

provide sufficient additional money to permit of doubling the size of the band for the concerts in the summer of 1924—an offer which I was very glad to accept on behalf of the city. The details of this plan are now being worked out by Mr. Durant and the Board of Park Directors.

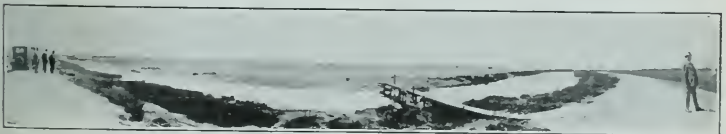
At my suggestion the Park Board is now engaged on a comprehensive plan for improving all of the present parks of Oakland and placing them in a satisfactory condition. This is a matter which has been neglected for some years to the detriment of our parks, but which is rapidly being remedied.

PROPOSED BOND ISSUE.

I wish also to recommend very serious consideration by the Council of calling a bond election for very necessary municipal improvements. In this bond election could be included the cost of the harbor development on the Western Harbor front and the Inner Harbor as previously outlined. I favor also the inclusion of an amount, approximately \$1,250,000, to provide storm and sanitary sewers in Elmhurst, Melrose, Fruitvale, West Oakland, and Yerba Buena Avenue. In my opinion it would be impossible to provide this amount of money from the tax levy and the only logical and possible method is through a bond issue.

I also believe that any bond issue should include an amount sufficient to purchase some 3300 acres of property commonly known as the "Stone" tract, surrounding San Leandro Bay. This would provide ten miles of additional harbor frontage for development as a reserve harbor, something possessed by no other city anywhere. This tract includes more than three times our present harbor, and by using our two dredges in its development we can add an additional thousand acres to the property available for industrial sites. At the present time two-thirds of this area is under cultivation and is the only remaining available property which could be developed for terminals should another trans-continental railroad desire to locate in our city. Two such systems now cross this property, and one of them has evinced considerable interest concerning the possibilities of its purchase and development by the city.

This extensive area provides excellent opportunities for both commercial and recreational development. There is ample area for industrial locations, together with development of aviation fields, additional golf links, football and baseball grounds, speedway, race track, a beautiful yacht harbor, and general recreation facilities. This property also has a frontage of three miles along San Francisco Bay, which in later years can be developed for additional harbor frontage, and in the immediate future as a salt water bathing beach. A beautiful marine drive can be developed along this San Francisco Bay frontage, and by connecting it with the Skyline Boulevard we can increase our present reputation for motor drives of unsurpassed beauty.



View of 3-Mile San Francisco Bay Frontage of Stone Property.