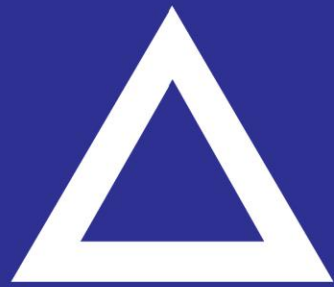


**2019 AAO Design Matters Conference**  
**Top-Down + Bottom-Up**

Cathi Ho Schar, AIA LEED AP

University of Hawai'i Community Design Center



**bottom-up**

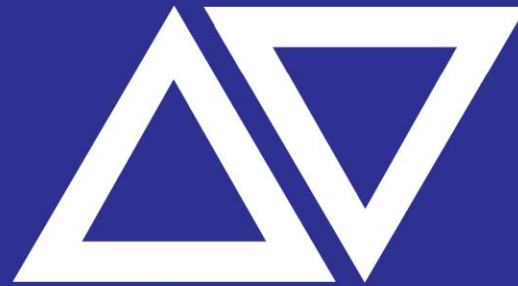


**bottom-up**



**top-down**

**government interest**

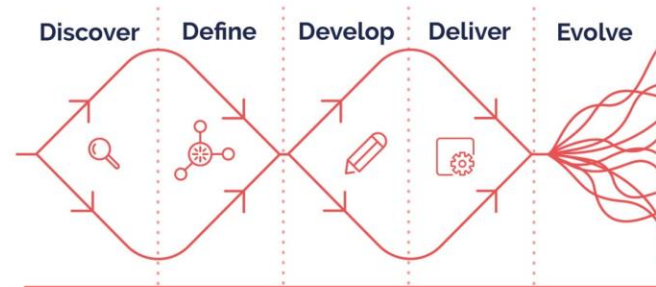


**public interest**

**= public sector practice**



“We are an independent charity and the government’s advisor on design.”



£71.7bn



Design’s contribution to the UK economy is £71.7bn in gross value added (GVA), equivalent to 7.2% of UK total GVA

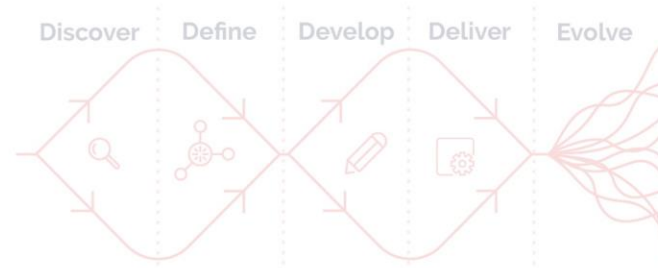
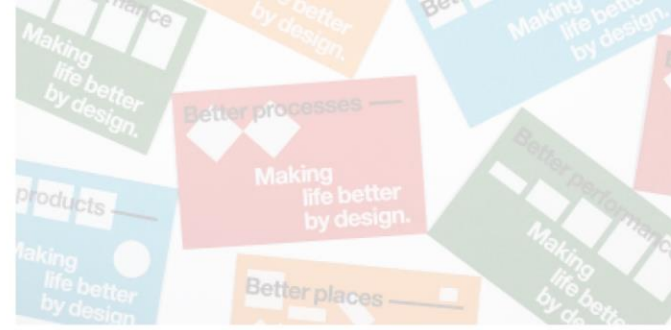


41%

Workers with a design element to their work were 41% more productive than the average



“We are an independent charity and the government’s advisor on design.”



£71.7bn



Design’s contribution to the UK economy is £71.7bn in gross value added (GVA), equivalent to 7.2% of UK total GVA



41%

Workers with a design element to their work were 41% more productive than the average



# NEW URBAN MECHANICS

*Year in Review*

## THE MAYOR'S OFFICE OF NEW URBAN MECHANICS



**“We work across departments and communities to explore, experiment, and evaluate new approaches to government and civic life.”**



### WHO ARE WE?

The Mayor's Office of New Urban Mechanics (MONUM) was formed in 2010 and serves as the City's research and design lab. Under the leadership of Mayor Walsh, we have expanded the breadth of our research and design work to cover a vast range of issues and mayoral priority areas, including housing, public health, civic engagement, racial equity, city infrastructure, and education. While we work across a variety of topic areas, all of our projects aim to serve the same goal: **to improve the quality of life for Bostonians.**



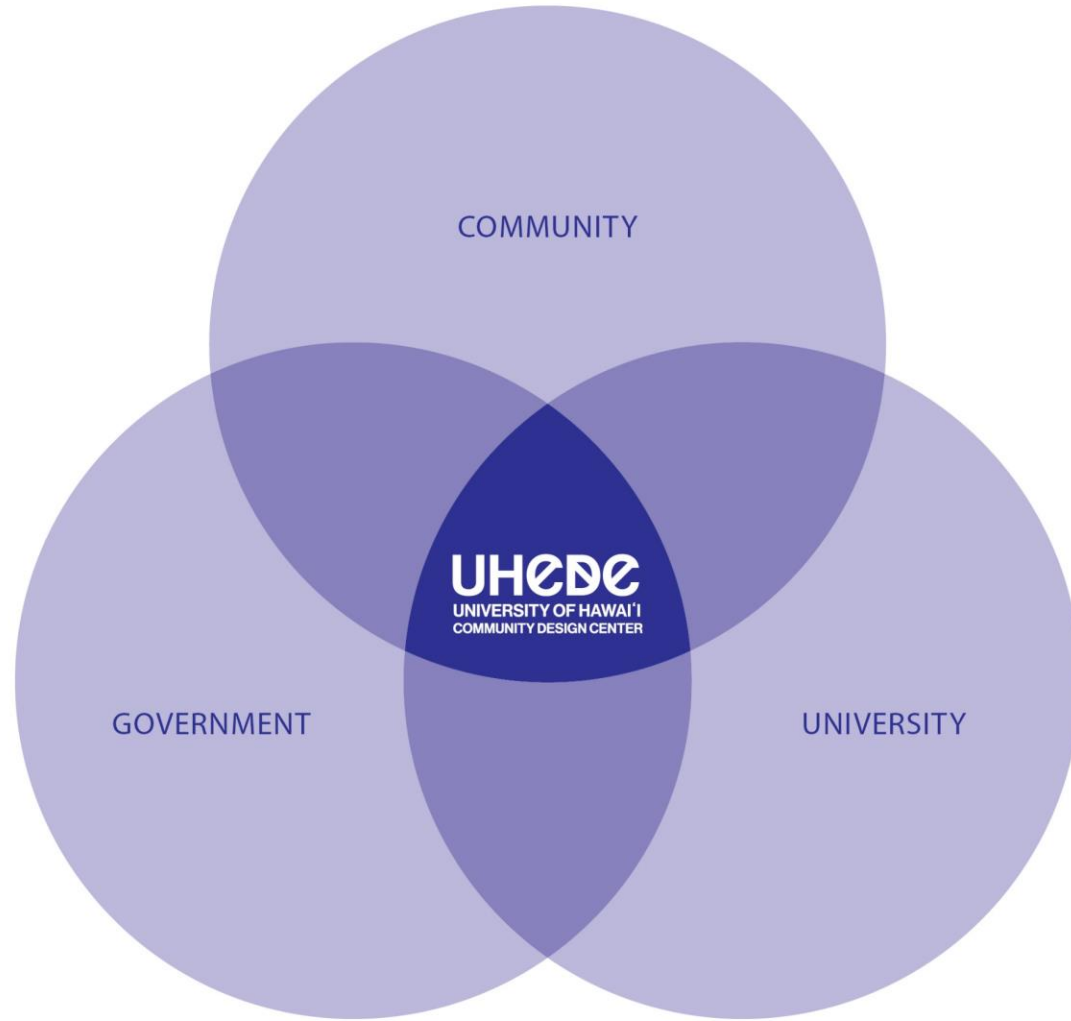
### WHAT DO WE DO?

MONUM exists to take risks that traditional City departments might not be able to take. Every experiment we undertake starts with a question. When an experiment works, we partner with departments to make it a permanent service – such as **ParkBoston** and the **Engagement Center**. When an experiment doesn't work out, we document what we learned and share our findings with our partners and cities around the world.



In addition to these experiments, MONUM also acts as a "front door" for start-ups, universities, and residents wanting to experiment with the City. We mentor other cities – as close as Somerville, MA and as far as Cluj, Romania – on specific projects or broadly on innovation offices in their local governments. Our team is a ragtag group of entrepreneurs, just as diverse as our project portfolio; we lend our varied backgrounds, training, and experience to each of our projects.





COMMUNITY

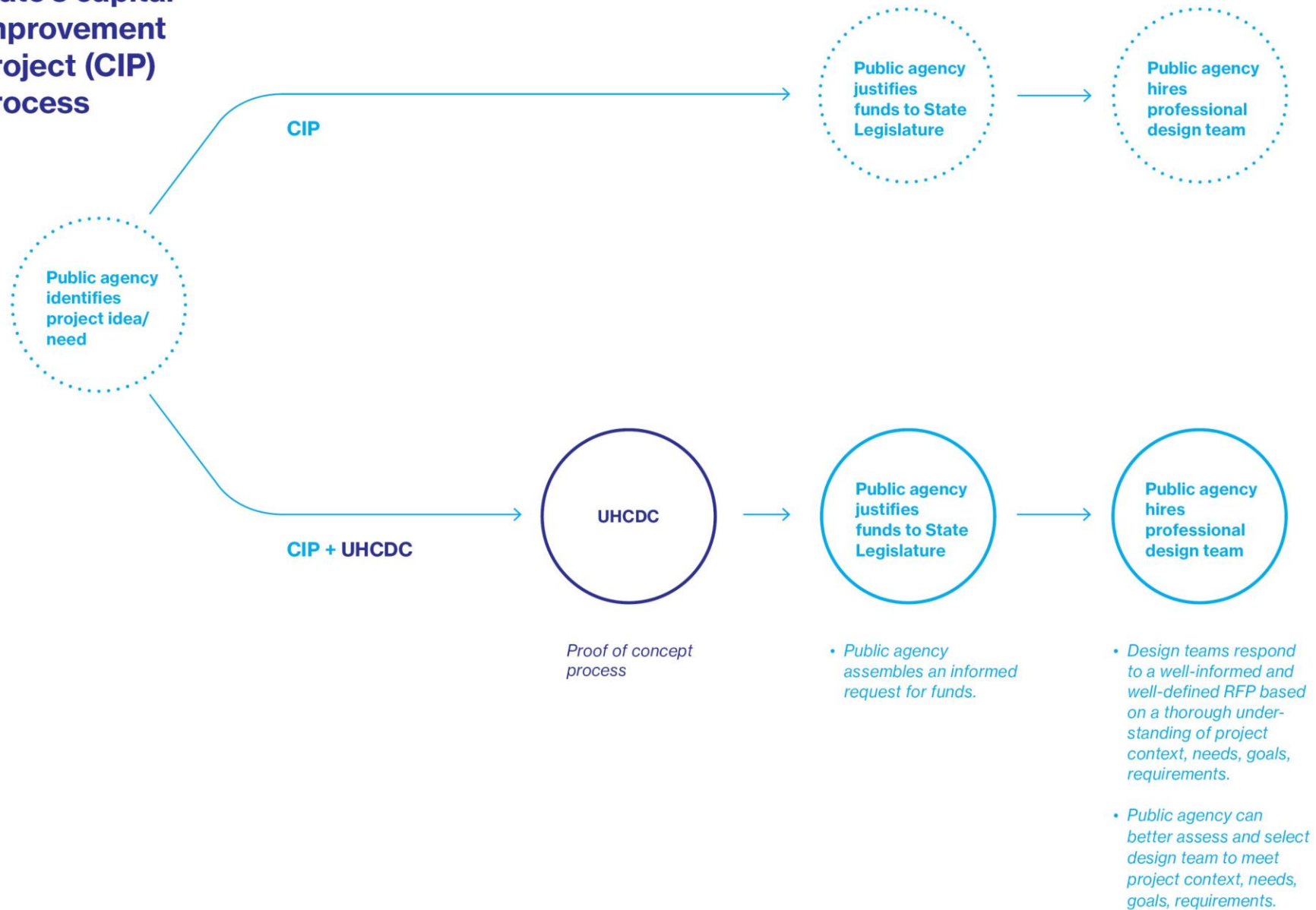
GOVERNMENT

UNIVERSITY

**UHCDc**  
UNIVERSITY OF HAWAII  
COMMUNITY DESIGN CENTER



## Supporting the state's capital improvement project (CIP) process



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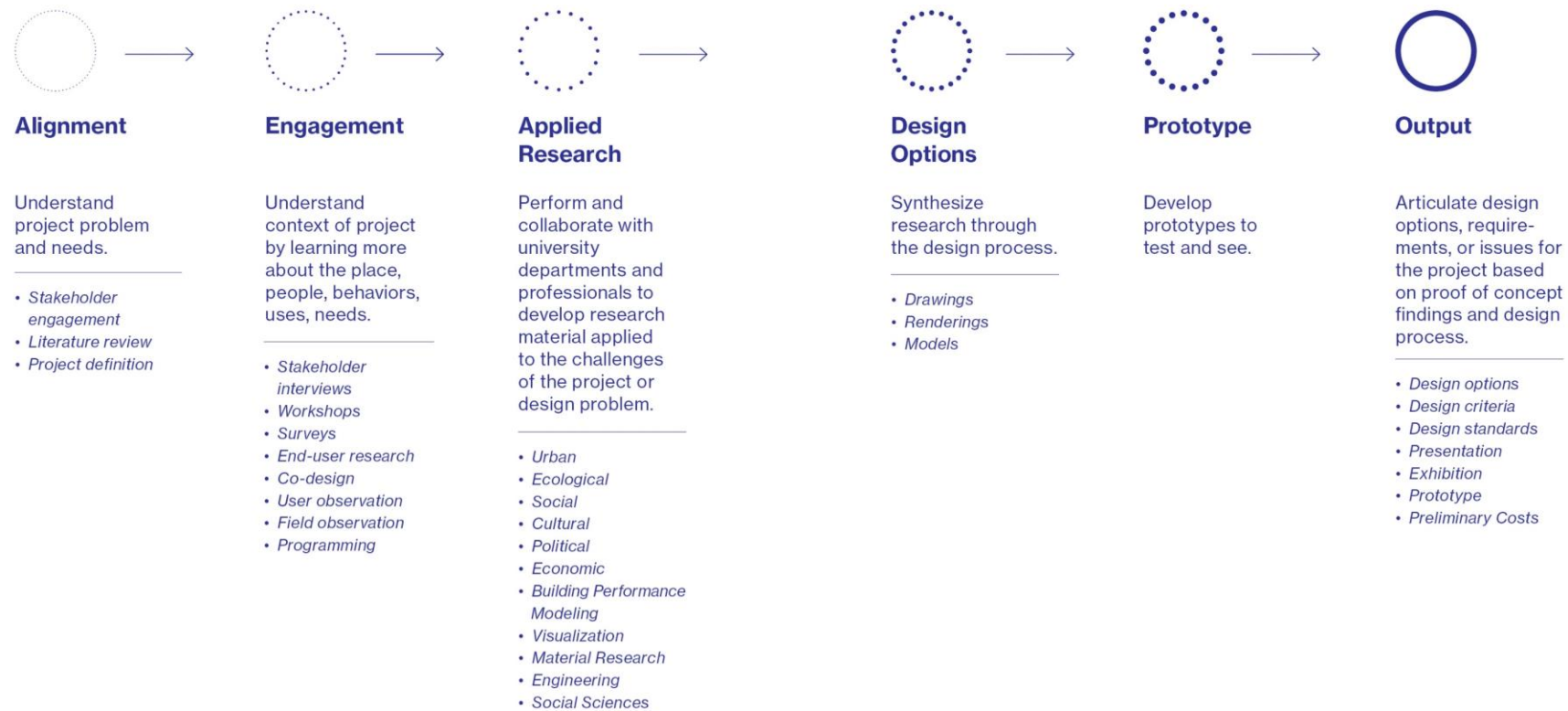
## How does this help architects?



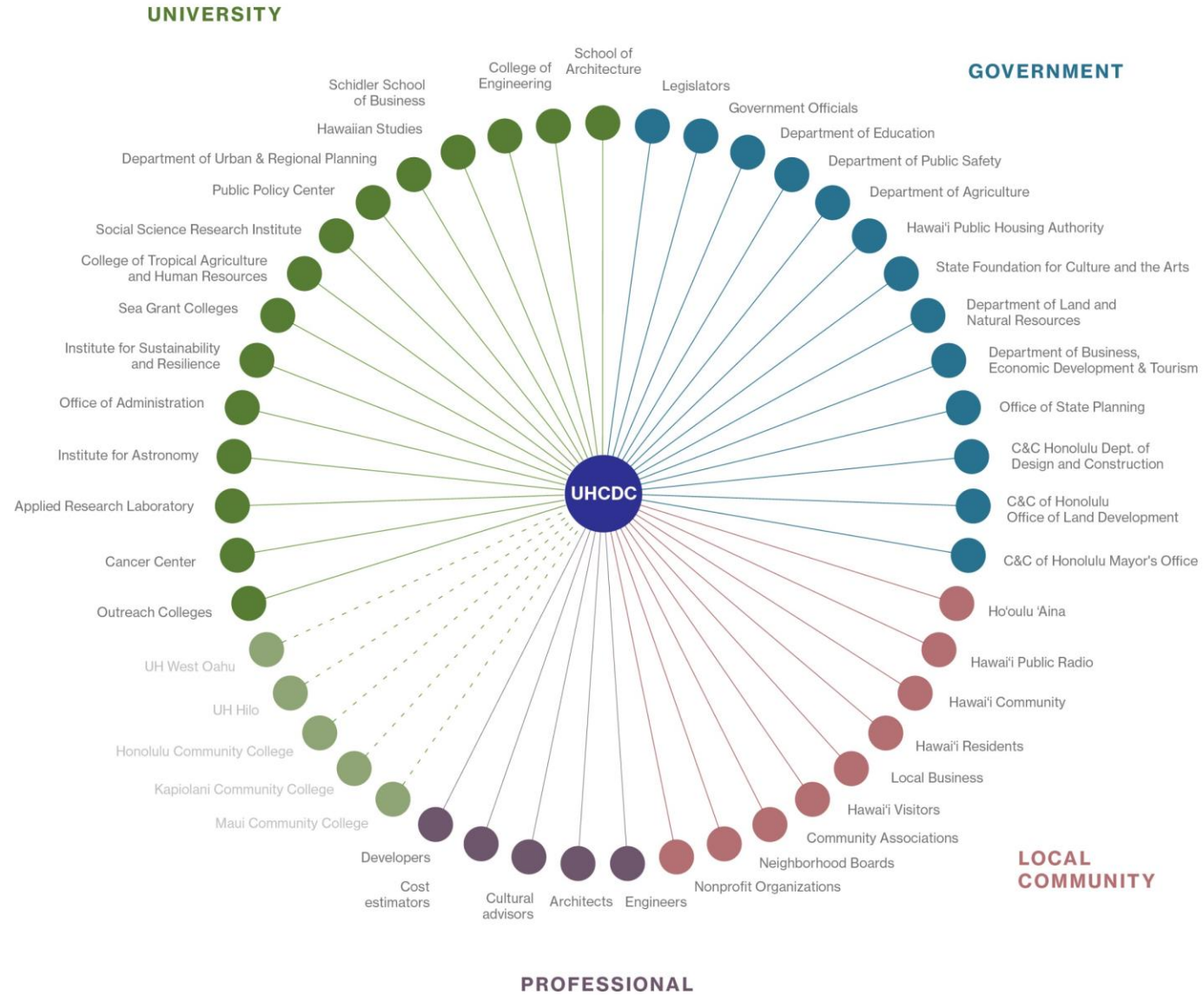
*The proof of concept process increases the understanding of the project context, needs, goals, and requirements through:*

- Stakeholder alignment
- Community engagement
  - Needs assessment
    - Social research
    - Cultural research
    - Ecological research
    - Urban research
  - Development studies
- Infrastructure assessment
  - Programming
  - Prototypes/models
- Initial costs and feasibility
  - Design explorations
- Visualizations/renderings

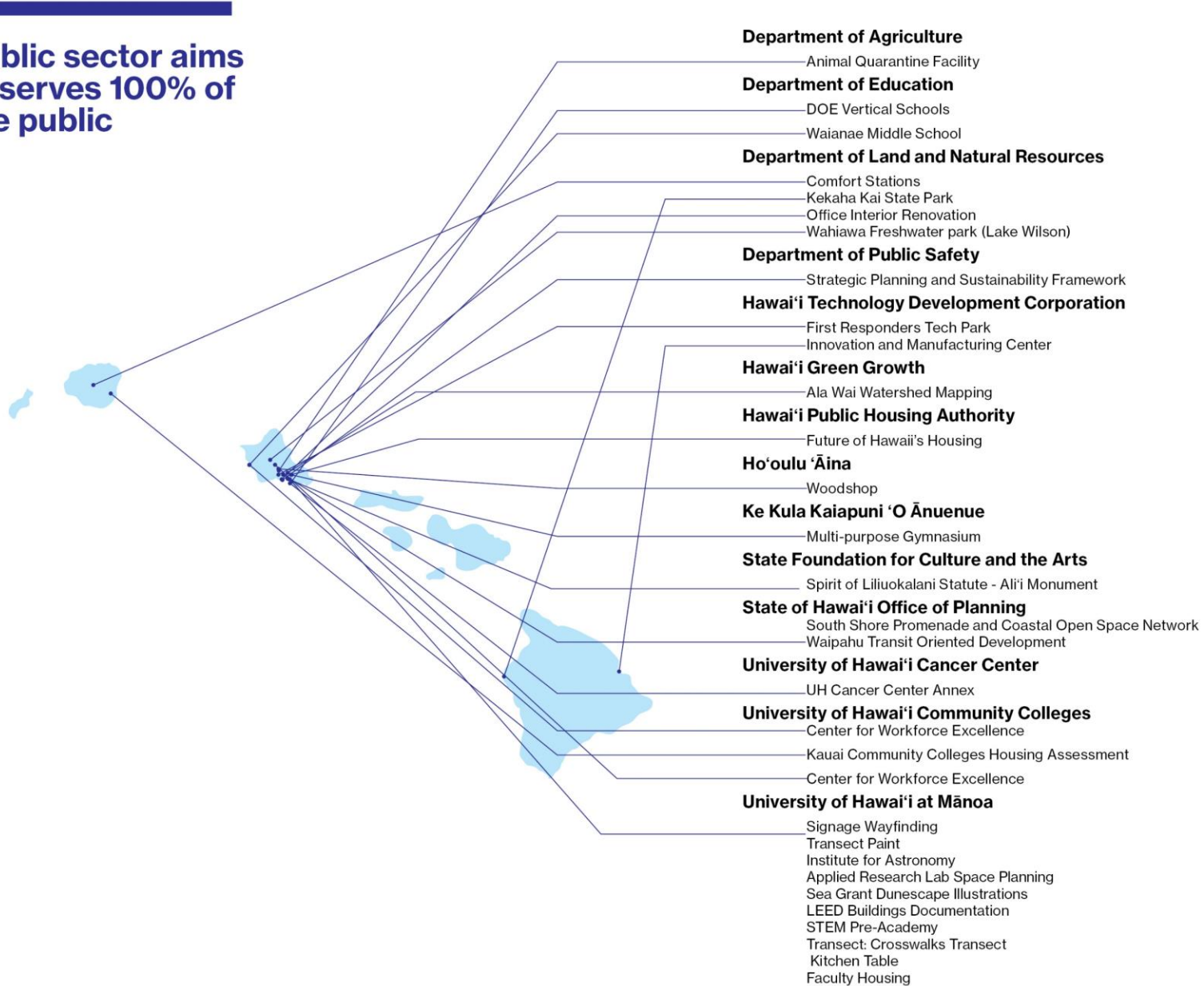
# What is the proof of concept process?



# Who do we work with?



**Public sector aims to serves 100% of the public**



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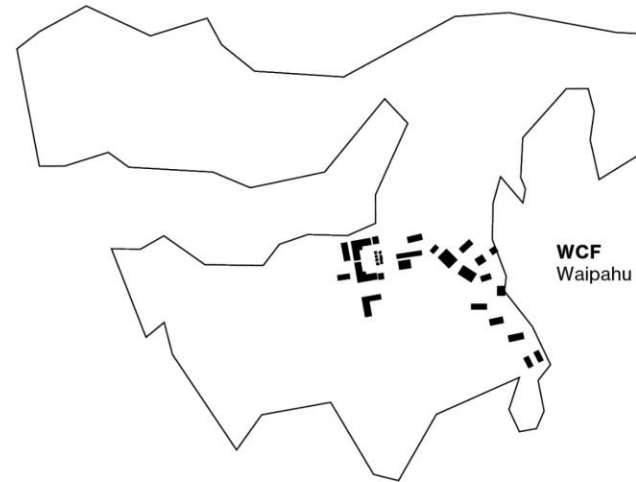
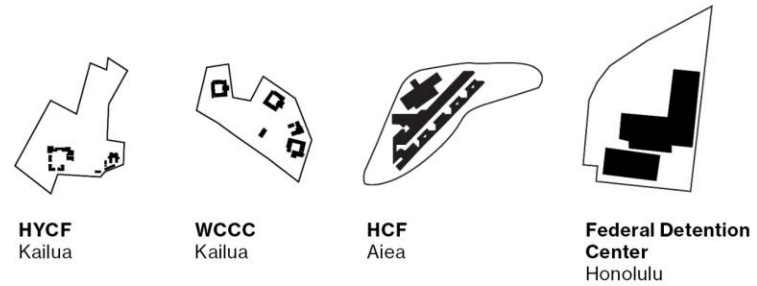
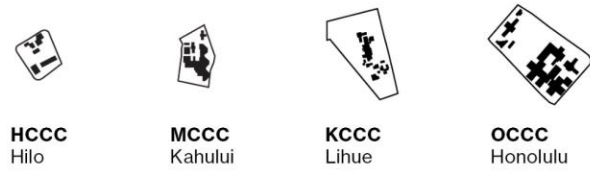
## Align priorities and strategies

- + convene stakeholders
- + align city and state agencies
- + engage communities



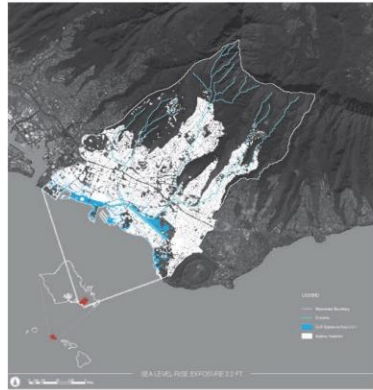
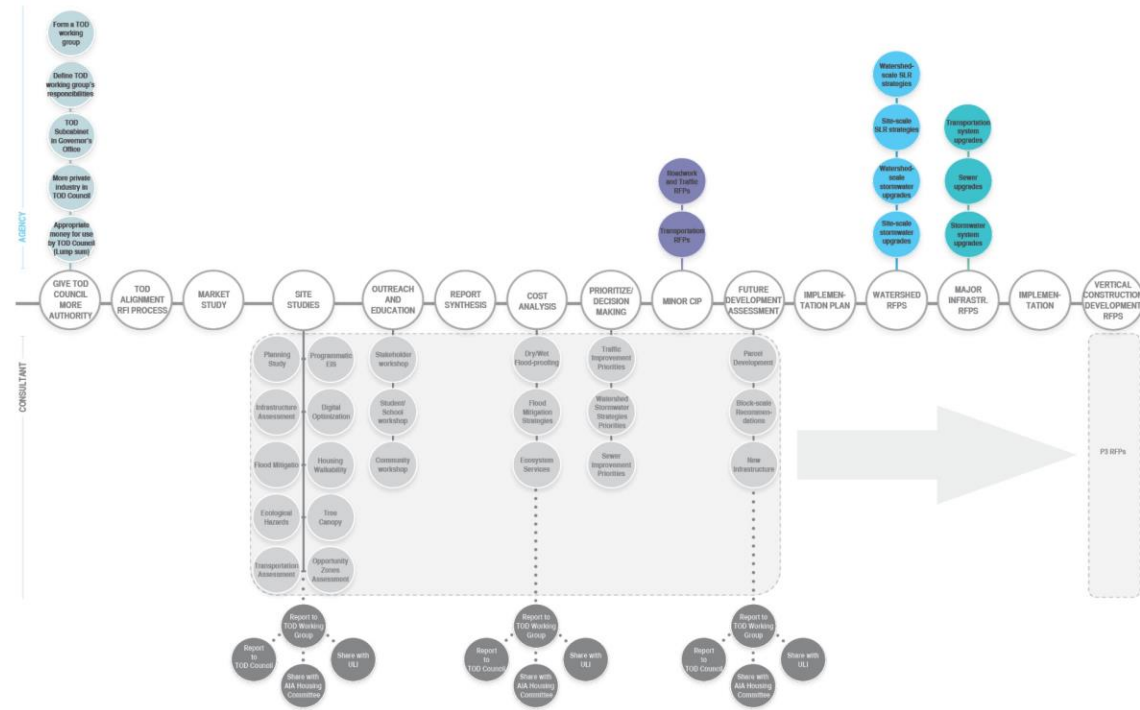
## Assess statewide systems

- + provide needs assessments
- + conduct surveys
- + develop program/space inventories



# Help organize

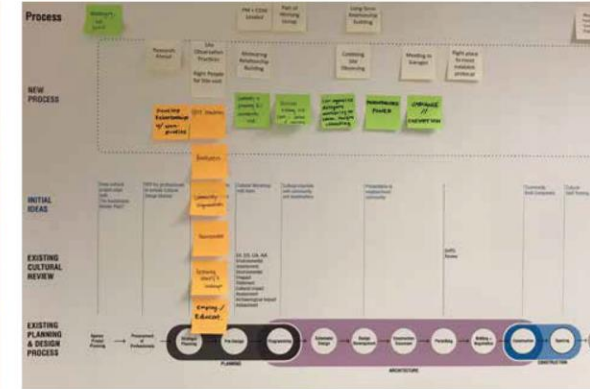
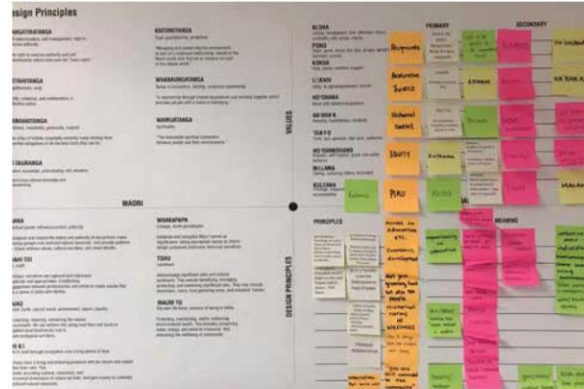
- + streamline processes
- + organize data
- + communicate visually





# Connect to research

- + empirical data
- + social science research
- + community engaged research
- + best/new practices



INTERVIEW (2)  
INITIAL / OPEN CODING

**ACTION ORIENTED RESEARCH**  
**SOCIAL SCIENCE RESEARCH**  
**DESIGN RESEARCH**  
**DESIGN RESEARCH**  
**DESIGN RESEARCH**

CODE 0011101: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011102: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011103: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011104: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011105: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011106: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011107: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011108: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011109: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

CODE 0011110: I think the most important thing is that you have a clear understanding of the problem. You need to know what you're trying to solve and why it's important. You also need to know who you're working with and what their role is. And finally, you need to know what resources you have and what you don't have.

# Develop guidelines, criteria, best practices

- + performance
- + equity
- + cultural competency
- + placemaking
- + community building

**Ahupua'a**  
Native Hawaiian

OFFICE OF HONORARY DEPARTMENT OF PUBLIC SAFETY  
Correctional Facilities  
Cultural Design Resource  
May 2015, version 1.0

An ahupua'a is a Native Hawaiian method of land division that ensures each division has resources from the mountains to the sea. These land divisions varied in size and shape depending on the resources available. A typical division is a long strip of land, narrow at its mountain summit top and becoming wider toward the valley, to the shoreline, to the outer edge of the reef. If there is no reef, the boundary boundary will extend to approximately one and a half miles offshore. Ahupua'a each have their own name and carefully defined boundaries. Boundary markers were often natural landmarks such as a large rock, a line of trees or home of a certain bird. Residents of an ahupua'a are allowed to use the resources that thrive within its boundaries, but are not allowed to take resources from within another ahupua'a.

**VALUES**

- Division of land based on existing available resources (follows natural boundaries)
- Community consensus for development
- Share and conserve resources
- Efficient use of land with nearby resources
- Active land management as a community
- Self-sustaining unit/area
- Scarce resources are cultivated seasonally

**DESIGN CONSIDERATIONS**

- Zero waste systems
- Self-sustaining housing/role
- Clear natural elements to separate spaces
- Community driven development

**Land Planning and Development Resource management**

**Ahupua'a**  
Native Hawaiian

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- Community driven development

**Building Design Materials**

**Po Haku**  
Native Hawaiian

An enduring and readily available material in most places in the archipelago, stones have been a key building material for Hawaiians. They are the foundation to every buildable form from place of worship to roads and basic shelters; enclosures for fish ponds, channel-lined for irrigation of fields, and stacks to honor the gods. These stones are tools of the earth which carried permanence—containing mana (divine power, a spirit within).

**VALUES**

- Readily available, locally sourced material
- Material with multiple meanings
- Renewable resource
- Used to shelter, contain, enclose, establish boundaries, create place of worship

**POSSIBLE IMPLEMENTATION**

- Rock wall (Beneath)
- Retaining wall
- Rock foundation
- Dry stacking masonry
- Permeable paths

**State-led Transit-Oriented Development Design Considerations**

Pouhala Transit Center Station #5  
Waipahu, Hawaii

Prepared for  
State of Hawaii,  
Office of Planning,  
by the University of Hawaii,  
Community Design Center  
August 2019

**Design Considerations: A Closer Look**

**FOOD TRUCKS**

- Anticipate off-street address on main street corridors and provide curb-side drop-off/pick-up for food truck festivals.

**SOCIAL STAIRS**

- Encourage taking the stairs.
- Situate stairwells near public squares or provide views into public squares.
- Use vertical circulation to shape public experience.

**FLOSBABLE PARKING WITH UNDERGROUND CISTERN**

- Permeable ground floor and underground cisterns address future flooding events.
- Provide water or air flow mechanisms to pump water from the cistern.
- Ground floor parking areas or floor areas higher level.

**Protection Bridge**  
Protects pedestrian from street-level traffic and provides a safe crossing over the street.

**Street Light**  
Provides illumination for the street and pedestrian safety.

**Tree Canopy**  
Provides shade and improves air quality.

**Level 0**  
Level 1  
Level 2  
Level 3  
Level 4

**Parking Lot**  
Light and  
Open Space  
with a concrete edge  
to provide a clear boundary between the parking lot and the building.

**Shared Space**  
Shared space for pedestrian and bicycle use with permeable paving and a clear boundary between the parking lot and the building.

**Discharge**  
Discharge from the cistern to the street through a permeable paving area.

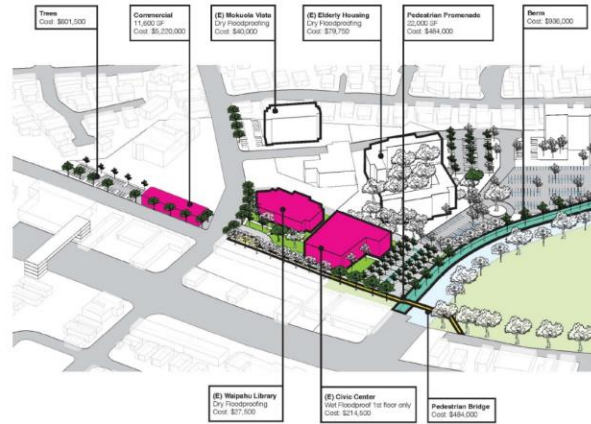
**Permeable Paving**  
Permeable paving for the ground floor and underground cisterns to address future flooding events.

**Discharge Park**  
Discharge from the cistern to the street through a permeable paving area.

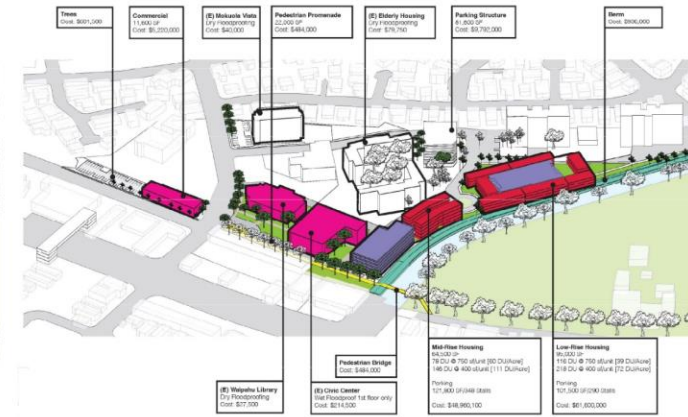
# Visualize scenarios

- + sea level rise scenarios
- + TOD development scenarios
- + zoning envelope studies
- + multi-agency configurations

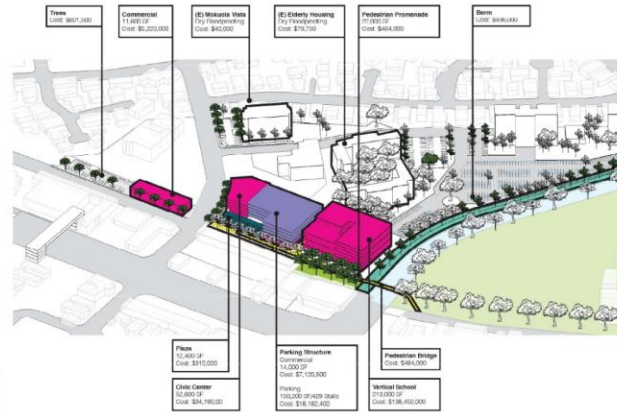
Cost Estimate Scheme 1  
Site Improvements



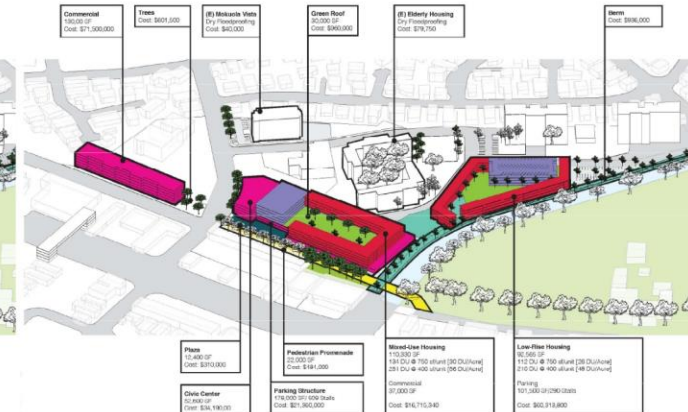
Cost Estimate Scheme 2  
Joint use Parking and Housing



Cost Estimate Scheme 3  
Vertical School and Civic Center



Cost Estimate Scheme 4  
Live/Work Mixed use Civic Block



# Build a business case

- + pro forma
- + revenue generating ideas
- + revenue neutral



## PRO FORMA AND RETURN ON INVESTMENT

PROJECT SUMMARY		
	Budget	% TPC
<b>LAND COSTS</b>		
Raw Land Cost	\$750,000	4.5%
Processing/Diligence	\$142,500	0.9%
Fees	\$301,738	1.8%
Land Improvements	\$1,706,160	10.2%
Common Landscaping	\$0	0.0%
Real Estate Taxes	\$0	0.0%
<b>Total</b>	<b>\$2,900,398</b>	<b>17.4%</b>
<b>DIRECT CONSTRUCTION COSTS</b>		
Production	\$9,736,099	58.3%
Front Yard Landscaping	\$0	0.0%
<b>Total</b>	<b>\$9,736,099</b>	<b>58.3%</b>
<b>INDIRECT COSTS</b>		
Building Permit / Review Fees	\$50,000	0.4%
Indirect Construction	\$926,805	5.5%
Insurance	\$194,722	1.2%
Builder Overhead	\$1,250,000	7.5%
Marketing Costs	\$15,000	0.1%
Holding Costs	\$48,000	0.3%
Contingency	\$85,101	0.5%
<b>Total</b>	<b>\$3,844,628</b>	<b>20.0%</b>
<b>TOTAL DEVELOPMENT COSTS (TDC)</b>	<b>\$15,981,125</b>	<b>95.7%</b>
<b>FINANCING COSTS</b>		
Land Acquisition Fees	\$0	0.0%
Construction Loan Fees/Closing	\$0	0.0%
Loan Administration	\$0	0.0%
Loan Interest	\$720,822	4.3%
<b>Total</b>	<b>\$720,822</b>	<b>4.3%</b>
<b>TOTAL PROJECT COST</b>	<b>\$16,701,947</b>	<b>100.0%</b>
<b>TOTAL COST PER UNIT</b>	<b>\$596,498</b>	

Information	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
<b>Revenue</b>												
Unit Sales	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Price	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019	\$167,019
<b>Total Revenue</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>	<b>\$167,019</b>
<b>Expenses</b>												
Land Costs	\$2,900,398											
Construction Costs		\$9,736,099										
Indirect Costs		\$3,844,628										
Financing Costs		\$720,822										
<b>Total Expenses</b>	<b>\$7,462,948</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>	<b>\$14,301,549</b>
<b>Net Income</b>	<b>\$167,019</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>	<b>\$23,477,470</b>
<b>ROI</b>	<b>100%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>	<b>150%</b>

Standford Carr Development supplied the class with a prototypical Pro Forma they use for some of their projects to project potential project costs and profits. By adjusting the pro forma to our own project, the following was found:

- Total Cost of Development: \$16,701,947
- Total Cost Per Unit: \$596,498
- Year of 100% Return on Investment: Year 23 of Project

# Prepare RFP/RFQs

- + compiling base information
- + defining goals
- + establishing guiding principles
- + creating RFP templates

## Request for Proposals for Waipahu Transit Oriented Development Affordable Housing Project

Issued by  
AGENCY

Issue Date:  
June 30, 2019

Responses Due By:  
February 22, 2019

## NOTICE TO INTERESTED PARTIES REQUEST FOR PROPOSALS NO. 2019-0000000000

The AGENCY (AG) is soliciting proposals from qualified real estate developers and development teams (collectively, "Developers") that are interested in entering into a public-private partnership (P3) with the AG to design, build, finance, operate and maintain (DFBO) a Transit Oriented Design project (the "Project") to be located in the City of Waipahu on the island of Oahu.

The Project will be situated on 11 1/2 State-owned parcels ("The Project") whose addresses and Tax Map Key No. of the parcels are as listed:

#	Address	TAX#	Owner	Zoning	Existing Use
1	14 330 HONOLEI ST.	5-4-017251	HAWAII HOUSING FINANCE AND DEV. CORP.	BM-3	COMMUNITY DAY CARE
2	14 333 MIKULOLA ST.	5-4-017252	HAWAII HOUSING FINANCE AND DEV. CORP.	R-6	MEDIUM-DENSITY RESIDENTIAL
3	14 141 KAKULU PL.	5-4-017253	HAWAII PUBLIC HOUSING AUTHORITY	R-5	MEDIUM-DENSITY RESIDENTIAL (SUBSIDIARY HOUSING)
4	Undeveloped	5-4-017256	HAWAII HOUSING FINANCE AND DEV. CORP. PMA HOUSING & PMA COMM. DEV. CORP. OF HAWAII	AMB-3	SURFACE PARKING FOR RAMP OR PLANTATION TOWN APIS
5	Undeveloped	5-4-017251	HAWAII HOUSING FINANCE AND DEV. CORP.	BM-3	SURFACE PARKING
6	14 278 MIKULOLA ST.	5-4-017252	STATE OF HAWAII	BM-3	LIBRARY AND SOCIAL SERVICE- CIVIC SERVICE

The primary purpose of the Project is to provide family-oriented affordable housing units surrounding the Waipahu Rail Station, additional commercial and retail spaces to support Transit-Oriented Development (TOD) and to enhance existing transportation infrastructure and transit infrastructure. The project will also include an upgrade on the existing Waipahu Library and Civic Center. The project is intended to benefit residents and business owners of Waipahu and to support the initiatives of TOD. Other possible programs for the site include educational facilities and a pedestrian bridge over the drainage canal to connect to Waipahu District Park.

The Project will be developed and operated pursuant to a development agreement and long-term ground lease to be negotiated between the AG and the selected Developer.

## 3.5.2 Multi-modal Circulation

The diagram below indicates the currently proposed circulation. Highway Street will need to support increased function for both car and bus transit. The community proposed the following improvements: Street - some of which are underway. Neighborhood plans to propose expanded pedestrian paths by identifying connecting Waipahu District Park to Highway Street via a bridge and improvements on the GARDENWAY parcel. Also noted are additional bicycle lanes, widened and resurfaced shared lighting, and improved connections and crosswalks. See Waipahu TOD Collaborative Housing and Street Study Report 2019.



1. Street to be closed between Highway Street from 11.5 to 13.5 along the entire length from Waipahu District Park to Highway Street and Highway Street to Highway Street.
2. No other than the proposed half of Highway Street for bus operations.
3. No other than the proposed half of Highway Street for bus operations.
4. Street to be closed between Highway Street and Highway Street to increase street permeability of traffic.
5. Street to be closed between Highway Street and Highway Street to increase street permeability of traffic.
6. Street to be closed between Highway Street and Highway Street to increase street permeability of traffic.
7. Street to be closed between Highway Street and Highway Street to increase street permeability of traffic.

subject to review and final action by the AG Group. The AG will own the fee simple interest in the Property throughout the development and operation of the Project and at no time will the AG interest be pledged or subordinated to any Project financing. Upon the expiration of the long-term ground lease, ownership of the Project will revert back to AG, unless otherwise agreed by the parties.

The AG will hold a pre-proposal conference to present to Developers its vision and goals for the Project and to conduct a site tour of the Property. AG will accept questions and requests for clarifications from Developers at the pre-proposal conference as time allows and shall provide answers via written addenda to this Request for Proposals (RFP) following the pre-proposal conference.

All RFP documents and correspondence in connection with the RFP will be transmitted exclusively through the Hawaii Electronic Procurement System ("HEPS") at <https://www.heps.gov.hi/> in order to access the RFP documents and to correspond with the AG. Any Developer that is already registered with HEPS may log in to their account at <https://www.heps.gov.hi/>. Only those documents and correspondence submitted through HEPS in accordance with the procedures described in the RFP will be considered by the AG.

All proposals submitted in response to the RFP shall be submitted electronically via HEPS and by delivery of hard copies to the Office of the Vice President for Administration, 2444 Oloa Street, Bldg. 1004, Honolulu, Hawaii 96822, pursuant to the proposal submission instructions set forth in the RFP. All proposals must be received by OP no later than 2:00 p.m. (Hawaii Standard Time) on February 22, 2019.

The AG reserves the right to cancel the RFP, amend the RFP by written addenda, reject any and all proposals, or cease any and all negotiations at any time in its sole and absolute discretion. It is the Developers' sole responsibility to keep apprised of any and all addenda to this RFP transmitted through HEPS.

Through this RFP the AG seeks to enter into a P3 with an experienced and qualified Developer partner that is committed to DFBO the Project in order to increase the rental housing inventory for the UHM Campus and to activate and enhance an underutilized portion of its property.

The AG greatly appreciates your time and interest in the RFP and looks forward to receiving your proposal to redevelop and transform the Property. Thank you.

AGENCY

David L. Lamm

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## 4.2 Waipahu TOD Neighborhood Plan



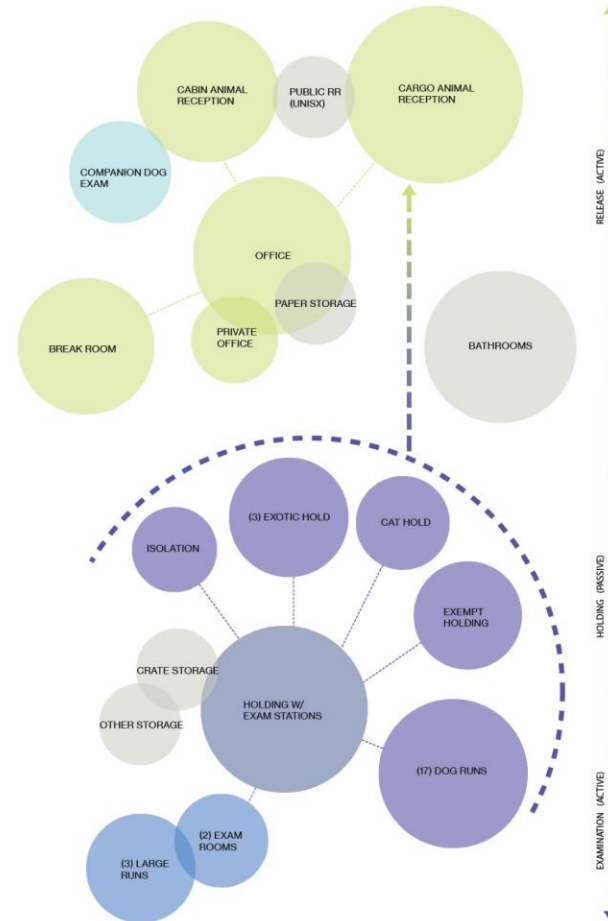
Waipahu TOD Neighborhood Plan - Farrington-Mikuleka Connectivity Diagram



Waipahu TOD Neighborhood Plan - Farrington-Mikuleka Recreation Plan

## Optimize existing resources

- + optimize
- + repair
- + reprogram
- + re-use



## Impact on teaching



### Community engaged design processes

- community workshops
- public presentations
- action research



### Multi-departmental team teaching

- Planning + Architecture
- Architecture + Engineering



### Teaching and research integration

- more stakeholder collaboration
- visits, tours
- students continue on projects as interns



### Public Private Partnership driven

- studios explore revenue models
- developer engaged
- pro forma driven

# Government partnered outreach



**2017 BUILDING VOICES DESIGN FESTIVAL  
DESIGN SYMPOSIUM  
DESIGN COMPETITION  
DESIGN EXHIBITION**  
April 20-22 2017

The School of Architecture and UHDCDC gathered over 40 local and global experts across disciplines for 3 days of conversation featuring an international design competition, exhibition, and full day symposium at the state capitol.

**SUSTAINABLE CITIES INITIATIVE: PANEL**  
February 21, 2018

This panel invited the co-founder of University of Oregon's Sustainable Cities initiative and collaborators from the university to discuss models for university wide collaboration.

**WAIPAHU TALK STORY**  
April 12, 2018

Community members, state and city representatives, and neighborhood organizations were invited to share ideas and information on the development of the state parcels surrounding the Pouhala rail station

**HONOLULU COMMUNITY COLLEGE  
SUMMER ENGINEERING ACADEMY-  
VISIT AND WORKSHOP**  
July 2018

UHDCDC hosted a half day visit and Paper Design Challenge for high school students participating in the Honolulu Community College Summer Engineering Academy program

**WAIHAWA FRESHWATER PARK  
COMMUNITY MEETING**  
July 2018

**WAIHAWA FRESHWATER PARK  
COMMUNITY CHARRETTE**  
October 2018

**A NEW PLATFORM FOR COMMUNITY DESIGN  
IN HAWAII: APA MONTHLY MEETING**  
November 7, 2018  
AIA Honolulu Center for Architecture

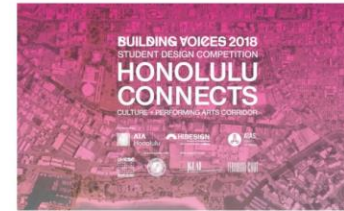
UHDCDC panelists joined APA membership for monthly meeting to share projects and practices that reflect the ways that Hawai'i's context has shaped a unique proof-of-concept model for community design.

**2018 DECOLONIZING CITIES SYMPOSIUM**  
November 9-10, 2018

The second Decolonizing Cities symposium focuses on practices of indigenous urbanism, and how the urban is and should be an arena for indigenous placemaking. This symposium is co-sponsored by Department of Urban & Regional Planning, the University of Hawai'i Community Design Center and the UH Kamakakūokalani Center for Hawaiian Studies.

**901 RIVER STREET IDEAS SHARING EVENT**  
November 16, 2018

ARCH 745 students hosted a public workshop to gather ideas on the re-programming of vacant commercial space located near the Chinatown rail station.



**2018 BUILDING VOICES  
HONOLULU CONNECTS STUDENT DESIGN  
COMPETITION AND PRESENTATION**  
November 14, 2018,  
Hawai'i Convention Center

HONOLULU CONNECTS: Culture and Performing Arts Corridor is the second iteration of the Building Voices Design Competition. Honolulu Connects is a single-stage student design competition seeking innovative design solutions that address Hawai'i's unique geographic location, cultural richness, global visibility, and ecological diversity. Students projects and winners were presented and recognized by Mayor Kirk Caldwell at the 2018 CSI Pacific Trade Expo.

**FOREST TO FRAME:  
INNOVATIONS IN MASS TIMBER**  
November 14, 2018  
Hawai'i Convention Center

Owner and Principal Ben Kaiser, of Kaiser Group and PATH Architecture

**TIMBER IN HAWAII'**  
November 29, 2018  
UHM School of Architecture

This talk-story event gathered Ethan Martin, Regional Director, Woodworks, Timothy Schuler, editor, and Philipp LaHeala Walter, DLNR, in a discussion moderated by Kevin Miyamura to discuss innovation in mass timber construction,

**PROOF OF CONCEPT:  
PUBLIC-PUBLIC PARTNERSHIPS AT WORK**  
February 19, 2019  
Hawai'i State Capitol

A presentation and exhibition of University of Hawai'i Community Design Center work in service to the state.

**PAN: PAU WOW**  
April 12, 2019  
UHM School of Architecture

AIAS and UHDCDC partnered on a PAN event which gathered students from Architecture, Urban and Regional Planning, and Engineering.

**BOWLING WITH BOSSES W/AIA YAF**  
June 13, 2019

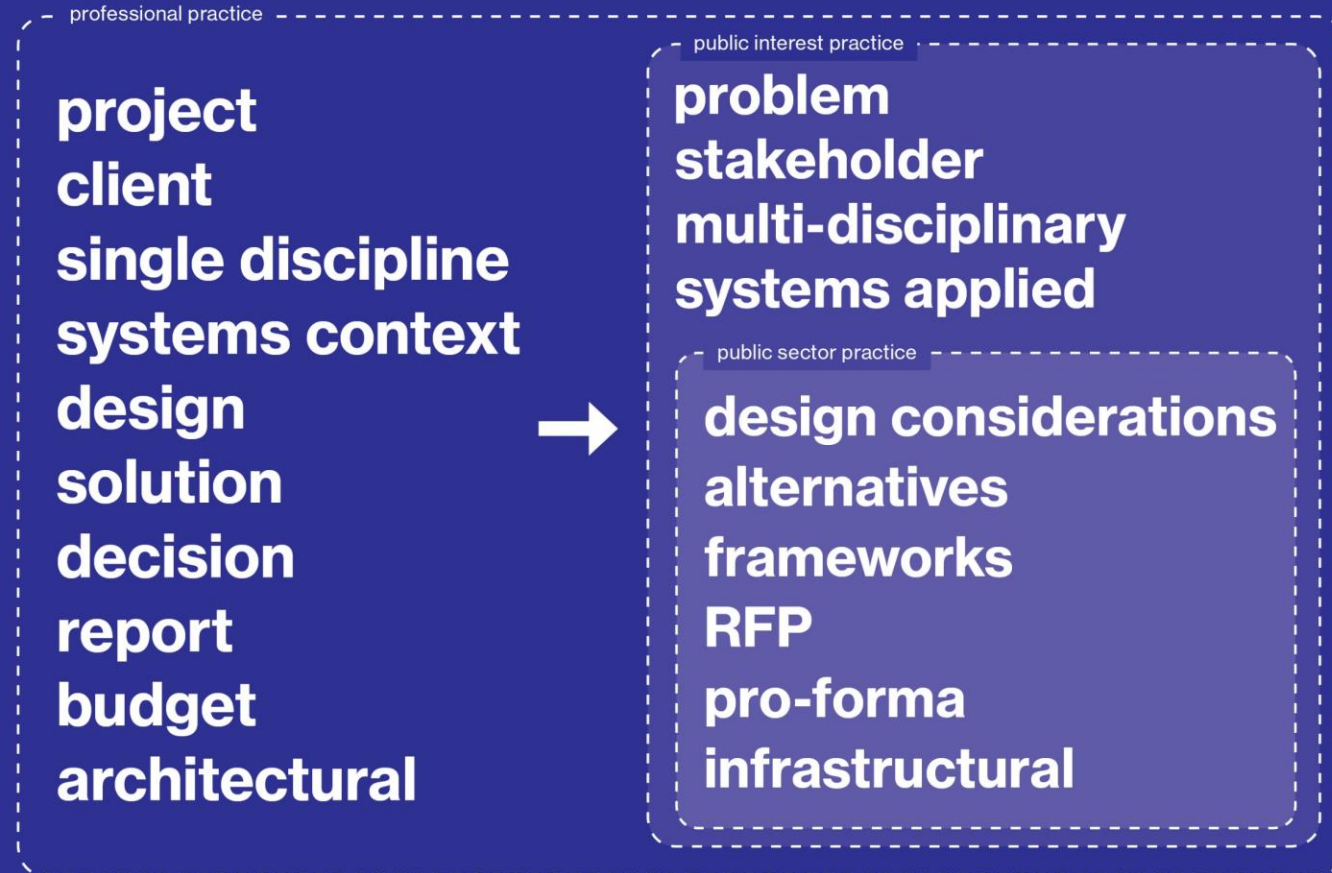


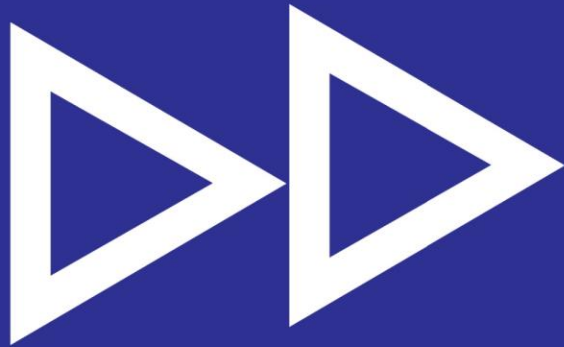
**2019 BUILDING VOICES: HOUSING FOR ALL**  
September 30 - October 1 2019

Housing for All gathers Christopher Hawthorne, David Baker FAIA, Marsha Maytum FAIA, Marc Alexander, Councilmember Carol Fukunaga, Hakim Ouansafi, Kevin Auger, Kevin Miyamura AIA, Andrew Neuman, Victoria Takamine, Jonathan Lee AIA, Karla Sierralta AIA, and Brian Strawn AIA to discuss tools that advance access to housing.



## Evolution





## Design with government

- communicate with legislators
- align priorities with government priorities
- connect to university resources
- leverage design curricula
- reconnect design thinking and environmental design
- advocate-for-design to agent-of-design