul P. Chorney

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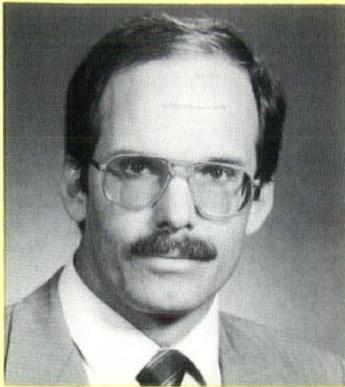
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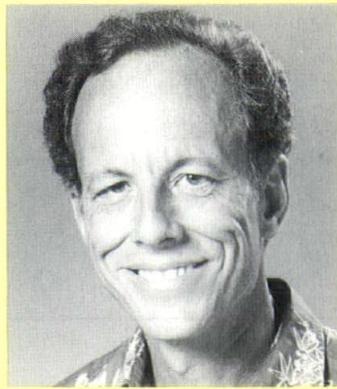
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Announcement of the promotions was made by Norman G.Y. Hong, managing partner and president-elect of the Hawaii Society of the American Institute of Architects.

Chorney, project architect, joined Group 70 last year. He holds a master of architecture degree from Columbia and has more than 25 years of design experience with national prominent East coast firms, including the Gruzen Partnership and Conklin & Rossant.



Edward T. Green



Ralph L. Portmore

Systems manager Green, by education and training both an architect and a computer programmer, helped pioneer the integration of computers and design functions while with Sigma Design of California. A graduate of the University of California at Berkeley, he joined Group 70 in 1986.

Portmore, senior planner with the firm since 1985, received his master's degree in urban planning from Columbia University. Previously, he served as deputy

chief planning officer for the City and County of Honolulu.

Seiki, Group 70's contract documents manager, joined the firm in 1979. He studied drafting at Honolulu Business College and has more than 20 years of professional experience. A lifelong resident of Oahu, he is registered with the State of Hawaii as senior draftsman.

Group 70 now has a total of 11 associates on its 43-member staff.



Derreck T. Seiki

Showhouse '87

The Historic Hawai'i Foundation and the American Society of Interior Designers, Hawaii Chapter have joined forces to produce *Showhouse '87* in early October.

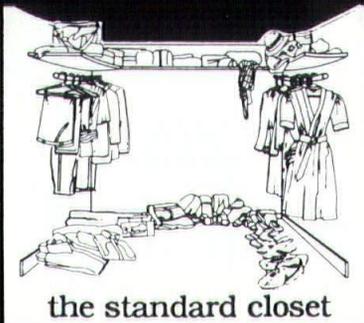
The island's most distinguished designers will transform an oceanside Kahala estate into a spectacular showcase of their creative best. Each designer has selected a space and on July 1 will begin the exciting task of designing and remodeling virtually every aspect of the room. When *Showhouse* opens to the public on October 2, visitors will be able to tour the home six days a week.

In addition to the brilliant design achievements, guests will be entertained with an array of fashion shows, cocktails and catered parties, which will change frequently during the month-long event.

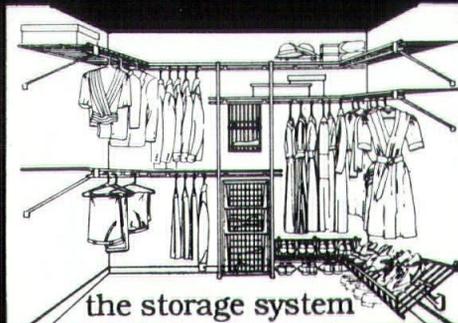
Co-chairing this year's event is

(continued)

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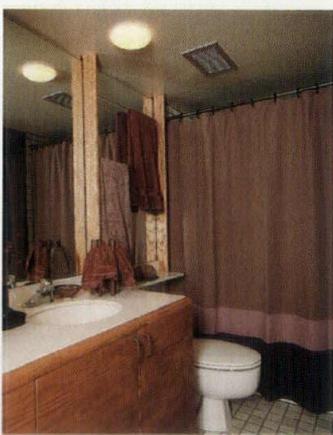
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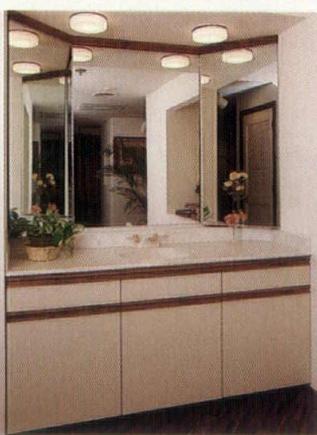
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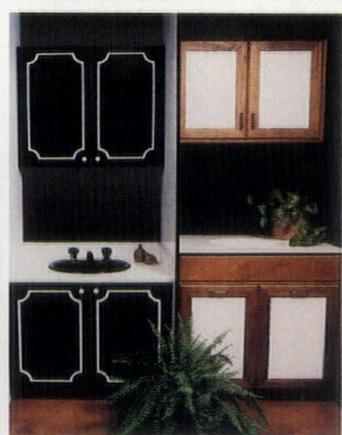
The European look of Stateline's clean, uncluttered cabinet design, "Eulopa," was selected by Milliani for their line of luxury, Executive Homes. The kitchen above features attractive and durable high-pressure almond plastic laminate with Stained Oak trim and continuous pulls.



In this bathroom at Honolulu Tower, Stateline brought the architect's plans to reality through the beauty of Stained Red Oak with white cultured marble. The innovative standing towel rack of Solid Oak is an example of Stateline's versatility.



Another example of architect design custom cabinetry in the bath—this time at Punahou Cliffs Condominium. Here, Stateline utilized high-pressure laminate plastic-faced doors and drawers with Koa trim and continuous pulls. A wide array of laminate colors also are available.



An unusual bathroom treatment by Stateline, above left, in striking black lacquer on Birch with white lacquer molding.

The bathroom at right features quarter-inch CORIAN® inserts framed in solid Teak.

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Frances Y. Gassner of FG Design Ltd. and Phyllis G. Fox, president of Historic Hawai'i Foundation.

The complex task of selecting the home for Showhouse '87 was completed recently. Because the home has been sold to a new owner and is currently in escrow, its location will not be announced until later, as a courtesy to the present occupant. The charming property on Kahala Avenue, however, lends itself perfectly to the project with spacious grounds, a fine selection of rooms and airy outdoor areas highly suitable for accommodating the large crowds which always attend.

ASID has been supporting the event for seven years and together with Historic Hawai'i Foundation consider the project their major fundraiser for the year. Proceeds from the sale of tickets and lavish black-tie functions will be used to support the ASID scholarship programs and the Historic Hawai'i

Foundation's statewide programs. Many volunteers are required to assure the success of Showhouse '87.

Ticket prices and locations will be announced.

Persons interested in volunteering or obtaining more information may call Historic Hawai'i Foundation at 537-9564.

Maui Firm Opens Honolulu Office

The Maui-based architectural firm, Riecke Sunnland Kono Architects, Ltd., recently announced the opening of its Honolulu office at 126 Queen Street, Suite 204. Their telephone number is 523-1830.

The office will provide full architectural services and be readily accessible to the firm's Oahu projects. Heading the new office will be Keith A. Tamura.

TREMCO Sponsors Seminar

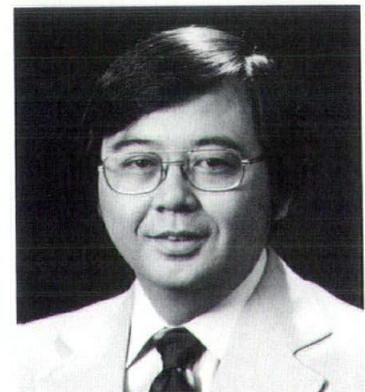
Wire Products of Hawaii and Concrete Products, Inc. (CPI), divisions of TREMCO, are sponsoring a technical seminar and product demonstration on "Selection of Proper Materials for Concrete Repairs" on July 8, from 2 to 4:30 p.m. at the Ala Moana Hotel Hibiscus Ballroom.

Speaker will be Chris Crouch, sales and marketing manager for CPI.

Complimentary pupus and a no-host bar will be available until 5:30 p.m. For more information, call Wire Products of Hawaii at 833-6602.

Correction

Due to a printer error the photographs of George Zakahi and Rodney C.P. Lee were inadvertently switched in the June issue of *Hawaii Architect*. PMP Company Ltd., publishers, regrets the error.



George Zakahi



Rodney C.P. Lee

In California, they call it "Golden."

MONARCH.

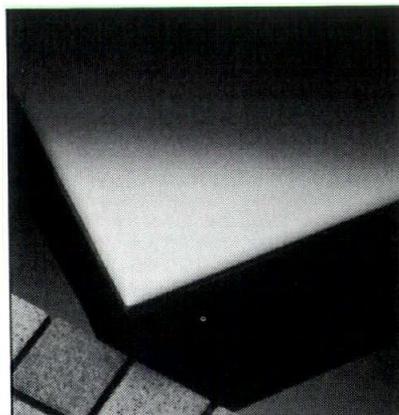
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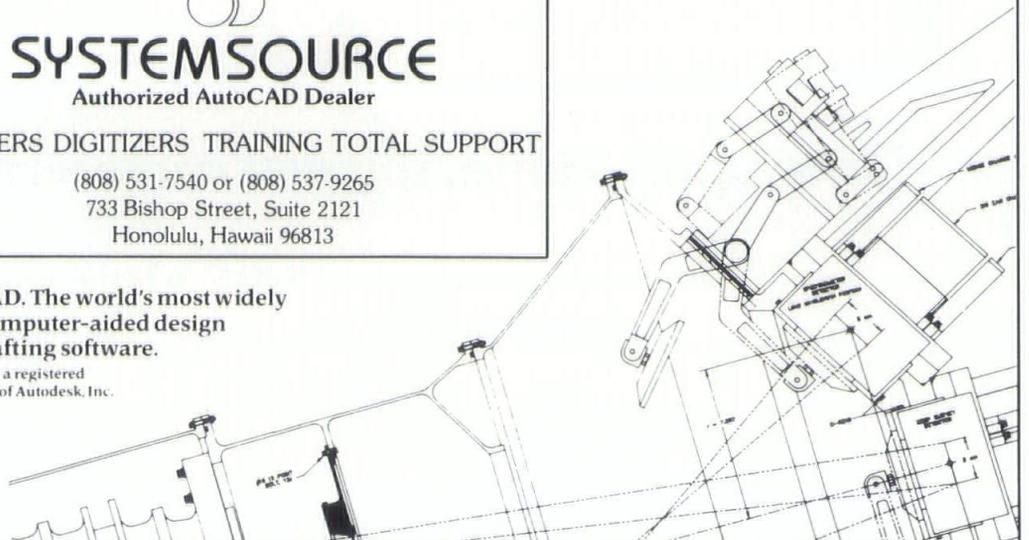
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a rich, neutral look. Hemisphere-shaped control knobs and tactile handles curve for a comfortable feel. The overall subtleties of detailing heighten the elegance.

Europa II **cooktops** combine flair and function. Made of easy-care tempered glass, each cooktop features four cast-iron electric cooking elements, two regular and two with ThermaSensor™ fitted flush to the surface with enameled steel rings. The center of the ThermaSensor™ element is actually a thermostat that senses the temperature of a pot or pan in use and can hold even delicate sauces without burning or boiling over. Twelve heat settings provide a range from 145° to 520°F. Just select the setting and the ThermaSensor™ element responds at full power to heat fast and maintain a consistent temperature.

Food cooks evenly on a Thermador Europa II because pots and pans sit on a solid plate of cast iron, prized for its

superior heat distribution. Even the regular elements have a built-in safety feature that automatically drops to half-power if left on after cooking. Cleanups are easy, too. There are no crevices to trap spills and both surface and elements wipe clean

“... a built-in safety feature that automatically drops to half-power if left on after cooking.”

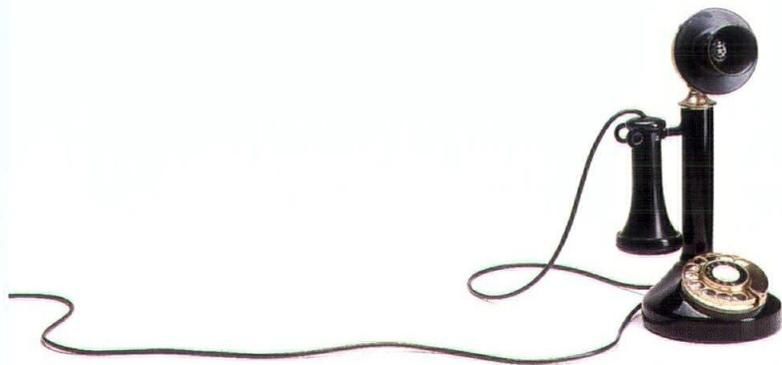
with a damp cloth.

The heart of the Europa II kitchen is the CMT-21 **Micro-Thermal oven**. The versatile and beautiful upper oven lets you bake, broil, microwave, microwave/bake or microwave/broil. Unique Micro-Thermal settings combine microwave speed with conventional thermal browning. A 20 lb. turkey will be

succulent and beautifully browned in just one hour and 40 minutes!

The “infinite broil control” can be adjusted to any setting: low for fish and seafood, medium for chicken and high for steaks and chops. Exclusive fan-forced venting and pyrolytic self-cleaning keep the oven virtually smokefree and spotless. There’s even an easy-view window in each door that lets you check your creation-in-progress while maintaining undisturbed, even-temperature cooking.

With today’s kitchen as much an entertainment center as a workplace, Thermador’s Europa II Collection offers a beautiful world of color-coordinated surfaces, ingenious features, stunning design, and, best of all, Thermador’s matchless reputation as the maker of high-quality kitchen appliances. For more information about the collection, call The Kitchen Center at 521-7447.



Once upon a time, this was considered a luxury.

If you're a busy executive, cellular phone service from Hawaiian Tel is no longer a luxury. It's a necessity.

Cellular is the most important business communications breakthrough since the advent of the telephone itself. It lets you make and receive calls from almost anywhere. So while others are on the road, you can be on the phone.

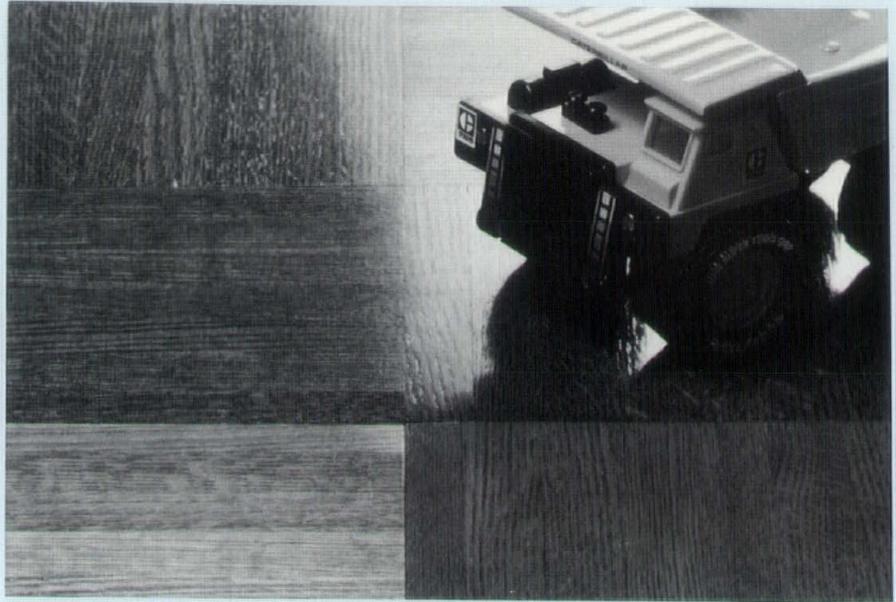
Besides the obvious business advantages, cellular service from Hawaiian Tel is backed by 104 years of local knowledge, and the nationwide cellular expertise of GTE Mobilnet.

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Pennwood Hardwood Flooring, domestically produced by PermaGrain Products, Inc., is now available with a durable urethane finish in three popular colors: Natural, Cordoba and Heritage.

PermaGrain Products utilizes state-of-the-art manufacturing technology to provide a glossy finish that resists grease, dirt and water. An occasional application of slip-resistant wax further protects the flooring surface, making it ideal for high traffic areas such as kitchens and family rooms. Pennwood is also available with a stain and wax finish in Ash, Walnut, Maple, Oak and Cherry woods.

PermaGrain Products, Inc. is the only fully integrated acrylic-impregnated specialty wood flooring manufacturer. Since 1967, PermaGrain has offered



Pennwood hardwood flooring is ideal for high traffic areas such as kitchens and family rooms, and is available in three popular colors.

acrylic-impregnated flooring in a variety of wood species, colors and patterns. PermaGrain also offers a line of acrylic-impregnated commodity products and is the only manufacturer of pre-finished parquet in both specialty and commodity lines.

PermaGrain features a full line of domestically produced, resin reinforced, hard surface products, as well as vinyl-sheathed wood veneers. For more information, write PermaGrain Products, Inc., 13 West Third Street, Media, PA 19063, or call 800/548-5000.



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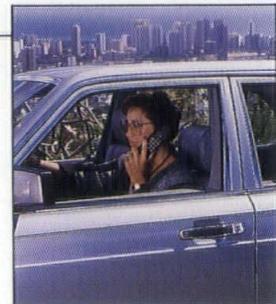
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NEW MEMBERS

The Hawaii Society/AIA recently welcomed two new members into the organization.

New AIA member **Clifford K. Murakami** is employed by Media Five, Ltd. He received a bachelor's degree in fine arts from the University of Hawaii at Manoa. Murakami and his wife Julia have one daughter, Nicole, age 8. He enjoys reading and television.

AIA member **Alan Yoshio Tarumoto** is employed by Design Partners Incorporated. He received a bachelor's degree in



Clifford K. Murakami

architecture from the University of Hawaii. Married to Margaret Tarumoto, he has a stepdaughter



Alan Yoshio Tarumoto

named Tracy. His hobbies include drawing and playing the guitar and drums.

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*The H-1 Freeway,
looking East toward Diamond Head.*

President's Message

(continued from page 4)

enhancement seminars during the remainder of this year.

Dinner Programs Committee. Merritt Sakata of Hambro Hawaii volunteered to chair this new committee, which schedules and issues programs for the monthly general membership meetings with assistance from the Board of Directors, commissions, committees and members. Thanks to Merritt's imagination, tenacity and attention to detail, our January meeting was planned almost overnight and was well-attended. Your attendance at Society monthly general membership meetings is the best way to thank him for his hard work.

Associates Activities Committee. Chaired by Eric Crispin of Group 70, who is also a member of the HS/AIA Board of Directors, the committee assists associate members in their professional development and encourages greater involvement and coordination with the program and commissions. The committee and its volunteer members were responsible for the IDP presentation at our April general membership meeting, along with seminars planned to assist those associates who will be taking the licensing examination this summer. They also prepared a short public service video program on Hawaii's built and unbuilt environment, created without cost in time, labor or materials to the Society.

Student Activities Committee. Peter Kobayashi, student at the

UH School of Architecture, became the chair of this committee in April, succeeding Pono Lunn. The committee fosters student involvement and acts as a liaison regarding Society affairs. It will devote substantial effort in support of our 1987 State Convention by selling T-shirts and assisting in hosting house tours during "Architects' Week." The Society appreciates Pono's assistance, and looks forward to working with Peter.

Kauai Liaison. Spencer Leineweber of Spencer Mason travels quite often to Kauai and volunteered to be the liaison between our Kauai members and the Board of Directors. In January Spencer hosted a get-together with the Historical Society Committee of the national AIA when they visited Kauai. She is also a vice-

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commissioner of the Government Affairs Commission.

MEMO Graphics. Chaired by Tony Ching of Media Five, this ad hoc committee is working to improve the quality and image of the monthly Society newsletter, *MEMO*. Tony is studying the feasibility of initiating a desk-top publishing capability within the Society using the computers and programs now on hand. His goal is to reformat the *MEMO* so that photos, graphs, and charts can be included with text, and to enable the entire operation, from input to laser printout of a master, to be done in-house.

Business and Operational Statistics Survey Committee (BOSS). This ad hoc committee, chaired by Ted Garduque, has one goal: To conduct a survey to obtain business and operational statistics on Hawaii A/E firms. The responses to this questionnaire, issued in April to selected architectural and engineer firms, will permit a full

evaluation and valid presentation of statistics, data bases and trends for the future.

Ted was a key contributor in the preparation and distribution of the survey. The results should be available by the end of July to those who reserved advance copies. Thereafter, the report will be on sale at the Hawaii Society/AIA offices.

1987 State Convention Committee. This year our Society will have a two-day convention on Nov. 6-7 at the Honolulu Academy of Arts. Lee Davis is the chair of this ad hoc committee, which is organizing a blockbuster convention to provide a forum for information and exchange of ideas relative to long-range planning for the Society, promoting public awareness of architecture and involving related industries in the convention to increase their awareness and appreciation of architecture and artists.

1988 Northwest and Pacific Regional Convention. Our Society has the responsibility for the regional convention next year. Co-chairmen Frank Haines of Architects Hawaii and Kurt Mitchell of Kober/Hanssen Wyse Mitchell chair this ad hoc committee to create a forum for information exchange, professional development, regional business and fellowship for members of the Northwest and Pacific Region. The convention will be in Kona in October 1988 and the committee is busy with the program and entertainment. This is one regional convention you must attend.

All of us owe a debt of thanks to the many busy members of our Society who serve on these most important committees. Creating a strong sense of community is the responsibility of all the Society's members. Please volunteer your services. It's a great time of year to get involved.

MAP International Roofing Quiz

Q: International roofing? Isn't that like *local* roofing?

A: No, there's a quality difference. **Japanese, Italian and French Group 117** glazed ceramic roofing tiles are essentially handcrafted. They are as perfect as it is practical to produce. **Vermont slate** is quarried and traditionally split by hand.

Q: OK. You've given me ideas. Can you tell me more?

A: For starters, we're talking about longevity way past the typical 50 year warranty. We're talking about clear non-fading ceramic colors and rich natural earth tones. We're talking about **affordable quality**—only a couple dollars more per foot.

Q: May I take a look at some local jobs?

A: Sure. They're on Maui, Oahu, Kauai and Hawaii. Call for locations and an **International Roofing Products** catalog.

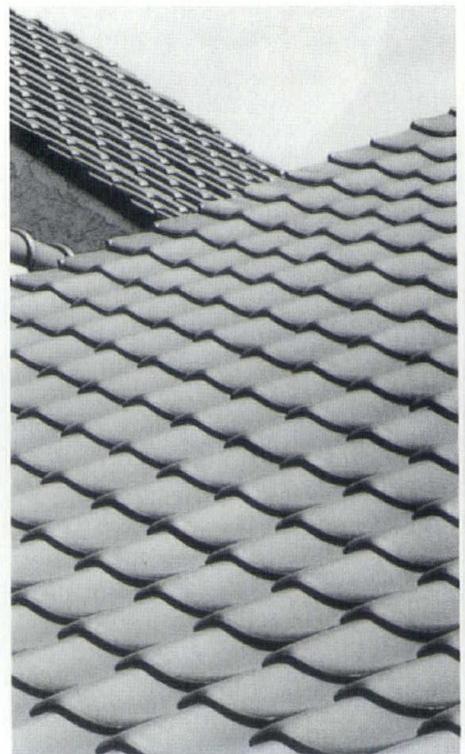
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Trends

(continued from page 9)

Therefore, those owners are looking for ways to get more out of their property. Some approaches: Compact parking has made building additions and development of out-pads possible. Underutilized portions of large parking lots are put to more productive use rather than being filled the 12 prime shopping days each year. An example is Kaahumanu Shopping Center in Kahului where we added a two-story office building on an outer portion of a large parking lot.

Another type of increased utilization is to use the center for longer hours. Driven again by the need to accommodate working women, stores are being opened earlier and stay open later and more are open on Sundays. Another approach is to add night-oriented activities in a center. A good example is Koko Marina Center where we've helped convert a number of shops into

restaurants and a twin theatre. Another example is the five theaters we designed at the old JC Penney location at Kahala Mall. And Pearlridge will soon have an even larger theater complex.

Mixed-use. A planned-from-scratch version of increased utilization and convenience is the mixed-use facility—another important trend. An older example in our midst is Ala Moana Center. Linked to it are the Ala Moana Hotel, Ala Moana Building and the Ala Moana Pacific Center. We designed AMPC with a covered bridge across Kona Street to Ala Moana Center and that direct, physical connection was very instrumental in leasing out this building quickly. The shopping center typically provides an abundance of free short-term parking and the office building occupants enjoy the convenience of walking over to Ala Moana for noon hour shopping or dining. On the mainland, several of the other

Kober Group offices are designing exciting mixed-use projects—some of immense scale. The Grandway, near Los Angeles International Airport, illustrates the usual ingredients: office towers, shopping mall, hotel and multi-use parking structure.

Storefronts. We believe in showing off the merchandise as much as possible. Three dimensional, "popout" storefronts give life and interest to a walk along any mall and present the goods far better than flat storefronts. Whenever possible, we use mullionless glass and frameless glass doors; but always try to make each storefront "unique" to help give each shop its own identity. In fact, we recommend to our clients that many different architects design the shops to create more interest and variety.

Signage. We like to add individualized suspended signs along the mall versus having signs on the storefronts or fascia. Individual channel letters project a far better image both day and night and light colored letters on dark backgrounds read best and usually look better overall than dark on light. Neon is terrific, but can be overwhelming in affecting colors of materials it is mounted to or even across from. A complete signage package includes an entry sign, tenant signage criteria, common area information signs, vehicular signs, a logo and even stationery. The logo is most important for ads.

Forecast. The Bank of Hawaii's annual statistics indicate retail construction declining dramatically in Hawaii over the past several years. Fewer new centers are being constructed here (or on the mainland), but there is a good deal of renovation work and re-tenanting that keeps the retail design specialists busy. With increased awareness by owners of "value added" by good design, talented design firms will design more and more retail projects. HA

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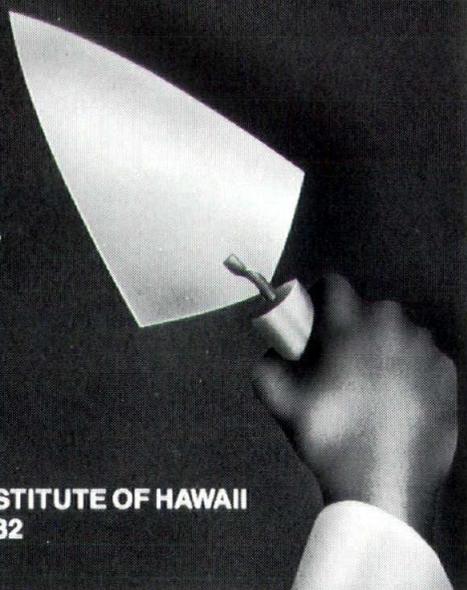
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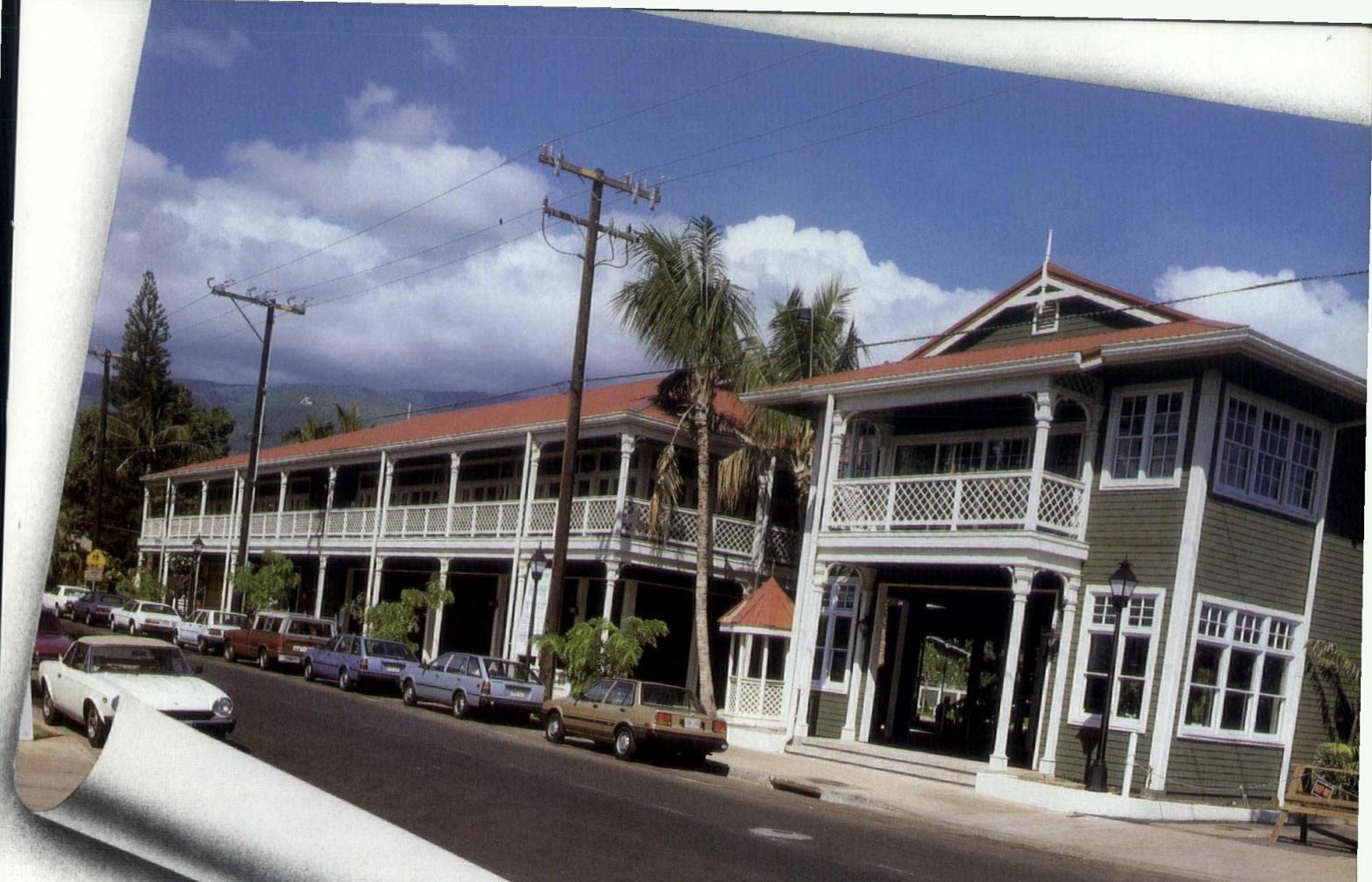


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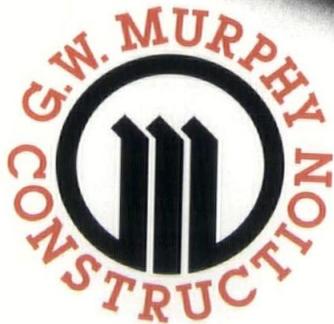


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Shopping Village

(continued from page 16)

with the natural slope of the site. Taller anchor structures were proposed for the extreme opposite corners of the center—one to be a major retail space and one a restaurant. The major retail space was built; the restaurant was not.

Early in the development of the basic concept we engaged EDAW, Inc. as the landscape architects. Describing our thoughts to them regarding the two major internal spaces, we challenged them to flesh out the concept of a "town square" and a "village green." They responded with skill and imagination, producing a wonderful kind of synergy that was extremely positive and productive.

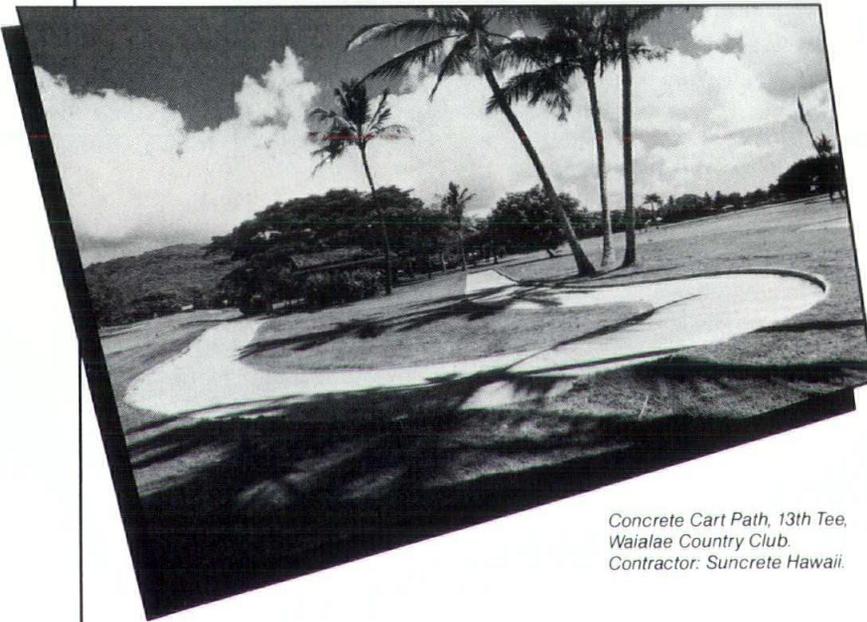
As the concept matured, many

consultants contributed to its final design. Stanley Shimabukuro and Associates did a sensitive job of grading the site and draining the paved areas to conform to the design guidelines established by our office and EDAW. Ferris and Hamig worked with us to provide a circulating system of chilled water which was to be made available at each rental module to allow air conditioning if the lessee so desired. Plumbing and electrical stubs were handled in the same way. Working closely with Bennett and Drane, we located several transformers around the site in the least conspicuous positions possible. The central air conditioning plant was also positioned inconspicuously, walled in and heavily landscaped. With five pedestrian entrances into the center there was no "back end," which also necessitated the use of garden walls and heavy landscaping to screen the service areas.

The site of the shopping village is 10 to 12 feet below Waialea Alanui, the main road. Recalling the striking image made by the campanile in Piazza San Marco, we proposed a tall tower in the town square. It would have been a landmark structure and would also have served as the visual focus of the town square. Although the idea was vetoed by the client primarily because of that old bug-a-boo, liability exposure, a few years ago we designed a vertically oriented entrance element to strengthen the visual presence of the Waialea Shopping Village from Waialea Alanui.

The Waialea Shopping Village has many new neighbors to relate to. As the years have gone by, the cool shaded village green has become a popular gathering place. It has been the setting for many musical and artistic performances and community activities. Certainly, the trees are bigger and bougainvilleas fuller. And the entire center is mellowing nicely under the bright Maui sun. HA

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