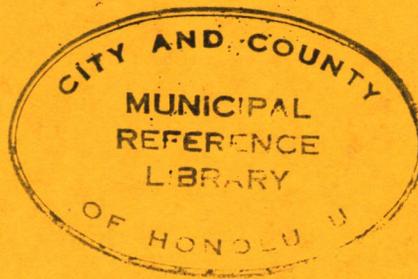


TERRITORY OF HAWAII
ADMINISTRATIVE CENTER

A
Prospectus



FOR REFERENCE
not to be taken from this room



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1944

PREPARED BY THE POSTWAR PLANNING DIVISION
OF THE DEPARTMENT OF PUBLIC WORKS

PLANNING'S HIGH RETURNS

"HONOLULU IS A CITY THAT HAS ONLY TO LEARN HOW TO CONSERVE AND UTILIZE ITS NATURAL ADVANTAGES TO REMAIN ONE OF THE MOST ATTRACTIVE SPOTS ON EARTH: IT IS A CITY WHERE, IF THE SOCIAL AND AESTHETIC VISION NEEDFUL FOR PLANNING EVER TOOK POSSESSION OF ITS LEADERS, A TRANSFORMATION MIGHT BE WROUGHT THAT WOULD LIFT HONOLULU BEYOND ALL RIVALRY. NO OTHER CITY THAT I KNOW WOULD PROPORTIONATELY YIELD SUCH HIGH RETURNS TO RATIONAL PLANNING AS HONOLULU. BUT THE NECESSARY IMPULSE, THE NECESSARY POPULAR SUPPORT, WILL BE LACKING SO LONG AS HONOLULU'S CITIZENS SEEK MERELY TO MAINTAIN THE SYSTEM OF FAMILIAR COMPROMISES, EVASIONS, AND NEGLIGENCES THAT ARE RECORDED IN THE PRESENT STATE OF HONOLULU. AND IN THE END, WHO LOVES HIS CITY BEST? -- HE WHO SEEKS TO IMPROVE IT, OR HE WHO IS CONTENT TO MUDDLE ALONG IN THE FAMILIAR GROOVES, EXERCISING A MINIMUM OF FORE-SIGHT, INTELLIGENCE, AND IMAGINATION? HISTORY ALLOWS NO DOUBT AS TO THE ANSWER: THAT WHICH MAKES A CITY DEAR TO LATER GENERATIONS IS THE POWER TO MASTER ITS OWN DESTINY AND EXPRESS ITS BEST IDEALS IN THE TRANSFORMATION OF ITS ENVIRONMENT." (P. 7 - WHITHER HONOLULU? - Lewis Mumford)

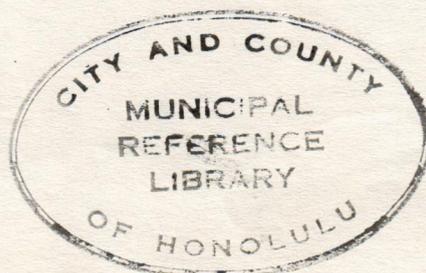
It was with something of these thoughts in mind that the Postwar Planning Division approached the problem of the location of the new Capitol Building and the several others that will go to make up a large part of whatever location is finally decided shall be Honolulu's future ADMINISTRATIVE CENTER.

This is a matter so vital to the future welfare of Honolulu that no stone should be left unturned that might help to bring about the proper solution. Therefore, it is the hope of the Postwar Planning Division that as many citizens as possible will read and study, not only this PROSPECTUS, but all other material pertinent to the subject, and that public discussions will be encouraged by civic organizations of all kinds to the end that when this matter is presented to the Legislature, there will be a background of enlightened public opinion against which to consider it.

This PROSPECTUS is intended merely as a help in promoting public interest and discussion.

POSTWAR PLANNING DIVISION
OF THE
DEPARTMENT OF PUBLIC WORKS

Nov. 27, 1944



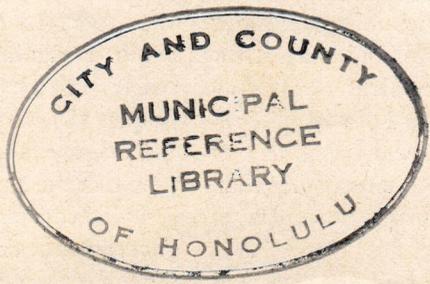
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TERRITORY OF HAWAII

AN ADMINISTRATIVE CENTER

A brief exposition of the possibilities of developing an ADMINISTRATIVE CENTER on several suggested sites, prepared by the Postwar Planning Division of the Department of Public Works for the consideration of Honorable Ingram M. Stainback, Governor of Hawaii; the Members of the Senate and the House of Representatives of the Territorial Legislature; the Postwar Planning Advisory Board; and all organizations and individuals of the Territory of Hawaii.



HAWAII DEFENSE ACT

Rule No. 87

Providing for a Postwar Planning Division under the Department of Public Works of the Territory of Hawaii

EXCERPTS

Section 1. Creation of division of postwar planning; advisory board. There is hereby created a division in the department of public works of the Territory, under the supervision and control of the superintendent of public works . . . to be known as the "Postwar Planning Division, Department of Public Works," . . . The superintendent, with the approval of the governor, shall appoint a qualified engineer as chief of said division, to be known as the "Postwar Planning Engineer," . . .

There is also created an advisory board to be known as the "Postwar Planning Advisory Board", . . . to consist of the six ex-officio members hereinafter mentioned, and four additional members to be appointed and to hold office at the pleasure of the governor. The superintendent (who shall be the chairman), the president of the board of commissioners of agriculture and forestry, and the chief engineer of the department of public works of each county (other than the county of Kalawao), shall be ex-officio members of said board. . . .

Section 2. Powers, duties of division. The powers and duties of the division shall be:

1. To collect, prepare and make available to the governor such plans, data and information as may be helpful to a planned development and use of the resources of the Ter-

ritory, and related subjects referred to the division by the governor, with particular emphasis upon postwar planning and the formulation of plans and policies to be put into effect during the present war and immediately thereafter, . . . and to recommend to the governor, long-term plans and programs for the wise use and fullest development of such resources.

3. To collect information concerning advance construction plans and estimates for projects in the Territory of Hawaii by all Federal agencies, the Territory or any of its political subdivisions or agencies, and other public and private agencies, and to list for the governor all proposed public works in the order of their related importance with respect to (a) the greatest good to the greatest number of people, (b) the emergency necessities of the Territory, and (c) the social, economic and cultural advancement of the people of the Territory.

4. To consult and cooperate with agencies of the Federal government, the Territory or any political subdivision thereof, or any agencies of the Territory or any such political subdivision, and with any public or private planning or research agencies or institutions, . . . and to act as a clearing house and means of coordination for planning activities linking together various levels and fields of planning.

AN ADMINISTRATIVE CENTER

A Synopsis

OLD HONOLULU

Charles Mulford Robinson, in his report, "THE BEAUTIFYING OF HONOLULU", published in 1906, refers to Honolulu as the "playground of the well-to-do". Continuing, he says, "We must preserve the individuality of Honolulu or its charm will depart. Cut through broad avenues and boulevards, build a hot and sunny quay, widen your streets and straighten them—and when all the work is done, the winsomeness of Honolulu will have departed and it will always be spoken of as the town that was spoiled. So my first charge is, be true to yourselves. Do not dream of what other cities have done; but far isolated from them, develop your own individuality, be Hawaiian, be a more beautiful Honolulu. Then you will have distinction and only then." He proceeds then to expatiate on the virtues of narrow, shaded and picturesque streets and the charm and attractiveness of old Honolulu and the desirability of preserving these features.

GROWTH

This was written at the beginning of the century (1906). At that time, the islands had less than one-third of the present population and industry; shipping and the tourist business were likewise only a fractional part of the present volume. The airplane had just been invented. There was of course no air travel and tourist travel was tolerated as a sideline of the sugar industry. Tourist business, now almost suspended, had, before the war, reached the proportions of a major industry. In view of public announcements by several of the most substantial and best known airline companies, it is safe to assume that after the war it will be greater than ever. These and many other changes of deep and far-reaching significance have occurred in Honolulu and Hawaii. Much of the charm has already departed. Much of the attractiveness has gone. Something of both has been sacrificed to military emergency and expediency and still more, a great deal more, is in danger of being permanently lost through lack of foresight and initiative. Some of this can be saved, some restored, and some new created.

Since the above mentioned Robinson report, many of our streets have been widened and straightened and much more development of a similar nature is contemplated in the near future. We have built new wharves, and large ships to use them, and the aloha spirit at sailings and arrivals, while not the same, is still distinctive, and Hawaiian. Whether we like it or not, we are growing fast, and far beyond the dreams of the most far-sighted planners of former days. Changes to keep abreast of this growth are inevitable. The all important problem is not only to provide the necessary accommodations, but to do so in a way that will not detract from, but if possible, add to the beauty and charm which are our natural heritage and without which Hawaii would not

be Hawaii. Hawaii is loved throughout the world because it is different, because it is individualistic, because it is charming.

POSTWAR PLANNING DIVISION DUTIES

No doubt Governor Stainback had something of the foregoing in mind, as well as the more obvious problems of the postwar period, when he created the Postwar Planning Advisory Board and Postwar Planning Division of the Department of Public Works, and instructed them "to collect, prepare and make available . . . such plans, data and information as may be helpful to a planned development and use of the resources of the Territory . . . and to recommend . . . long term plans and programs for the wise and fullest development of such resources." . . . Rule 87, Sec. 2.1 . . . and . . . "To consult and cooperate with agencies of the Federal Government, the Territory or any political subdivision thereof . . . and with any public or private planning or research agencies . . ." Sec. 2.4.

PUBLIC BUILDINGS AND SITES

Included among the various projects being considered by the Postwar Planning Division are accommodations for housing the Legislative and Executive Branches of the Territorial Government and a number of other governmental functions. This will require some five or more buildings. Buildings, of course, involve sites. In order to make even the most elementary cost estimates, it is necessary to know what sort of land the building is to occupy and how much of it is required, and this in turn suggests grouping with other governmental buildings into a coordinated, harmonious whole which ordinarily we call a Civic Center. A better term in this case would be *Administrative Center*.

PREVIOUS STUDIES

Realizing the necessity for some serious consideration of this matter, some six years ago, the Territorial Planning Board and the City Planning Commission jointly sponsored a competition for a new Civic Center plan. As a result, a prize winning design was selected, and to that extent at least, had official sanction as the guide for locating future public buildings.

The conditions governing this competition required that certain features of the present civic center such as Iolani Palace, Judiciary Building, Iolani Barracks and Kawaiahao Church, be preserved; with the result that the competition was in reality for an extension of the present Civic Center rather than for a new one.

Some time later, the Hawaii Chapter of the American Institute of Architects by a competition among its own members, developed a plan which is known as the Chapter Plan. This is Plan 4 on Page 21 of this booklet. It includes roughly, that area between Queen and Halekauwila Streets,

terminating at Ala Moana Park at one end, and the Tax Office Block at the other. It represents the first known attempt to plan an Administrative Center in Honolulu in a location apart and freed from the restrictions of the present Civic Center.

Following this competition, the first public building to be erected in this Civic Center area was the addition to the Judiciary Building, and this was done in total disregard of the Prize Winning Design. As was pointed out at that time, this had the effect of completely wiping out one of the two main focal points of the main axis of the Civic Center Plan. This was a major change and resulted in effectually emasculating the plan. It was like a garment from which a sleeve had been removed; still usable, but not very satisfactory. Realizing the need for further study, the Territorial Planning Board developed a "Suggestive Plan" which was so labeled because it was felt that considerably more study should be devoted to such an important matter before the Board could give final approval. This "Suggestive Plan" was published in the Territorial Planning Board Report (No. 10) (Page 23) and in this form was submitted to the Twenty-first Legislative Session of 1941. This Civic Center plan was approved by the Territorial Planning Board only as a suggestion, not as the final word, and the word "Suggestive" was included in the title for that reason. No action was taken on this matter by the Legislature.

CHANGES NECESSARY

When we realize the phenomenal growth of Honolulu in recent decades, and the still greater growth that is sure to follow as a result of the tremendous postwar expansion in the Pacific area, (and that is expected by even our most conservative business and civic leaders) we may begin to see that some major changes will be necessary to avoid crippling experiences such as have been common in the islands, especially since the wartime emergency threw such heavy burdens upon a number of our already over-taxed facilities. The developments of the past four years have produced many new problems and aggravated many old ones. Even assuming that a solution for our Civic Center problem had been found before, which it had not, there is no assurance that such a solution would be adequate in the light of recent developments. Furthermore, while the present Civic Center has been satisfactory in the past, there is no reason to assume that it will be as satisfactory after a major grafting operation.

While realizing the probability of eventual change in the Civic Center scheme, this postwar planning work was begun on the assumption that the "Suggestive Plan" would be followed for the purpose of estimates, etc., leaving until a later date, the bigger problem of the final decision of the location of the Administrative Center itself. However, it gradually became evident that there were a number of obstacles to such a course. So, it was finally decided that the proper procedure would be to canvass the possibilities and report on several sites, in addition to the present one,

so that, so far as possible, the deciding agency would have available the salient facts on which to base its final decision.

To resume: our present Civic Center has distinctiveness and charm. It is characteristic of old Hawaii and has many historical and sentimental associations. No one would like to see it abolished. Why then should we not make use of it for the new buildings? This question involves a number of factors.

ANALYSIS

First; when the present Civic Center was begun, (it was never planned, it just grew) Honolulu was, as we have seen, a very small community. It was never expected that it would have to serve a city of the importance and size of our present-day Pacific metropolis.

Second; not only was the present Civic Center not intended to serve so large a community, but on the contrary, buildings have been added from time to time, some public and others semi-public, in locations which seemed expedient at the time but which now effectually block or seriously curtail orderly, planned expansion.

WATERFRONT

Toward the waterfront, expansion is blocked particularly by the Judiciary Building which is considered inviolable for historical and sentimental reasons. Besides, there are the Territorial Office Building, Board of Health, Tax Office, and the Post Office Buildings.

WAIKIKI

In the Waikiki direction, the same holds true with regard to Kawaiahao Church, the Library of Hawaii and the City Hall.

EWA

On the Ewa side are the Hawaiian Electric, Y.W.C.A., Army and Navy Y.M.C.A., and other sites and buildings, all expensive down-town property.

CAPITOL SITE—SCHUMAN BLOCK

The site assigned to the Legislative-Executive Building, (Schuman Block) in this "Suggestive" Civic Center Scheme is too small. Furthermore, it is off-center and occupies a subordinate position; obviously, an unsuitable site and was so recognized by the Territorial Planning Board when the scheme was under consideration; and this was the principal, (though not the only) reason for withholding approval.

ARMORY BLOCK

The Armory Block was also considered as a site for this Legislative-Executive Building but, while it could be made to serve, is likewise too small and is also off-center and kapakahi in the scheme. Furthermore, it contains Iolani Barracks, one of the several "kapu" buildings of the Civic Center group.

MAKESHIFT

The only expansion feasible is by the acquisition of contiguous bits of property here and there where available, and the widening and straightening of a few streets, not thereby

producing anything more than an unbalanced and incoherent result with Iolani Palace instead of the new Legislative-Executive Building occupying the key position. And, the principal streets are so fixed as to defy any attempt at constructive adjustment such as would be required for an appropriate setting for our government buildings, either federal, territorial or civic. In short, the present Civic Center does not lend itself to the requirements for the future development of the Territorial Public Building Program, and, it must be remembered that the Territorial Buildings will form a major portion of those that will go to make up the Civic Center.

FUTURE POLICY

What then to do? Shall we proceed to add to the present Civic Center regardless; shall we continue to try to find a solution in the present Civic Center area; or shall we look for a new site? Shall the Territory have a separate Administrative Center, or shall the City and County and the Territory cooperate to develop something that will not only have the charm of old Hawaii, but the dignity and beauty which rightfully belong to our chief outpost and the natural geographic and commercial center of the great Pacific area; leaving the present Civic Center as it is with Iolani Palace as a historical repository. Plenty of land is available, within convenient distance, which is much less expensive and which lends itself much more readily to the dignified, orderly and unhampered treatment which properly belongs with an Administrative Center of a community of the size and importance of Honolulu.

SYMBOL

As clothes make the man, so the buildings of a community "make" the community. That is, they are the outward and visible sign of the inward and spiritual qualities which go to make up the community. To tourists, and the notables who will be visiting these islands, and to the rest of the world, these buildings will largely symbolize Hawaii. Consequently, they are of prime concern to every member of the community.

PURPOSE

This synopsis is submitted not with the intention of recommending any one site, but rather with the idea of setting forth the salient facts about several possible sites, including the present one, for the information of interested citizens

and more particularly those who are charged with the duty of deciding this matter. For, in no small measure, will we be judged and labelled by the world and by posterity as we build, not only practically and wisely, but also as we build fittingly—that is in keeping with the dignity and standing of our position in the world. The maintaining of our own self-respect demands vastly more than something that will merely serve the purpose, though it be ever so practical.

In the following pages are presented maps and aerial perspective drawings of these various plans for an Administrative Center. For want of a better designation these plans have been given titles descriptive of the location or the author, as follows:

- Plan 1—Bishop Street Extension Plan
- Plan 2—Harbor Entrance Plan
- Plan 3—Present Civic Center Extension Plan
- Plan 4—The Chapter Plan
- Plan 5—Thomas Square Plan
- Plan 6—Independent Architects' Plan

These plans are in preliminary form only. There has been no attempt to solve all major or even minor details. They are intended merely to present the picture in a broad, general way to assist in arriving at a solution to this problem that is for the best interests of the Territory of Hawaii. Included also are certain pertinent data in regard to the cost of necessary land and improvements and a few of the more important reasons for and against each scheme. The cost estimates are divided into immediate and future requirements. Those for immediate needs are based on actual tax valuations with a factor of 3 for land and 2 for improvements. Those for future acquisition have been made on the assumption that the average square foot price thus obtained will hold good with reasonable fairness in all cases.

No attempt has been made to give other than the barest of preliminary estimates as to the cost of land and improvements, to serve as a yardstick in guiding those whose duty it will be to make the final decision in this vital matter. The cost of demolishing or removing improvements existing on lands acquired has not been computed; nor has the cost of relocating existing streets or the construction of new streets been included in the estimates. On Page 30 will be found a composite map of Honolulu which shows all suggested plans in their relation to each other and to the business and industrial districts and to the existing Civic Center.

ACKNOWLEDGMENT

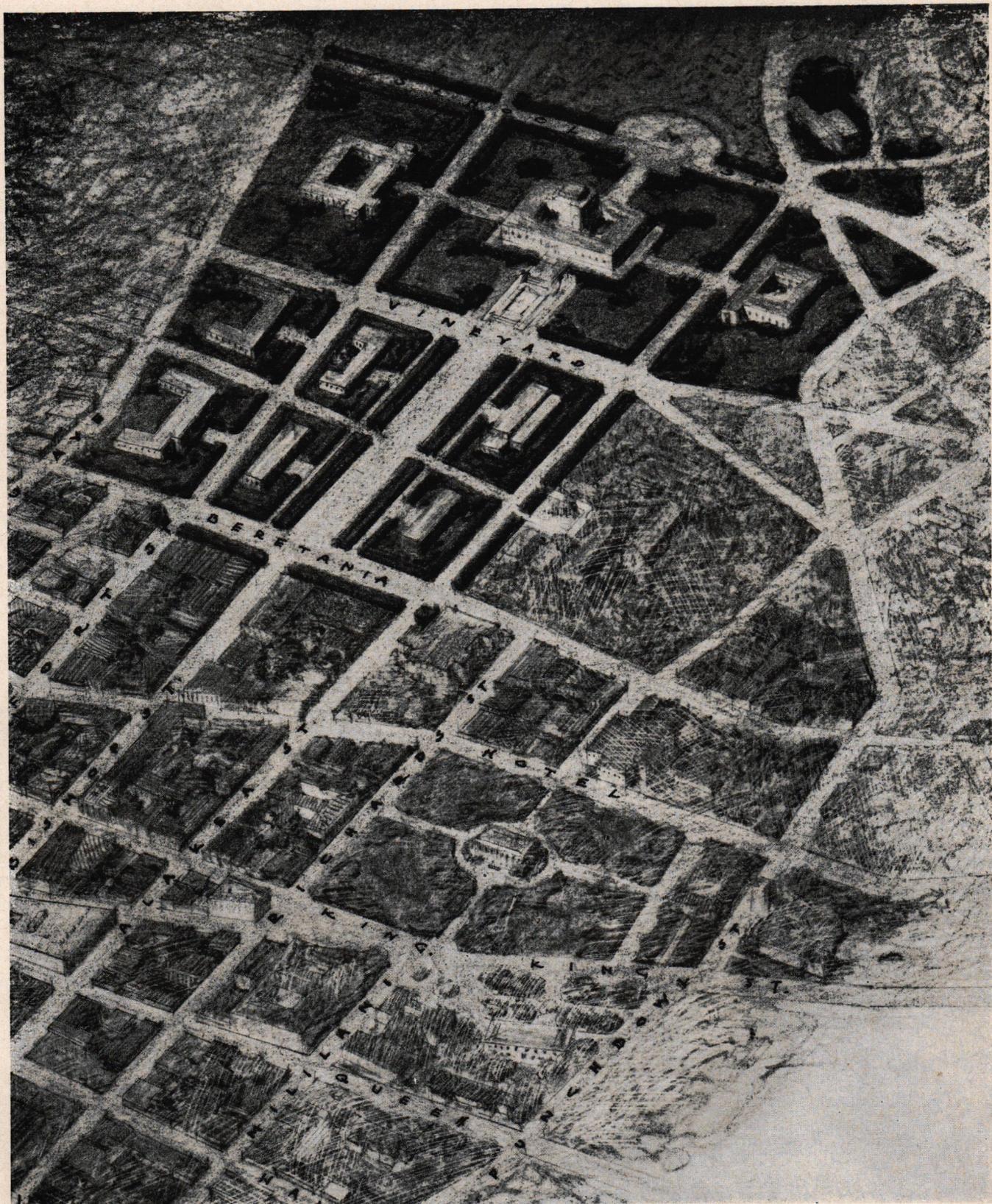
Valuable help in compiling this synopsis was received from the following:

Territorial Planning Board Reports	Sugar Planters' Association
City Planning Commission	Sugar Factors
Legislative Research Bureau	Dr. Chester K. Wentworth
Chamber of Commerce	Honolulu Board of Water Supply

To all of these, grateful acknowledgment is hereby extended.

POST WAR PLANNING ADVISORY BOARD

Honolulu, Hawaii
October 15, 1944



BISHOP STREET EXTENSION PLAN

PLAN 1—BISHOP STREET EXTENSION PLAN

The area between Beretania St. and School St. from Nuuanu Ave. to Emma St. presents some exceedingly interesting possibilities for development of an Administrative Center. As indicated on the accompanying aerial perspective drawing, this plan envisages the extension of Bishop St. through to the proposed new Vineyard St. arterial with the Capitol Building terminating this gently rising vista in the large area between Vineyard St. and School St. Bishop St. is without question the one street in downtown Honolulu of sufficient width for an adequate approach to an Administrative Center and is almost entirely unspoiled by unsightly, cheap and otherwise inappropriate buildings. With the probable improvement and enlargement of the sea-borne passenger terminal to include the entire waterfront at the foot of Bishop St. it is not hard to visualize the really impressive and startlingly beautiful vista which would be opened up to the incoming visitor to Hawaii. First impressions are lasting impressions, so we are told, and it is certain that in this case first impressions could not be anything but decidedly favorable. With the fifty feet or so of added elevation afforded by placing the capitol building in the location shown, with the broad expanse of a really beautiful downtown boulevard opening out before the eyes, flanked by public buildings of dignified architecture in a setting as truly Hawaiian as it is possible to achieve, the Administrative Center in this location would be distinctively our own, unique in its conception and execution in the United States and a source of great pride to the Territory for all time to come.

The area available in this location is adequate for both present and all future needs of the Territory, City and

County and Federal governments. It is within a reasonable distance of the business district and the present Civic Center so that there would be no undue disruption of public activities during the process of transferral from one area to the other. As this transferral is accomplished, not this year nor next, but possibly within the next twenty-five to fifty years, any buildings which are not to be preserved for historic reasons in the present Civic Center thus vacated, and the property on which they stand, could be converted to other uses; quite probably sold for private business, thus enabling the present business district to expand in the direction in which it has already shown a tendency to move, and returning to the Territory much of the cost of constructing the new Administrative Center. It removes from close proximity to the center of the city an area which is already well on the way to becoming blighted and replaces it with a highly developed, beautiful termination to the best appearing street in the city. It undoubtedly will stimulate improvement of adjacent areas which are beginning to show signs of deterioration and should encourage substantial development of these areas. The amount of land required for the initial work necessary to make this plan a reality is relatively large, and the expenditure of money is considerably larger than would be required for some other areas under consideration. But if an enlightened public opinion finally determines that this is the area in which the future Administrative Center of the Territory is to be built, it is not believed that the price is too high to pay to provide a development that will be to the lasting credit of the Territory and to the citizenry of Hawaii.

PLAN 1—BISHOP STREET EXTENSION PLAN

Statistical Summary

As indicated on the accompanying map of this area it would be necessary to acquire 2,305,350 square feet of privately owned property, in order to provide sufficient space for the construction of the buildings immediately necessary, at an estimated cost of \$3,503,931. In addition to this land cost, improvements to an estimated value of \$2,695,304 would have to be acquired, making a total immediate expenditure of \$6,199,235. (By "immediate" is implied as rapidly as the land can be acquired and construction plans completed; for this part of the program probably two or more years.) The average cost per square foot including improvements has been computed at \$2.689. To bring this plan to ultimate completion and provide all the land deemed necessary and desirable to afford room for possible future expansion and inclusion of Federal and City and County buildings, open areas, off-street parking, etc., would call for the acquisition of an additional 916,000 square feet of land, which, with improvements, and based on the above figure of \$2.689 per square foot, would mean an additional ultimate expenditure of \$2,463,124. On this assumption the total cost to the Territory to bring this plan to completion, for the acquisition of land and improvements, would be in the neighborhood of \$8,500,000. This is exclusive of the cost of buildings to be constructed on the various sites. It should be unnecessary to emphasize the fact that this is a long term program and not to be considered as possible nor necessarily desirable to be accomplished at once.

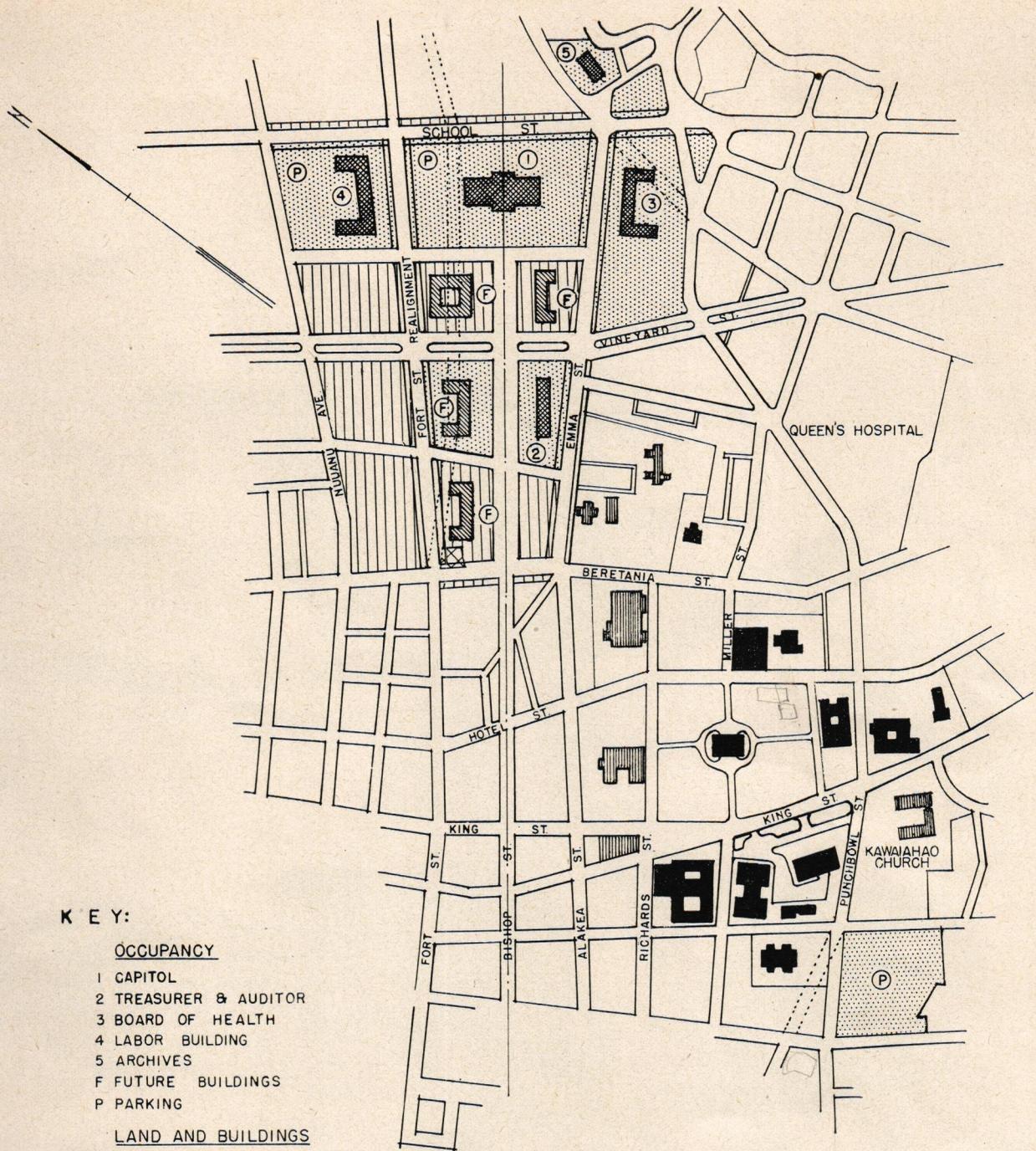
The principal advantages and disadvantages of this location may be summarized thus:

ADVANTAGES

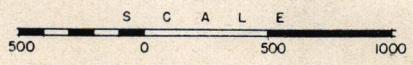
1. Ample area available for all present and future needs.
2. Relatively high elevation with consequent enhancement of aesthetic values and decrease in construction difficulties and costs due to high ground-water level.
3. Ease of access from both the business district and the existing Civic Center.
4. Adjacent to, but not part of, the business district, thus avoiding interference with or blocking of orderly expansion of the latter.
5. Elimination of deteriorating areas and providing opportunity for re-development on more substantial basis.
6. Preserves all present historical buildings.

DISADVANTAGES

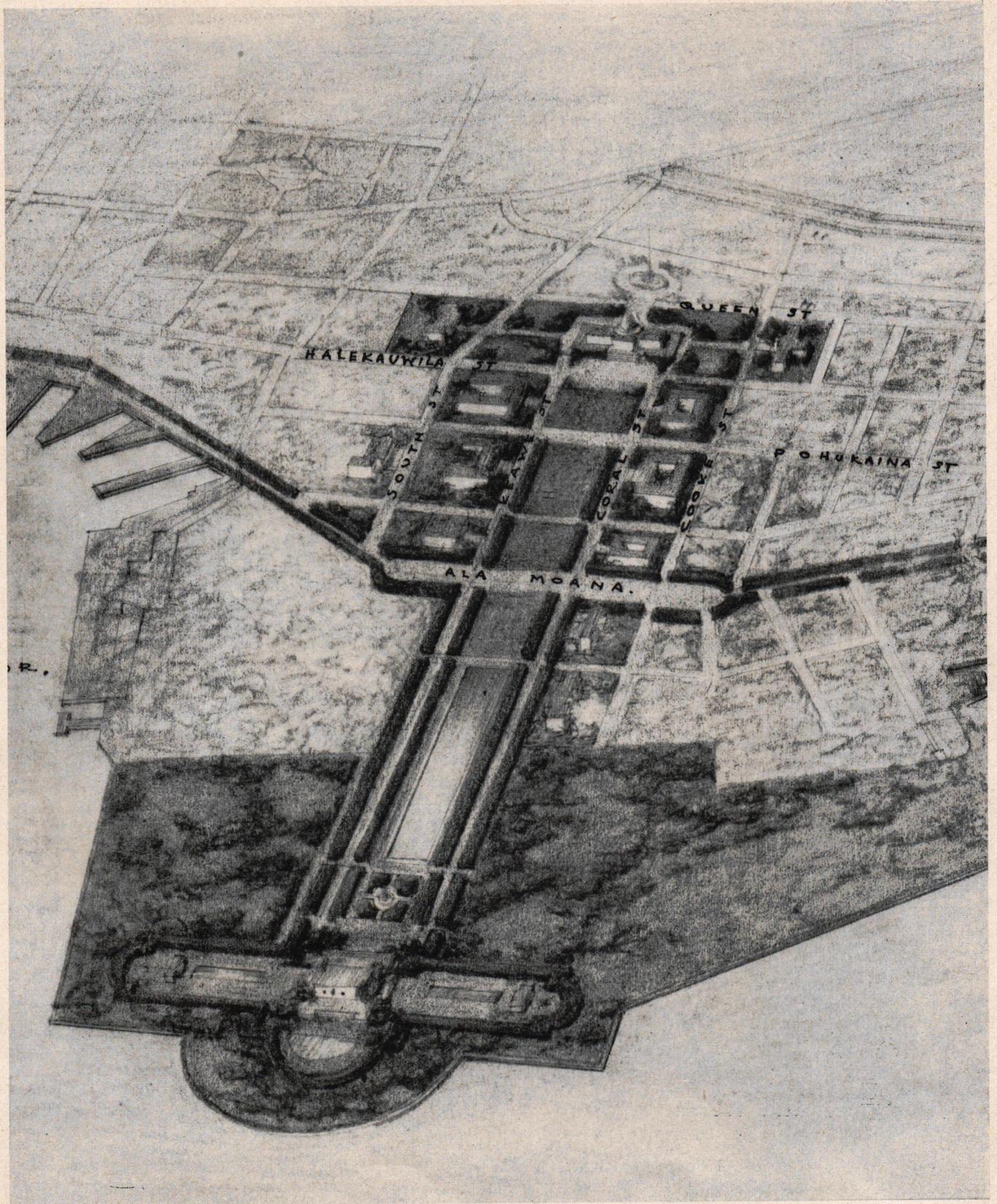
1. Relatively large number of individual property owners affected and necessity of re-location of some rather large, permanent public or semi-public buildings.
2. Relatively high cost of land involved in comparison with some other suggested locations.
3. Necessity of relocation of two schools. The abandonment of Central Intermediate School and its use for other purposes has been under consideration for some time by the City Planning Commission.
4. The re-location of Fort Street between Beretania and Kuakini Streets and consequent damage to present business establishments along present Fort Street.
5. Distance from present Civic Center and consequent inconvenience during the transition period from the old to the new Administrative Center.



- KEY:**
- OCCUPANCY
- 1 CAPITOL
 - 2 TREASURER & AUDITOR
 - 3 BOARD OF HEALTH
 - 4 LABOR BUILDING
 - 5 ARCHIVES
 - F FUTURE BUILDINGS
 - P PARKING
- LAND AND BUILDINGS
- PRESENT BUILDINGS
 - PROPOSED BUILDINGS
 - FUTURE BUILDINGS
 - LAND TO BE ACQUIRED
 - LAND TO BE RESERVED
 - GOVERNMENT-OWNED LAND
 - SEMI-PUBLIC BUILDINGS



1



HARBOR ENTRANCE PLAN

PLAN 2—THE HARBOR ENTRANCE PLAN

At the entrance to the Honolulu Harbor and directly outboard of Ft. Armstrong is a very large expanse of scarcely submerged tide land which extends in a general Waikiki direction all the way to Kewalo Basin. This entire area could be filled and provide many acres of additional waterfront for the use and enjoyment of all Honolulu. Standing at the extreme outboard point of this new filled area and looking city-ward, it is not difficult to envision the wholly charming picture portrayed in the accompanying aerial perspective drawing of this proposal for the new Administrative Center. By opening up the entire area between Keawe and Coral streets, through the present Animal Quarantine Station and up to Queen St. a most interesting framework could be built on which could be superimposed the elements of an Administrative Center adequate in all respects to meet all present and future needs. With the Capitol at the upper end and the lower end possibly the site of a suitable memorial to commemorate those who died in this war, the picture presented to incoming visitors to Hawaii would be one never to be forgotten.

In reality an extension to the present Civic Center it would be conveniently adjacent during the transition period. By developing this area for the Administrative Center many unsightly buildings would be removed and the entire vicinity would undoubtedly profit thereby. It is

true that the land in this area would be slightly more expensive than one or two of the other proposals, but the difference in square foot cost would be so slight as to be negligible. Here also, as in the Chapter Plan, the objection may be raised that this development encroaches upon an area already zoned and to a certain extent developed for industrial uses. But zoned areas have been re-zoned to meet changing conditions and this is not an insurmountable obstacle. Also, the author's conception of the uses to which the new land along the waterfront might be put would conflict with certain other very utilitarian uses proposed for this area, namely the incinerator and sewage disposal plant, as well as possibly one or more new fish canneries. It would appear that if at all possible such activities should not be incorporated in Honolulu's front yard to the permanent detriment of our very limited waterfront area. The majority of the area is rather low and relatively flat, ideally suited to the kind of treatment suggested in this plan, but rendered somewhat more expensive in that suitable stable footings for large buildings would have to be constructed by under water work. If, however, this plan should be the final decision of those charged with selecting the site for the Administrative Center these difficulties could be overcome and the finished product would indeed be "a thing of beauty and a joy forever."

PLAN 2—THE HARBOR ENTRANCE PLAN

Statistical Summary

The land required to provide adequate space for the buildings considered immediately necessary to meet existing floor space requirements of the Territorial government is neither so extensive as in the Bishop Street Plan nor is the estimated cost per square foot so high. Immediate needs can be met with the acquisition of 1,447,461 square feet of property at an estimated cost of \$1,600,575. Improvements on this land which would of necessity be taken have been estimated to cost \$1,126,402, making a total expenditure of \$2,726,977, or a square foot average, including land and improvements, of \$1.884.

Additional lands recommended for future acquisition total approximately 875,000 square feet. This area, computed on the above average square foot price, would entail an additional ultimate expenditure of \$1,648,500. In addition to this amount of existing land to be acquired this plan proposes the filling and utilization of a large area now under water. Without definite soundings and hydrographic data not at present available it is impossible to make an estimate with any degree of accuracy, but it is safe to say that it would require not less than 1¼ million cubic yards of fill which can be estimated at about 50¢ per cubic yard, or a total of \$625,000.

The principal advantages and disadvantages of this plan may be summarized as follows:

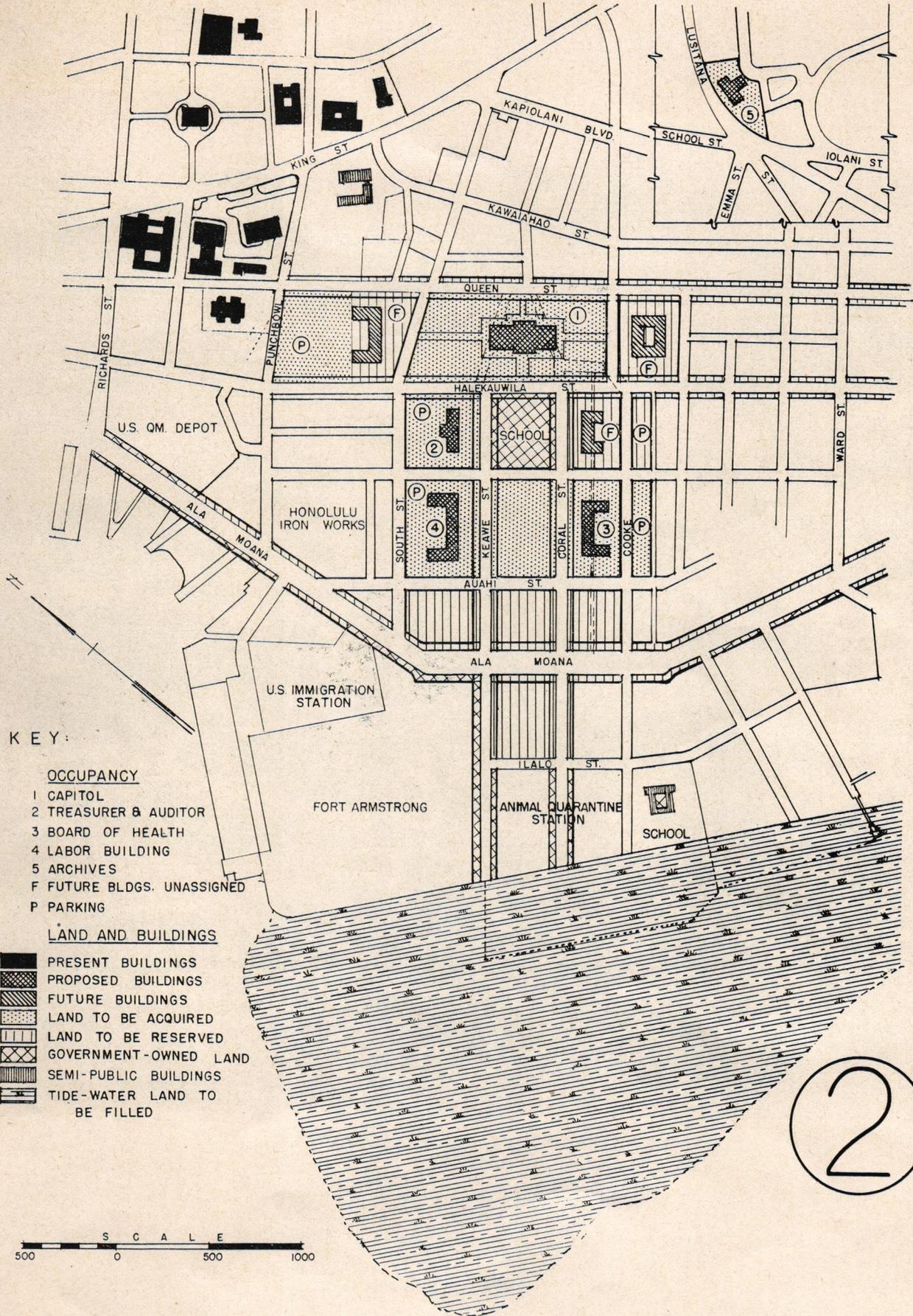
ADVANTAGES

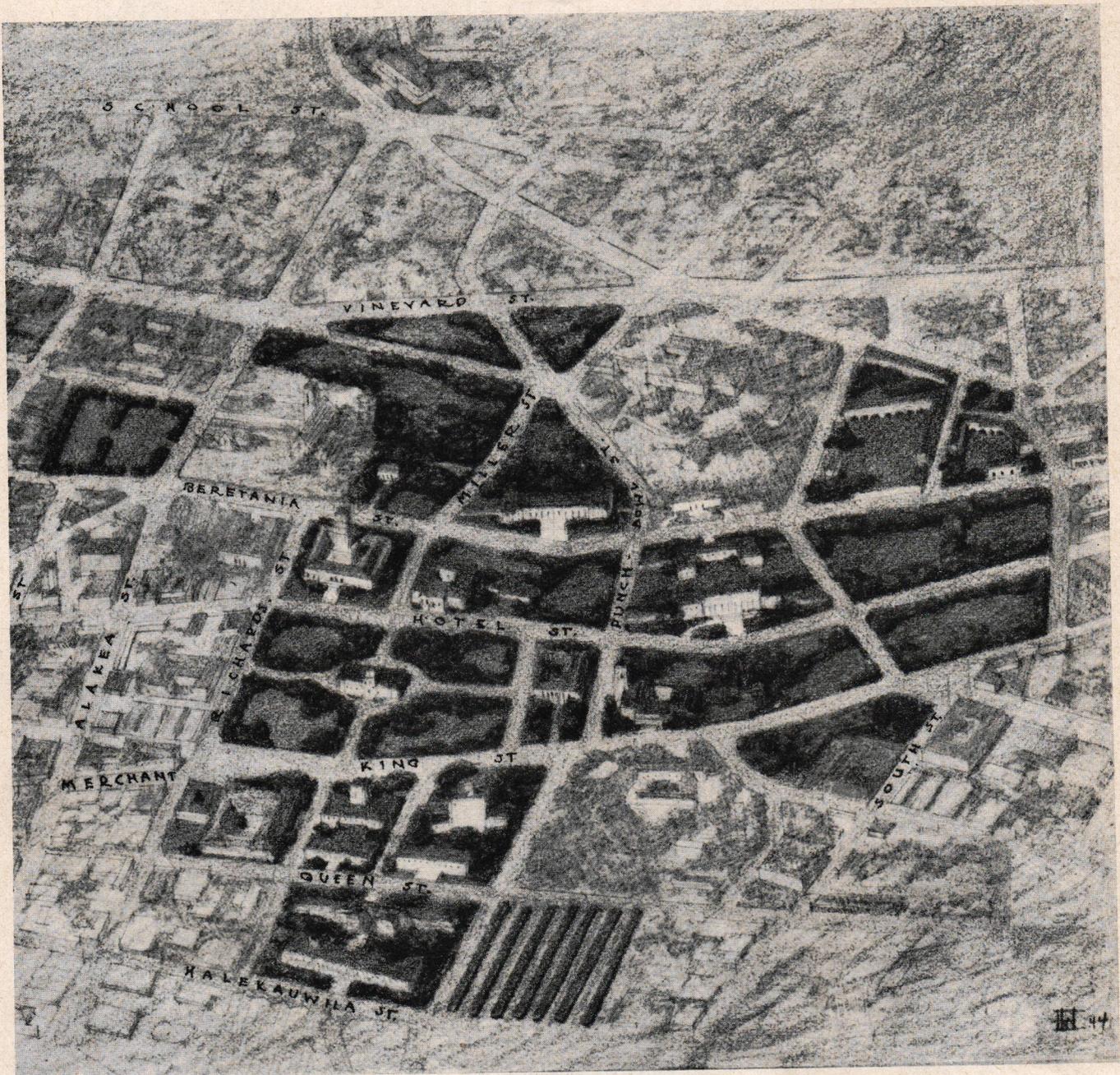
1. Proximity to the present Civic Center, thus reducing the inconveniences inherent in any readjustment of governmental functions.
2. The opportunities provided in this plan for a distinctive embellishment to the entrance to Honolulu Harbor are exceptional and if the entire conception were carried to its logical conclusion would provide a markedly improved waterfront from downtown Honolulu to Waikiki.

3. The acreage required is not unduly large nor is the cost excessive.
4. This is the only plan submitted which envisages combining the Administrative Center with the proposed War Memorial. The advantages of this combination appear to be self evident.
5. No major changes of the existing arterial and street plan are proposed.

DISADVANTAGES

1. The entire area is low and flat, thus increasing construction difficulties and costs.
2. Several relatively large, modern, permanent structures are involved in this plan, the acquisition and relocation of which would present some difficulties.
3. A new location would have to be found for the Animal Quarantine Station, the cost of which has not been estimated, as the ultimate completion of this plan includes the entire area now so utilized.
4. While not interfering with the proposed site for the new incinerator, it is possible that it may interfere with the proposed sewage disposal plant. It would certainly be inadvisable to locate a beautiful War Memorial in close proximity to such activities.
5. It will be necessary to re-zone certain sections now zoned for industrial use, and with the lack of sufficient industrial area will force industry to move to the Ewa side of the city.





PRESENT CIVIC CENTER EXTENSION PLAN

PLAN 3—PRESENT CIVIC CENTER EXTENSION PLAN

In presenting this plan it seems apparent that no better description can be given than that prepared by the City Planning Commission in its report issued the latter part of September, entitled "REPORT ON PROPOSED HONOLULU CIVIC CENTER" and released for general distribution. The Postwar Planning Division of the Department of Public Works takes the liberty therefore of quoting extracts from this report and in so doing giving full credit to the City Planning Commission therefor. Liberties have been taken with the order in which this material was presented in the foregoing report but the quotations are verbatim.

"The City Planning Commission is of the opinion that the Territory and the City and County should cooperate to develop something that will have not only the charm of old Hawaii but the dignity and beauty which rightfully belong to this chief outpost in the Pacific. It is believed this can best be accomplished by leaving the present Civic Center as it is with Iolani Palace being converted into an historical repository as the center. . . . This plan would preserve the historic centers of Honolulu and Hawaii and provide for the future expansion in an informal and picturesque design which will accentuate the tropical surroundings of a greater Honolulu."

"All of the proposed Territorial, Federal, and City and County building expansion would comply with a definite logical functional grouping. . . . Sufficient land is available within this area. Land consisting of several blocks, which is becoming increasingly more difficult to acquire, must be owned or controlled by the Territory and/or City and County, before detailed planning can be done."

". . . This plan incorporates the suggested plan of the Territorial Planning Board . . . Publication 10, January 1941, with modifications to include additional areas to provide for needed off-street parking and allow for the future

expansion of public and semi-public needs to meet the demands of this fast growing community."

"The site as proposed embraces the present Civic Center which is a part of Honolulu and Hawaii that is picturesque, beautiful, and expressive of much that has gone before. This center should be preserved and added to, rather than abandoned."

"The site as proposed is centrally located, convenient to the main commercial and business districts. . . ."

"The present street system within the proposed Honolulu Civic Center is well integrated to efficiently move motor vehicle traffic and mass transportation if sufficient areas for off-street parking are provided within the various building sites. . . . It is proposed to widen certain streets within the area planned for Honolulu's Civic Center."

"The proposed Honolulu Civic Center does not set up a barrier for the best use or expansion of the land adjacent to it; conversely it separates the Central Business District from the encroachment of industrial development and other types of business . . . and will allow for business to expand in the Waikiki direction."

"This proposed Civic Center plan provides sufficient areas to accommodate additional building expansion as the Territorial growth dictates. . . ."

"The City Planning Commission . . . desires to stress the opinion that the Department of Public Instruction be housed in the present Central Intermediate School. This is suggested because it is the belief of the City Planning Commission that the present site of Central Intermediate as a school is hazardous for school children, as it is surrounded by four major streets and has no adequate playground. . . ."

The above mentioned report, of which these are extracts, is too voluminous to be quoted further. It is suggested that reference be had to the above mentioned report if further information is desired relative to this proposal.

PLAN 3—PRESENT CIVIC CENTER EXTENSION PLAN

Statistical Summary

To provide the space required for those Territorial buildings urgently needed will necessitate the acquisition of 1,028,025 square feet of land as indicated on the accompanying plan. The estimated value of this land is \$2,653,710, which with improvements computed at \$768,164, makes a total of \$3,421,874 for an average per square foot of \$3.328. To bring this plan to its ultimate completed state it will be necessary to acquire approximately an additional 1,250,000 square feet which, computed on the above average price per square foot, will entail an additional expenditure in the future of \$4,160,000. As in all plans under discussion this future, ultimate expansion quite probably will not be required for some years to come, but in order to protect the basic plan some method should be devised whereby this additional land can be reserved for future Administrative Center needs.

The principal advantages and disadvantages of this plan may be summarized as follows:

ADVANTAGES

1. An extension to the present Civic Center, not a completely new Administrative area, thus avoiding the temporary disruption of administrative functions.
2. This plan does not entail the possible necessity of rezoning areas already developing under present zoning laws.
3. It obviates the necessity, sometime in the future, of disposing of some of the present civic center buildings as new buildings become available. The present buildings will continue to function as at present until outgrown or until they become obsolete and unfit for further use.
4. Present occupancy will remain as at present, with some minor readjustments; the overflow requirements being taken care of in new buildings as they are completed.
5. The informality and absence of any formalized mall, vista, or similar treatment meets the requirements of those who believe that Hawaii should be different.

DISADVANTAGES

1. No orderly, coherent arrangement of buildings is possible in this plan and the Administrative Center becomes merely an enlarged edition of the existing group of unrelated buildings, instead of a closely integrated Administrative grouping of essential governmental functions.
2. The proposed new Capitol building becomes just another building and not the focal point of the entire development as such a building should logically be. Iolani Palace remains as the dominant point in the whole scheme.
3. Traffic congestion will be increased by the increased density of public buildings in an area which lends itself very poorly to street realignment and widening.
4. The relatively high cost per square foot makes this plan more expensive in proportion to total land acquired than any of the other proposals.
5. Due to the street pattern many of the areas to be acquired are of such shape that much of the land cannot be used efficiently except for off-street parking. At the estimated price per square foot an unusually large acreage cannot economically be devoted to such use.
6. The area is either traversed or bounded by all of the major Ewa-Waikiki arterials, existing or proposed, with the exception of the Ala Moana Boulevard, thus forcing all traffic into or bordering on the Administrative Center.
7. This plan proposes the location of the Legislative-Administrative building on that block now occupied by the Schuman Carriage Co. This is considered too small an area for such an important building. It is believed that our new Capitol building should be located in an area sufficiently large to provide for suitable landscape treatment of the surrounding streets and grounds.

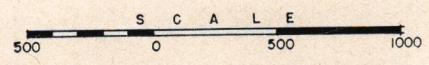
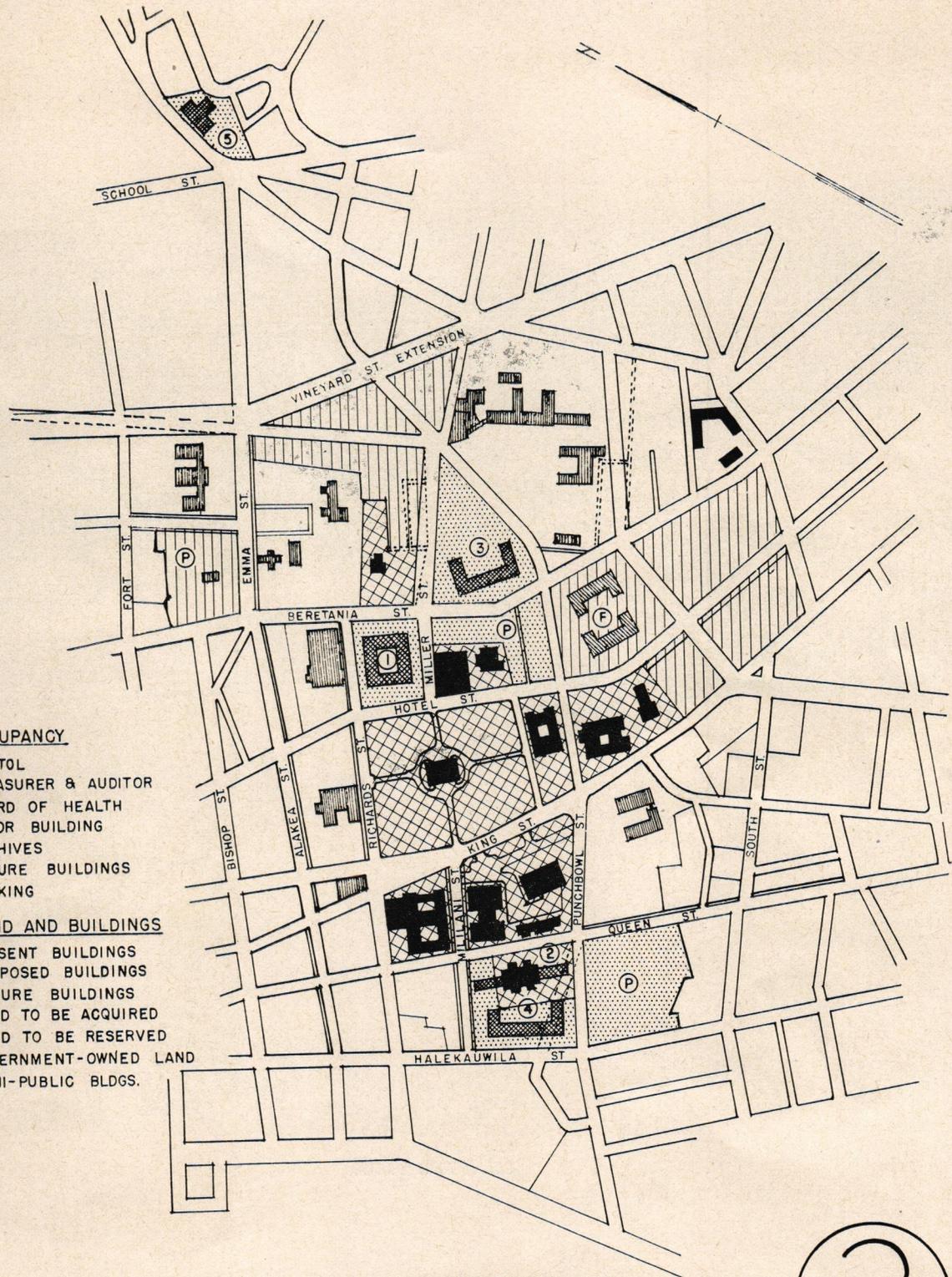
KEY:

OCCUPANCY

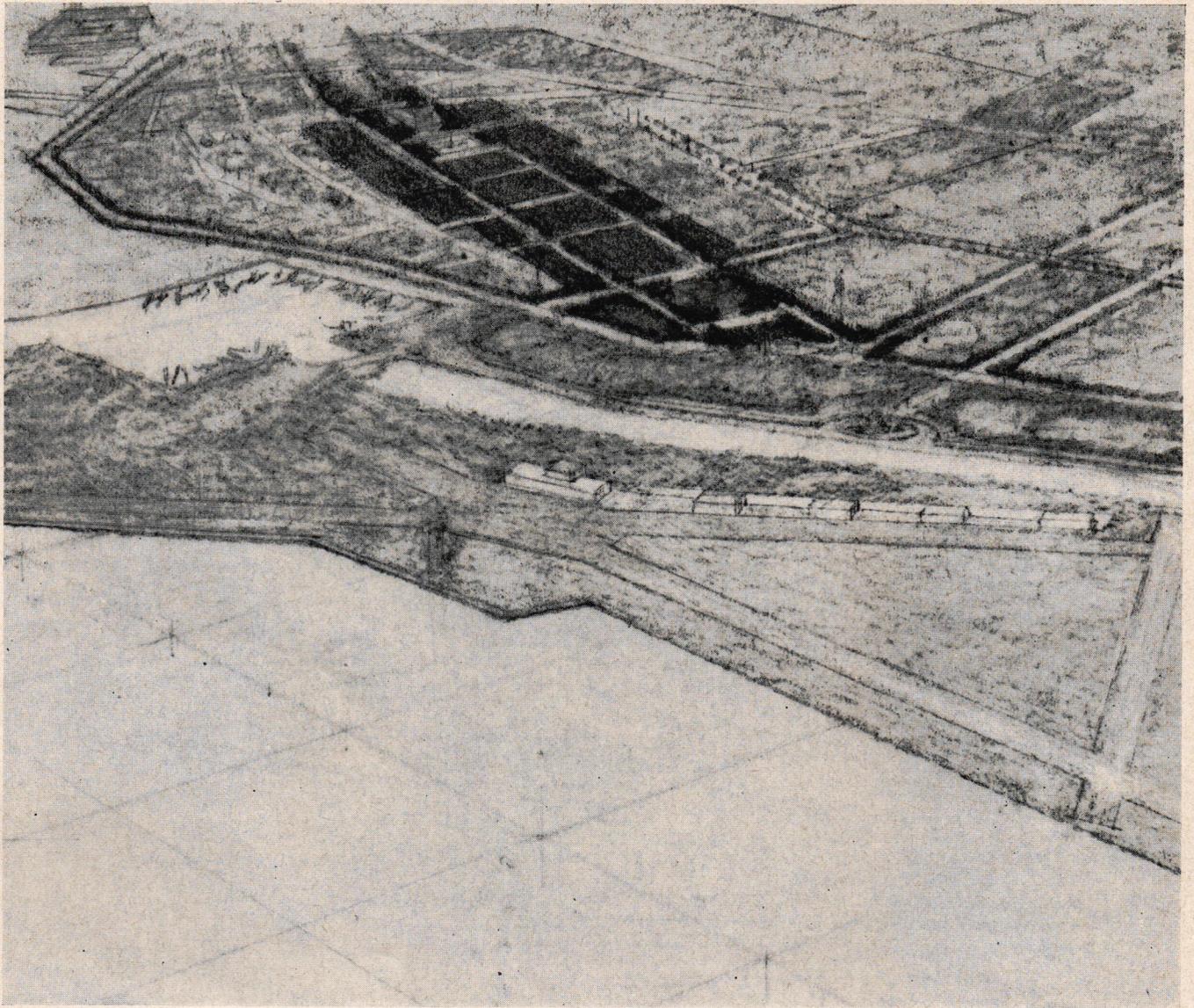
- 1 CAPITOL
- 2 TREASURER & AUDITOR
- 3 BOARD OF HEALTH
- 4 LABOR BUILDING
- 5 ARCHIVES
- F FUTURE BUILDINGS
- P PARKING

LAND AND BUILDINGS

- PRESENT BUILDINGS
- PROPOSED BUILDINGS
- FUTURE BUILDINGS
- LAND TO BE ACQUIRED
- LAND TO BE RESERVED
- GOVERNMENT-OWNED LAND
- SEMI-PUBLIC BLDGS.



3



CHAPTER PLAN

PLAN 4—THE CHAPTER PLAN

Several years ago The Hawaii Chapter of the American Institute of Architects, looking ahead and seeing the coming growth of Honolulu and the Territory and the consequent need for more room for the Administrative Center, held a competition within its own membership and from this competition was evolved a plan for a future Administrative Center which has become known as "The Chapter Plan."

With, at that time, great daring and imagination, the Chapter envisaged the removal of the Administrative Center from the present location of the Civic Center and went rather far afield searching for an area which presented the necessary opportunities for expansion and orderly rearrangement of the governmental functions. The plan, as finally accomplished, suggested the possibility of connecting the present Civic Center area with the Ala Moana and Ala Moana Park by a long, beautifully landscaped mall, terminated at one end near Punchbowl St. by the new Capitol Building and at the other, or Waikiki end, by the oft-discussed Municipal Auditorium. This was before the war was upon us, but it has since been suggested many times that this could be fittingly called a Victory Mall.

The entire area suggested for acquisition is in a relatively sparsely developed area and disruption of present business activities would be held to a minimum by virtue

of this fact. In this plan, as in the Bishop St. plan, already blighted areas immediately adjacent to the present administrative and business center of the city would be removed and replaced with a highly developed, dignified and beautiful Administrative center. Adjoining areas would undoubtedly benefit thereby and it could be expected that substantial development of these areas would speedily come to pass.

The area between Kapiolani Blvd. and Ala Moana Blvd. has been zoned for industrial uses. This proposed plan would cut through this area along the diagonal of Queen St. and Halekauwila St., thereby cutting the industrial area into two parts. This, in itself, would be considered objectionable. But areas have been re-zoned many times in many places, to meet changing needs and requirements of the community. The area necessary to be acquired to bring this plan into actuality is quite large and the amount of money involved for initial expenditure is also large. But Honolulu and Hawaii are not impoverished. If, after due discussion and deliberation, the concensus is that this Chapter Plan presents the closest approach to a fulfilment of Hawaii's needs, the amount of money involved will shrink into its proper perspective and the Territory can be justly proud in proclaiming to the world that we have started down the road of orderly, planned development.

PLAN 4—THE CHAPTER PLAN

Statistical Summary

This plan proposes the immediate acquisition of 1,632,471 square feet of property at an estimated cost of \$2,453,451. Existing improvements have been computed at \$981,860, making a total initial expenditure of \$3,435,311 with an average cost per square foot for land and improvements of \$2.104. However, if the ultimate completed plan is to be as illustrated a future acquisition of 3,075,000 square feet of land will be necessary. Computed on the above average price per square foot this will require an additional expenditure, sometime in the future, of \$6,469,800. In the absence of specific data, however, for estimating this future acquisition it has been necessary to use the same square foot cost base, but it is probable that this is somewhat in excess of the actual value of this land at present as much of it is still undeveloped. The above total for future acquisition could probably safely be reduced to approximately \$5,000,000.

The principal advantages and disadvantages of this plan may be summarized as follows:

ADVANTAGES

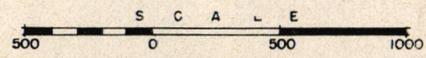
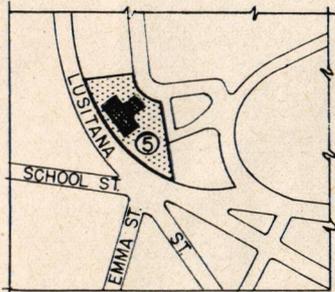
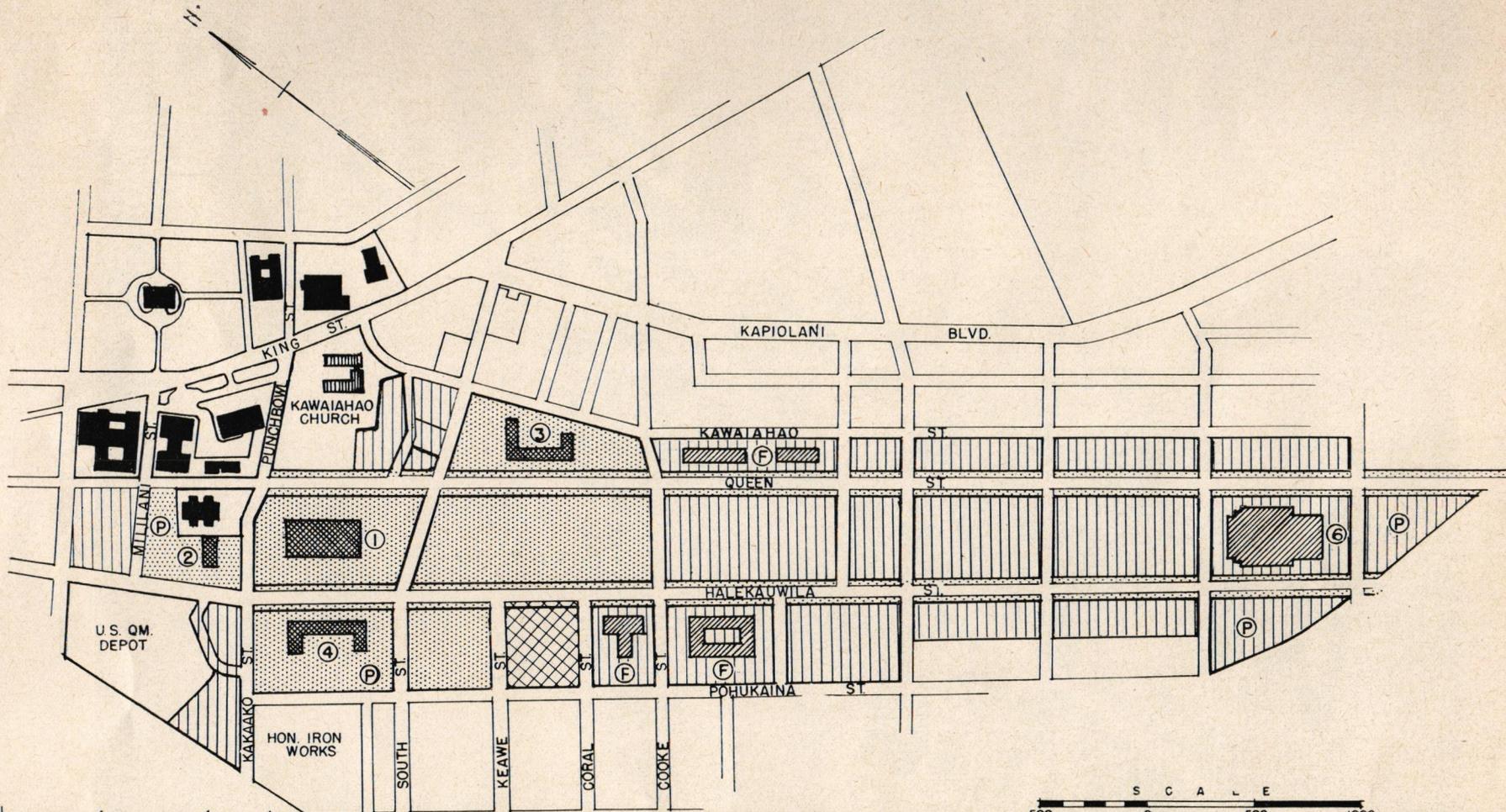
1. It may be said to be an extension of the existing Civic Center, not an entirely new development as it is based upon the continued use of most, if not all, of the present buildings, with necessary additions in reasonably close proximity to the present area.
2. It provides a suitable setting for the new Capitol building while leaving Iolani Palace as a minor focal point of interest. The Capitol building becomes the dominant feature of the entire area.
3. While more land is entailed than in any other scheme, the long mall between the Capitol and Auditorium

would provide a beautiful and welcome park area in the midst of downtown Honolulu.

4. Traffic congestion and confusion in the area would be reduced to a minimum.
5. Several blocks of unsightly, dilapidated buildings would be removed, with corresponding re-development of adjacent areas.

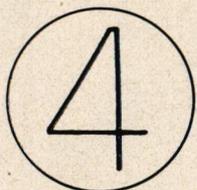
DISADVANTAGES

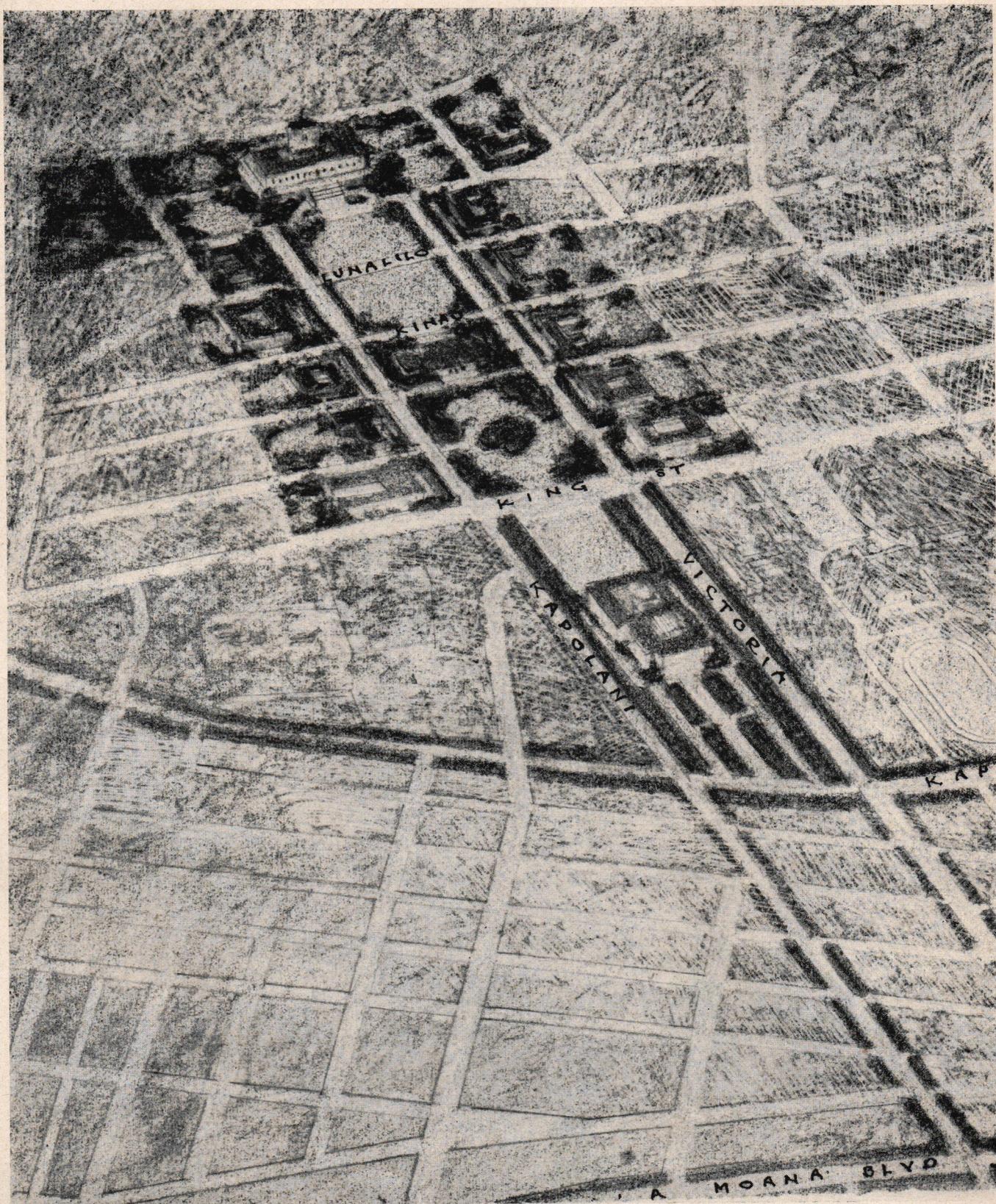
1. Being entirely on low, flat land, some parts of which are filled land, construction difficulties and costs would be increased.
2. This area has already been zoned and is gradually developing as an industrial area. This plan would split this area into two parts thus necessitating a re-zoning of all or part of the entire area from the present Civic Center to Piikoi Blvd., and the development of additional industrial area in some other part of the city.
3. Several new, modern industrial plants have already been established in this area and the cost of acquiring and either removing or remodelling them to fit office requirements would be a relatively large item.
4. The amount of land devoted to parks and open spaces is excessive in proportion to the amount to be used as a functioning part of the Administrative structure. Although the land itself in this area so used is, generally speaking, not excessively costly, it is probable that such a large acreage devoted to park purposes is not justified.
5. Due to the elongation of this plan transportation from end to end for the transaction of official business would become a real problem when and if the entire area bordering the Mall was utilized as building sites for future official office buildings.



K E Y

OCCUPANCY	LAND AND BUILDINGS
1 CAPITOL	PRESENT BUILDINGS
2 TREASURER & AUDITOR	PROPOSED BUILDINGS
3 BOARD OF HEALTH	FUTURE BUILDINGS
4 LABOR BUILDING	LAND TO BE ACQUIRED
5 ARCHIVES	LAND TO BE RESERVED
6 AUDITORIUM	GOVERNMENT-OWNED LAND
F FUTURE BUILDINGS UNASSIGNED	SEMI-PUBLIC BUILDINGS
P PARKING	





THOMAS SQUARE PLAN

PLAN 5—THE THOMAS SQUARE PLAN

In casting about for suitable locations in which might be developed a new Administrative Center, it was at once apparent that the area both mauka and makai of Thomas Square and the Academy of Arts presented one possibility which fulfilled all the requirements admirably. Here there is ample land available without disruption of any existing business or industrial activities. It is reasonably accessible from the present business district and Civic Center, although farther removed than other locations which have been proposed. It is true that in this location quite a number of individual property owners would be eventually dispossessed, but generally speaking all dwellings in this area are relatively old and approaching obsolescence. The property is not expensive, as would be the case in other locations mentioned and can be acquired with a minimum of legal difficulties.

Aesthetically the setting is ideal. As presented in the accompanying aerial perspective this plan proposes a new capitol building just below Prospect St. on the more gentle slope of Punchbowl. Terminating, as it does, a long vista extending from Kapiolani Blvd., and ultimately it is to be hoped all the way from Ala Moana Park and the Ocean, the Capitol building would be the dominating feature of this entire section of Honolulu. At an elevation of approximately 200 feet above sea level it would be visible for many miles at sea and would be among the first recognizable landmarks to greet the eye of incoming passengers,

both by sea and air. The mall, extending from King St. to the Capitol, flanked on either side by architecturally fitting, beautifully landscaped public buildings, rising terrace on terrace one above the other, would afford a setting for our new Administrative Center which would be difficult to duplicate in any city of the United States. With the Academy of Arts, forming the nucleus of a future cultural group, as a minor focal point at the center of the picture and a suitable municipal auditorium dominating the extension of the mall between King St. and Kapiolani Blvd. the grouping of the buildings, open spaces and park areas would form a complete, harmonious and entirely unified Administrative Center.

Here there is ample room to meet all present and future requirements of an Administrative Center which would combine Territorial, Federal, and City and County activities. True, during the transition period between the start of the new and the final vacation of the old, duplicate functions would of necessity be carried on for a while. But, if after careful study and deliberation by all bodies and individuals concerned, it should develop that this is the site which would best meet the needs of the present and future Honolulu and Territory of Hawaii, this inconvenience would be insignificant and would soon disappear in the sense of pride and gratification inherent in a good job well done.

PLAN 5—THE THOMAS SQUARE PLAN

Statistical Summary

In this plan, the area required for immediate acquisition has been estimated at 1,802,166 square feet and the cost thereof at \$1,702,485. Improvements existing on this land have been estimated at \$1,033,696, making a total immediate expenditure of \$2,736,181 at an average square foot price for land and improvements of \$1.518. In addition to this amount it would be desirable to eventually obtain an additional 1,900,000 square feet, which with improvements and based on the above average cost per square foot would require an additional expenditure of \$2,884,200. It is very probable, however, that this latter amount is estimated considerably higher than would actually prove to be the case as approximately 1,000,000 square feet is almost entirely unimproved and the majority of the balance is improved largely with relatively old frame structures, many of which are approaching obsolescence.

The advantages and disadvantages of this plan may be summarized as follows:

ADVANTAGES

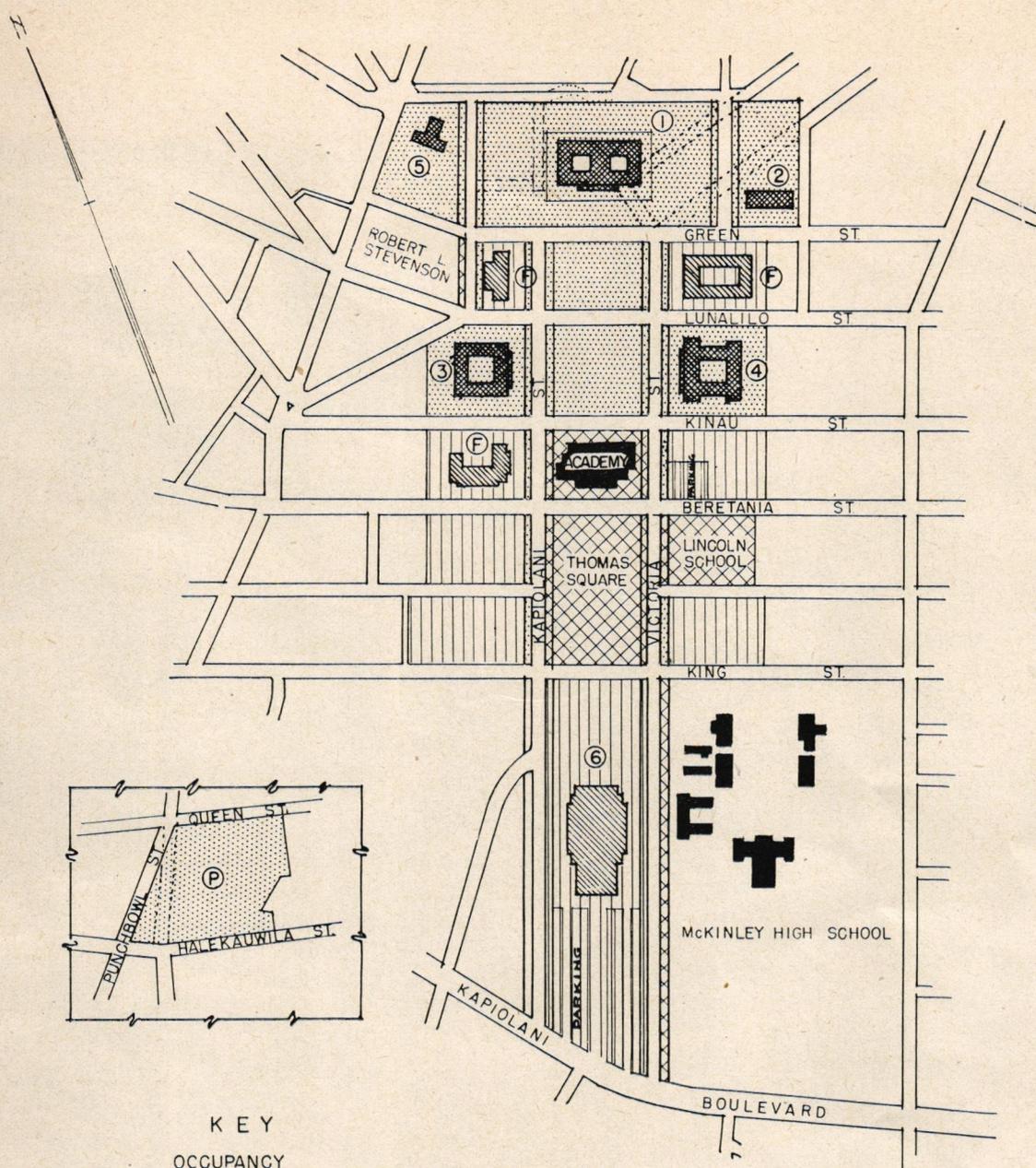
1. Being entirely apart from the present Civic Center and downtown business area existing land values are materially lower and existing improvements are of a temporary nature, thus reducing not only the cost of these improvements but the difficulty attendant upon their removal or demolition. Due to the lowered cost this plan proposes an area larger than all but one of the other proposals but with an average square foot price considerably less than any of the others and a total immediate expenditure lower than all the rest with the exception of the Harbor Entrance Plan which is slightly under \$10,000 lower.
2. All of the proposed new buildings being at a higher elevation the ground-water level would not be a factor to be considered and all buildings could be constructed with full basements, thus giving more much needed storage space.
3. The elevation at which the new Capitol building is proposed would provide a very commanding position

for this building as the dominant focal point of the whole plan. The slope down from the Capitol building is such that all buildings would be at sufficient difference in elevation not to mask those behind.

4. With no large permanent structures to be considered acquisition could be more rapidly completed and construction under way with little or no delay.
5. Being entirely removed from the congested downtown area traffic into and through the area could be much more easily handled with less resultant confusion.

DISADVANTAGES

1. The number of individual owners to be dealt with in the acquisition of this property would entail much more legal work than in some of the other plans. It is estimated that some 200 individual owners would be involved, a number larger than in any other but the Bishop Street Plan which involves approximately 240 owners.
2. The distance from the existing Civic Center and business district would necessitate more duplication of administrative activities during the transition period. This would likewise increase transportation difficulties between the old and new developments, resulting in more time spent in travelling back and forth with a consequent lessening of efficiency until the readjustment was nearly complete.
3. In some instances the steepness of the slope would necessitate considerable preliminary grading, thereby adding somewhat to the construction costs of the buildings involved.
4. There would be a possibility of causing a blighted area between the present Civic Center and the new Administrative Center, especially during the period of transition which, it is estimated, would require about 25 years. Ultimately, however, the probable outcome would be the reverse, and the areas adjacent to the new Administrative Center would respond to the impetus of new and more substantial development.



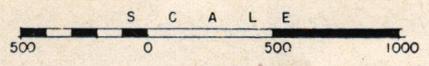
KEY

OCCUPANCY

- 1 CAPITOL
- 2 TREASURER & AUDITOR
- 3 BOARD OF HEALTH
- 4 LABOR BUILDING
- 5 ARCHIVES
- 6 AUDITORIUM
- F FUTURE BUILDINGS UNASSIGNED
- P PARKING

LAND AND BUILDINGS

- PRESENT BUILDINGS
- PROPOSED BUILDINGS
- FUTURE BUILDINGS
- LAND TO BE ACQUIRED
- LAND TO BE RESERVED
- GOVERNMENT-OWNED LAND
- SEMI-PUBLIC BUILDINGS



5



INDEPENDENT ARCHITECTS' PLAN

PLAN 6—INDEPENDENT ARCHITECTS' PLAN

Seldom is a community fortunate enough to have a group of highly trained professional men sufficiently interested in the problems confronting that community that they will spend hours of their precious leisure time studying those problems and attempting to arrive at a partial solution of some of them. But Honolulu has such a group and out of their studies, much in the nature of a by-product, has come the solution to the Administrative Center presented herewith as the Independent Architects' Plan.

Recognizing the charm of the present Civic Center in its informality, and the sentiment attached to it, the aesthetic premise for this design was to continue this spirit of informality and at the same time provide adequate room for the necessary expansion of the Administrative Center, and to combine the Administrative functions with the cultural development of the community as centering around Thomas Square and the Art Academy.

The authors of this plan did not limit their study to the Administrative Center only and therefore have presented some rather startling innovations, particularly in their handling of traffic in and through the city. But the result has certainly been thought provoking and in this respect should prove of great value in arriving at a final decision on this vital matter.

As in one or two of the other plans submitted, however, the objection will be raised in this case, that the entire area is low and flat and that building costs might be excessive due to the nearness of the water table to the surface. Also, in this as in no other plan, is a very large proportion of the

area devoted to park and recreational purposes; a highly laudable desire, but possibly carried to excess in this plan. Certain buildings and areas hitherto considered inviolable, have been removed or altered in this scheme, a proposal which many will vigorously oppose. But much might be said in support of some, at least, of these changes, and it is to be hoped that careful thought will be given to all angles of the case before judgment is rendered.

Certainly the scheme in its entirety would introduce a very welcome oasis of cool, green, landscaped areas in the heart of the city's business and industrial district. However, here as in the expansion of the present Civic Center, continuity of official operations would be lost in the informal arrangement of the area in general and the wide expanses of open space separating the various buildings. The over all studies which produced this plan indicate the probable necessity for re-zoning certain of the city's already zoned areas. This has been the case in several of the plans proposed and it would seem advisable that further studies of this phase of all these plans should be made before a definite decision could be reached.

It is to be hoped that after a careful study of the foregoing plans, and the maps and statistics which accompany them, Hawaii's citizenry and officialdom will have a clearer conception of the problems involved in the selection of a suitable site for the new Administrative Center and will be enabled to arrive at a decision which will express the concerted opinion of all concerned.

PLAN 6—INDEPENDENT ARCHITECTS' PLAN

Statistical Summary

Unfortunately this plan was submitted too late to allow of sufficient research to make possible an estimate which would be sufficiently accurate to be rated better than a guess. Accordingly, in an attempt to find some unit which could be applied in estimating these costs the average square foot costs of all plans, parts of which might overlap this proposal at one place or another, have been averaged and a resultant unit for this plan of \$2.208 has been obtained. This may be very close to the actual average or it may be far from the true figure. It is felt, however, that if error has been made it is on the conservative side. Quite probably the true average square foot price would prove to be considerably higher than this figure.

On this purely hypothetical estimating basis, therefore, the immediate cost of the land recommended for acquisition has been computed at \$4,416,000 for approximately 2,000,000 square feet, including improvements. In addition an area approximately the same size has been recommended for future acquisition, thus bringing the total cost of land and improvements to approximately \$8,832,000. It must be emphasized, however, that in this plan many more claims for severance and damages are inherent than in any other proposal. This would, therefore, have a tendency to materially increase the ultimate cost.

The advantages and disadvantages of this plan may be summarized as follows:

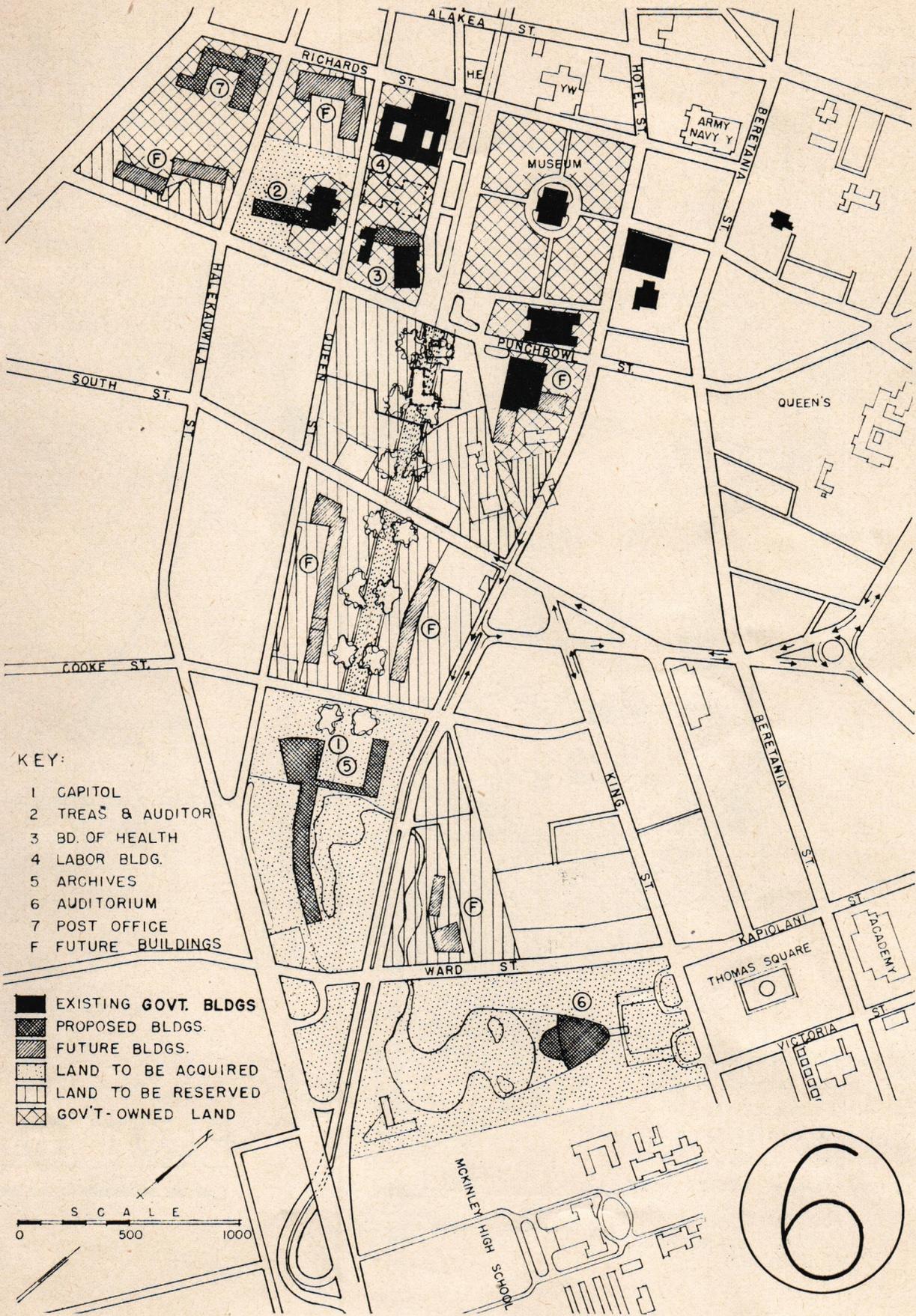
ADVANTAGES

1. Of all the plans presented this one probably carries the motif of Hawaiian informality farther thus perpetuating that spirit which is treasured so highly by many.
2. By its conception as an extension to the present Civic Center this plan obviates the objection of disruption of administrative functions during the transition period; an objection which is inherent in at least two of the other plans.

3. The introduction of large areas devoted entirely to park treatment and passive recreation into the heart of the city would help materially to remedy this lack which is so obvious in most American cities.
4. The interconnection between the existing Civic Center and the Thomas Square-Art Academy vicinity, which is becoming increasingly mentioned as a possible "Cultural Center" is an interesting feature of this plan and one which is probably worthy of further study.

DISADVANTAGES

1. The amount of land devoted to park and similar uses may be considered excessive, thus unnecessarily increasing the cost and decreasing the efficiency of the administrative functioning of the area.
2. The proposals to close King St. and re-route Kapiolani Blvd. as shown on the accompanying plan are highly controversial matters, requiring much investigation and study. It is certain, however, that many claims for severance and damages would arise from this proposal.
3. Being entirely on low, flat land, the same objection as to construction difficulties would apply here as in several other plans, namely the nearness to the surface of the ground-water table, with resultant difficulty of providing adequate footings and dry basements.
4. As in the Chapter Plan, this plan splits the area already zoned for industrial uses, not an insurmountable difficulty, but one which would require much study and might give rise to much expensive relocation of existing structures and businesses.
5. The proposal to remodel many existing business structures for inclusion as part of the needed additional office space probably would be impractical and excessively costly.



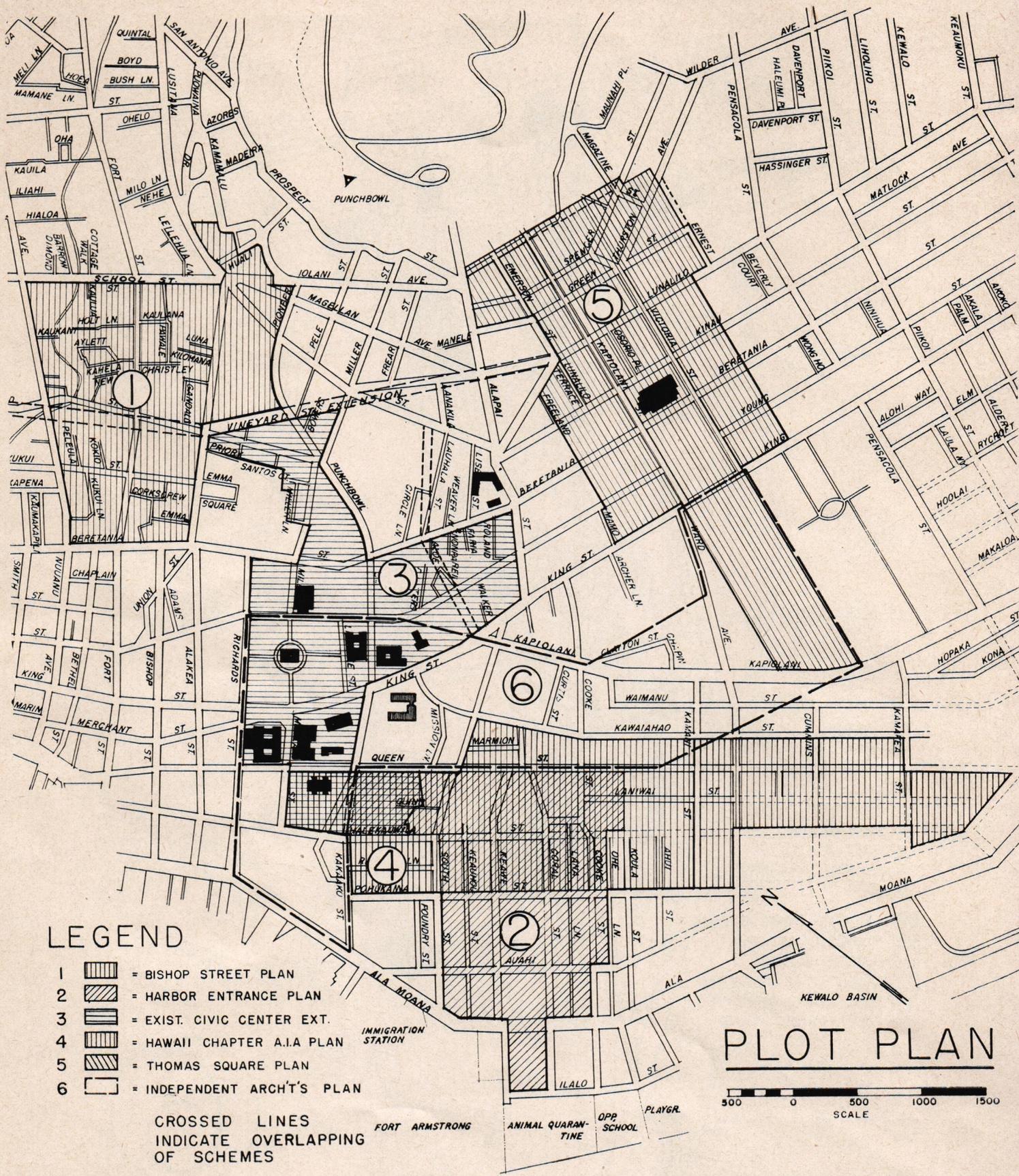
KEY:

- 1 CAPITOL
- 2 TREAS & AUDITOR
- 3 BD. OF HEALTH
- 4 LABOR BLDG.
- 5 ARCHIVES
- 6 AUDITORIUM
- 7 POST OFFICE
- F FUTURE BUILDINGS

- EXISTING GOVT. BLDGS
- ▨ PROPOSED BLDGS.
- ▩ FUTURE BLDGS.
- ▧ LAND TO BE ACQUIRED
- ▤ LAND TO BE RESERVED
- ▦ GOV'T-OWNED LAND

SCALE
0 500 1000

6



LEGEND

- 1 [Hatched pattern] = BISHOP STREET PLAN
- 2 [Diagonal hatching] = HARBOR ENTRANCE PLAN
- 3 [Horizontal hatching] = EXIST. CIVIC CENTER EXT.
- 4 [Vertical hatching] = HAWAII CHAPTER A.I.A PLAN
- 5 [Cross-hatching] = THOMAS SQUARE PLAN
- 6 [Empty box] = INDEPENDENT ARCHT'S PLAN

CROSSED LINES
INDICATE OVERLAPPING
OF SCHEMES

PLOT PLAN



PROPOSED PLANS FOR A TERRITORIAL ADMINISTRATIVE CENTER Comparative Data

NOTE: The statistics presented below are for that portion of each plan which would be required for acquisition in the *immediate future* only. Lack of adequate time to make thorough investigations upon which to forecast probable costs some time in the future, probably up to fifteen or more years hence, has precluded the inclusion of such data. That used in the foregoing pages has been for comparison only and

was based upon the use of the average cost per square foot as of the present time, a figure which obviously cannot be taken as anything more than indicative of a probable comparative factor. Land values used in the following table have been arrived at by multiplying assessed valuations by 3, and improvement values by multiplying assessed valuations by 2.

No.	Title	Owners	Area Sq. Ft.	Land Value	Improvement Value	Total	Av. Per Sq. Ft.
1	Bishop St. Plan.....	241	2,305,346	\$3,503,931	\$ 2,695,304	\$ 6,199,235	\$2.689
2	Harbor Entrance	83	1,447,461	\$1,600,575	\$ 1,126,402	\$ 2,726,977	\$1.884
3	Present Civic Center.....	72	1,028,025	\$2,653,710	\$ 768,164	\$ 3,421,874	\$3.328
4	Chapter Plan	100	1,632,471	\$2,453,451	\$ 981,860	\$ 3,435,311	\$2.104
5	Thomas Square	209	1,802,166	\$1,702,485	\$ 1,033,696	\$ 2,736,181	\$1.518
6	Independent Architects		2,000,000	See note below		\$ 4,416,000	\$2.208

NOTE: Refer to Statistical Summary on page 28 for method of computing these costs.

BUILDINGS AND FACILITIES Estimated Construction Costs

NOTE: The buildings listed below are those which it is deemed will be required to meet the immediate pressing demands for more space for Territorial departments and activities. These estimates are for charges directly attributable to construction and do

not include street widening, new street construction, extension of underground services beyond ordinary requirements, or other items which cannot be determined until a definite location has been selected and detailed plans can be made.

Building or Facility	Description	Area Sq. Ft.	Construction Cost and Furnishings
Capitol	Basement	32,122	\$4,286,900
	First and second Floors.....	89,844	
Tax Office Extension or New Treasurer and Auditor's Building	Basement	15,300	262,500
	1 Story Only.....	15,300	
Board of Health Building	Basement	10,000	713,000
	First and second Floors.....	58,000	
Territorial Office Building	First and second Floors.....	69,000	779,000
	Archives Building	A survey of space requirements is being made. It is estimated the building and equipment will cost not less than.....		400,000
Central Auto Storage and Shops	Paved area	100,300	175,000
	Shops	7,000	
	Sheds	38,000	
Territorial Employees' Parking Lot	Paving	128,000	32,000
			\$6,648,400

METHODS OF FINANCING

There are two methods of financing the Administrative Center available to the Territory. One, a direct appropriation by the Legislature, is self explanatory and requires no further elaboration. The other, by issuance of bonds as required for land acquisition and construction, is the method probably best adapted to the requirements of this project.

Typical annual costs for floating \$1,000,000 in 2% and 3% bonds are presented in the following table.

By issuing bonds only as actually required to finance this work as it progresses, the annual cost to the Territory can be kept to a pre-determined schedule and budget arrangements can thereby be greatly simplified.

Annual Interest and Redemption Payments to Finance \$1,000,000 of 2% Serial Bonds				Annual Interest and Redemption Payments to Finance \$1,000,000 of 3% Serial Bonds			
Year	Annual Interest Payments	Annual Redemption Payments	Total Annual Payments	Annual Interest Payments	Annual Redemption Payments	Total Annual Payments	
1st	\$ 20,000	.....	\$ 20,000	\$ 30,000	.....	\$ 30,000
2nd	20,000	.....	20,000	30,000	.....	30,000
3rd	20,000	.....	20,000	30,000	.....	30,000
4th	20,000	.....	20,000	30,000	.....	30,000
5th	20,000	\$ 40,000	60,000	30,000	\$ 40,000	70,000	
6th	19,200	40,000	59,200	28,800	40,000	68,800	
7th	18,400	40,000	58,400	27,600	40,000	67,600	
8th	17,600	40,000	57,600	26,400	40,000	66,400	
9th	16,800	40,000	56,800	25,200	40,000	65,200	
10th	16,000	40,000	56,000	24,000	40,000	64,000	
11th	15,200	40,000	55,200	22,800	40,000	62,800	
12th	14,400	40,000	54,400	21,600	40,000	61,600	
13th	13,600	40,000	53,600	20,400	40,000	60,400	
14th	12,800	40,000	52,800	19,200	40,000	59,200	
15th	12,000	40,000	52,000	18,000	40,000	58,000	
16th	11,200	40,000	51,200	16,800	40,000	56,800	
17th	10,400	40,000	50,400	15,600	40,000	55,600	
18th	9,600	40,000	49,600	14,400	40,000	54,400	
19th	8,800	40,000	48,800	13,200	40,000	53,200	
20th	8,000	40,000	48,000	12,000	40,000	52,000	
21st	7,200	40,000	47,200	10,800	40,000	50,800	
22nd	6,400	40,000	46,400	9,600	40,000	49,600	
23rd	5,600	40,000	45,600	8,400	40,000	48,400	
24th	4,800	40,000	44,800	7,200	40,000	47,200	
25th	4,000	40,000	44,000	6,000	40,000	46,000	
26th	3,200	40,000	43,200	4,800	40,000	44,800	
27th	2,400	40,000	42,400	3,600	40,000	43,600	
28th	1,600	40,000	41,600	2,400	40,000	42,400	
29th	800	40,000	40,800	1,200	40,000	41,200	
30th .....	.....	.....	.....	.....	.....	.....
TOTAL	<u>\$340,000</u>	<u>\$1,000,000</u>	<u>\$1,340,000</u>	<u>\$510,000</u>	<u>\$1,000,000</u>	<u>\$1,510,000</u>	

