

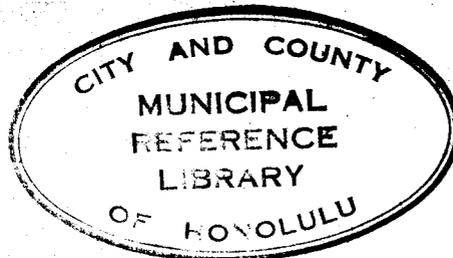
Honolulu.

REPORT OF THE CITY PLANNING COMMISSION

BIENNIAL PERIOD 1921-1922.

January 31, 1923.

Honorable John H. Wilson,
Mayor, City and County of Honolulu,
Honolulu, Hawaii.



Dear Sir:

I have the honor to submit herewith report of the City Planning Commission for the biennial period 1921-1922, and of the expenditures of moneys appropriated for this purpose by the Honorable Board of Supervisors of the City and County of Honolulu.

Appropriations, Salaries & Expenses-	1921	1922
Expenses-	\$ 3,000.00	\$3,000.00
Amount lapsed into source-	1,988.00	1,999.40
	<u>\$ 1,012.00</u>	<u>\$1,000.60</u>

The meetings of the Commission, held weekly, with a few exceptions, have been well attended by the members, who have devoted much time, thought and study to the various improvement projects brought to their attention, and coming within the jurisdiction of the Commission.

The membership of the Commission for the biennial period is as follows:

Appointed members-

J. D. McInerny, President
George P. Denison
Arthur R. Keller
Philip E. Spalding
H. R. Macfarlane

Permanent ex-officio members-

Mayor, John H. Wilson
City Engineer, Frederick Ohrt

HT 163
H 65
A 27
1921-22
COPY 2

HT 168
H 65
A 27
1921-22
copy 2

The first part of the biennial period was devoted to work on the Zoning Ordinance, mentioned in our previous report as nearing completion. After many added weeks of deliberation and study, in cooperation with Mr. Louis Cain, Building Inspector, this ordinance was finally completed and recommended to the Board on February 26, 1921, and after further delays due to minor amendments, became a law on April 7, 1922, as Ordinance No. 207. It is already filling a long recognized need, justifying the time and study spent on it.

The rapid growth of the City of Honolulu during the past two years has emphasized again the congestion and narrowness of our city streets, the lack of adequate thoroughfares and boulevards, the lack of sufficient parks and playgrounds, and the unsightly pine of poles with net work of wires strung across our streets and boulevards.

A beginning has been made to improve these conditions as shown in plans to widen (1) King Street, (2) Merchant Street, (3) Bishop Street, (4) Queen Street, and to extend (5) Bishop Street through to Beretania, and (6) Kalakaua Avenue through to Beretania Street.

(1) The widening of King Street was recommended to the Board in December, 1921, and adopted by them on January 11, 1922. This plan contemplates widening King Street from the junction of North King Street and Beretania Avenue to the Moanalua-Kahauiki boundary at Fort Shafter, to 86 feet, with the exception of the strip between the Railroad Station and Desha Lane, where the plan calls for a 100-foot width.

7/19

(2) The widening of Merchant Street, recommended to the Board on June 13, 1922, provides for an 8-foot set-back line on the mauka side of the street. The new Castle & Cooke building is now being placed on this line.

(3) On August 12, 1922, the Commission recommended that Bishop Street be widened from 60 feet to 80 feet. After public hearings with the property owners, a 70 foot width was agreed upon and new construction is now going up on the 70 foot line.

(4) The widening of Queen Street contemplates set-back lines between Fort Street and Richards Street.

(5) Recommendations for the extension of Bishop Street were sent to the Board on February 24, 1922, and (6) for the extension of Kalakaua Avenue on May 16, 1922.

In order to eliminate a portion of the network of overhead wires in the Civic Center, a combination utility pole was discussed, but an attempt to harmonize the various phases and ideas proved unsuccessful.

Diamond Head Road, when the time comes for its improvement, will be developed as a semi-boulevard.

Early in January of 1922 the Commission learned that the Jaeger estate, situated on Puuahou Street and extending from Bere-tania to King Street, was to be sold and subdivided, and an attempt was made to secure this property for public park purposes. The Commission felt that when Kalakaua Avenue extension has become a fact, this property, then surrounded on four sides by thoroughfares, would become a valuable asset to the future development of the park system of the City, both because of the rare trees and shrubs contained therein, and because of its location. Although the acquisition of this property was recommended to the Board, no definite action was

taken by them on account of lack of funds for the purchase. The property owners are holding the estate intact until after the Legislature meets, when they contemplate selling it, provided the Legislature does not make provision to purchase same for park purposes. The City Planning Commission hopes that the Legislature will take definite favorable action in the matter.

But perhaps most important of all, there has been emphasized during these two years the crying need of a comprehensive street plan for the whole city. A street plan, however, does not set a time limit for its realization. It may be 25 years or more before all the plans are executed. But by having a carefully worked out plan before them, the city authorities, who may change from time to time, will always have a chart by which to be governed in continuing these improvements.

The City Planning Commission has made a beginning on this task, in submitting street plans for the Waikiki Reclamation District. These plans were approved by the Commission in January 1922, and copies submitted both to the Waikiki Improvement Commission, a commission created by the last Legislature, and to the Board of Supervisors. The Waikiki Improvement Commission formally approved the plans on December 14, 1922, and the same have since been adopted by the Board, and they are being followed in laying the sewer system for the Waikiki Reclamation District.

For Ala Moana the boulevard plan has been adopted. This plan contemplates the filling in of 500 feet makai of the present Ala Moana, which is to be used for park purposes. The Commission also recommended that the parking strip on the mauka side of the canal be extended from McCully Street down to Ala Moana. It is hoped that the Legislature will provide the necessary funds for the purchase of the same.

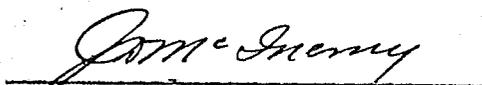
At present the Commission is working on plans for the development of Kapalama Section. Plans for this section have absorbed the time of the Commission for many months, and we hope soon to be able to present the results of our labor and study to the Board for their approval. Incorporated in these plans will be many of the suggested changes offered as improvements to our preliminary plan at our recent public hearing on the same.

Kapalama district presents more serious problems than does Waikiki, the latter being a new and comparatively unimproved district, where our plans may be carried out without any great expense to the City and also without any serious losses to the property owners, while Kapalama is an already established section, where changes will be expensive to both City and property owners. Added to this is the delay involved in condemnation proceedings. Many new streets will have to be cut through this district to relieve the congestion presented in such overcrowded and unsanitary sections as "Tin Can Alley" and Buckle Lane, where the majority of the homes have no frontage.

Unfortunately, in all this work the City Planning Commission finds itself always just behind the building program, instead of just ahead of it, and this situation makes much more difficult the enforcement of plans, particularly where condemnation proceedings are involved.

It is recommended that the Board of Supervisors provide adequate funds for the purpose of making the necessary surveys for permanent street lines and grades, all of which should later be embodied in a comprehensive City Plan.

Respectfully submitted,



J. D. McInerney,
President, City Planning Commission.

HPT168

H65

A27

1921-22

#2

Honolulu. City Planning Commission.
Annual report. Honolulu: 1920-1958.

Annual.
Library holdings: 1920, -21, 1921-22, -23,
1925-24, -25 thru -27, -29 thru -33, -35 thru
-39, -41 thru -58.

Continued by: Honolulu. Planning Dept.
Annual report.

1. City planning - Oahu.
2. Honolulu - City planning.