DEPARTMENT OF PLANNING AND PERMITTING

CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI MAYOR



May 18, 2021

DEAN UCHIDA DIRECTOR

DAWN TAKEUCHI APUNA DEPUTY DIRECTOR

EUGENE H. TAKAHASHI DEPUTY DIRECTOR

2021/PRU-1(GT) 2009/PRU-3

The Honorable Tommy Waters Chair and Presiding Officer and Members Honolulu City Council 530 South King Street, Room 202 Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Plan Review Use (PRU) Permit Application

2021/PRU-1

Project: Major Modification to PRU Permit No. 2009/PRU-3

(Resolution No. 09-341, CD1, FD1)

Proposed Boundary Expansion and Atherton Mixed-Use Student Housing Innovation and

Entrepreneurship Center

Landowner/Applicant: University of Hawaii (UH) (Jan Gouveia)

Agent: R. M. Towill Corporation (Keith Kurahashi)
Location: 2500 Campus Road - Manoa

Tax Map Keys: 2-8-015: 001; 2-8-023: 003, 009 to 013 and 016;

2-8-026: 014; 2-8-029: 001, 030 and 031;

2-9-002: 012; 2-9-004: 005 and 007; 2-9-023: 001,

026 and 027; 2-9-026: 001, 002 and 037; 2-9-027: 054; 2-9-013: 054; 3-3-056: 001; and

2-8-016: 001 (Atherton Parcel)

Acceptance Date: February 1, 2021

We recommend approval of the PRU application for a major modification to PRU Permit No. 2009/PRU-3, (Resolution No. 09-341, CD1, FD1), to expand the PRU boundaries and update UH's 2007 Master Plan by adding the 43,107-square foot Atherton Parcel to the UH at Manoa campus, which is currently occupied by the Mary Atherton Richards building and the Charles Atherton building. The Mary Atherton Richards Building will be demolished, the rear-wing of the Charles Atherton Building will

The Honorable Tommy Waters, Chair and Presiding Officer and Members May 18, 2021 Page 2

be removed, and two six-story buildings envisioned to bring an integrated, live, learn, work, innovation center supporting the entrepreneurship community at UH at Manoa will be constructed. The proposed Project will consist of approximately 98,682 square feet of floor area with approximately 220 housing units to accommodate approximately 374 students, and residential common areas, the innovation and entrepreneurship center, Project service areas, retail area, and approximately 45 on-site covered parking in the R-5 Residential District subject to the conditions in the enclosed draft resolution and report.

Pursuant to Section 21-2.70(a) of the Land Use Ordinance, the City Council must hold a public hearing and either: (1) approve the application, in whole or in part, with or without conditions or modifications, by resolution; or (2) deny the application within 60 days after receipt of our findings and recommendation. The City Council may extend this period of time upon receipt of a request from the Applicant for an extension; however, this is not automatic and thus, if an extension of time is not requested in a timely manner, the application will be deemed denied after the 60-day period.

Should you have any questions, please contact me at 768-8000.

Very truly yours,

Digitally signed by Uchida, Dean Date: 2021.05.18 16:19:22 -10'00'

Dean Uchida Director

Enclosures

cc: Ms. Jan Gouveia, University of Hawaii

Mr. Keith Kurahashi, R.M. Towill Corporation

APPROVED BY:

Michael D. Formby Managing Director

DEPARTMENT OF PLANNING AND PERMITTING OF THE CITY AND COUNTY OF HONOLULU

STATE OF HAWAII

IN THE MATTER OF THE APPLICATIO	N)
OF)
UNIVERSITY OF HAWAII AT MANOA) FILE NO. 2021/PRU-1(GT)
FOR A)
PLAN REVIEW USE PERMIT)))

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND RECOMMENDATION

I. APPLICATION

A. Basic Information

LANDOWNER/APPLICANT: University of Hawaii (Jan Gouveia)

AGENT: R. M. Towill Corporation (Keith Kurahashi)

LOCATION: 2500 Campus Road - Manoa

TAX MAP KEYS: 2-8-016: 001; 2-8-015: 001; 2-8-023: 003, 009

to 013 and 016; 2-8-026: 014; 2-8-029: 001, 030 and 031; 2-9-002: 012; 2-9-004: 005 and 007; 2-9-023: 001, 026 and 027; 2-9-026: 001, 002 and 037; 2-9-027: 054; 2-9-013: 054; and

3-3-056: 001

PROJECT TAX MAP KEY: 2-8-016: 001 (Atherton Site)

LAND AREA: 307.67 Acres

PROJECT LAND AREA: 43,107 square feet (.99 acres)

PROJECT STATE LAND USE

DISTRICT: Urban

TOTAL EXISTING ZONING: R-5 Residential, R-7.5 Residential, P-1

Restricted Preservation, and P-2 General

Preservation Districts

PROJECT SITE ZONING: R-5 Residential District

PROJECT SITE EXISTING USE: Institutional

SURROUNDING LAND USE: Single-family dwellings, private schools, various

commercial uses, and the H-1 Freeway

FLOOD ZONE: Zone X (500-Year Flood) and AE

B. Background

The most recent Projects summarized in the following table were authorized by Plan Review Use (PRU) Permit No. 2009/PRU-3, but was not constructed. The 2009 PRU Project list proposed 18 projects with a proposed floor area of 2,685,395 square feet (sf) and proposed building area of 714,447 sf, however, only 254,079 sf of floor area and 95,246 sf of building area were constructed. In addition, four minor modifications to the 2009 PRU added 102,570 sf of floor area and 66,656 sf of building area for a total of 356,649 sf of floor area and 161,902 sf of building area, which left a total of 2,328,746 sf of floor area unbuilt under the 2009 PRU and 552,545 sf of building area.

University of Hawaii at Manoa (UHM) 5-Year Master Plan Proposed Projects				
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Height (stories)	Description
Kennedy Theatre Expansion	81,800	24,695	3	Expansion to the sides and rear of the existing 47,302 sf theatre to include additional studio, rehearsal, classroom, shops, performance, and theatre spaces.
Parking Structure at Kennedy Theatre	168,000	28,000	4	Existing parking lot is to be replaced by a six-story structure with a basement including four floors of parking and three floors of classroom, studio and performance space, and will provide 480 parking stalls.

University of Hawaii at Manoa (UHM) 5-Year Master Plan Proposed Projects				
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Height (stories)	Description
Law School Library Expansion (Partial Constructed)	141,516	64,000	2	Two-floor addition of the existing 33,245 sf structure to allow for a functional connection of the two sides of the existing complex.
Klum Gym Replacement	(30,000)	(30,000)	(1)	Demolition of Klum Gym
Instruction Building College of Education	225,000	75,000 (total footprint for five buildings)	3	Five Structures, generally not to exceed three stories in height, to be constructed around quadrangles and courts.
Media Facilities at KHET Site	125,000	40,000	3	Renovation of existing facilities to meet changing program and curricular needs.
Parking Structure IIB/ Bookstore	350,000	87,500	4	Four-story parking structure to provide 900 parking stalls. The height of the proposed parking structure will be identical to that of Phase I (no higher than the cliffs on the mauka portion of the Makai Campus)
Faculty Housing - Waahila Ridge or Mauka Campus	300,000	100,000	3	Additional faculty housing for either the existing faculty housing site on Waahila Ridge or a site on the Mauka Campus. The existing Waahila Ridge site would be replaced with new, higher density housing. The Woodlawn Drive site on the Mauka Campus would follow a low-rise, residential pattern established by an adjacent faculty housing complex.

University of Hawaii at Manoa (UHM) 5-Year Master Plan Proposed Projects				
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Height (stories)	Description
Research Buildings - Mauka Campus	200,000	100,000	2	Three new two-story research buildings to complement the existing Institute of Astronomy which will be similar in scale and character to the surrounding structures.
Johnson Hall Replacement Dormitory	68,000	17,000	4-5	Replacement of existing Johnson Hall A and B Dormitories with new four- to five-story wings, which will accommodate approximately 360 students, connected by a two-story building containing common facilities. The four-story wings will be along Dole Street, and the five-story wings will be on the quarry side.
Research Buildings - Mauka Campus	200,000	100,000	2	Three new two-story research buildings to complement the existing Institute of Astronomy which will be similar in scale and character to the surrounding structures.
Hale Noelani - Replacement Dormitory	340,000	38,000	9	Replacement of the existing Hale Noelani apartments. The existing apartments accommodate 506 residents. The new facilities will provide additional beds and higher density.
School of Hawaiian Knowledge	165,375	23,625	16	Sixteen-story addition to the School of Hawaiian Knowledge with a parking garage. The structure will protect views from St. Louis Heights and Waahila Ridge Faculty Housing. The Project design will include photovoltaic solar panels and wind turbines.

University of Hawaii at Manoa (UHM) 5-Year Master Plan Proposed Projects				
Proposed Project	Floor Area (sf)	Bldg. Area (sf)	Height (stories)	Description
Transitional Space Building	50,000	25,000	2	Two-story building to function as an interim space to house departments during renovation and construction of other facilities.

C. <u>Proposal</u>

The Applicant, the UHM, proposes a major modification to the 2009 PRU by expanding the PRU boundaries and constructing the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center (Innovation Center). The boundary of the PRU will be expanded to include Tax Map Key (TMK) 2-8-016: 001 (Atherton Site). The PRU land area will increase by 43,107 sf to a total of 13,402,161 sf. The Five-Year Master Plan or Long Range Development Plan (LRDP) will be updated accordingly.

The Mary Atherton Building and the rear-wing of the Charles Atherton building will be demolished to allow the construction of the new Innovation Center. The existing Charles Atherton building will be repurposed as the Innovation Center and house incubator spaces, classrooms, offices, and retail space.

The Project will include the Innovation Center situated in two six-story buildings primarily for student housing (220 units) to accommodate approximately 374 students. The Innovation Center will consist of approximately 98,682 sf, with programming that will include student housing and residential common areas (62,804 sf), the innovation and entrepreneurship center (10,810 sf), office area (8,492 sf), lobby area (3,840 sf), retail area (1,865 sf), approximately 45 on-site covered parking spaces, and approximately 50 bicycles spaces.

The proposed Innovation Center Project is expected to improve the frontage along University Avenue, Metcalf Street, and Seaview Avenue with additional landscaping treatments, which include an outdoor seating.

Vehicular access to the site will be from Metcalf Street and University Avenue. Parking is provided on-site within two separate parking areas on the first level in the two buildings. The east parking area is expected to only serve the Project's residential uses with access provided off University Avenue. The south parking area is expected to serve the retail and residential uses with access provided via a driveway off Metcalf Street. Two loading spaces and a trash enclosure are located on the first level with the parking and a proposed Hawaiian Electric Company (HECO) transformer is located along the Seaview Avenue property line.

The Applicant's consultant engaged stakeholders to develop the proposed landscape and street tree plan. Six Queen's Hospital White Rainbow Shower trees are proposed to line University Avenue streetscape. Two additional Alahee trees are proposed on Metcalf Street. They were added at the request of the Outdoor Circle to help increase shade around the area. The existing Kiawe tree on the corner of Seaview Avenue and University Avenue, and the Tamarind tree on the corner of Metcalf Street and University Avenue that have been part of the surrounding community for many years will be kept. On the Ewa side, the Project will include clumping bamboo that will shade and mask the lower levels of the Project from eye level. The selection of clumping bamboo was introduced by the University and selected by the neighbors to provide screening between the adjacent residential properties and the proposed Project (see Exhibit D-4).

The existing Kiawe tree and two proposed Queen's Hospital White Rainbow Shower trees along with a proposed hedge will screen the open perimeter wall parking along University Avenue.

D. Development Schedule

The proposed Project anticipates approval of the PRU permit by the end of July, 2021. Building permits are anticipated to be approved by the end of 2021. Construction will start in the first quarter of 2022, with the anticipated completion by the second quarter of 2023.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director has found:

A. Description of Site/Surrounding Uses

The 307.67-acre total UHM Campus site is in the lower Manoa Valley, bounded by the Manoa, Saint Louis Heights, Moiliili, and McCully communities. Its principal physical borders are the Manoa residential community on the mauka side, Manoa Stream and Waahila Ridge on the Koko Head side, the H-1 Freeway and Moiliili residential community on the makai side, and the lower Manoa and McCully residential communities on the Ewa side.

The existing topography of the UHM Campus is gently sloped (about five percent) mauka to makai between the Mauka and Upper Central Campus areas and the Central and Makai Campus areas. However, in some locations abutting Manoa Stream, on the lower slopes of Waahila Ridge and descending into the Quarry, slopes are much steeper.

The Atherton Site is bounded on the south by Metcalf Street, University Avenue to the east, and Seaview Avenue to the north. The UHM Campus surrounds the Project Site on both of the eastern and southern borders of the Project beyond

Metcalf Street and University Avenue. To the north, across Seaview Avenue, are multiple residential structures ranging from a large three-story, multi-family building to a four-story apartment building. To the west are a combination of single-family residences, a Hawaiian early education preschool, and a hostel complex. The surrounding area includes single-family residences, the UHM Campus, schools, churches, parks, and restaurants.

B. <u>Existing Structures</u>

The UHM Campus consists of approximately 235 existing structures, with a total gross square footage of about 8,539,762 sf, and a total building area of about 3,179,567 sf (see Exhibits A-2.1 and B-1).

The Atherton Site is currently occupied by two main structures: the 47,425 sf Charles Atherton building, and the 15,645 sf Mary Atherton Richards building.

C. Other Permits and Approvals

The 2009 PRU, (Resolution No. 09-341, CD1, FD1), was approved on March 17, 2010, for the Five-Year Master Plan for the expansion of the UHM Campus. Resolution No. 09-341, CD1, FD1 contained several conditions of approval which the Applicant has met.

The following are minor modifications to the 2009 PRU:

- 2010-ELOG-643 (Telecommunications) approved on April 20, 2010.
- 2011/ELOG-1902 (Telecommunications) approved on September 20, 2011.
- 2012/ELOG-250 (T.C. Ching Athletic Facility Bleachers Replacement) approved on March 30, 2012.
- 2012/ELOG-1268 (Dance Studio) approved on August 27, 2012.
- 2014/MOD-18 (College of Education Temporary Buildings) approved on September 5, 2014.
- 2016/MOD-95 (College of Education Temporary Modular Buildings) approved on December 12, 2016.
- 2018/MOD-93 (Former NOAA site) approved on August 13, 2018.
- 2018/MOD-115 (Lower Campus Parking Structure Photovoltaic System) approved on October 9, 2018.

• 2021/MOD-31 (Lower Campus Parking Structure - Phase 1) Photovoltaic System approved on March 31, 2021.

D. Public Agency Review Comments

During the Environmental Assessment and this PRU permit application processing, the following public agencies were requested to evaluate the impact of the Project on their facilities and services:

a. Federal

U.S. Army Corps of Engineers.

b. State

Department of Accounting and General Services; Department of Health, Wastewater Branch and Clean Air Branch.

c. City

Board of Water Supply (BWS); Department of Facilities Maintenance; Honolulu Fire Department (HFD); Honolulu Police Department; and Department of Design and Construction.

Public agency comments are part of the Final Environmental Assessment (FEA) and significant comments are addressed in Section III.

E. Public Notification and Comments

On November 6, 2019, the Applicant presented its proposal to the Manoa Neighborhood Board (Board No. 7). A second presentation of the Innovation Center was held with the Manoa Neighborhood Board on March 4, 2020. A third presentation of the Innovation Center was held with the Manoa Neighborhood Board on November 6, 2020. A letter confirming that abutting landowners were notified, about the third presentation, and was submitted to the Department of Planning and Permitting (DPP).

Concerns from the community included traffic and parking, visual impacts due to the proposed building height and mass, impact to historic properties, and providing adequate landscaping and keeping the existing large trees.

Upon acceptance of the application for processing, a Notice of Application was sent by the DPP to various community organizations and public officials. Pursuant to Land Use Ordinances (LUO) Section 21-2.40-2, the Applicant notified property owners within 300 feet of the site concerning the application. An affidavit confirming compliance with these notification requirements was

submitted to the DPP on February 24, 2021. The Manoa Neighborhood Board did not respond to a request for comment for this application from the DPP.

F. <u>Environmental Review Requirements</u>

The proposal involves the use of state lands and funds and is subject to the provisions of Chapter 343, Hawaii Revised Statutes (HRS), the Environmental Impact Statement law. A Draft Environmental Assessment (DEA) was published by the Office of Environmental Quality Control in *The Environmental Notice*, on March 8, 2020. The 30-day comment period ended on April 8, 2020. The FEA was accepted by the University of Hawaii, and a Finding of No Significant Impact (FONSI) was issued on May 15, 2020. The FONSI determination was published in *The Environmental Notice* on May 23, 2020.

G. Flood District

The majority of the UHM and Atherton Site is located within Flood Zone X (see Exhibit A-2), as determined by the Federal Flood Insurance Rate Map (FIRM), Community Panel No. 15003-0366G, effective November 20, 2000, revised January 19, 2011.

H. <u>Archaeological Resources</u>

Within the existing PRU boundaries, the following historic properties have been assessed as eligible for the Hawaii Register of Historic Places (HRHP):

- 1. The historic core of the campus, consisting of Hawaii Hall, George Hall, Dean Hall, Gartley Hall, Crawford Hall, Varney Circle, Founder's Gate, Andrew's Amphitheater, Wist Hall, and the Pineapple Research Center (State Inventory of Historic Properties [SIHP] No. 50-80-14-1352). These historic structures were added to the HRHP in 1984.
- 2. Kanewai Cultural Garden (SIHP No. 50-80-14-4498).
- 3. A traditional style, presumably Pre-Contact Era, burial (SIHP No. 50-80-14-4191).

Koana Cave and Hipawai Heiau are historic properties located within the UHM site boundaries which have not been previously assessed for eligibility for the HRHP.

An archaeological Literature Review and Field Inspection (LRFI) report was prepared for the Atherton Site in December 2019 to determine the land-use history and identify any potential artifacts or cultural deposits present within the Project area. This study finds the Project effect determination is "no historic properties affected". However, three potential historic properties were documented, including the L-shaped retaining wall, a stone pathway, and basalt

curbstones along University Avenue. Recommendation of impacts and mitigation measures include: Avoid and protect, or if must be removed, salvage and reinstall in an approved location by the State Historic Preservation Division (SHPD).

Due to historic use of the Project area, it is recommended that archaeological monitoring be conducted in accordance with Hawaii Administrative Rules (HAR) 13-279 (Rules Governing Standards for Archaeological Monitoring Studies and Reports).

I. Historic Architectural Resources

The following places on the UHM Campus have been listed on the State Historical Register to date: Hawaii Hall, Gartley Hall, Dean Hall, George Hall, Founders' Gates, Wist Hall, Castle Memorial Hall, Crawford Hall, Andrews Amphitheater, and Varney Circle Fountain.

Other buildings on the UHM Campus over 50 years old (and thus, which may qualify for listing on the Historical Register) include: Music Complex and Orvis Auditorium, Klum Gym, Engineering Quad Health Services, Old Bookstore, Health Services, Henke Hall, Wist Annex 1 and University Laboratory School, and Krauss Hall and Annex.

A Historic Architectural Inventory was prepared in February, 2020 for the proposed Atherton Mixed Use Student Housing Innovation and Entrepreneurship Center. It was identified that both the Charles Atherton building and the Mary Atherton Richards building are eligible for listing on the State of Hawaii and Federal National registers of historic places under Criteria A and C.

Pursuant to Criteria A, both structures are eligible due to their association with the development of the Young Men Christian Association (YMCA) and Young Women Christian Association (YWCA) in Hawaii, and the historical association with the development of the UH.

Pursuant to Criteria C, the Charles Atherton building represents a fine example of Italian Renaissance style and the Mary Atherton Richards building represents a fine example of the Contemporary Style. It is noted, however, that only the Charles Atherton building has a history of previous documentation underlining previous historic register eligibility determinations by SHPD and other agencies. Specifically, correspondence between SHPD and the City and County of Honolulu Department of Transportation Services, outlines concurrence between the agencies that the "Atherton House" is eligible for listing on the National Register for Historic Places pursuant to what then was defined as "eligibility criteria 1".

The report recommended mitigation measures for the redevelopment of the Charles Atherton building may include, but are not limited to:

- Renovation of the existing ground floor terrace to express the original landscaping of the building corner;
- Perform Historic American Buildings Survey (HABS) documentation of Charles Atherton building; and
- Replace exterior windows to match original design of muntin spacing on at least the makai and University Avenue elevations of the Charles Atherton building to the extent possible. (Currently, they are almost all non-historic aluminum windows with fake divided lights. Restoring the windows to be historically accurate would be a significant contribution to the building).

The report recommended mitigation measures for the Mary Atherton Richards building may include, but is not limited to:

- Retain existing open space on the University Avenue side of the Mary Atherton Richards building; and
- Perform HABS documentation of Mary Atherton Richards building.

Historic Hawaii Foundation (HHF)

HHF recommends that the Project program, building and site design be revised to include the following changes to the design, height, massing and landscaping for the proposed building to minimize effects on the historic Charles Atherton building, as described in Appendix B of the DEA and as appropriate mitigation:

- Increase the amount of outdoor space and landscaping mauka of the Charles Atherton building (such as with an outdoor courtyard), to support the appearance of a freestanding building;
- Retain the lawn in front of the Charles Atherton building and the central pedestrian pathway into the front central entrance of the building; and
- Design other landscaping and hardscaping measures to soften adverse effects.

HHF also recommends that:

 Effects on the Mary Atherton Richards building be minimized by retaining the front elevation along University Avenue to a depth that provides usable and active space. This front portion of the building should be integrated into the new building as an active street frontage and wrap;

- The new building should be stepped back from the retained portion of the historic building to retain a sense of scale and massing through mass and bulk changes; and
- If and when these adjustments are taken to revise the program and design, the Project would be able to authentically claim to have taken measures to avoid, minimize, and mitigate the effects on historic properties.

Historical Architect Jeffrey N. Dodge, AIA

Mr. Dodge is a resident of the neighborhood with 45 years of experience in community planning and historic preservation. He has 25 years of experience as the lead Historical Architect for the U.S. Navy in the Pacific Region. Comments from Mr. Dodge include the following:

- The front façade of the Mary Atherton Richards building should be retained to preserve a greater setback and retain landscaping along University Avenue;
- The four-foot setback at the corner of Seaview and University Avenues is too small;
- The landscaping should be retained along University Avenue to block views of the increased massing of the proposed new structure;
- The building mass should not be higher than the Architecture Building across University Avenue and the sense of the feeling of the open landscape of the UHM Campus should be retained if the University functions are to expand to the west of University Avenue;
- The proposed increase massing and height far exceeds the Zoning R-5 rules and has huge visual impacts on the view planes on University Avenue;
- The massing has a huge negative impact of the Charles Atherton building and the design is inconsistent with good preservation treatment standards and has an adverse effect that is not adequately mitigated;
- The proposed height exceeding the R-5 rules has view plain impacts to the surrounding neighborhood and are counter to the original neighborhood planning rules that the Seaview Avenue and Vancouver Drive;
- The number of parking proposed is inadequate and will have a major negative impact on the neighborhood adding congestion to already

narrow, basically one lane street like Seaview Avenue. I recommend reducing the number of housing units in-half to a more reasonable level;

- Also, excavating deeper to allow at least three levels of underground parking should be considered. If that is not possible, additional University parking should be required nearby in the form of a three-level parking garage that could decrease the number of parking stalls needed on-site;
- There also should be no parking access from Seaview Avenue because the street is too narrow;
- Solid roof top structures should be minimized other than green roofs or roof top landscaping, or open structures like pergolas;
- The Atherton buildings should be preserved in a better way than what is currently proposed and impacted by massing which will have too much impact on the aesthetic appeal of the University Avenue District;
- The architecture should be further integrated into the current architecture
 of the area rather than a foreign insertion with no ties to the architectural
 styles or Hawaiian style and feel in the area; and
- With this foreign insertion and adding a pink color to the building is not recommended.

III. ANALYSIS

A. <u>Conformance with City Land Use Standards</u>

1. General Plan (GP)

The site is within the Primary Urban Center Development Plan as designated in the GP. Guidance associated with the proposal may be found in Sections II, IV, IX and X.

Section II. <u>Economic Activity</u>:

Objective A: To promote employment opportunities that will enable all the people of Oahu to attain a decent standard of living.

The proposed action will create student housing, and an innovation and classroom complex that is currently unavailable on the UHM Campus. The Project is an innovative Private-Public-Partnership (P3) project that will strengthen community assets and facilitate economic growth for the UH, as well as the State.

Section IV. Housing:

Objective A: To promote decent housing for all the people of Oahu at prices they can afford.

The Proposal supports housing by utilizing private funding to redevelop existing student housing into new and affordable student housing.

Section IX. Health and Education:

Objective B: To provide a wide range of education opportunities for the people of Oahu.

<u>Policies 1, 4, and 5</u>: Support education programs that encourage the development of employable skills. Encourage the construction of school facilities that are designed for flexibility and high levels of use. Facilitate the appropriate location of learning institutions from the preschool through the university levels.

The Project will offer students, faculty, and staff at UHM, as well as the larger community, a facility that will facilitate entrepreneurial practice and advance the understanding of entrepreneurship in the Pacific Rim.

Objective C: To make Honolulu the center of higher education in the Pacific.

<u>Policies 1 and 2</u>: Encourage continuing improvement in the quality of higher education in Hawaii. Encourage the development of diverse opportunities in higher education.

The academic programming and research support that will be offered has the potential to both: a) develop high-quality living wage jobs, and b) prepare students to address the challenges and opportunities faced by Hawaii and the world, in a quickly evolving digital century.

2. Primary Urban Center (PUC) Development Plan

The UHM Campus is designated Institutional on the PUC - East Land Use Map with a University symbol, and the use is consistent with the designation.

3. LUO

The proposed Project site is in the R-5 Residential District. Universities and related services and activities are a permitted use with an approved PRU in the Residential Districts.

In accordance with LUO Section 21-2.120-3(b)(2), no application for a new PRU can be accepted if one or more conditions of the existing PRU, other than conditions of a continuing nature, have not been fully performed. All outstanding conditions with the 2009/PRU-3 permit have been met.

The UHM is currently in the process of completing the necessary updates and studies for the processing of their 2019 LRDP Update for the Manoa Campus. Since the new plan is not yet ready for submittal, and due to the timing and nature of P3s, the University is proposing that the Five-Year Master Plan for this major modification include the Innovation Center along with the existing un-built Projects currently approved as part of Resolution No. 09-341, CD1, FD1, along with subsequent minor modifications to the PRU. This will allow the University to continue to implement the 2007 LRDP until such time that the new PRU for the 2019 LRDP Update can be submitted for processing.

B. <u>Development Standards</u>

Appropriate design standards for PRU permits (density, height, yards, parking, loading, landscaping, and signage) are to be determined based on a review of plans, surrounding land uses, adopted land use policies, and applicable zoning ordinances.

For comparison purposes, the following tables summarize the compliance with general requirements of the LUO:

1. R-5 and R-7.5 Residential District Development Standards

S	Standard LUO Provision		Total PRU Site (w/proposed improvements)		Total	
		R-5	R-7.5	R-5	R-7.5	
Minim	um Lot Area (sf)	5,000 sf	7,500 sf	9,380,072 sf	3,783,654 sf	13,402,161 sf
Yards	Front	30 fe	eet	_ All proposed projects will comply with yar		mply with vard
(Feet)	Side and Rear	15 fe	eet	requirements		
	Maximum Building 50 percent of the Area (sf) zoning lot area		2,712,149 sf 17.1 perc		17.1 percent	
					5 stories	16 stories
Maximum Height		25-30 feet		(approx. 160 feet)	(approx. 50 feet)	(approx. 160 feet)

Note: No existing or proposed development is located on the portions of TMK 3-3-056: 001 zoned P-1 Restricted and P-2 General Preservation.

Atherton Site				
Development	R-5 Residential District	Innovation Center		
Standard	Zoning	Proposed Development		
Minimum lot area	5,000 sf	43,107 sf		
Minimum lot	50 feet	Width – 223 feet (average)		
width and depth		Depth – 123 feet (average)		
Yards - front,	30 feet	(Front) 10.0 feet		
side/rear	15 feet	(Side/Rear) 3.9 feet		
Maximum	50 percent of the zoning lot	26,754 sf - 62 percent of the zoning lot		
building area				
Maximum	25 feet	66.2 feet to the top of roof (75.1 feet to		
Height	30 feet if sloped	the top of the elevator override) - 45.1		
	-	feet over the 30-foot height limit		
Height setbacks	LUO Section 21-3.70-1	Encroachments into the height setback		
		are shown on the Elevation Plans		

Pursuant to LUO Section 21-3.70-1:

- Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet; and
- Any portion of a structure exceeding 20 feet shall be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.

The Innovation Center will require modifications to the R-5 Residential District development standards:

a. <u>Yard Encroachments</u>:

The proposed building will encroach into all required yards. Along University Avenue, at the north side of the lot, the building encroaches into the 30-foot front yard and reduces down to six feet over a distance of 124 feet at the north wing of the building. The existing Charles Atherton building is set back further than 30 feet from the property line.

Along Seaview Avenue, the building is set back 14 feet and encroaches 16 feet into the 30-foot front yard, except for the HECO transformer pad.

Along Metcalf Street, the building is set back 16 feet and encroaches 14 feet into the 30-foot front yard, for the majority of the structure, except for a 16-foot encroachment for 34 feet toward the

southwest edge of the site. The remaining portion of the south face of the Charles Atherton building encroaches five feet into the front yard. Stairs, ramps and other structures less than 30 inches in height, which are permitted within required yards allow accessible access to the existing Charles Atherton building.

Along the west side yard off Seaview Avenue the main structure will encroach at its widest point 4.2 feet into the 15-foot side yard and at its narrowest point 4.0 feet into the yard - matching the existing condition of the Mary Atherton Richards building. Emergency egress stairs will encroach 8.2 feet into the side yard for a distance of 13.3 feet at the southwest corner of the building.

At the Metcalf Avenue rear yard the structure will encroach 11.3 feet into the side yard for a distance of 42 feet. At the northwest end fronting the ground floor parking, the structure will encroach 5.0 feet into the side yard for a distance of 58.2 feet.

At the University Avenue rear yard along Metcalf Street, most of the structure will encroach 4.8 feet into the side yard for a distance of 124 feet. At the southwest corner, there is a stairwell that encroaches 8.2 feet into the rear yard for a distance of 9.8 feet.

- b. <u>Building Area</u>: The maximum permitted building area is 50 percent of the zoning lot or 21,553.5 sf. The Project will take up 62 percent of the zoning lot or 26,754 sf.
- c. <u>Height Limit</u>: The building will exceed the 30-foot height limit by 36.2 feet; the top of the elevator override is 75.1 feet high.
- d. <u>Height Setbacks</u>: The height setback encroachments are varied and are shown on the Elevation Plans in Exhibits D-16 to D-18. The encroachments along University Avenue rear yard (adjacent to residential uses) vary from 47.8 to 53.2 feet.

The proposed increase massing and height far exceeds the Zoning R-5 Residential District and has huge visual impacts on the view planes on University Avenue. The massing has a negative impact of the Charles Atherton building and the design is inconsistent with good preservation treatment standards and has an adverse effect that is not adequately mitigated.

The massing and height impact to the adjacent single family dwellings should be mitigated with landscaping to screen as much of the building as possible, and be set back from the property line to reduce the height angle and shade of the building over the neighbors. The building should be setback 10 feet from the property lines along the adjacent residential

properties and 15 feet above the 30-foot height limit setback, except for elevators and stairways. Revised plans should be submitted to the DPP for review and approval prior to approval of developmental permits. This should be made a condition of approval.

The view plane can be mitigated by green roofs or roof top landscaping, or open structures like pergolas than solid roof top structures. This should be made a condition of approval.

The architecture should be further integrated into the current architecture of the area to mitigate the visual impact of the proposed structures rather than a foreign insertion with no ties or relationship to the architectural styles or Hawaiian style and feel in the area. The proposed buildings should have architectural elements, such as cornices, and horizontal articulation, that provides continuity with the Charles Atherton building. This should be a condition of approval.

The proposed Project is not similar in size and scale to existing structures on the UHM Campus. The proposed buildings should provide more articulation and landscaping to reduce the size and scale of the structures. The ground level façade and landscaping along University Avenue should adequately screen the garage. Responses to mass and scale, definition of outdoor spaces and functional elements such as entries, fenestration, and material systems will help mitigate visual impacts with the proposed buildings. This should be a condition of approval.

2. <u>Building and Site Design</u>

<u>Visual Impact and Relief</u>: The new building will encroach into the front and side/rear yards, exceed the maximum building area, exceed the maximum height limit, and encroach into the height setback. To minimize any objectionable aspects of the use or the potential incompatibility with other uses permitted in the zoning district, the building should be setback 10 feet from the property lines along the adjacent residential properties and uses except for stairways. More articulated building facades including awnings on the first and second floors, horizontal elements including cornices, and articulations to break up the vertical plane surfaces with relationship to the historical Charles H. Atherton Building. A combination of green roofs, roof top landscaping, solar water heater panels, photovoltaic panels, and/or open structures like pergolas on the roof tops to provide aesthetic view planes. The ground level façade along the University Avenue should be revised to provide more landscaping to screen the front of the garage apart from access paths and entrances/exits. This should be a condition of approval.

3. Landscaping and Screening

The proposed building height will be higher than the adjacent and neighboring buildings including the Architecture Building across University Avenue. The proposed landscaping will be used along University Avenue to block views of the increased massing of the proposed new structure. Landscaping and open space proposed connect with the open landscaping and space of the UH Campus across University Avenue.

Landscaping guidelines remain the same as part of the 2007 LRDP. A principal goal of the landscaping guidelines is to create a more cohesive, unified campus, which enhances the various campus sub-areas. The vision of the UHM Campus landscape is that of a tropical, interpretive garden that is educational and:

- i. Supports a Hawaiian sense of place, including views of the mountain as well as botanic and cultural native plants;
- ii. Provides a visually attractive, comfortable, and functional environment for people walking and driving through the campus and servicing it;
- iii. Includes a great collection of plants that utilizes the good soil and range of micro-climate conditions of Manoa; and
- iv. Makes a substantial contribution to the stormwater management and air temperature parameters in environmental sustainability concerns.

These should be made a condition of approval.

A proposed HECO transformer is located along the Seaview Avenue property line and should be enclosed by a solid wall or a fence with a screening hedge with a minimum of five feet in height, except for necessary openings for access. This should be a condition of approval.

4. <u>Lighting</u>

It is recommended that, to prevent glare and light spillage on surrounding properties and public rights-of-way, all exterior lighting be required to be shielded and directed away from adjoining properties and public rights-of-way. This should be a condition of approval (see Exhibit D-21).

5. Noise

The Innovation Center is not likely to result in an increase in ambient noise levels on the UHM Campus; however, the close proximity of the building to the adjacent residents may adversely impact the residents. Therefore, requiring a 10-foot setback from the property line, equivalent to a multi-family dwelling at the ground level is reasonable. Significant amounts of noise may be generated during the construction period. These construction activities will be monitored by the Applicant and the State to comply with the provisions of the regulations for community noise control. Noise permits will be obtained if the noise levels from construction activities are expected to exceed the allowable levels. Heavy vehicles traveling to and from Project sites will comply with the State's administrative rules for vehicular control.

6. Parking and Loading

Based on the proposed educational, dormitory, office, and retail uses, the required parking for Innovation Center would be 57 spaces; however, the LUO does not specify parking requirements for universities. The Applicant is providing 45 parking spaces and 50 bicycle spaces. Although no bicycle parking is required for this zoning district, the Applicant is providing 50 bicycle spaces. Every four bicycle spaces can be substituted for one parking space, up to 15 percent of the required off-street vehicle parking spaces or, in this case, the 50 bicycle parking spaces may substitute for eight parking spaces (57 required x 15 percent = 8.6 parking spaces). The Applicant is providing 45 parking spaces and 50 bicycle spaces which is equivalent to eight parking spaces for a total of 53 parking spaces (45 + 8 = 53). The remainder of four required parking spaces (57 - 53 = 4) are provided on the main or lower campus. Since the proposed educational uses within the Innovation Center are intended to support existing university programs, parking for those uses are expected to be accommodated within the university's existing parking facilities and the parking spaces provided should be adequate along with the conditions of the approved traffic management plan. The retail and office uses on the Atherton Site do not require loading spaces, but the 220 dormitory units will require two loading spaces. The Applicant is providing two loading spaces; one 12 feet x 35 feet with 14 feet clear vertical height, and one space at 9 feet x 18 feet with 10 feet clear vertical height, as required. The primary loading area is located within the south parking area. There is not a designated loading area off Seaview Avenue; however, there is a roll up door intended to facilitate the delivery of large materials associated with the Innovation Center. Parking and loading requirements will be finalized prior to the issuance of the building permit.

7. Signage

Sign standards for the UHM Campus have been adopted, including the January 2017 University of Hawaii at Manoa Signage Guidelines. The Innovation Center will comply with these guidelines.

C. Archaeological and Historical Architectural Resources

All culturally significant sites should receive the highest levels of protection during the planning and construction of any new project contemplated by the proposed PRU. The DPP standard conditions attached to development permits should adequately address these concerns. Other activities associated with the demolition and construction of proposed Projects must comply with applicable Federal, State, and City laws; therefore, a specific condition of approval to address these issues is unwarranted.

The Project Site has two buildings with historical significance, the Charles Atherton building and the Mary Atherton Richards building. After receiving comments from the DEA and FEA reviews, the proposed Project is currently progressing through a design review process of conceptual project planning at this stage of project development. The Applicant has endeavored to minimize the scale and historical context of the proposed development while balancing the density necessary for it to viably achieve the purpose and need as well as the goals and objectives of the Project.

The proposed design of the Charles Atherton building reflects the following revisions to mitigate the HHF, Mr. Dodge's, and public concerns regarding the height, alterations, additions, and site improvements:

- Stepping back of the upper floors to emphasize the historic building's base height;
- Removal of the restaurant addition facing Metcalf Street to express the original appearance of the building's makai end; and
- Renovation of the existing terrace to express the original landscaping of the building corner.

Undertaking additional mitigation measures for the Charles Atherton building should include:

Perform HABS documentation of Charles Atherton building;

- Replace exterior windows to match original design of muntin spacing on at least the makai and University Avenue elevations of the Charles Atherton building to the extent possible;
- Increase the amount of outdoor space and landscaping mauka of the Charles Atherton building (such as with an outdoor courtyard), to support the appearance of a freestanding building; and
- Retain the lawn in front of the Charles Atherton building, and the central pedestrian pathway into the front central entrance of the building.

With regard to the Mary Atherton Richards building, further ongoing consultation efforts with the Department of Land and Natural Resources (DLNR) - SHPD is needed to ensure project compliance with the requirements set forth by HRS Section 6E-8 (review of effect or proposed State Projects), and identify appropriate mitigation measures to be implemented. It is anticipated that such mitigation measures should include, but are not limited to:

- Retain existing open space on the University Avenue side of the Mary Atherton Richards building;
- Perform HABS documentation of Mary Atherton Richards building;
- The front portion of the building should be integrated as an active street frontage; and
- The new building should be stepped back from the retained portion of the historic building to retain a sense of scale and massing through mass and bulk changes.

Implementation of the mitigation measures outlined above, and as further identified through HRS Section 6E review as condition of the final Project design and construction would show appropriate measures taken to avoid, minimize and mitigate the proposed Project's potential impacts to the historic property. These should be conditions of approval.

Further, as suggested by HHF and Mr. Dodge, the area of outdoor space and landscaping mauka of the Charles Atherton building (such as an outdoor courtyard) should be increased. The separation will support the appearance of the Charles Atherton building as a free-standing building. The building massing has a significant negative impact on the Charles Atherton building and is inconsistent with good presentation standards. This should be a condition of approval.

Lastly, Honua Consulting, provided an archaeological LRFI report for the Project in December 2019 to determine the land use history and identify any potential artifacts or cultural deposits present within the Project area. The LRFI was written using the standards outlined within HAR 13-276 regarding archeological inventory surveys and is intended to assist with historic preservation efforts associated with the Project.

Fieldwork was conducted on October 14, 2019 and November 27, 2019 in accordance with HAR Chapter 13-282. Based on the results of the field survey, it is likely that the construction of the existing two buildings destroyed or displaced any pre-contact and/or early-historic deposits that may have been present in the Project area. However, three potential historic properties were documented, including the L-shaped retaining wall, a stone pathway, and basalt curbstones along University Avenue.

Historic properties are assessed based on age, integrity, and significance. Qualifying historic properties must typically be at least 50 years old. Integrity of a historic property is based on the location, design, setting, materials, workmanship, feeling, and association. Three items were identified and recommendation for impact and mitigation measures include: Avoid and protect, or if must be removed, salvage and reinstall in an approved location by the SHPD for the following:

- Historic L-shape stone retaining wall;
- 2. Historic stone pathway; and
- 3. Historic basalt curbstones.

Due to historic use of the Project area, it is recommended that archaeological monitoring be conducted in accordance with HAR 13-279 (Rules Governing Standards for Archaeological Monitoring Studies and Reports). It is possible historic artifacts and/or deposits associated with the social and residential center at the Charles Atherton building, the former Hawaii School of Religion, or the Mary Atherton Richards building may be encountered during Project construction activities. This should be a condition of approval.

D. Public Facilities

1. Water/Fire

The BWS indicates that the existing water system is presently adequate to accommodate the water demands and off-site fire protection to the proposed mixed-use student housing Project. The BWS reserves the right to change any position or information stated herein up until the final approval of the building permit application. The

final decision on the availability of water will be confirmed when the building permit application is submitted for approval.

Water conservation measures are required for all proposed developments. These measures include the use of ultra-low-flow water fixtures and toilets, utilization of nonpotable water for irrigation using rain catchment and chiller/air handler condensate, cooling tower conductivity meters and water softening recycling systems, drought tolerant plants, xeriscape landscaping, and efficient irrigation systems. The proposed mixed-use development is required to install separate domestic water meters and laterals serving the residential and non-residential spaces.

The on-site fire protection requirements should be coordinated with the Fire Prevention Bureau of the HFD.

2. Wastewater

The UHM Campus is served by the municipal wastewater system. The DPP Wastewater Branch commented that the Sewer Connection Application (2021/SCA-0188) was approved on February 10, 2021. The Applicant stated that all proposed Projects and related infrastructure will meet City wastewater requirements. The availability and adequacy of the wastewater system will be confirmed by Wastewater Branch when development permits are submitted for review and approval. Therefore, a condition addressing these issues is not needed.

3. Flood/Drainage

The Atherton Site is within Flood Zone X as determined by the FIRM Community Panel No. 15003C0366G, Panel Effective Date January 19, 2011. Flood Zone X is not subject to the flood hazard district requirements of the LUO.

The existing on-site storm drainage system consists of a drywell located at the east end of the property. Discharge from downspouts with rain runoff sheet flows onto the streets and into adjacent landscape areas. The underground roadway storm drain system within University Avenue, Sea View Avenue, and Metcalf Street is owned and maintained by the City and County of Honolulu and consists of a network of drain lines, catch basins, and manholes.

There are no short- or long-term significant impacts on the quantity or quality of drainage in the Project vicinity are anticipated during construction or operation of the proposed Project. There are no streams or wetlands on or within close proximity to the Project site. Construction

of the proposed Project will not involve major land disturbing activities that will significantly alter site contours. Applicable erosion control measures and best management practices will be implemented in order to mitigate any possible adverse effects relating to runoff. Planting of landscaping also will be done as soon as possible on completed areas to help control erosion.

The Project site is currently fully developed with the majority of the property covered with impervious surfaces. Thus, it is expected that any increase in the stormwater runoff peak discharge rate will be minimal compared to the existing conditions. Any increase in runoff due to the proposed improvements will need to be retained on-site to ensure that the proposed Project will not have any adverse effects on downstream properties. All proposed improvements will be required to comply with the City's Rules Relating to Water Quality amended September 2018.

4. Solid Waste

The Project's trash and recycle chutes are centrally located between the two residential wings and the academic space primarily to provide an area easily accessible by all users. Additional trash and recycle receptacles will be located throughout the building to promote recycling and a clean work/live environment.

Refuse is collected and disposed of by University personnel at County transfer stations or landfills. The student housing and food service programs will separately contract out refuse collection to private refuse disposal firms.

The bulk of "green waste" from the UHM Campus is now composted and is not disposed of as refuse. Recycling programs exist on campus and are managed by separate schools and programs.

E. Streets and Transportation

1. The DPP-Traffic Review Branch (TRB) comments for the Innovation Center:

The recommendations in the Traffic Impact Report (TIR), dated February 2020, should be provided by the developer, with the exception of items No. 18 and No. 19. In addition to these recommendations, TRB had the following comments:

a. A time line or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the Department. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP) and updates and/or validation to the findings of the initial TIR dated February 2020 will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy (CO). A new TIR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.

- The CMP shall identify the type, frequency and routing of heavy b. trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
- A TMP shall include traffic demand management (TDM) C. strategies to minimize the amount of vehicular trips for daily activities and/or large events. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks. Projections of pedestrian activity around the site should be reassessed. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report. The use and operation of loading areas should be assessed to assure vehicles are not queuing onto a public street. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures.
- d. A pedestrian assessment report should be provided to the DPP to determine the sidewalk widths needed to accommodate the

increased pedestrian activity around the Project site. This should be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.

- e. An on-site drop-off/pick-up area for the students should be considered.
- f. There shall not be any loading activities on Seaview Avenue due to the width of Seaview Avenue and the proximity to the intersection with University Avenue. Any loading activities and maneuvering shall be accommodated for on-site.
- g. Bicycle parking or bike racks shall be provided within this Project and shall be located in a safe and convenient location.
- h. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required.
- i. All vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25-feet from the property line, unless DPP's TRB reviews and approves a different design. Entry gates and ticket dispensers should be recessed as far into the driveway as necessary to avoid any queuing onto public streets.
- j. All loading and trash pick-up areas shall be designed such that vehicles enter and exit front first. Provide adequate on-site turn-around areas, and ensure that the layout of parking spaces in the loading/delivery area does not interfere with turning maneuvers for large vehicles.
- k. There is a 30-foot property line radii road widening setback at the University Avenue/Seaview Avenue corner.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law: Based on the foregoing analysis, the proposed major modification to the 2009 PRU and revisions to the Master Plan to increase the boundary and area of the UHM Campus and construct the Mixed-Use Student Housing and Innovation and Entrepreneurship Center and meets the intent of the PRU Permit. The proposed expansion and new facilities will maintain the existing essential character of the neighborhood in terms of land use and urban

design, and will not adversely impact or unreasonably burden existing municipal facilities and/or services. The Director of the DPP deems the proposal to be appropriate for the Project site, subject to appropriate conditions.

V. RECOMMENDATION

The Director of the Department of Planning and Permitting (DPP) recommends that the application for a major modification to the Plan Review Use (PRU) Permit (No. 2009/PRU-3) to allow expansion of the PRU boundaries, revisions to the Master Plan, and new Mixed-Use Student Housing and Innovation and Entrepreneurship Center the University of Hawaii at Manoa Campus be <u>APPROVED</u>, subject to the following conditions. A draft Resolution is enclosed.

- 1. This PRU Permit pertains to the land area described on the map enclosed hereto as Exhibit "A-1."
- 2. Development of the site shall be in general conformance with Exhibit "B-1," enclosed hereto, labeled 5-Year Master Plan (and Long-Range Development Plan University of Hawaii, Manoa 2007 Update by reference), and the plans Exhibits "D-1 through D-21," enclosed hereto, and on file with the DPP, and as described in the Director's Report. The Director of the DPP may approve minor or non-substantive deviations. Major modifications, as determined by the Director of the DPP, shall require a new PRU Permit.
- 3. Prior to the application for a building permit, the Applicant shall submit to the DPP, Urban Design Branch, for review and approval revised plans showing:
 - a. The building setback 10 feet from the property lines along the adjacent residential properties except for stairways.
 - b. More articulated building facades including awnings on the first and second floors, horizontal elements including cornices, and articulations to break up the vertical plane surfaces with relationship to the historical Charles H. Atherton Building.
 - c. A combination of green roofs, roof top landscaping, solar water heater panels, photovoltaic panels, and/or open structures like pergolas on the roof tops to provide aesthetic view planes.
 - d. Landscaping, including trees and hedges, to adequately screen the garage along University Avenue.

4. Historical Conditions:

a. Perform a Historic American Buildings Survey documentation of both the Charles Atherton and Mary Atherton Richards buildings.

- Conduct archaeological monitoring in accordance with Hawaii Administrative Rules 13-279 (Rules Governing Standards for Archaeological Monitoring Studies and Reports).
- c. Provide more landscaping to adequately screen the garage along University Avenue.
- d. Increase the amount of outdoor space and landscaping mauka of the Charles Atherton building (such as with an outdoor courtyard), to support the appearance of a freestanding building.
- e. Replace exterior windows to match original design of muntin spacing on at least the makai and University Avenue elevations of the Charles Atherton building.
- f. Retain the lawn in front of the Charles Atherton building, and the central pedestrian pathway into the front central entrance of the building.
- 5. Construction plans for all work within or affecting City streets and traffic control plans during construction shall be submitted to the Traffic Review Branch (TRB) for its review and approval.
- 6. Prior to the approval of development permit applications for the Innovation Center, the Applicant shall submit to the TRB of the DPP for its review and approval:
 - a. A time line or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the Department. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), and updates and/or validation to the findings of the initial traffic impact report (TIR) dated February 2020, will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy (CO). A new TIR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.
 - b. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing

alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

- A TMP shall include traffic demand management (TDM) strategies to C. minimize the amount of vehicular trips for daily activities and/or large events. TDM strategies could include carpooling and ride sharing programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks. Projections of pedestrian activity around the site should be reassessed. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report. The use and operation loading areas should be assessed to assure vehicles are not queuing onto a public street. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures.
- d. A pedestrian assessment report should be provided to determine the sidewalk widths needed to accommodate the increased pedestrian activity around the Project site. This should be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.
- e. An on-site drop-off/pick-up area for the students should be provided.
- f. There shall not be any loading activities on Seaview Avenue due to the width of Seaview Avenue and the proximity to the intersection with University Avenue. Any loading activities and maneuvering shall be accommodated for on-site.
- g. Bicycle parking or bike racks shall be provided within this Project and shall be located in a safe and convenient location.
- h. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required.

- i. All vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the property line, unless DPP's TRB reviews and approves a different design. Entry gates and ticket dispensers should be recessed as far into the driveway as necessary to avoid any queuing onto public streets.
- j. All loading and trash pick-up areas shall be designed such that vehicles enter and exit front first. Provide adequate on-site turnaround areas and ensure that the layout of parking spaces in the loading/delivery area does not interfere with turning maneuvers for large vehicles.
- k. There is a 30-foot property line radii road widening setback at the University Avenue/Seaview Avenue corner.
- 7. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
- 8. All exterior lighting shall be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
- 9. Except as modified herein, all other conditions of the PRU Permit No. 2009/PRU-3 (Resolution No. 09-341, CD1, FD1), as amended, shall remain unchanged and in force.
- 10. Approval of this PRU permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant shall be responsible to obtain all other governmental approvals or permits which may be required for the proposed projects.
- 11. As may be required by the Director of the DPP for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.

Dated at Honolulu, Hawaii, this 18th day of May, 2021.

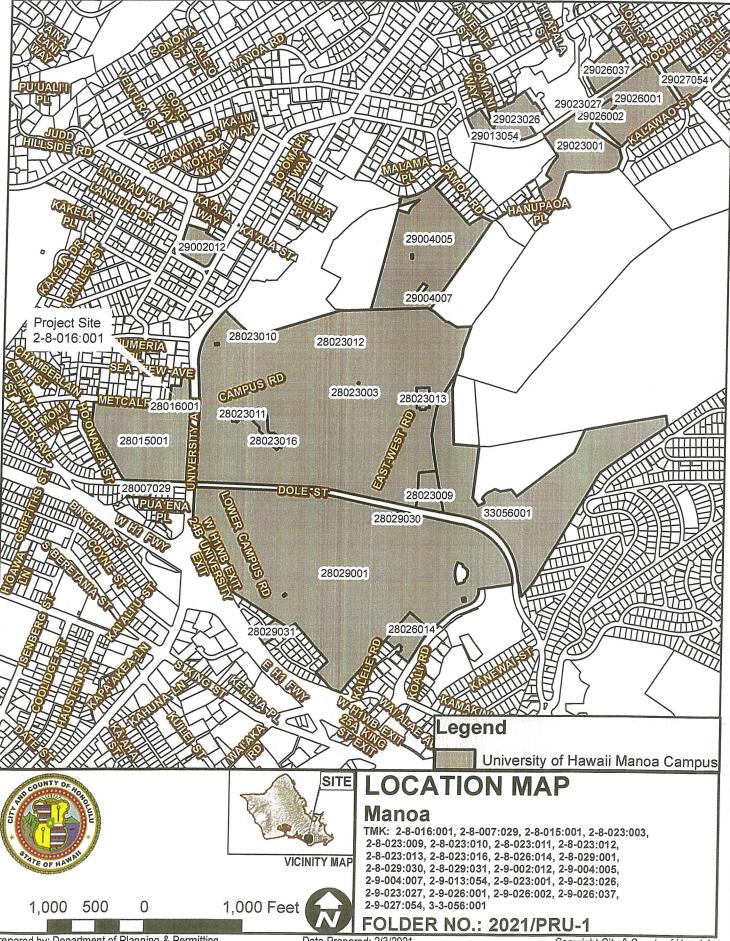
Department of Planning and Permitting City and County of Honolulu State of Hawaii

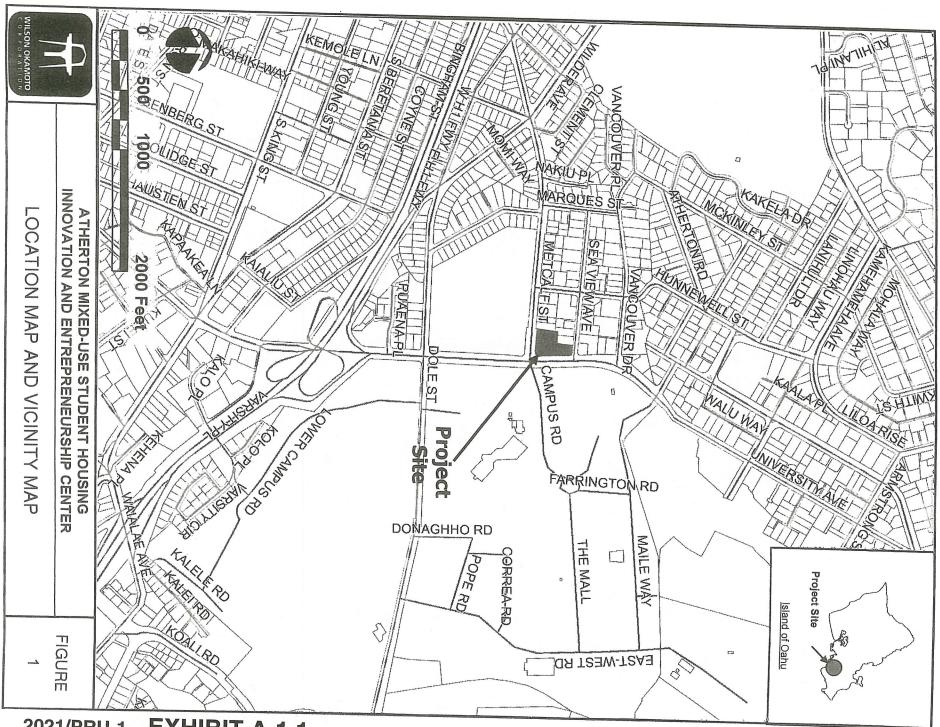
Digitally signed by Uchida, Dean Date: 2021.05.19 16:49:11 -10'00'

Dean Uchida Director

Enclosures

EXHIBIT A









www.hawaiinfip.org

2021/PRU-1 Atherton

Property Information

COUNTY:

HONOLULU

TMK NO:

(1) 2-8-016:001

WATERSHED:

ALA WAI

PARCEL ADDRESS:

2340 METCALF

HONOLULU, HI 96822

PANEL EFFECTIVE DATE:

Notes:

Plan Review Use Application, Major Modification, University of Hawaii, Atherton Mixed Use Student Housing Innovation & Entrepreneurship Center

Flood Hazard Information

FIRM INDEX DATE:

LETTER OF MAP CHANGE(S):

FEMA FIRM PANEL:

NOVEMBER 05, 2014

15003C0366G

JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: NO

FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/





Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

Zone A: No BFE determined.

Zone AE: BFE determined.

Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.

Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.

Zone V: Coastal flood zone with velocity hazard (wave actio no BFE determined.

BFE determined. Zone AEF: Floodway areas in Zone AE. The floodway is channel of stream plus any adjacent floodplain areas that n

be kept free of encroachment so that the 1% annual cha flood can be carried without increasing the BFE. NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate r

flood zone. No mandatory flood insurance purchase requirements app but coverage is available in participating communities.

Zone XS (X shaded): Areas of 0.2% annual chance flood; area 1% annual chance flood with average depths of less than 1 to or with drainage areas less than 1 square mile; and ar protected by levees from 1% annual chance flood.

Zone X: Areas determined to be outside the 0.2% annual cha floodplain.

OTHER FLOOD AREAS



Zone D: Unstudied areas where flood hazards are under mined, but flooding is possible. No mandatory flood insura purchase apply, but coverage is available in participating comi

Zone VE: Coastal flood zone with velocity hazard (wave acti-

EXHIBIT B

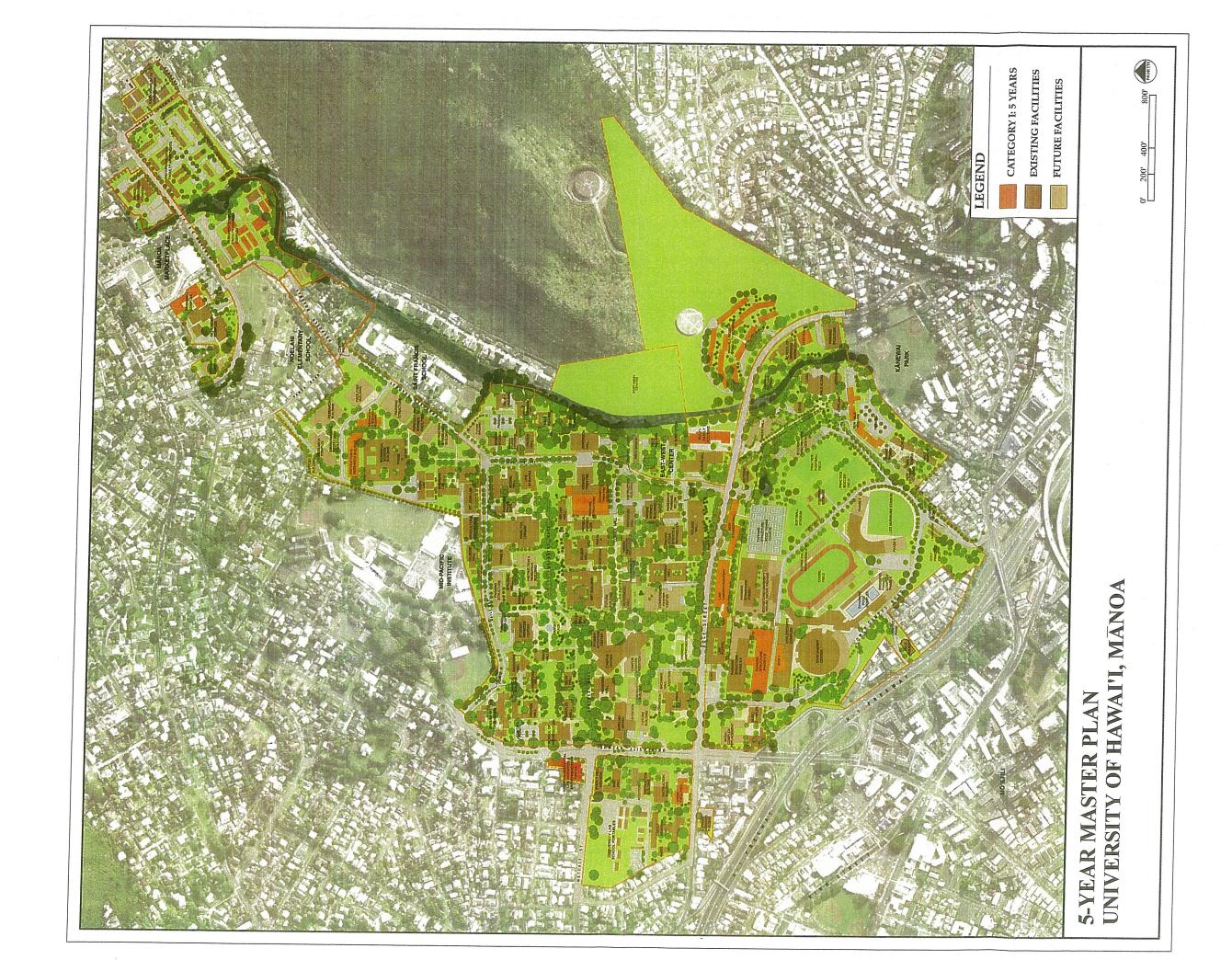


EXHIBIT C

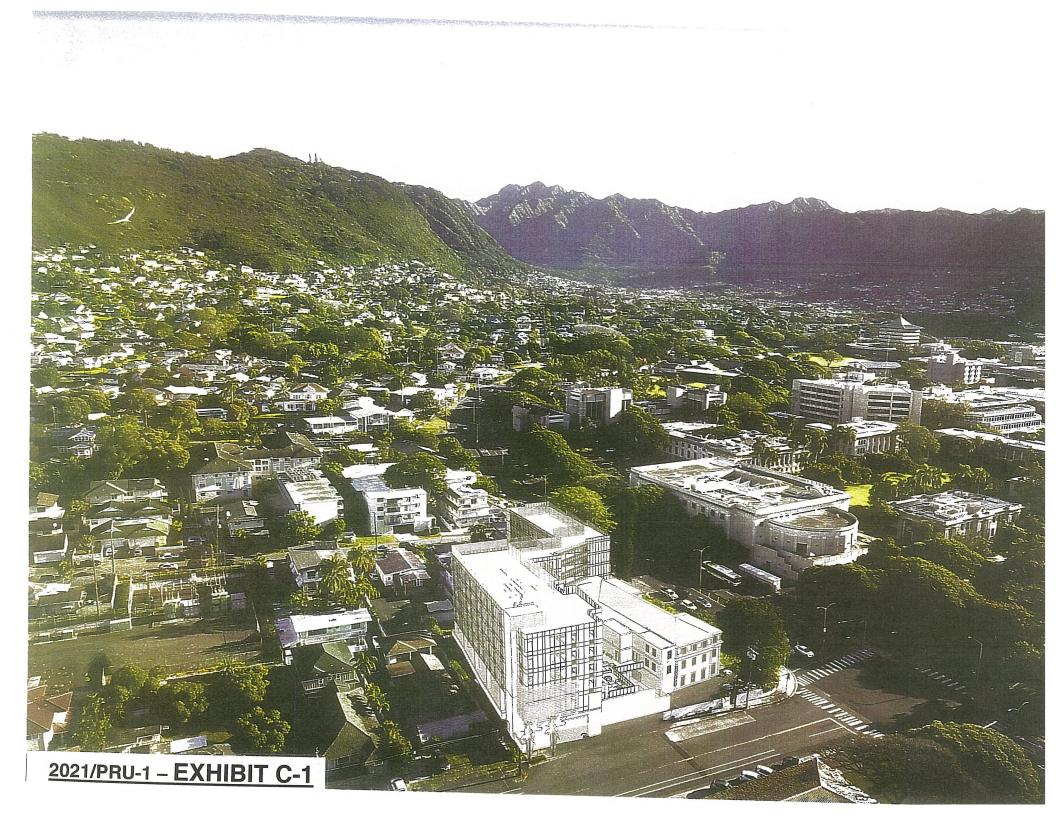
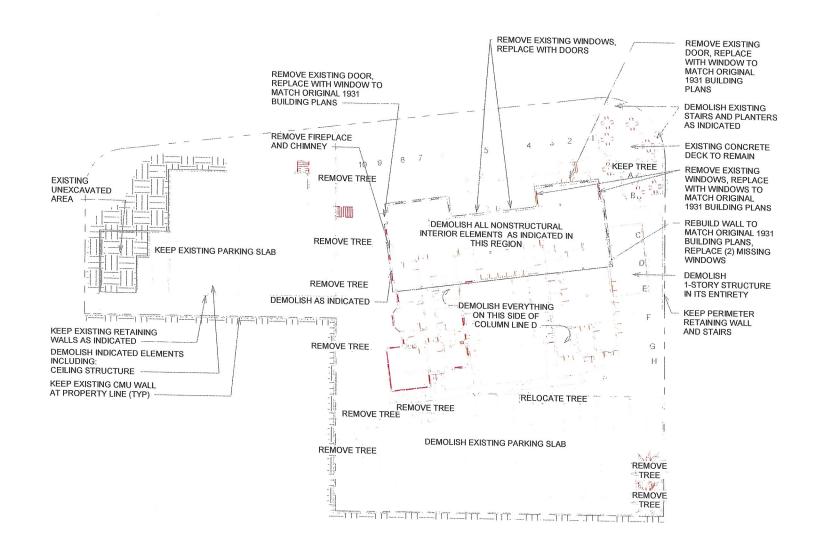


EXHIBIT D



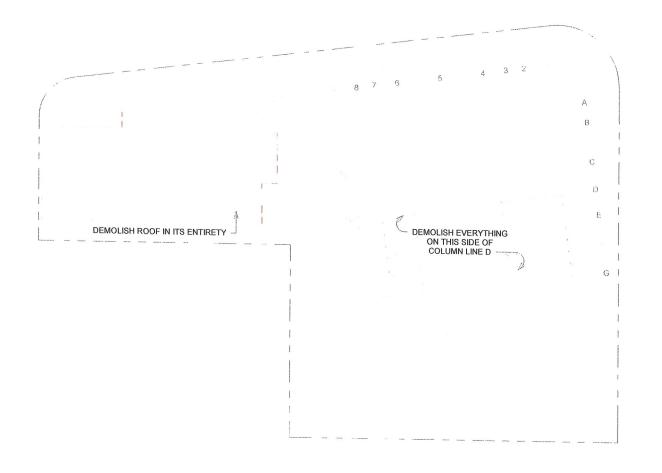
FIRST FLOOR DEMOLITION PLAN

Atherton Residential Life Innovation & Entrepreneurship Center

1" = 30' 0' 30' 60' Scale: 1' = 30'-0'



PLAN NORTH



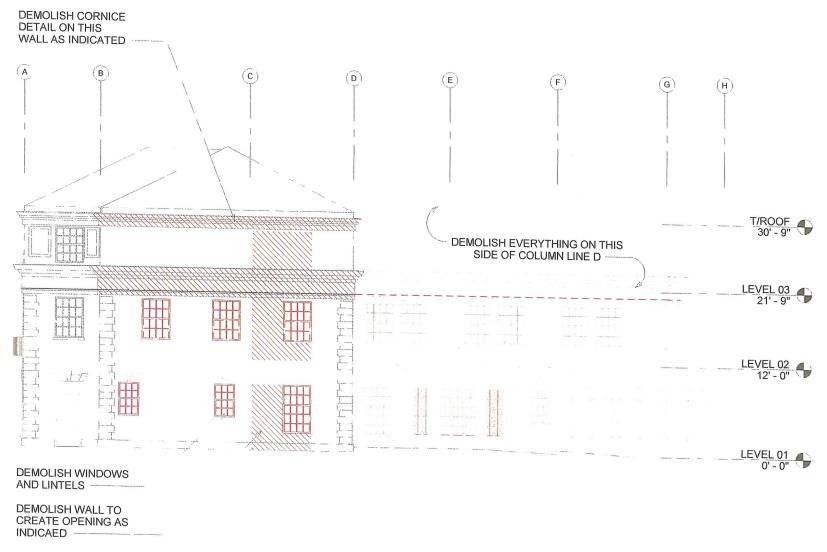


Atherton Residential Life Innovation & Entrepreneurship Center

1" = 30' 0' 5cale: 1" = 30'-0"

DESIGN PARTNERS INCORPORATED

PLAN NORTH



DEMOLITION NORTH ELEVATION

Atherton Residential Life Innovation & Entrepreneurship Center



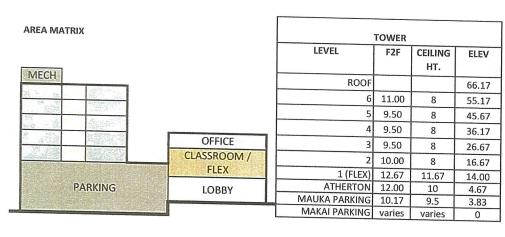




ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' $\frac{0'}{1}$ Scale: 1'' = 30'-0''





	AREA (SF)						
AND DESCRIPTION OF STREET	GROSS	FAR					
	14,825	223					
	14,825	14,825					
	14,637	14,637					
L	21,241	14,637					
	22,974	21,236					
	26,171	22,974					
	25,987	10,150					

IV.	AAKAI WING		MAUKA WING			
SINGLE	DOUBLE	RD	SINGLE	DOUBLE		
9	20		5	14		
9	20		5	14		
9	20		5	14		
9	20		5	14		
9	18	1				

TOTAL

GROSS FAR 140,660 98,682

No. OF UNITS

45 98 1 20 56 20% 45% 0% 25% No. OF BEDS 196 1 112

220 TOTAL

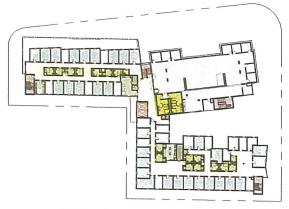
374 TOTAL

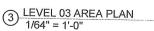
GROSS / FAR AREA CALCULATIONS & UNIT MIX

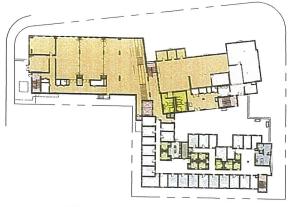
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: NTS

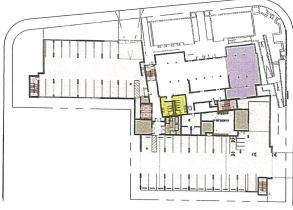




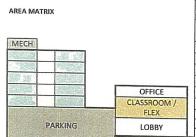




2 LEVEL 02 AREA PLAN 1/64" = 1'-0"



GROUND LEVEL AREA PLAN 1/64" = 1'-0"



LEVEL	F2F	CEILING HT.	ELEV
ROOF			66.17
6	11.00	8	55.17
5	9.50	8	45.67
4	9.50	8	36.17
3	9.50	8	26.67
2	10.00	8	16.67
1 (FLEX)	12.67	11.67	14.00
ATHERTON	12.00	10	4.67
MAUKA PARKING	10.17	9.5	3.83
MAKAI PARKING	varies	varies	0

	AREA (SF) FAR AREA BREAKDOWN (SF)																
GROSS	FAR	A-3	A-2	F&B	KITCHEN	DOUBLES	SINGLES	RD	CORR	DORM	VT	PUBLIC	OFFICE	STORAGE	T CTU ITO	GROS	
	42 4	CLASSROOM	LOBBY	THE REAL PROPERTY.	LAUNDRY	220000		and the same of		wc	SECRETARIA DE	WC	OFFICE	STURAGE	UTILITY	PARKING	ROOF
14,825	223					and the second		THE PERSON	-	ENGLY CASE	SANTANA	WC				\$4.00mm	DECK
14,825	14,825			+	500						223						
14,637					680	5,840	1,765		4,118	1,530	607				285		
	14,637				680	5,840	1,765		3,930	1,530	607				285	-	
21,241	14,637				680	5,840	1,765		3,930	1,530	607					-	
22,974	21,236				680	5,840	1,765		-						285		
20.454						3,040	1,703		3,976	1,530	1,007	566	5,587		285		
26,171	22,974	10,810			225	3,075	1,150	405	1,855	880	1,030	566	2,185	500	293		3,018
25,987	10,150		3,840	1,865							1,150	570	720	775	1,230	15,837	

TOTAL 140,660 98,682 10,810 3,840 1,865 2,945 26,435 8,210 405 17,809 7,000 5,231 1,702 8,492 1,275 2,663 15,837 3,018

AREA MATRIX

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

A-2 LOBBY A-3 CLASSROOM / ASSEMBLY CORRIDOR DOUBLE BED DORM SINGLE BED DORM

LEGEND

RESIDENTIAL DIRECTOR FOOD & BEVERAGE OFFICE ROOF DECK

STORAGE PUBLIC TOILET UNISEX DORM TOILET

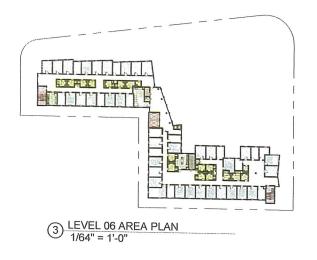
UTILITY VERTICAL TRANSPORT LAUNDRY / KITCHEN

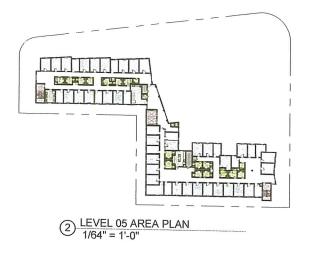


PLAN

130' Scale: As indicated



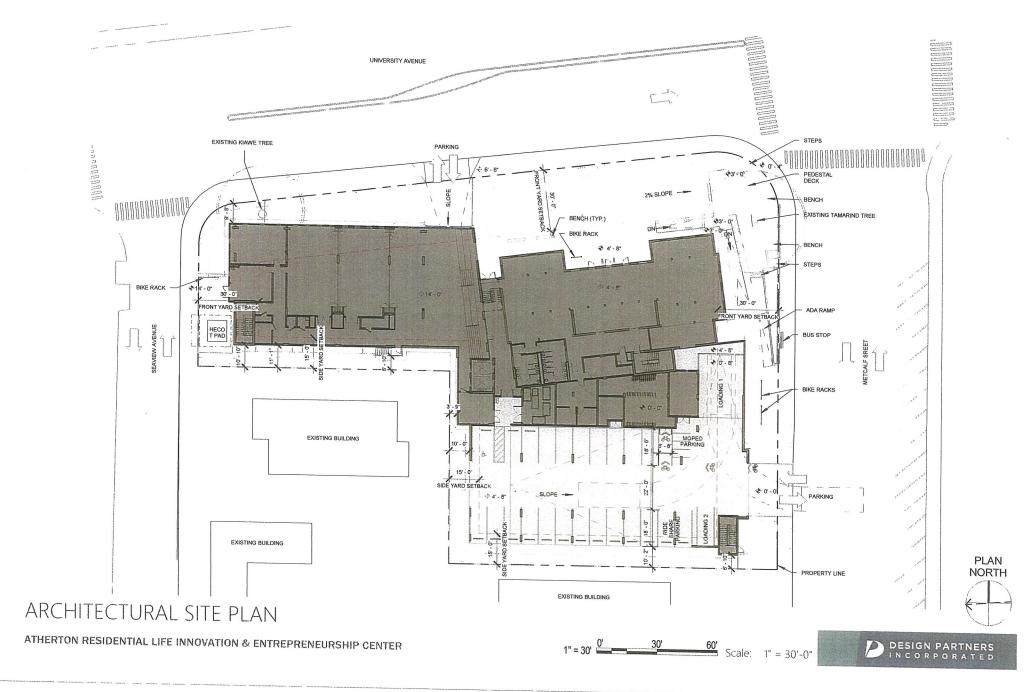


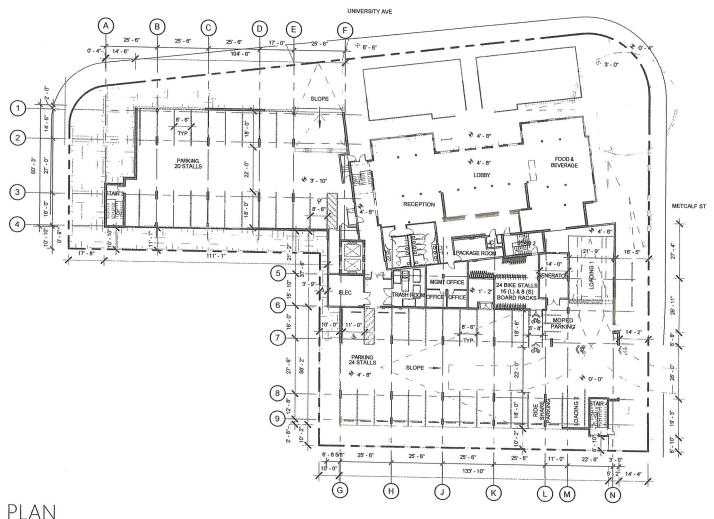




AREA PLANS





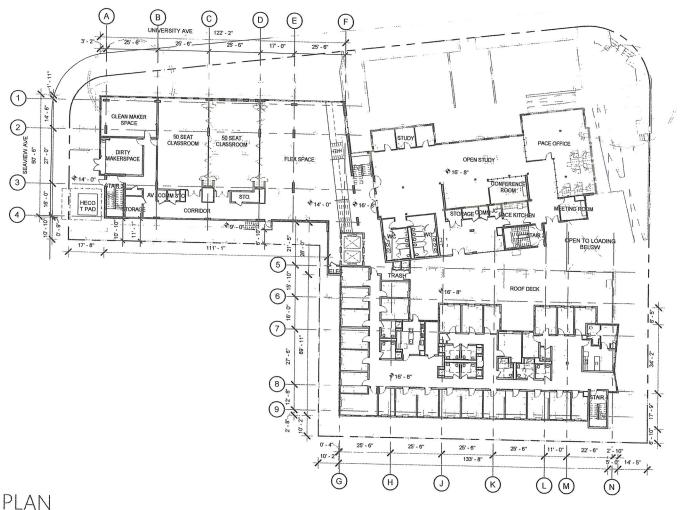


PLAN NORTH

GROUND FLOOR PLAN







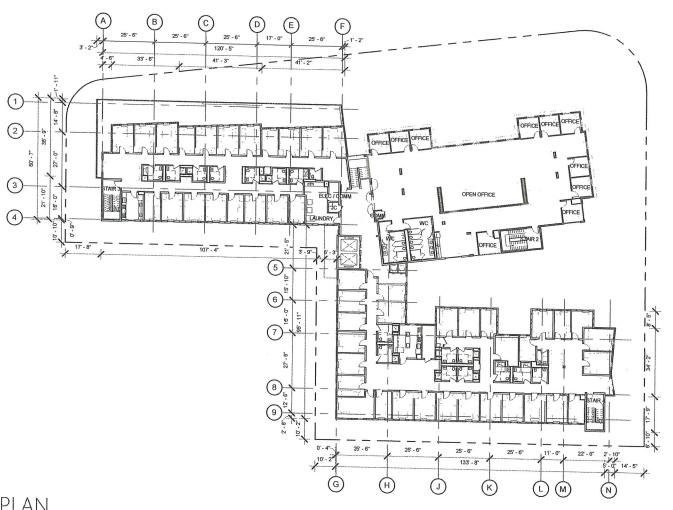
PLAN NORTH

LEVEL 02 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' 60' Scale: 1" = 30'-0"



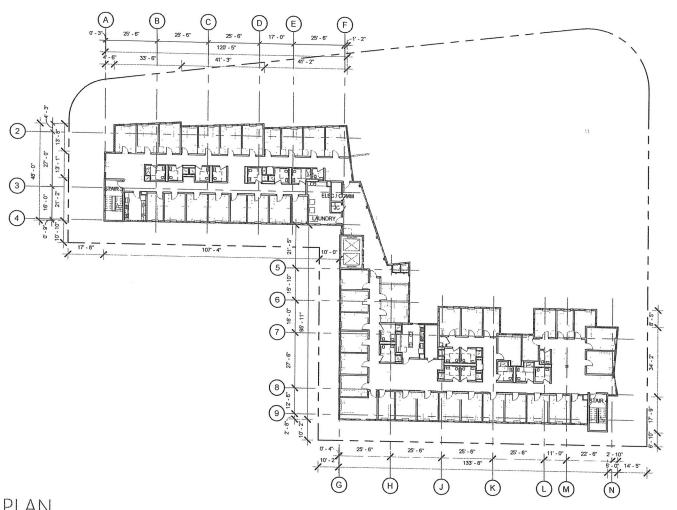




LEVEL 03 FLOOR PLAN





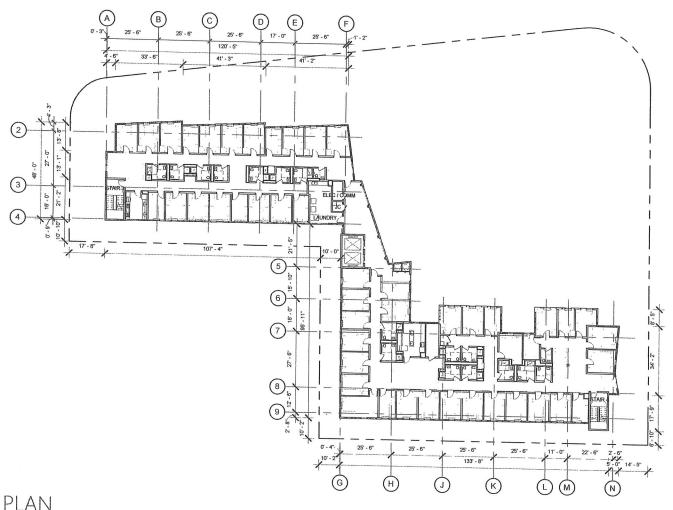




LEVEL 04 FLOOR PLAN







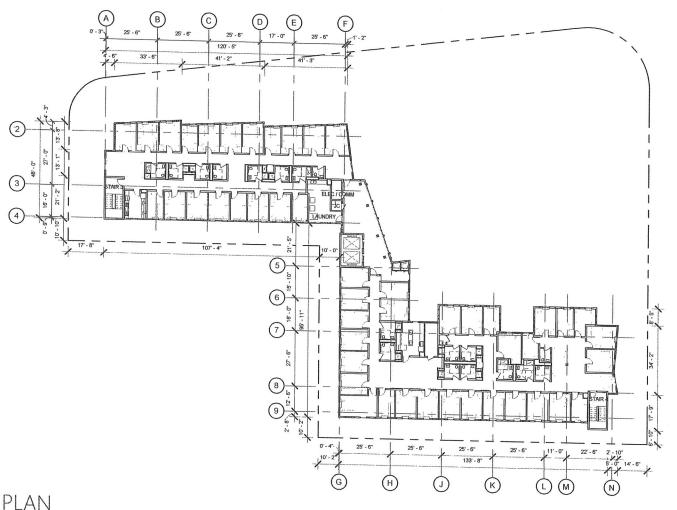


LEVEL 05 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' 60' Scale: 1" = 30'-0"



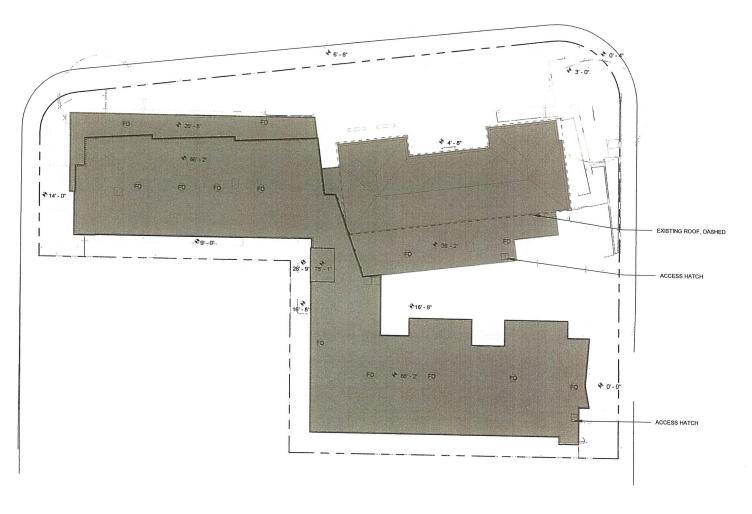




LEVEL 06 FLOOR PLAN





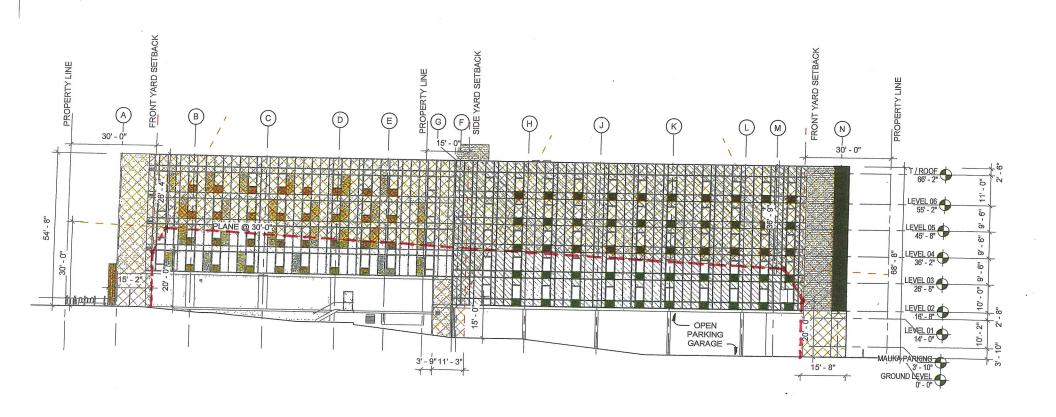


PLAN NORTH

ROOF PLAN







WEST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

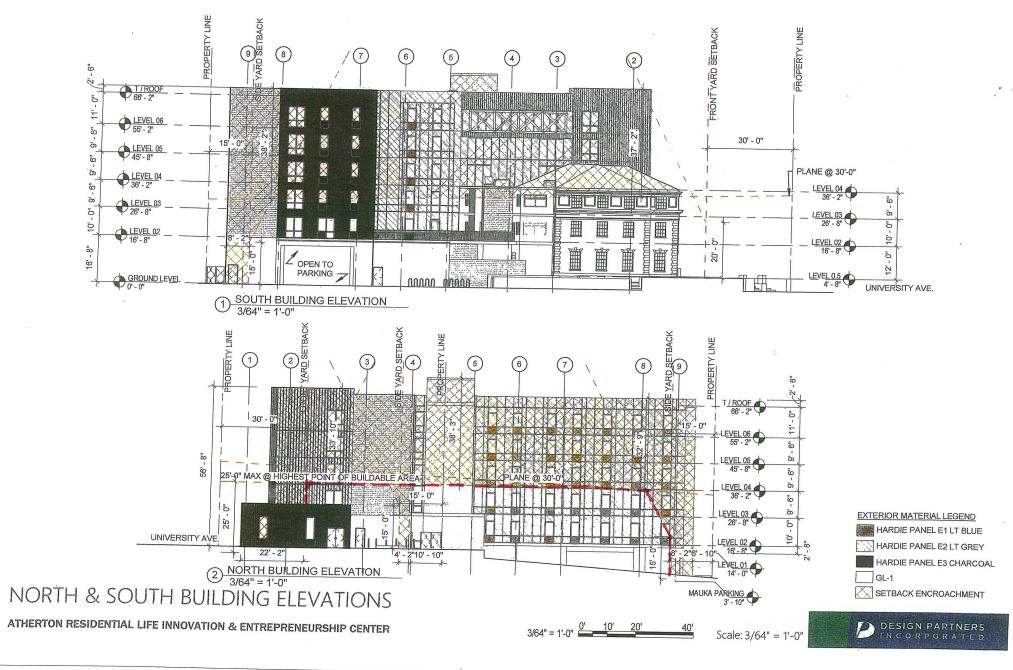


Scale: 3/64" = 1'-0"



SETBACK ENCROACHMENT

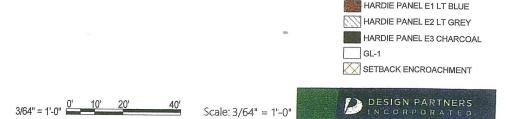
EXTERIOR MATERIAL LEGEND
HARDIE PANEL E1 LT BLUE
HARDIE PANEL E2 LT GREY
HARDIE PANEL E3 CHARCOAL



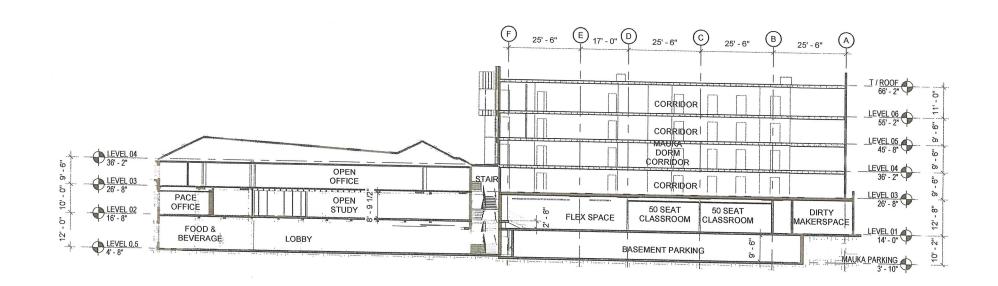


EAST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



EXTERIOR MATERIAL LEGEND

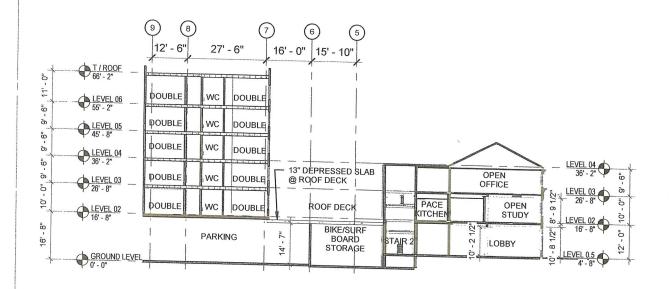


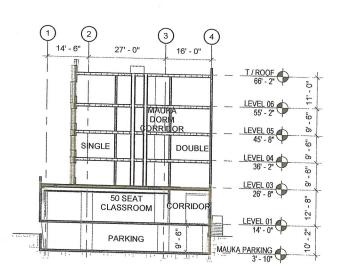
SOUTH - NORTH BUILDING SECTION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: 3/64" = 1'-0"







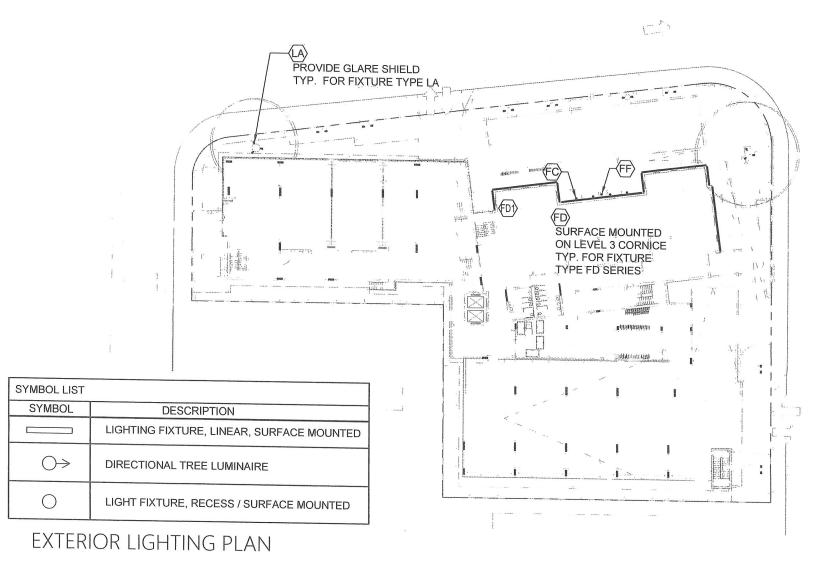
BUILDING SECTIONS

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

3/64" = 1'-0" 0' 10' 20' 40'

Scale: 3/64" = 1'-0"













APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO THE PLAN REVIEW USE (PRU) PERMIT NO. 2009/PRU-3 AND REVISIONS TO THE MASTER PLAN TO EXPAND THE BOUNDARIES OF THE UNIVERSITY OF HAWAII MANOA (UHM) CAMPUS AND CONSTRUCT THE ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER.

WHEREAS, the Department of Planning and Permitting (DPP) on February 1, 2021, accepted the application of the University of Hawaii, herein referred to as the Applicant, for a PRU Permit and revisions to the Master Plan to expand the UHM Campus boundary and construct the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center on land zoned R-5 Residential District, located at 2840 Metcalf Street, Manoa, Oahu, and identified as Tax Map Key 2-8-016: 001 (Atherton Site), Reference Number 2021/PRU-1, which along with Tax Map Keys 2-8-007: 029; 2-8-015: 001; 2-8-023: 003, 010, 011, 012, 013, 016; 2-8-026: 014; 2-8-029: 001, 030, 031; 2-9-002: 012; 2-9-004: 005, 007; 2-9-023: 001, 026, 027; 2-9-026: 001, 002, 003, 037; 2-9-027: 054; 2-9-013: 054; and 3-3-056: 001, enclosed as Exhibit "A"; comprise the UHM Campus; and

WHEREAS, the City Council held a consider said application for a PRU Permit		, to
consider said application for a rinto remit	i, and	
WHEREAS, on all of the evidence and reports offered at s the subject application for a PRU Permit w therefore,		d approval of

BE IT RESOLVED by the Council of the City and County of Honolulu that a PRU Permit be issued to the Applicant under the following conditions:

- 1. This PRU Permit pertains to the land area described on the map enclosed hereto as Exhibit "A-1."
- 2. Development of the site shall be in general conformance with Exhibit "B-1," enclosed hereto, labeled 5-Year Master Plan (and Long-Range Development Plan - University of Hawaii, Manoa 2007 Update by reference), and the plans Exhibits "D-1 through D-21," enclosed hereto, and on file with the DPP, and as described in the Director's Report. The Director of the DPP may approve minor or non-substantive deviations. Major modifications, as determined by the Director of the DPP, shall require a new PRU Permit.



- 3. Prior to the application for a building permit, the Applicant shall submit to the DPP, Urban Design Branch, for review and approval revised plans showing:
 - a. The building setback 10 feet from the property lines along the adjacent residential properties and except for stairways.
 - b. More articulated building facades including awnings on the first and second floors, horizontal elements including cornices, and articulations to break up the vertical plane surfaces with relationship to the historical Charles H. Atherton Building.
 - c. A combination of green roofs, roof top landscaping, solar water heater panels, photovoltaic panels, and/or open structures like pergolas on the roof tops to provide aesthetic view planes.
 - d. Landscaping, including trees and hedges, to adequately screen the garage along University Avenue.

4. Historical Conditions:

- a. Perform a Historic American Buildings Survey documentation of both the Charles H. Atherton and Mary Atherton Richards Buildings.
- b. Conduct archaeological monitoring in accordance with Hawaii Administrative Rules 13-279 (Rules Governing Standards for Archaeological Monitoring Studies and Reports).
- c. Provide more landscaping to adequately screen the garage along University Avenue.
- Increase the amount of outdoor space and landscaping mauka of the Charles H. Atherton Building (such as with an outdoor courtyard), to support the appearance of a freestanding building.
- e. Replace exterior windows to match original design of muntin spacing on at least the makai and University Avenue elevations of the Charles H. Atherton Building.
- f. Retain the lawn in front of the Charles H. Atherton Building, and the central pedestrian pathway into the front central entrance of the building.



No.

- 5. Construction plans for all work within or affecting City streets and traffic control plans during construction shall be submitted to the Traffic Review Branch (TRB) for its review and approval.
- 6. Prior to the approval of development permit applications for the Innovation Center, the Applicant shall submit to the TRB of the DPP for its review and approval:
 - a. A time line or phasing plan of the anticipated dates to obtain major building permit(s) for demolition/construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the Department. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), and updates and/or validation to the findings of the initial traffic impact report (TIR) dated February 2020, will be submitted for review and approval. Typically, the CMP should be submitted for review and approval prior to the issuance of demolition/building permits for major construction work. The TMP or subsequent updates should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy (CO). A new TIR may be required if there is a significant change to the scope or timing of the major work items contained in the initial report.
 - b. The CMP shall identify the type, frequency and routing of heavy trucks, and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site, and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
 - c. A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities and/or large events. TDM strategies could include carpooling and ride sharing



No.	

programs, transit, bicycle and pedestrian incentives, and other similar TDM measures. A pedestrian circulation plan should also be included to provide accessibility and connectivity to the surrounding public sidewalks. Projections of pedestrian activity around the site should be reassessed. A post TMP will be required approximately one year after the issuance of the CO to validate the relative effectiveness of the various TDM strategies identified in the initial report. The use and operation loading areas should be assessed to assure vehicles are not queuing onto public street. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures.

- d. A pedestrian assessment report should be provided to determine the sidewalk widths needed to accommodate the increased pedestrian activity around the Project site. This should be done prior to final design so wider sidewalks, if needed, can be incorporated into the design.
- e. An on-site drop-off/pick-up area for the students should be provided.
- f. There shall not be any loading activities on Seaview Avenue due to the width of Seaview Avenue and the proximity to the intersection with University Avenue. Any loading activities and maneuvering shall be accommodated for on-site.
- g. Bicycle parking or bike racks shall be provided within this Project and shall be located in a safe and convenient location.
- h. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required.
- i. All vehicular access points shall be constructed as standard City dropped driveways. Adequate vehicular sight distance shall be provided and maintained at all driveways to pedestrians and other vehicles. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the property line, unless DPP's TRB reviews and approves a different design. Entry gates and ticket dispensers should be recessed as far into the driveway as necessary to avoid any queuing onto public streets.



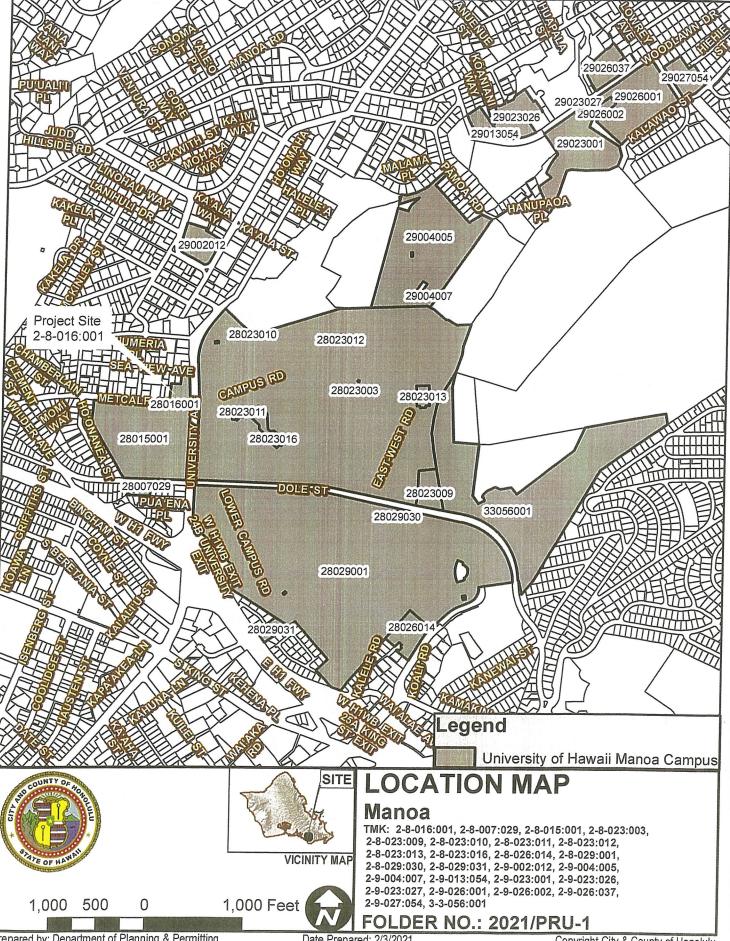
- j. All loading and trash pick-up areas shall be designed such that vehicles enter and exit front first. Provide adequate on-site turnaround areas and ensure that the layout of parking spaces in the loading/delivery area does not interfere with turning maneuvers for large vehicles.
- k. There is a 30-foot property line radii road widening setback at the University Avenue/Seaview Avenue corner.
- 7. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
- 8. All exterior lighting shall be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
- 9. Except as modified herein, all other conditions of the PRU Permit No. 2009/PRU-3 (Resolution No. 09-341, CD1, FD1), as amended, shall remain unchanged and in force.
- 10. Approval of this PRU permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant shall be responsible to obtain all other governmental approvals or permits which may be required for the proposed Projects.
- 11. As may be required by the Director of the DPP for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.

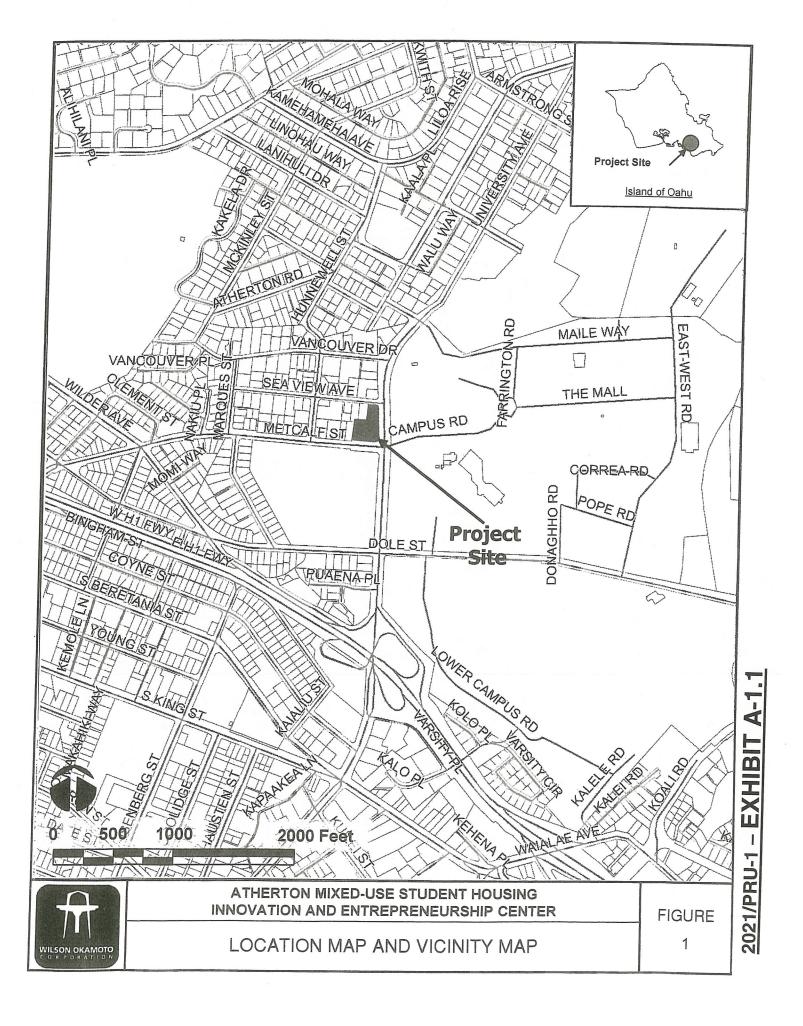


BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; Ms. Jan Gouveia, Office of the Vice President for Administration, University of Hawaii Manoa, 2444 Dole Street, Bachman Hall, Room 109H, Honolulu, Hawaii 96822; and Mr. Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 97819-3470.

	INTRODUCED BY:
DATE OF INTRODUCTION:	
Honolulu. Hawaii	Councilmembers

EXHIBIT A









www.hawaiinfip.org

2021/PRU-1 Atherton

Property Information

COUNTY:

HONOLULU

TMK NO:

(1) 2-8-016:001

WATERSHED:

ALA WAI

PARCEL ADDRESS:

2340 METCALF

HONOLULU, HI 96822

PANEL EFFECTIVE DATE:

Notes:

Plan Review Use Application, Major Modification, University of Hawaii, Atherton Mixed Use Student Housing Innovation & Entrepreneurship Center

Flood Hazard Information

FIRM INDEX DATE:

LETTER OF MAP CHANGE(S):

FEMA FIRM PANEL:

NOVEMBER 05, 2014

15003C0366G

JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: NO

FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/





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Zone D: Unstudied areas where flood hazards are under mined, but flooding is possible. No mandatory flood insura purchase apply, but coverage is available in participating comi

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EXHIBIT B

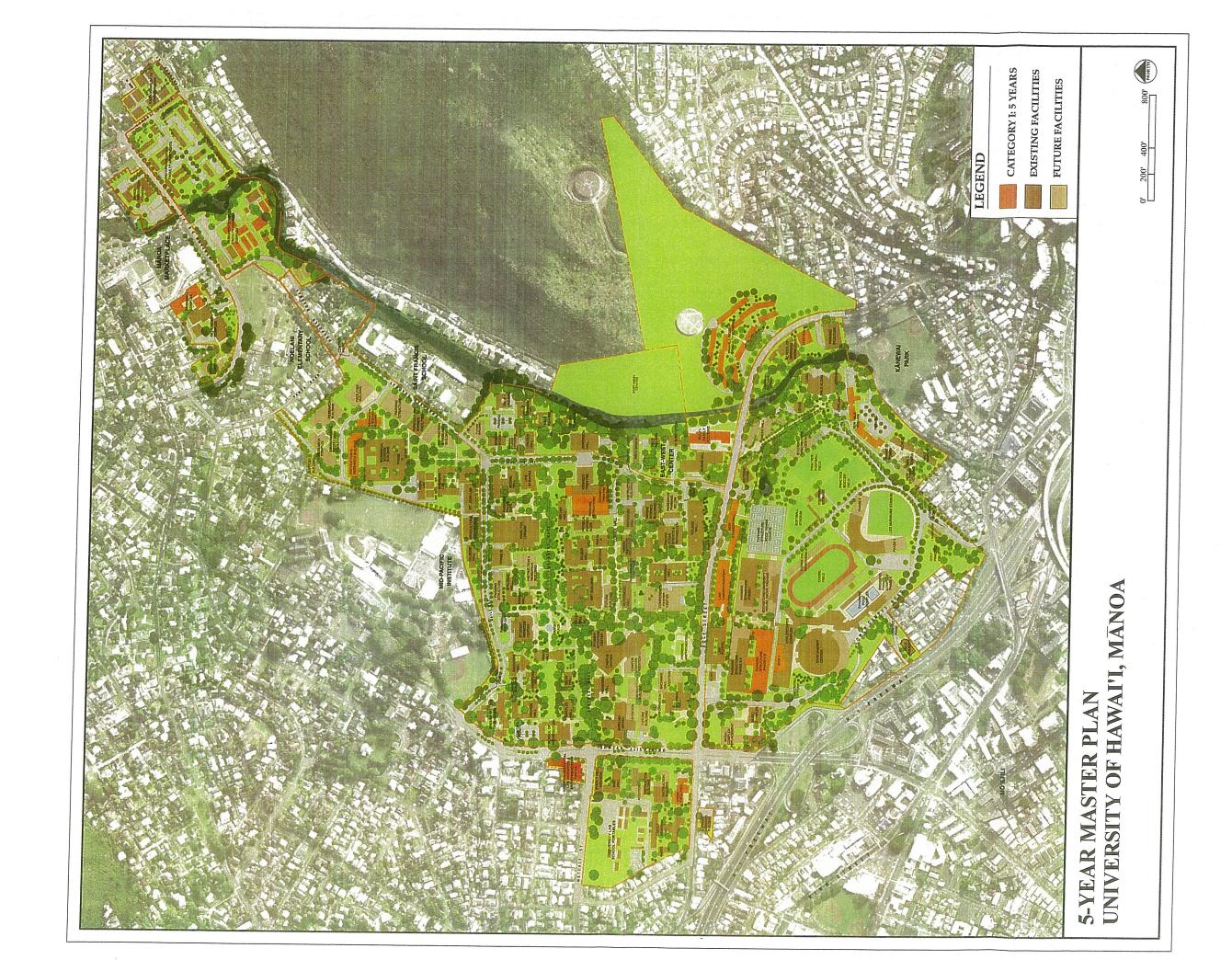


EXHIBIT C

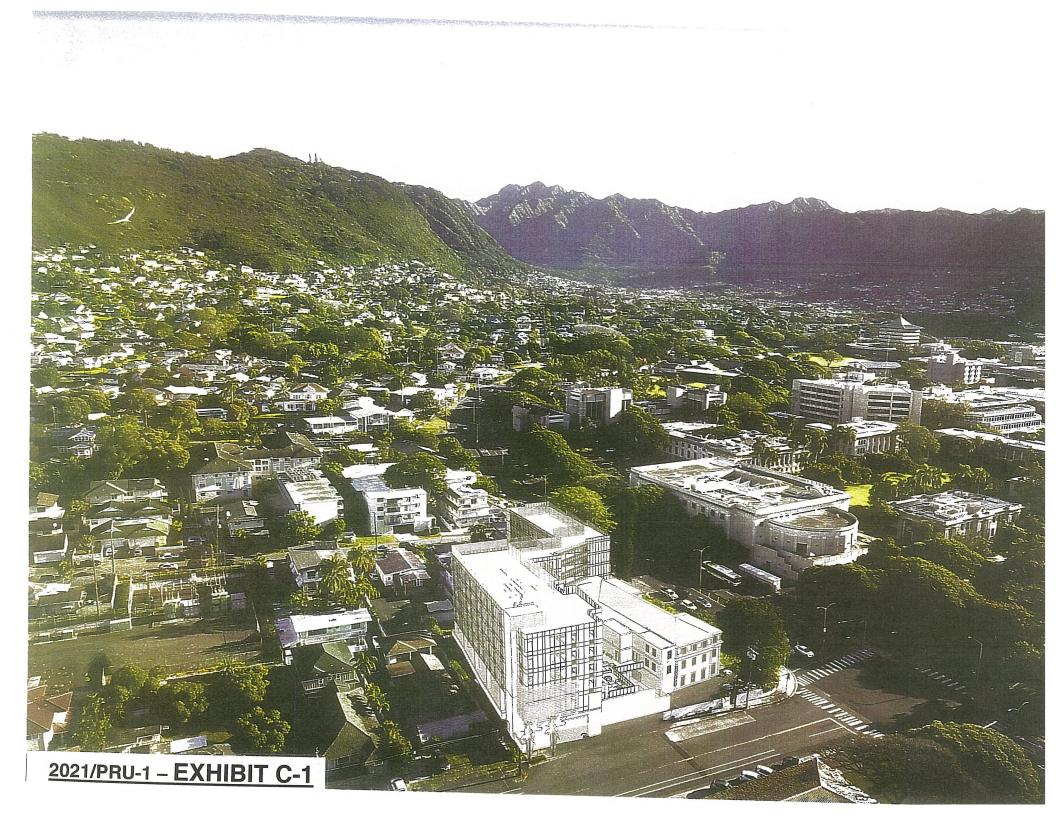
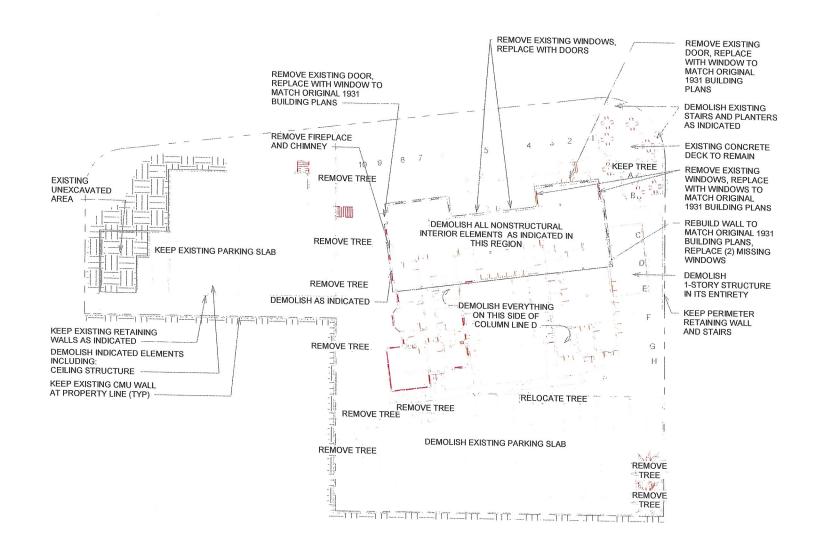


EXHIBIT D



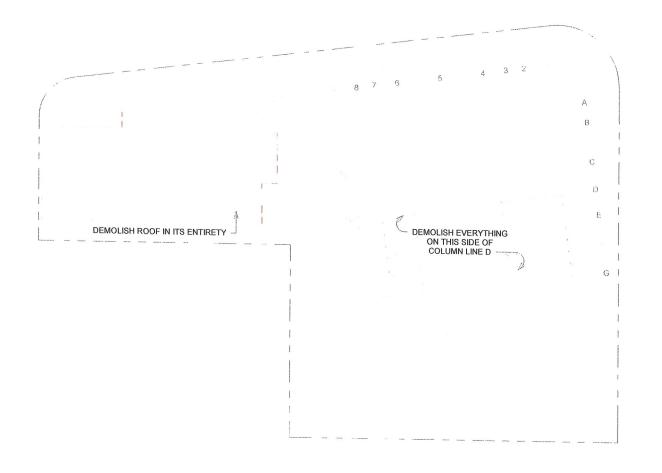
FIRST FLOOR DEMOLITION PLAN

Atherton Residential Life Innovation & Entrepreneurship Center

1" = 30' 0' 30' 60' Scale: 1' = 30'-0'



PLAN NORTH



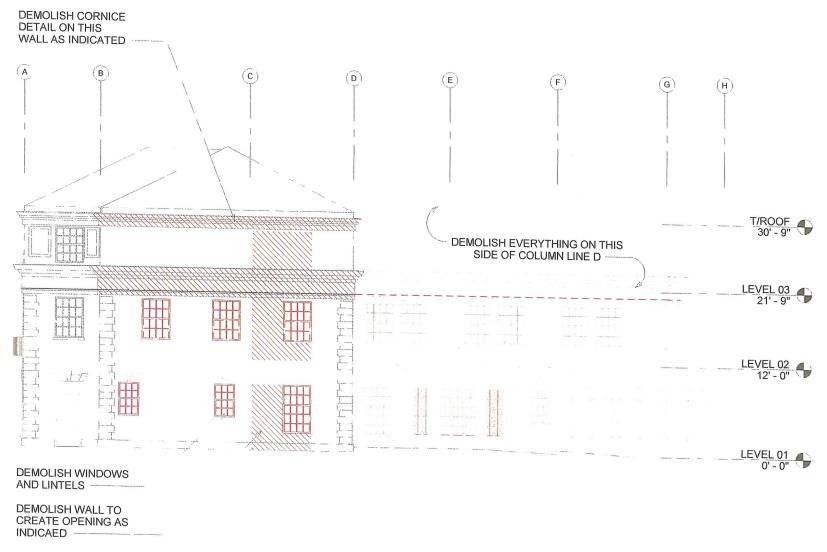


Atherton Residential Life Innovation & Entrepreneurship Center

1" = 30' 0' 5cale: 1" = 30'-0"

DESIGN PARTNERS INCORPORATED

PLAN NORTH



DEMOLITION NORTH ELEVATION

Atherton Residential Life Innovation & Entrepreneurship Center



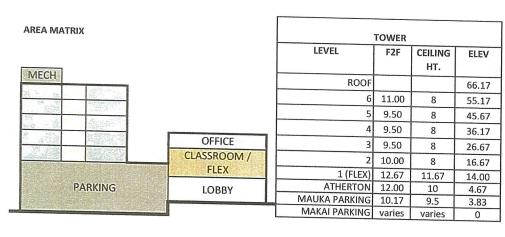




ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' $\frac{0'}{1}$ Scale: 1'' = 30'-0''





	AREA (SF)									
AND DESCRIPTION OF STREET	GROSS	FAR								
	14,825	223								
	14,825	14,825								
	14,637	14,637								
L	21,241	14,637								
	22,974	21,236								
	26,171	22,974								
	25,987	10,150								

IV.	AAKAI WING	MAUKA WING					
SINGLE	DOUBLE	RD	SINGLE	DOUBLE			
9	20		5	14			
9	20		5	14			
9	20		5	14			
9	20		5	14			
9	18	1					

TOTAL

GROSS FAR 140,660 98,682

No. OF UNITS

45 98 1 20 56 20% 45% 0% 25% No. OF BEDS 196 1 112

220 TOTAL

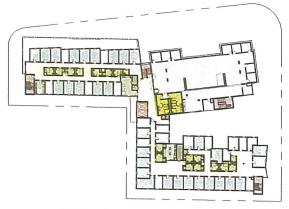
374 TOTAL

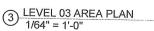
GROSS / FAR AREA CALCULATIONS & UNIT MIX

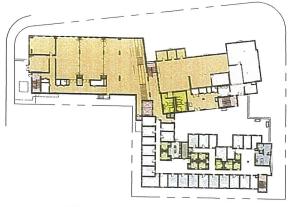
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: NTS

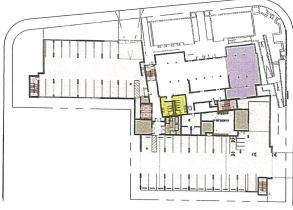




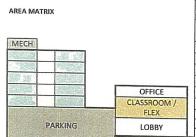




2 LEVEL 02 AREA PLAN 1/64" = 1'-0"



GROUND LEVEL AREA PLAN 1/64" = 1'-0"



LEVEL	F2F	CEILING HT.	ELEV		
ROOF			66.17		
6	11.00	8	55.17		
5	9.50	8	45.67		
4	9.50	8	36.17		
3	9.50	8	26.67		
2	10.00	8	16.67		
1 (FLEX)	12.67	11.67	14.00		
ATHERTON	12.00	10	4.67		
MAUKA PARKING	10.17	9.5	3.83		
MAKAI PARKING	varies	varies	0		

	A (SF)	FAR AREA BREAKDOWN (SF)															
GROSS	FAR	A-3 CLASSROOM	A-2 LOBBY	F&B	KITCHEN			RD	CORR	DORM	VT	PUBLIC	OFFICE	STORAGE	UTILITY	GROS	
																PARKING	ROOF
14,825	223					and the second		Contract of the Contract of th	-	ENGLY CASE	SHOWS	WC				85 M. T.	DECK
14,825	14,825			+	500						223						
14,637					680	5,840	1,765		4,118	1,530	607				285		
	14,637				680	5,840	1,765		3,930	1,530	607				285		
21,241	14,637				680	5,840	1,765		3,930	1,530	607						
22,974	21,236				680	5,840	1,765								285		
26,171	22,974	10,810				3,040	1,703		3,976	1,530	1,007	566	5,587		285		
					225	3,075	1,150	405	1,855	880	1,030	566	2,185	500	293		3,018
25,987	10,150		3,840	1,865							1,150	570	720	775	1,230	15,837	

TOTAL 140,660 98,682 10,810 3,840 1,865 2,945 26,435 8,210 405 17,809 7,000 5,231 1,702 8,492 1,275 2,663 15,837 3,018

AREA MATRIX

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

A-2 LOBBY A-3 CLASSROOM / ASSEMBLY CORRIDOR DOUBLE BED DORM SINGLE BED DORM

LEGEND

RESIDENTIAL DIRECTOR FOOD & BEVERAGE OFFICE ROOF DECK

STORAGE PUBLIC TOILET UNISEX DORM TOILET

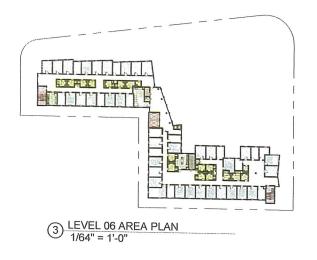
UTILITY VERTICAL TRANSPORT LAUNDRY / KITCHEN

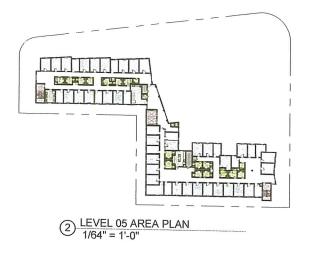


PLAN

_____ Scale: As indicated



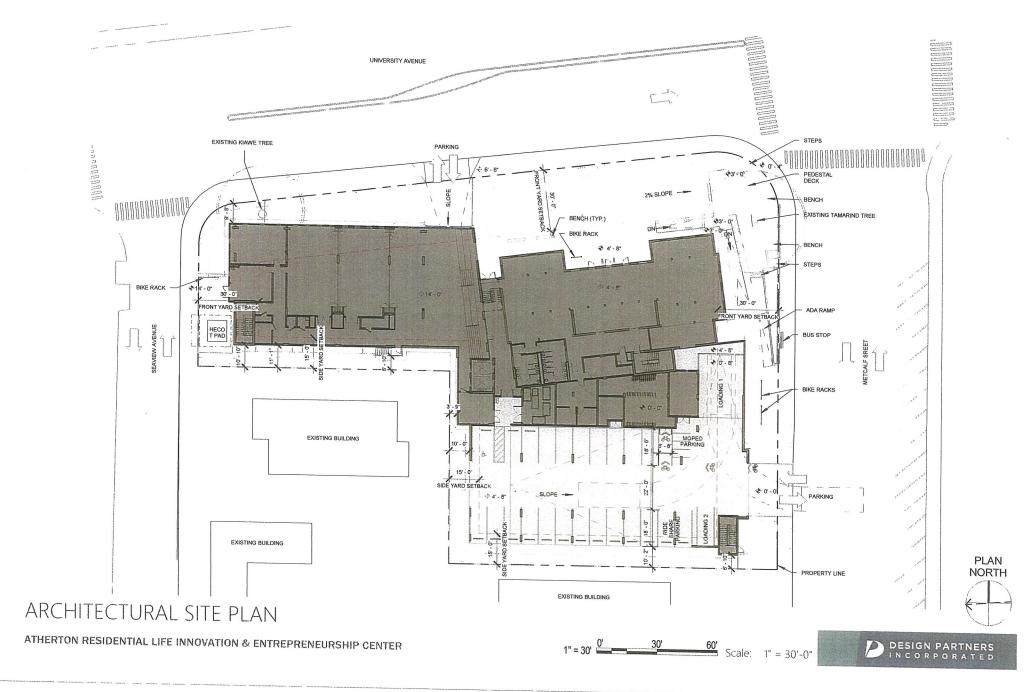


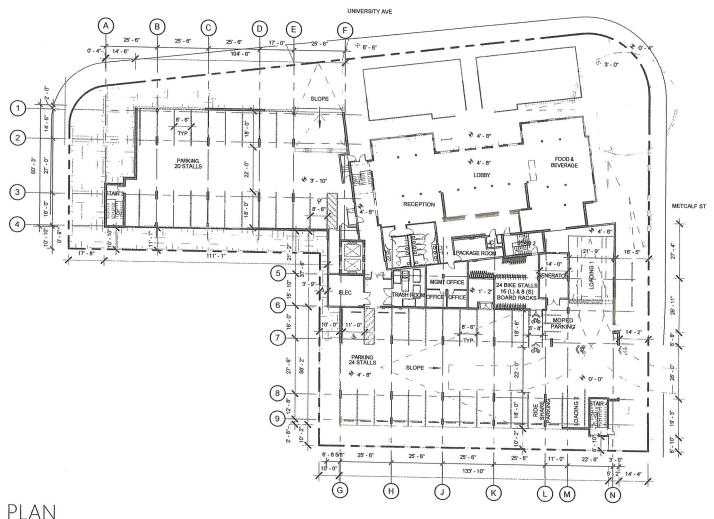




AREA PLANS





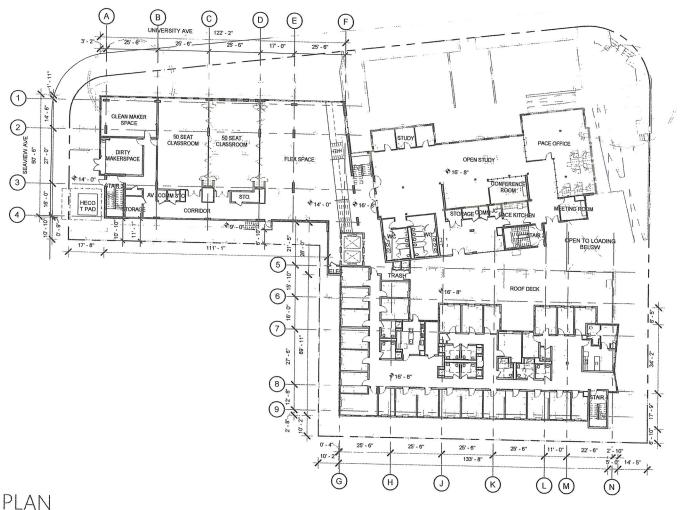


PLAN NORTH

GROUND FLOOR PLAN







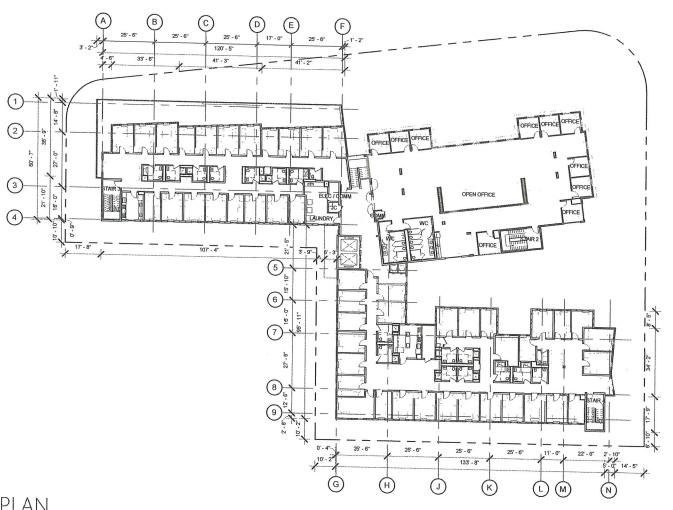
PLAN NORTH

LEVEL 02 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' 60' Scale: 1" = 30'-0"



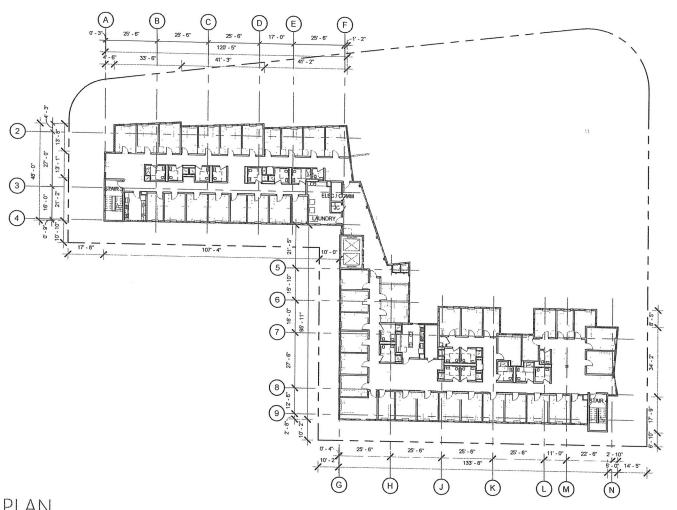




LEVEL 03 FLOOR PLAN





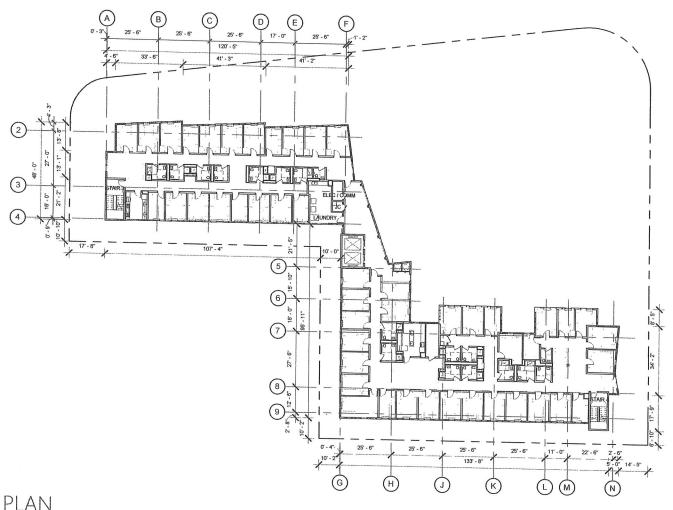




LEVEL 04 FLOOR PLAN







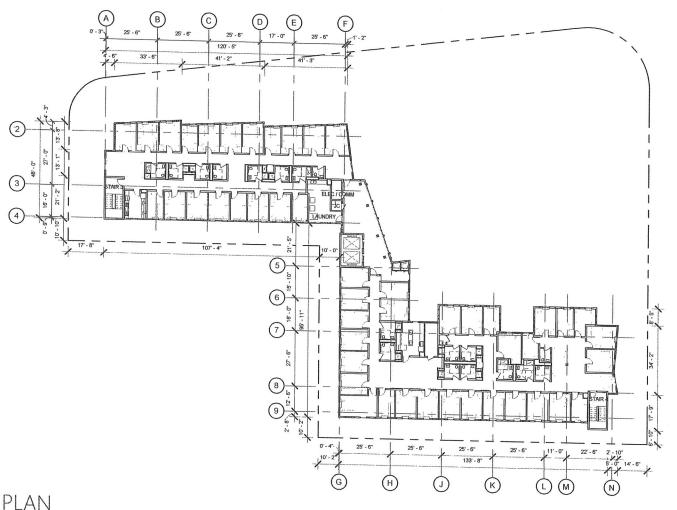


LEVEL 05 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' 60' Scale: 1" = 30'-0"



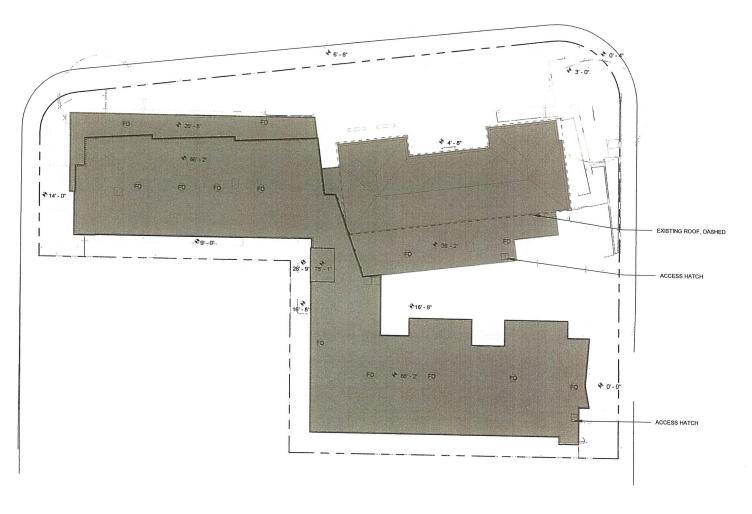




LEVEL 06 FLOOR PLAN





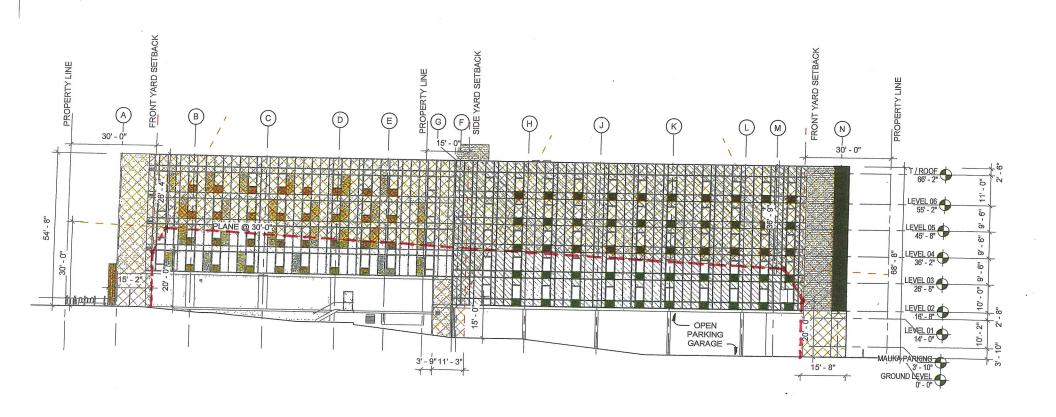


PLAN NORTH

ROOF PLAN







WEST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

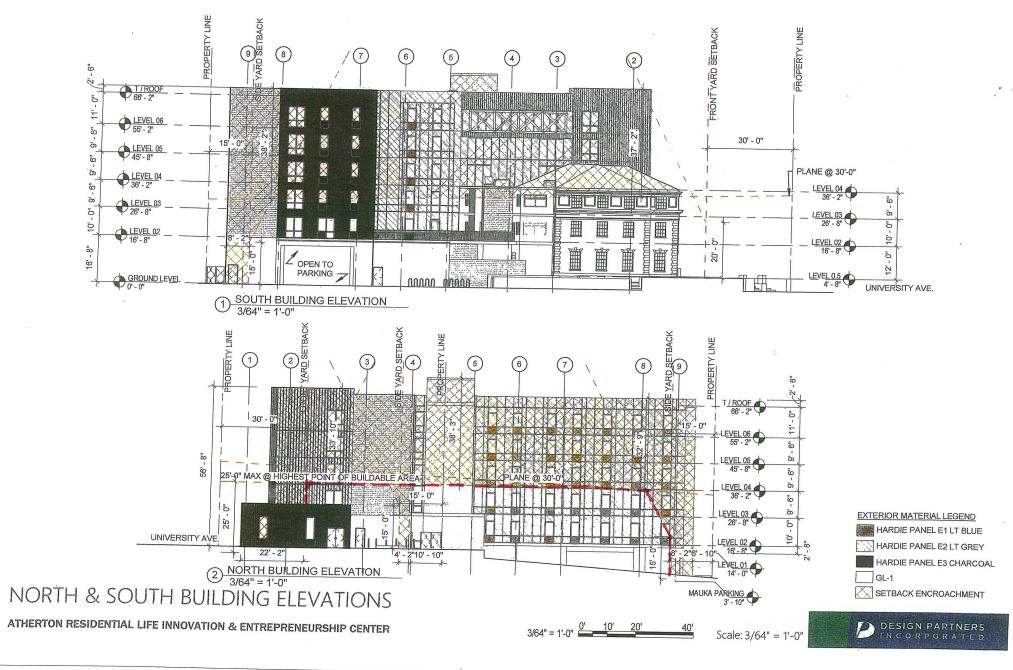


Scale: 3/64" = 1'-0"



SETBACK ENCROACHMENT

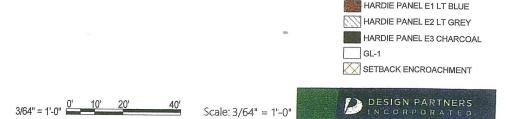
EXTERIOR MATERIAL LEGEND
HARDIE PANEL E1 LT BLUE
HARDIE PANEL E2 LT GREY
HARDIE PANEL E3 CHARCOAL



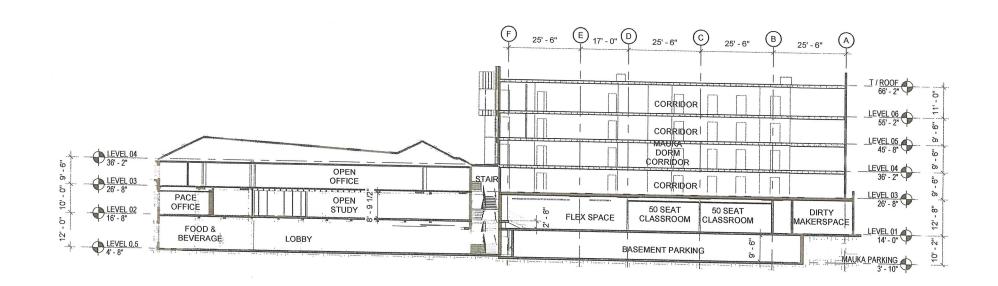


EAST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



EXTERIOR MATERIAL LEGEND

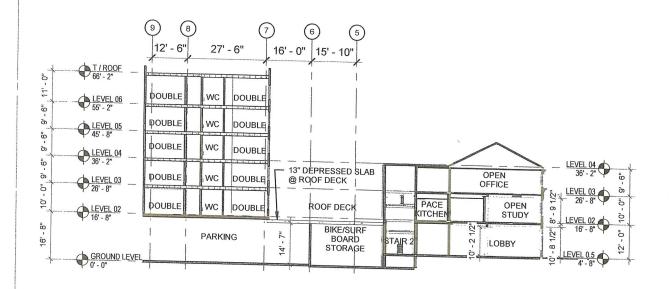


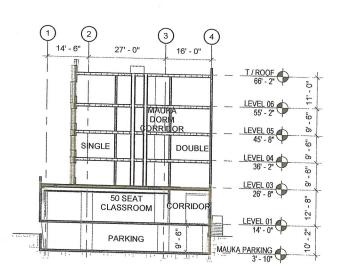
SOUTH - NORTH BUILDING SECTION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: 3/64" = 1'-0"







BUILDING SECTIONS

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

3/64" = 1'-0" 0' 10' 20' 40'

Scale: 3/64" = 1'-0"



