

**STATE GRANTS IN AID (GIA)**

Response to Program ID: LBR 903 in accordance with  
Chapter 42F of the Hawaii Revised Statutes (HRS)

Application by  
**SHADE Institute** for  
**Operating Grant Request**

**January 21, 2026**



**ORIGINAL COPY OF GRANT PROPOSAL**  
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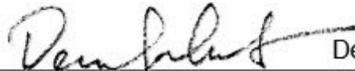
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Applicant Shade Institute

### 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) Hawaii Compliance Express Certificate (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](#))
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- 7) Experience and Capability
- 8) Personnel: Project Organization and Staffing



Dean Sakamoto, Executive Director

1/21/2026

AUTHORIZED SIGNATURE

PRINT NAME AND TITLE

DATE

**I. Certification – Please attach immediately after cover page**

**1. Hawaii Compliance Express Certificate (If the Applicant is an Organization)**

If the applicant is an organization, the applicant shall submit one (1) copy of a Hawaii Compliance Express Certificate from the Comptroller of the Department of Accounting and General Services that is dated no earlier than December 1, 2025.



STATE OF HAWAII  
STATE PROCUREMENT OFFICE

**CERTIFICATE OF VENDOR COMPLIANCE**

This document presents the compliance status of the vendor identified below on the issue date with respect to certificates required from the Hawaii Department of Taxation (DOTAX), the Internal Revenue Service, the Hawaii Department of Labor and Industrial Relations (DLIR), and the Hawaii Department of Commerce and Consumer Affairs (DCCA).

**Vendor Name:** SHADE INSTITUTE

**Issue Date:** 01/21/2026

**Status:** Compliant

Hawaii Tax#:

New Hawaii Tax#:

FEIN/SSN#:

UI#:

No record

DCCA FILE#:

260035

Status of Compliance for this Vendor on issue date:

Form	Department(s)	Status
A-6	Hawaii Department of Taxation	Compliant
8821	Internal Revenue Service	Compliant
COGS	Hawaii Department of Commerce & Consumer Affairs	Exempt
LIR27	Hawaii Department of Labor & Industrial Relations	Compliant

**Status Legend:**

Status	Description
Exempt	The entity is exempt from this requirement
Compliant	The entity is compliant with this requirement or the entity is in agreement with agency and actively working towards compliance
Pending	A status determination has not yet been made
Submitted	The entity has applied for the certificate but it is awaiting approval
Not Compliant	The entity is not in compliance with the requirement and should contact the issuing agency for more information

## 2. Declaration Statement

The applicant shall submit a declaration statement affirming its compliance with [Section 42F-103, Hawaii Revised Statutes](#).

**DECLARATION STATEMENT OF  
APPLICANTS FOR GRANTS PURSUANT TO  
CHAPTER 42F, HAWAII REVISED STATUTES**

The undersigned authorized representative of the applicant certifies the following:

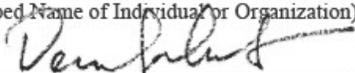
- 1) The applicant meets and will comply with all of the following standards for the award of grants pursuant to Section 42F-103, Hawaii's Revised Statutes:
  - a) Is licensed or accredited, in accordance with federal, state, or county statutes, rules, or ordinances, to conduct the activities or provide 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, Hawaii's 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; and
- 3) If the applicant is a non-profit organization, it meets the following requirements pursuant to Section 42F-103, Hawaii's 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.
- 4) The use of grant-in-aid funding complies with all provisions of the Constitution of the State of Hawaii (for example, pursuant to Article X, section 1, of the Constitution, the State cannot provide "... public funds ... for the support or benefit of any sectarian or nonsectarian private educational institution...").

Pursuant to Section 42F-103, Hawaii's 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)



1/21/2026

(Signature)

(Date)

Dean Sakamoto

Executive Director

(Typed Name)

(Title)

### 3. Public Purpose

The applicant shall specify whether the grant will be used for a public purpose pursuant to [Section 42F-102, Hawaii Revised Statutes](#).

- (1) The name of the requesting organization or individual: SHADE Institute
- (2) The public purpose for the grant: Prepare Chinatown Historic District for TOD development through short-and-long-term economic and physical revitalization.
- (3) The services to be supported by the grant: General operations for administration, programming, staffing, and rental coverage for SHADE's Community Action Center (CAC).
- (4) The target group: Hawaiian residents & visitors in Chinatown District, Ages 20-85
- (5) The cost of the grant and the budget: Cost of Grant - \$1,001,108, Budget - \$1,782,786

## **II. Background and Summary**

This section shall clearly and concisely summarize and highlight the contents of the request in such a way as to provide the State Legislature with a broad understanding of the request. Please include the following:

A brief description of the applicant's background;

SHADE Institute's mission is to promote and create a more sustainable, resilient, humane, and equitable built environment through its public interest design services, initiatives, events, and its fellowship training program in collaboration with other non-profit organizations, private industry, and government agencies.

1. The goals and objectives related to the request; SHADE's Community Action Center (CAC) responds to current needs created by modern development pressures by positioning culture, design, and community voice as the foundation of revitalization. The CAC's overall purpose is to prepare Honolulu's historic urban core and Chinatown in particular, for Transit Oriented Development in advance of HART's announced area rail station completion date of 2031.

The CAC's objective is to provide a physical place that is positioned to monitor and activate the Downtown-Chinatown Transit Oriented Development (TOD) Plan (July 2020) with a focus on preparing Chinatown to be a locally functional and international cultural destination.

Primary objectives are to improve Chinatown's immediate:

1. Safety/Security
2. Sanitation
3. Public Perception

Secondary objectives:

1. Align efforts with and collaborate with the City & County of Honolulu (C&C) to implement the Chinatown TOD Action Plan (2020) and the Primary Urban Center Development Plan's actionable items (April 2025).
2. Facilitate and lead coordination among the Honolulu Authority for Rapid Transportation (HART) and the Department of Planning and Permitting's (DPP) TOD Planning Team to accomplish item 1 (above).
3. Assist Chinatown property owners and developers to cut through the existing regulatory requirements due to its National Register of Historic Places listing and C&C Special District status.
3. Establish a clear vision and development strategy that is aligned with a marketable identity as a world-class cultural tourism destination.

2. The public purpose and need to be served;

Honolulu's historic urban core, Chinatown District, faces urgent challenges as large-scale transit-oriented development accelerates toward the completion of

the Downtown rail stations in 2031. Without coordinated, community-centered preparation, these investments risk exacerbating longstanding issues related to public safety, sanitation, and negative public perception, while sidelining local culture, small businesses, and resident voices that define Chinatown's identity. Although listed on the National Register of Historic Places, signifying its federal recognition as a historic landmark worthy of cultural preservation—decades of continual disinvestment, including federally-funded projects like the Chinatown “slum” clearance programs, disguised as urban renewal efforts in the 1960s, have continually disrupted community fabric, displaced residents, and hindered economic stability. Today, commercial vacancy rates exceed 15%<sup>1</sup>, signaling ongoing vulnerability as the area faces renewed development pressures.

With the anticipated opening of HART's Chinatown Rail Station by 2031, Chinatown stands at a critical inflection point. The C&C DPP TOD Plan (2020) projects that roughly 6,000 dwelling units could be constructed as a response to the construction of the Downtown station areas by 2035, and the population in the station areas could increase by roughly 13,680 residents<sup>2</sup>. The public purpose of SHADE's Community Action Center (CAC) is to ensure that transit-driven growth delivers equitable, culturally grounded outcomes for the people and places living and working in the area. The CAC responds to a clear need for a physical, locally embedded hub that can monitor, activate, and support implementation of the City's adopted Downtown-Chinatown TOD Plan and related planning frameworks—bridging the gap between policy, infrastructure delivery, and lived community experience.

**Chinatown's designation as both a historic district and a future transit node positions it as a critical testing ground for inclusive urban revitalization. The CAC addresses the need for improved safety, sanitation, and public confidence in the district while fostering collaboration among public agencies, transportation authorities, planners, and community stakeholders. By aligning cultural programming, design advocacy, and interagency coordination, the CAC advances a shared vision for Chinatown as a locally functional neighborhood and an internationally recognized cultural destination.**

Ultimately, this initiative serves the public by safeguarding Chinatown's historic and cultural assets, strengthening everyday conditions for residents and businesses, and ensuring that public transit investments contribute to long-term

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<sup>1</sup> “The State of Hawaii Data Book 2021.” *State of Hawaii*, 2021, files.hawaii.gov/dbedt/economic/databook/2021-individual/21/212421.pdf.

<sup>2</sup> “Chinatown Action Plan.” Honolulu.Gov, City & County of Honolulu, July 2020, www.honolulu.gov/tod/projects/planning-initiatives/chinatown-action-plan/.

community resilience to ensure its future health after construction of the HART Rail stations.

3. Describe the target population to be served; The Chinatown district supports diverse ethnic populations and business groups, including Chinese, Thai, Vietnamese, Laotian, Korean, Japanese, Filipino, and Native Hawaiian communities ages 20-85. These groups face continued disinvestment, aging building stock, and limited economic opportunity, especially for immigrant-owned small businesses and low-income residents. According to the American Community Survey (ACS) Census data, over 12,000 people live in Downtown-Chinatown<sup>3</sup>, with about 45% in low-to moderate-income households and median incomes below the city average<sup>4</sup>. Based on the City's Social Vulnerability Index (Updated September 2020), Chinatown District is identified as a "high vulnerability" area for social and economic inequity<sup>5</sup>.

In response to large-scale development challenges affecting their quality of life, the Chinatown community has continued to be actively and enthusiastically involved in neighborhood planning and improvement projects, showing a dedication to beautification, safety, and well-being for their community. SHADE's past work in Chinatown has focused on supporting these populations and will be more effective and consistent through the CAC program.

4. Describe the geographic coverage. The Chinatown Historic District spans Nu'uuanu Stream to Nu'uuanu Street, bounded by Nimitz Highway and N. Beretania Street. The area features walking access to Merchant Street, the Hawai'i Capital Historic District, and the Arts and Central Business Districts. Landmarks such as Maunakea Marketplace, Oahu Market, Chinatown Riverwalk, Dr. Sun Yat-sen Memorial Park, and long-standing business icons like the Wo Fat Restaurant and Cindy's Lei & Flower Shoppe showcase the city's architectural and multicultural past for visitors.

See Figure 1, Figure 2, and Figure 3 in Attachment A for maps of geographic coverage.

<sup>3</sup> "Neighborhood Profiles: Downtown-Chinatown." *City and County of Honolulu Department of Planning & Permitting*, 2024, [www.honolulu.gov/dpp/wp-content/uploads/sites/56/2024/07/PUCChinatownDowntownNP.pdf](http://www.honolulu.gov/dpp/wp-content/uploads/sites/56/2024/07/PUCChinatownDowntownNP.pdf).

<sup>4</sup> "Annual Report on the Status of Land Use on O'ahu." *City and County of Honolulu*, 2022, [www.honolulu.gov/dpp/wp-content/uploads/sites/56/2024/07/AnnualReportFY2022.pdf](http://www.honolulu.gov/dpp/wp-content/uploads/sites/56/2024/07/AnnualReportFY2022.pdf).

<sup>5</sup> "Social Vulnerability Map." *Cchnl.Maps.Arcgis.Com, City & County of Honolulu*, 2025, [cchnl.maps.arcgis.com/home/webmap/viewer.html?webmap=2964a940b4844eff90c167b1a9dba391](http://cchnl.maps.arcgis.com/home/webmap/viewer.html?webmap=2964a940b4844eff90c167b1a9dba391).

### **III. Service Summary and Outcomes**

The Service Summary shall include a detailed discussion of the applicant's approach to the request. The applicant shall clearly and concisely specify the results, outcomes, and measures of effectiveness from this request. The applicant shall:

1. Describe the scope of work, tasks and responsibilities; SHADE will manage and operate the Community Action Center (CAC) as an active, public-facing cultural and civic resource hub serving Honolulu's Chinatown. SHADE proposes to be the operator of the CAC. SHADE staff will work in collaboration with C&C agencies through collaboration with State and C&C agencies, community organizations, and area stakeholders which include property owners, business owners, residents and visitors.

SHADE will combine oversight of the Chinatown district in collaboration with responsible C&C agencies such as Honolulu Police Department (HPD), Department of Facility Maintenance (DFM), Department of Planning & Permitting (DPP), and Office of Economic Revitalization (OER) along with a progress-oriented program toward its longer-term objective as a world-class cultural, commercial, and residential site.

The CAC will operate three general program areas, staffed by SHADE with the following deliverables.

- 1.0 Community Action Center Facility at King Liberty Center/SHADE functions
  - 1.1 CAC management office,
  - 1.2 Collaboration site for State, C&C, and other area non-profit orgs,
  - 1.3 Information site for property, business owners and visitors,
  - 1.4 Community Workshops and Meetings (scheduled/unscheduled),
  - 1.5 Exhibitions and Special Events.
- 2.0 Actionable Immediate Projects:
  - 1.1 Private property inventory and data collection/analysis for potential affordable housing development.
  - 1.2 Existing Right-of-way and open space inventory/analysis for potential short and long-term improvements.
  - 1.3 Survey and document existing unhoused and derelict population on the streets in collaboration with area social service providers.
  - 1.4 Initiate/execute Vacant Storefront and; Street Improvement Art and Design Project.
  - 1.5 Initiate/execute Facade Improvement Pilot Project (Cindy's Lei Shoppe).

1.6 Initiate /execute a Saturday Food and Beverage Market at a high visibility location.

3.0 Strategic Projects:

1.1 Draft a Strategic Economic and Physical Revitalization Design Implementation Playbook which defines the collective and individual brand identity of each TOD.

1.2 Collaborate with the State Historic Preservation Division (SHPD) and C&C DPP Special District division to update/streamline National Historic Preservation compliance review and Chinatown Special District rules and permitting.

1.3 Seek public and private funding to prepare for Chinatown's transition into a living cultural tourism zone.

1.4 Prepare the Chinatown Special District for application to the UNESCO World Heritage List.

2. Provide a projected annual timeline for accomplishing the results or outcomes of the service;

Within the calendar grant cycle, SHADE will:

**July - September**

- Launch the Community Action Center (CAC) and management office as a physical and operational hub in Chinatown.
- Establish baseline assessments for safety, sanitation, and public perception in coordination with community partners.
- Initiate formal coordination with the City & County of Honolulu (C&C), HART, and DPP TOD Planning Team.
- Begin public-facing programming to introduce the CAC's role in Chinatown's transit-oriented development (TOD) readiness, such as community workshops, public meetings, and exhibitions or special events.

**October - December**

- Activate pilot interventions addressing safety, sanitation, and public realm conditions in priority areas, such as private property inventory and data collection, and documentation for vacant/underutilized storefronts.
- Facilitate regular interagency coordination meetings to track TOD Action Plan implementation.
- Host community workshops and design forums to gather local input and align efforts with adopted TOD (2020) and Primary Urban Center Development Plans (April 2025).
- Develop an initial vision framework for Chinatown's cultural and economic positioning.
- Begin efforts for actionable improvement projects (1-2 years), such as Facade Improvement Pilot Project and Vacant Storefront and Street Improvement Art and Design Project.

**January-March**

- Evaluate pilot interventions and adjust strategies based on data and community feedback.
- Expand public programming that supports positive public perception and cultural visibility.
- Advance a coordinated development and branding strategy for Chinatown as a cultural destination.
- Produce interim progress documentation to inform public agencies and stakeholders.
- Begin preliminary coordination for strategic long-term projects (2-4 years), including Strategic Economic and Physical Revitalization Design Implementation Playbook and preparation for Chinatown Special District's UNESCO World Heritage List application.

**April-June**

- Implement refined safety, sanitation, place making and place keeping initiatives informed by earlier phases.
- Finalize a clear development and cultural strategy aligned with TOD implementation milestones.
- Formalize ongoing coordination structures among CAC, C&C, HART, and DPP.
- Continue coordination and plan strategizing for long-term projects (2-4 years), begin seeking grant and outside funding for projects.
- Publish an annual summary report outlining outcomes, lessons learned, and priorities for the following year.

Following the grant cycle, SHADE will sustain the CAC as a long-term civic and cultural hub—continuing to coordinate with public agencies, support community-led improvements, and guide Chinatown's transit-oriented growth toward equitable, culturally grounded outcomes. SHADE will seek alternative funding to continue the CAC and its long-term projects to ensure its continued success.

3. Describe its quality assurance and evaluation plans for the request. Specify how the applicant plans to monitor, evaluate, and improve their results;

SHADE is committed to ensuring that all programs and services delivered through the CAC meet high standards of quality and impact. To achieve this, SHADE will implement a structured quality assurance framework that includes ongoing monitoring, data collection, evaluation, and review of services for continuous improvement. Daily operations will be overseen by the Program Director and the Executive Director to ensure that exhibitions, public events, workshops, and community design services are delivered on schedule, meet programmatic objectives, and adhere to funder and organizational standards.

Program monitoring will be overseen by the Program Manager and executed by staff/fellows, this will include tracking measurable outputs and outcomes, such as workshop attendance and participation, number of technical consultations provided, stakeholder engagement in community outreach, and economic activation indicators such as foot traffic and small-business visibility. SHADE will use surveys, interviews, and feedback forms to collect qualitative data from residents, business owners, and visitors, ensuring community perspectives inform program refinement. Data from these activities will be regularly reviewed in staff meetings, shared with SHADE's grant donors, private funders, board, and partnering organizations, and incorporated into adaptive management strategies to improve program delivery.

Evaluation of overall program effectiveness will be conducted on a quarterly and annual basis, comparing outcomes against established performance metrics and objectives. Lessons learned will inform adjustments to program content, delivery methods, and partnership strategies. SHADE will also produce comprehensive annual reports documenting outputs, outcomes, and impacts, which will be shared with funders, community stakeholders, and partners. By combining quantitative metrics with qualitative feedback and reflective program review, SHADE ensures accountability, transparency, and continuous improvement in achieving the CAC's mission of culturally rooted, community-centered revitalization.

4. List the measure(s) of effectiveness that will be reported to the State agency through which grant funds are appropriated (the expending agency). The measure(s) will provide a standard and objective way for the State to assess the program's achievement or accomplishment. Please note that if the level of appropriation differs from the amount included in this application that the measure(s) of effectiveness will need to be updated and transmitted to the expending agency.
  1. Community Participation:
    - Number of visitors served through the information center.
    - Copy of sign-in sheets of residents, property owners, and small business representatives attending CAC workshops, events, and public programming.
    - Copy of sign-in sheets of stakeholders and partners engaged through advisory task forces, community consultations, and surveys.
  2. Cultural Engagement
    - Photos of cultural exhibitions presented and visitor attendance at exhibitions.
    - Number of resident and visitor engagement with exhibitions and educational programs, measured via feedback forms and survey responses.
  3. Technical Assistance and Capacity Building
    - Private property inventory and data collection/analysis for potential affordable housing development

- Existing Right-of-Way and open space inventory/analysis for potential short-term and long-term improvements.
4. Economic and Neighborhood Activation
    - Data collection, analysis, and map illustration of potential property / business improvement activation projects.
    - Copy of public beautification or activation projects started through the CAC with SHADE.
  5. Community Data and Planning Outcomes
    - Number of properties and parcels analyzed for ownership, land use, economic activity, and redevelopment/preservation potential.
    - Number of community member feedback collected/recorded through oral, written, and digital surveying.
  6. Program Quality and Satisfaction
    - Participant satisfaction scores from workshops, events, and consultations.
    - Copies of community feedback, demonstrating continuous improvement and responsiveness to community needs.
    - Copies of regular reporting documents submitted to grant agency.

## **IV. Financial**

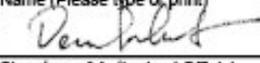
### **Budget**

1. The applicant shall submit a budget utilizing the enclosed budget forms as applicable, to detail the cost of the request.
  - a. Budget request by source of funds
  - b. Personnel salaries and wages
  - c. Equipment and motor vehicles
  - d. Capital project details
  - e. Government contracts, grants, and grants in aid

## BUDGET REQUEST BY SOURCE OF FUNDS

Period: July 1, 2026 to June 30, 2027

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	708,750		15,616	78,000
2. Payroll Taxes & Assessments	92,138		6,180	10,140
3. Fringe Benefits	92,138			7,800
<b>TOTAL PERSONNEL COST</b>	<b>893,025</b>		<b>21,796</b>	<b>95,940</b>
<b>B. OTHER CURRENT EXPENSES</b>				
1. Airfare, Inter-Island				
2. Insurance	5,000			
3. Lease/Rental of Equipment				
4. Lease/Rental of Space	96,000			
5. Staff Training	50,000			
6. Supplies & Printing	150,000		4,000	49,060
7. Telecommunication, AV, IT	60,000		1,400	
8. Utilities				
9. Accounting / Legal Consultant	20,975			
10. Professional Services	525,000		59,000	55,000
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				
<b>TOTAL OTHER CURRENT EXPENSES</b>	<b>906,975</b>		<b>64,400</b>	<b>104,060</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>1,800,000</b>		<b>86,196</b>	<b>200,000</b>
<b>SOURCES OF FUNDING</b>		Budget Prepared By:		
(a) Total State Funds Requested	1,800,000	Dean Sakamoto <span style="float: right;">808-591-5558</span>		
(b) Total Federal Funds Requested		Name (Please type or print) <span style="float: right;">Phone</span>		
(c) Total County Funds Requested	86,196			
(d) Total Private/Other Funds Requested	200,000	Signature of Authorized Official <span style="float: right;">Date</span>		
<b>TOTAL BUDGET</b>	<b>2,086,196</b>	Dean Sakamoto, Executive Director Name and Title (Please type or print)		

**BUDGET JUSTIFICATION - PERSONNEL SALARIES AND WAGES**

Period: July 1, 2026 to June 30, 2027

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	156000	156000	50.00%	\$ 78,000.00
Program Director	75000	75000	100.00%	\$ 75,000.00
Operations Manager	65000	65000	90.00%	\$ 58,500.00
Program Manager	65000	65000	90.00%	\$ 58,500.00
Administrator	65000	65000	75.00%	\$ 48,750.00
Staff (4-6 per year)	240000	240000	100.00%	\$ 240,000.00
Fellows & Interns (4-6 per year)	150000	150000	100.00%	\$ 150,000.00
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
<b>TOTAL:</b>				708,750.00
<b>JUSTIFICATION/COMMENTS:</b>				

**Capital project details**  
Not Applicable

**Equipment and motor vehicles**

Not Applicable

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

Applicant: Shad Instiutte

Contracts Total: 200,000

	CONTRACT DESCRIPTION	EFFECTIVE DATES	AGENCY	GOVERNMENT ENTITY (U.S./State/Hawaii/ Honolulu/ Kauai/ Maui County)	CONTRACT VALUE
1	Waipio Point Access Rd Multimodal (WPARMSI)	10/1/23 - 9/30/26	Dept. Community Services	Honolulu	200,000
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2. The applicant shall provide its anticipated quarterly funding requests for the fiscal year 2027.

Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Grant
\$300,000	\$500,000	\$500,000	\$500,000	\$1,800,000

3. The applicant shall provide a listing of all other sources of funding that they are seeking for fiscal year 2027.

City & County of Honolulu GIA: \$86,196  
 Private Donations: \$ 170,000  
 Graham Foundation: \$30,000

4. The applicant shall provide a listing of all state and federal tax credits it has been granted within the prior three years. Additionally, the applicant shall provide a listing of all state and federal tax credits they have applied for or anticipate applying for pertaining to any capital project, if applicable.

N/A

5. The applicant shall provide a listing of all federal, state, and county government contracts, grants, and grants in aid it has been granted within the prior three years and will be receiving for fiscal year 2027 for program funding.

CONTRACT DESCRIPTION: Waipio Point Access Rd Multimodal (WPARMSI)  
 EFFECTIVE DATES: 10/1/23 - 9/30/26  
 AGENCY: Dept. Community Services  
 GOVERNMENT ENTITY: Honolulu  
 CONTRACT VALUE: \$200,000

6. The applicant shall provide the balance of its unrestricted current assets as of December 31, 2025.

Checking Account (as of December 31, 2025): \$5,929.47

## **V. Experience and Capability**

### **1. Necessary Skills and Experience**

The applicant shall demonstrate that it has the necessary skills, abilities, knowledge of, and experience relating to the request. State your experience and appropriateness for providing the service proposed in this application. The applicant shall also provide a listing of verifiable experience of related projects or contracts for the most recent three years that are pertinent to the request.

Founded a decade ago, SHADE has directly served the Chinatown area while expanding its reach to underserved communities in Riverwalk, Ko'olauloa, Waipahu, and Kapolei. Since its inception, SHADE's work has grown to include annual fellowships, low/pro-bono design consultation, and educational public events, exhibitions, and workshop programming. As a non-profit design and research organization, SHADE is experienced in managing multi-partner cultural and planning initiatives, overseeing budgets, contracts, and reporting for both public and private funders. Having raised over \$60,000 annually of private funds for localized programming and assisted on publicly-funded multi-million dollar project contracts, SHADE has developed years of organizational expertise in planning and carrying out projects that directly serve Hawaiian communities.

With its office intentionally located in Chinatown, SHADE has directly engaged Downtown, Chinatown, and Riverwalk stakeholders, legislators, and agencies since 2015. Early efforts began with the C&C DPP TOD planning team to deliver the 2015 Chinatown Rail Summit, a community surveying and workshop series documenting future needs of Chinatown. Following this work, SHADE collaborated with core stakeholders for five years to develop the 2020 Chinatown Urban Acupuncture Project, extending the DPP TOD Plan into 12 improvement proposals. Two outcomes include the Wo Fat Chop Sui House Redevelopment and the Riverwalk Revitalization Project, completed in 2024. SHADE was also contracted in 2024 by the C&C Department of Parks and Recreation to lead community engagement and develop preliminary design proposals for Sun Yat-Sen Mall, College Walk Mall, and the Nu'uuanu Stream embankments between N. Beretania Street and Vineyard Boulevard (ongoing).

SHADE has supported publicly and privately funded projects over the past nine years. Currently, SHADE is working with the C&C Department of Transportation Services, Hawaii State Department of Transportation, State Department of Health, State Department of Education, and area residents on the Waipio Point Access Road Multimodal and Safety Improvement Project (WPARMSI). SHADE funded and implemented community engagement, design, and project management for this state funded \$4 million project, expected to begin construction in late 2025. Additionally, SHADE has worked with the Kānehili Community Association and the Department of Hawaiian Home Lands since 2019 as a paid consultant to design and draft construction

drawings for a community park and cultural center that celebrates Hawaiian culture and history. This project is currently underway, and is expected to continue in 2026-27.

Since inception, SHADE's programs and service projects have served over 1,500 Hawai'i residents. Its fellowship program has trained nearly 40 students in research and public design. At the CAC location, SHADE has recently hosted local art exhibitions, public workshops, and collaborative research installations—engaging professionals, academics, vendors, agencies, and residents in free educational opportunities focused on sustainability and affordable development. SHADE's work has been featured by Hawaii Public Radio, UH News, and Pacific Business News for Chinatown-related work. In 2018, SHADE received the AIA Honorable Mention for the Chinatown Urban Acupuncture Project (Appendix B).

In 2024, SHADE began seeking public support, private donations, and grants to expand its organizational capacity with the CAC and will continue efforts to secure additional funding beyond the proposed grant cycle to sustain support for the Chinatown neighborhood, further described in Section VI, #4.

## **2. Facilities**

The applicant shall provide a description of its facilities and demonstrate its adequacy in relation to the request. If facilities are not presently available, describe plans to secure facilities.

SHADE is currently a tenant at the King Liberty Center, located at 99 N King St, Honolulu, HI 96817. SHADE has worked directly in Chinatown for 10 years and has operated out of this facility for almost five years, which will continue to support SHADE's work as the Community Action Center (CAC) for the activities proposed in this request.

Located at the corner of N. King and Maunakea Streets, adjacent to Honolulu's finest restaurants and its one-of-a-kind flower lei sellers' corridor, the King Liberty Center is a storied site at the heart of Honolulu's historic Chinatown and is a mid-century-era urban landmark designed by Hawai'i's renowned modern architect Vladimir Ossipoff (1907–1998). The four-story building was the headquarters of Liberty Bank in 1953 until the American Savings Bank purchased the building in 1997 and operated their Chinatown branch as a cornerstone institution serving the Chinatown community for over two decades. In 2022, the building was purchased and renovated to prepare the facility with updated office, event, and gallery/exhibition space. These efforts received the 2024 Modernism in America Award for Citation of Merit, Docomomo US. "It is a successful adaptive reuse which honors the renowned architect's original design intent and brings back some of the features which had been lost or obscured. It is equally important because of the cultural association with the Chinese American community of Hawaii." - Steven Keylon, 2024 Jury Member

As a main tenant, SHADE operates the organization's headquarters from this facility. The facility's central location in Chinatown has allowed SHADE to build long-term

relationships with residents, businesses, and organizations in the area, and has made SHADE more accessible to the public as it is within walking distance to Chinatown's main neighborhood and cultural attractions— making it well positioned to function as both a neighborhood hub and tourist information center. Existing infrastructure supports daily operations, public access, and compliance with safety and accessibility requirements. The facility is already accessible to the public and appropriately sized to support the continuation of exhibitions, public meetings, workshops, and community events, with capacity to host gatherings of 100 or more participants. The space includes flexible areas suitable for rotating cultural exhibitions, public programming, technical consultations, and administrative operations, enabling SHADE to efficiently deliver the full scope of CAC services described in this application.

In addition to this, SHADE has organized and hosted numerous large-scale public events, exhibitions, and training seminars from the facility. The main gallery and event space is 1,760 sq ft and can hold 120 people, while the lower event space 1,070 sq ft and can hold 80 people. As program demand grows, SHADE has the capacity to adapt the space through phased improvements and, if necessary, secure additional support through partnerships with nearby cultural organizations and community facilities. These arrangements ensure that facilities will remain adequate and responsive to program needs throughout the grant period.

## **VI. Personnel: Project Organization and Staffing**

### **1. Proposed Staffing, Staff Qualifications, Supervision and Training**

The applicant shall describe the proposed staffing pattern and proposed service capacity appropriate for the viability of the request. The applicant shall provide the qualifications and experience of personnel for the request and shall describe its ability to supervise, train and provide administrative directions relative to the request.

Overseen by a board and advisory committee made up of licensed and experienced professionals dedicated to design and civic service work, SHADE has been able to expand its mission sustainably over the last decade. Managed by the Executive Director and Program Manager, SHADE's team oversees operations, financial management, and partnership coordination to directly work with fellows, residents, and collaborating agencies to carry out local programs and larger publicly contracted projects.

For the CAC, SHADE will implement a staffing structure appropriate to the scale and scope of the CAC ensuring effective program delivery, fiscal accountability, and long-term viability. Core staff will include an Executive Director responsible for overall leadership and compliance; a Program Director who will report to the Executive Director and oversee all high-level organizational work and programming is carried out; a Program Manager overseeing CAC operations, public programming, and partnerships; and administrative and program support staff responsible for daily operations, communications, and reporting. Additional capacity will be provided through contracted consultants, artists, planners, and historians, as well as SHADE fellows, staff, and volunteers who support community outreach, data collection, and technical assistance. This staffing pattern allows SHADE to deliver multiple concurrent programs—including exhibitions, workshops, design consultations, and visitor services—while maintaining operational efficiency.

SHADE's personnel bring extensive experience in nonprofit management, community-based design, cultural programming, and public-sector collaboration, with more than a decade of work in Honolulu's Chinatown and similar historic districts. Over 40 staff, interns, and fellows have been trained in participatory design, community engagement, and equitable development practices through SHADE's programs, training new professionals in ensuring design, outreach, and architecture services are culturally responsive and accessible to communities. Over the past decade, SHADE has worked with 20 community partners to deliver high quality services to Hawaiian communities in need, including major county and state agencies like the Department of Hawaiian Homelands, the C&C Department of Planning & Permitting, and the Department of Transit Services. To support these long-standing partnerships, SHADE maintains clear supervisory and reporting structures, with regular staff meetings, defined work plans, and performance monitoring to ensure accountability and quality assurance both internally and for external use with partners. The organization has established systems for training, mentorship, and administrative oversight, enabling SHADE to effectively

supervise staff, manage contractors, and provide consistent administrative direction in support of the CAC and the objectives of this grant.

## Qualifications & Experience of Personnel



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

### PROFESSIONAL OVERVIEW

Mr. Sakamoto is a Hawai'i-born practicing architect with international experience. He founded Dean Sakamoto Architects (DSA) in Honolulu, Hawai'i and New Haven, Connecticut over twenty years ago. He is a licensed architect in Hawai'i, Connecticut, and Nevada. He is also the executive director of SHADE Institute, a non-profit public interest design organization. As an educator, he served on the faculties of the Yale School of Architecture (1998-2011); University of Hawai'i at Manoa, Department of Urban & Regional Planning (2011-present); and University of Nevada at Las Vegas, School of Architecture (2019). DSA is known for its environmentally sensitive and culturally specific designs and was the recipient of numerous design awards for projects in the Northeastern U.S. and Hawai'i. Mr. Sakamoto is an expert on the history of modern architecture in Hawai'i and hurricane resilient community planning & building design. He is the primary author of the book, *Hawaiian Modern, The Architecture of Vladimir Ossipoff* (Honolulu Museum of Art & Yale University Press, 2007, 2015, 2017) and *HURRIPLAN: Resilient Building Design for Coast Communities* (FEMA-NDPTC, 2013).

### EDUCATION

- Yale University, 1998, Master of Environmental Design, School of Architecture, New Haven, Connecticut
- Cranbrook Academy of Art, 1992, Master of Architecture, Department of Architecture, Bloomfield Hills, Michigan
- University of Oregon, 1986, Bachelor of Architecture, School of Architecture & Allied Arts, Eugene, Oregon

### PROFESSIONAL EXPERIENCE

- SHADE Institute, Executive Director, 2015-present
- Dean Sakamoto Architects LLC, New Haven, CT and Honolulu, HI, Principal, 1999 –present
- National Disaster Preparedness Training Center, Deputy Director and Course Developer, 2011-2014
- Dean Sakamoto Architect, Honolulu, HI and New Haven, CT, 1994-1999
- Johnson Tsushima Luersen Lowrey, Inc., Honolulu, HI, Project Architect, 1993 –1994
- Dean Sakamoto Architect, Detroit, MI, 1990 –1993
- WATG, Honolulu, HI, Project Designer, 1990
- Studio di Architettura, Prof. Arch. Franco Zagari, Rome, Italy, Urban Designer, 1989 –1990
- CDS International, Honolulu, HI, Intern Architect, 1986 –1989

- Johnson Reese Luersen Lowrey, Inc., Honolulu, HI, Intern, 1984

**REGISTRATION & CERTIFICATION**

- State of Nevada, Registered Architect, #8638, 2021-present
- State of Connecticut, Registered Architect, ARI.0002000-present
- State of Hawai'i, Registered Architect, #7802, 1993–present
- State of Michigan, Registered Architect, 1991–1993
- Social Economic Environmental Design (SEED), certified professional, 2017-present
- U.S. Green Building Council, Leadership in Energy & Environmental Design (LEED)
- Accredited Professional, 2006-present
- NCARB, National Council of Architectural Registration Boards, certification, 2000–Present



**Madelene Dailey** Assoc. AIA  
*Program Manager*

### **PROFESSIONAL OVERVIEW**

Ms. Dailey works as a Technical Specialist, Planner, and Environmental Consultant for public and private entities since 2018. She is the project manager and team project lead for NEPA consultation documentation. Dailey also co-founded Architecture + Advocacy a 501 (c)(3) nonprofit in Los Angeles as the Creative Design Director for pro bono design build projects and student workshops. During her time at Habitat for Humanity she collaborated with and reported to international government and local NGO divisions to update procedures for response services, collecting data for climate disaster risk-reduction and future mitigation response planning. She has received numerous grants and awards that identify architecture and planning strategy's that impact underrepresented communities. As well as publications about assessing climate risk on global indigenous communities. As SHADE Program Manager, Ms. Dailey oversees daily operations, programs, staffing, projects, and legal compliance for the organization.

### **EDUCATION**

- University of Southern California, M.Arch, 2024
- Eckerd College, BA Environmental Studies, BA Visual Arts, 2018

### **PROFESSIONAL EXPERIENCE**

- SHADE Institute, Honolulu, HI, Program Manager, 2023-Present
- Architecture + Advocacy – 501(c)(3) nonprofit, Los Angeles, CA, Director/Co-Founder, 2022-Present
- Atkins Realis Architecture and Engineering Firm, Tampa, FL, Planner II, 2018-2025
- Habitat for Humanity/USAID/BHA, Washington D.C.-Chiquimula, Guatemala, Fellow/Research Lead, 2024

### **REGISTRATION & CERTIFICATION**

- Sustainable Design, USC, 2024
- NEPA Policy, 2019-2025
- FEMA Associate, 2020-2024
- Sustainable Cities, Eckerd, 2018
- Green Design, 2018



**Lei Sakamoto**  
*Administrator*

**PROFESSIONAL OVERVIEW**

Lei has worked in Hawai'i, Michigan, and Connecticut in numerous accounting and administrative roles. Her career began as a Certified Public Accountant in the State of Hawai'i. In Detroit, she coordinated the move of one of the Motor City's largest law firms into a new building designed by Philip Johnson. At the University of Hawai'i at Manoa, she was the business manager of the School of Nursing which garnered her the State Employee of the Year Honor (1995). She also worked for Yale University's General Accounting Department. At DSA, she manages the office finances and operations.

**EDUCATION**

- University of Hawaii, Bachelor of Business Administration, 1982

**PROFESSIONAL EXPERIENCE**

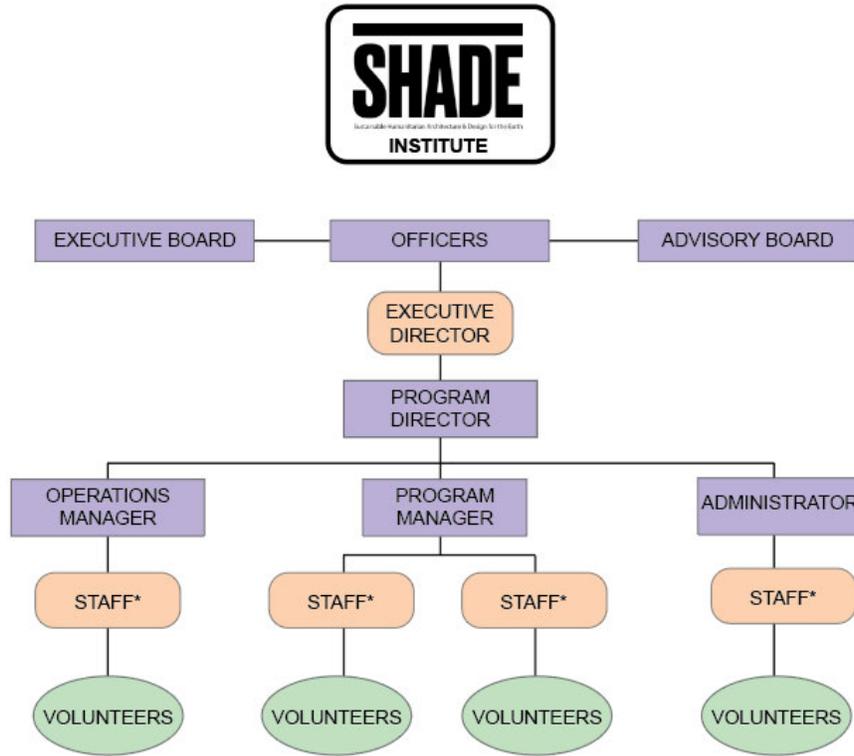
- Dean Sakamoto Architects LLC, New Haven, CT and Honolulu, HI, Administrative Director, 1999 – Present
- Yale University General Accounting Department, New Haven, CT, Manager III, 1997 - 2001
- University of Hawaii School of Nursing, Honolulu, HI, Fiscal Accounting Specialist, 1995 - 1997
- University of Hawaii, Hawaii Natural Energy Institute, Honolulu, HI, Fiscal Accounting Specialist, 1994 - 1995
- Senator Anthony Chang, Honolulu, HI, Legislative Aide, 1993
- Dickinson, Wright, Moon, Van Dusen and Freeman, Detroit, MI, Move Coordinator, 1991 – 1992
- Charles Pankow Builders, Inc, Honolulu, HI, Senior Accountant, 1987- 1991
- Ikeda & Wong, CPA, Honolulu, HI, Accountant, 1983 - 1987

**REGISTRATION & CERTIFICATION**

- Governor's Award for Distinguished State Service: 1987, Employee of the Year, University of Hawaii

## 2. Organization Chart

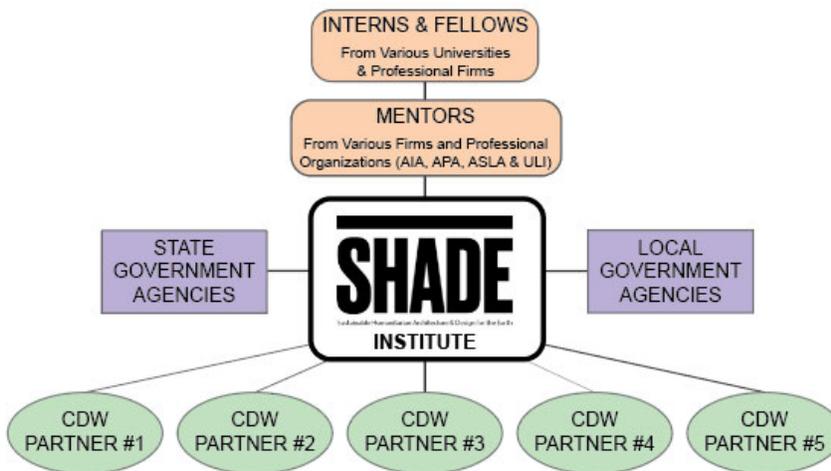
The applicant shall illustrate the position of each staff and line of responsibility/supervision. If the request is part of a large, multi-purpose organization, include an organization chart that illustrates the placement of this request.



### Internal

#### SHADE Institute Organizational Chart

\*Staff may be Institute Interns, Fellows, Full-time, or Part-time Staff



### External

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

### **3. Compensation**

The applicant shall provide an annual salary range paid by the applicant to the three highest paid officers, directors, or employees of the organization by position title, not employee name.

Executive Director, \$156,000  
Program Director, \$75,000  
Operations Manager, \$65,000

## **VII. Other**

### **1. Litigation**

The applicant shall disclose any pending litigation to which they are a party, including the disclosure of any outstanding judgement. If applicable, please explain.

Not Applicable

### **2. Licensure or Accreditation**

The applicant shall specify any special qualifications, including but not limited to licensure or accreditation that the applicant possesses relevant to this request.

Dean Sakamoto FAIA, LEED AP, SEED  
Executive Director of SHADE Institute

### **3. Private Educational Institutions**

The applicant shall specify whether the grant will be used to support or benefit a sectarian or non-sectarian private educational institution. Please see [Article X, Section 1, of the State Constitution](#) for the relevance of this question.

No, the grant will not support a private education institution.

### **4. Future Sustainability Plan**

The applicant shall provide a plan for sustaining after fiscal year 2027 the activity funded by the grant if the grant of this application is:

- (a) Received by the applicant for fiscal year 2027, but
- (b) Not received by the applicant thereafter.

If grant funding is received for fiscal year (FY) 2027 but not thereafter, SHADE will sustain the Community Action Center (CAC) through a diversified funding and operational strategy. During the FY2027 grant period, SHADE will use grant funds to stabilize core operations, demonstrate measurable outcomes, and strengthen partnerships with public agencies, private foundations, and community stakeholders. These efforts will position the CAC as a proven, high-impact public resource eligible for continued support through alternative funding streams.

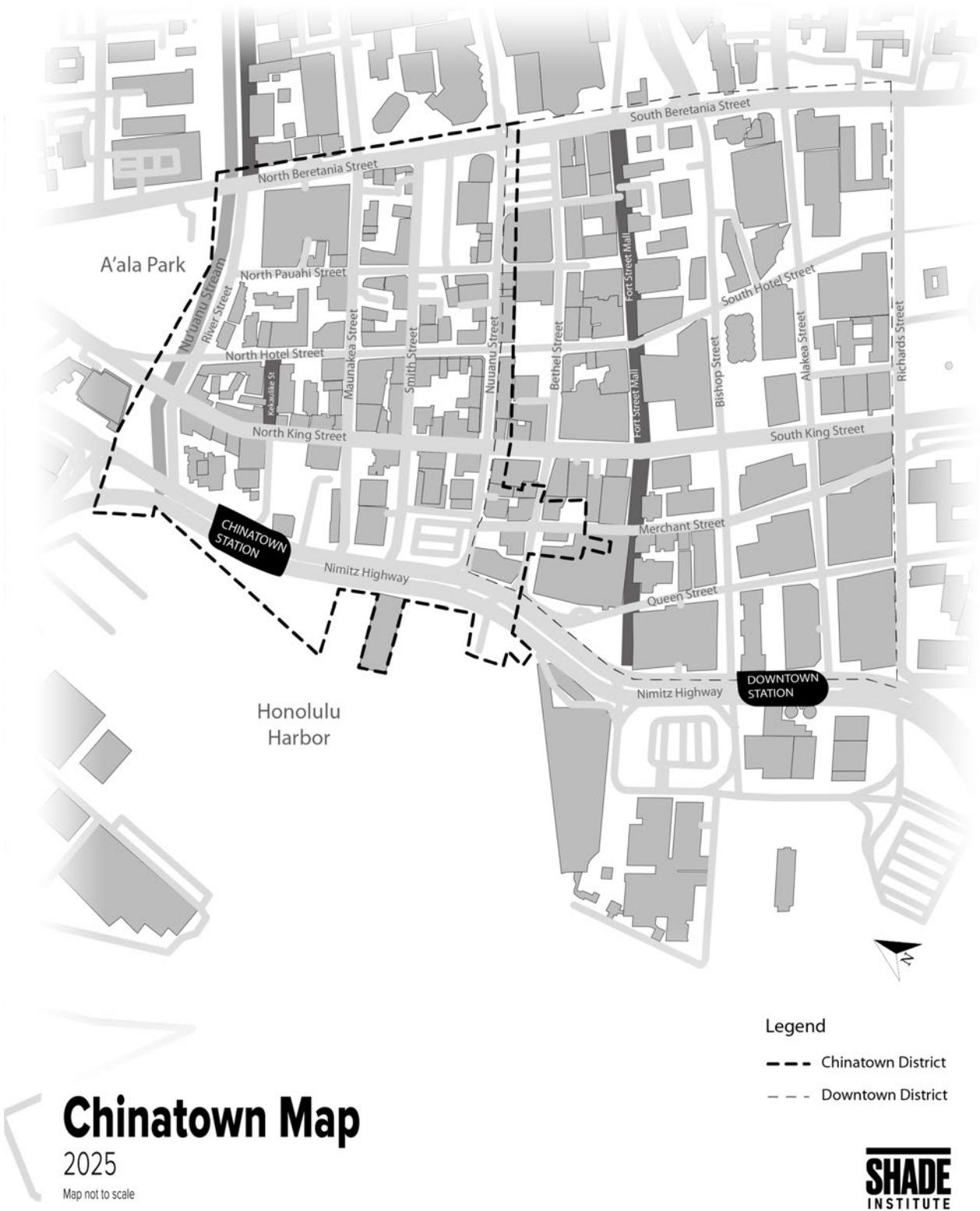
To ensure the continuation and scaling of activities, SHADE plans to work closely with our partners during the grant cycle to develop actionable steps that support the sustained development of our Chinatown programming. As an example, SHADE has previously partnered with the C&C DPP to identify broader goals for preservation, economic development, and public engagement, looking into the next 10-15 years for Chinatown. Part of proposed next steps and continuation for this project is to seek grant funding for long-term (2-4 year) collaboration with C&C DPP and the Chinatown Business + Community Association to conduct a business analysis assessment, facade improvement plan, and a historic preservation guidebook for local small businesses. These future efforts will utilize methods, design guidelines, and engagement models through the CAC. The goal of this long-term vision is to develop a series of resources that residents, local businesses, and civic agencies can use to inform and support future Chinatown development initiatives.

Following FY2027, SHADE will pursue a combination of philanthropic grants, corporate sponsorships, earned revenue, and project-based contracts to support ongoing CAC operations. Earned revenue strategies may include ticketed special events, bookstore and merchandise sales, fee-for-service design and planning assistance, and sponsorships tied to exhibitions and public programming. SHADE will also seek multi-year foundation support and program-specific funding aligned with cultural preservation, small-business support, equitable development, and transit-oriented planning.

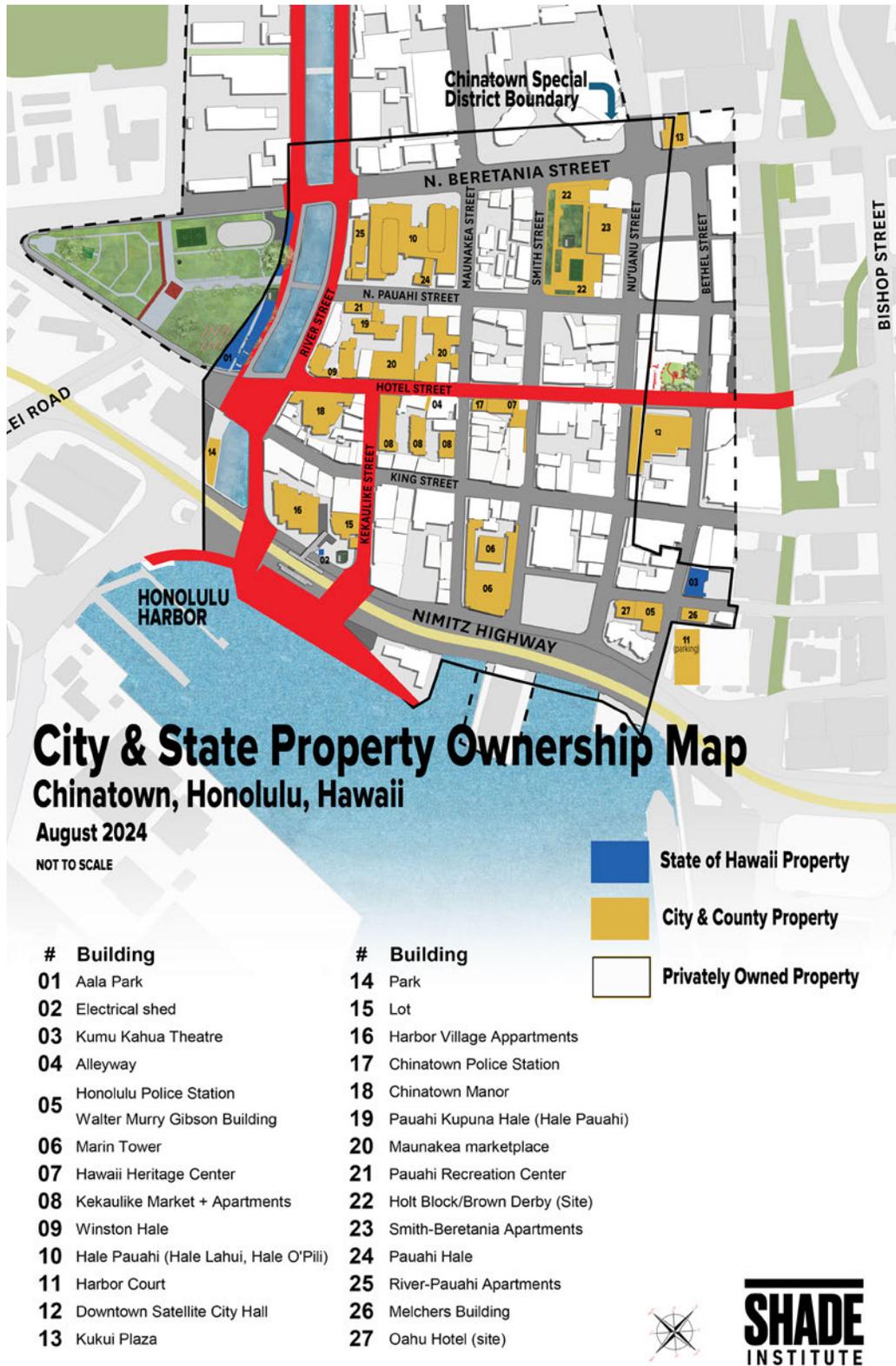
In parallel, SHADE will formalize partnerships with State and C&C agencies, cultural institutions, and educational organizations to integrate CAC services into ongoing public initiatives in Chinatown, reducing duplication and sharing costs where appropriate. Staffing and programming levels will be scaled to match available resources while preserving core services, including community design assistance, exhibitions, and public education. Through these strategies, SHADE will ensure that the CAC remains financially viable, programmatically effective, and accessible to the Chinatown community beyond FY 2027.

## **APPENDIX A: Project Information**

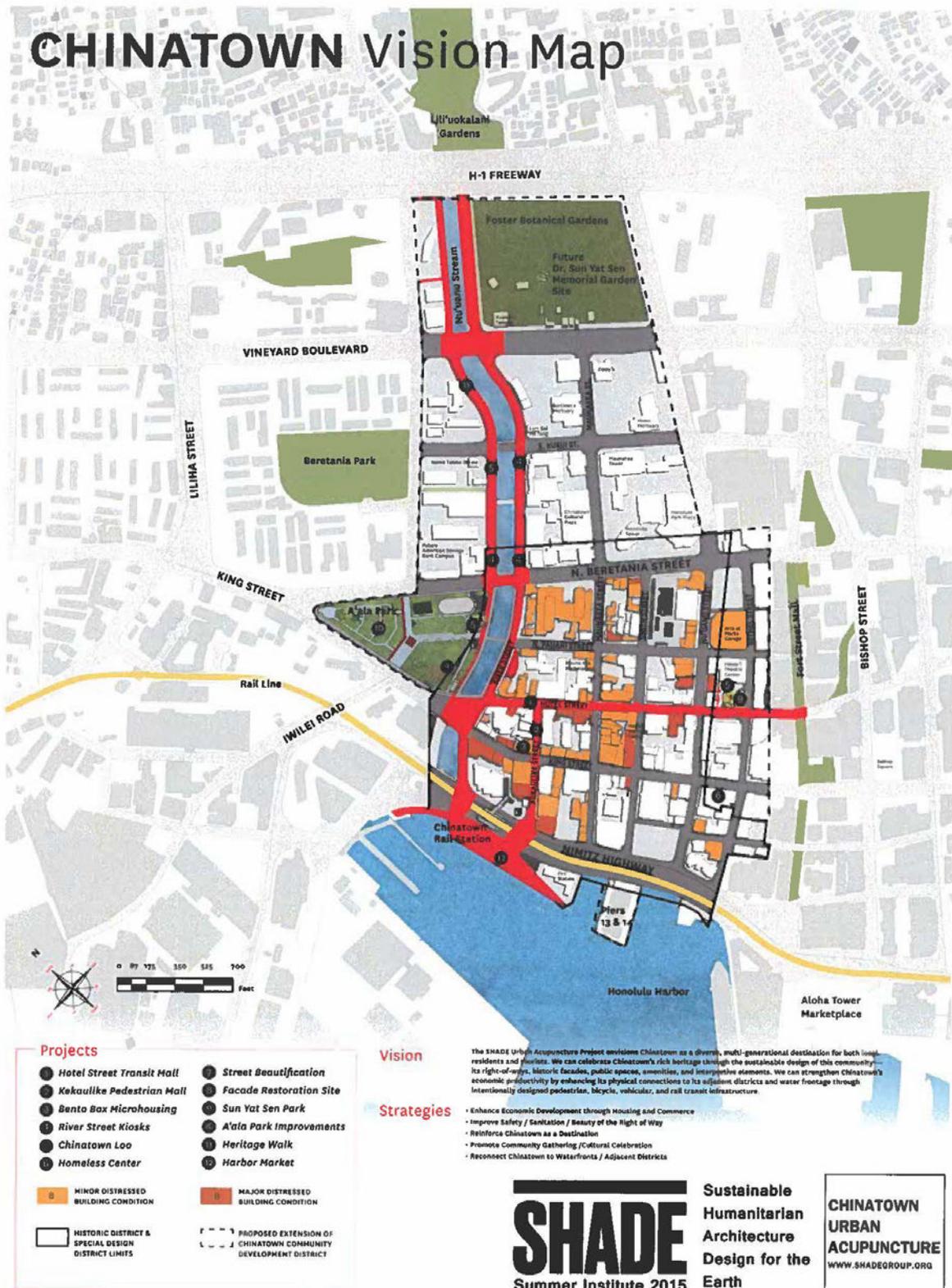
A.1 - Figure 1 - Project Location Map



A.2 - Figure 2 – Chinatown Parcel Ownership Map



A.3 - Figure 3 – Chinatown Vision Map



## **APPENDIX B: Organization Information**

B.1 - Features / Articles / Awards



**The American Institute of Architects,  
Honolulu Chapter**

is proud to present the  
2017 AIA Honolulu Design Awards



**HONORABLE MENTION**

Unbuilt

Project:

Chinatown Urban

Acupuncture Project

*Public Interest Design Initiative in Honolulu, O'ahu*

Architect:

SHADE Institute

Chris Hong, AIA  
2017 AIA Honolulu President

Lorena Yamamoto, AIA  
2017 AIA Honolulu Secretary

AIA Honolulu Design Awards Program, 2017

## Downtown Honolulu, Chinatown revitalization plans developed by UH students

UH News » Academic News » Downtown Honolulu, Chinatown revitalization...

📅 May 19, 2025   👤 UH News

Reading time: 3 minutes



Twelve graduate students from the University of Hawai'i at Mānoa showcased innovative proposals to revitalize Downtown Honolulu and Chinatown through the establishment of a Business Improvement District (BID). Their work was presented on May 9, at the historic Liberty Bank Building—a mid-century modern landmark designed by popular architect Vladimir Ossipoff—in front of local planners, architects, engineers and community stakeholders.

The



Graduate students and Professor Karl Kim gather for a photo during their Downtown Honolulu and Chinatown Business Improvement District presentations.

practicum course was led by Professor Karl Kim of the [Department of Urban and Regional Planning in the College of Social Sciences](#); and Dean Sakamoto, a Fellow of the American Institute of Architects, professional architect and founder of Shade Institute, a non-profit community design organization. The project was also supported by UH's [National Disaster Preparedness Training Center](#), a congressionally-authorized center that develops and delivers training on natural hazards, coastal communities and hazard mitigation.

The team explored alternative scenarios focused on cultural identity, transportation and sustainable development in order to address safety and security, public health and urban environmental quality. UH has worked closely with the Waikiki Business Improvement District Association, which is one of the most successful BIDs in the nation. The proposed Chinatown/Downtown BID uses coordinated public-private investment to address persistent challenges such as homelessness, crime, sanitation and commercial vacancy.

Each scenario outlined targeted strategies to improve safety, mobility, environmental resilience and economic vitality:

- › The Historic and Cultural Scenario centered on strengthening community identity through preservation and cultural events.
- › The Transportation Scenario aimed to increase connectivity and accessibility for pedestrians and transit users.
- › The Clean City Movement Scenario promoted climate adaptation and sustainable design to support long-term urban health and safety.

The proposals address the need for enhanced services beyond what the city currently provides, such as waste management, security and beautification. This framework is designed to ensure ongoing maintenance, promote local businesses and attract both residents and visitors.



The presentations were attended by local planners, architects, engineers and community stakeholders.

"The scenarios capture both broad directions as well as specific actions. It's a way of taking a more messy, complex—sometimes called 'wicked'—problems and narrowing it down into interventions with measurable improvements," Kim said. "What's cool about this project is that the students can track what happens. You'll be able to see in a year, five years, 10 years—the changes and evolution that's occurred."

"This course was an amazing opportunity to participate in a real world planning project that was in a safe and supervised environment that was rooted in educating students," student Kylie Yonamine said. "This experience has taught me many useful skills that I will utilize in my future professional career, but more importantly instilled a deep understanding and care that planning directly has due to its impacts on communities and people."

Student Nolan Barringer added, "The urban planning lessons gathered during practicum were numerous, meaningful and richly deserving of more investigation."

## UH News Article Feature, 2025

**Executive Insight**



DEAN SAKAMOTO ARCHITECTS

**ABOUT SHADE GROUP**

**Founder:**  
Dean Sakamoto  
**Address:**  
99 N. King St.,  
Honolulu, HI 96817  
**Phone:**  
808-591-5558  
**Email:** admin@  
shadegroupllc.com  
**Website:**  
shadegroup.org

last century, into this century, is a breakdown in ethics. Design and planning is really a service. You're there to make a better society. ... What we try to do with SHADE is we try to not only bridge that university to real world divide, but we also try to instill a service mindset. The world also needs to be more sustainable. Remember, we're designing for people, so the "S" in SHADE stands for sustainability, which is always the driver. The "H" is the humanitarian concern. We're not designing to create a monument or an egotistical thing. We're designing for everyday, normal people. ... The third thing is, there's a real need for our services, but not everyone can afford it or knows how to procure it. Chinatown has certain needs, and we can't rely on the city and the state alone to solve all of the problems.

**Are you seeing progress in efforts to revitalize Chinatown?** There's a lot of concern, but there's no organized approach or single way to do this. The city is doing their best. They've increased their cleaning and sanitation services. The Department of Facility Maintenance does a great job here every day cleaning, power washing. The police are around. There's not enough of them, but they're trying their best. What Chinatown really needs is economic development and what goes with economic development is physical planning. There's nothing going on there. We're highly regulated because Chinatown is on the National Register of Historic Places. That means it's a designated historical neighborhood. ... It's highly regulated by the State Historic Preservation division. It's also a City and County [of Honolulu] special district, so if you apply for a building permit here, [you] not only have to get the state's permission, but [you] have to go through the city and get a special permit before you apply for a building permit.

- Alexander Lugo



**DEAN SAKAMOTO OF SHADE GROUP**

*Architect talks about what Chinatown needs*

Dean Sakamoto has been running his architecture firm, Dean Sakamoto Architects, for more than two decades now. Within that timeframe, he also founded the SHADE Group, a nonprofit dedicated to boosting local design with a focus on sustainable planning and humanitarian needs.

Sakamoto founded SHADE just over a decade ago in Chinatown as Honolulu officials were planning the Skyline rail system, which has a planned stop in Chinatown. Since its founding, SHADE has served as a beacon for assisting with local design challenges while tackling other issues like building up the local design workforce. But as local officials and private companies look to revitalize a Chinatown that has

been plagued with negative perceptions and less foot traffic, Sakamoto sees a lot of work to be done.

**Why did you start SHADE?** I've always been a practitioner and an educator. There's a gap between what people learn in university and what it takes to actually practice. That gap, especially in the design professions, has been problematic. It's a challenge, because there's so much real-world information that you'll never get in a university course. I always thought there's a need to make education more relevant and have a bridge into practice, rather than putting it on the employer to train everyone. Secondly, what I saw lacking at the end of the

Pacific Business News Article Feature, 2025

The Conversation

# SHADE founder on Chinatown architecture, development

Hawaii Public Radio | By **Catherine Cruz**

Published October 22, 2025 at 4:32 PM HST  
Updated October 22, 2025 at 11:50 AM HST



▶ LISTEN • 9:38



By Catherine Cruz / HPR

HPR's Catherine Cruz, right, with Dean Sakamoto of the SHADE Institute in Chinatown on Oct. 22, 2025.

The Conversation aired live Wednesday from the historic Liberty Bank building, home to SHADE, a firm that focuses on public interest design in underserved communities.

SHADE played host last week to an event held for the first time in Hawaii. "Mass Timber Blitz Hawaii" brought together more than a hundred people to talk about innovation in building with wood, specifically large engineered wood panels.

HPR got a chance to sit down and talk to SHADE's Dean Sakamoto. The former Yale University professor and architect founded the SHADE institute, which calls the mid-century modern Chinatown building home.

Sakamoto shared his thoughts about the future of Chinatown and how SHADE fits into the discussion.

## Hawaii Public Radio Article & Podcast Feature, 2025



Star-Advertiser Newspaper Feature, 2016