

**THE THIRTIETH LEGISLATURE  
APPLICATION FOR GRANTS  
CHAPTER 42F, HAWAII REVISED STATUTES**

Type of Grant Request:

Operating                       Capital

Legal Name of Requesting Organization or Individual:    Db:    Shade Institute

Amount of State Funds Requested: \$ 189,667

Brief Description of Request (Please attach word document to back of page if extra space is needed):

SHADE Institute is seeking partial operational funding to support its public interest design organization and community-based projects in the coming year. The Institute's scope of work includes five projects which are at different stages of implementation. Project locations include Waipahu, Chinatown and Downtown Honolulu, Iwilei and Kakaako in partnership with other community organizations, state and local government agencies.

Amount of Other Funds Available:

State:                      \$ \_\_\_\_\_  
Federal:                      \$ \_\_\_\_\_  
County:                      \$ 125,000  
Private/Other: \$ \_\_\_\_\_

Total amount of State Grants Received in the Past 5 Fiscal Years:

\$ 100,000

Unrestricted Assets:

\$ \_\_\_\_\_

New Service (Presently Does Not Exist):     Existing Service (Presently in Operation):

Type of Business Entity:

- 501(C)(3) Non Profit Corporation  
 Other Non Profit  
 Other

Mailing Address:

720 Iwilei Road, Suite 336

City:                                      State:                                      Zip:  
Honolulu                                      HI                                      96817

Contact Person for Matters Involving this Application

Name: Dean Sakamoto	Title: Executive Director
Email: deans@dsarch.net	Phone: 808-591-5558

Federal Tax ID#: XXXXXXXXXX

State Tax ID# XXXXXXXXXX

  
\_\_\_\_\_  
Authorized Signature

Dean Sakamoto, Executive Director  
\_\_\_\_\_  
Name and Title

1/16/20  
\_\_\_\_\_  
Date Signed

**received**  
01/16/2020

## Application Submittal Checklist

*The following items are required for submittal of the grant application. Please verify and check off that the items have been included in the application packet.*

- 1) Certificate of Good Standing (If the Applicant is an Organization)
- 2) Declaration Statement
- 3) Verify that grant shall be used for a public purpose
- 4) Background and Summary
- 5) Service Summary and Outcomes
- 6) Budget
  - a) Budget request by source of funds ([Link](#))
  - b) Personnel salaries and wages ([Link](#))
  - c) Equipment and motor vehicles ([Link](#))
  - d) Capital project details ([Link](#))
  - e) Government contracts, grants, and grants in aid ([Link](#))
- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing



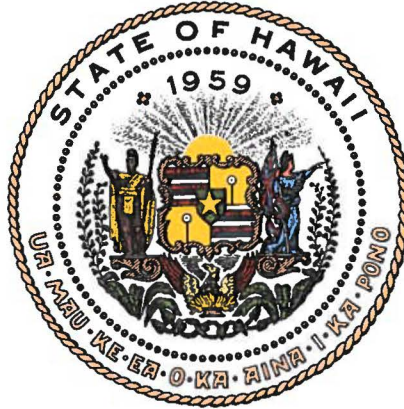
AUTHORIZED SIGNATURE

Dean Sakamoto, executive director

PRINT NAME AND TITLE

DATE

1/16/20



## Department of Commerce and Consumer Affairs

### CERTIFICATE OF GOOD STANDING

I, the undersigned Director of Commerce and Consumer Affairs of the State of Hawaii, do hereby certify that

SHADE INSTITUTE

was incorporated under the laws of Hawaii on 03/02/2016 ; that it is an existing nonprofit corporation; and that, as far as the records of this Department reveal, has complied with all of the provisions of the Hawaii Nonprofit Corporations Act, regulating domestic nonprofit corporations.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of Commerce and Consumer Affairs, at Honolulu, Hawaii.

Dated: January 13, 2020

Director of Commerce and Consumer Affairs

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAI'I REVISED STATUTES**

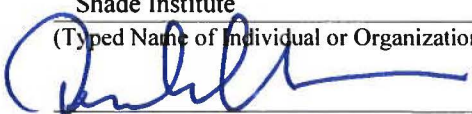
The undersigned authorized representative of the applicant certifies the following:

- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide the services for which a grant is awarded;
  - b) Complies with all applicable federal and state laws prohibiting discrimination against any person on the basis of race, color, national origin, religion, creed, sex, age, sexual orientation, or disability;
  - c) Agrees not to use state funds for entertainment or lobbying activities; and
  - d) Allows the state agency to which funds for the grant were appropriated for expenditure, legislative committees and their staff, and the auditor full access to their records, reports, files, and other related documents and information for purposes of monitoring, measuring the effectiveness, and ensuring the proper expenditure of the grant.
- 2) If the applicant is an organization, the applicant meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is incorporated under the laws of the State; and
  - b) Has bylaws or policies that describe the manner in which the activities or services for which a grant is awarded shall be conducted or provided.
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawai'i Revised Statutes:
  - a) Is determined and designated to be a non-profit organization by the Internal Revenue Service; and
  - b) Has a governing board whose members have no material conflict of interest and serve without compensation.

Pursuant to Section 42F-103, Hawai'i Revised Statutes, for grants used for the acquisition of land, when the organization discontinues the activities or services on the land acquired for which the grant was awarded and disposes of the land in fee simple or by lease, the organization shall negotiate with the expending agency for a lump sum or installment repayment to the State of the amount of the grant used for the acquisition of the land.

Further, the undersigned authorized representative certifies that this statement is true and correct to the best of the applicant's knowledge.

Shade Institute  
\_\_\_\_\_  
(Typed Name of Individual or Organization)

  
\_\_\_\_\_  
(Signature)

1/13/2020

\_\_\_\_\_  
(Date)

Dean Sakamoto  
\_\_\_\_\_  
(Typed Name)

Executive Director

\_\_\_\_\_  
(Title)

**I. Background and Summary**

**1. Applicant Background**

SHADE Institute (the Institute) is a charitable non-profit organization. The Institute's mission is to provide pro-bono and low-cost community-based Public Interest Design (PID) services through its intern training and professional mentorship program in the State of Hawai'i. See Exhibits 1 and 2

PID is among the fastest growing sectors of the global design industry. Furthermore, this inclusive practice and project delivery model offers a career-path alternative to civic-minded practitioners both young and seasoned. PID is based on the premise that *everyone and every community deserves quality professional design services even if they are unable to procure and/or afford it.* PID also offers a vehicle for student and professional planners and designers to proactively address civic problems and propose solutions for improving their communities in collaboration with government and its citizens.

The Institute was founded in 2015 as the intern training and community service component of SHADE group LLC, a Honolulu-based collaborative and multi-disciplinary *environmental design* firm. SHADE is the acronym for "Sustainable Humanitarian Architecture and Design for the Earth."

The Institute's Community Design Workshop (CDW) process engages community stakeholders and augments the work of state and local agencies in envisioning a better public realm, quality of life, while increasing awareness of the need for sustainability and resilience of existing and future developments.

In March 2016, the Institute attained its IRS 501(c)(3) tax status and established its administrative independence. The Institute is the first and only PID non-profit organization in the State of Hawai'i. Since its inception, the Institute remains committed to its focus areas which include Honolulu's Chinatown and Waipahu Town area.

The Institute's initial focus in these economically challenged and historically significant districts is to help these communities to address existing problems and envision opportunities related to Honolulu's rail mass transit project. Secondary and specific focus issues include providing solutions for homelessness and affordable housing; enhancing safety, economic and cultural development; and increasing environmental sustainability and resilience for these communities.

The CDW process is inclusive and accountable to community input. Intentional outreach in the forms of public and interpersonal communication and relationship building is the foundation of the CDW model. Each CDW project process includes the participation and feedback of area legislators, related state and local government agency officials, area land and business owners and residents.

State Grant In Aid Application (Operating)  
SHADE Institute  
FY 2020-21 (July 1, 2020 – June 30, 2021)

Quality programming and human resource management is a critical to the Institute's successful CDW model. Continuous recruitment and training of future (interns and fellows) and established professionals (mentors and subject matter experts) is essential. The Institute is known for its innovative PID work and its unique intern and fellowship program among local and global design networks and academic institutions. Since 2015, the Institute has trained fellows and Interns in the fields of urban planning, architecture and landscape architecture from the University of Hawai'i at Manoa; Rhode Island School of Design; Royal Institute of Art in Cambodia, Yale University, Cornell University, University of Oregon, Creighton University; Louisiana State University; University of Maryland; Woodbury University; Creighton University; and Clemson University.

In 2017, The Institute's Chinatown Urban Acupuncture Project was the recipient of an AIA Honolulu Design Award for an Unbuilt Project. The national award jury stated that this recognition should encourage the realization of this project in the near future.

Mr. Sakamoto has presented the Institute's work to numerous audiences within Hawai'i and at professional conferences abroad such as at the Hawai'i Council of Planners and Officials (HCPO) conference (2018); Environment Reconsidered Symposium at Yale University (2017); International Tropical Architecture Network Conference at the University of Florida (2017); Great Asian Streets Symposium at National University of Singapore (2018); and Transformation Lecture at the University of Nevada at Las Vegas (2019).

The Institute has been funded by private donations and grants from the State of Hawai'i and City & County of Honolulu. Private funding from individuals, local design, construction and development firms, community organizations and State and C&C grant in aid programs have supported the Institute's projects. Recent and current partners include Chinatown Community Center Association, Lum Sai Ho Tong, Hawaii Federal Credit Union, Waipahu Aloha Clubhouse, Waipahu High School, Waipahu Community Association, King Tide Capital, HECO, Hawai'i Pacific University, HART, Hawai'i State Department of Transportation Harbors Division and the UNLV School of Architecture.

Among its numerous projects and initiative, the Waipio Point Access Road Multimodal and Safety Improvement (WPARMSI) Project is likely to be implemented. To date, the Institute has raised \$425,000 towards professional planning/design service contracts and intern stipend funding. However, operational and construction funding is now needed in order for this project's CIP funding contract to be executed.

## **2. Goals and Objectives**

### **Mission:**

Provide statewide assistance to State and County agencies through finer grain community-based urban and building design in areas impacted by State land and infrastructure development, particularly related to public transportation-oriented development and transitional and affordable housing needs.

**Goals:**

- a. Enhance the service capacity of the State and County planning agencies by providing community-based design support and sustainable design services.
- b. Conduct CDW for communities with an emphasis on creating more sustainable, humane, and livable communities in conjunction with State and County agency planning efforts. This process will include training/ professional development, public outreach/facilitation and visualization of planning and design concepts.
- c. Assist in the development of a physical design strategy to reduce the State's homeless problem, which is most evident in its public spaces, streets and parks.

**Objectives:**

- a. Implement ongoing and new community design services for specific projects in the Waipahu, Downtown, Kaka'ako and Iwilei communities on O'ahu island.
- b. Provide hands-on experience and training for Institute interns/fellows and provide continuing education and community service opportunities for local planning/design professionals. Interns/fellows will earn an Institute PID certificate. Professionals who are AIA, ASLA and APA members will be eligible for continuing education units.
- c. Increase awareness, participation and collaboration in the planning and design process among project area stakeholders. Area stakeholders include land and business owners, residents, community organizations, institutions and related government agencies.

**3. Public Purpose and Need**

The purpose of the Institute's work is to provide a vehicle to improve communities through public project initiation, participation and training of our future professionals through the Institute's Public Interest Design (PID) model. The need which the Institute fulfills as a non-profit PID organization is to provide low cost planning and design services that involve public participation. Versus traditional professional design services, PID provides ordinary citizens a voice and opportunity to provide input on the future vision and immediate problems to be solved in their built environments. The Institute's CDW process encourages and engages those who are typically not included in development, planning and design discussions to be involved.

Operational funds requested through this grant will enable the administration of specific public interest design projects which are in progress or scheduled to be initiated. See Scope of Work (item II.1) below for a statements of Public Purpose and Need related to each project.

**4. Target Population**

Three target populations will be served by these projects: 1) communities, their residents, businesses, and institutions - by enabling them to participate in community design in coordination with State or county agencies; 2) university students and interns who need hands-on training in land development, planning, and design practices; and 3) practicing professionals in related fields who will obtain continuing education units and

State Grant In Aid Application (Operating)  
SHADE Institute  
FY 2020-21 (July 1, 2020 – June 30, 2021)

participate in community service. In Fiscal Year 2020-2021, the Institute intends to work with its project partners and their targeted communities in conjunction with state and local government, and other organizations. For more specific information on projects, see Scope of Work below. Professional organizations who will continue to work with the Institute include the American Planners Association Hawaii (APA), American Institute of Architects Honolulu Chapter (AIA), American Society of Landscape Architects Hawai'i (ASLA), and the Urban Land Institute Hawaii Chapter (ULI). The University of Hawai'i at Manoa Department of Urban and Regional Planning (DURP) and the School of Architecture (UHM SoA) continues to encourage its students and faculty to participate in the Institute's programs.

**5. Geographic coverage**

The geographic coverage is statewide on a prioritized-need basis as determined by the collaborating State and County agencies. However, for FY 2020-2021, the Institute's focus area are:

- Waipahu, O'ahu
- Chinatown, Honolulu, O'ahu
- Downtown Honolulu Harbor, Piers 5-11, O'ahu
- Iwilei, Honolulu, O'ahu
- Kaka'ako, Honolulu, O'ahu



II. **Service Summary and Outcomes**

1. **Scope of Work, Tasks and Responsibilities**

a. Scope of Work

Plan and operate the Institute's CDW program and follow through with intern/professional training and community project implementation.

See Exhibit 3

The 2020-2021 Institute is planning to continue and initiate the following programs:

• **Waipio Point Access Road Multimodal and Safety Improvement Project**

WPARMSI Project, Waipahu, O'ahu, Exhibit 4

Purpose:

Realize this Institute and neighborhood driven project to improve pedestrian and vehicular safety and extend this district's multimodal recreational trail system in coordination with its local rail transit station. This effort was part of the Institute's Kapili Waipahu CDW program which began in 2016 and continued through 2018. It culminated with a community-wide workshop at the Filipino Cultural Center in Waipahu. This event was funded by and organized with the East West Center's Next Generation Program.

While CIP funding has been raised for professional planning and design services (by private firms), the Institute is seeking operational funding to manage this project and help finance its overhead cost during this period.

Need:

Improve this heavily-used, blighted and hazardous stretch of Waipio Point Access Road from Farrington Highway to Ted Makalena Golf Course (to the Leeward Soccer Park). Provide project management and oversight of this effort to complete the planning and design document required for permitting and construction. The need for this project is recognized by both state and county area legislators and agencies who have enlisted as project partners.

Partners:

Waipahu Aloha Clubhouse; Waipahu High School; Waipahu Community Association; City & County of Honolulu DTS and DFM

Other Funding Sources:

Friends of Waipahu Aloha Clubhouse; City & County of Honolulu GIA (FY2019-2020); State of Hawaii GIA (CIP FY2018-2019\*)

\*contract for funding not established yet/funding not released

- **Honolulu Harbor Area Development Plan CDW**, Downtown, Honolulu, O’ahu, Exhibit 5  
Purpose:  
Envision concepts for the redevelopment of the HECO Alakea Street Power Plant site which integrates the Downtown Rail Station and its immediate vicinity that includes: Cruise Ship Terminals (Piers 2 and 11), former Maritime Museum site (Pier 7), Irwin Park, and HPU-Aloha Tower Marketplace Campus. This project will engage area stakeholders and be built upon the Institute’s 2019 Context Study for the HECO Power Plant and its vicinity that was funded by King Tide Capital with the cooperation of HECO and HPU.  
Need:  
The centrally located decommissioned and deactivated HECO Power Plant and vacant and dilapidated former Maritime Museum sites are urban blight and liabilities which need to be addressed. Furthermore, if plans are not made soon for this area’s redevelopment, a better solution and development opportunity to integrate the Downtown rail station will be missed.  
Partners:  
HECO, HPU, State Department of Transportation – Harbors Division, Irwin Park, City & County of Honolulu, DPP and HART, R.M. Towill Corporation  
Other Funding Sources:  
King Tide Capital, HEI Foundation (TBD)
- **Hotel Street Safety & Economic Revitalization CDW**, Chinatown/Downtown, Honolulu, O’ahu, Exhibit 6  
Purpose:  
Primary purpose is to assess the existing safety problems and economic opportunities for the Hotel Street corridor. A secondary purpose is to investigate the possibility of alternatives to Hotel Street’s exclusive use as a bus transit only corridor (River Street to Alakea Street). Safety issues include pedestrian safety due to criminal and vehicular hazards and property damage/invasions. Economic opportunities include façade improvement funding, improved pedestrian space, signage, and event programming.  
Need:  
Improve public safety and economic performance and property values of adjacent properties and increase multimodal transportation and pedestrian activity along the Hotel Street corridor. The need for this effort is timely as the Wo Fat Renewal project and Maunakea Marketplace Affordable housing project reach their implementation phases in the coming year.  
Partners:  
Mighty Wo Fat, Maunakea Marketplace, Creative Arts Experience, area landowners and businesses, and City & County of Honolulu DPP and DTS (TBC)

Other Funding Sources:

- **Overnight Safe Haven for Itinerant Houseless Pilot Project CDW**  
Iwilei Road-Sumner Street neighborhood, Honolulu, O’ahu, Exhibit 7  
Purpose:  
Develop concepts and pilot project plans for interim safe zones for houseless individuals who choose not to inhabit traditional shelters living on streets or in personal automobiles.  
Need:  
Provide safety, sanitation and human services for this sector of the houseless population in a test area where there is a concentration of this lifestyle.  
Partners:  
Institute for Human Services  
Other Funding Sources:  
TBD
  
- **Mother Waldron Park, Public Restroom Koban Pilot Project CDW**  
Kaka’ako, Honolulu, O’ahu, Exhibit 8  
Purpose:  
Prepare area context analysis and series of Community Design Workshops in collaboration with Renew Rebuild Hawaii (RRH) to develop a concept plan for a pilot project to create a safer and accessible public restroom at Mother Waldron Park.  
Need:  
Since the assault of a group of tourists (from Japan) last year at this site, the State has closed the public restroom at Mother Waldron Park. Since then, there are no public restrooms that are open for use in this district. This situation is typical at many City & County parks and other State parks. This project will consider the possibility of the Koban public restroom/security station model that is common in cities of Japan.  
Partners:  
Renew Rebuild Hawaii (RRH), Kamehameha Schools  
Other Funding Sources:  
RRH will seek funding for CDW effort.

b. Tasks

- Administer the Institute’s operation, programs and outreach to effectively prepare for, deliver and summarize its CDW to specific communities.
- Manage the WPARMSI Project planning/design documents and permitting necessary for construction.
- Plan and coordinate with project partners, in conjunction with state and local agencies as necessary.
- Meet with potential community stakeholders (beneficiaries of the service).

State Grant In Aid Application (Operating)  
SHADE Institute  
FY 2020-21 (July 1, 2020 – June 30, 2021)

- Recruit/interview/hire staff which includes a program manager, outreach manager and subject matter experts.
- Invite/schedule guest speakers for intern training sessions.
- Solicit interest from potential intern applicants; review applications/notify acceptance or non-acceptance of applicants.
- Develop a training curriculum for interns and professional mentors.
- Create and schedule training and events that are specific to the community project.
- Conduct multiple weekly meetings with interns and mentors during the project implementation period.
- Seek and establish partnerships with community organizations and individuals.
- Register continuing education units with appropriate organizations.
- Monitor progress and follow-up with collaborating state and local agencies.

c. Responsibilities

The Executive Director of the Institute will coordinate with state and county government leadership and agencies. The Executive Director will lead and oversee the Institute's activities and its Outreach and Program Management staff. Institute staff is outlined in the organizational charts, their descriptions are outlined below.

The Fiscal Administrator will manage accounts received and payables, prepare grant fund requests/reporting, and implement other Institute related business tasks. The Outreach Manager will be responsible for external communication among the Institute's partners, community focus area organizations, and the public in general for future and ongoing CDW projects. The Program Manager will oversee and coordinate CDW projects and be the liaison between the stakeholders and project team (Mentors and Interns). SMEs (Subject Matter Experts) will advise the project team and give at least one lunchtime or seminar talk. Instructors will implement training workshops for the project team. Mentors will be practicing professionals who will volunteer their time for continuing education units (APA and AIA) and advise interns throughout the project. Interns will be recruited from professional university programs and firms nation-wide. They will participate in training, engage with community stakeholders and conduct research and project design work under the supervision of the Program Manager and Mentors.

## 2. Projected Annual Timeline

### 2020-2021 CDW Preparation—Pro-bono & other funding sources:\*

Jul-Dec 2020	Program and Outreach staff recruitment/training & CDW planning; WPARMSI Project Preliminary Design Plans Implementation
Jan-Jun 2021	Program and Outreach CDW plan development; WPARMSI Project Final Design Plans
Mar-Apr 2021	Mentor and Intern recruitment for Summer Institute
May-Jun 2021	Program and Outreach coordination with Project Partners
Jun-Aug 2021	Summer Institute Program implementation
Sep-Oct 2021	Summer Institute Program follow-up & evaluation

\*Institute may obtain a business loan during this period if State Grant funds are not available in July 2020.

## 3. Quality Assurance and Evaluation

The Institute will develop evaluative tools to ensure the project is implemented as planned and that project participants are satisfied with their experience and outcomes. Toward this end, a method and framework to establish and track a set of metrics, which is illustrated in the attached graphic. These include:

- The number and variety of meetings held between Institute partners and target community groups and the number of participants in those meetings
- The creation of new - and the strengthening of existing - community organizations participating in design review and decision-making, growing a framework for implementing best-practices in design decisions concerning neighborhoods and communities and amplification of the voice of underserved populations in design decisions that directly impact their quality of life
- The development of a sustainability plan for Institute/neighborhood partnerships that invites participation from a broad network of private, nonprofit, philanthropic, and public sector partners
- Participation of Institute project teams in a growing number of state and municipal conversations about land use, public interest architecture and the quality of the built environment

## 4. Measures of Effectiveness (Refer to “Metrics and Goals” Diagram on next page)

- a. Number of interns and professionals (mentors) trained and feedback received through evaluations. Subsequently, the number of professional participants who continue to work with Institute communities, projects or groups.
- b. Number of community participants involved and feedback received through evaluations. Further, the number of community initiatives or organizations involved in community planning/design efforts.
- c. Visibility of relevant issues and initiatives on the internet and news media.

State Grant In Aid Application (Operating)  
 SHADE Institute  
 FY 2020-21 (July 1, 2020 – June 30, 2021)

- d. Number of proposed CDW funded and percentage of proposed projects implemented
- e. Community support and momentum behind projects (as indicated by the presence of community-instigated meetings/discussions, social media presence, lobbying/letter-writing to representatives or other social initiatives).
- f. Percentage of proposed new or altered policy inspired or directly informed by the CDW that is adopted in full or in part by the relevant agency or organization, including plans and designs adopted into law by communities and local governments.

In the event that the level of appropriation differs from the amount included in this application, the level of staffing, responsibility and measures of effectiveness will be revised by the applicant and transmitted to the expending agency.

**III. Financial Budget**

- 1. Budget forms are attached
- 2. Anticipated quarterly funding request for FY 2020:

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$45,000	\$45,000	\$ 54,667	\$ 45,000	\$189,667

- 3. List of all other sources of funding being sought for FY 2020
- 4. List of State and federal tax credits granted over the past 3 years.
  - None
- 5. List of all federal, state, and county government contracts it has been and will be receiving for program funding.
  - State of Hawai'i GIA contract awarded:
    - FY 2018 GIA (\$300,000/CIP for WPARMSI Project contract pending)
  - City & County of Honolulu GIA contract awarded:
    - FY2019 GIA (\$125,000 for WPARMSI Project)
- 6. Balance of its unrestricted current assets as of 12/31/19.
  - \$955.00

**IV. Experience and Capability**  
**A. Necessary Skills and Experience**

Dean Sakamoto FAIA LEED AP SEED, Executive Director  
 Mr. Sakamoto has extensive experience in community-based urban design and workshop delivery. In 2015, he initiated and directed the Institute's Chinatown Urban Acupuncture Project which worked with community members to create a Vision Map and project recommendations which supplemented the City & County of Honolulu's Chinatown TOD Action Plan.

State Grant In Aid Application (Operating)  
SHADE Institute  
FY 2020-21 (July 1, 2020 – June 30, 2021)

Mr. Sakamoto's expertise in area of environmental design began with his graduate studies at Yale University School of Architecture and two decades of private practice in New Haven, Connecticut. His firm was responsible for neighborhood planning and design projects which include the Chapel West Special Services District, Vision and Strategic Plan (2004-2005) and the Farmington Canal Greenway Phase IV, multi-use recreational trail and interpretive design (2009-present) both in New Haven, Conn. Since 2011, he has delivered community-based urban resilience workshops in the States of Hawaii, Florida, Mississippi, Alabama, Georgia, Illinois, New York, Massachusetts and Connecticut for the University of Hawai'i at Manoa, Department of Urban and Regional Planning's National Disaster Preparedness Training Center (DURP-NDPTC) under contract with the Pacific International Center of High Technology and Research (PICHTR). Mr. Sakamoto is a faculty affiliate at UHM DURP.

The Institute's capacity to provide services proposed in this application will also be enhanced by the advice and participation of its officers, advisory board members, subject matter experts, instructors and professional mentors from the fields of urban planning, landscape architecture and architecture.

List of officers and board members on SHADE letterhead – see list of exhibits

**B. Facilities**

SHADE Group's 2,000 SF studio in Iwilei provides a professional setting for interns to work and meet with mentors. However, when working with communities, having an on-site meeting facility is very productive for planning workshops and meetings. For example, for the Chinatown Project, the Hawaii Heritage Center's storefront space on Smith and Hotel Street served this purpose during the summer of 2015.

**V. Personnel: Project Organization and Staffing**

**A. Proposed Staffing, Staff Qualifications, Supervision and Training**

Staff:

- Executive Director
- Fiscal Administrator
- Program Manager
- Outreach Manager
- Subject Matter Experts (multiple)
- Instructors (multiple)
- Mentors (multiple)
- Intern (multiple)

**B. Organization Charts**

- See next page

State Grant In Aid Application (Operating)  
SHADE Institute  
FY 2020-21 (July 1, 2020 – June 30, 2021)

**C. Compensation for FY 20-21**

- See attached, "Budget Justification – Personnel Salaries and Wages"



**VI. Other**

**A. Litigation**

The applicant is not a party to any pending litigation or judgement.

**B. Licensure or Accreditation**

Dean Sakamoto is a licensed architect in the State of Hawaii (AR-7802). SHADE Group LLC is a registered Continuing Education Unit provider with the American Institute of Architects (AIA).

**C. Private Educational Institutions**

Not applicable.

**D. Future Sustainability Plan**

This grant opportunity will provide seed money to build an institution for global public service with a Hawaii base. This grant application would serve two purposes. First, in the short term, it would provide ongoing operational funding to continue current projects made possible by a State of Hawai'i GIA FY 16-17 (operational) and private funding which sustained the Institutes efforts in the Waipahu and Chinatown communities. Second, the Institute's long range plan is to provide training and service to urban communities state-wide. Based on its record of achievement since 2015, the Institute will apply for funding from national and international sources to increase its capacity and capability. Partnerships with the national offices of the professional organizations who are already local collaborators such as the APA, AIA, ASLA and ULI, as well as the U.S. Green Building Council and National League of Cities are strong possibilities. SHADE will also continue to develop partnerships with universities and other training centers in Hawai'i (i.e. UHM DURP and SoA) and abroad throughout the Asia-Pacific Region. Locally, the Hawaii Community Foundation has expressed interest in matching the Institute with potential donors. Project specific funding through the counties and local businesses will also be continuously sought.

**E. Certificate of Good Standing**

- a. See attached, "DCCA Certificate of Good Standing"

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2020 to June 30, 2021

Applicant: Shade Institute

BUDGET CATEGORIES	Total State Funds Requested (a)	Total Federal Funds Requested (b)	Total County Funds Requested (c)	Total Private/Other Funds Requested (d)
<b>A. PERSONNEL COST</b>				
1. Salaries	83,200		31,003	
2. Payroll Taxes & Assessments	19,136			
3. Fringe Benefits	27,731		10,334	
<b>TOTAL PERSONNEL COST</b>	<b>130,067</b>		<b>41,337</b>	
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island				
2. Insurance	600			
3. Lease/Rental of Vehicle	1,200			
4. Lease/Rental of Space for workshops	3,000			
5. Staff Training	2,500			
6. Supplies	7,500		700	
7. Telecommunication	1,800			
8. Utilities				
9. Printing	8,000		3,694	
10. Intern Stipends	30,000		28,000	
11. Professional Fees	5,000		50,768	
12. Mileage and Parking			500	
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>59,600</b>		<b>83,662</b>	
<b>C. EQUIPMENT PURCHASES</b>				
<b>D. MOTOR VEHICLE PURCHASES</b>				
<b>E. CAPITAL</b>				
<b>TOTAL (A+B+C+D+E)</b>	<b>189,667</b>		<b>124,999</b>	
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	189,667	Lei Sakamoto 5544082		
(b) Total Federal Funds Requested		Name (Please type or print) Phone		
(c) Total County Funds Requested	124,999	Sa Sun 1/16/20		
(d) Total Private/Other Funds Requested		Signature of Authorized Official Date		
<b>TOTAL BUDGET</b>	<b>314,666</b>	Lei Sakamoto, Administrator		
		Name and Title (Please type or print)		

Applicant: Shade Institute

POSITION TITLE	FULL TIME EQUIVALENT	ANNUAL SALARY A	% OF TIME ALLOCATED TO GRANT REQUEST B	TOTAL STATE FUNDS REQUESTED (A x B)
Executive Director	1	\$96,000.00	15.00%	\$ 14,400.00
Fiscal Administator	1	\$48,000.00	10.00%	\$ 4,800.00
Program Manager	1	\$64,000.00	50.00%	\$ 32,000.00
Outreach Manager	1	\$64,000.00	50.00%	\$ 32,000.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				<b>83,200.00</b>
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - EQUIPMENT AND MOTOR VEHICLES

Period: July 1, 2020 to June 30, 2021

Applicant: Shade Institute

DESCRIPTION EQUIPMENT	NO. OF ITEMS	COST PER ITEM	TOTAL COST	TOTAL BUDGETED
			\$ -	
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>				
<b>JUSTIFICATION/COMMENTS:</b>				

DESCRIPTION OF MOTOR VEHICLE	NO. OF VEHICLES	COST PER VEHICLE	TOTAL COST	TOTAL BUDGETED
Rent mini van for summer institute interns 1 day	10.00	\$100.00	\$ 1,000.00	1000
			\$ -	
			\$ -	
			\$ -	
			\$ -	
<b>TOTAL:</b>	<b>10</b>		<b>\$ 1,000.00</b>	<b>1,000</b>
<b>JUSTIFICATION/COMMENTS:</b>				

## BUDGET JUSTIFICATION - CAPITAL PROJECT DETAILS

Period: July 1, 2020 to June 30, 2021

Applicant: Shade Institute N/A

FUNDING AMOUNT REQUESTED						
TOTAL PROJECT COST	ALL SOURCES OF FUNDS RECEIVED IN PRIOR YEARS		STATE FUNDS REQUESTED	OF FUNDS REQUESTED	FUNDING REQUIRED IN SUCCEEDING YEARS	
	FY: 2018-2019	FY: 2019-2020	FY:2020-2021	FY:2020-2021	FY:2021-2022	FY:2022-2023
PLANS						
LAND ACQUISITION						
DESIGN						
CONSTRUCTION						
EQUIPMENT						
<b>TOTAL:</b>						
<b>JUSTIFICATION/COMMENTS:</b>						

**GOVERNMENT CONTRACTS, GRANTS, AND / OR GRANTS IN AID**

Applicant: Shade Institute

Contracts Total: 125,000

	<b>CONTRACT DESCRIPTION</b>	<b>EFFECTIVE DATES</b>	<b>AGENCY</b>	<b>GOVERNMENT ENTITY (U.S. / State / Haw / Hon / Kau / Mau)</b>	<b>CONTRACT VALUE</b>
1	City and County of Honolulu GIA		Dept Community Svs	Honolulu	125,000
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					

# INSTITUTE SHADE

*Officers:*

Joel Kurokawa, ASLA  
*President*

Hale Takazawa, AIA  
*Vice-President*

Meril Dobrin Fujiki  
*Secretary*

Lei Naomi Sakamoto  
*Treasurer*

Dean Sakamoto, FAIA, LEED AP, SEED  
*Executive Director*

*Advisory Board of Directors:*

Illya Azaroff, AIA

Denise Bekaert, AIA

Stephanie Chang, M.A

Ryan M.K. Char, P.E., LEED AP

Jeanine Centuori, FAIA.

Suzanne Chun-Oakland

Jason DeMarco, AIA, NCARB, LEED AP<sup>BD+C</sup>

Alan Fujimori, ASLA

Ken Hayashida, P.E.

Douglas Imig, Ph.D.

Thomas Lee, B.S.

Lorenda Lo, ASLA, LEED AP

Aki Marceaux, AICP, LEED AP

Ramona K. Mullahey

Josh Powell, AIA, LEED AP

David Rockwood, R.A.

Jonathan Sim, AIA

Ichiro Sekimitsu, MBA

John Toguchi, AIA, LEED AP

Brent Tokita, AIA, LEED AP

Donald Watson, FAIA, CIP

Elliott van Wies, MURP

Gary Yee, AIA, LEED AP

**SHADE Institute** is an exempt organization as described in Section 501(c)(3) of the Internal Revenue Code EIN 811670035

SHADE Institute  
720 Iwilei Road, Suite 336  
Honolulu, HI 96817  
(808) 591-5558  
[www.shadegroup.org](http://www.shadegroup.org)

**Date:** January 15, 2020  
**Subject:** State of GIA FY2020 Application (operational)

## LIST OF EXHIBITS

1. SHADE Institute Brochure
2. SHADE Institute Org Charts
3. SHADE Institute Metrics & Goals
4. Waipio Point Access Road Multimodal & Safety Project
5. Honolulu Harbor Waterfront Regenerator Project
6. Hotel Street Safety & Economic Revitalization Project
7. Mother Waldron Park, Public Restroom Project
8. Overnight Safe Haven for Itinerant Houseless Project

## Who We Are

SHADE stands for Sustainable Humanitarian Architecture & Design for the Earth. The SHADE Institute is a non-profit, public interest design organization, which provides intern training, professional mentorship and continuing education towards the implementation of service projects. SHADE interns come from university programs in the fields of architecture, landscape architecture, urban planning and environmental design.

## What We Do

The SHADE Institute's Community Design Workshop supplements the services of state and local government with the goal of helping communities define and realize their visions to create more affordable, sustainable, resilient and captivating buildings and places. We serve non-profits, neighborhood groups and individuals who otherwise cannot procure their own design services.

## Contact Us

[www.shadegroup.org](http://www.shadegroup.org)



(808) 591-5558



[admin@shadegroupllc.com](mailto:admin@shadegroupllc.com)



[@shadeinstitute](https://www.instagram.com/shadeinstitute)



[facebook.com/SHADEGROUPLLC](https://www.facebook.com/SHADEGROUPLLC)

**If you are interested in becoming an intern or a mentor, please contact us.**

Our mission is to help create sustainable and humane communities through place-based architecture, urban design and engineering. SHADE Institute provides pro-bono and low-cost community planning/design through intern training and continuing education units for professionals. SHADE Institute is an IRS 501(c)3 charitable organization. For detailed inquiries call (808) 591-5558.

INSTITUTE  
**SHADE**

Sustainable Humanitarian Architecture & Design for the Earth

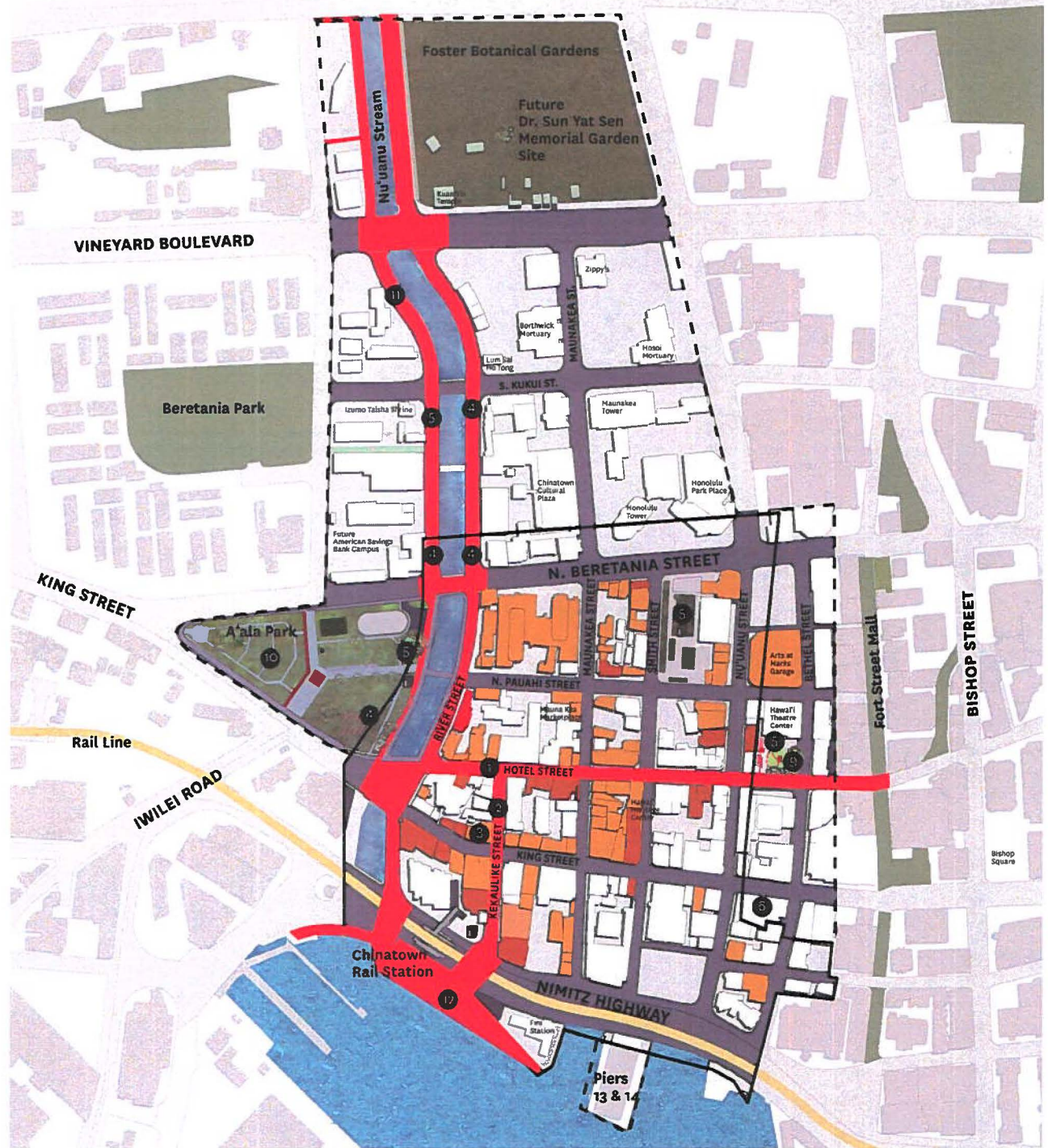


# CHINATOWN URBAN ACUPUNCTURE

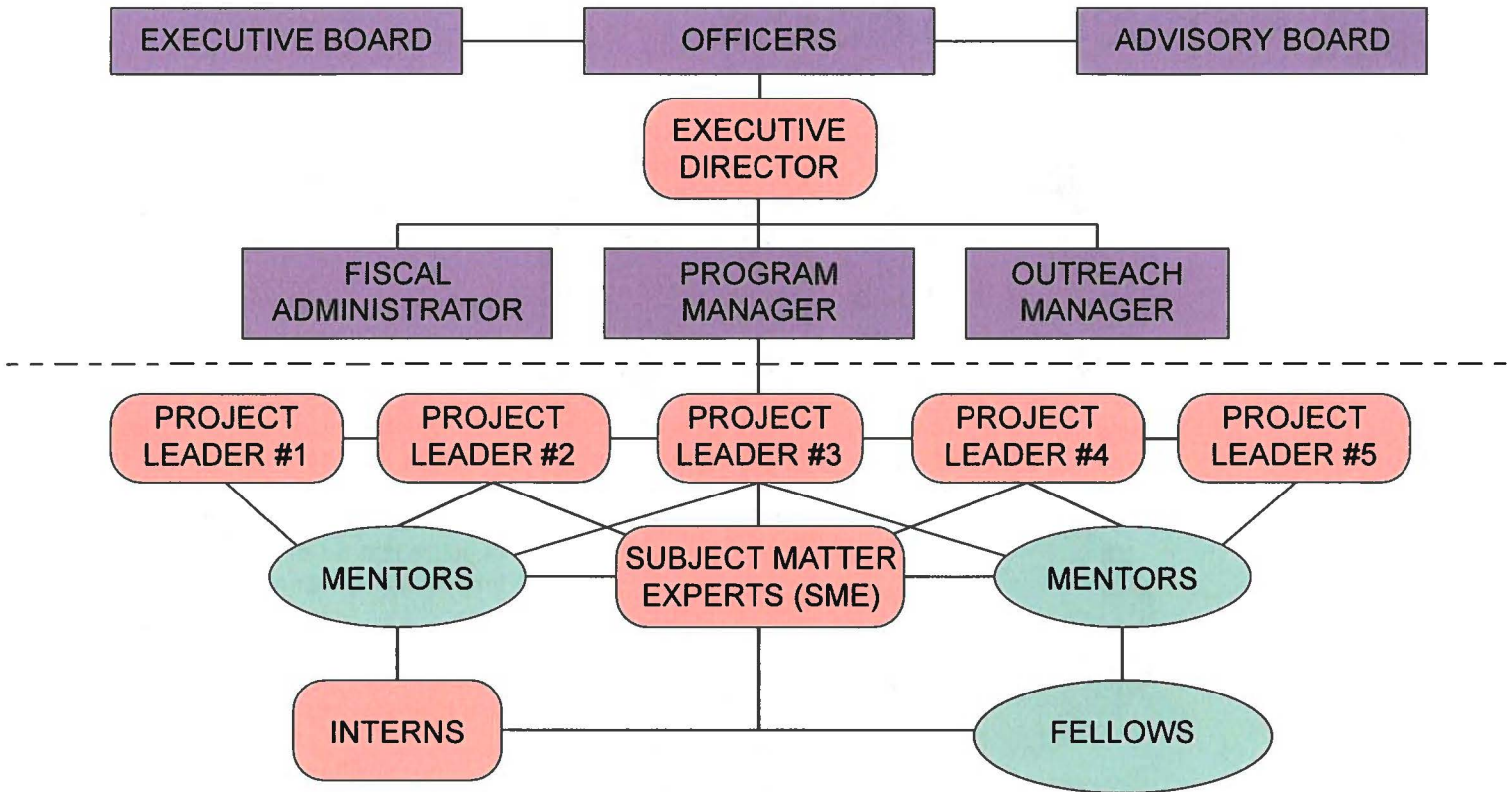
In the summer of 2015, SHADE implemented the pro-bono Chinatown Urban Acupuncture Project, a community-based urban design initiative to help Chinatown prepare for rail transit. SHADE interns and mentors worked with community stakeholders to produce a vision plan which includes 12 site-specific project proposals cited as priorities by the Chinatown community leadership.



Interns and mentors with Chinatown model, SHADE photo



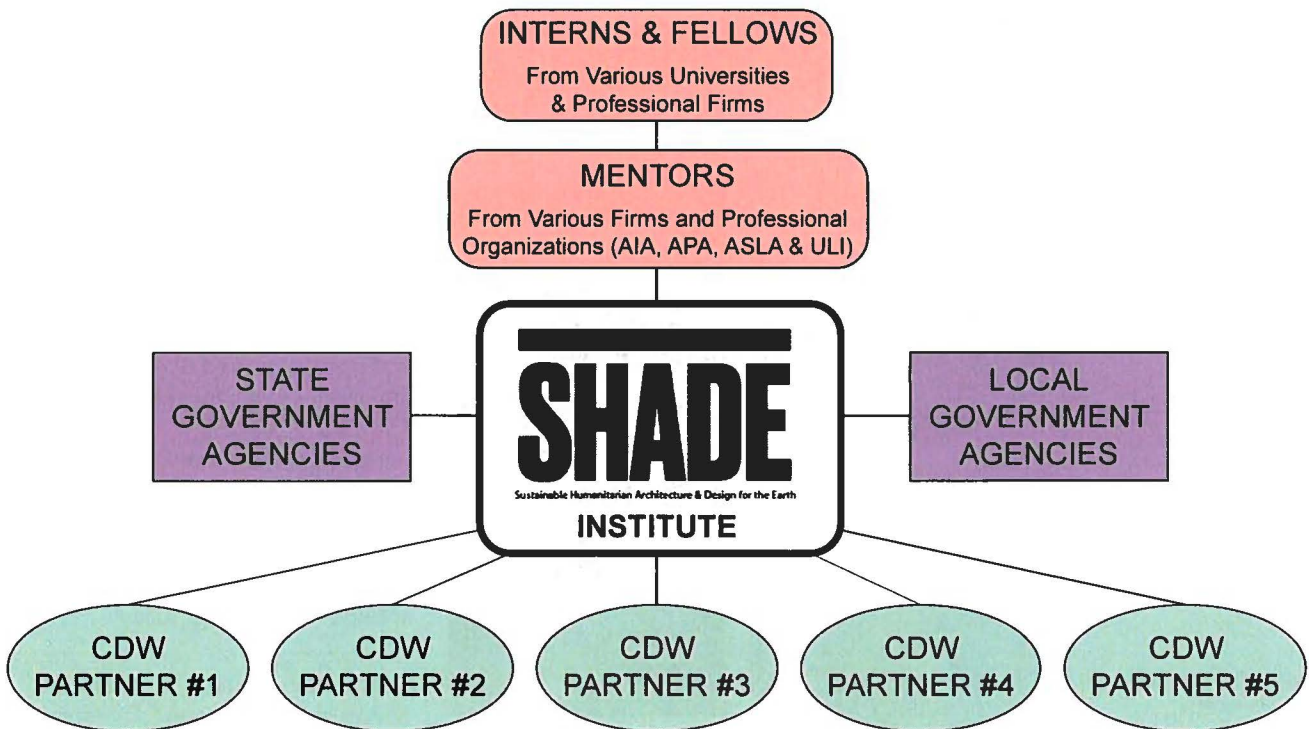
Chinatown Urban Acupuncture Vision Plan



## Internal

### SHADE Institute CDW Organizational Chart

\*Project Leaders may be Institute Fellows



## External

### SHADE Institute Community Design Workshop (CDW) Organizational Chart

# SHADE METRICS AND GOALS

SHADE INSTITUTE CDW PROJECTS | JANUARY, 2020

## METRICS

# of Community Design Workshops (CDW) implemented

Visibility of related issues in media

# of CDW with measurable info. acquired

# of Community members at meetings

# of Professional participants continuing to work with Public Interest Projects

# of Interns and mentors trained

% Proposed projects funded

% Proposed projects implemented

Community support and momentum behind projects

% Proposed projects funded

% Proposed plans adopted into policy

% Project-targeted policies changed

## GOALS



Giving people a voice in shaping and improving their communities



Encouraging professionals to work towards the public interest



Implementing community plan project recommendations



Implementing emergency housing strategy plans and designs



Improving policies to allow for progressive development

## PRIORITY OUTCOMES

Communities participating in design-review and decision making.

People empowered to enact change

More professionals engaged in Public Interest Design

Professional services and skills available to all communities

Improved quality of life for all community residents

Sustainable neighborhoods and urban places

Improved quality of life for the homeless

Reduced homelessness

Improved policies that allow for sustainable and innovative ideas and development

Increased community involvement in creating policy

## GRANT RESULTS

People in the community are knowledgeable about design issues and how to enact change

Community organizations take initiative to continue projects or create new ones

Individuals within a community feel they have a voice

Professionals understand the impact of public interest design and its importance in their communities

Under-served communities have access to design professionals and their services

Communities have a philanthropic network of professionals to draw on

Projects that have a real impact on communities are fundable and have taken steps to be implemented

Neighborhoods become healthier, safer, happier places

Community members are invested in their neighborhood and have a sense of ownership of public spaces

Best practice design decisions are implemented in improving the homelessness situation

People who are vulnerable have access to dignified shelter, hygiene services and social support

Less people are homeless or at-risk for becoming homeless

Communities and individuals have a say in policy development and changes to existing policy

Policy changes to reflect current needs of the community-at-large

Outdated policies are modified with input from all relevant stakeholders

# Waipio Point Access Road Multimodal and Safety Improvements

July 17, 2017

Waipahu Aloha Clubhouse

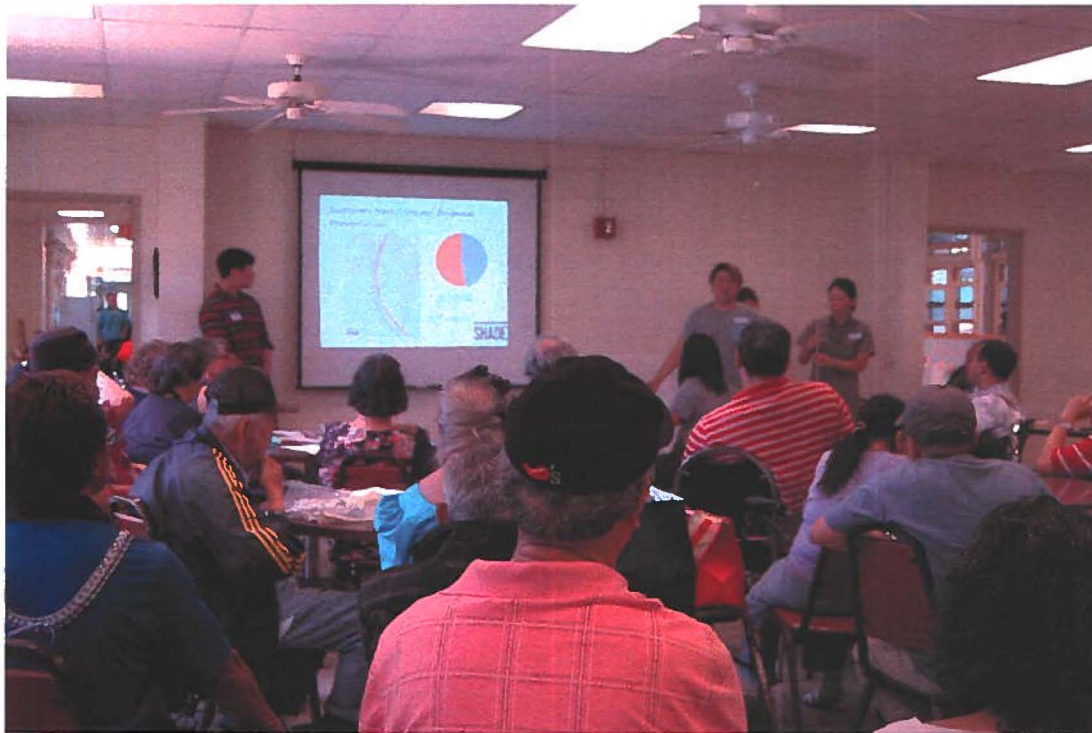
[Fig. 9, Waipio Point Access Road Presentation]

*kāpili* \_\_\_\_\_  
**WAIPAHU**

**SHADE**

Exhibit 4

# Timeline



## **2016**

SHADE Institute Met with Aloha Clubhouse Members and Representatives from Waipahu High School

Present Two Design Concepts

## **2017**

Meet with Neighbors

Develop Project Program and Phasing Strategy

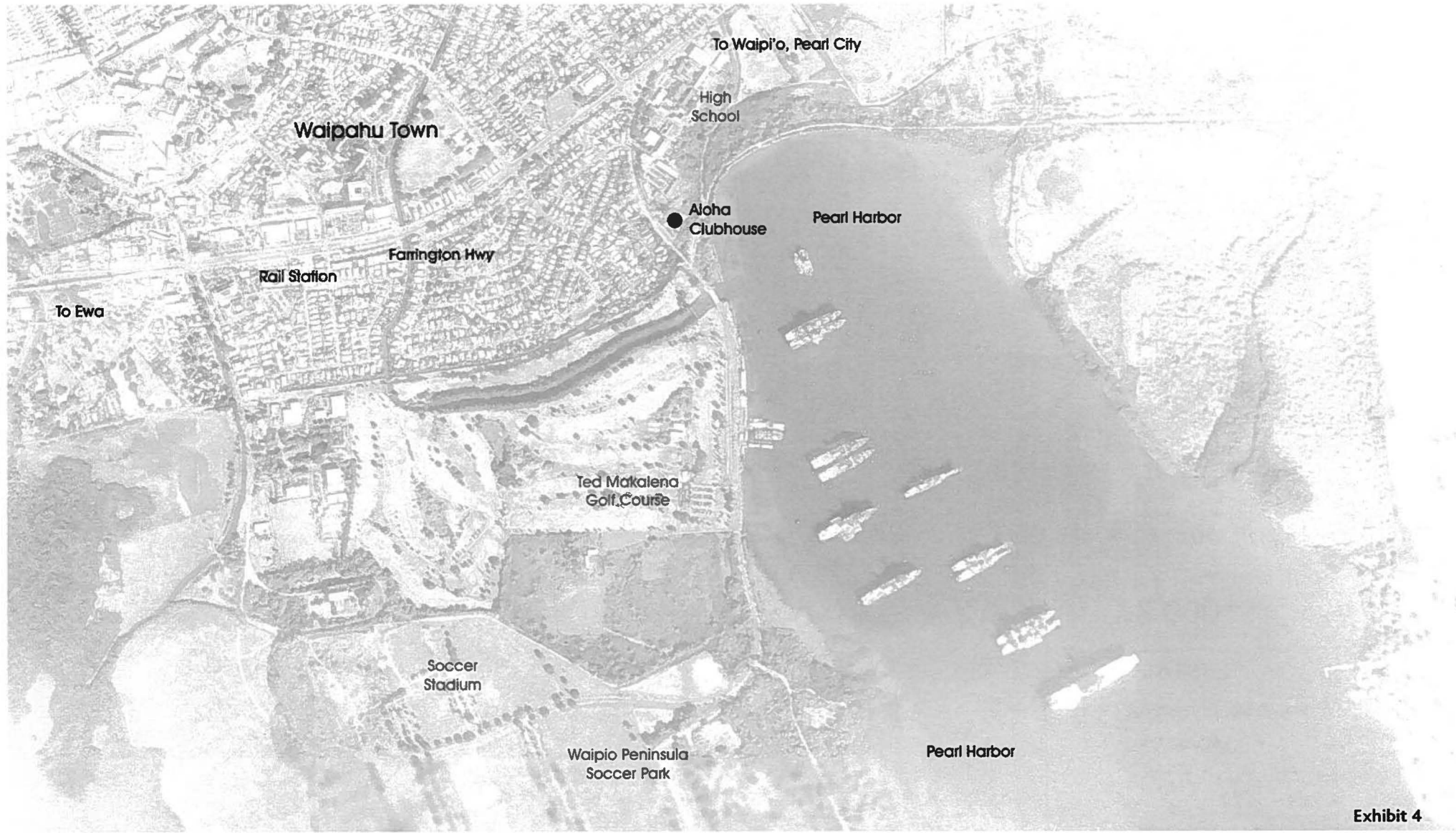


Exhibit 4

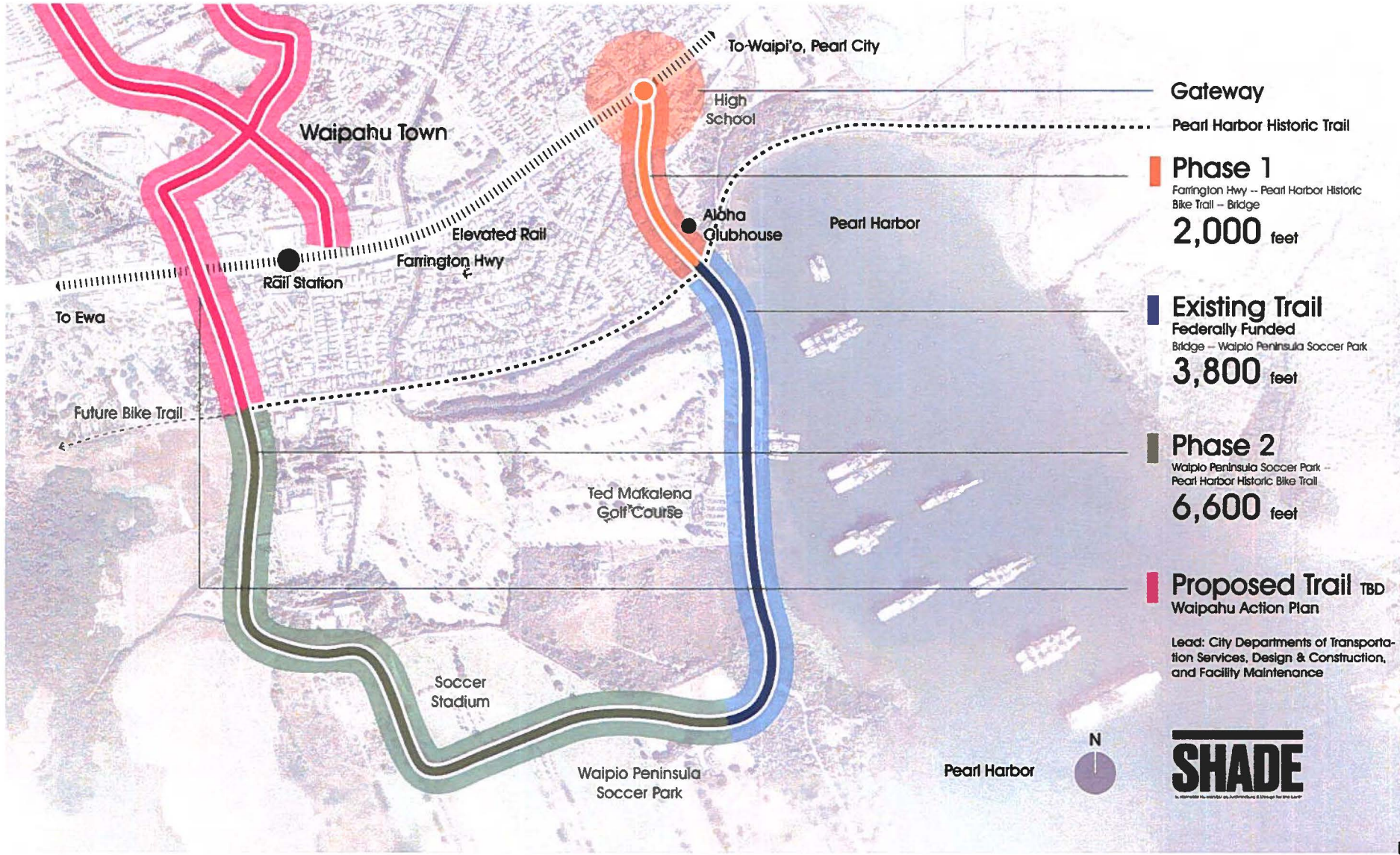


Exhibit 4



# Phase 1

Pearl Harbor Historic Bike Trail

To Waipahu High School

To Aloha Clubhouse

To Poaliari Ctr

To Awaiwai St

Farrington Hwy  
Elevated Rll





### Phase 1: Program Elements

- 1 Triangle Park  
6156 SF Landscaping  
145 0' x 10' 0" Path  
Shade Structure
- 2 Landscape Area with Bioswale  
(7,742 SF)  
Trees (55 proposed)
- 3 Multi Use Recreational Trail  
1370 LF  
10'-0" Wide with 2'-0" Gravel Shoulder
- 4 Bus Drop Off for High School  
2974 SF Pervious Paving
- 5 Raised Table Cross Walks  
8 Cross Walks  
~350 SF Each
- 6 Traffic Calming Roundabout and Landscaped Islands  
1625 SF total
- 7 Parking Stalls with Pervious Paving  
17 Parking Stalls, 3096 SF
- 8 ADA Ramp and Accessible Path at Waipahu Aloha Clubhouse  
330'-0" x 6'-0" Path  
3 4'-0" x 20'-0" Ramps  
at 1:12 grade with 2 11'-0" x 6'-0" landings
- 9 Retaining Wall  
145 LF
- 10 Spur or Bridge to Pearl Harbor Trail
- Other Items (Not Shown)
- 11 Lighting
- 12 Regulatory and Interpretive Signage
- 13 Site Furniture (Benches)
- Bollards

Waipio Pt Access Road  
Multimodal and Safety  
Improvements

**SHADE** *kāpili*  
**WAIPAHU**  
July 17, 2017

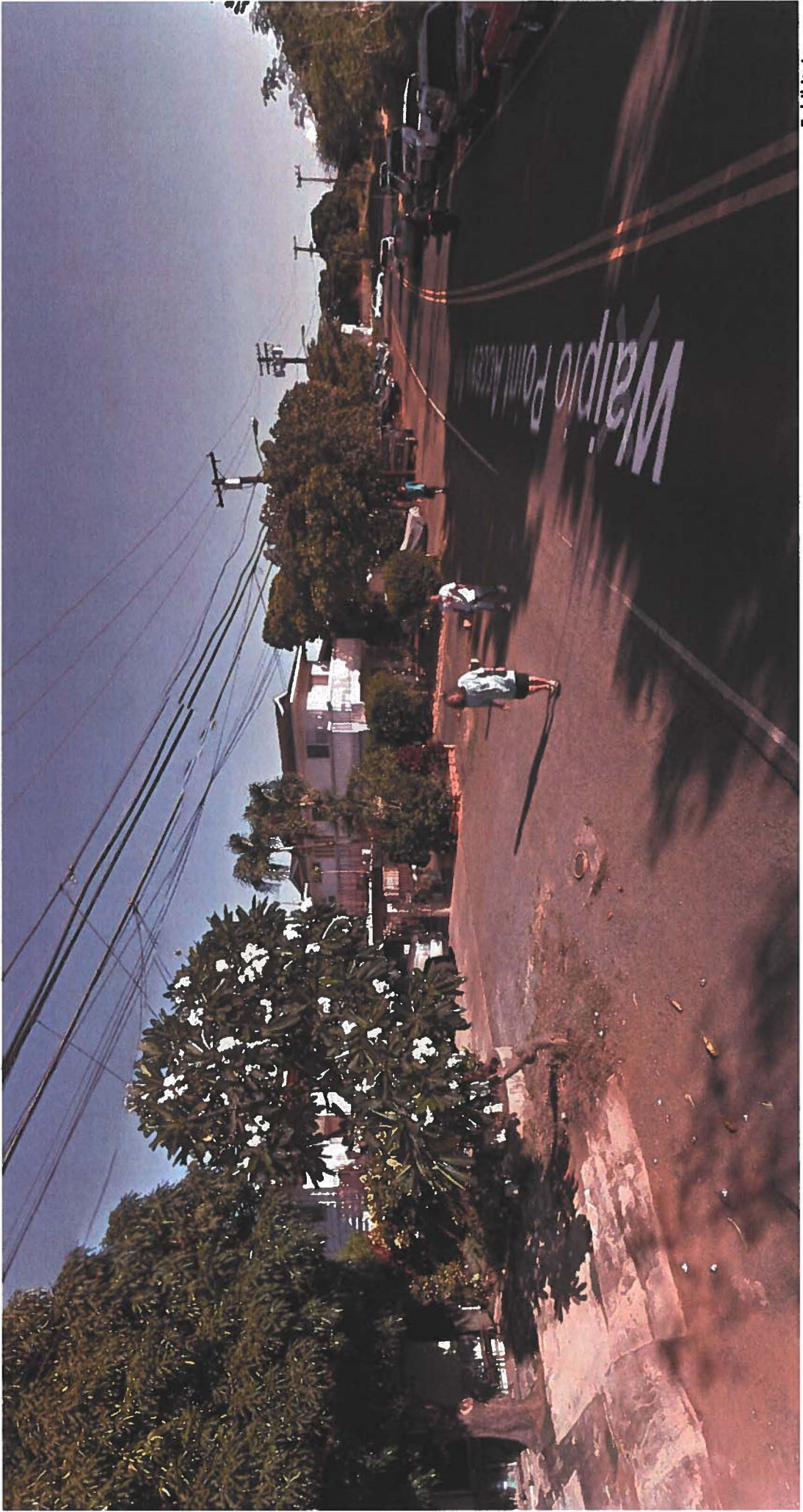


Exhibit 4

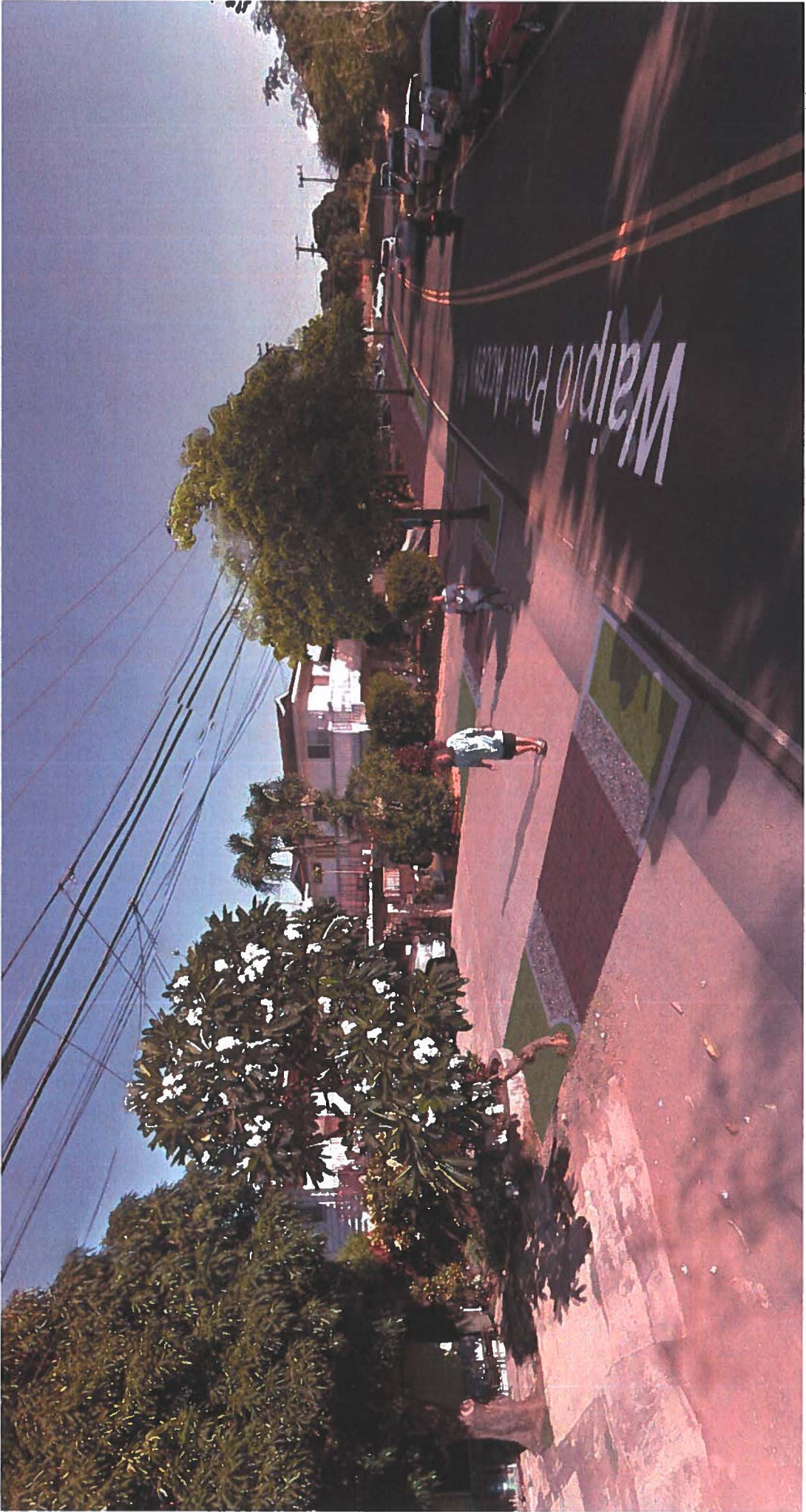


Exhibit 4



Before

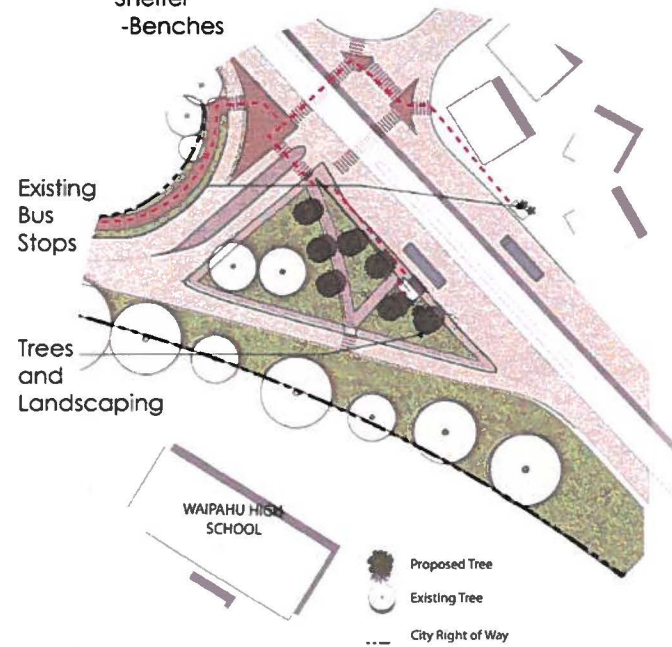


After

**PHASE 1 AREA A: Triangle Park at Waipio Pt Access Road and Farrington Highway**

**Program Elements**

- 6156 SF Landscaping
- Trees
- Lawn
- Shelter
- Benches



Waipio Pt Access Road  
Multimodal and Safety  
Improvements

**SHADE** *kapili*  
**WAIPAHU**  
July 17, 2017



Round About Concept

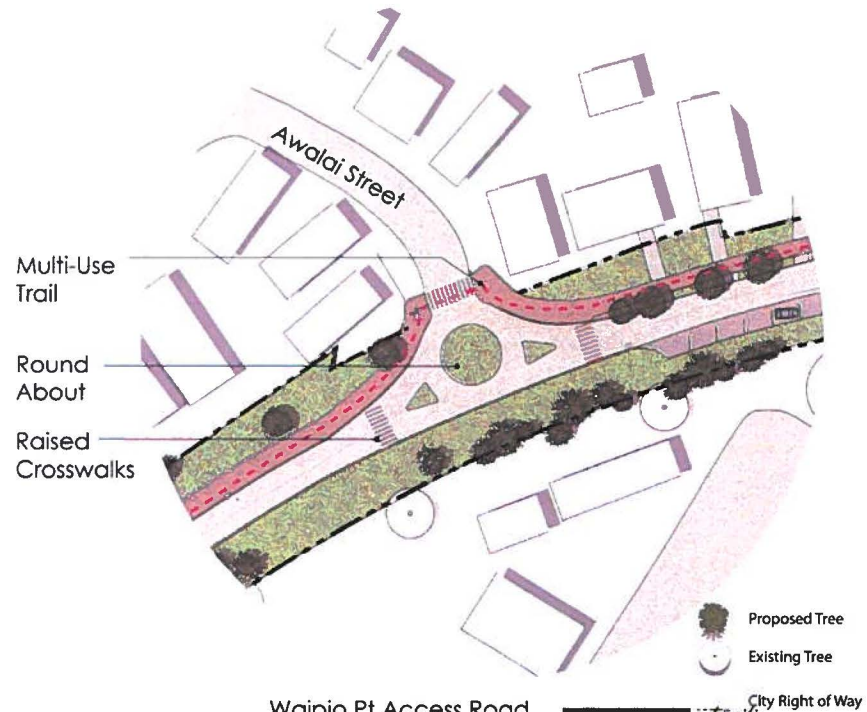


Example Round About: (Source: Mirror Sidney, Sidney Australia)

**PHASE 1 AREA B : Round About at Awalai Street and Waipio Point Access Road**

**Program Elements:**

- Raised Crosswalks
- 1635 SF Landscaping



Waipio Pt Access Road  
Multimodal and Safety  
Improvements

**SHADE** Waipio  
**WAIPAHO**  
July 17, 2017



Ramp Example: Able Group Inc, Philadelphia, PA

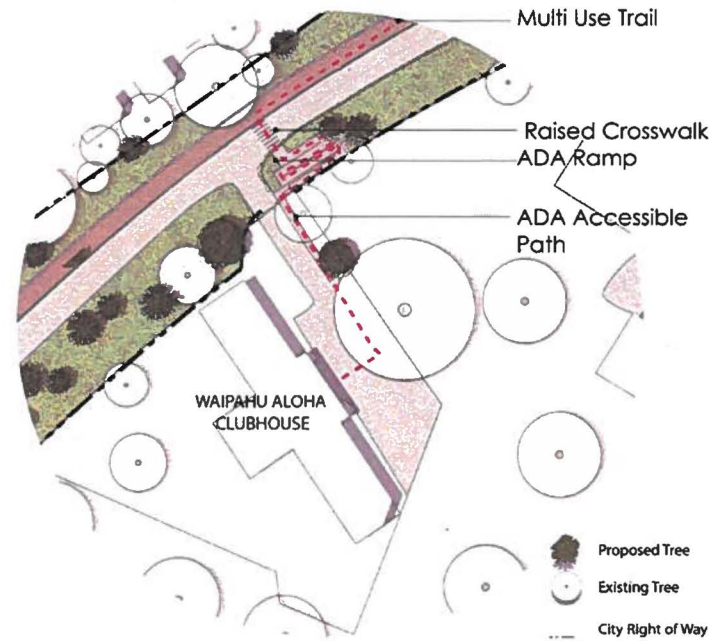


Ramp Example: St Thomas Moore Church, Cincinnati OH

### Phase 1 Area C: ADA Accessible Path to Waipahu Aloha Clubhouse

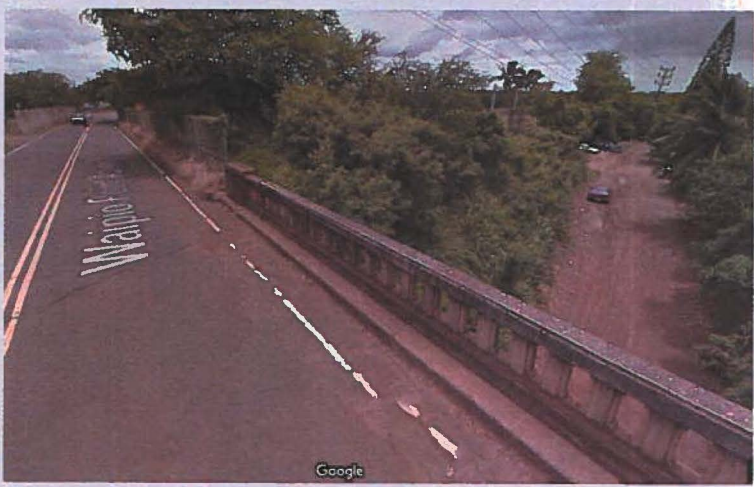
#### Program Elements:

- Raised Crosswalk
- Ramp and Retaining Walls
- Landscaping



Waipio Pt Access Road  
Multimodal and Safety  
Improvements

**SHADE** *kaupili*  
**WAIPAHU**  
July 17, 2017



# Parking



Exhibit 4



# Parking

residents with driveways and walkways from access road

ADDRESS	CITY / STATE	ZIP
94-099 POAILANI CIRCLE	WAIPAHU HI	96797
94-101 POAILANI CIRCLE	WAIPAHU HI	96797
1411 GULICK AVE	HONOLULU HI	96819
94-105 POAILANI CIRCLE	WAIPAHU HI	96797
94-1223 AWAILAI STREET	WAIPAHU HI	96797
94 111 POAILANI CIR	WAIPAHU HI	96797
94 115 POAILANI CIR	WAIPAHU HI	96797
94 119 POAILANI CIR	WAIPAHU HI	96797
94 121 POAILANI CIR	WAIPAHU HI	96797
94 125 POAILANI CIR	WAIPAHU HI	96797
94 129 POAILANI CIR	WAIPAHU HI	96797
94 6 POAILANI CIR	WAIPAHU HI	96797
94 129 POAILANI CIR	WAIPAHU HI	96797
94 1162 AWAIKI PL	WAIPAHU HI	96797
94-1166 AWAIKI PLACE	WAIPAHU HI	96797
94-1163 AWAIKI PL	WAIPAHU HI	96797
94-1161 AWAIKI PL	WAIPAHU HI	96797
94-1157 AWAIKI PL	WAIPAHU HI	96797
94-1224 AWALAI ST	WAIPAHU HI	96797
94-1223 AWALAI ST	WAIPAHU HI	96797
94-1144 AWAIKI ST	WAIPAHU HI	96797
94 134 WAIPIO PT ACCESS	WAIPAHU HI	96797
94-003 POAILANI CIR	WAIPAHU HI	96797
94-120 WAIPIO PT ACCESS RD	WAIPAHU HI	96797
94 124 WAIPIO POINT ACC RD	WAIPAHU HI	96797
91-138 WAILOHIA PL	EWA BEACH HI	96706
94-128 WAIPIO PT ACCESS RD	WAIPAHU HI	96797
94 134 WAIPIO PT ACCESS	WAIPAHU HI	96797
94 105 POAILANI CIR	WAIPAHU HI	96797

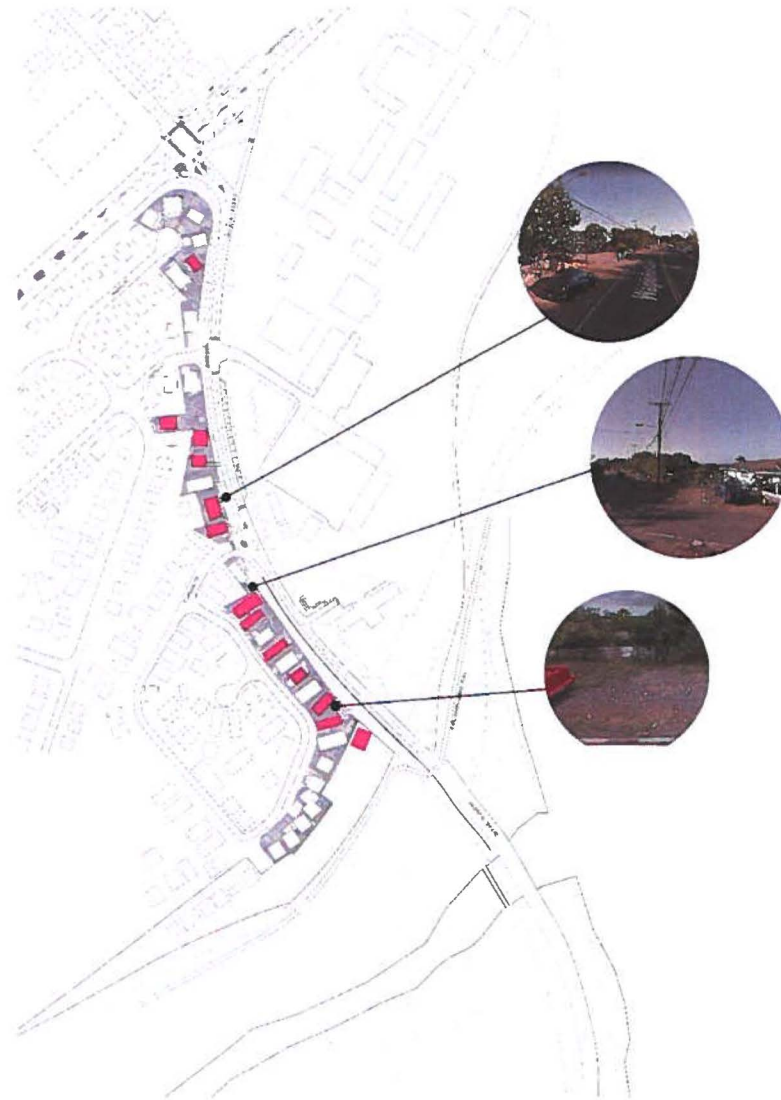
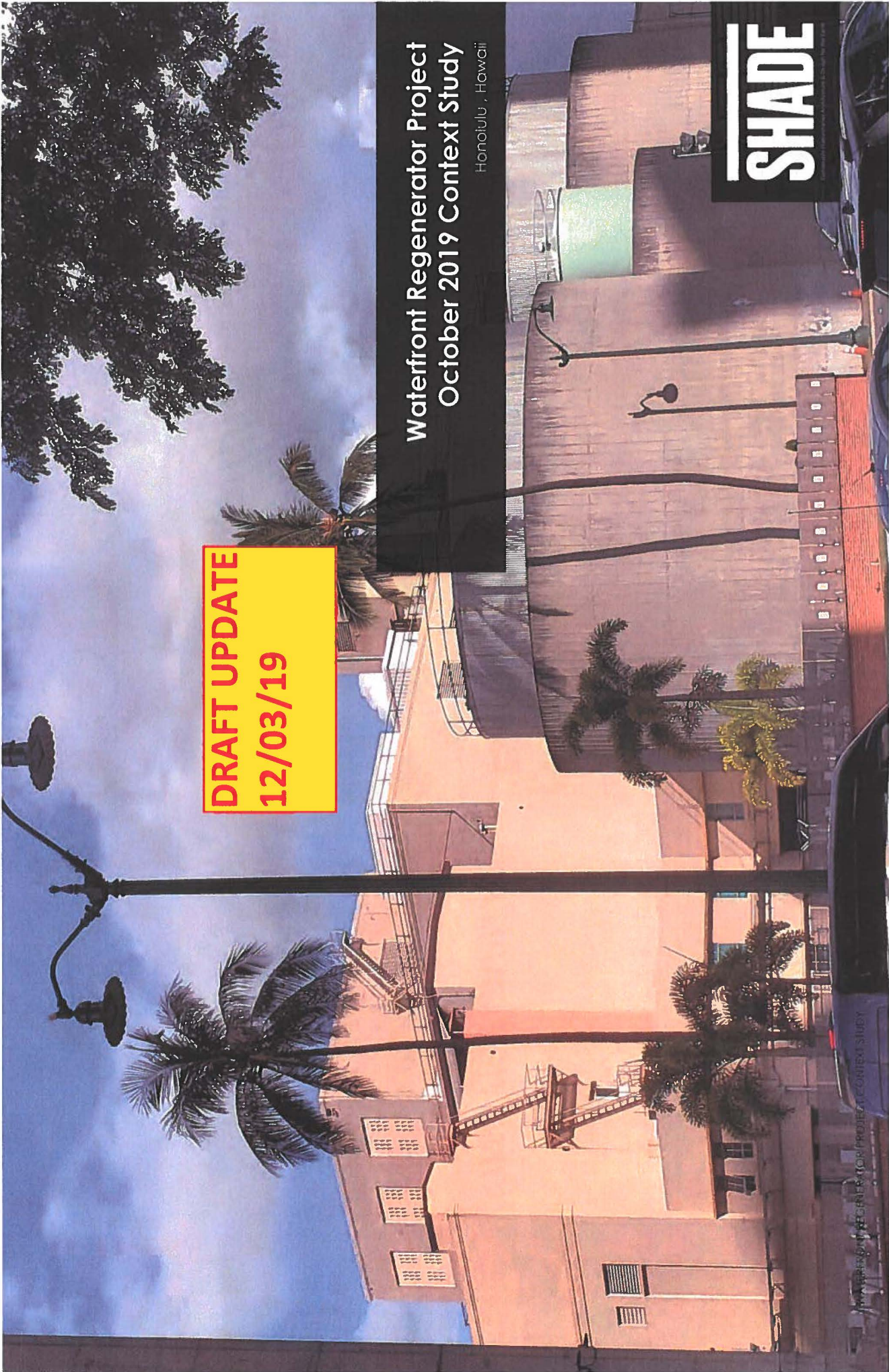


Exhibit 4



**DRAFT UPDATE  
12/03/19**

**Waterfront Regenerator Project  
October 2019 Context Study**  
Honolulu, Hawaii

**SHADE**

WWW.WATERFRONTREGENERATORPROJECT.CONTEXTSTUDY

## INTRODUCTION

*This study was prepared with the approved and co-operation of the Hawaiian Electric Company (HECO), Hawaii Pacific University (HPU); and Honolulu Authority for Rapid Transportation (HART). It is supported in part by King Tide Capital.*

*This study was made possible in part by King Tide Capital, HECO, HPU, and UNLV School of Architecture.*

## KING TIDE CAPITAL

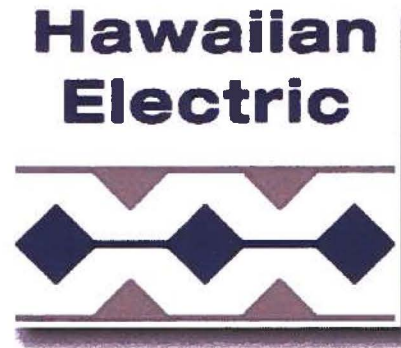
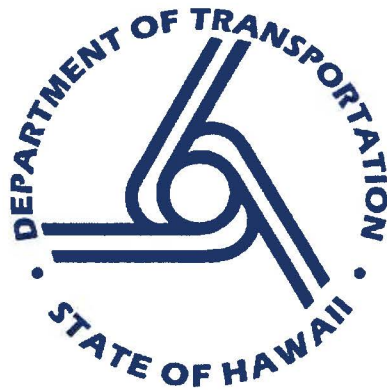


Exhibit 5

## TABLE OF CONTENTS

3	WORKING THESIS
4	VICINITY MAP
	<b>1.0 CONTEXT</b>
8	1.1 REGIONAL CONTEXT
9	1.2 GEOGRAPHY
15	1.3 HISTORICAL MAPPING
20	1.5 SPECIAL DISTRICTS & NEIGHBORHOOD MAP
	1.6 SITE BOUNDARY MAP
	<b>2.0 SITE</b>
25	2.1 HECO HISTORY
28	2.2 HECO HISTORICAL MAPS
32	2.3 HECO PROGRAM
33	2.4 SITE PHOTOS
	<b>3.0 PLANS</b>
38	3.1 STAKEHOLDERS
39	3.2 ZONING & LANDOWNERSHIP
	3.3 COUNTY & STATE PLANS
40	3.3.1 HONOLULU HARBOR MASTER PLAN
41	3.3.2 HONOLULU RAIL TRANSIT RAIL PLAN
45	3.3.3 DOWNTOWN DEVELOPMENT PLAN
	<b>4.0 CONSIDERATIONS</b>
52	4.1 QUESTIONS TO THINK ABOUT
53	4.2 DEVELOPERS PROPOSED PROJECT PROGRAM
54	4.3 PRECEDENT EXAMPLES
	<b>5.0 Analysis</b>
56	ANALYTICAL MAPPING
	5.1 FIGURE GROUND DISTRICT MAP
	5.2 PROGRAM DISTRICT MAP
	5.3 OPEN SPACES VICINITY MAP
	5.4 MULTIMODAL MAP VICINITY CIRCULATION
	5.5 VEHICLE CIRCULATION VICINITY MAP
	5.6 SITE USE VICINITY MAP
	5.6.6 List of Site Uses
	5.7 STAKEHOLDERS VICINITY MAP
	5.8 STAKEHOLDERS DIAGRAM
	5.9 BUILDING HEIGHT PERSPECTIVE

## APPENDICES

70	APPENDIX 1 WATERFRONT REGENERATOR PROJECT KICK-OFF MEETING, OCTOBER 25, 2019
77	SHADE Presentation: Dean Sakamoto, Steffen Lehmann
99	Irwin Park Presentation: John Whalen
109	OPP: Harrison Rue
126	HCDA: Aedward Los Banos
135	DOT-H: Kimi Yuen, PBR
180	HECO: Tim Wong
199	APPENDIX 2 HART: TRANSIT STATION DRAWINGS
219	APPENDIX 3 HECO DRAWINGS

**Working "THESIS"**

*"The Alakea Hawaiian Electric Power Plant (located Downtown Honolulu) is potentially a **gateway** to a recreational waterfront."*

*Reasons:*

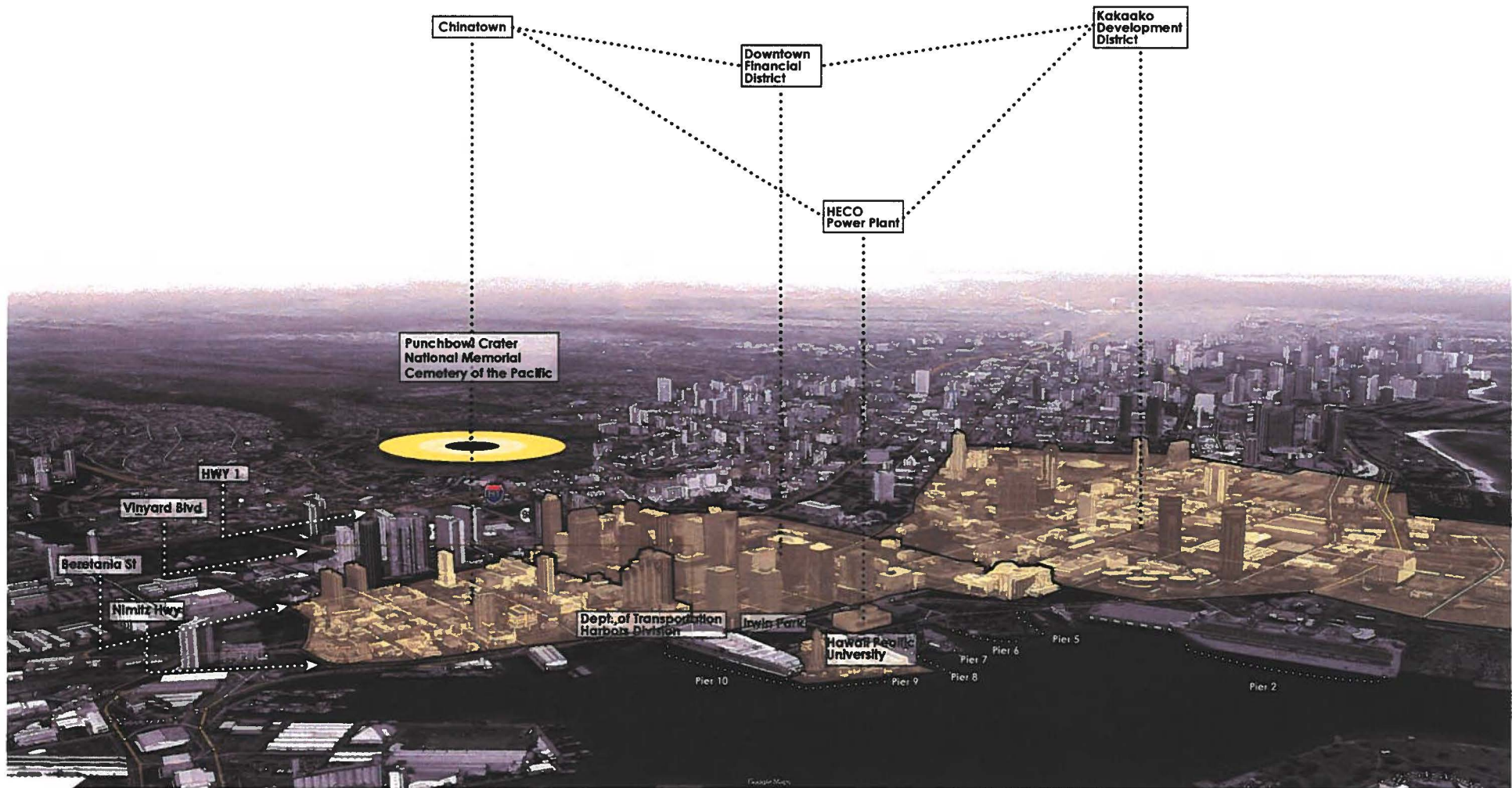
*According to the Department of Transportation Hawaii (DOT-H), it is the only publically accessible waterfront area in Downtown Honolulu.*

*It is located at the foot of historic Bishop Street corridor.*

*Adjacent to Aloha Tower Market, Hawaiian Pacific University Campus and Pier 5-6 future development.*

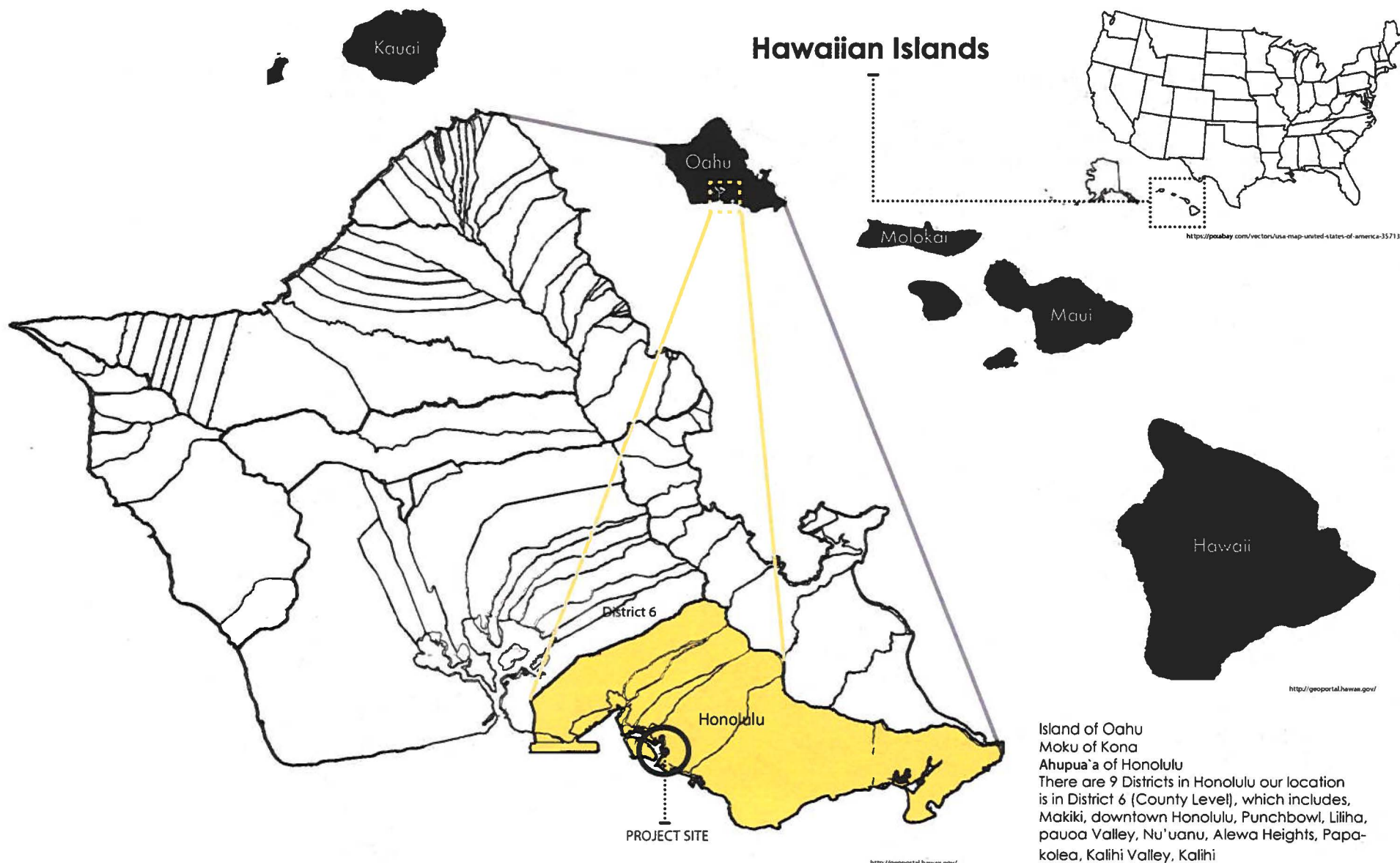
*Vicinity-wise it is situated between Chinatown Downtown Financial District and the Kaka'ako Development District.*

*Timing-wise, the DOT-H is in the process of updating the Honolulu Harbor Master Plan.*



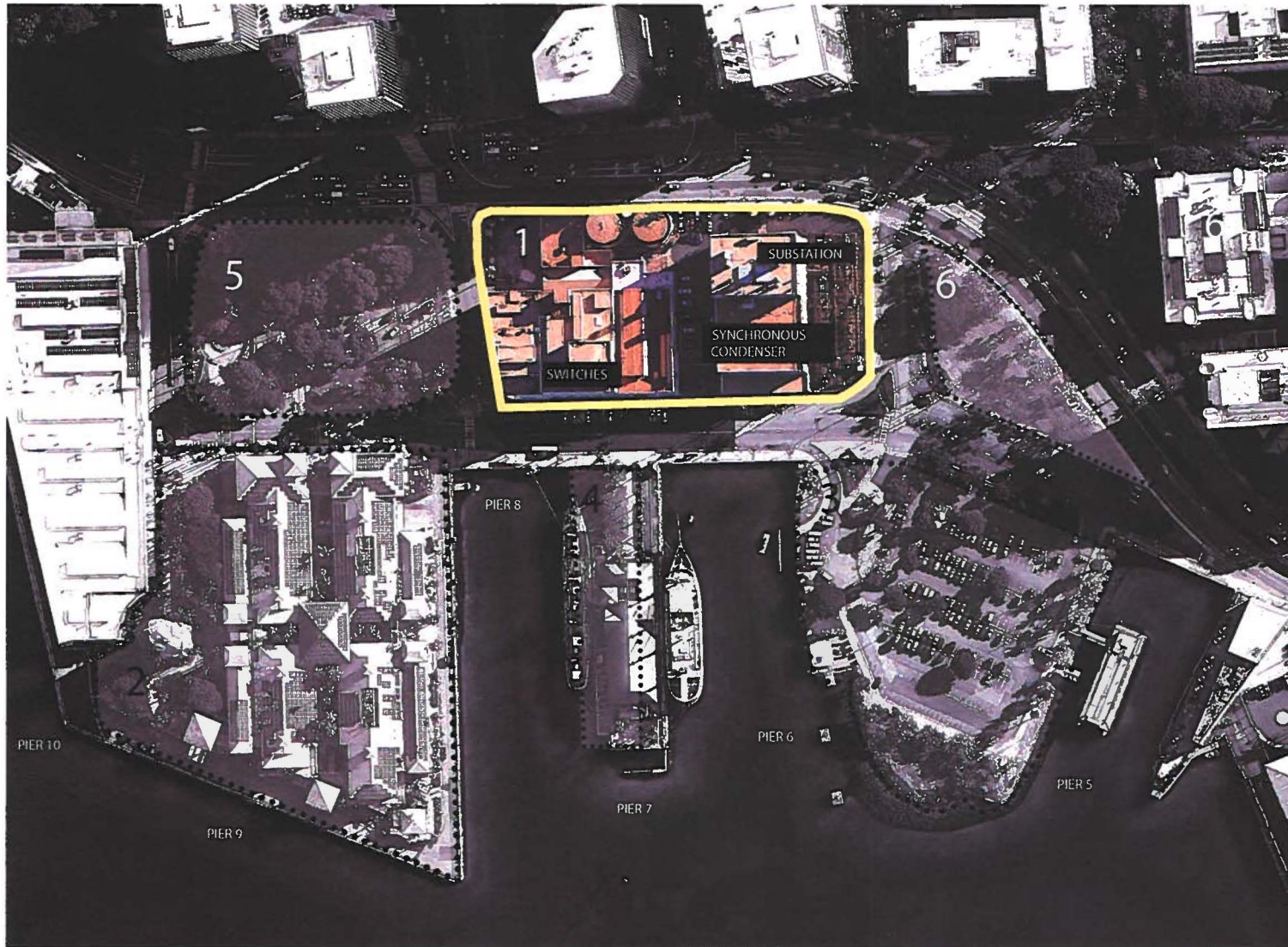
# 1.0 CONTEXT

- 1.1 REGIONAL CONTEXT
- 1.2 GEOGRAPHY
- 1.3 DEMOGRAPHICS & ECONOMY
- 1.4 HISTORICAL MAPPING
- 1.5 SPECIAL DISTRICTS & NEIGHBORHOOD MAP
- 1.6 SITE BOUNDARY MAP



Island of Oahu  
 Moku of Kona  
 Ahupua'a of Honolulu  
 There are 9 Districts in Honolulu our location is in District 6 (County Level), which includes, Makiki, downtown Honolulu, Punchbowl, Liliha, paoua Valley, Nu'uauu, Alewa Heights, Papakolea, Kalihi Valley, Kalihi





- 1 HAWAIIAN POWER PLANT COMPANY (HECO)  
170 ALOHA TOWER DR  
AREA: 149,644 SF / 3.45 ACRES  
ZONING: KAKA'AKO COMMUNITY DEVELOPMENT DISTRICT (HCDA)  
FEMA FLOOD DESIGNATION: AE/X  
TSUNAMI EVACUATION ZONE: YES
- 2 ALOHA TOWER / HAWAIIAN PACIFIC UNIVERSITY HOUSING  
101 ALA MOANA DR  
AREA: 209,698 SF / 4.81 ACRES  
YEAR BUILT: 1994  
OWNER: S OF H DOT HARBORS DIVISION  
LESSEE: ALOHA TOWER DEV CORP  
SUB LESSEE: HAWAII LIFESTYLE RETAIL PROPERTIES LLC  
ZONING: COMMERCIAL C-4
- 3 PIER 5/6  
AREA: 405,709 SF / .3982 ACRES  
OWNER: S OF H DOT HARBORS DIVISION  
LESSEE: ALOHA TOWER DEV CORP  
ZONING: INDUSTRIAL
- 4 PIER 7  
ALA MOANA DR  
AREA: 17,345 SF / 9.31 ACRES  
OWNER: S OF H DOT HARBORS DIVISION  
LESSEE: ALOHA TOWER DEV CORP  
SUB LESSEE: HAWAII MARITIME CENTER  
ZONING: INDUSTRIAL
- 5 IRWIN PARK  
610 BISHOP ST  
AREA: 95,768 SF / 2.1985 ACRES  
OWNER: S OF H DOT HARBORS DIVISION  
LESSEE: ALOHA TOWER DEV CORP  
ZONING: COMMERCIAL
- 6 GREEN SPACE  
ALA MOANA BLVD  
AREA: 37,011 SF / 0.8497 ACRES  
OWNER: S OF H DOT HARBORS DIVISION  
LESSEE: ALOHA TOWER DEV CORP  
ZONING: COMMERCIAL

# 2.0 SITE

- 2.1 HECO HISTORY
- 2.2 HECO HISTORICAL MAPS
- 2.3 HECO PROGRAM
- 2.4 SITE PHOTOS



1929 View looking toward Bishop St and Ala Moana Blvd. Photo from HECO Plant.

7-11-29

# Honoring the Past. Transforming the Future.

◆ 1891 – 2016 ◆



**1891** Hawaiian Electric Company, Ltd. is incorporated on Oct. 13.



**1941** As Japanese war planes strafe the Waiau Power Plant at Pearl Harbor with machine gun fire, 13 workers stay at their posts to safely shut down the plant. The plant's log book records, "The plant is under attack—secured everything." Later, power plants are painted in camouflage and reinforced with steel and concrete.



**1963** The first unit at Kahe Power Plant goes online.

**1978** Hawaiian Electric is awarded a \$2 million grant for a Department of Energy/NASA test wind turbine in Kahuku.



**1988** Maui Electric acquires Lāna'i City power plant.

**1989** Hawaiian Electric contracts for the first time with three independent power producers: The Honolulu Program of Waste Energy Recovery (H-Power), Kalaheo Partners L.P., and Applied Energy Services, Barbers Point, Inc. (AES).

**1996** Hawaiian Electric begins offering energy efficiency "EnergySolutions" rebate programs, including the nation's largest residential solar water heating program.



**1998** Hawaiian Electric helps install the state's first electric vehicle "rapid charging station."

**2016** Hawaiian Electric and the Navy propose plans for a new 20-MW solar facility at the Joint Base Pearl Harbor-Hickam West Loch Annex.

**2016** Hawaiian Electric breaks ground on a new biofuel-capable generating station at Schofield Barracks, strategically located away from the shoreline.

**2014** Hawaiian Electric deactivates Honolulu Power Plant on Jan. 31.

**2015** Hawaiian Electric pledges support of the state's new goal of 100 percent renewable energy by 2045, the most aggressive clean energy goal in the country.

**1914** Hawaiian Electric establishes service to the windward side of O'ahu by stringing an 11,000 volt line over the Pali to service a wireless telegraph company at He'eia.



**1938** The first unit at the Waiau Generating Station goes online.

**1948** Ice and cold storage services are discontinued.



**1954** The Leslie A. Hicks Power Plant in downtown Honolulu becomes operational.

**1968** Hawaiian Electric acquires Maui Electric Company on Nov. 1.

**1970** Hawaiian Electric acquires Hawai'i Electric Light Company on Feb. 1.

**1984** HEI Charitable Foundation is founded.

**1989** Maui Electric acquires Moloka'i Electric Company.

1891

1915

1941

1964

1995

2009

2016

**1901** Ice and cold storage are added to our services.

**1894** Alakea Power Plant is dedicated and placed into service.



**1915** The legislature grants Hawaiian Electric the right to supply power to the entire island.

**1947** The Ward Avenue operations building is constructed.



**1927** Hawaiian Electric's King Street building opened for business on July 25.

**1958** The first 138 kV lines are strung from Waiau over the Ko'olau range. The Pali tunnels and a new highway open Windward O'ahu to development.



**1964** Hawaiian Electric stock is publicly traded for the first time.

**1983** Hawaiian Electric Industries is formed to diversify the company's business base. Hawaiian Electric becomes a subsidiary of Hawaiian Electric Industries.



**1985** Hawaiian Electric Renewable Systems (HERS), an HEI subsidiary, builds the Makani Moa'e windfarm in Kahuku.



**1993** Puna Geothermal Venture begins providing power to Hawai'iElectricLight.

**1995** Hawaiian Electric wins the Edison Award—the electric utility industry's highest honor—for promotion of energy-efficient heat pump electrotechnology in Hawai'i.

**1995** The Electric Kitchen, which was filmed in the King Street Auditorium, starts airing as a televised cooking show. The last show would air on Aug. 28, 2005, but continues as a recurring newspaper feature.



**2008** The Hawaiian Electric Companies and the state of Hawai'i sign the Hawai'i Clean Energy Initiative energy agreement, setting a goal of 70 percent of electricity and ground transportation from clean energy by 2030.

**2013** Hawaiian Electric introduces a new logo, reflecting its deep roots in Hawai'i and signaling a renewed commitment to customers.



**2010** The PUC approves a new regulatory model—decoupling—which removes the link between utility revenues and electricity usage and encourages energy efficiency and renewable energy use.

**2009** Hawaiian Electric's 110-MW Campbell Industrial Park Generating Station, fueled by renewable biodiesel, goes online.

Exciting times are on the horizon. We're working to achieve the ambitious goal of a 100 percent renewable energy future for Hawai'i. To do this, we're transforming the way we do business and the way we provide service to our customers. But our company is no stranger to change. As we look to our past, we're reminded about the obstacles we've overcome and the milestones we've reached. We're not going through our first transformation—and it won't be our last. But together, we'll make changes that will make positive impacts on our customers of today and future generations.

Our history is filled with wonderful success stories. Our future will be filled with so many more.



Hawaiian Electric  
Maui Electric  
Hawai'i Electric Light



## Honolulu Power Plant History

**1894** an Alakea power plant was dedicated and put in service in downtown.

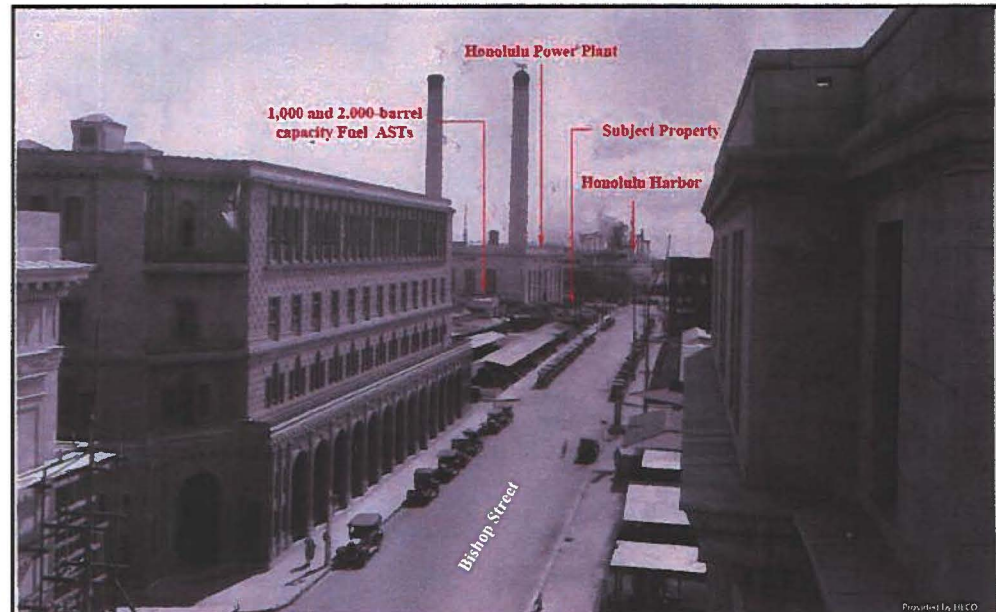
By **1907** Hawaiian Electric Company's customer base had risen to 2,500, number of lights increased to 40,789 and demand threatened to exceed supply.

By **1924**, the population of Honolulu exceeded 125,000 and the company reported selling 7,000 "cooking and heating" appliances. Load was also boosted when the Honolulu Rapid Transit Company discontinued generating its own power for the city's trolley cars and Hawaiian Electric took over this responsibility.

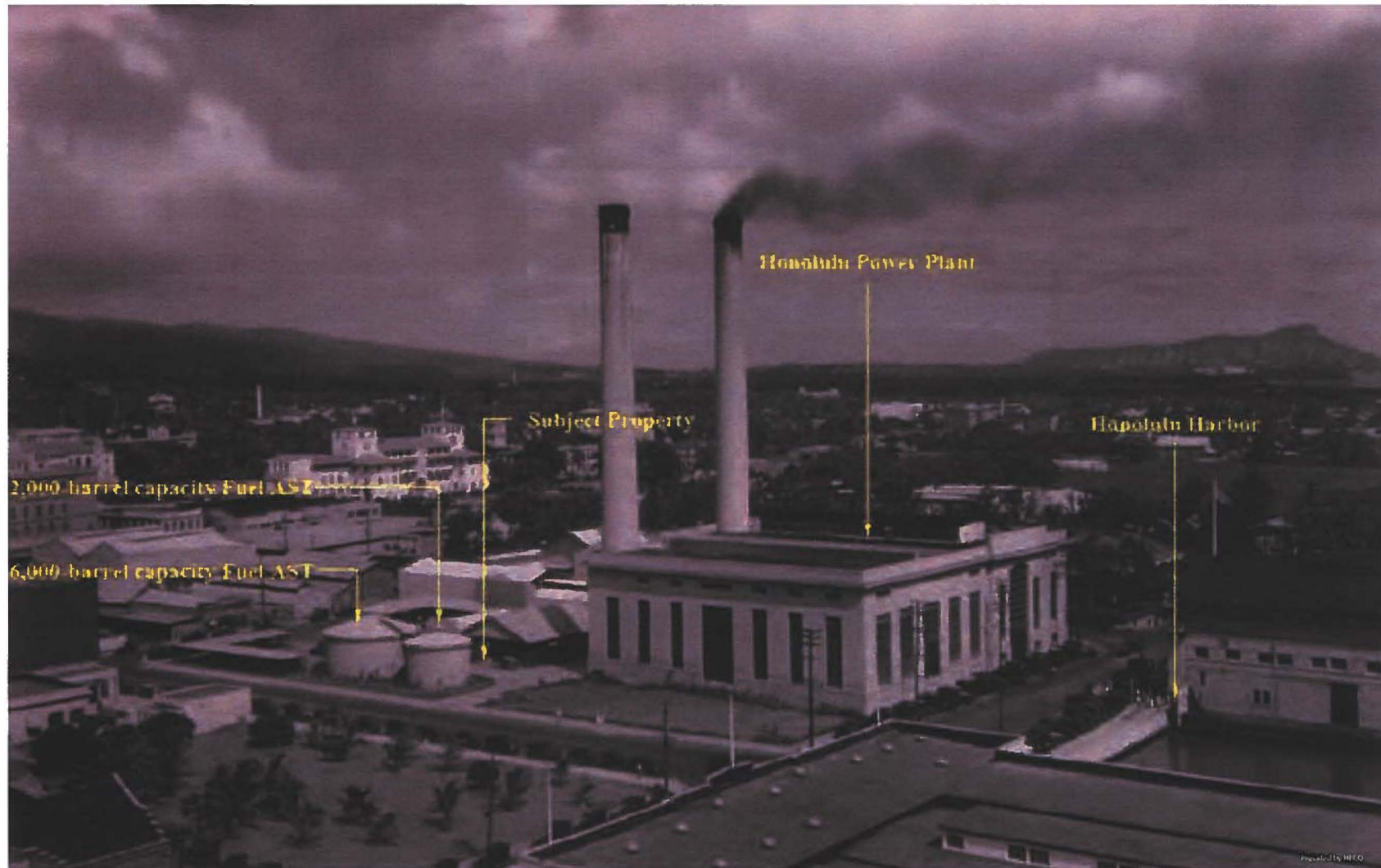
In April **1929**, excavation was started for a new power plant adjoining Plant 1 on Bishop and Allen Streets.

On January 28, **1953**, HECO acquired the Waikiki side of the Honolulu Power Plant. In 1957, the Leslie Hicks Power Plant was dedicated. The first of 2 generating units was placed in service 1937.

1920 Historical Photograph (zoomed out), source: ERM Phase I ESA report:



**Figure 5a - 1920 Historical Photograph: Bishop Street extended towards the Honolulu Harbor with the HPP facility on the background. Tanks #1 and #2 ASTs south of the Subject Property can be seen between the two smoke stacks. Tanks #3 and #4 ASTs at the Subject Property have not been installed at the time.**



**Figure 5b - 1925 Historical Photograph: HPP facility showing the two ASTs on the Subject Property prior to the construction of Unit 5 and 7 generator building.**

## Honolulu Power Plant Use

+Operational Sub-station on site.

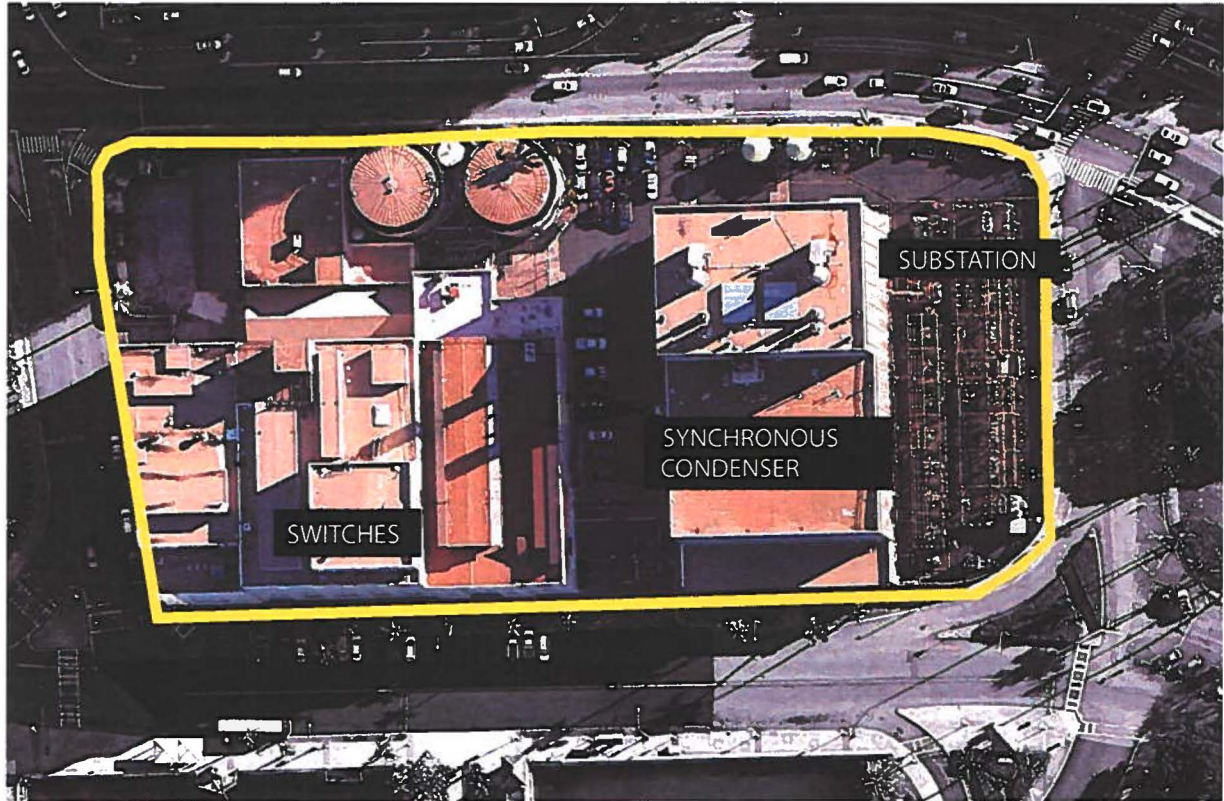
+There are two 2 generating units are deactivated, but there is the option to bring the plant on-line if needed. This would be the case if there was an unforeseen long-range problem with some of other generating units.

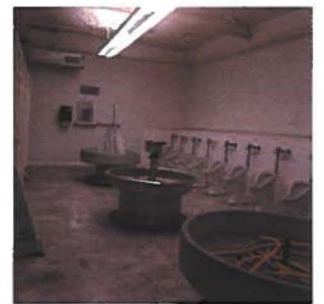
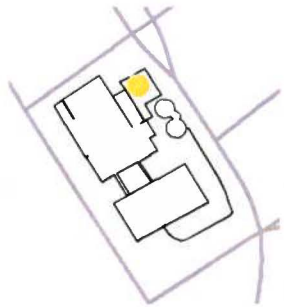
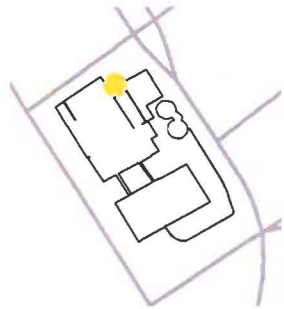
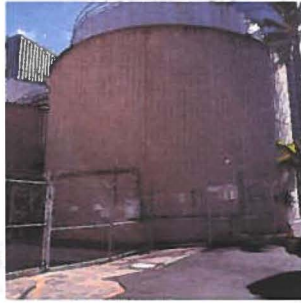
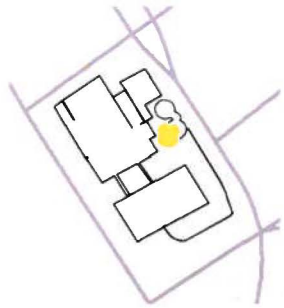
+Planning to install/operate the synchronous condensers.

+There is an existing permit that allow us to operate the deactivated units if we need to and also to operate the synchronous condensers.

+Having a power plant near some of our large users is a big advantage.

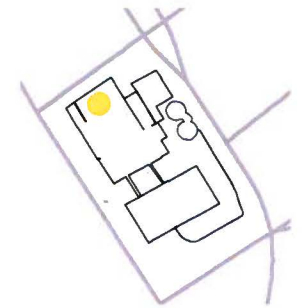
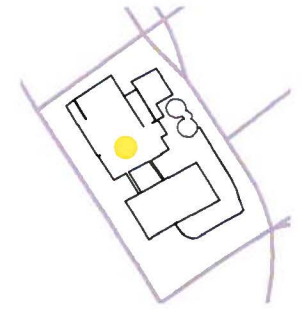
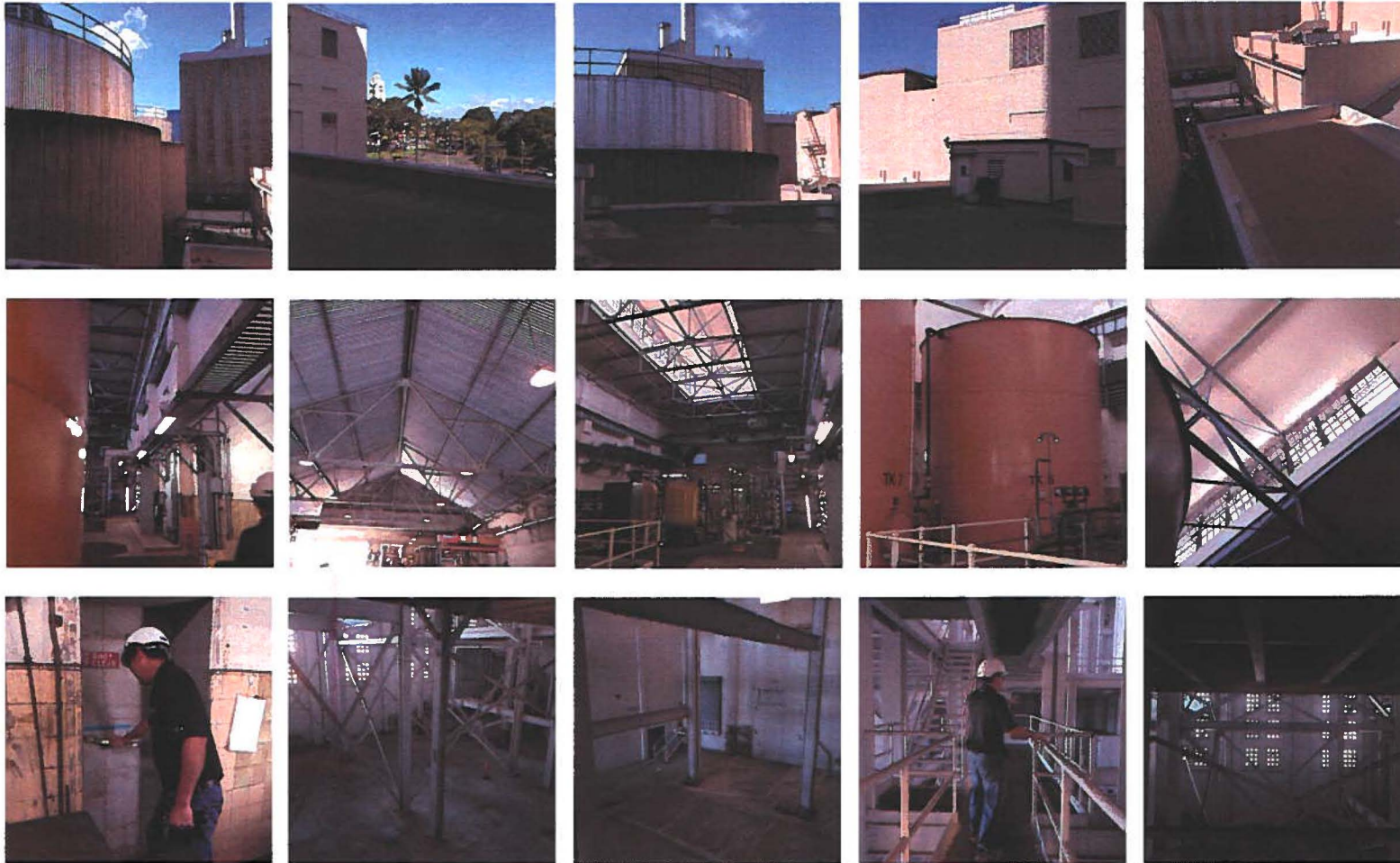
Provided by HECO



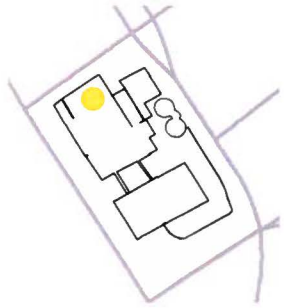


Photos Taken by SHADE Institute

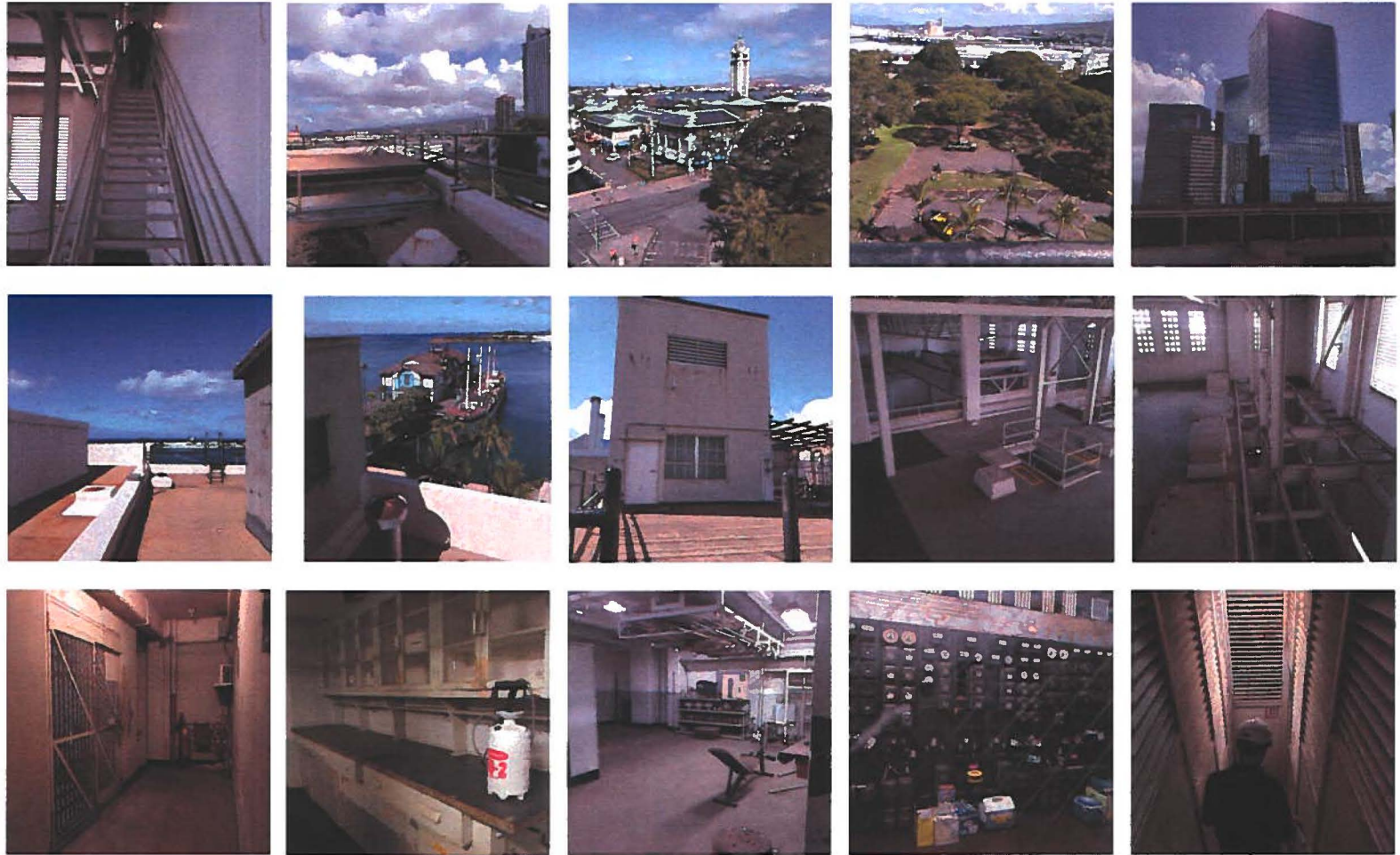




Photos Taken by SHADE Institute



Photos Taken by SHADE Institute



Photos Taken by SHADE Institute

# 3.0 PLANS

3.1 STAKEHOLDERS

3.2 ZONING & LAND OWNERSHIP

3.3 COUNTY & STATE PLANS

3.3.1 HONOLULU HARBOR MASTER PLAN (STATE)

3.3.2 HONLULU RAIL TRANSIT PROJECT (STATE)

3.3.3 DOWNTOWN NEIGHBORHOOD TRANSIT  
ORIENTED-DEVELOPMENT PLAN (COUNTY)

## Stakeholders

### State

DOT- Department Of Transportation

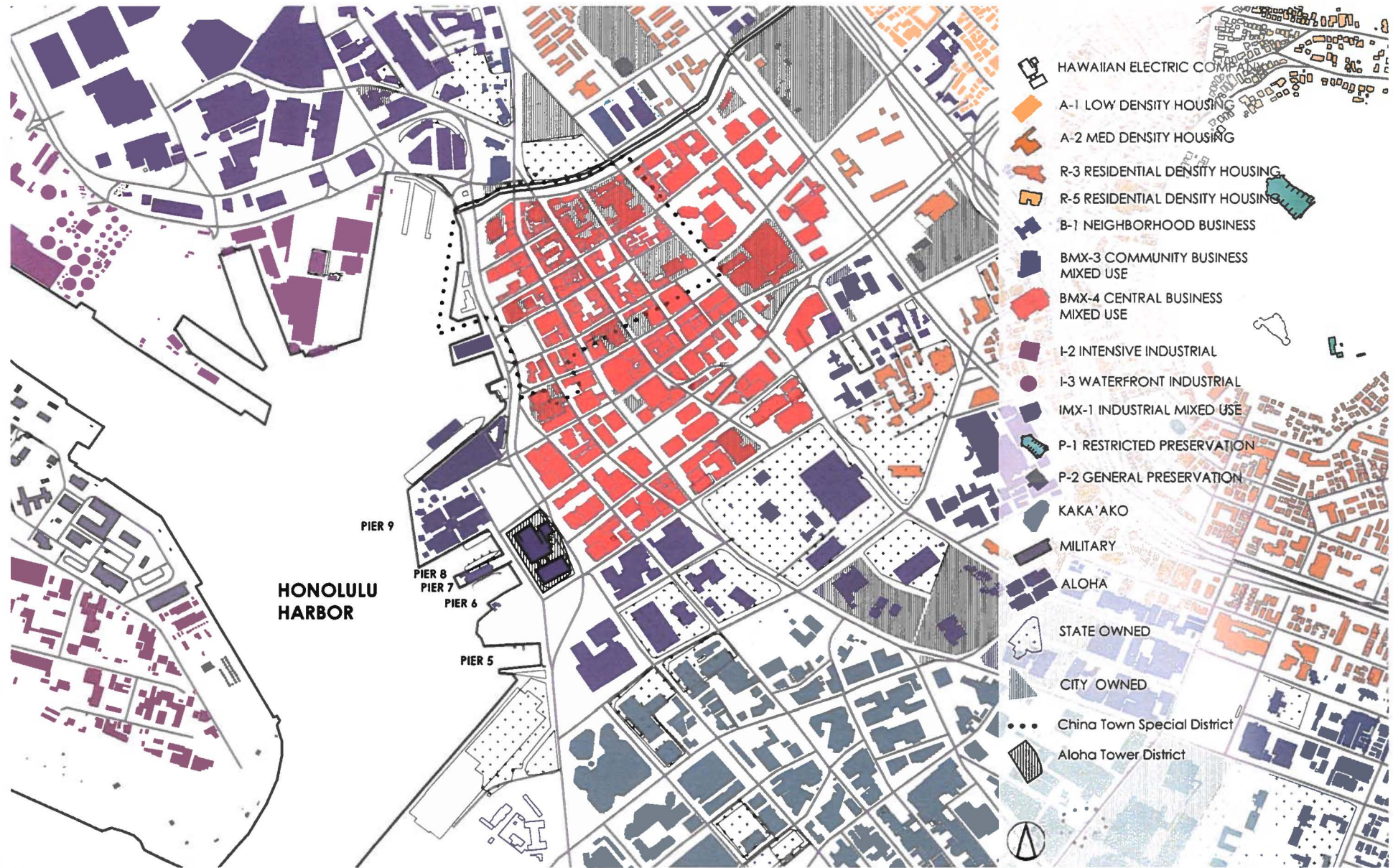
HEPA - Hawaii Environmental Policy Act

HCDA - Hawaii Community Development  
Authority

### County

HART - Honolulu Authority For Rapid Transit

DPP - Department Of Planning And Permitting (Special  
Districts)



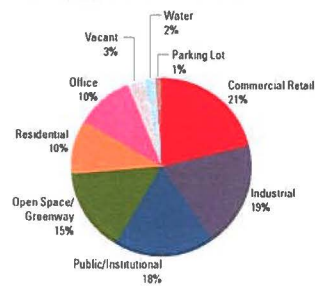
## Project Location

The three Downtown corridor rail stations are located in urban Honolulu, near the eastern end of the rail transit line, as shown in Figure 1-1. The station areas encompass the city's financial district, its historic Chinatown, Aloha Tower area, Palama Settlement, and industrial/warehouse uses in Iwilei. Throughout this plan, a ½-mile (2,600-foot) radius is drawn around each of the three stations to approximate a ten-minute walking distance, generally an acceptable maximum walking distance from transit. A ¼-mile (fiveminute) walking distance is also drawn to highlight the sites closest to the stations, as shown in Figure 1-2. The plan generally uses the ½-mile radius to address transportation improvements, urban design recommendations, and infrastructure needs, though some portions of the area are excluded due to inaccessibility (i.e., mauka of H-1 and Sand Island).

## TOD Zone

A smaller area called the "TOD Zone" includes areas closest to the stations that are the most viable and important TOD sites. This zone encompasses most of the sites with development or redevelopment potential related to rail transit. The TOD Zone is the area where special district regulations will apply. Although the TOD Zone highlights the sites that are most likely to redevelop in response to rail transit access, it is also possible that sites beyond this area could also redevelop as TODs.

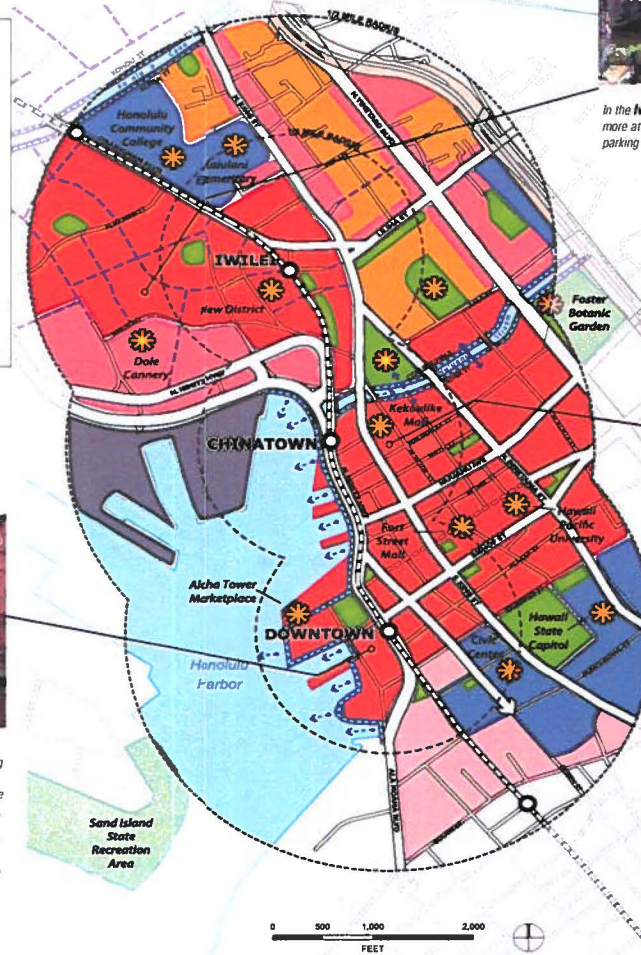
CHART 2-1:  
EXISTING LAND USE, PERCENT BY ACRES



Note: Areas exclude streets and other rights of way.  
Source: City/County of Honolulu, Department of Planning and Permitting, 2008; State of Hawaii, 2011; Dept. of Photos, 2011



Part of the Plan's strategy is to create concentrated areas of vitality by encouraging active ground-floor uses, particularly in the Downtown station area. These uses include retail stores, restaurants and cafés, markets, personal services (e.g. salons, banks, travel agencies), theaters, and galleries. Uses with active frontages allow window shopping and entice customers inside with visible and attractive entrances.



In the Iwilei station area, existing big-box stores should be redesigned and redeveloped into more attractive and intensely-utilized retail destinations with a vertical mix of uses. Structured parking would also free up land for other uses, allowing a more intense, urban atmosphere.



Chinatown's markets, shops, restaurants, First Fridays, and other events are important destinations for local residents and visitors. Existing uses will grow and expand in a way that is consistent with the district's character, and new development designed in accordance with Chinatown Special District regulations.



A conceptual three-dimensional computer model was prepared to analyze how various height and intensity regulations could influence development. Renderings shown here illustrate how future buildings will be consistent with existing development in Chinatown and Downtown, and establish a new high intensity district in Iwilei.  
[https://www.honolulu.gov/rep/site/dp/tod/downtown\\_doc/Downtown\\_TOD\\_Plan\\_adopted\\_9-17.pdf](https://www.honolulu.gov/rep/site/dp/tod/downtown_doc/Downtown_TOD_Plan_adopted_9-17.pdf)

## PRIMARY URBAN CENTER DEVELOPMENT PLAN



DEPARTMENT OF PLANNING AND PERMITTING  
CITY AND COUNTY OF HONOLULU  
Mayor Jeremy Harris



JUNE 2004



*The Primary Urban Center Development Plan will continue to guide development in Downtown Honolulu.*

### Planning Context: Related Plans and Policies

While the focus of the Downtown Neighborhood TOD Plan is to create new policies to promote TOD, the Plan also functions alongside other policy and planning documents and associated implementing ordinances and rules as follows. (Transportation, parks, and infrastructure policy documents are described in their respective chapters.)

City and County of Honolulu General Plan

**The General Plan** establishes long-range goals and policies to guide overall planning and development for the island of Oahu. It calls for rapid transit in an exclusive right-of-way from Ewa to Hawaii Kai. The TOD Plan also carries forward many of the General Plan's other policies including those related to a diverse economy, pedestrian and bicycle facilities, affordable housing, adequate public facilities/services, well-designed buildings and public spaces, community health, and educational opportunities.

### Primary Urban Center Development Plan

The Primary Urban Center (PUC) Development Plan (DP) translates the General Plan policies to the regional level (Kaimuki to Pearl City). It guides development decisions and actions required to support expected growth in Oahu's most populous region. It emphasizes retaining the qualities that attract both residents and visitors, while encouraging the full development of the PUC, consistent with the General Plan projections showing the PUC accommodating approximately 46% of the island's population by 2025. In 2010, the actual population was 435,118 or 45.6%.

**The TOD Plan** projects that roughly 6,000 dwelling units could be captured near the Downtown station areas by 2035, shifting them away from other areas. Using a projected average household size of 2.28, the population in the station areas could increase by roughly 13,680. However, it is important to note that this increase will be market driven and will occur incrementally over many years. The PUC DP calls for the development of a balanced transportation system, offering pleasant and efficient travel choices. It supports rapid transit for an east-west corridor and other travel modes, such as walking and bicycling. The TOD Plan encourages safe and convenient connections to and from each station with proper facilities to promote transit use, including improved and/or new streets and sidewalks, bicycle facilities, active transit plazas, and street trees, enabling residents, workers and visitors to access key destinations, residences, and jobs.

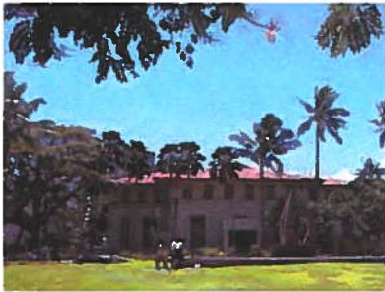
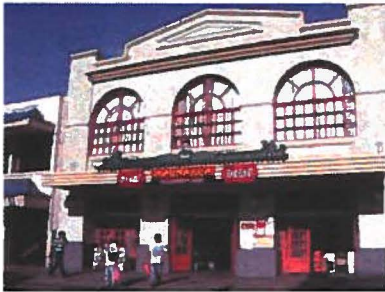
The PUC DP recommends developing existing and new neighborhood centers—central places where people gather for shopping, entertainment or recreation, and which entail pedestrian and park improvements. It also promotes "in town neighborhoods" that offer residents access to all of the services and opportunities they need like jobs, shopping, hospitals, parks, and entertainment.

The TOD Plan envisions these types of communities with diverse housing options, employment opportunities, and educational centers, including in a new high-intensity, mixed-use Iwilei.

The creation of public open spaces along the waterfront and strengthening of the physical and visual connections to the water are also desired in the PUC. The shoreline is recognized as a principal organizing element, and the PUC DP sees the Honolulu Harbor area as a mixed-use area with a renewed Irwin Park and other open spaces for community gathering and recreation opportunities, thereby providing economic and social assets for the surrounding community. Waterfront access is recognized as a key component for the revitalization of Chinatown, and expanded pathways and greenbelts are called for along Nuuanu Stream. The TOD Plan envisions Nuuanu Stream improvements and a harborfront with new bike paths and connections leading to a new waterfront promenade. At the same time, the Plan supports the continuation of harbor-related uses.

[https://www.honolulu.gov/rep/ute/dp/ptod/downtown\\_docu/Downtown\\_TOD\\_Plan\\_adopied\\_9-17.pdf](https://www.honolulu.gov/rep/ute/dp/ptod/downtown_docu/Downtown_TOD_Plan_adopied_9-17.pdf)





*Special District regulations—in the Chinatown core (top, middle) and in the Capital area (bottom)—will continue to guide design that is sensitive to the context and unique character of these historic Downtown districts.*

**Land Use Ordinance**

The Land Use Ordinance regulates the use, size, and character of development in the city. This zoning code includes standards for land use, lot size, building heights, setbacks, and building area.

**Chinatown Special District and Design Guidelines**

The Chinatown Special District was established to preserve and enhance the historic character of Chinatown, while allowing moderate redevelopment at the edges of the district, compatible with the area’s historic architecture and cultural significance. The TOD Plan seeks to implement many of its objectives, including improving view corridors between Chinatown and the harbor and promoting the district’s long-term economic vitality as a unique pedestrian-oriented community of retail, office, and residential uses.

**Hawaii Capital Special District and Design Guidelines**

The Hawaii Capital Special District was established to maintain the historic and architectural character and park-like setting of Hawaii’s primary civic center. Standards regulate portions of the Downtown station area, namely the waterfront and around Alakea and Richards Streets. The TOD Plan upholds the existing building heights limits and special standards, including design guidelines and standards for site planning, façade treatments, signs, and open space.

**Kaka’ako Community Development District TOD Overlay Plan**

In May 2013, the Hawaii Community Development Authority (HCDA) released the Kaka’ako Community Development District TOD Overlay Plan. The plan, which covers the Aloha Tower and HECO sites, supplements existing HCDA plans for Kaka’ako. It seeks to maximize development through the use of smart growth principles, multi-modal transportation, and walkable neighborhood design. National and State Registers of Historic Places The National Register of Historic Places (NRHP) is the United States federal government’s official list of districts, sites, buildings, structures, and objects deemed worthy of preservation. In addition, the State Historic Preservation Division of the Department of Land and Natural Resources maintains a statewide Inventory of Historic Properties throughout Hawaii and works to preserve and sustain reminders of earlier times that link the past to the present. The TOD Plan covers properties and districts on both registers.

**Affordable Housing Rules**

The City’s inclusionary housing rules (Amendment of the Affordable Housing Rules for Unilateral Agreements) require residential projects of ten or more units seeking a zone change to provide affordable units at below market rate. It stipulates that approximately 30 percent of the total number of dwelling units should be sold or rented to low and moderate-income households. (The actual final percentage depends on the mix of unit types—units with two or more bedrooms are given more weight than studio and one-bedroom units.) The Rule also offers incentives for TOD housing. In addition, in-lieu fees may be paid to satisfy the affordable housing requirement for projects totaling 100 units or fewer. The City is currently pursuing new affordable housing requirements for all residential projects over a certain size not seeking a zone change.

[https://www.honolulu.gov/rep/site/dpplod/downtown\\_docs/Downtown\\_TOD\\_Plan\\_adopted\\_9-17.pdf](https://www.honolulu.gov/rep/site/dpplod/downtown_docs/Downtown_TOD_Plan_adopted_9-17.pdf)

# 4.0 CONSIDERATIONS

- 4.1 QUESTIONS TO THINK ABOUT
- 4.2 DEVELOPERS PROPOSED PROJECT PROGRAM
- 4.3 PRECEDENT EXAMPLES

WHERE WILL THE HECO SWITCH STATION BE PLACED?

COULD THIS BE EXTENDED STUDENT HOUSING FOR THE HAWAIIAN PACIFIC UNIVERSITY (HPU), WHICH IS CURRENTLY LOCATED ACROSS THE STREET?

NOT ENOUGH PARKING DOWNTOWN, COULD THIS BE A GOOD PLACE FOR ADDITIONAL PARKING?

COULD THE SPACE BENEFIT FROM BEING ACTIVATED WITH COMMERCIAL USE?

NEED TO THINK ABOUT FUTURE PLANNING ESPECIALLY SINCE THE NEW ELEVATED RAIL WILL HAVE A TOUCH DOWN RIGHT IN FRONT OF THE HECO SITE.



<http://geportal.hawaii.gov/>

## Proposed Development Program, King Tide Capital

600-800 parking spots - eastern most portion and coordinated with HECO infrastructure needs.

120 hotel rooms floors 2-4 of big building.  
lobby on ground.

400 student housing beds (3-4 bedroom units but rented by bedroom)

Ground floor of west buildings all public space/retail that connects with rail station.

250 market rate apartments, avg size 600 s.f.  
(upper floors)

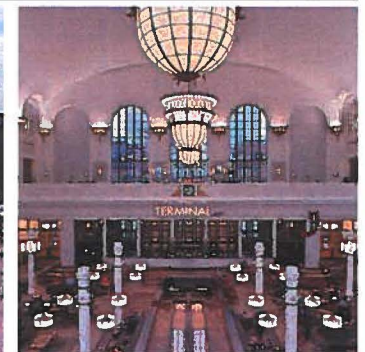
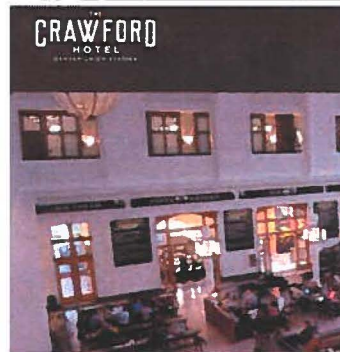
100 micro apartments avg size 400 s.f.



DINE SHOP STAY TRANSIT NEWS & EVENTS ABOUT CONTACT   

Experience a 100-year-old historic landmark in the heart of downtown Denver

## UNION STATION DENVER, COLORADO



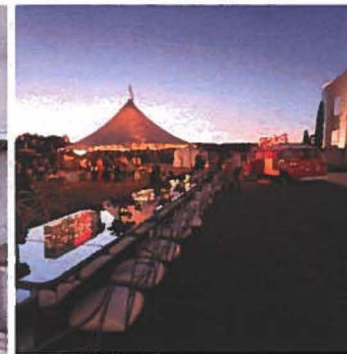
4.3 PRECEDENT EXAMPLES | WATERFRONT REGENERATOR PROJECT CONTEXT STUDY 53

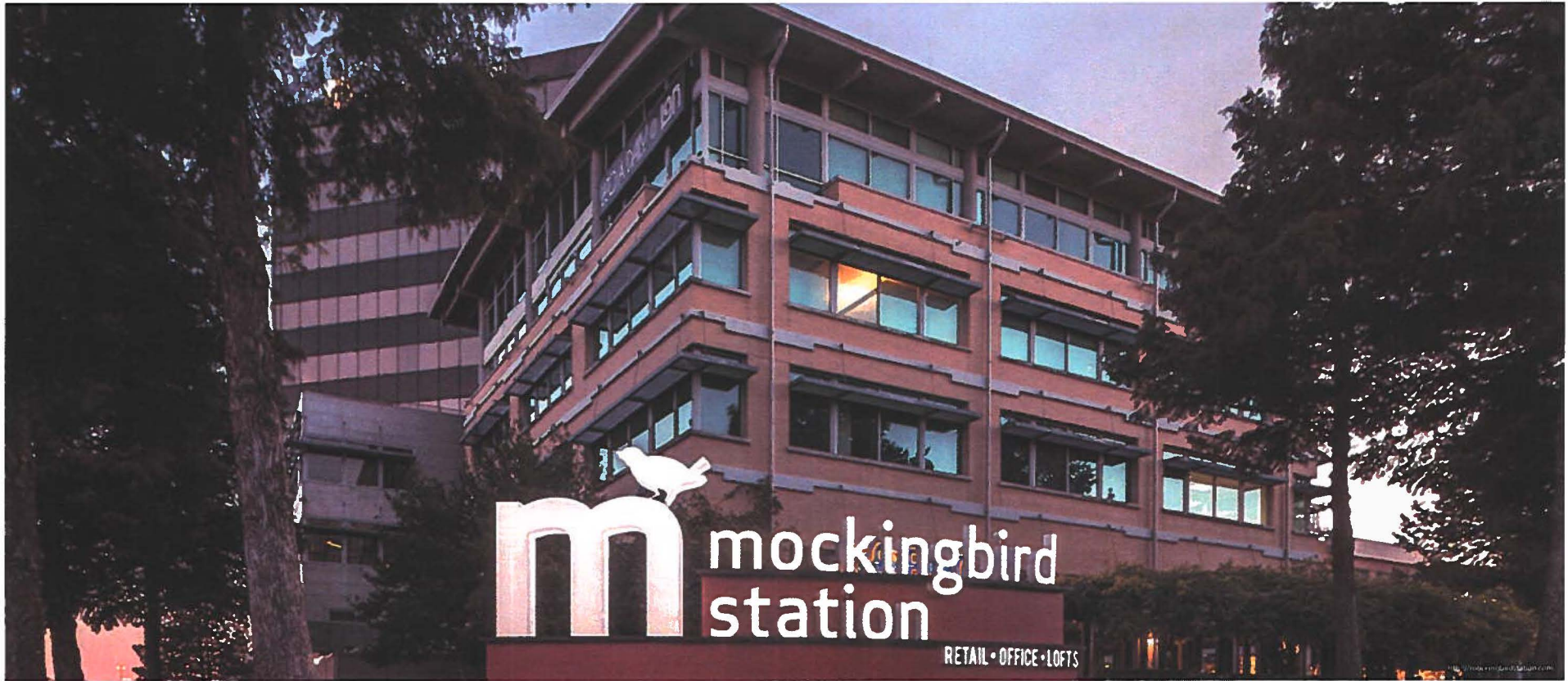


HOME EVENT SPACE PAST EVENTS INFO BOOK NOW



## SEAHOLM LAWN AUSTIN, TEXAS





MOCKINGBIRD  
STATION  
DALLAS, TEXAS



# 5.0 ANALYSIS

## ANALYTICAL MAPPING

**5.1** FIGURE GROUND DISTRICT MAP

**5.2** PROGRAM DISTRICT MAP

**5.3** OPEN SPACES VICINITY MAP

**5.4** MULTIMODAL MAP VICINITY CIRCULATION

**5.5** VEHICLE CIRCULATION VICINITY MAP

**5.6** SITE USE VICINITY MAP

**5.6.6** List of Site Uses

**5.7** STAKEHOLDERS VICINITY MAP

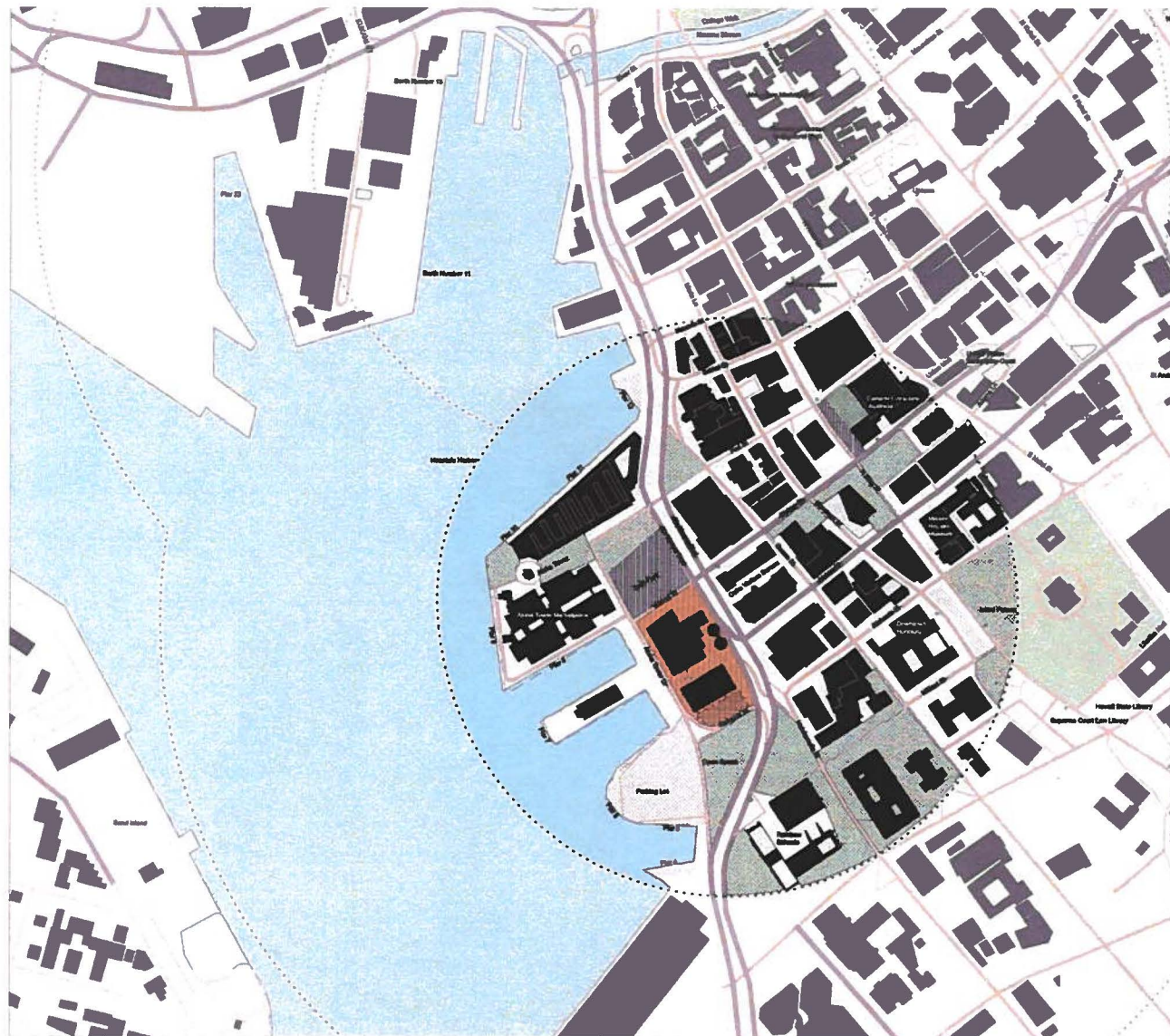
**5.8** STAKEHOLDERS DIAGRAM

**5.9** BUILDING HEIGHT PERSPECTIVE



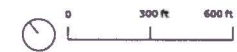
## SHORT SUMMARY

*The following maps are analytical representations of information gathered within proximity of the project location. The information gathered has been split into two different scales, District Maps and Vicinity Maps. District Maps present information within an approximate 1/2 mile radius from the project location showing the Figure-Ground of open/built spaces and overall uses in surrounding buildings. The information collected and presented on the Vicinity Maps are within a 1/4 mile radius from the project location showing Open Spaces, Multimodal Analysis, Vehicular Circulation, a Site Use Analysis, and a Stakeholder Map/Diagram. In conclusion, these maps analyze the existing urban context and help define how the project can contribute to the urban fabric.*



## Figure Ground Map

DRAFT OCTOBER 25, 2019  
 Musshayah Alfahhad  
 Shanton Antolin

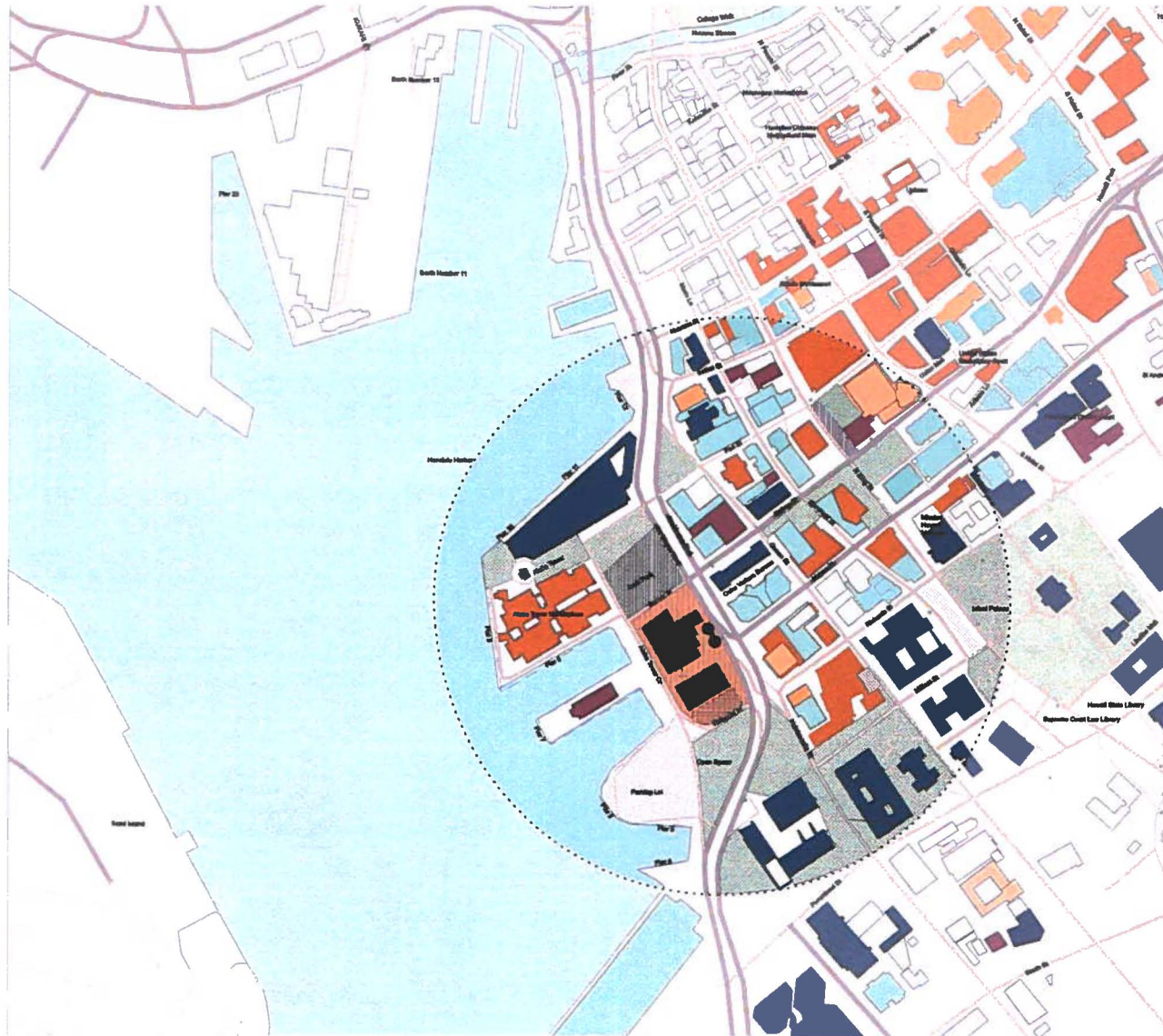


### Key

- Project Site
- Buildings footprint
- Private Parking Lot
- Service Parking Lot
- Aloha Tower
- Open Green Spaces

Waterfront Regenerator  
 Project  
 URBAN CONTEXT STUDY  
 DISTRICT MAP

**INSTITUTE  
 SHADE**  
Architecture is everywhere Architecture is Change for the Light



## Program Map

DRAFT OCTOBER 25, 2019  
Musshayah Alfahhad  
Shanton Antolin

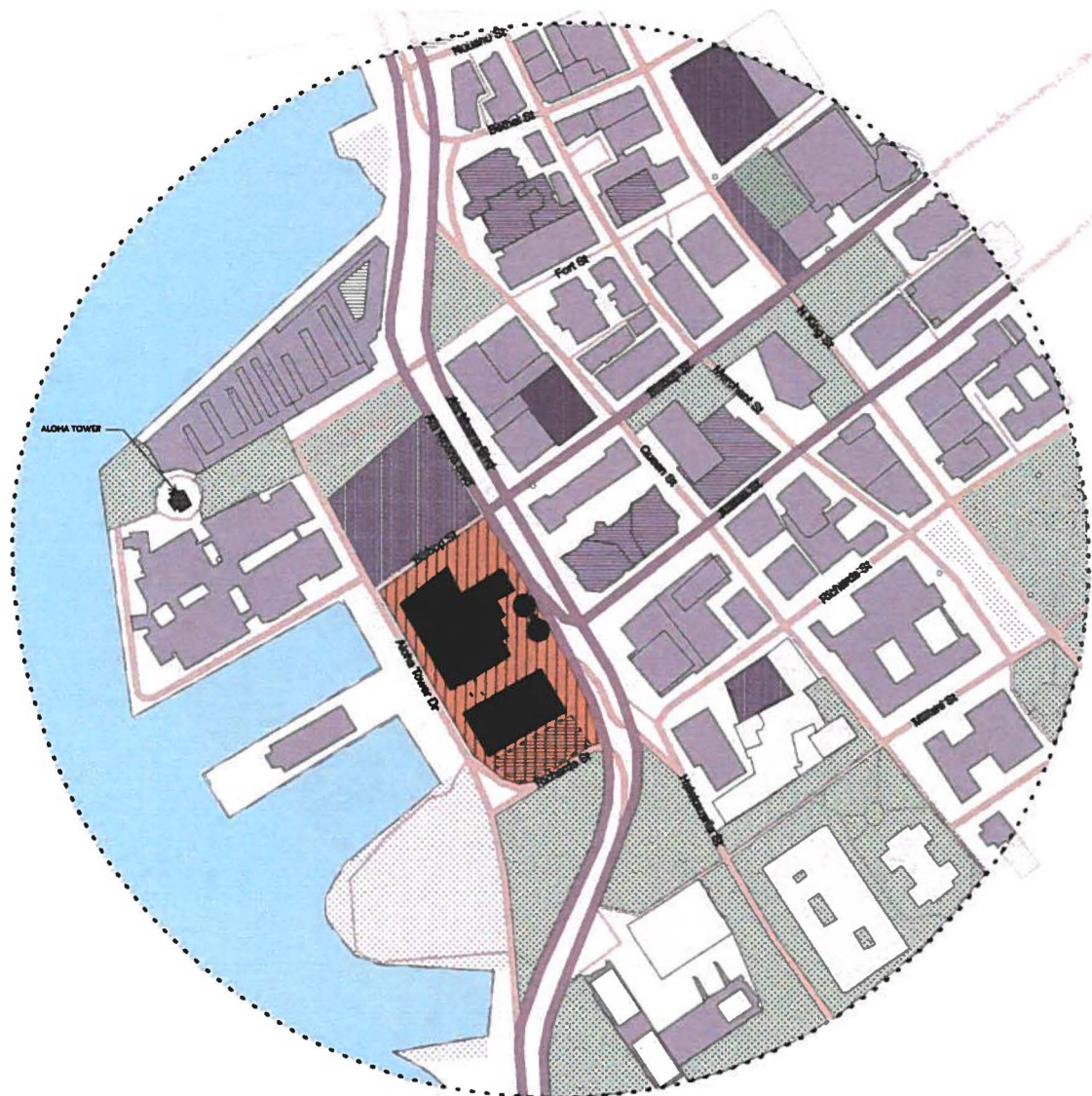


### Key

- Project Site
- Private Parking Lot
- Service Parking Lot
- Aloha Tower
- Open Green Spaces
- Government Entities
- Offices
- Commercial/ Retail
- Entertainment
- Housing

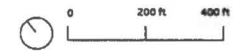
Waterfront Regenerator  
Project  
URBAN CONTEXT STUDY  
DISTRICT MAP

**INSTITUTE  
SHADE**  
Collaboration in Environmental Architecture & Design for the 21st Century



## Open Spaces Map

DRAFT OCTOBER 25, 2019  
Musshayah Alfahhad  
Shanton Antolin

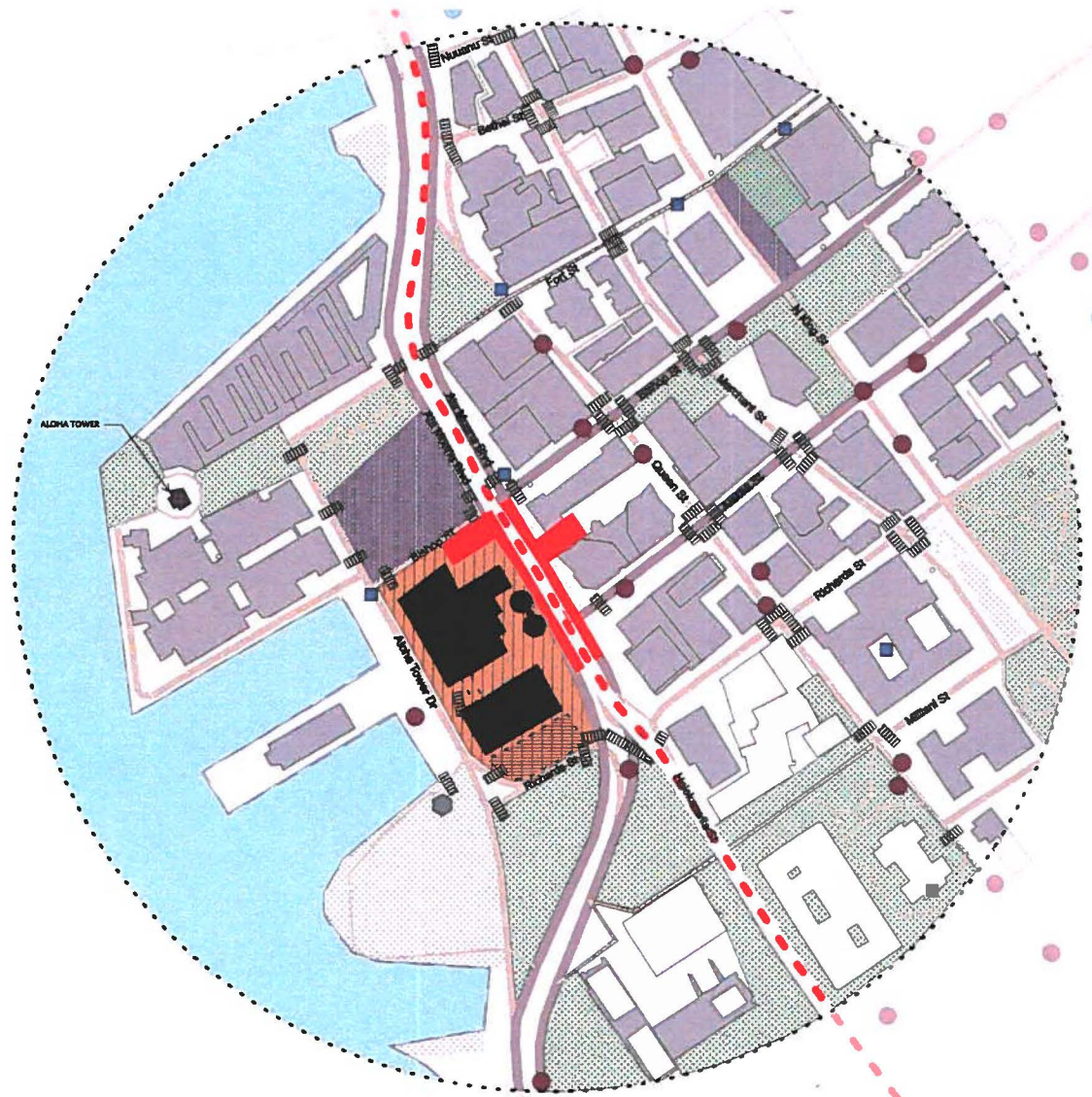


### Key

- Project Site
- Garage
- Private Parking Lot
- Service Parking Lot
- Aloha Tower
- Open Green Spaces

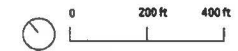
Waterfront Regenerator  
Project  
URBAN CONTEXT STUDY  
VICINITY MAP

**INSTITUTE  
SHADE**  
Urbanization Measurement Architecture & Design Inc. & ULI










## Multimodal Map Circulation

DRAFT OCTOBER 25, 2019  
Musshayah Alfahhad  
Shanton Antolin

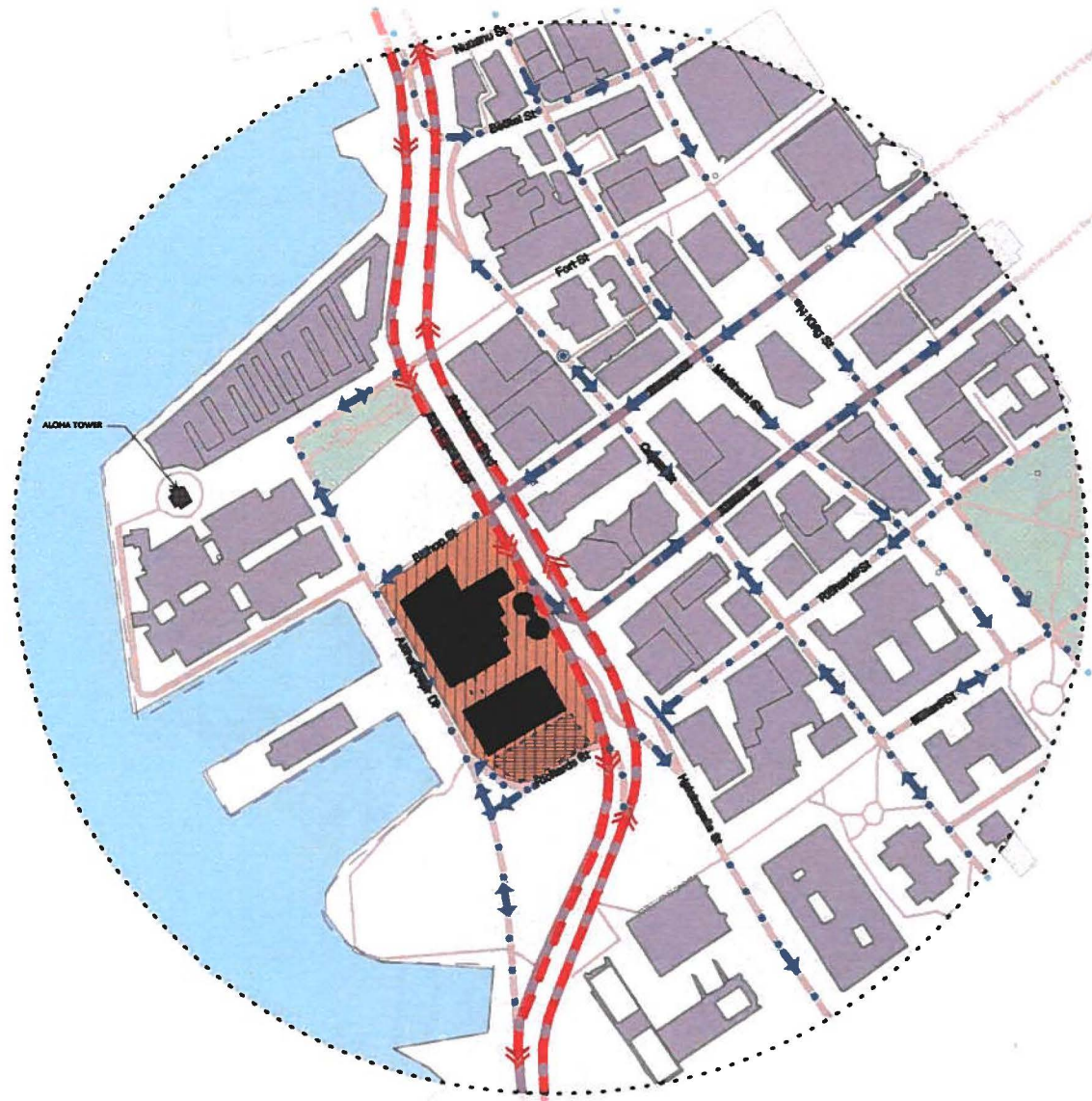


### Key

-  Project Site
-  Bike Stations
-  Bus Stop
-  Pedestrian Cross Walk
-  Pedestrian Only Path
-  Proposed Railway
-  Proposed Train Stop

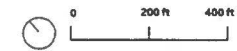
Waterfront Regenerator  
Project  
URBAN CONTEXT STUDY  
VICINITY MAP

**INSTITUTE  
SHADE**  
CONSULTANTS IN PLANNING, ARCHITECTURE & DESIGN BY THE CITY



## Vehicle Circulation Map

DRAFT OCTOBER 25, 2019  
Musshayah Alfahad  
Shanton Antolin



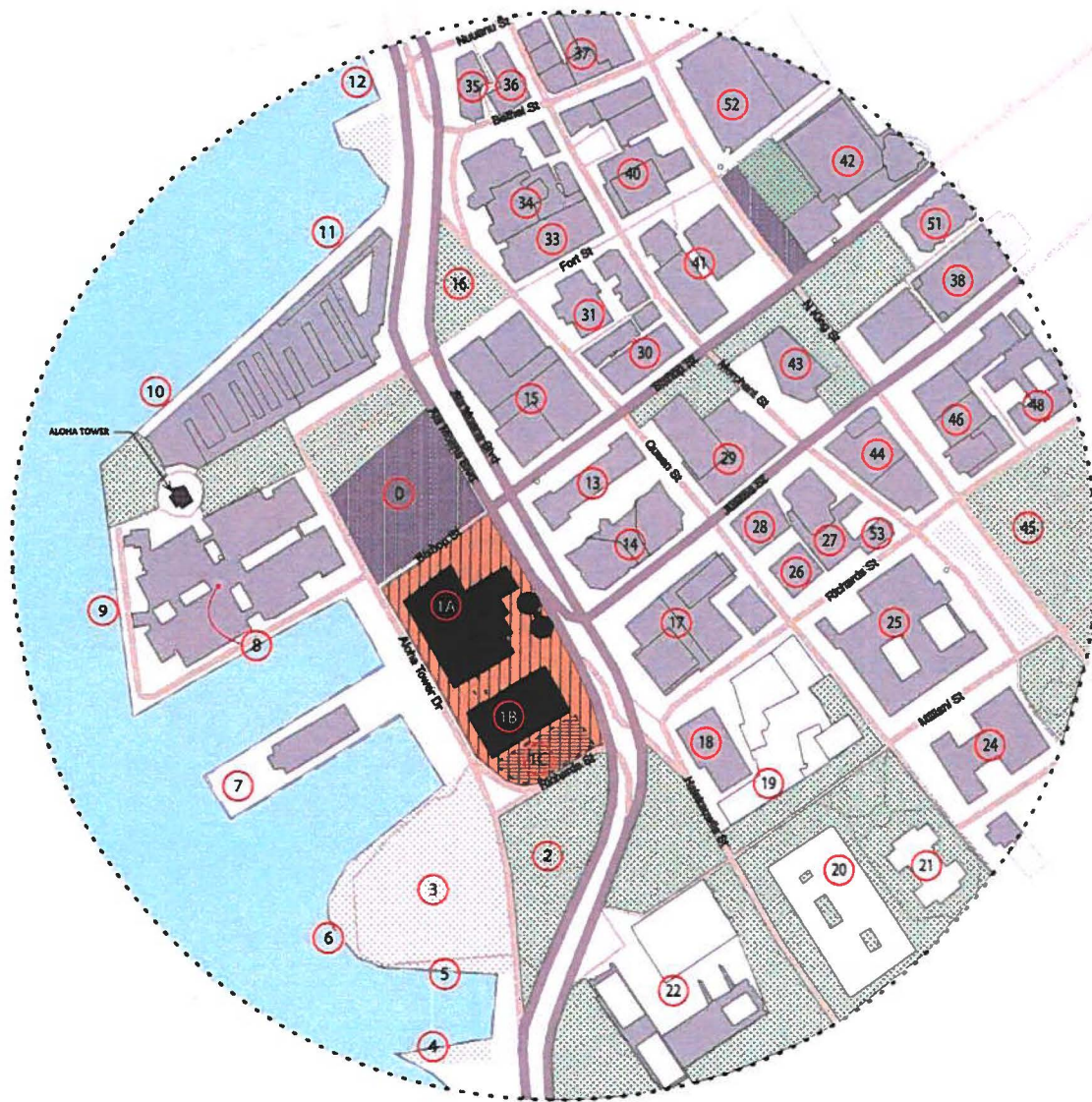
### Key

-  Richards St Terminates
-  Queen St Becomes One Way At This
-  Street Direction
-  Boulevard Direction
-  Two Way Street

Waterfront Regenerator  
Project  
URBAN CONTEXT STUDY

### VICINITY MAP

**INSTITUTE  
SHADE**  
BIRMINGHAM MUNICIPALITY ASSISTANT CHIEF OF DESIGN FOR THE CITY



## Site Use Map

DRAFT OCTOBER 25, 2019  
 Musshayah Alfahhad  
 Shanton Antolin



### Key

- 0 Irwin Park
  - 1A HECO (Decommissioned)
  - 1B HECO Synchronous Condenser (Deactivated)
  - 1C HECO Substation (Active)
  - 2 Open Space
  - 3 Parking Lot
  - 4 Pier 4 U.S. Coast Guard
  - 5 Pier 5 Small Passenger Vessels
  - 6 Pier 6 Small Passenger Vessels & Parking
  - 7 Pier 7 Hawaii Maritime Center (Inactive)
  - 8 Pier 8 Hawaii Pacific University
  - 9 Pier 9 Miscellaneous Vessels & Retail Space
  - 10 Pier 10 Cruise Ship Terminal & Parking
  - 11 Pier 11 Cruise Ship Terminal & HDAO
  - 12 Pier 12 Vehicle Parking
- \*See Extended List of Site Uses

Waterfront Regenerator  
 Project  
 URBAN CONTEXT STUDY

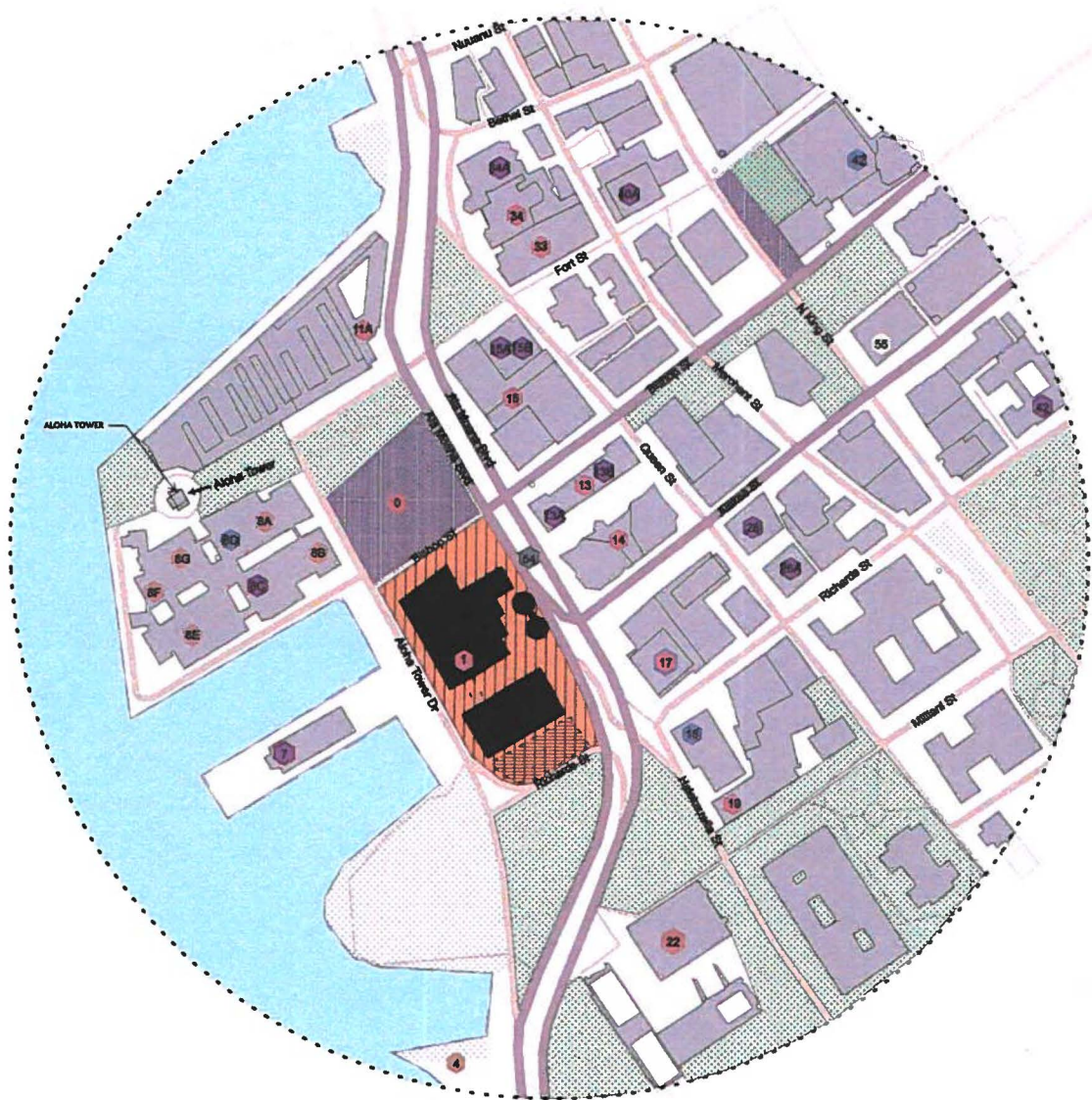
### VICINITY MAP



## List of Site Uses

- |   |   |
|---|---|
| 13 Dillingham Transportation Building                             | 33 Oceanit Center Laboratories Building |
| 14 Pacific Guardian Center  | 34 Harbor Court                         |
| 15 Topa Financial Center  | 35 Plaza at Milltown                    |
| 16 Walker Park  | 36 Real Property Assessment Division    |
| 17 Harbor Square  | 37 Wing Wo Tai & Co Building            |
| 18 Richards Building  | 38 American Savings Bank Building       |
| 19 Mililani Building  | 40 Pioneer Plaza Building               |
| 20 Hawaii Taxation Department Building                            | 41 Bank of Hawaii Building              |
| 21 State of Hawaii Department of the<br>Attorney General Building | 42 Executive Center                     |
| 22 Prince Kuhio Federal Building                                  | 43 First Hawaiian Bank Center           |
| 24 Hawaii Supreme Court Justice Building                          | 44 Hawaiian Electric Company Building   |
| 25 United States Postal Service Building                          | 45 Iolani Palace                        |
| 26 Tissue Genesis Tower   | 46 Central Pacific Plaza                |
| 27 City Financial Tower   | 48 YWCA Laniakea                        |
| 28 Fo Guang Shan Hawaii   | 51 Hawaii State Art Museum              |
| 29 Davies Pacific Building  | 52 Walmart                              |
| 30 Alexander & Baldwin Building                                   | 53 The Eight Fifty Building             |
| 31 Hawaii Community Foundation                                    | 54 DOT-Highways                         |
|   | 55 PBR Hawaii                           |











## Stakeholders Map

DRAFT OCTOBER 25, 2019  
 Musshayah Alfahhad  
 Shanton Antoin



### Key

-  Property Owners
-  Businesses
-  Residents
-  Institutions
-  Government
-  Development & Design Team

Waterfront Regenerator  
 Project  
 URBAN CONTEXT STUDY  
 VICINITY MAP





## Stakeholders Diagram

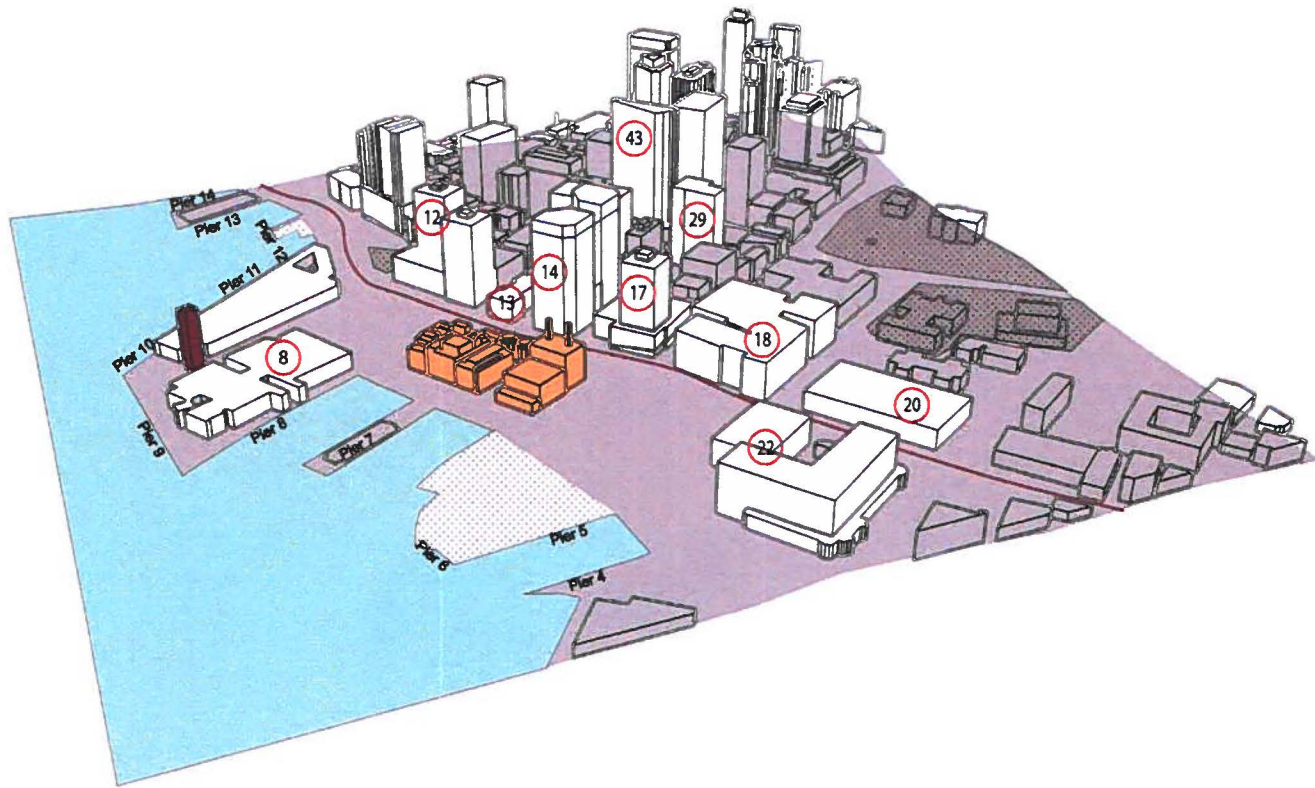
DRAFT OCTOBER 25, 2019  
 Musshayah Alfahhad  
 Shanton Antolin

Waterfront Regenerator  
 Project  
 URBAN CONTEXT STUDY  
 VICINITY MAP



# Buildings Height Perspective

DRAFT OCTOBER 25, 2019  
 Musshayah Alfahhad  
 Shanton Antolin



### Key

- 8 60'
- 12 265'
- 13 65'
- 14 330'
- 17 312'
- 18 107'
- 20 46'
- 22 160'
- 29 270'
- 43 430'

- HECO Power Plant 108' (Stacks 164')
- Aloha Tower 184'
- Railway Line 30-40'
- Parks
- Parking Lots 0'

Waterfront Regenerator Project  
 URBAN CONTEXT STUDY



# APPENDICES

APPENDIX 1 WATERFRONT REGENERATOR PROJECT KICK-OFF MEETING, OCTOBER 25, 2019

SHADE Presentation: Dean Sakamoto, Steffen Lehmann

Irwin Park Presentation: John Whalen

OPP: Harrison Rue

HCDA: Aedward Los Banos

DOT-H: Kimi Yuen, PBR

HECO: Tim Wong

APPENDIX 2 HART: TRANSIT STATION DRAWINGS

APPENDIX 3 HECO DRAWINGS

# Hotel Street

## Chinatown's Cultural & Historic Hub: Expanding the Continuity of Culture & History

Jiaan Sun   Yuelin Yu   Omar Mirza   Erin Chow

**INSTITUTE**  
**SHADE**  
Exhibit 6

# History of Honolulu's Chinatown:

Honolulu's Chinatown was the earliest city center in Honolulu and one of the oldest Chinatowns in the United States.

## 1. Chinatown's beginnings

Chinatown was a mud flat with coral outcroppings where the Hawaiian people settled.

## 2. Hawaii's first Chinese

In the late 1800s, Honolulu became an important port for whaling. Chinese laborers started arriving in Honolulu to work in the sugar plantations.

## 3. Chinatown took shape

This soon developed the urban core of Honolulu's Chinatown after the Chinese established their own family-run businesses.



Honolulu Harbor



Chinatown took shape

# History of Honolulu's Chinatown:

## 4. Fires

Chinatown experienced two major fires. The fire of 1886 and 1900.

## 5. Chinatown's redevelopment

Tourism arrived in Chinatown which made businesses grow as part of city center. Other immigrant groups joined the neighborhood as residents.

## 6. Chinatown today

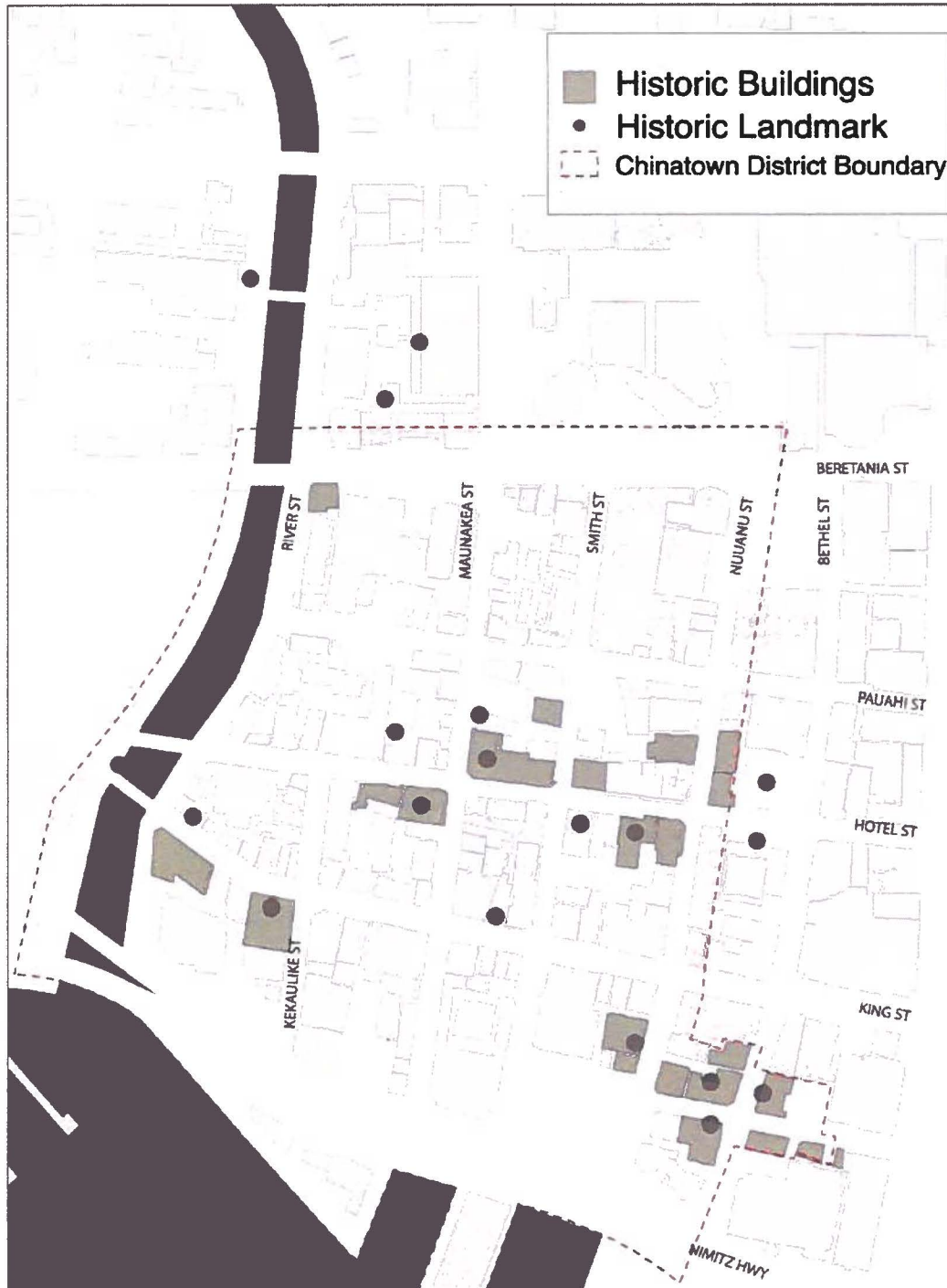
Today, Chinatown has preserved a significant portion of its architectural and cultural identity. But still it has districts in need of revitalization.



Great fire of 1900



Chinatown today



## Current Analysis

**Currently**, the historic buildings are mainly located along Hotel street and Merchant street.

The historic landmarks are also located along Hotel street.



# Strategy

## Continuity

- TOD Project
- Fort Street Mall
- Japan Town
- Botanical Garden
- Chinese Cultural Plaza
- A'ala Park
- Aloha Tower

## Multi Cultural & Historic Preservation

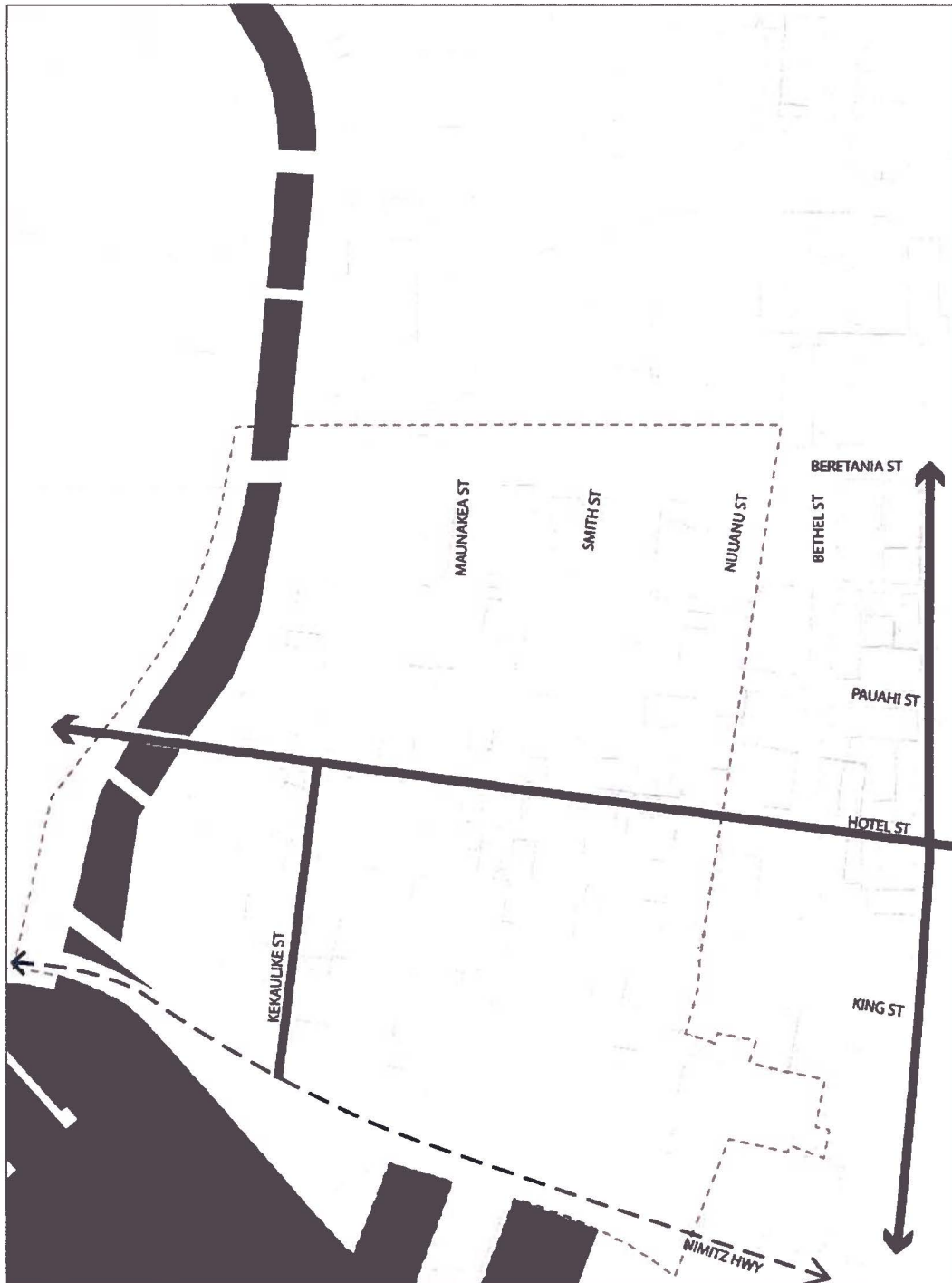
- Hawaiian, Chinese, Japanese, Vietnamese, Filipino, Korean,
- Micronesian, Caucasian, Puerto Ricans.

## Bring benefits to residents

- Current population of **54,237**
- **2.2%** Change of population since 2010
- Median Age **43** years old



# Concept Diagram



- Primary circulation
- ← → Proposed Rail Transit
- Chinatown District Boundary

CIRCULATION ANALYSIS

Aloha tower

Exhibit 6

# Chinatown's Cultural & Historic Hub

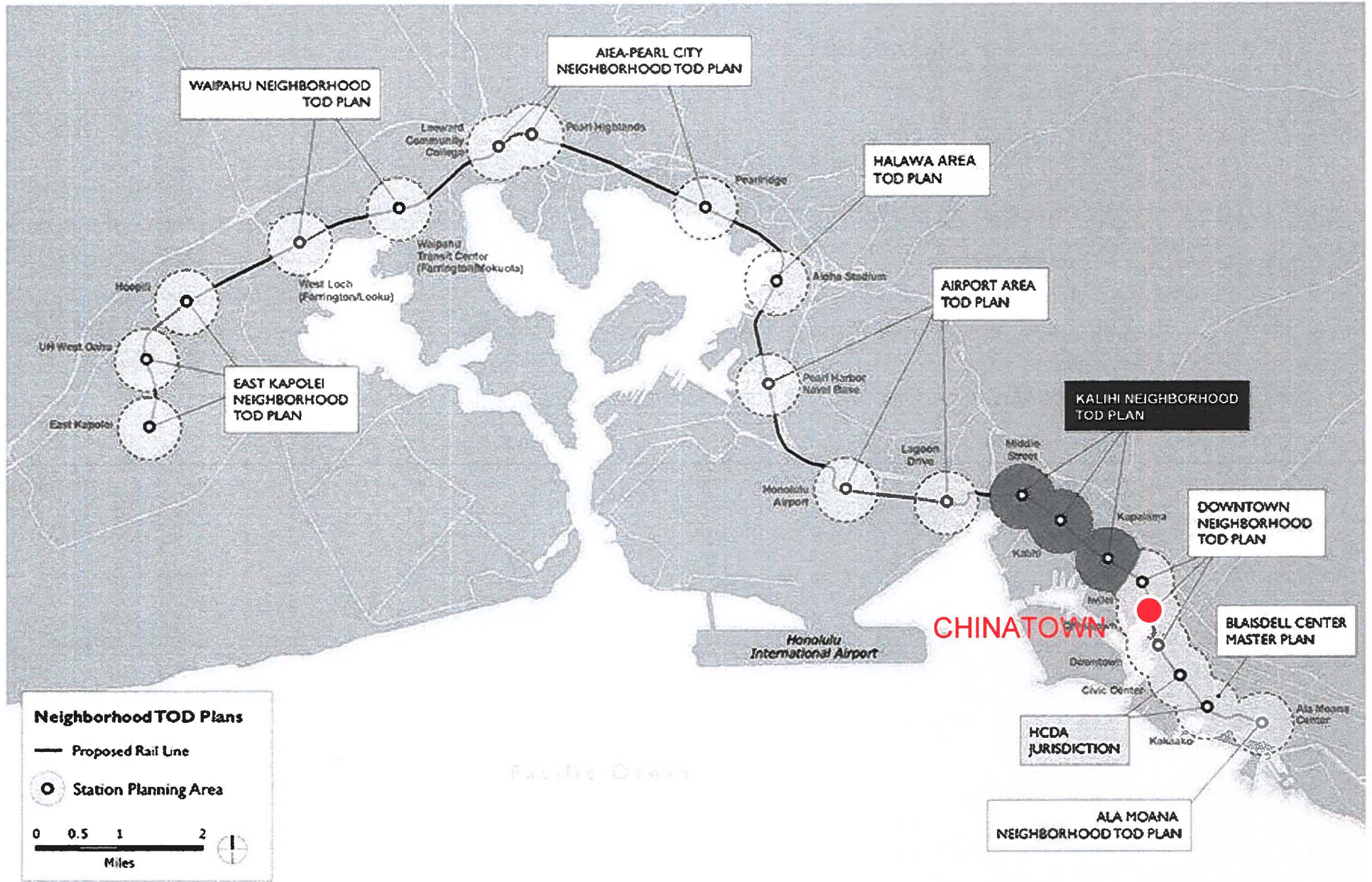


- History Hub
- Transit Hub

Exhibit 6  
Aloha tower

1

Connect information centers to Rail Stations



Honolulu TOD Plan



Chinatown Mapping  
-Introduction of Main Tourist Destination  
- Flyers, Chinatown Map

Distinct Signage

vivid color

Volunteer Working in Information Center

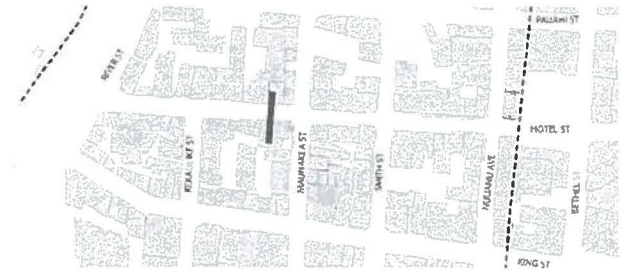
Boards showing History of Chinatown

Ad. Boards showing current and upcoming events

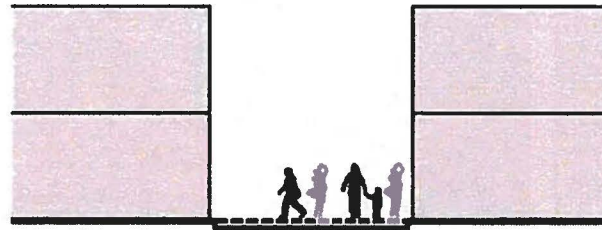
2

Hotel Street Pedestrian Friendly Walkway

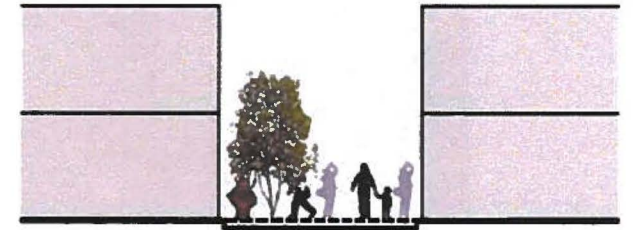
# Convert Hotel Street to a "Pedestrian Friendly Walkway"



**Current**  
Public Transit



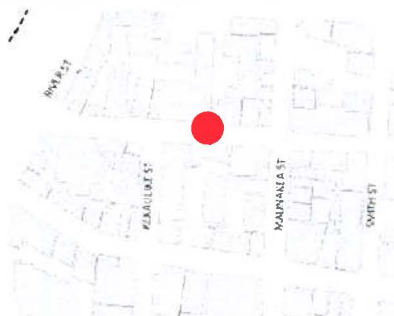
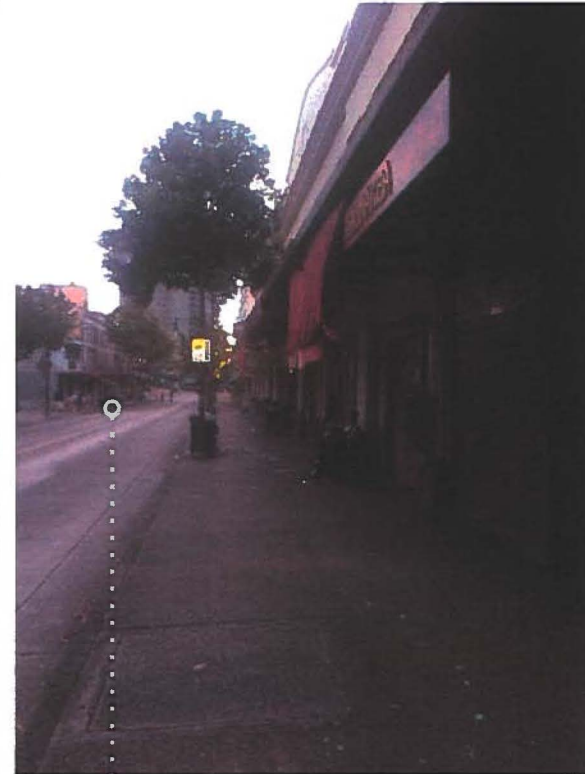
**Phase 1**  
Pedestrian Walkways



**Phase 2**  
Landscaping & Wayfinding



Hotel St  
Maunakea Market



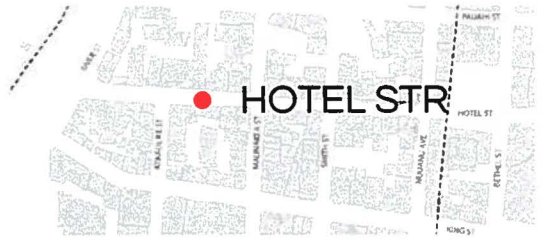
10 a.m.

Congested,  
Narrow  
Sidewalks

6 p.m.

Trash Left on  
Sidewalk  
& Overflowing  
Trashbins

Exhibit 6



Lantern  
Style Lamp

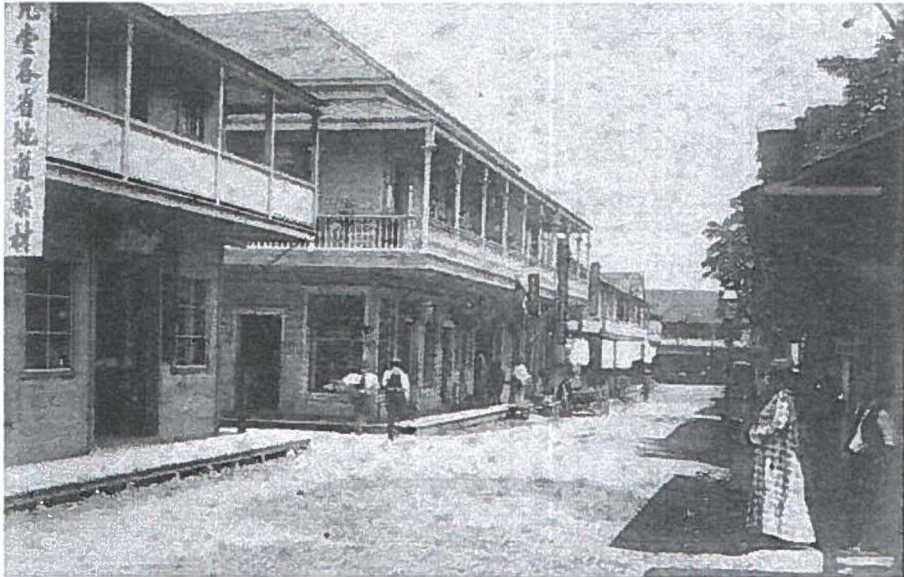
More Trash Bins

Way-Finding Maps & Art

Decorative  
Motifs

Exhibit 6

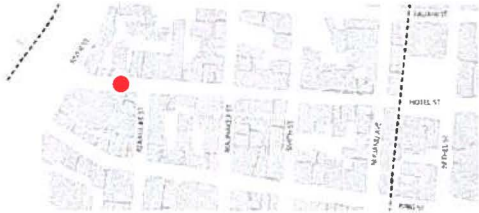
“Pedestrian Friendly Walkway”



Hotel street 1890



Hotel street 2010

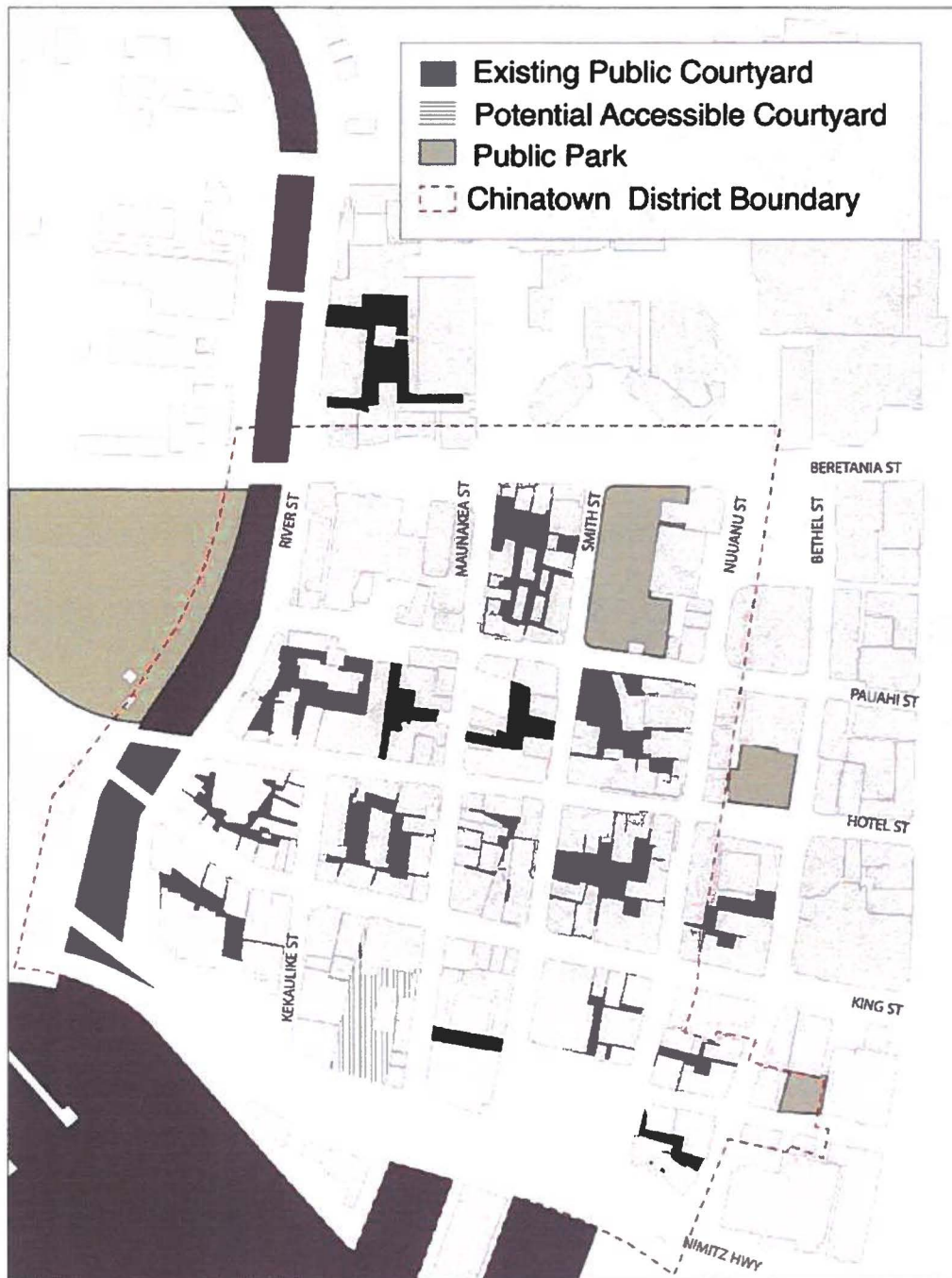


## "Pedestrian Friendly Walkway"



3

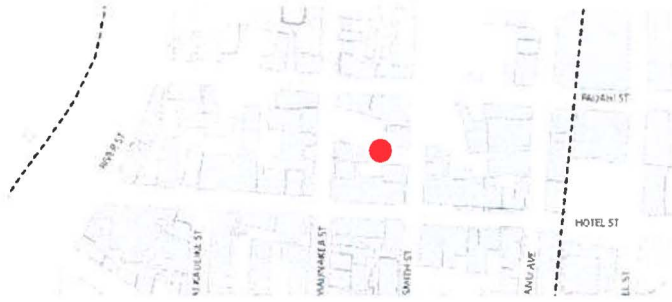
Historic Network - Interconnecting nearby courtyards



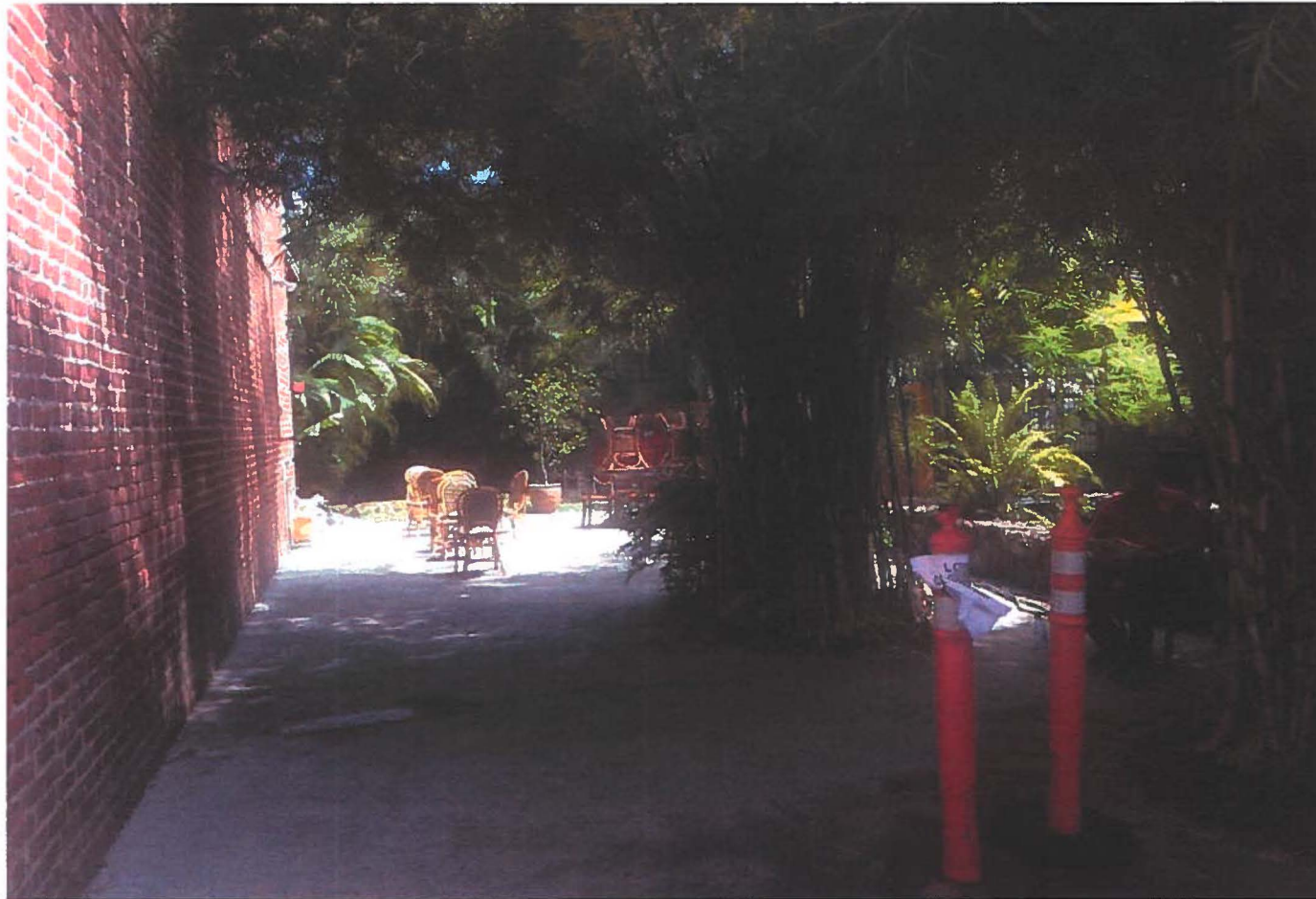
**COURTYARD ANALYSIS**

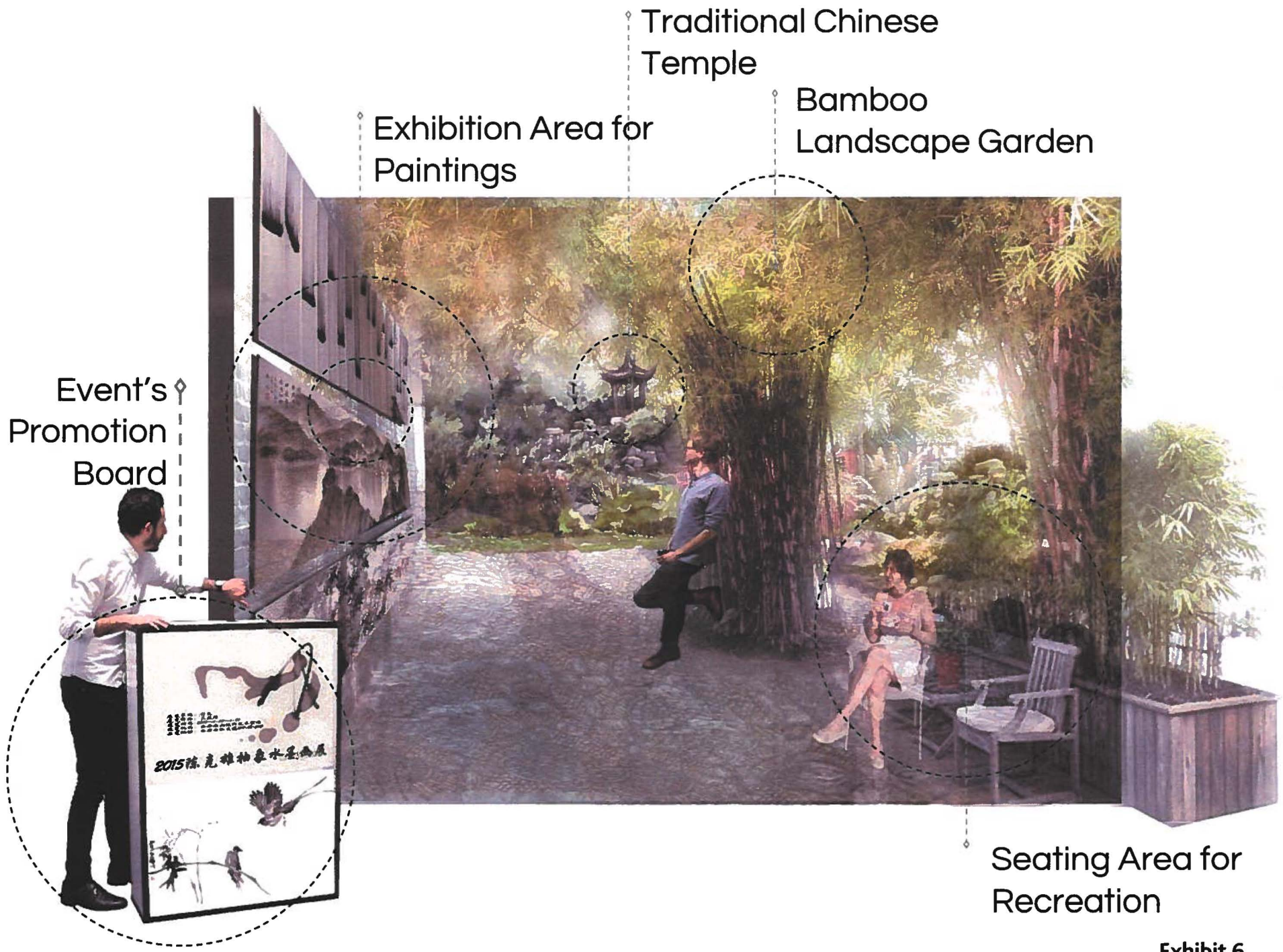
**Currently,**  
Chinatown lacks public space.

**Goal:**  
Hotel Street will be created into a walkable area. Connecting the nearby courtyards will activate the unused spaces, which can be used for leisurely activities.



Courtyard in Mendonca Building  
Smith & Hotel





Traditional Chinese Temple

Exhibition Area for Paintings

Bamboo Landscape Garden

Event's Promotion Board

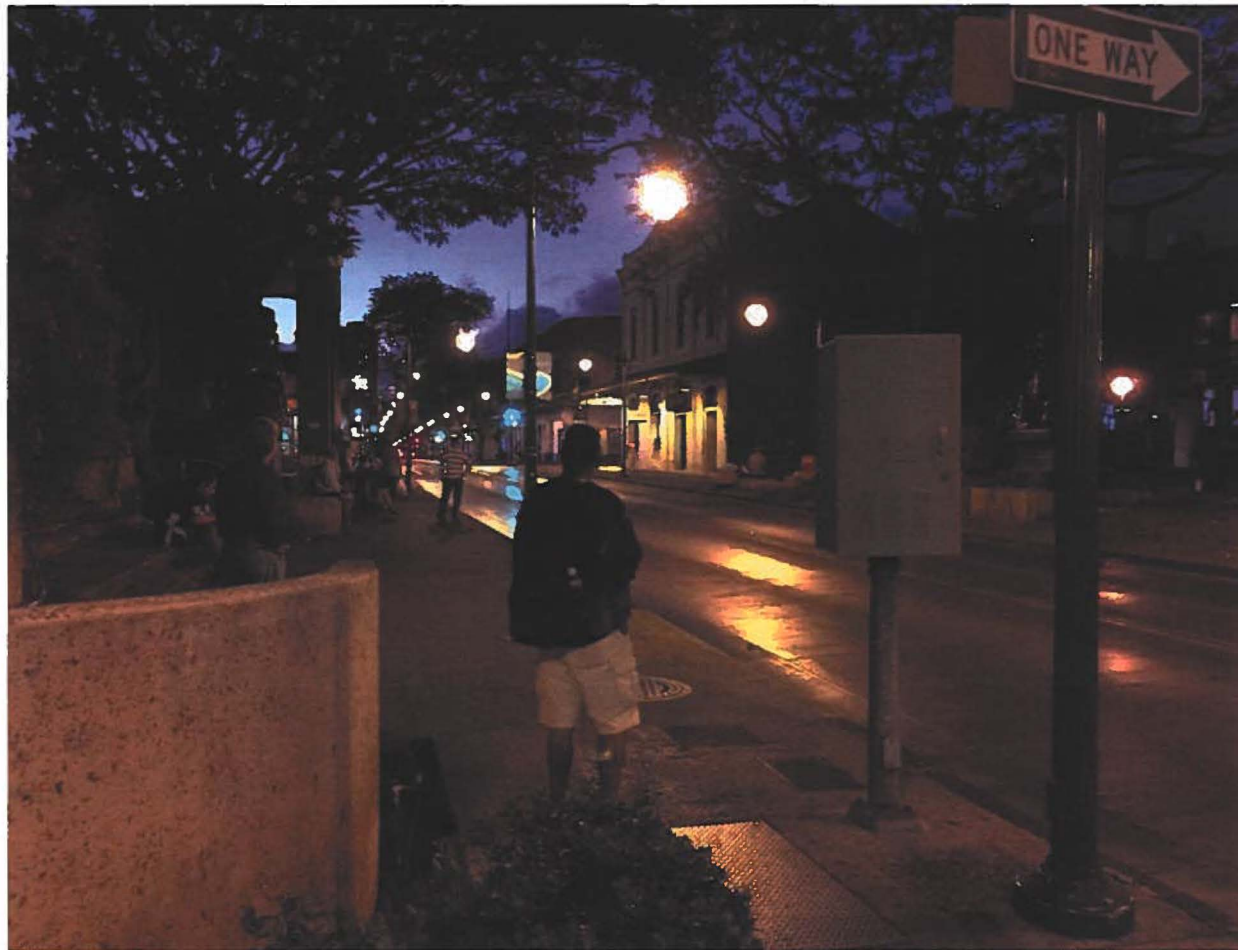
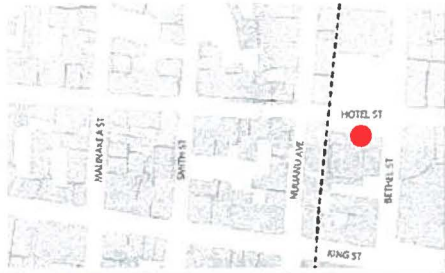
Seating Area for Recreation

Exhibit 6



# 4

## Usage of wayfinding to historic sites



SUN YAT SEN MEMORIAL PARK BUS STATION

# Parking Space Recording Board

## Board

Dabus Schedule Board

Tourist Destination Introduction Board

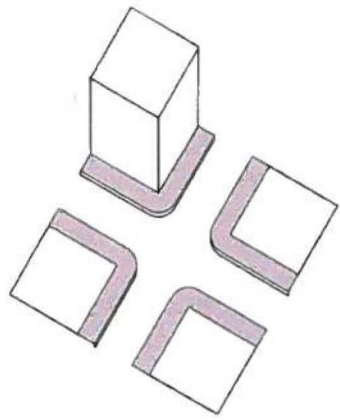


Wayfinding Arrow Board

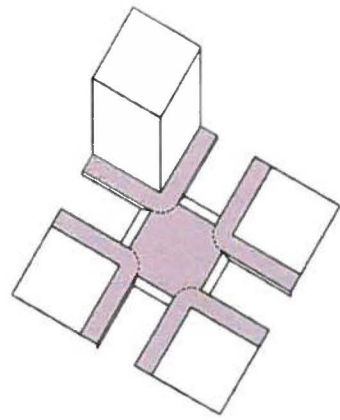
Chinatown Mapping



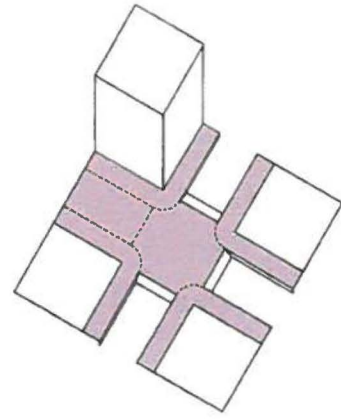
# Intersection design



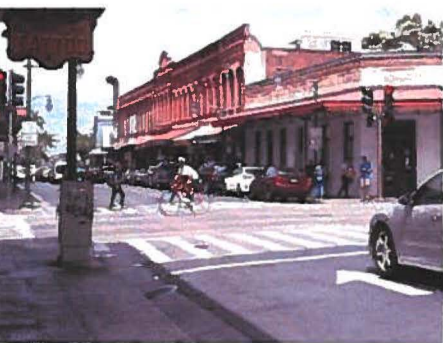
**currently**



**walkable**  
making it more  
pedestrian friendly

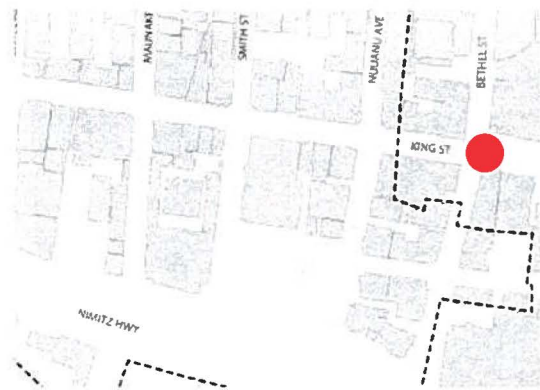


**decorative + informational**  
adding signage to  
intersection



5

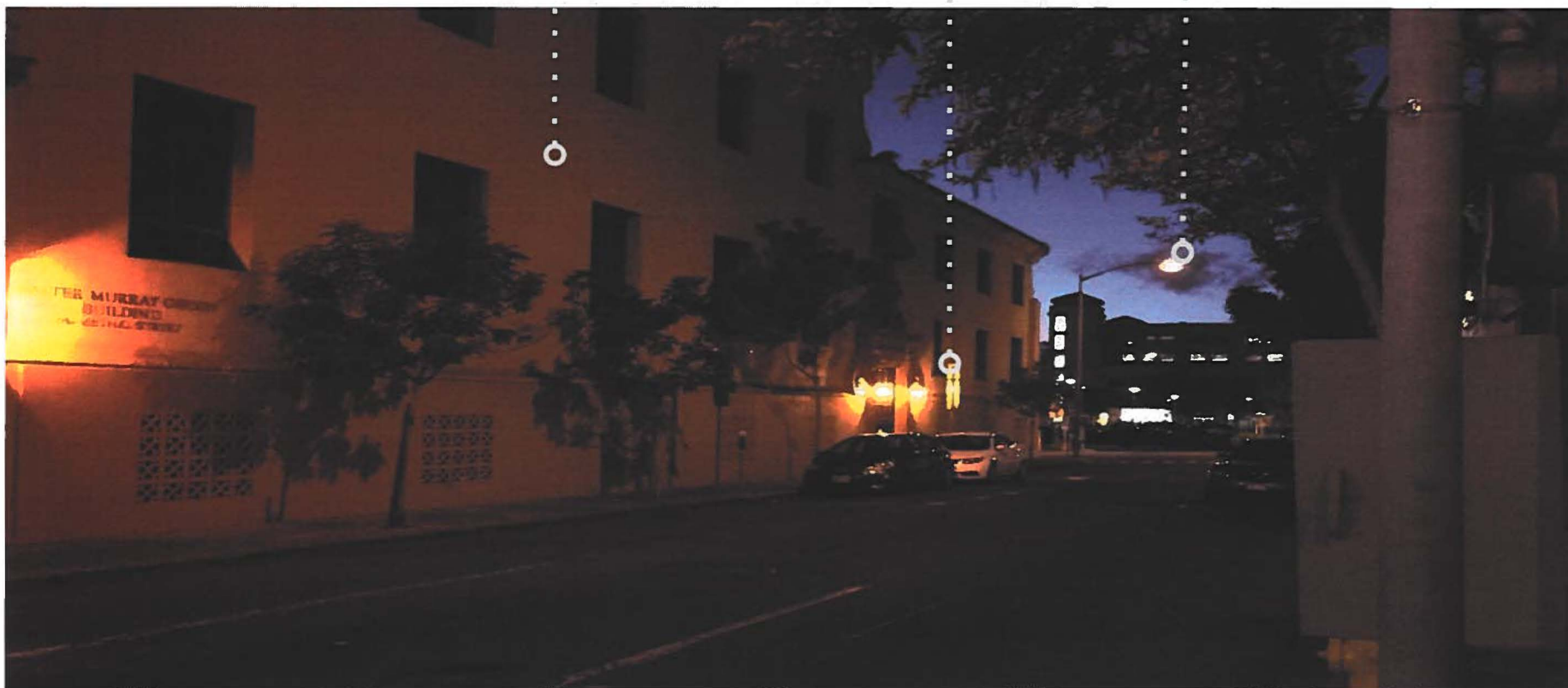
Increase street lighting and night activities

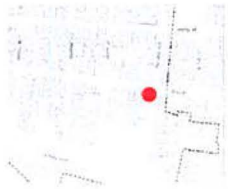


◆ Aesthetically Unexceptional Facade

◆ Desolate and Eerie at Night

◆ Insufficient Lighting





Watching Movie  
on the Building

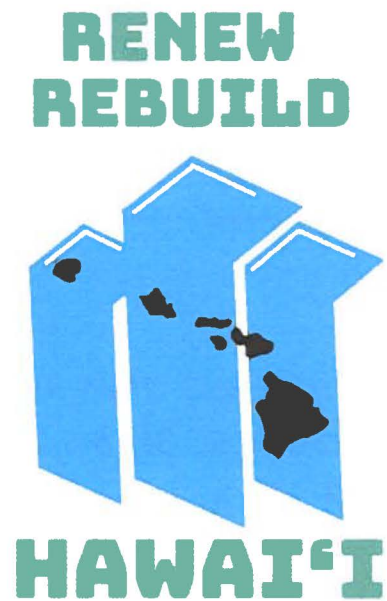
Project lights

Lightening  
Lantern  
Decoration

Light Show



Exhibit 6



Presentation for:

# Community Design Workshop Mother Waldron Park -

---

BY:MICHAEL MARKRICH

DATE:JANUARY, 2020

VENUE:VIDEO CONFERENCE



---

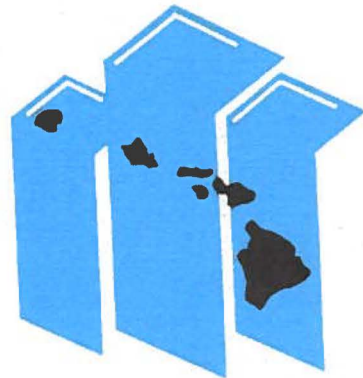
*“The difference is we have a choice whether to let things get worse or fix them. That’s what science is about. But it takes will on the part of those who govern and those who are being governed. To tell you the truth, I don’t know if we have that.”*

---

*- Michael D. Coe*



**RENEW  
REBUILD**



**HAWAII**

# Mother Waldron Park

---

PUBLIC RESTROOM /

KOBĀN LUA COMMUNITY SAFETY

# Why Honolulu Should Be Proactive with Increasing Public Restroom Access

- Lack of public restrooms is a nation wide issue
- Older population is on the rise and has an increasing need for more public restroom access
- Number of visitors to Oahu is forecasted to continue to increase every year
- Private businesses are neither regulated nor equipped to meet the growing demand of restrooms for public use
- We are on the verge of a public health crisis. The time is right to start building preventative measures so we avoid the adverse health effects that result when people cannot get access to toilets when they are away from home

# Mother Waldron Park



- The restrooms building in this public park is the location of a violent attack in 2018 involving Japanese tourists
- This incident received global news coverage
- As a result, Consulate General of Japan in Honolulu issued a warning to Japanese citizens traveling to Honolulu, specifically to Kakaako neighborhood

**Japanese Consulate General in Honolulu**  
Consulate General of Japan in Honolulu

To the text [ ... ]  
Font size: [ ... ]

Home | General Consulate Information | Notices from Consuls | Various Applications / Notifications | Safety Information | Public Relations Culture

**Security alert on Kakaako district in Honolulu city**

May 29, 2018 publication

[Point]

- Monday, May 28th, at the public toilet of the park in the Kakaako area, which is very popular with wall art, two Japanese travelers, from a man, beat their teeth hard enough to break their teeth. In some cases, there have been cases of suffering such as being stunted by being squeezed.
- Kakaako district has been reported from the past on snatching and car aiming, and it can not always be said that it is a safe area.
- When visiting the same area, please be careful not to get in any unfriendly place, walk alone at night, refrain from using the public toilet in the park as much as possible, or leave the place if you feel suspicious.

Exhibit 7



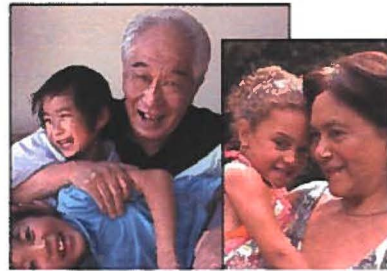
# Safety in Public Spaces: An Island wide Issue

---

- Similar stories of attacks on tourists occur at numerous places in Honolulu, typically in popular public areas such as Kailua Beach and Waikiki Beach
- To protect our tourism industry, we have to act



# Restroom Access Affects All



- Public restrooms serve the “restroom challenged” – people who have to go frequently and those for whom the need to go comes suddenly and urgently.
  - This group include people with normal conditions such as pregnancy, youth, or aging or those with a wide range of medical conditions
- Public restrooms also serve residentially challenged people
  - People Need access to clean, safe bathrooms to prevent public health issues

# Primary Concerns of Public Restrooms

---

## Safety

- Many public park restrooms are unmanned due to scarce resources in Department of Parks and Recreation, therefore illicit activities such as drug sales and drug use are unmonitored
- Residents perceive public restrooms as dangerous spaces and are reluctant to use this public benefit

## Sanitation

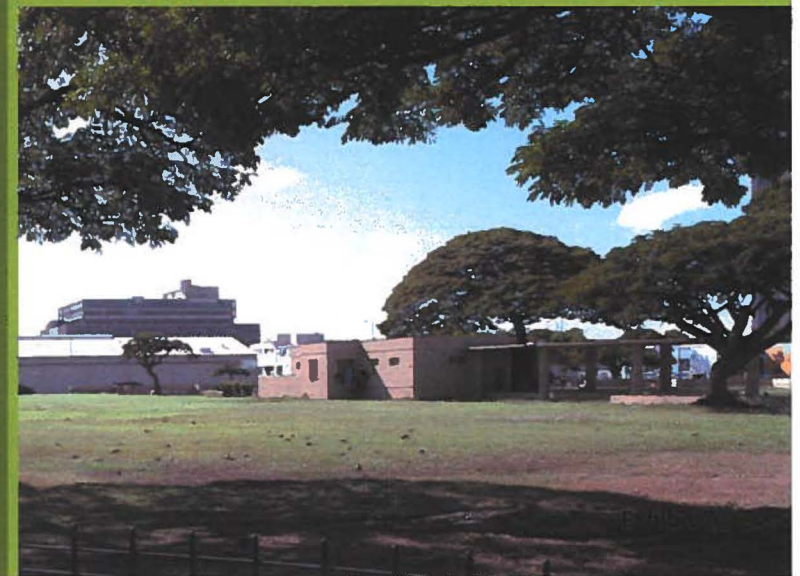
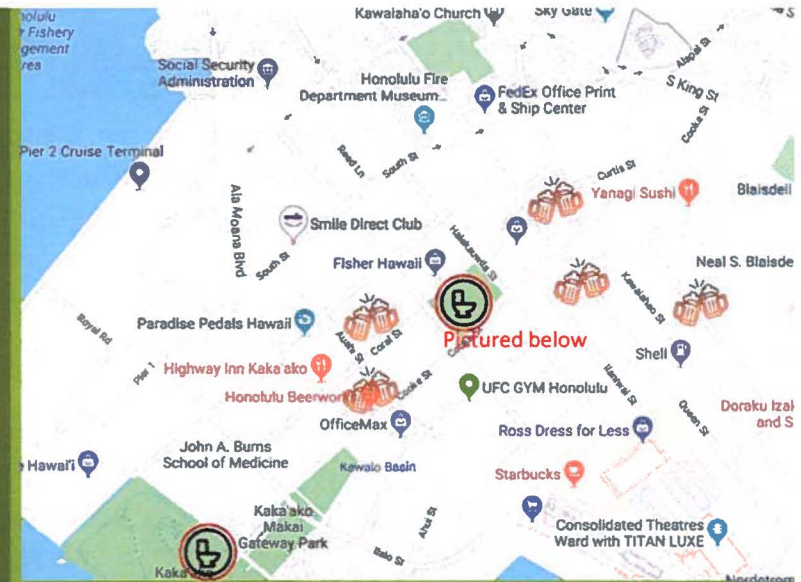
- Cleanliness of public restrooms is vital. Lack of sanitation can lead to dire public health issues.
- Fatal casualty in the 2016-2018 Hepatitis A outbreak that affected hundreds in San Diego was mostly among homeless community.
- The outbreak was traced back to unsanitary living conditions among San Diego's RCP. To end the outbreak, city and county governments promoted vaccination, washed streets, installed portable toilets and hand-washing stations.

Addressing the public restroom issue now will save lives and resources in the future.



# Start with Mother Waldron Park Restrooms

- Kakaako spans 600 acres but only has 2 public parks with restroom access.
- The average density of people per square mile in Honolulu is 5,570 per square mile. The population density in Kaka'ako near Mother Waldron Park is 9,528 per square mile.
- At the Present time the public restrooms at Mother Waldron are open only 12 times per year
- Mother Waldron Park is a historic park that is frequently used by families, children, and seniors in the Kaka'ako neighborhood.
- Meanwhile, recent developments in the area include high-rise condominium buildings and businesses, many of them breweries and bars.
- It's only a matter of time until Kaka'ako becomes a public health hazard



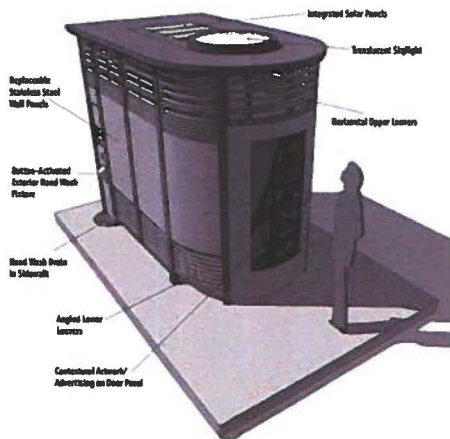
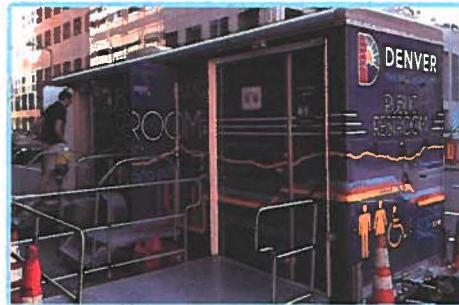




Amsterdam open urinals

# Look For Available Solutions

Downtown Denver portable toilets

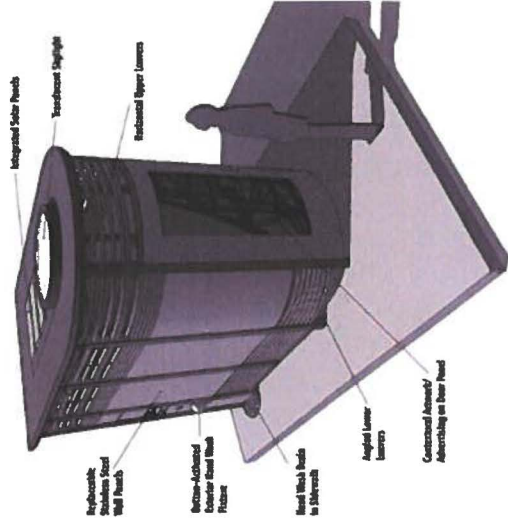


The Portland Loo

- We should think outside the box to localize our solutions, but there is no need to reinvent the wheel if we don't have to
- Let's look to other urban cities that have addressed the need for public restrooms and the risks that go along with such facilities. The experimental toilet designs address the following:
  - Open space reduces the frequency of illegal activities
  - Simple, small structures made of durable material for easier cleaning and maintenance
  - Minimize the amount of electricity and personnel required for operation



# Innovation from Portland/ solar powered



# Estimated Cost Alternatives

---

Three regular porta potties on one site /\$20,000 per year

Combine with Kobān for an additional \$100,000 per year.

Charge people to use the rest room and pay for an attendant

Portland Loo Solution approximately \$500,000 plus \$20,000 per month maintenance

Keep regular park Rest rooms open only 12 times per year

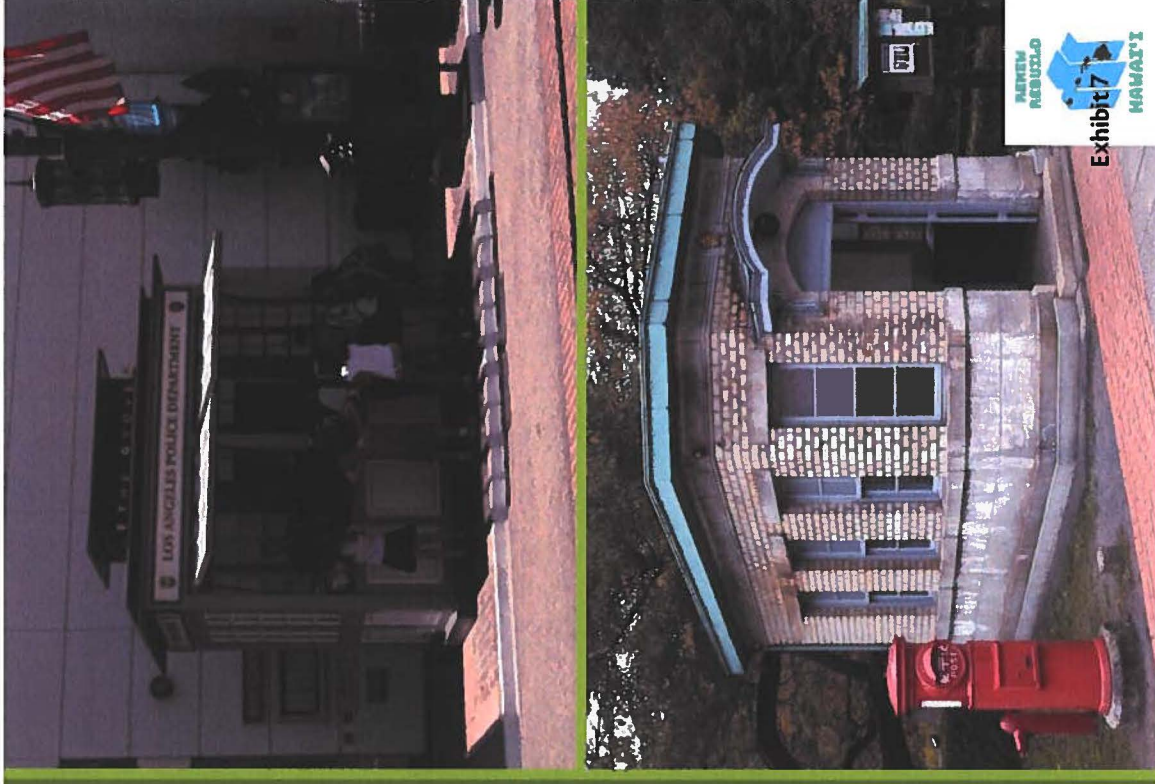
Do nothing and face the prospect of a Hepatitis A epidemic that in San Diego affected 600 people, took 20 lives and cost \$12 million over two years before it was stopped

# Combine Public Space With Community Safety

- The Japanese *kobān* (“police boxes”) began in the late 1800’s that serve as small bases for community policing activities which complement the work of larger, central police stations.
- *Koāan* in Japan has since grown to 6,500+ mini stations and has been adopted in municipalities such as São Paulo and Los Angeles.

## AND HONOLULU?

- Mother Waldron Park can be used as a pilot *kobān* partnership among relevant city & county agencies to promote public safety and public park use.
- Mother Waldron Koban can be staffed by a rotation of people, including Department of Parks and Recreation staff, Honolulu Police Department officer, and neighborhood watch members.
- The goal is to create a new kind of public restroom with safety integrated into the overall park design for:
  - A safe space for using the bathroom
  - Increased access for all



# Also Look For Opportunities

---

## **For Toilets**

- Single-user gender-neutral bathrooms to increase “potty parity”
- Sustainable sanitation systems, such as urine-diverting dry toilet

## **For Community**

- To increase community participation, Mother Waldron Park could be a site for a community theatre for music and drama productions that would appeal to the predominately young people who live in the area ( picture of a stage)\_



# Proposal for a Mother Waldron Kobān

---

RENEW REBUILD HAWAI'I has a budget proposal of the following:

- \$90,000 to hold four design community workshops to gather architects, social workers, public health specialists, police, designers and landscape architects to help create a format for the construction design and maintenance of safe restrooms in public spaces in Hawaii based on the topics discussed in this presentation. Please see project proposal for more details.



# About RENEW REBUILD HAWAI'I



- **RENEW REBUILD HAWAI'I** is a reboot of the Rebuild Hawaii Consortium, a 700-member statewide networking and information sharing group operated as a public private sector partnership with the US Department of Energy from 1997 to 2014.
- **HISTORY** - The Consortium promoted efficient resource utilization by (1) identifying and leveraging statewide resources; (2) creating community awareness; (3) building partnerships; and (4) employing innovative solutions to resolve resource efficiency issues. The Consortium included federal, state, and local government agencies; schools, colleges and universities, utilities; energy service companies and other resource efficient non-profit and private sector and community organizations.
- **NOW** - In 2017, the Consortium was formally organized into 501(c)(3) corporation whose general purpose is to promote innovative energy, social and other solutions that help promote resource efficiency and improve the community in Hawaii.

---

*“The difference is we have a choice whether to let things get worse or fix them. That’s what science is about. But it takes will on the part of those who govern and those who are being governed. To tell you the truth, I don’t know if we have that.”*

---

- Michael D. Coe





**RENEW  
REBUILD**



**HAWAII'S**

# THANK YOU

---

CONTACT INFORMATION

MICHAEL MARKRICH

MLMARKRICH@GMAIL.COM]



**Overnight Safe Haven for Itinerant Houseless Pilot Project CDW**  
Iwilei Road-Sumner Street neighborhood, Honolulu, O'ahu



**INSTITUTE**  
**SHADE**