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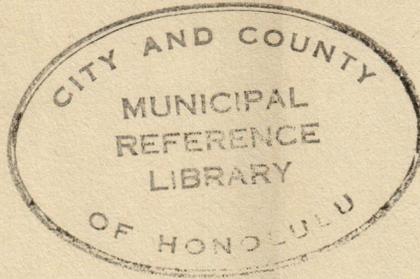
CITY PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU



ANNUAL REPORT
1948

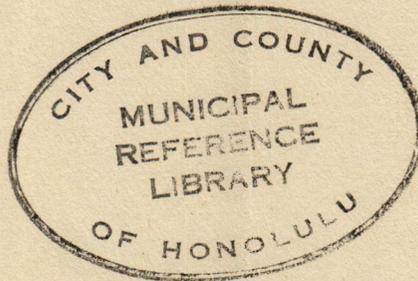
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A N N A L R E P O R T
of the
CITY PLANNING COMMISSION
" "
CITY AND COUNTY OF HONOLULU
" "

1948



May 1949
Copy # 2
F/69

A. J. GIGNOUX, Chairman
A. A. WILSON, Vice-Chairman
GEO. K. HOUGHTAILING, Planning Engineer and
Executive Secretary



ALEXIS J. GIGNOUX
A. A. WILSON
THOMAS B. VANCE
KENNETH W. ROHRIG
HENRY C. H. CHUN-HOON
ROBERT K. MURAKAMI
LESTER PETRIE
WILLIAM H. SOPER
DAVID K. BENT

CITY AND COUNTY OF HONOLULU

CITY PLANNING COMMISSION

HONOLULU HALE ANNEX

HONOLULU 13, HAWAII

April 18, 1949

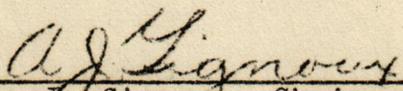
Honorable Mayor John H. Wilson
and Members of the Board of Supervisors
City and County of Honolulu
Honolulu, Hawaii

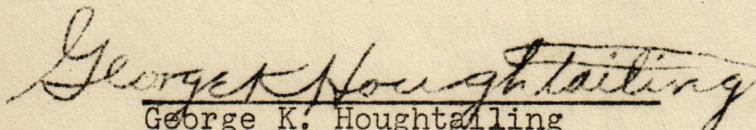
Gentlemen:

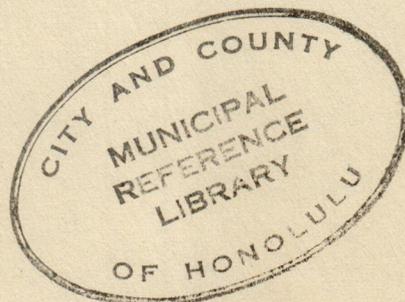
Your City Planning Commission transmits herewith its annual report outlining activities and accomplishments for the year 1948.

Respectfully submitted

CITY PLANNING COMMISSION


A. J. Gignoux, Chairman


George K. Houghtailing
Planning Engineer &
Executive Secretary



CITY PLANNING COMMISSION

Members as of December 31, 1948

- | | | |
|----|--------------------|---------------|
| 1. | Alexis J. Gignoux | Chairman |
| 2. | A. A. Wilson | Vice-Chairman |
| 3. | Thomas B. Vance | Member |
| 4. | Edward A. Bolles* | Member |
| 5. | Kenneth W. Roehrig | Member |
| 6. | Henry Chun Hoon | Member |
| 7. | Robert K. Murakami | Member |
| 8. | Lester Petrie | Member |
| 9. | William H. Soper** | Member |

George K. Houghtailing Head Planning Engineer
& Executive Secretary

* Resigned as of December 31, 1948, and succeeded by Mr. David K. Bent as of January 10, 1949.

** Appointed on October 5, 1948, to fill the vacancy caused by the death of George P. Denison.

S T A F F M E M B E R S

George K. Houghtailing	Head Planning Engineer
Edwin C. M. Lee	Senior Planning Engineer
Walter K. Collins	Planning Engineer
Shigeru Matsuguma	Associate Cadastral Engineer
Wallace S. W. Kim	Associate Civil Engineer
Hung Tuck Au	Associate Civil Engineer
Richard Nagasawa	Assistant Civil Engineer
Robert H. Tsunoda	Principal Engineering Clerk
Robert S. Hinazumi	Engineering Clerk
Conway Yamamoto	Principal Engineering Draftsman
George Y. Awana	Engineering Draftsman
Tsugio Nobuta	Engineering Draftsman
Harold M. Yonamine	Engineering Draftsman
Camillia A. Leu	Senior Clerk-Stenographer
Virginia Hashimoto	Clerk-Stenographer
Marian N. Munekata*	Assistant Clerk-Stenographer

* Temporarily filling the position of Fannie Lum, who is on leave of absence.

F O R E W O R D

In 1948 the City Planning Commission had a busy and significant year. Much progress has been made in the solution of many long standing problems and marked by the cooperation of governmental and civic agencies and organizations. Subdivision and zoning activities were still at peak level. It is anticipated that the work of the Commission will continue to increase at a rate paralleling the increase in building activity.

The Commission and the City and County of Honolulu suffered a severe loss in the death of our chairman, George P. Denison. Mr. Denison's untiring efforts for civic development and improvement will be difficult to replace.

Alexis J. Gignoux was appointed by Mayor John H. Wilson to serve as the new chairman. William H. Soper was appointed to fill the unexpired term caused by the death of Mr. Denison.

The rapid growth of Honolulu during the past few years calls for imperative solution of presently urgent problems that have been much discussed besides introducing many new problems. The City Planning Commission realizes that results of planning can be obtained only with a maximum degree of coordination and integration of governmental effort between legislative and administrative agencies.

In submitting this report on the accomplishments of the City Planning Commission for the year 1948, the Commission expresses its sincere appreciation of the cooperation and interest of other governmental agencies, the Chamber of Commerce, various community associations, and the Mayor and Board of Supervisors toward accomplishment of a sound planning program for Honolulu.

PUBLIC RELATIONS

During the past year, the Commission has endeavored to increase and further develop the interest of citizens in city planning. Throughout the year members of the Commission have talked before numerous organizations--civic, business, engineering and neighborhood organizations.

A series of talks on "City Planning" was sponsored by the Honolulu Art Academy in which various members of the Commission participated.

The Chamber of Commerce collaborated with the Commission on planning of the makai arterial, off-street parking for the Central Business District, legislation for urban redevelopment, and adoption of a new uniform building code and revised zoning ordinance.

The work with numerous neighborhood organizations involved discussion of the Master Plan, planning of civic centers for the rural areas of Kaneohe and Kailua, expansion of Waikiki Beach, proposed projects such as the Kalihi Tunnel, street improvements, etc.

M E E T I N G S

The Commission held 51 regular meetings and 73 public hearings during the year of 1948 to consider subdivision applications, zoning changes and variances and discussions of various features of the Master Plan, as well as immediate problems of public improvements.

Additional meetings were held by special committees, dealing with subdivisions, zoning, housing, proposed street improvements, and other important matters.

Conferences were held with the Mayor and Board of Supervisors and other governmental agencies, civic organizations and interested persons on various planning problems. These included off-street parking, adoption of the uniform building code, location of a municipal golf course on the westerly side of the city, urban redevelopment, rural protective highway zoning, and numerous other important planning problems referred to the Commission for study and recommendations.

SUBDIVISIONS

SUBDIVISION APPLICATIONS

Listed herewith are subdivision applications considered during the year:

Total subdivision applications.....647

Actions:

Approval and final approval.....488
Preliminary approval.....101
Disapproved..... 11
Pending..... 44
Withdrawn..... 3

TOTAL.....647

Number of lots within subdivision submitted:

Vacant lots.....3,971
Lots with improvements..... 320

TOTAL.....4,291

SUBDIVISION TREND

The graphical chart of subdivision activity, plotted on Exhibit I, shows six hundred and forty-seven (647) subdivision applications received by the Commission during 1948 as compared to six hundred and thirty-seven (637) for 1947.

The total number of subdivided lots for 1948 showed a decrease of 1,258 lots, or 22.7% decrease, over 1947.

COST OF IMPROVEMENTS

The estimated cost of street and utility improvements, including roadway pavement, sidewalks, curbs, gutters, drainage and water and sewer installations, reached a total of \$2,750,000. This amount included construction which was held over from the previous year. This construction was entirely financed by private subdividers and constitutes a substantial saving to the City and County government.

DEMAND FOR RESIDENTIAL LOTS

Honolulu's great demand for residential lots has created a need for additional areas for home building. It is expected that subdivision activity will be further stimulated as building costs, already on the decline, drop to a level within the reach of the middle-income family.

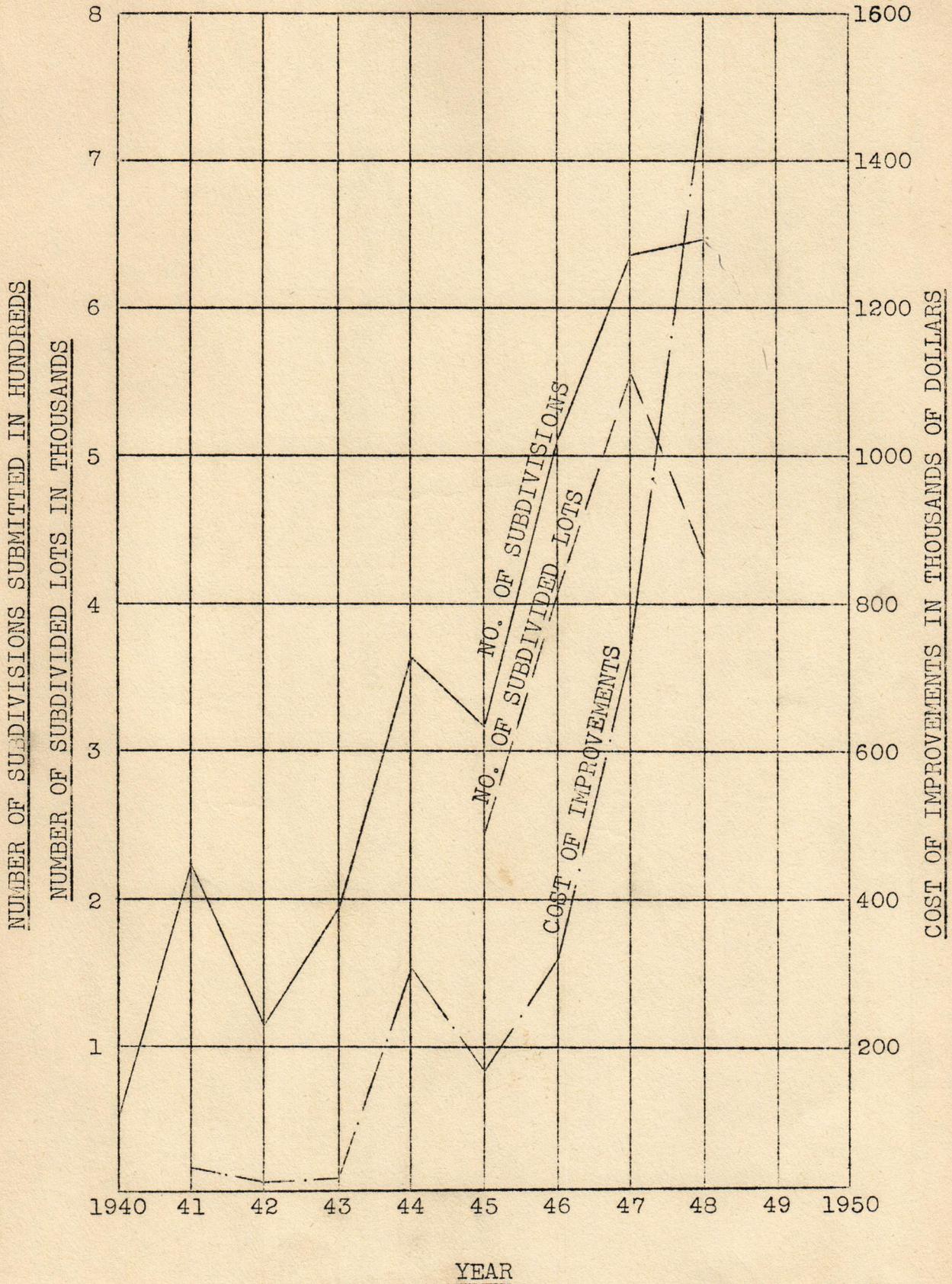
A number of new residential subdivisions, now under the process of development, have been planned with the object of achieving as economical development as possible and, at the same time, designed to fit into and form part of integrated neighborhoods.

Wise planning of subdivisions is advantageous to all concerned. The subdivider benefits from the lower development costs and from enhanced sales values. The buyer benefits from the stability of value of an attractive and desirable neighborhood in which to live and to raise a family in comfort, safety and convenience. The government derives benefits from lower maintenance costs and from the relatively stable tax values of an orderly development which contributes towards civic progress.

Thus, as subdivision planning technique continues to improve, the prospects of the potential home owner for a better place in which to live will be brighter than ever.

SUBDIVISION TRENDS

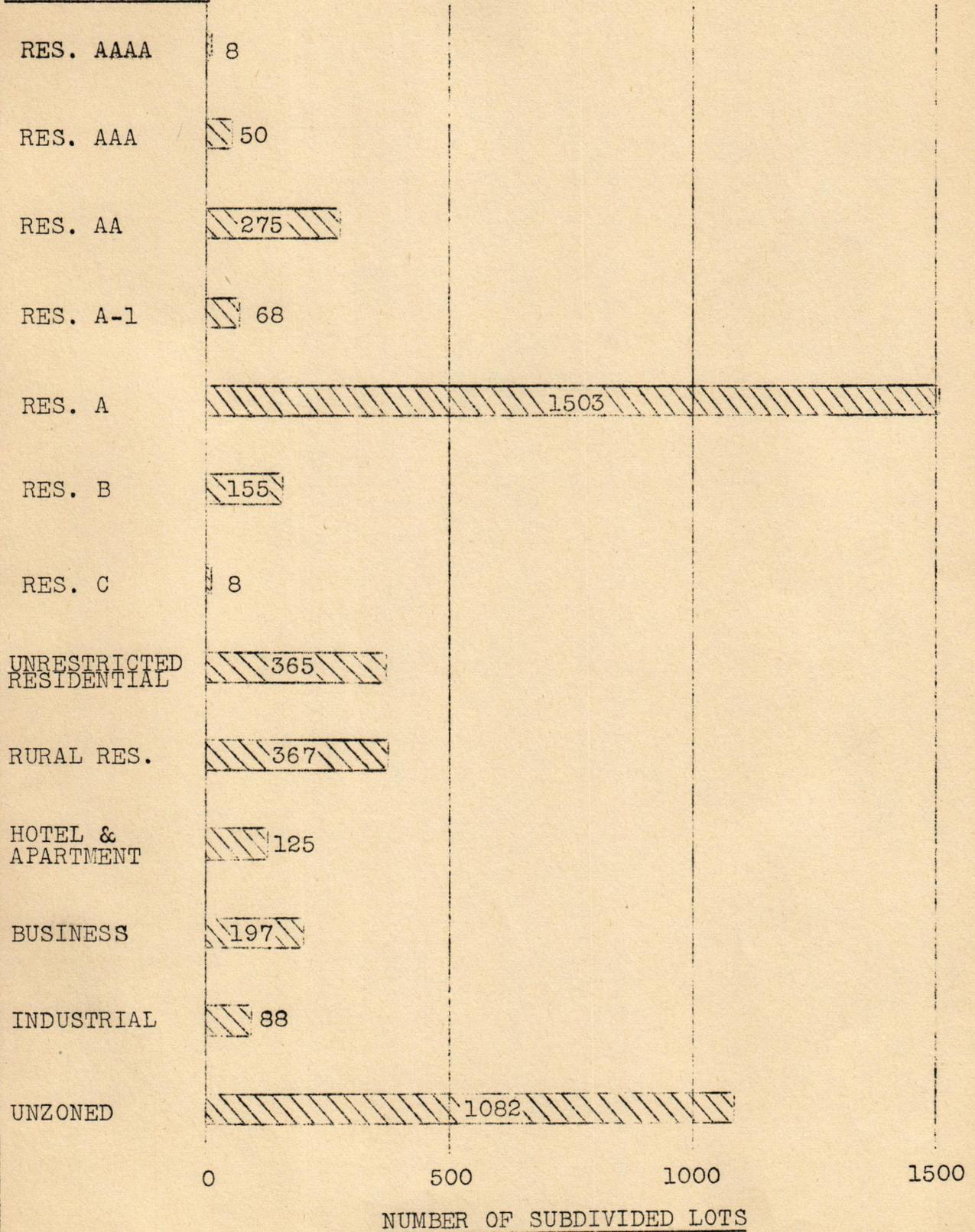
CITY PLANNING COMMISSION
HONOLULU, T.H.



ZONING DISTRIBUTION OF SUBDIVISIONS
SUBMITTED DURING 1948

CITY PLANNING COMMISSION
HONOLULU, T.H.

ZONING
CLASSIFICATION



Z O N I N G

The City Planning Commission, during the year 1948, reviewed many important applications to rezone land within the city and to extend zone regulations to the rural areas of the City and County. Land-use maps of the City's hotel and apartment, business and industrial zones were brought up to date. Special studies were made of "blighted" and old residential districts.

The Commission worked with groups of public-spirited citizens and neighborhood community associations to promote the development of planned improvements for residential areas. When the residents of Manoa and Makiki requested that rezoning studies be made of their respective districts, the Commission first prepared land-use studies and reviewed the factual information with neighborhood organizations. Special consideration was given to the protection of the residential areas against objectionable uses.

A portion of lower Makiki-Punahou district was rezoned for hotel and apartment use. Attempts have been made by special groups to extend business zones into residential areas. In meeting this situation, the Commission has evolved a positive policy concerning the establishment of community shopping centers. In order to guard against the evils of indiscriminate business "spot zoning," the Commission approved only the business-zone applications which would clearly answer a community need for shopping facilities, and which would be located and designed to harmonize with the neighborhood. Two good examples of modern shopping areas were approved by the Commission: one to be located on the periphery of a new neighborhood in Wailupe Valley (Aina Haina), and the other at the junction of Kalaniana'ole Highway and Kealaolu Avenue to serve the growing Kahala community. Sufficient areas will be set aside in both of these shopping centers to provide for automobile parking with entrances and exits designed to minimize traffic hazards.

Zoning regulations have been extended to the rural areas such as Ewa and Waimanalo. Both communities sought protection through zoning from speculative land subdivisions and commercial uses.

In cooperation with the Hui O'Kailua, the Commission approved a comprehensive zoning plan for the Kailua commercial district. This provided a needed industrial zone and additional land for future business development.

The most important rural zoning regulation was the adoption by the Board of Supervisors of a Rural Highway Protective Ordinance. It is designed to encourage an orderly development of land 300 feet on either side of Kamehameha Highway, Kalaniana'ole Highway and Kailua Road in the district of Koolaupoko. This Ordinance, No. 1124, provides for a minimum lot size of 5,000 square feet for single family dwelling and 7,500 square feet for duplex dwelling.

Other uses permitted in the protective zone included hospitals, sanitariums, public and private schools and universities, day-care nurseries, kindergartens, museums, churches, libraries, parks and playground, public utility uses, and agricultural uses such as field crops, truck gardening, nurseries and orchards.

A concerted effort was made to enforce the zoning ordinance. By a directive from the Board of Supervisors, the Building Department, Prosecutor's office, and the staff of the Planning Commission made a survey of non-conforming uses along Kapiolani Boulevard and Kalakaua and Kapahulu Avenues. The zoning violations in the above mentioned districts were satisfactorily handled by the Prosecutor's office.

The staff also received a great many complaints concerning violations of the zoning ordinance in residential districts. With the cooperation of the Prosecutor's office, an investigation and report was made of each complaint. A total number of 168 violations were cleared by the Commission and 23 violations are still pending.

The staff of the Planning Commission has undertaken the task of revising the zoning ordinance in conjunction with the revision of the Board of Health's Housing Code and the Mayor's recommendations for the adoption of the Uniform Building Code. The zoning ordinance should be modernized to fit changing conditions in Honolulu and to further the development of a truly comprehensive land-use plan for the city.

In the administration of the zoning ordinance, the Commission still labored under a large volume of activity. There were a total of 67 requests for zoning changes and 22 variance applications were acted upon.

There were applications for variances from existing residential regulations to permit the continued use of non-conforming warehouse buildings constructed by the Armed Services during the war. In some cases, where real hardship was shown, the Commission extended the variances for a short period of time, but reiterated its stand that all such variances should be discontinued as of January, 1950.

The zoning changes and variance permits which were reviewed by the Commission during 1948, are as follows:

ZONING:

Request for zoning changes.....	67
Business District.....	31
Approved.....	17
Disapproved.....	8
Pending.....	6
Class "AA" Residential.....	1
Pending.....	1
Class "A-1" Residential.....	1
Pending.....	1
General Industrial.....	3
Approved.....	2
Disapproved.....	1
Hotel and Apartment.....	14
Approved.....	6
Disapproved.....	6
Pending.....	2
Rural Class "AA" Residential.....	2
Approved.....	2
Rural Class "A" Residential.....	2
Approved.....	2
Rural Business District.....	9
Approved.....	4
Disapproved.....	4
Pending.....	1
Rural Hotel and Apartment.....	1
Approved.....	1
Rural Industrial.....	2
Approved.....	1
Disapproved.....	1
Rural Semi-Industrial.....	1
Approved.....	1
Request for zoning variances.....	41
Approved.....	22
Disapproved.....	11
Pending.....	8

BUSINESS DISTRICT

- No. 144 Wailupe - 125 feet from the north side of Kalaniana'ole Highway.
- No. 145 Pawaa Kai - 150 feet westerly of the west corner of King Street and Kalakaua Avenue.
- No. 146 Damon Tract - South side of Nimitz Highway, between "P" and "N" Roads.
- No. 147 Kalihi - Corner of Gulick Avenue and School Street.
- No. 148 Pawaa - Corner of Fern Street and Kalakaua Avenue.
- No. 149 Kalia, Waikiki - South corner of Hobron Lane and Kai'oo Drive. (cancelled)
- No. 150 Kalihi - Northeast side of Colburn Street.
- No. 151 Kapa'aukaea - 120 feet easterly of the east side of Hausten Street.
- No. 152 Kalia, Waikiki - Northwest side of proposed Ala Moana Extension.
- No. 153 Kalihi - Northeast side of Akone Place.
- No. 154 Kapa'aukaea - West corner of Kaialiu Street and Coyne Street.
- No. 155 Kalihi - East corner of Kalihi Street and Mahani Loop.
- No. 156 Pawaa - West corner of Young Street and proposed Alexander Street.
- No. 157 Pawaa - Northwest side of Pawaa Lane, between King and Young Streets.
- No. 158 Palolo - Southeast side of Palolo Avenue, between Kalua and Paalea Streets.
- No. 159 Kapahulu - Northwest side of Kapahulu Avenue.
- No. 160 Beretania Street - Opposite Sears, Roebuck Co.

GENERAL INDUSTRIAL

- No. 11 Kakaako - South corner of Punchbowl Street and Halekauwila Street.
- No. 12 Ala Moana - Northeast side of Ala Moana.

HOTEL AND APARTMENT

- No. 9 Makiki - Off Piikoi Street, Liholiho Street, and Kewalo Street, between Lunalilo and Heulu Streets.
- No. 10 Makiki - Roughly bounded by Piikoi Street, Matlock Avenue, Makiki Street, and Dominis Street.
- No. 11 Kewalo - Southwest side of Elm and Alder Streets.
- No. 12 Kewalo - Southwest side of Piikoi Street.
- No. 13 Kewalo - Southeast side of Piikoi Street.
- No. 14 Pauoa - Pacific Heights Road and Kaola Way.

RURAL CLASS "AA" RESIDENTIAL

- No. 7 Waimanalo - Waimanalo Beach Area.
- No. 8 Aiea - Aiea Heights Area.

RURAL CLASS "A" RESIDENTIAL

- No. 4 Kahaluu, Koolaupoko - Northwest side of Kamehameha Highway.
No. 5 Ewa - South shore of Ewa Beach.

RURAL BUSINESS DISTRICT

- No. 32 Kaneohe - South side of Kaneohe Bay Drive.
(Mikiola Tract)
No. 33 Kailua - Keolu Hills Subdivision.
No. 34 Kailua - Southeast side of Kuulei Road.
No. 35 Kailua - Northwest side of Uluniu Street.

RURAL HOTEL AND APARTMENT

- No. 2 Kailua - Northeast side of Kihapai Street.

RURAL INDUSTRIAL DISTRICT

- No. 6 Kailua - South side of Kailua Road.

RURAL SEMI-INDUSTRIAL DISTRICT

- No. 1 Kailua - South side of Kailua Road.

VARIANCE PERMITS

- No. 86 Robert Hind, Limited
Location: Wailupe - Off Kalaniana'ole Highway
Purpose: Off-street parking in unrestricted residential zone.
- No. 87 B. P. Bishop Estate
Location: Waiialae Nui - Portion of Lot 6 of Waiialae-Kahala Farm Lots.
Purpose: Adobe brick manufacturing plant in unrestricted residential zone.
- No. 88 Mrs. Ethel D. Gibson
Location: McCully - West corner of McCully Street and Kapiolani Boulevard
Purpose: Use of existing U.S.E.D. constructed building in a hotel and apartment zone for temporary storage purpose.
- No. 89 Mrs. Bok Yun Nam and John Young Kim Cho
Location: 3638 Leahi Avenue
Purpose: Use of the building located in a Class A residential district for rooming house purposes.

Municipal Reference & Records Center

MUNICIPALITY OF HONOLULU
CITY AND COUNTY OF HONOLULU

- No. 90 George W. H. Lum
 Location: Nuuuanu Avenue
 Purpose: Use of school building in a Class B residential zone for apartment purpose.
- No. 91 Edward K. and Richard Mau
 Location: Kailua - Off Maluniu Avenue
 Purpose: Operation of upholstering business in a Class A residential zone.
- No. 92 Mr. and Mrs. Albert K. Sugai
 Location: Waialae Avenue
 Purpose: Erection of a second-class building for business purpose in a Class A residential zone.
- No. 93 Ocean View Cemetery, Limited
 Location: Waialae Avenue
 Purpose: Operation of a golf-driving range in a Class A residential zone.
- No. 94 Mrs. Iye Fujii
 Location: Pau'i Place
 Purpose: Use of existing building for rooming house purpose in a Class A residential zone.
- No. 95 Dr. T. I. Wee
 Location: Wahiawa - Off Makani Avenue
 Purpose: To construct an additional room to existing office for X-ray equipment and apparatus for electric therapy in a Class A residential zone.
- No. 96 Mrs. Edith Lloyd
 Location: Kaimuki - Tenth Avenue
 Purpose: Establishment of a day-care center in a Class A residential zone.
- No. 97 Philip P. Minn
 Location: Corner of Kapiolani Boulevard and Kaimuki Avenue
 Purpose: Operation of a plant nursery in a hotel and apartment zone.
- No. 98 B. P. Bishop Estate
 Location: Kapalama - Corner of Kohou Street and Dillingham Boulevard
 Purpose: Use of U.S.E.D. constructed building in a semi-industrial district for industrial purpose.

- No. 99 Mr. and Mrs. John Ko
Location: Corner of Heulu and Keeaumoku Streets
Purpose: Establishment of kindergarten and day-care center in a hotel and apartment zone.
- No. 100 Masao Inouye
Location: 531 Puuhale Road
Purpose: Establishment of a delicatessen store in a Class C residential zone.
- No. 101 Mutual Telephone Company
Location: Kapahulu Avenue
Purpose: Establishment of off-street parking in a hotel and apartment zone.
- No. 102 Woolley, O'Brien and Quealy
Location: Beretania Street
Purpose: Establishment of off-street parking in a hotel and apartment zone.
- No. 103 Island Paradise Annex
Location: Wilhelmina Rise
Purpose: Establishment of kindergarten and day-care center in a Class A residential zone.
- No. 104 Dr. Lester Yee and/or Mrs. Yee Wai Shee
Location: Hialoa Street and Nuuanu Avenue
Purpose: Establishment of a doctor's office in a hotel and apartment zone.
- No. 105 Kaimuki Community Church
Location: Corner of Sixth and Harding Avenues
Purpose: Establishment of kindergarten and day-care center in a Class A residential district.
- No. 106 Hawaiian Electric Company
Location: Waikiki - Off Kaiolu Street
Purpose: Establishing an electric sub-station in a hotel and apartment zone.
- No. 107 Solomon Kaahanui
Location: Pauoa - Booth Road
Purpose: Manufacturing of poi in a Class A residential zone.

S T R E E T N A M E S - 1948

The following street names were adopted by the Mayor and Board of Supervisors upon the recommendation of the City Planning Commission during the year 1948:

1. KALE PLACE - Resolution 21
Char Subdivision, Kalihi Valley
2. KUI PLACE - Resolution 21
Char Subdivision, Kalihi Valley
3. HUAPALA STREET EXTENSION - Resolution 139
Veterans Homes Subdivision, Manoa Valley
4. KEONI STREET - Resolution 139
Veterans Homes Subdivision, Manoa Valley
5. LAWА PLACE - Resolution 139
Veterans Homes Subdivision, Manoa Valley
6. KA-HANAHOU CIRCLE - Resolution 210
Gaspar Subdivision, Kaneohe Bay
7. PUUMALA PLACE - Resolution 213
Kahala Heights, off Paula Drive
8. KALENAKAI PLACE - Resolution 248
Tim Ing Subdivision, off Kaneohe Bay Drive
9. IAUKEA STREET EXTENSION - Resolution 268
Papakolea Subdivision, Unit 3
10. KAPAHU STREET - Resolution 268
Papakolea Subdivision, Unit 3
11. ANIANIKU STREET - Resolution 268
Papakolea Subdivision, Unit 3
12. NAALE STREET - Resolution 268
Papakolea Subdivision, Unit 3
13. WAIKALUALOKO LOOP ROAD - Resolution 233
Road to Coral Garden, Kaneohe
14. WAIKAPOKI ROAD - Resolution 233
Kaneohe, between Waikalua and Wailele Roads
15. PUAАE ROAD - Resolution 233
Kaneohe, off Kaneohe Bay Drive
16. KEANA ROAD - Resolution 233
Kaneohe, off Kaneohe Bay Drive
17. ILANIWAI PLACE - Resolution 233
Kaneohe, off Halekou Road

18. PUAHUULA PLACE - Resolution 233
Kaneohe, Puahuula Tract, off Kamehameha Highway
19. KUMUULA STREET - Resolution 233
Waimanalo Plantation Village
20. WAIKALOA STREET - Resolution 233
Waimanalo Plantation Village
21. KUHIMANA STREET - Resolution 233
Waimanalo Plantation Village
22. LAUKALO STREET - Resolution 233
Waimanalo Plantation Village
23. MAUNAUKOI STREET - Resolution 233
Waimanalo Plantation Village
24. MOOLE STREET - Resolution 233
Waimanalo Plantation Village
25. HOLAWA STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
26. HUELO STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
27. HOALUA STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
28. KAHAUOLA STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
29. OOPUOLA STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
30. MAKANALE STREET - Resolution 332
Pupukea-Paumalu Beach Lots, Koolauloa
31. KAKIPI PLACE - Resolution 332
Kawela Beach Lots, Koolauloa
32. HANOPU STREET - Resolution 332
Kawela Beach Lots, Koolauloa
33. KAAIEA STREET - Resolution 332
Laie Village, Laie
34. WAIKAMOI STREET - Resolution 332
Laie Village, Laie
35. POHAKUHONU ROAD - Resolution 332
Laie Village, Laie

36. PUAHOKUMOA STREET - Resolution 332
Laie Village, Laie
37. WAHINEPEE STREET - Resolution 332
Laie Village, Laie
38. WAILEPO STREET - Resolution 356
Kailua, off Oneawa Street
39. HONOMANU STREET - Resolution 370
Aiea, Cooper Tract
40. KEANAE STREET - Resolution 370
Aiea, Cooper Tract
41. KAAMILO STREET - Resolution 370
Aiea, Cooper Tract
42. LIHUE STREET - Resolution 371
Waianae, Waianae Village
43. ARMY STREET - Resolution 371
Waianae, Waianae Village
44. GUARD STREET - Resolution 371
Waianae, Waianae Village
45. BAYVIEW STREET - Resolution 371
Waianae, Waianae Village
46. MIDWAY STREET - Resolution 371
Waianae, Waianae Village
47. MILL STREET - Resolution 371
Waianae, Waianae Village
48. NIIHAU PLACE - Resolution 371
Waianae, Waianae Village
49. McARTHUR STREET - Resolution 371
Waianae, Waianae Village
50. LAHAINA STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2
51. ORANGE STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2
52. JADE STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2
53. HANA STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2

54. HANAIEI STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2
55. WATER STREET - Resolution 371
Waianae, Makaha Subdivision Unit 2
56. AKAKA PLACE - Resolution 452
Manoa, Akaka Tract Subdivision
57. KIPUKA PLACE - Resolution 468
Kailua, off Oneawa Street
58. KEOLU DRIVE - Resolution 483
Kailua, Keolu Hills Subdivision
59. KUPAU STREET - Resolution 483
Kailua, Keolu Hills Subdivision
60. AUKELE STREET - Resolution 483
Kailua, Keolu Hills Subdivision
61. LOHO STREET - Resolution 483
Kailua, Keolu Hills Subdivision
62. HELE STREET - Resolution 483
Kailua, Keolu Hills Subdivision
63. MOWAI STREET - Resolution 483
Kailua, Keolu Hills Subdivision
64. LIKU STREET - Resolution 483
Kailua, Keolu Hills Subdivision
65. KINA STREET - Resolution 483
Kailua, Keolu Hills Subdivision
66. HILA PLACE - Resolution 543
Aiea, off Kamehameha Highway, Dement Subdivision
67. ANOILEI PLACE - Resolution 558
Hauula, Iseke Subdivision
68. WAILUPE CIRCLE - Resolution 589
Wailupe, Wailupe Fish Pond
69. NIUHI STREET - Resolution 589
Wailupe, Wailupe Fish Pond
70. AKILOLO STREET - Resolution 589
Wailupe, Wailupe Fish Pond
71. AHINA STREET - Resolution 609
Waialae-Kahala Subdivision

72. AHAKEA STREET - Resolution 609
Waialae-Kahala Subdivision
73. ELEPAIO STREET - Resolution 609
Waialae-Kahala Subdivision
74. ALAE STREET - Resolution 609
Waialae-Kahala Subdivision
75. KUANA STREET - Resolution 609
Waialae-Kahala Subdivision
76. ULILI STREET - Resolution 609
Waialae-Kahala Subdivision
77. HONUA STREET - Resolution 609
Waialae-Kahala Subdivision
78. HUNAKAI STREET - Resolution 609
Waialae-Kahala Subdivision
79. ULUMAIKA PLACE - Resolution 609
Waialae-Kahala Subdivision
80. IIVI STREET - Resolution 609
Waialae-Kahala Subdivision
81. NOIO STREET - Resolution 609
Waialae-Kahala Subdivision
82. KOLOHALA STREET - Resolution 609
Waialae-Kahala Subdivision
83. PUEO STREET - Resolution 609
Waialae-Kahala Subdivision
84. MOA STREET - Resolution 609
Waialae-Kahala Subdivision
85. ONAHA STREET - Resolution 609
Waialae-Kahala Subdivision
86. KOAE STREET - Resolution 609
Waialae-Kahala Subdivision
87. PUULANI PLACE - Resolution 609
Waialae-Kahala Subdivision
88. AMAU STREET - Resolution 609
Waialae-Kahala Subdivision

89. AHULI PLACE - Resolution 609
Waialae-Kahala Subdivision
90. MOHO STREET - Resolution 609
Waialae-Kahala Subdivision
91. KOKOKAHI PLACE - Resolution 628
Kaneohe, off Kaneohe Bay Drive
92. MCCARTHY ROAD - Resolution 651
University of Hawaii Campus
93. DONAGHHO ROAD - Resolution 651
University of Hawaii Campus
94. KELLER ROAD - Resolution 651
University of Hawaii Campus
95. POPE ROAD - Resolution 651
University of Hawaii Campus
96. CORREA ROAD - Resolution 651
University of Hawaii Campus
97. EDMONDSON ROAD - Resolution 651
University of Hawaii Campus
98. ROCK ROAD - Resolution 651
University of Hawaii Campus
99. KIEKIE PLACE - Resolution 652
Wahiawa, Okumura Subdivision
100. APO DRIVE - Resolution 665
Wailupe, Aina Haina Subdivision
101. PROSPECT PLACE - Resolution 689
Off Prospect Street, Ben Rush Subdivision
102. ECKART ROAD - Resolution 690
University of Hawaii Campus
103. LAKEVIEW CIRCLE - Resolution 720
Wahiawa, off Wilikina Drive
104. AHAOLELO ROAD - Resolution 332
Laie Village, Laie

MASTER PLAN

The Master Plan cannot remain inflexible, but must be re-checked continually in order that it may be revised and adjusted to changing conditions. During the year much has been done to implement the Master Plan by making more detailed studies of general proposals, carrying out fact-finding researches and analyses that are required in order to give sound technical treatment to current problems with a view to maintain the comprehensive plan as an up-to-date instrument for determining the soundest development as changes are brought about by the solution of day-to-day problems in the City and County.

It is anticipated that the work of carrying out these studies and preparing precise maps will be continued and expanded during 1949. Progress on various Master Plan projects and features during the year are described in more detail below:

1. MAKAI ARTERIAL. The final alignment and type of construction for the makai arterial from Prison Road to Ala Moana were jointly agreed upon by the Territorial Highway Department and the City Planning Commission. It was decided to install a one-way street system from Pacific Street to Queen Street by widening Prison Road for one-way outbound traffic and by extending Awa Street for one-way inbound traffic. Along Queen Street from River Street to Richards and Halekauwila Streets, the Commission agreed to defer construction of the proposed Master Plan elevated highway in favor of a divided eight-lane highway as recommended by the Territorial Highway Department.

From the intersection of Richards Street and Halekauwila Street, the makai arterial crosses diagonally to join with Ala Moana at Kakaako Street in order to make full utilization of the presently adequate street width on Ala Moana and to by-pass the busy industrial district of Kakaako.

Plans for this project are being prepared by the Territorial Highway Department. Construction will be financed as a Federal Aid Highway Project.

2. MAUKA ARTERIAL. A re-study of the mauka arterial was made by the Commission with particular reference to present and future traffic requirements. An inventory of existing and proposed street facilities was carefully compiled in order to ascertain the absolute minimum highway requirements needed in order to provide adequate east-west cross-town traffic relief.

The Territorial Highway Department, making an independent estimate of the situation at the same time, reaffirmed the long proposed Master Plan route for the mauka arterial from Old Waiialae Road along Bingham Street, Lunalilo Street, and Vineyard Street to Liliha Street.

3. PROGRAM OF OPENING DEAD-END STREETS. In view of the serious traffic congestion at the intersection of University Avenue and King and Beretania Streets, and also at the intersection of Kapiolani Boulevard and Kalakaua Avenue, the Commission has again advocated the need of opening of the dead ends along the mauka arterial route in order to furnish immediate traffic relief and to study the resulting traffic patterns. Two stages of opening the dead ends are proposed as follows:

a. The first stage will be the construction of a road from Old Waialae Road to join with the intersection of Isenberg and Bingham Streets.

b. The second stage will be the opening of the dead end between Punahou and Keeaumoku Streets to join Lunalilo Street and Bingham Street.

Opening of these two dead ends will greatly relieve the congestion at complex intersections like King Street and University Avenue, Dillingham Boulevard and King Street, and Kapiolani Boulevard and Kalakaua Avenue. Besides furnishing relief for the complex intersections mentioned, the opening up of the dead ends along the mauka arterial will relieve partially the congestion along existing major thoroughfares like Kapiolani Boulevard, King Street, Beretania Street and Wilder Avenue.

4. OFF-STREET PARKING. A revision of the off-street parking project within the Central Business District was made in order to bring the estimated cost up to date. The last study was made in 1945 and since then land prices and construction costs have increased considerably. The revised report has been endorsed by the Chamber of Commerce and the Retail Board after considerable study and discussion by their Off-Street Parking Sub-committee.

It is expected that action will be initiated by those interested groups to request the Mayor and Board of Supervisors to call a public hearing on this matter. This project will be financed under the Improvement District statutes with the property owners paying 100 per cent of the estimated cost of \$2,818,981. This proposed assessment against the benefitted property owners within the Central Business District under the plan outlined will be approximately \$0.86 per square foot.

5. KALIHI TUNNEL. The Mayor and Board of Supervisors are undertaking action to request funds from the Territorial Legislature to proceed with the immediate construction of this project. The proposed plan is to have the Legislature return \$0.01 of the gasoline fuel tax now in the jurisdiction of the Territory to the City and County to be used to finance the construction of the approach roads and tunnel.

URBAN REDEVELOPMENT STUDY



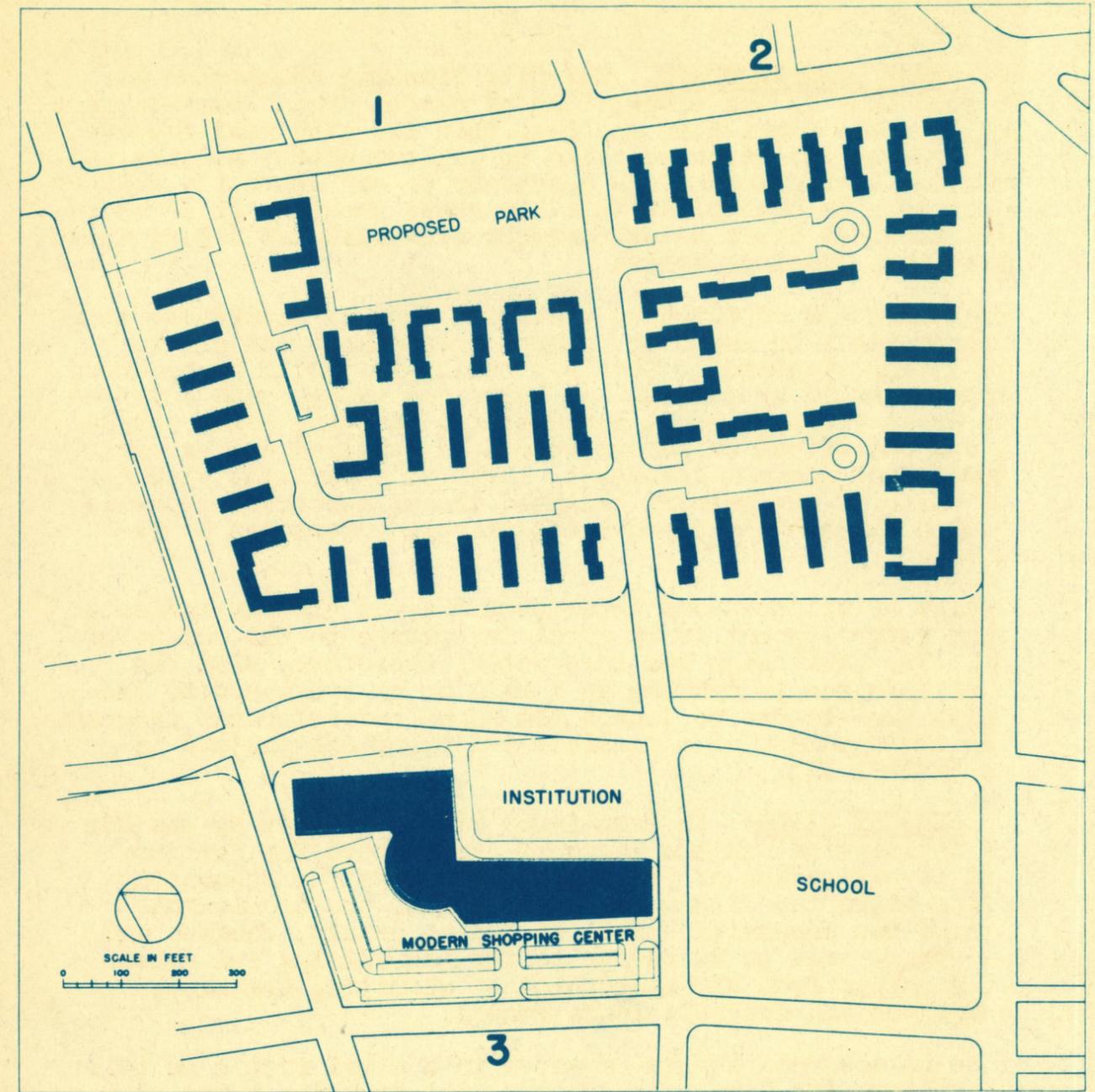
BEFORE

UNIT COST OF ASSESSED AND MARKET VALUATIONS FOR LAND AND IMPROVEMENTS

BLOCK	AREA FOR REDEVELOPMENT	ASSESSED VALUATION		MARKET VALUATION (INDEX 3x)		TOTAL MARKET VALUATION LAND & IMPROVEMENT	COST PER SQ. FT.
		LAND	IMPROVEMENT	LAND	IMPROVEMENT		
1	487,000 SQ. FT.	\$215,000	\$115,000	\$645,000	\$345,000	\$ 990,000	\$2.03
2	500,000 SQ. FT.	\$242,000	\$193,000	\$726,000	\$579,000	\$1,305,000	\$2.60
3	266,000 SQ. FT.	\$215,000	\$159,000	\$645,000	\$477,000	\$1,122,000	\$4.22

SUMMARY OF WRITE-OFF COSTS

BLOCK	AREA FOR REDEVELOPMENT	MARKET OR CONDEMN VALUE + 10% FOR CONTINGENCIES	COST OF ROAD AND INCIDENTALS AT 63¢ PER SQ. FT.	COST OF LAND READY TO USE PER SQ. FT.	ESTIMATED SALE COST PER SQ. FT.	WRITE-OFF COST PER SQ. FT.
1	487,000 SQ. FT.	\$1,089,000	\$306,000	\$2.87	\$2.00	\$0.87
2	500,000 SQ. FT.	\$1,435,000	\$315,000	\$3.50	\$2.00	\$1.50
3	266,000 SQ. FT.	\$1,234,000	\$167,000	\$5.27	\$5.27	NONE



AFTER

PRIMARY CAUSES OF BLIGHT

- UNSUITABLE USE OF LAND
- OUTDATED CONDITION OF STRUCTURES
- CHANGES IN ECONOMIC PATTERN OF LIVING
- LACK OF PLANNING IN THE PAST

BENEFITS OF URBAN REDEVELOPMENT

- REVITALIZING CITY'S BLIGHTED AREAS
- CREATION OF NEEDED MIDDLE INCOME HOUSING
- OPPORTUNITIES FOR INVESTMENT OF CAPITAL
- PROVIDING EMPLOYMENT FOR MANY PERSONS

COMPARATIVE FIGURES OF PRESENT AND POTENTIAL TAX COLLECTIONS

BLOCK	AREA SQ. FT.	PRESENT TAX COLLECTION		POTENTIAL TAX COLLECTION		
		TAX BASE	TAX REVENUE	TAX BASE	TAX REVENUE	% INCREASE
1	487,000 SQ. FT.	\$363,800	\$12,000	\$1,017,000	\$34,000	283%
2	500,000 SQ. FT.	\$269,900	\$9,000	\$1,044,000	\$34,500	383%
3	266,000 SQ. FT.	\$214,800	\$7,000	\$594,000	\$19,500	279%

Note: Derivation of tax base approximately 30% of market value (Tax Office)

6. URBAN REDEVELOPMENT. The City Planning Commission has devoted much time to the preparation of needed urban redevelopment legislation. The Commission realizes that the city must improve its blighted and deteriorated areas to achieve better housing and more pleasant living conditions necessary to safeguard the welfare of the people. To accomplish this important program, it is necessary that blighted areas be extensively rehabilitated before they degenerate into obsolete areas.

Rehabilitation of blighted districts must be undertaken on a neighborhood basis in order to protect environment and create improved living standards. Obsolete buildings should be removed, some streets should be closed, new parks and playgrounds and recreation areas created, small concentrated shopping areas established, and individual buildings should be repaired and brought up to government minimum standards. Without a definite plan for rehabilitation of the present blighted areas, new obsolete areas will develop faster than present deteriorated areas can be rehabilitated.

Studies of blighted and deteriorated areas clearly indicate that urban redevelopment is of vital importance to the future of the city. The Commission has cooperated, therefore, with the Chamber of Commerce in drawing up a bill to be presented to the Territorial Legislature to launch the urban redevelopment program. A graphic presentation of a possible redevelopment project is noted as Exhibit III.

7. PIGGERY SITES. In compliance with a request by the Hog Raisers' Association and the Board of Supervisors for further study and investigation of possible rural sites for relocation of existing piggeries within the city limits, the Commission investigated two accessible sites at Kunia; namely, Pohakea and Kupehau. These seem to be favorable for hog raising and other types of farmings from the standpoint of climatic, drainage, soil conditions and suitable lease rental.

Since an adequate supply of water is a vital factor in this piggery problem, the Commission recommended that the Board of Water Supply and the Suburban Water System be requested to make a detailed study and report on the availability of water in the Kunia area.

The Commission will give further consideration to this matter after a determination as to availability and cost of water supply has been made by the two above-mentioned governmental agencies.

8. CIVIC AND COMMUNITY CENTERS. The Honolulu Civic Center Plan, adopted by the Planning Commission and the Territorial Department of Public Works in 1942, is being carried out. The plans for a new Territorial Welfare Building and off-street parking

area, studied by the Commission, is now being constructed on the corner of Miller and Vineyard Streets. The Territory is also drawing up plans for a proposed Tax building. There is a need for additional governmental buildings in the Civic Center to house the many territorial agencies still located in temporary quarters on Iolani Palace grounds.

The rapid development of Kailua and Kaneohe makes it necessary to establish branch administrative offices and public services in these rural communities. The site for the Kailua Civic Center, which was approved by the Commission, has sufficient area for a new public school, a recreation park, new fire station and public buildings to house future branch governmental offices. The plan was carefully worked out through the cooperation of the Hui O'Kailua and the Planning Commission.

At the request of the Kaneohe-Kualoa Improvement Club, the Commission studied several possible locations for the Kaneohe Community Center, and had adopted in principle a site on the northeast side of Kamehameha Highway and Lilipuna Road. Preliminary drawings have been prepared showing suggested building grouping for the area.

CONCLUSION

City Planning is now recognized as a vital function of American government. It is expressed in general principles. In most instances these are based on factual data rather than any attempt at exact blueprinting. It is neither a dream of theory nor a series of pretty and visionary impractical practices. It is instead based on sound planning and engineering. It is presented by a commission composed of representative citizens and public officials who enjoy the cooperation and support of the city administration.

Plans alone are not enough. Plans have to be built. Public projects must be financed and approved by the Supervisors and accomplished by city departments and other agencies.

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1923-24, -25 thru -27, -29 thru -33, -35 thru
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