

Honolulu. Planning Dept.

Report, master plan,  
proposed parks and  
playgrounds.

[Mar. 1944]

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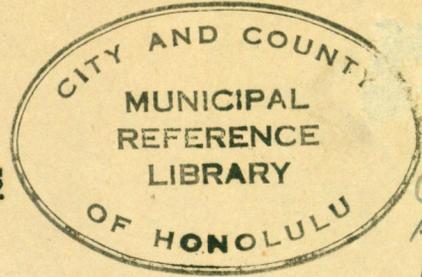
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REPORT  
MASTER PLAN  
PROPOSED PARKS AND PLAYGROUNDS



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Honolulu Planning Dept.

The location of parks and playgrounds, and schools is an important element being considered as part of the Master Plan Development for the City of Honolulu.

The need for parks and playgrounds to serve community recreation is essential in a growing community like Honolulu.

The early conception of a park as a naturalistic area where one may enjoy nature is no longer adequate; for in addition to areas set aside for beauty, there must be those set aside for active recreation, such as tennis courts, baseball diamonds, and other facilities to meet the requirements of different age groups.

The basic requirement of a comprehensive recreational system is to provide adequate play facilities and recreation for the entire population.

RECREATION:

Recreation is essential to the good life of the individual, the neighborhood, and the city. It contributes to happiness, health, morale, self-expression, relaxation, community spirit, and satisfaction in living. It is a vital force in the lives of children, youth, and adults. People need recreation day by day throughout the year. This means playgrounds, and playfields for every residential neighborhood, within easy walking distance of every home.

This costs money -- but so do street utilities, schools, jails, and other municipal services.

Would it not be much more economical to provide adequate recreation centers for the growing child to play in, and thereby lessen the problem of juvenile delinquency, which at the present time is so costly to the city?

PROPOSED PARKS:

It is impossible to make comparison between any two cities on the basis of acres of parks and recreation area per person, or percentage of area within the city for park purposes. There are many variable factors, such as type of population served, park distribution, facilities offered, availability of land, and the like, which make figures based on areas and services for certain numbers of people mean very little.

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In the proposal for different park sites, the City Planning Commission's objective has been to adapt the services not only to the present needs of the population, but to future demands, taking into consideration possible shifts in population.

It is the hope and desire of your City Planning Commission that by recommending suitable green and open recreation space for developments in our more thickly populated sections, they may promote <sup>in</sup> these areas an orderly development of land improvements to replace the existing deteriorated and outmoded ones.

Following is a detailed list of the proposed expansion of the park system, with comments on the individual plots:

1. KAMEHAMEHA IV ROAD:

(Between proposed Kalihi Superhighway leading to the Kalihi Tunnel and Kamehameha IV Road - MASTER PLAN SECTION 8)

This park is set aside for playground purposes, to serve the future demands of the neighborhood. Kalihi-uka Park, comprising an area of 1.19 acres, is the only park available to serve this large neighborhood. Kalihi-uka Park is inadequate to provide recreational facilities for the different age groups, and the need for additional park area to serve existing and future needs of this growing neighborhood community is very much in evidence. To meet this community need, the City Planning Commission recommends setting aside the proposed site outlined above for park and playground purposes.

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This proposed park site comprises an area of 10.4 acres. It could be developed with playground facilities for different age groups, and at the same time provide space for a baseball diamond for the neighborhood.

The estimated cost for the area is \$79,115, including land and improvements. The improvements at the present time consist of piggeries, and homes that should be demolished when the proposed Kalihi Superhighway is constructed.

The only objection to this proposed playground site is that it abuts the proposed Kalihi Superhighway. However, this objection can be overcome by fencing the area fronting the proposed Superhighway, and allowing ingress and egress by way of proposed major and minor streets.

2. RICHARD LANE:

(Mauka of King Street, ewa of Kalihi Stream - MASTER PLAN SECTION 8)

This parcel of land, having an area of 6.84 acres, is suggested for development as a playground and park site to take care of a densely populated residential section with few recreation facilities to serve their needs. This proposed site has few improvements of value. The estimated cost of this project is \$31,332, of which \$16,332 is for land and \$15,000 for improvements.

3. OLD KAMEHAMEHA ATHLETIC FIELD:

(MASTER PLAN SECTION 7)

This area is located on the mauka side of the proposed Vineyard Street arterial and ewa of Kalihi Street. The proposed site comprises an area of 12.5 acres; and the estimated cost is \$45,415, including land and improvements -- land, \$21,415; and improvements, consisting of five cottages, \$24,000.

This area is recommended for baseball diamonds, in preference to that set aside for this purpose in Kapalama makai of King and waikiki of the Kapalama Drainage Canal, for the reason that the area owned by the Territory in Kapalama: now set aside for park purposes is zoned for industrial use, and its importance for this use should be considered over that of a park.

One of the proposed City and County incinerators will be located in this area.

However, realizing the need for additional baseball diamonds to serve the community need, your City Planning Commission recommends that favorable consideration be given to the setting aside of the old Kamehameha Athletic Field and the adjacent areas for park and playground purposes.

4. BISHOP MUSEUM:

(Bounded by proposed Vineyard Street Arterial, Kalihi Street, Fernandez Street Extension, and Kapalama Street Extension - MASTER PLAN SECTION 9)

Because of its historical value to the Territory of Hawaii, and especially to the City and County of Honolulu, it is proposed that the museum be given an attractive approach as well as aesthetic surroundings.

Besides the proposed park development around the museum, there is also the possibility of using Bishop Hall as a Children's Science Museum, along the same order as the Brooklyn Children's Science Museum in New York. At the present time Bishop Hall is being used as a day center school in connection with Kamehameha School. Whether or not this will be a permanent center for Kamehameha School activities is questionable. However, in the event that the Kamehameha School authorities continue to use Bishop Hall for part of their school activities, another site should be considered as a location for a Children's Science Museum. A portion of the area suggested in this report as a possible site for the Municipal Auditorium, within close proximity to the City Hall, might be set aside for this use.

CHILDREN'S SCIENCE MUSEUM:

What is a Children's Museum? Quote "The Child Explores His World" - (The Brooklyn Children's Museum).

There has been much discussion in museum circles during the past as to a proper definition of a Children's Museum. The name has been loosely construed over a long period of time; and with the growing interest in this type of educational institution, there has come a need for clarification. A group of museum people attending the meetings of the American Association of Museums in San Francisco in June 1939, came to the following conclusions as

to the minimum requirements for a Children's Museum:

- (1) A Children's Museum must be, first of all, a museum. That is, it must have as its basis a collection of objects, source materials, which it displays in a public place. In other words, a recreation center using only materials such as charts, or pictures would not be a museum. It is the fact of being a museum which distinguishes this activity from other types of educational institutions, such as schools, libraries, etc.
- (2) The exhibits must be designed for children. They must be at the proper eye-level, the labels must be appropriate, and the selection of material must be suitable for children.
- (3) A Children's Museum should have children's activities, definitely related to the exhibits.
- (4) A Children's Museum should be in a separate location -- a room, a gallery, or a building of its own -- where children can work without interruption from adults.

A more detailed study for this type of recreation and learning should be considered. Mrs. Ernest Kai, on the staff of the Honolulu Art Academy, would be glad to review in detail the work and program of a Children's Science Museum.

The proposed cost of acquiring the additional 584,250 square feet abutting Bishop Museum will amount to approximately \$87,638, excluding the Bishop Hall Building.

The development of Farrington High School and the future expansion of Kapalama School, together with a systematic street plan, as proposed, will add to the preservation and attraction of this historical museum.

This proposed development, if carried through to completion, will be a general benefit to the people of the city and county, and more particularly to the residents of Kalihi and surrounding areas. Its advantage to Bishop Museum would be comparable to that of historic Thomas Square to the Honolulu Arts Academy. The cooperation of the general public will no doubt be forthcoming for a program initiated for the preservation of this historic museum.

5. VINEYARD STREET -- ALA KOKO:

(MASTER PLAN SECTION 9)

Proposed park site of approximately 3,87 acres is bounded by Vineyard Street, Niuhelewai Stream, a line 100 feet mauka of

King Street and Ala Koko. At present this is vacant land with no improvements. This site is recommended for playground purposes to serve the children within this congested, blighted section of the city. At present, the only play area for the children within the congested area, covering a radius of approximately a mile and a half, is Palama Settlement, about one-half mile from this proposed site.

This proposed park and recreation area will be an asset to the neighborhood. The Master Plan for this area recommends the demolishing of existing deteriorated buildings and the re-development of the whole section under the urban re-development plan. The proposed park site will fit into the scheme of the urban re-development plan for this area. The estimated cost of this property amounts to approximately \$12,200 for land alone.

6. KUNAWAI PARK:

(MASTER PLAN SECTION 11)

This proposed park is located ewa of Liliha Street, between Kunawai Lane and proposed Kuakini Street extension.

Mochizuki Tea Garden is located on a protion of this proposed park site. The need for recreation and park facilities to serve this congested section of the city prompted the City Planning Commission to set aside this area of 3.5 acres for parks and playground purposes in their study of the Master Plan for the Nuuanu-Puunui district.

At the present time there are no playground facilities to serve the children of this section within a half-mile radius. The proposed site is located in a developed residential area, and in spite of being an interior parcel it will make an excellent park and playground site. It should be developed as a combination park and recreation area.

A natural spring is located on this proposed park site.

The estimated cost of acquiring this site is \$44,962 -- land, \$18,962; and improvements \$26,000. Excluding the area of 1.2 acres, now occupied by the owners of Mochizuki Tea Garden, with exisiting improvements; the vacant land alone will cost

approximately \$15,102.

7. KAMANUWAI LANE:

(Replacing Beretania Park -- MASTER PLAN SECTION 12)

It is proposed to set aside an interior parcel bounded by Pauoa Stream, Kamanuwai Street (Maunakea Street extension), a line 150 feet mauka of Beretania Street, and a line 80 feet waikiki of River Street, to serve the needs of the tenement area. This proposed site for park purposes is recommended to take the place of Beretania Park. The City Planning Commission feels that this park site will be more serviceable for the thickly populated tenement area mauka of Beretania Street. The proposed improvement will also provide needed open space for this congested area.

Beretania Playground is recommended for use as a municipally owned off-street parking lot. In the opinion of the City Planning Commission members, this use of Beretania Playground would serve a more definite public need, by providing storage space for approximately 230 cars.

Beretania Park has outlived its usefulness as a playground, and the new park, off the main heavily travelled artery, as recommended for this congested tenement area, will provide a more practical playground for the growing child.

The estimated cost of acquiring these 2.18 acres is \$198,150 -- land, \$56,150; and improvements, \$142,000. The cost for improvements is high due to the number of buildings that must and should be demolished.

8. LILIUOKALANI PARK:

(Waikahalulu Falls - MASTER PLAN SECTION 11)

This is an exceptionally fine park site. It could be developed for a picnic area because of its location and surroundings. A beautiful fall with a nice swimming hole is located in this area.

The additional 2.0 acres will help to beautify this area, and provide necessary facilities for picnicking. The swimming pool will be more adaptable for swimming when sanitary sewers are provided for the area mauka of this location.

This area is one of the historical spots of the city, and as such should be developed along aesthetic as well as utilitarian lines. The estimated cost for acquiring this additional 2.0 acre parcel, including improvements, is \$33,765 -- land, \$13,765; improvements, \$20,000.

9. KAPENA FALLS:

(Nuuanu - off Nuuanu Avenue -- MASTER PLAN SECTION 11)

Like Waikahalulu Falls, this historical spot should be developed with special attention given to the preservation of its natural beauty, and facilities for picnicking. It is an interior parcel with no frontage on a main artery.

The estimated cost for the additional 1.84 acres is \$10,000, for the acquisition of the land. Use of a portion of this additional land is suggested for right-of-way purposes leading from Nuuanu Avenue.

10. KAMAMALU PARK:

(School and Fort Streets -- MASTER PLAN SECTION 12)

In view of the Master Plan development for the central business district, it is recommended that some thought and consideration be given to acquiring additional area for Kamamalu Park. With the proposed street layout as outlined, Kamamalu Park could be extended back to a proposed 56-foot street; thereby increasing the area by 2.43 acres. The extra area would no doubt help to provide necessary recreational facilities to relieve the present over-crowded condition of these grounds. This improvement will also help to provide needed open space for this thickly populated section of the city.

The estimated cost for acquisition of land and improvements amounts to approximately \$164,410 -- land, \$57,410; improvements, \$107,000.

11. ALAPAI STREET:

(Municipal Auditorium -- MASTER PLAN SECTION 12)

It is suggested that some thought be given to the acquisition of 3.02 acres bounded by Kapiolani Boulevard extension, Hotel Street, Alapai Street, and King Street, for the location of a municipal auditorium. This site is recommended for the Municipal

Auditorium, instead of Lewers and Cooke Lumber Yard site, opposite the Territorial Tax Office, waikiki of Punchbowl Street between Queen and Halekawila Streets, and is considered more suitable for a Municipal Auditorium because of its location adjacent to the present City Hall.

At present the area is densely built up with old deteriorated residential buildings and store fronts. The erection of an auditorium at this proposed location, with planting of appropriate greenery, will provide an attractive spot within the Civic Center of the City, which will at the same time act as a buffer strip against encroachment and perpetuating of the existing type of improvements.

The objections to the placing of a municipal auditorium in this location will be the lack of off-street parking facilities, and the cost of acquiring the land. The former objection can be overcome if the City Officials will consider the proposal made by the Planning Commission to purchase off-street parking space mauka of Hotle Street and ewa of proposed Kapiolani Boulevard extension. This off-street parking lot could serve a dual purpose: (1) Parking space for cars of the employees of the City and County, and (2) Parking space for the general public doing business at the City Hall, or attending functions at the proposed Municipal Auditorium.

The estimated cost for the acquisition of land and improvements in this area is \$331,851.

With the Water Board's plan for expansion of their activities ewa of their present holdings, to Lauhala Street, about 200 feet from the Queen's Hospital boundary, the development of this area as proposed will tend to enhance the development of the proposed Municipal Auditorium and other municipal buildings.

## 12. PAWAA:

(Area ewa of Kalakaua Homes and mauka of KGMB)

The need for playground facilities to take care of the children in this densely populated area is urgent. There are no playgrounds or park facilities within a mile of this area. This is an interior parcel, and there are no improvements located on

it. The estimated cost for acquiring 3.1 acres of land for playground purposes is approximately \$11,200. This proposed park site could be increased to a larger area, extending to the ewa boundary of the Kalakaua Homes.

13. KANEWAI:

(Foot of St. Louis Heights)

A park and playground area, Koko Head of the Palolo Drainage Canal and mauka of Waiialae Avenue, large enough to serve the neighborhood of Moiliili, a portion of Kapahulu, lower Kaimuki and St. Louis Heights should be acquired. It has been suggested that nine acres of this land on the ewa boundary be set aside for park and playground purposes. With a big community to serve, would it not be much more advantageous to acquire a large portion of this undeveloped land? At the present time, the City Planning Commission has before them a proposed plan for subdividing a portion of this land into seventy lots. This would mean that the size of the park would be limited to the ewa side. The park would be an inducement for higher priced lots.

Yet there is a crying need for additional baseball diamonds. It seems only logical that as much of this area be acquired for park and playground purposes with emphasis on the development for baseball diamonds. It is, therefore, suggested that 19 acres be acquired for park purposes in this locality. The estimated cost for acquiring this undeveloped area is \$95,000. (This cost is based on the purchase price of \$70,000 for 14 acres.)

It would be far more advantageous, if possible, to acquire all of the area down to the east branch of the Palolo Drainage Canal. The cross-town arterial route will be along Waiialae Avenue, and a beautiful park abutting it will add greatly to this drive.

14. ST. LOUIS HEIGHTS:

(Off Gulston Street)

The need for a playground to serve the children ranging from ages of one to ten should not be overlooked for this hill-

side development. After careful study of the contour of the ground and the cost of constructing necessary walls, it is recommended that the lower lots, comprising 1.33 acres, be set aside for playground use, and recreation facilities such as swings, sandbox, sliding boards, etc. In so far as baseball diamonds and basketball courts are concerned, this area is not suitable because of the contour of the ground.

The city owns this land, and the estimated cost of improvements, including stone walls and grading, will amount to approximately \$40,000.

15. PALOLO:

(Cummins Dairy -- Off Pukele Street)

An area of 7.27 acres in this locality could be well utilized for playground and park purposes, with special emphasis on the development of baseball diamonds, basketball courts, tennis courts, and other recreational facilities to meet the needs of the different age groups.

The estimated cost of land and improvements is approximately \$19,540 -- land, \$14,540; and improvements, \$5,000.

An additional 1.7 acres, owned by the Territory, and of the stream, are also available for future expansion; and there still remain approximately 7 acres mauka towards the valley.

16. MANOA PARK:

(Mauka of Lowrey Avenue -- MASTER PLAN SECTION 6)

A portion of this area some thirty odd acres in extent is now being purchased by the City and County for park and playground purposes.

It has been suggested and recommended by the City Planning Commission that the entire area mauka of Lowrey Avenue, comprising an additional 123 acres, over and above that now under condemnation by the City, be set aside for park and other public feature development. To date the city has not taken full advantage of its great natural assets such as rivers and wooded hills. This area of Manoa is natural for development a picnic ground. The past development for recreation has been centered on the beaches, which should be encouraged; but by no means should

officials in charge of parks and playgrounds and recreational facilities let natural possibilities like Manoa Valley go unheeded. The area up the valley would lend itself for picnic grounds for the old as well as the young.

Needed school sites to serve the communities of Manoa and Woodlawn could also be set aside in a portion of this area.

For an estimated additional cost of \$232,400, the area set aside in the Master Plan could be acquired for park purposes.

Past experience shows that our park development has not kept pace with the growth of our population. All indications are that the City of Honolulu is destined to be one with a population of 350,000 by 1955. Should we not plan to acquire large park areas where land is vacant to provide recreational centers to meet the community needs? Further study of this project is needed, and the City Planning Commission recommends that the Park Board give careful consideration to the acquisition of all of the area mauka of Lowrey Avenue, or that portion of the valley which in their estimation would provide feasible picnic grounds.

17. OTHER SITES:

Proposed park and playground sites should be provided for the section of lower Kalihi-kai, but due to the development now taking place at Kapalama, just where this area should be located is problematical. Perhaps within the near future a more definite site can be suggested.

Likewise, a playground site for Damon Tract should be considered. However, developments in that area are uncertain, and until definite plans are forthcoming from the Army and Navy authorities, no park site should be set aside.

Kuliouou - This fast growing community should have a park and playground area set aside now, while there are available vacant areas. The Planning Commission has no recommendation to make at this time, however, because study of this part of the city has not been made to date, outside of zoning it as a Class "AA" residential district.

Area ewa of Varsity Theatre - Suggestions have been made that a park be set aside for the Bingham Park section of the City. A petition from residents of this area is on file with the City Planning Commission, asking that a park be provided in the Master Plan for this densely populated section of the city. The Planning Commission feels that the Kanewai area at the foot of St. Louis Heights could well serve this need. Also, a portion of the Territory-owned land on which Teachers' College is situated could be set aside for playground purposes. The Commission did consider this area as a possible school site, but in view of the Department of Public Instruction's plan to relocate the present Ala Moana Opportunity School here, it is the thought of the Commission members that joint improvements for school and playground could be planned and brought about.

Moiliili Quarry - No detail study has been made of this area as a park in view of recommendation made by the former University Regents that it be set aside for an athletic stadium.

18. SUMMARY:

Total estimated cost of acquiring the proposed 94 acres, as outlined in Table 1, attached hereto, amounts to approximately \$1,164,500. This cost excludes the additional area of 123 acres proposed for Manoa Park.

The 94 acres, plus the 30 acres now under condemnation for park purposes in Manoa, grosses a total of 124 acres proposed for park and playground facilities.

These 124 acres will serve a population of about 99,200, based on the National Recreation Association's standard requirement of 800 persons to an acre.

From information gathered from the Park Board, there are at present approximately 175 acres of land set aside for parks and playgrounds throughout the city of Honolulu, exclusive of Ala Moana Park and Kapiolani Park. This area of 175 acres should accommodate a population of 140,000, based on the standard requirement of 800 persons to an acre. With an estimated future population for Honolulu of 350,000 by 1955, the total

recreational facilities of existing parks and playgrounds will, according to the above standard, provide recreation area for only 239,000 people.

With Kapiolani Park, Ala Moana Park, Waikiki Beach, and proposed addition to Moana Park, the minimum needs of this expanded community will be served. Further study may indicate the need for further expansion of parks and playgrounds in the future.

19. CONCLUSION:

The proposed parks and playgrounds, as outlined herein, are based on facts that Honolulu's growing population requires more neighborhood community parks and playgrounds to provide much needed recreational facilities for the different age groups.

Without a doubt, some of the proposals will not be in accordance with the views of other government officials more familiar with parks and recreational developments. Because of this factor, the City Planning Commission asks that suggestions and recommendations be forthcoming from the officials of the Park Board, Recreation Commission, and other interested agencies, in order that definite recommendations can be made for parks and playgrounds in the Master Plan for the City of Honolulu.

The City Planning Commission is mindful of the fact that the success of any major undertaking like the preparation of the Master Plan depends upon the united cooperation of the various government agencies and the general public. For this reason, your Planning Commission not only plans for, but plans with the people of different communities, and with other governmental agencies.

Your City Planning Commission realizes the need of a definite plan to meet the postwar program, and feels that a Comprehensive Master Plan for the City of Honolulu will serve to guide and encourage the development and growth of Honolulu.

Respectfully submitted,

CITY PLANNING COMMISSION  
J. D. McInerney, Chairman

By: (S) George K. Houghtailing  
Planning Engineer and  
Executive Secretary

COST ESTIMATE OF  
PARKS & PLAYGROUNDS  
PROPOSED BY CITY PLANNING COMMISSION

Site No.	Total Area	Location	Estimated Cost		
			Lane	Improvement & Damages	Total Estimated Cost
1.	10.4	Kam IV Road	\$ 17,297	\$ 61,818	\$ 79,115
2.	6.84	Richard Lane	16,332	15,000	31,332
3.	12.5	Old Kam Field	21,415	24,000	45,415
4.	13.4	Bishop Museum			87,636
5.	3.87	Vineyard - Ala Koko	12,200	---	12,200
v 6.	3.5	Kunawai Springs	18,962	26,000	44,962
7.	2.18	Kamanuwai Lane	56,150	142,000	198,150
8.	2.0	Liliuokalani Park	13,765	20,000	33,765
9.	1.84	Kapena Falls	10,000	---	10,000
10.	2.43	Kamamalu Park	57,410	107,000	164,410
11.	3.02	Alapai & King	178,851	153,000	331,851
12.	3.1	Pawaa - Makai of Kaheka	11,200	---	11,200
vv13.	19.0	Kanewai	95,000	---	95,000
14.	1.33	St. Louis Heights	---	---	---
15.	7.27	Cummins Dairy	14,540	5,000	19,540
Totals	94.01				\$1,164,579
vvv16.	123.26	Bal. of Manoa Park	\$182,400	\$50,000	232,400
Totals	217.27				\$1,396,978

Estimates for land based on assessed tax values as 60% for land values.

v Alternate Cost - excluding improvements of Mochizuki Tea Garden - amount \$15,102 for vacant land.

vv Alternate Cost - \$31,600 using tax values. \$95,000 represents market value set by recent purchase price.

vvv Area excluding 40 acres now under condemnation by the City and County.

March 9, 1944  
Revised

