



RESOLUTION

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 public hearing on _____, to consider said application for a PRU Permit; and

WHEREAS, on _____, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended approval of the subject application for a PRU Permit with certain conditions enumerated below; now therefore,

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.



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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.
 - d. 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.



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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



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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.



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- 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.



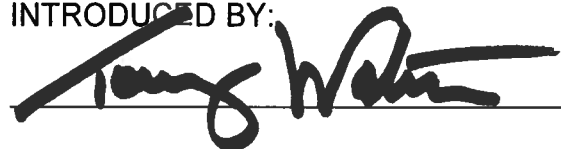
CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 21-127

RESOLUTION

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:

 (br)

DATE OF INTRODUCTION:

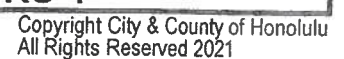
MAY 20 2021

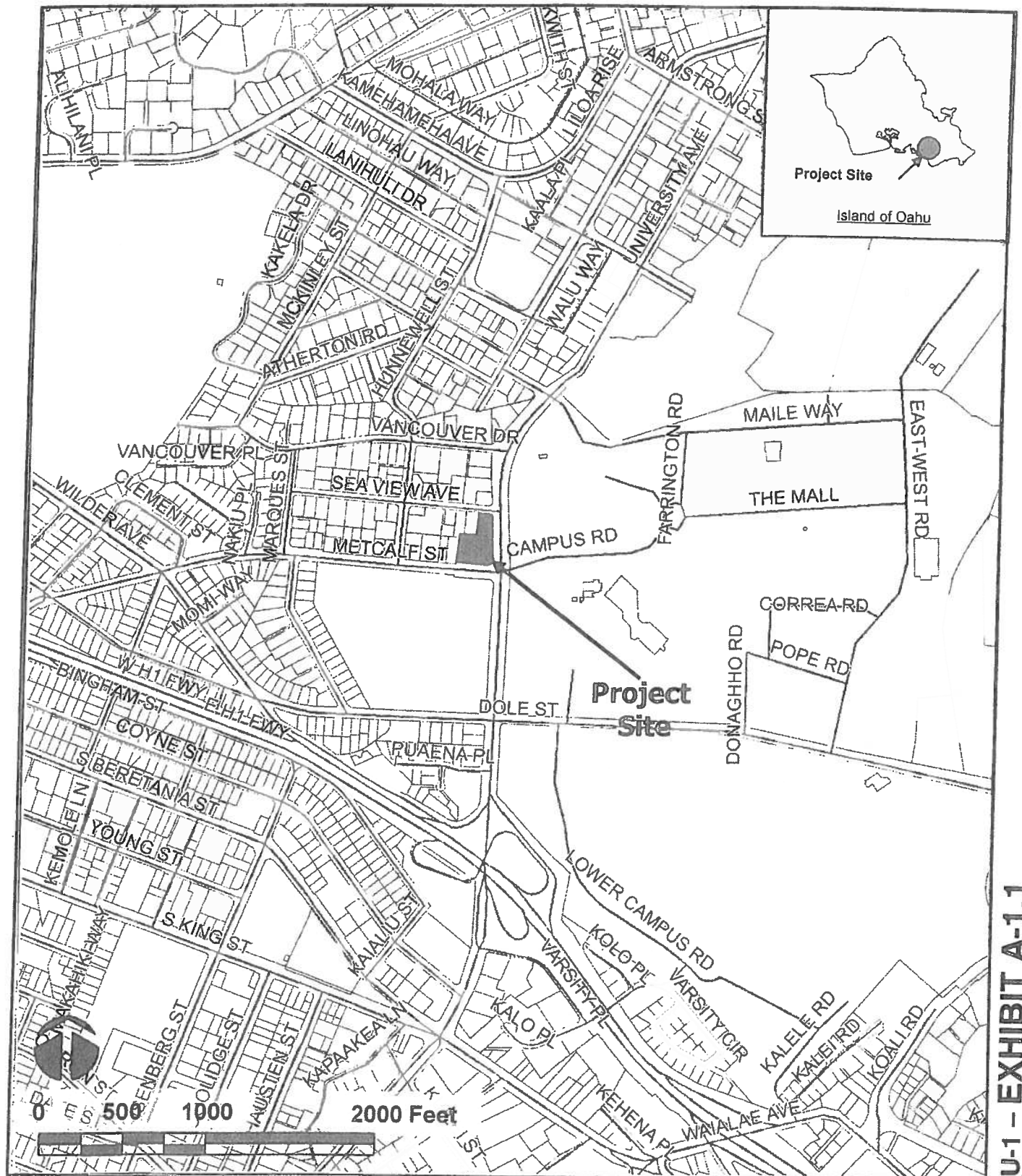
Honolulu, Hawaii

Councilmembers

EXHIBIT A

EXHIBIT A





**ATHERTON MIXED-USE STUDENT HOUSING
INNOVATION AND ENTREPRENEURSHIP CENTER**

LOCATION MAP AND VICINITY MAP

FIGURE

1

2021/PRU-1 - EXHIBIT A-1.1



Flood Hazard Assessment Report

www.hawaiiinfip.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

Notes:

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

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 05, 2014
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 15003C0366G
 PANEL EFFECTIVE DATE: JANUARY 19, 2011

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO
 FOR MORE INFO, VISIT: <http://dlnr.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.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND

(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also known 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 action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply but coverage is available in participating communities.

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

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.
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2021/PRU-1 - EXHIBIT A-1.2

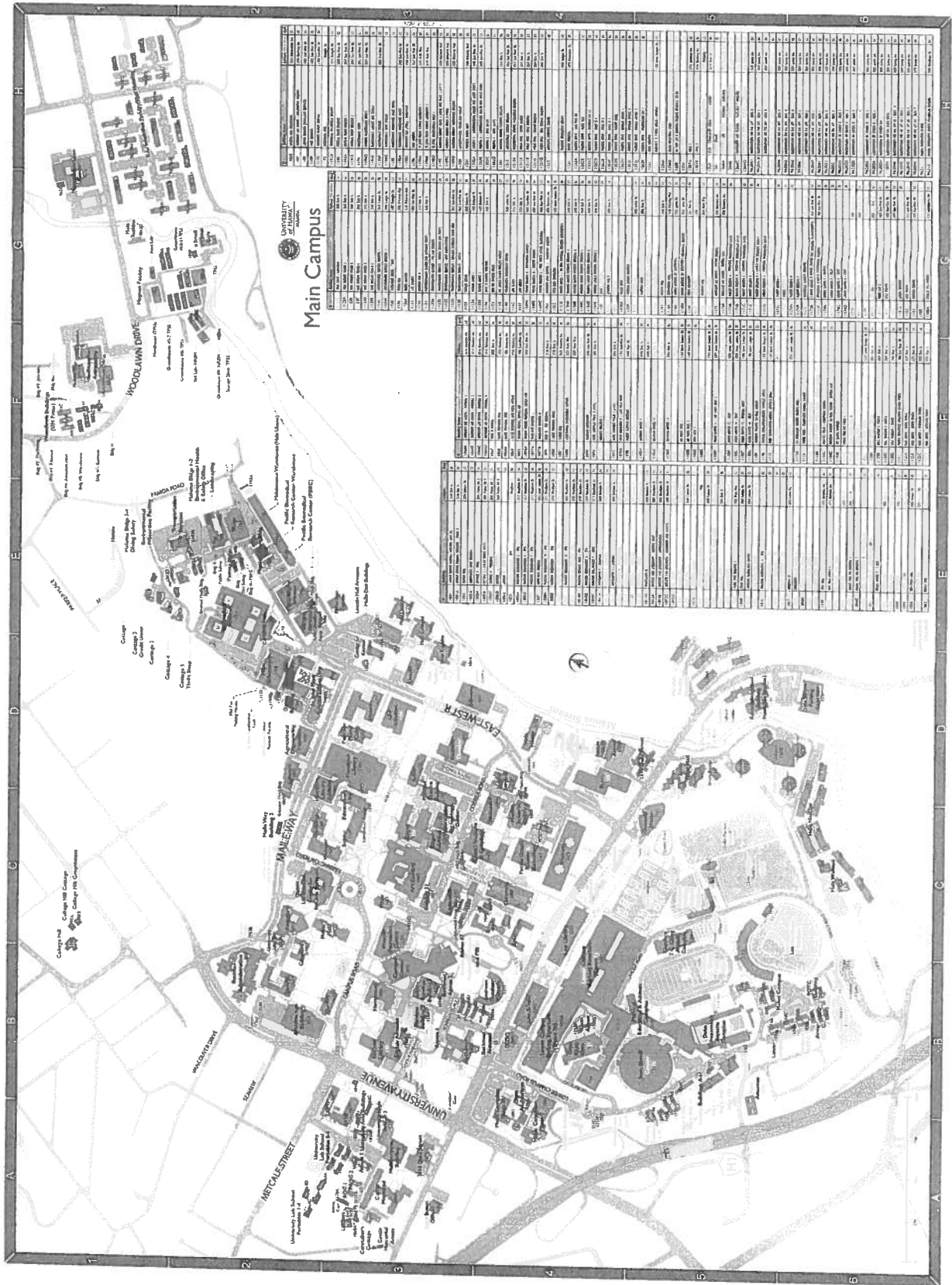
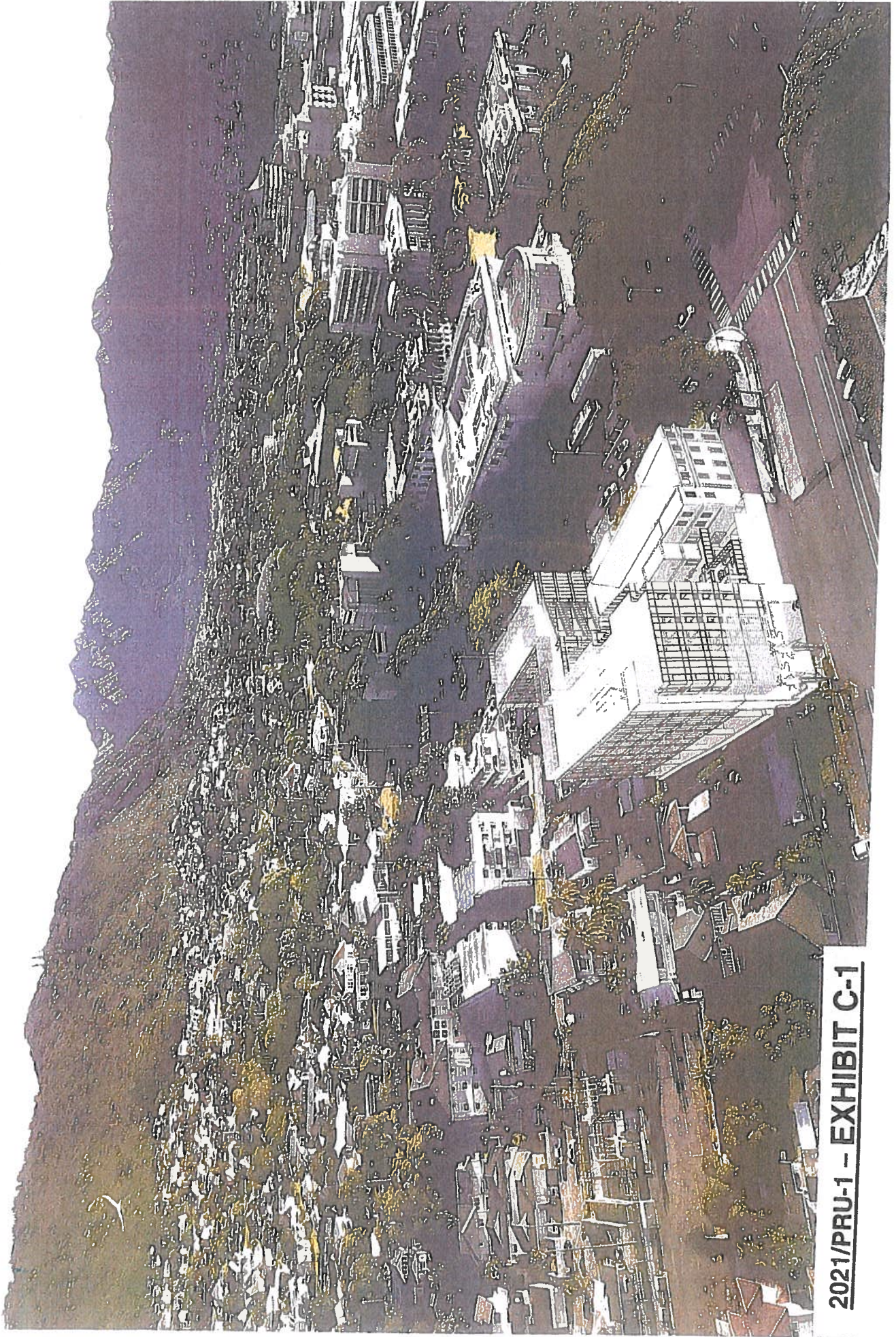


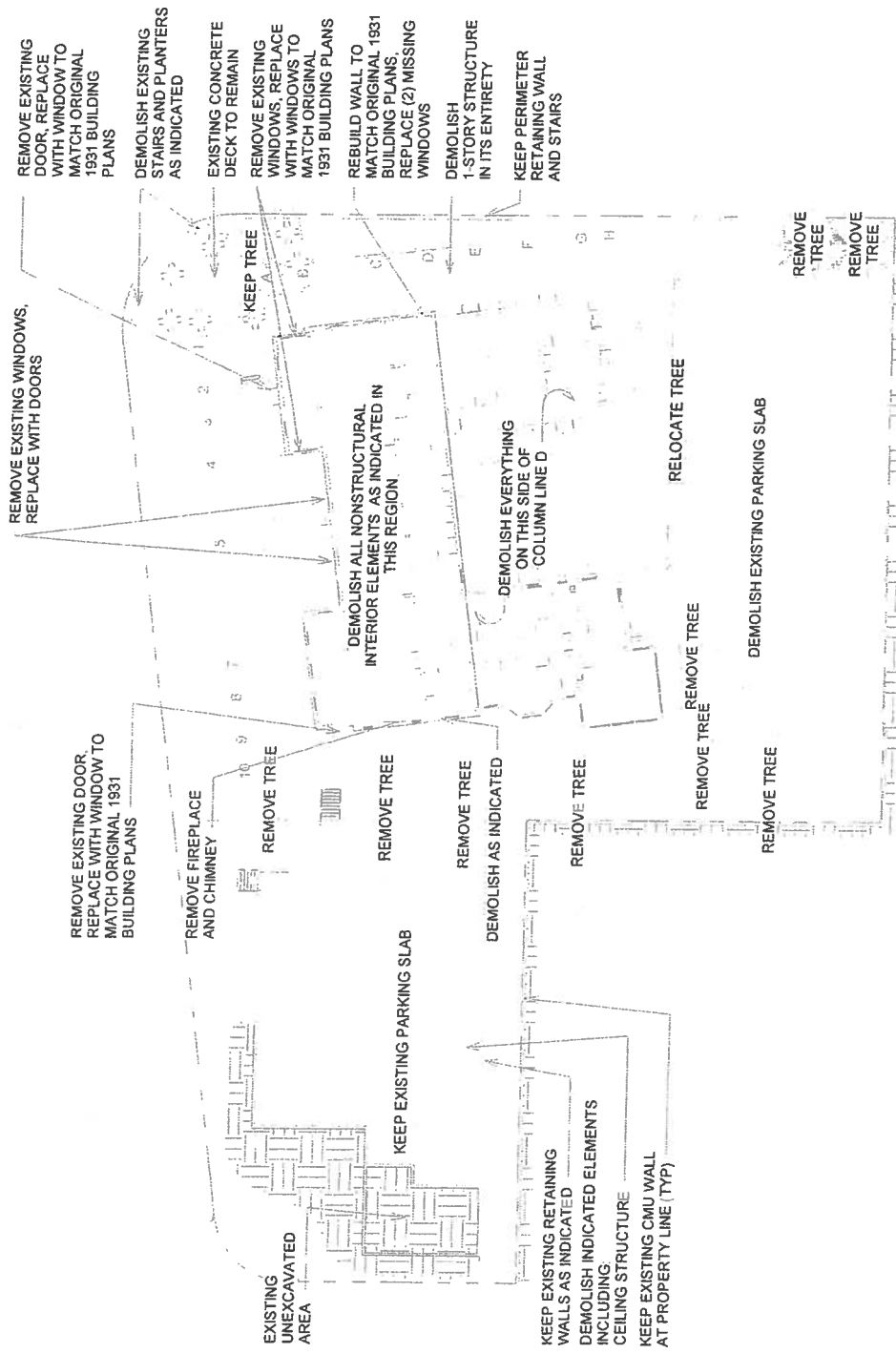
EXHIBIT B

EXHIBIT C



2021/PRU-1 – EXHIBIT C-1

EXHIBIT D



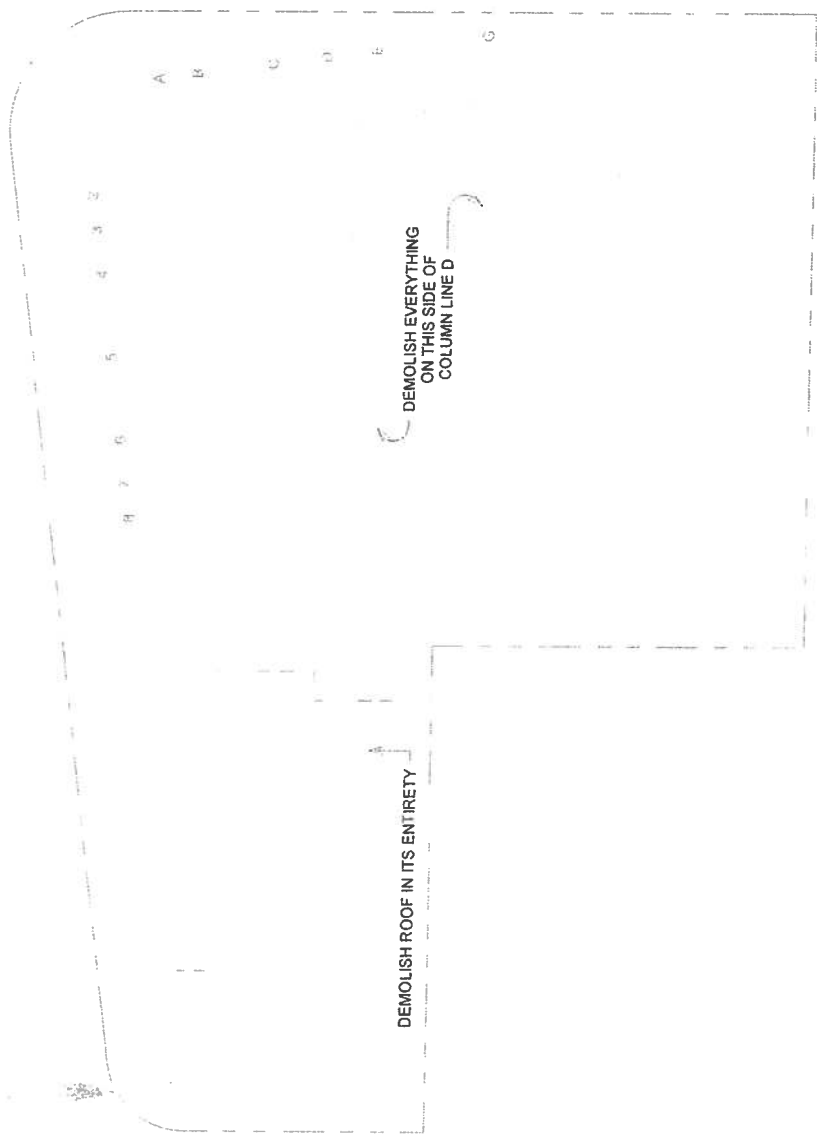
DESIGN PARTNERS
INCORPORATED

Scale: 1" = 30'-0"

FIRST FLOOR DEMOLITION PLAN

Atherton Residential Life Innovation & Entrepreneurship Center

2021/PRU-1 - EXHIBIT D-1



PLAN
NORTH



DESIGN PARTNERS
INCORPORATED

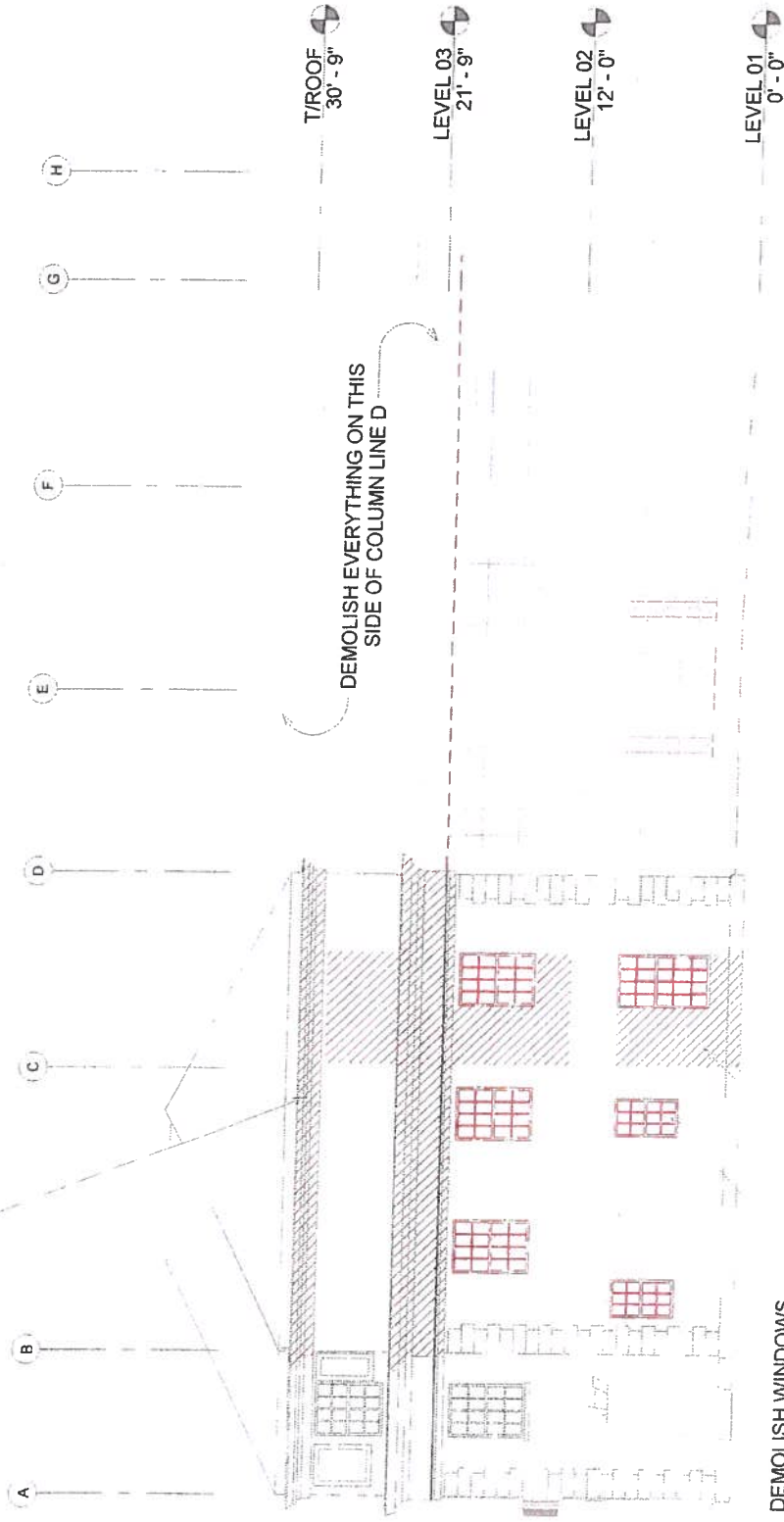
1" = 30'
0' 30' 60'

Scale: 1" = 30'-0"

ROOF DEMOLITION PLAN

Atherton Residential Life Innovation & Entrepreneurship Center

DEMOLISH CORNICE
DETAIL ON THIS
WALL AS INDICATED



DEMOLISH WINDOWS
AND LINTELS

DEMOLISH WALL TO
CREATE OPENING AS
INDICATED

DEMOLITION NORTH ELEVATION

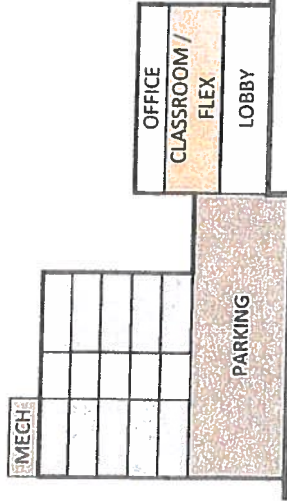
Atherton Residential Life Innovation & Entrepreneurship Center

SCALE: 1/8" = 1'-0" 0 4' 8' 16'

Scale: 1/8" = 1'-0"

DESIGN PARTNERS
INCORPORATED

AREA MATRIX



TOWER			
LEVEL	FZF	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)	
GROSS	FAR
14,825	223
14,825	14,825
14,637	14,637
21,241	14,637
22,974	21,236
26,171	22,974
25,987	10,150

UNIT COUNT / MIX			
MAKAI WING		MAUKA WING	
SINGLE	DOUBLE	RD	DOUBLE
9	20		5
9	20		5
9	20		5
9	20		5
9	18	1	

GROSS FAR

140,660	98,682
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TOTAL

No. OF UNITS

MIX %

No. OF BEDS

45	98	1	20	56
20%	45%	0%	9%	25%
45	196	1	20	112

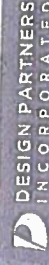
220 TOTAL

374 TOTAL

GROSS / FAR AREA CALCULATIONS & UNIT MIX

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: NTS

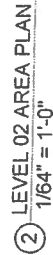
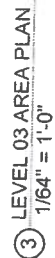


MECH					PARKING

OFFICE
CLASSROOM / FLEX
LOBBY

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1/64" = 1' - 0" 0' 50' 80' 130'

TOTAL

LEGEND

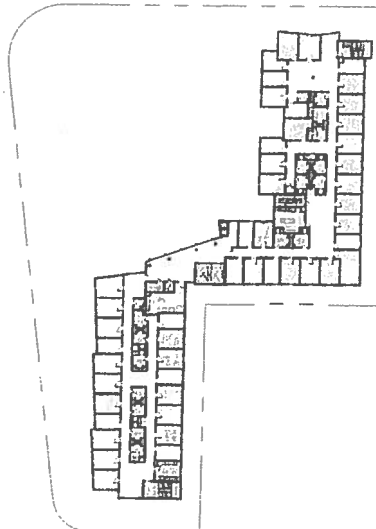
	A2 LOBBY		RESIDENTIAL DIRECTOR		FOOD & BEVERAGE		UTILITY
	A3 CLASSROOM / ASSEMBLY		LOBBY / ASSEMBLY		STORAGE		VERTICAL TRANSPORT
	CORRIDOR		OFFICE		PUBLIC TOILET		LAUNDRY / KITCHEN
	DOUBLE BED DORM		ROOF DECK		UNISEX DORM TOILET		PARKING
	SINGLE BED DORM						

PLAN
NORTH

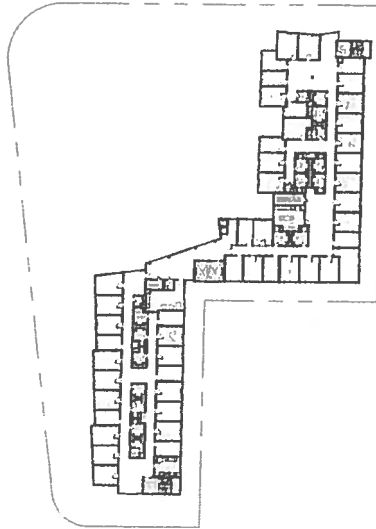


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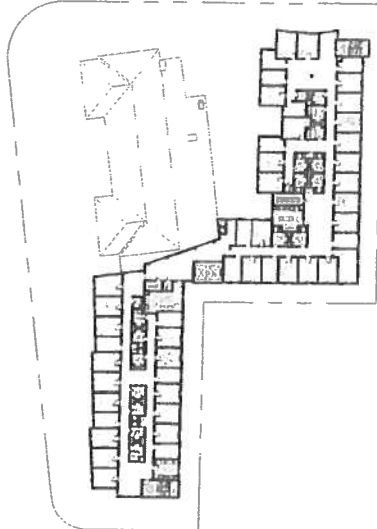




③ LEVEL 06 AREA PLAN
1/64" = 1'-0"



② LEVEL 05 AREA PLAN
1/64" = 1'-0"



① LEVEL 04 AREA PLAN
1/64" = 1'-0"

AREA PLANS

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

PLAN NORTH

LEGEND

A-2 LOBBY	RESIDENTIAL DIRECTOR	FOOD & BEVERAGE	UTILITY
A-3 CLASSROOM /	LOBBY / A-2 ASSEMBLY	STORAGE	VERTICAL TRANSPORT
COMMONS	OFFICE	PUBLIC TOILET	LAUNDRY / KITCHEN
CORRIDOR	ROOF DECK	UNISEX DORM TOILET	PARKING
DOUBLE BED DORM			
SINGLE BED DORM			



Scale: As indicated





DESIGN PARTNERS
INCORPORATED

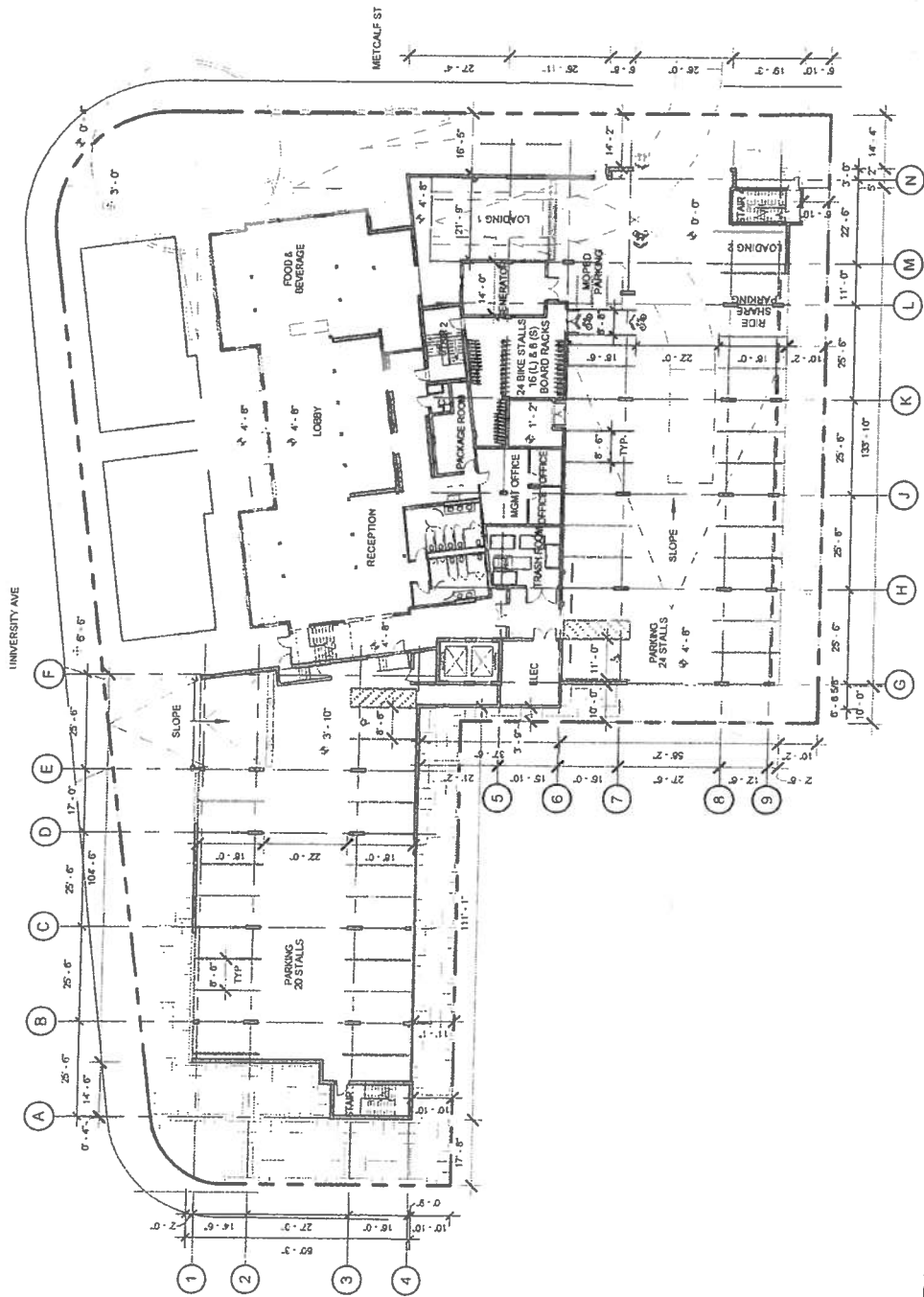
Scale: 1" = 30'-0"



ARCHITECTURAL SITE PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 - EXHIBIT D-8



PLAN
NORTH

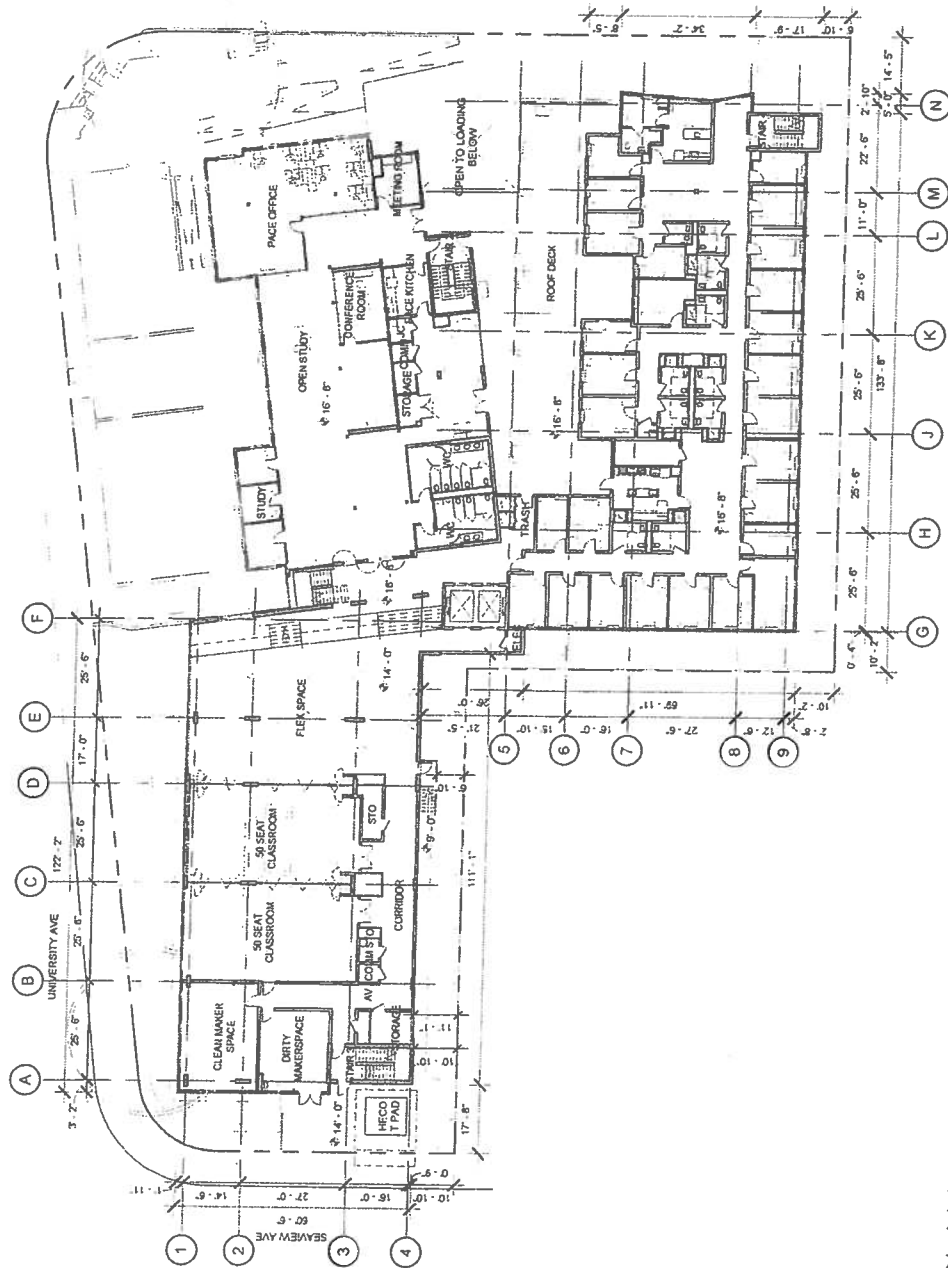


ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS
INCORPORATED

GROUND FLOOR PLAN



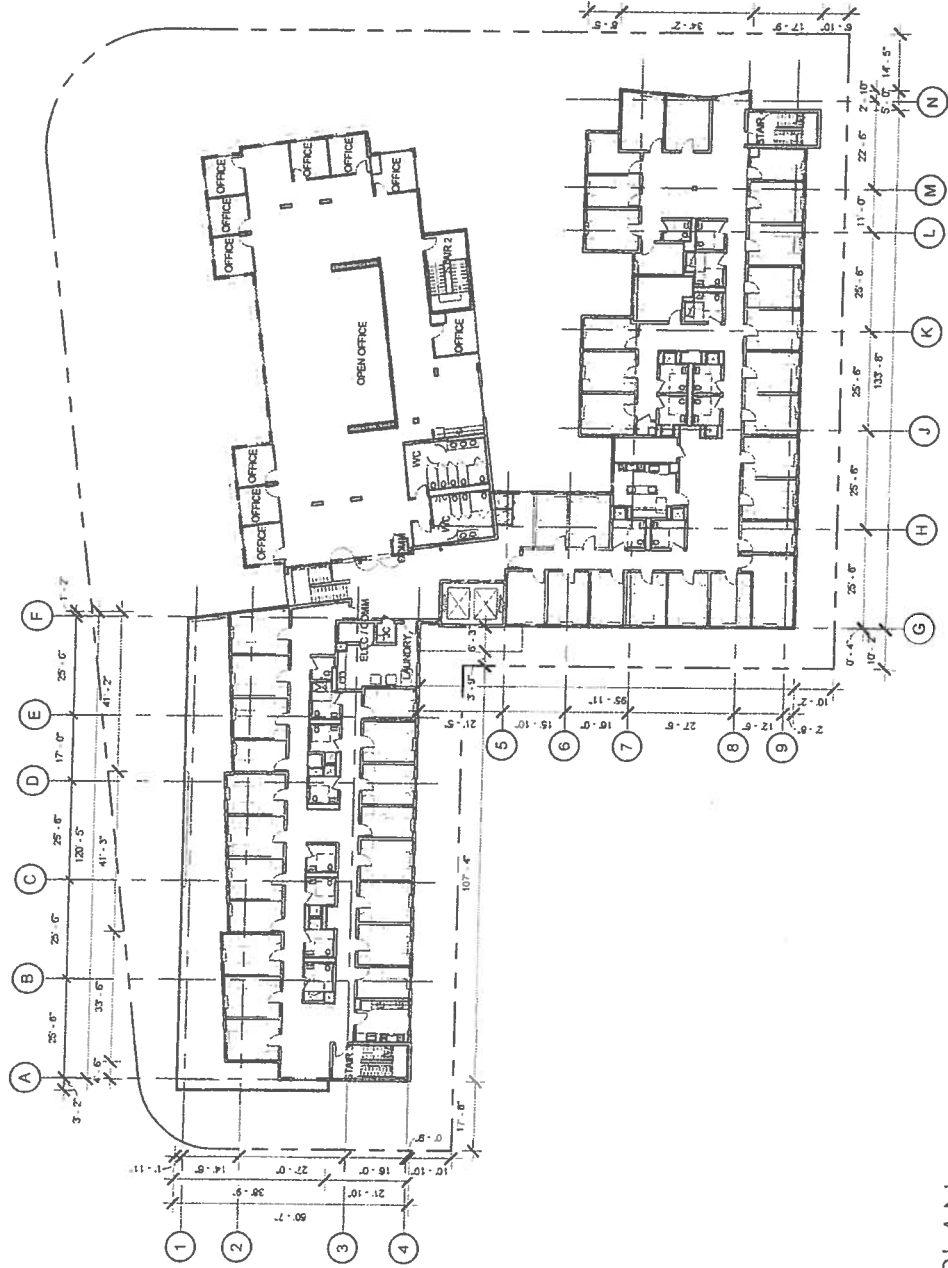
DESIGN PARTNERS
INCORPORATED

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

LEVEL 02 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 - EXHIBIT D-10



PLAN
NORTH



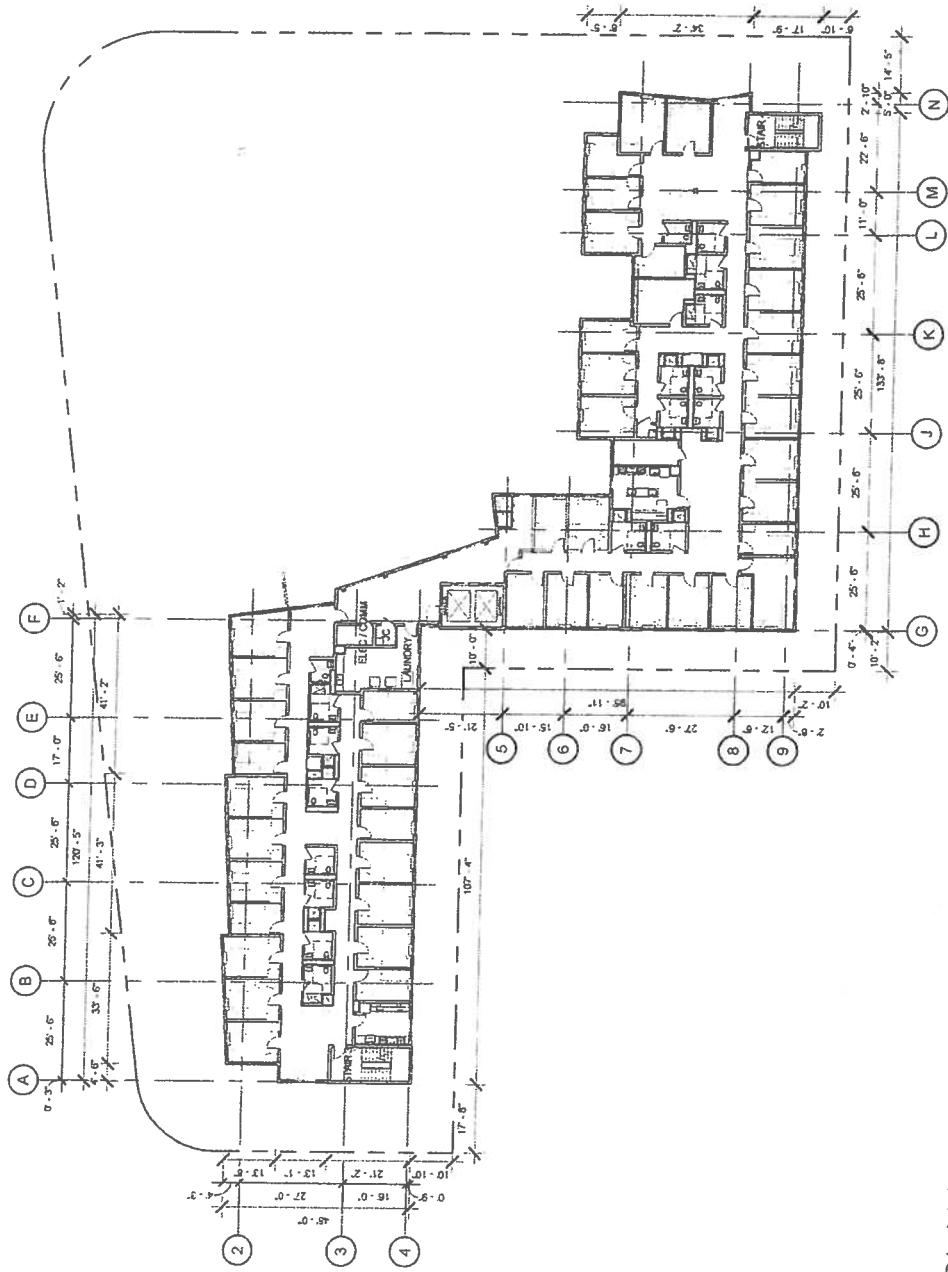
DESIGN PARTNERS
INCORPORATED

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

LEVEL 03 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 - EXHIBIT D-11



PLAN
NORTH



DESIGN PARTNERS
INCORPORATED

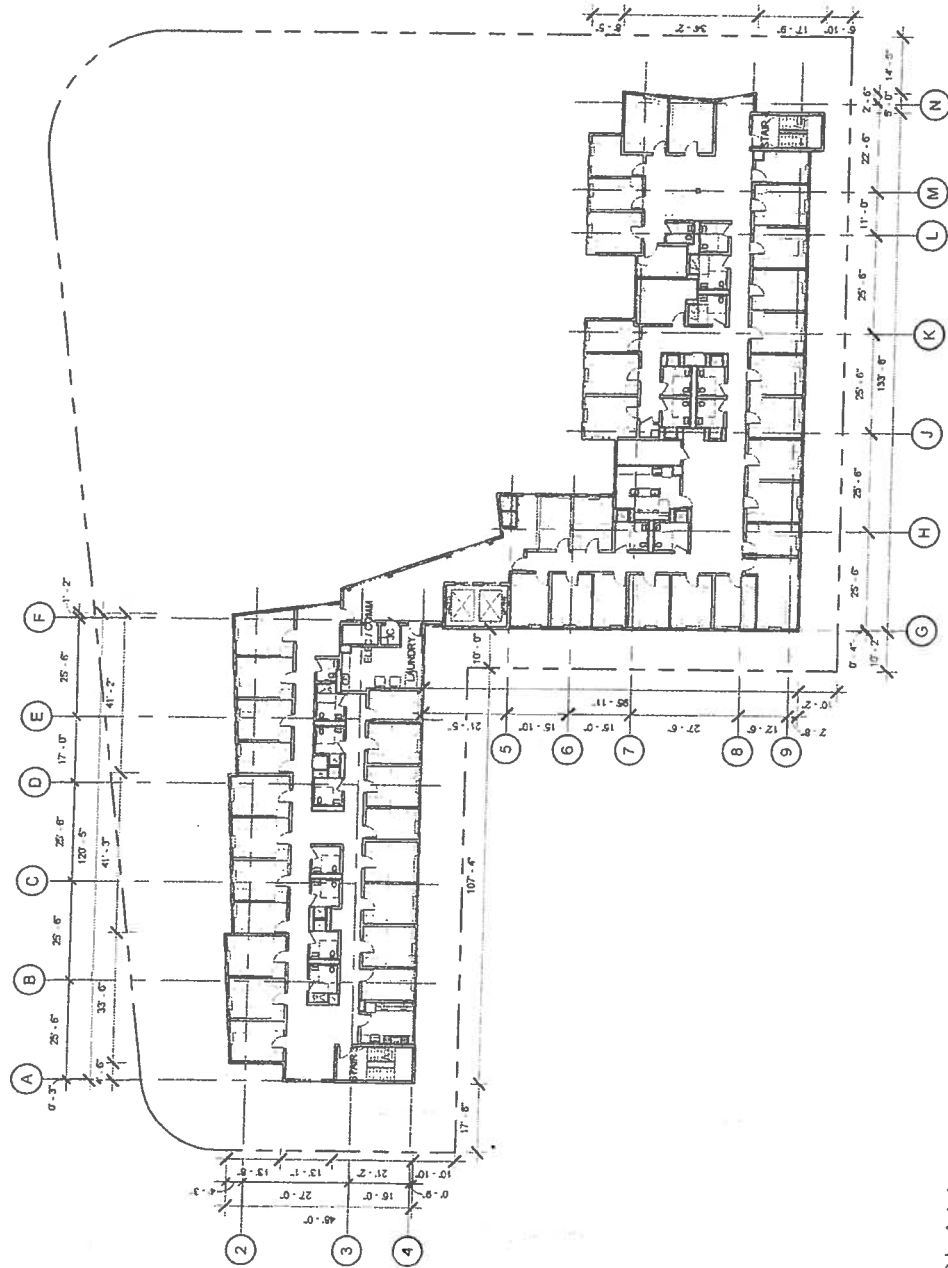
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LEVEL 04 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 – EXHIBIT D-12

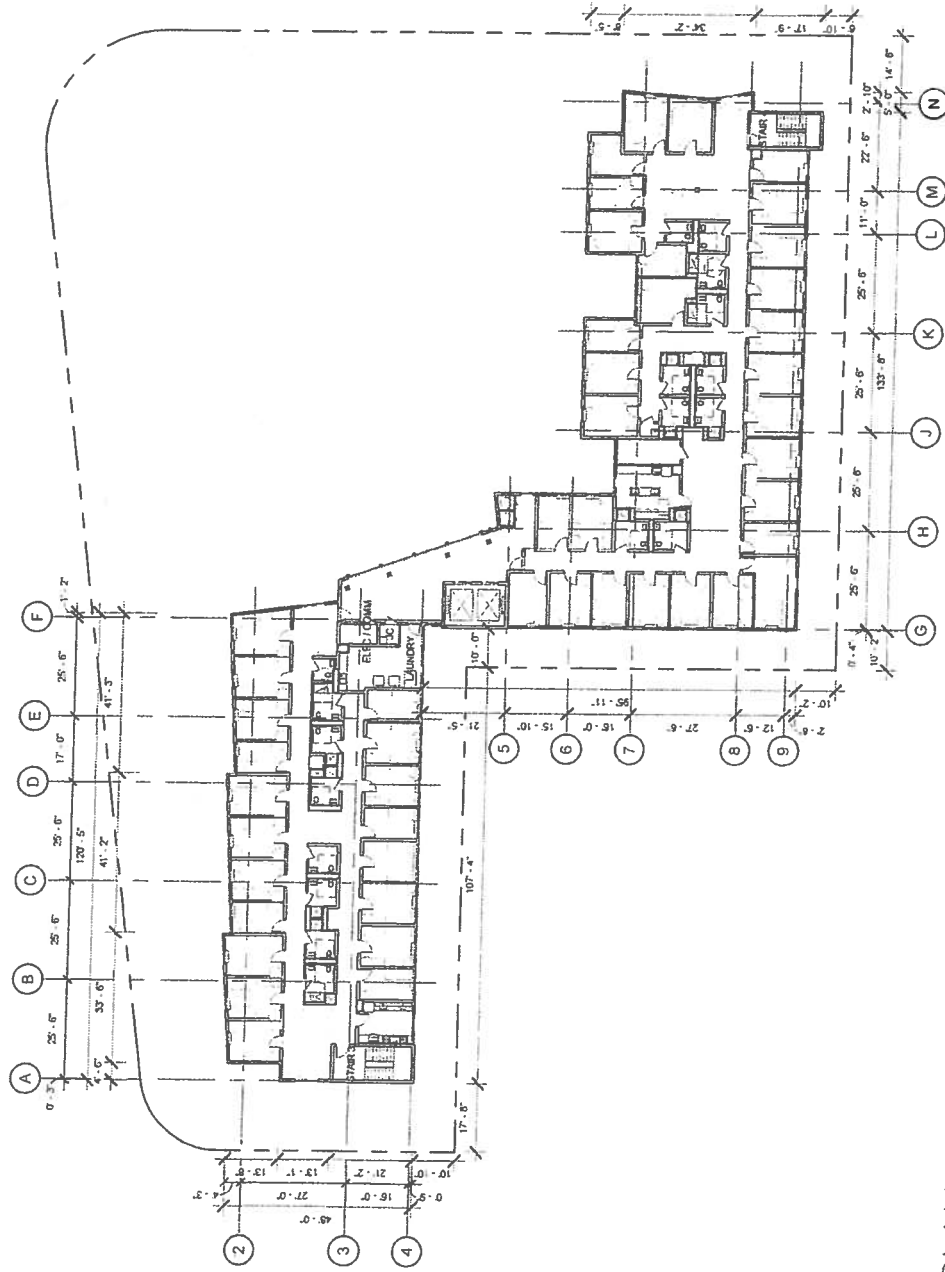


DESIGN PARTNERS
INCORPORATED

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

LEVEL 05 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



DESIGN PARTNERS
INCORPORATED

Scale 1" = 30'-0"

0' 30' 60'

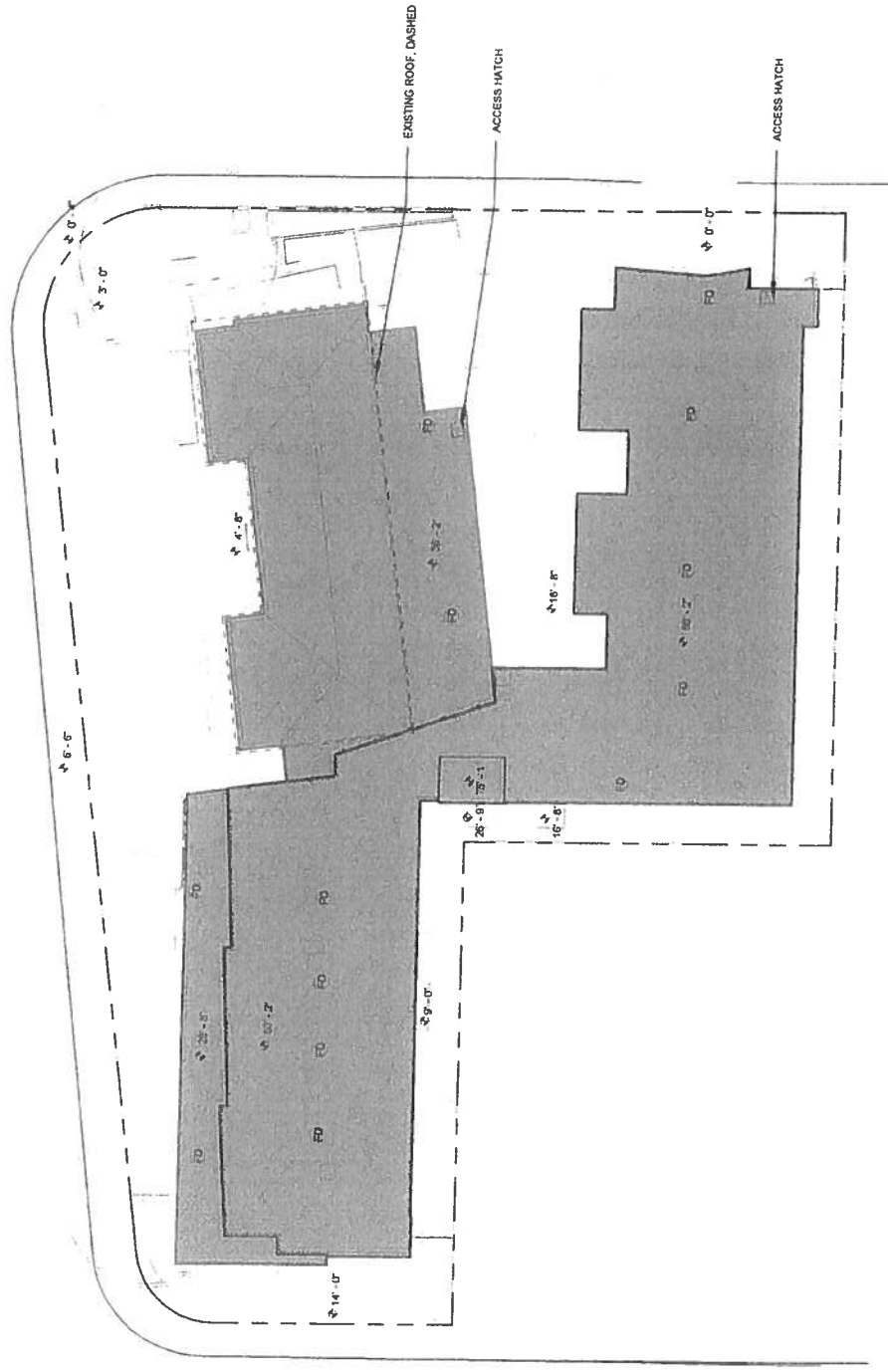
LEVEL 06 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 - EXHIBIT D-14

ROOF PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

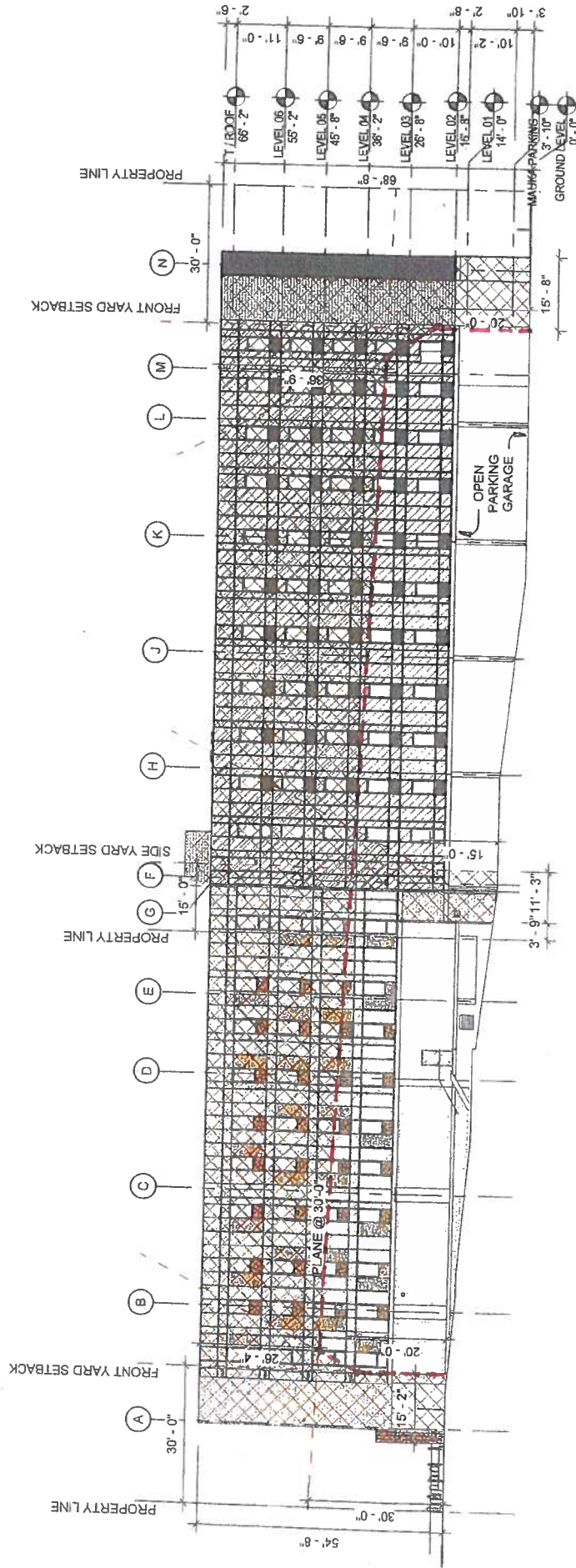


PLAN
NORTH



DESIGN PARTNERS
INCORPORATED

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



- EXTERIOR MATERIAL LEGEND
- HARDIE PANEL E1 LT BLUE
 - HARDIE PANEL E2 LT GREY
 - HARDIE PANEL E3 CHARCOAL
 - GL-1
 - SETBACK ENCROACHMENT

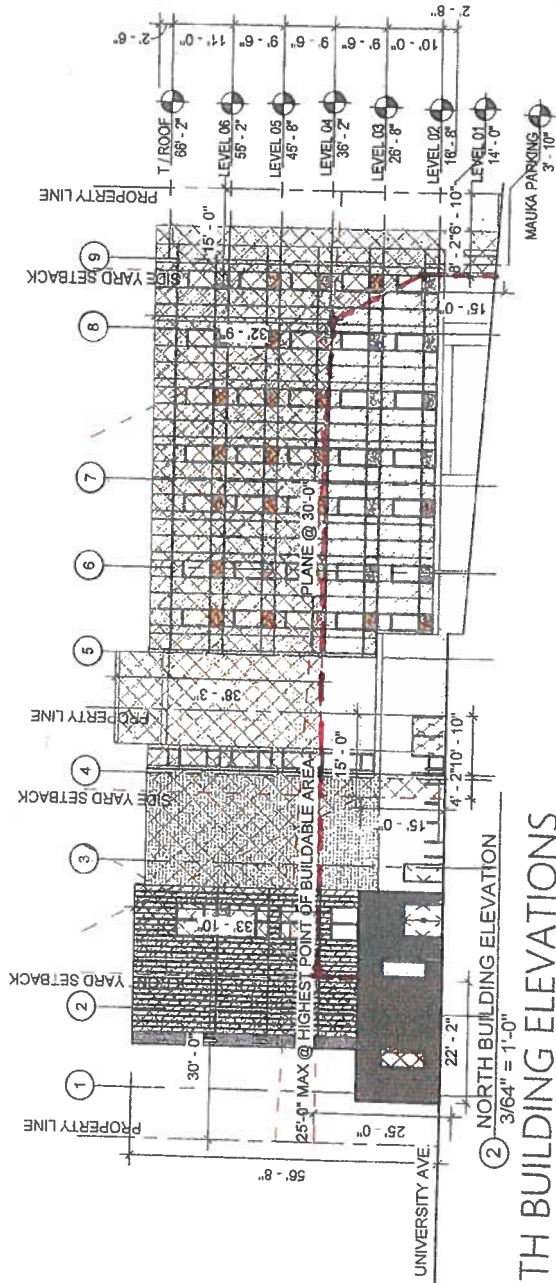
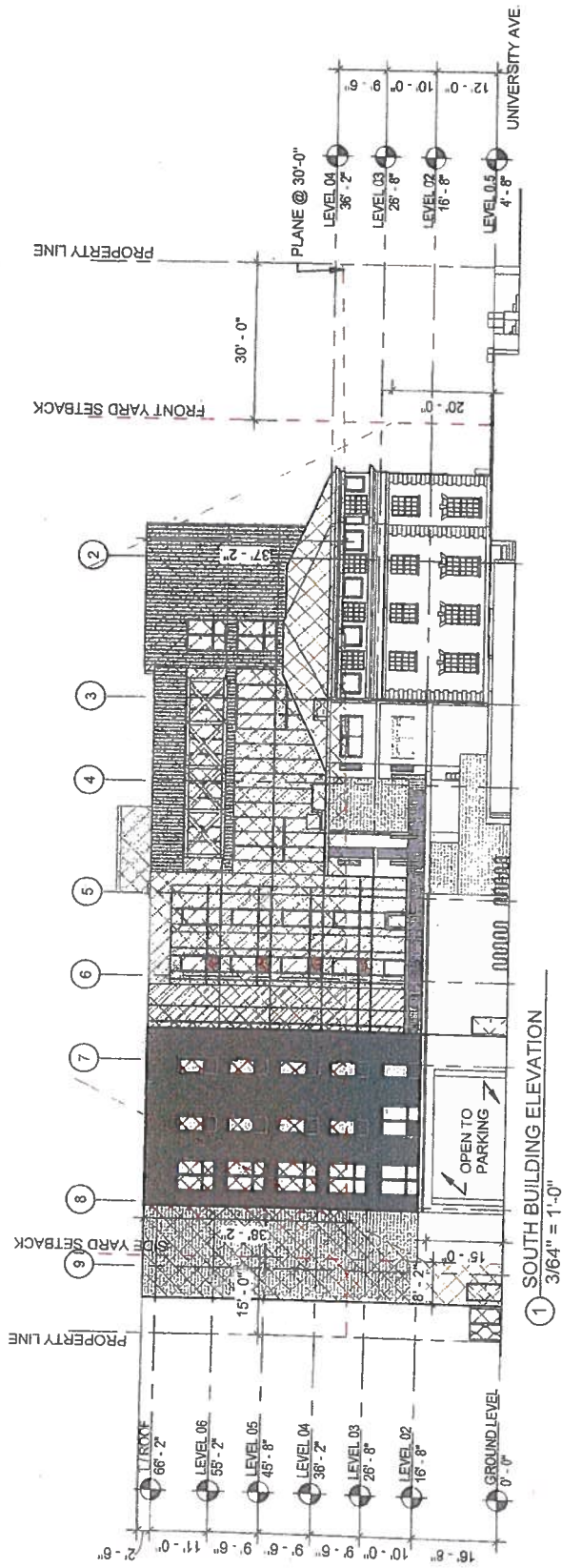
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



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



WEST BUILDING ELEVATION



EXTERIOR MATERIAL LEGEND

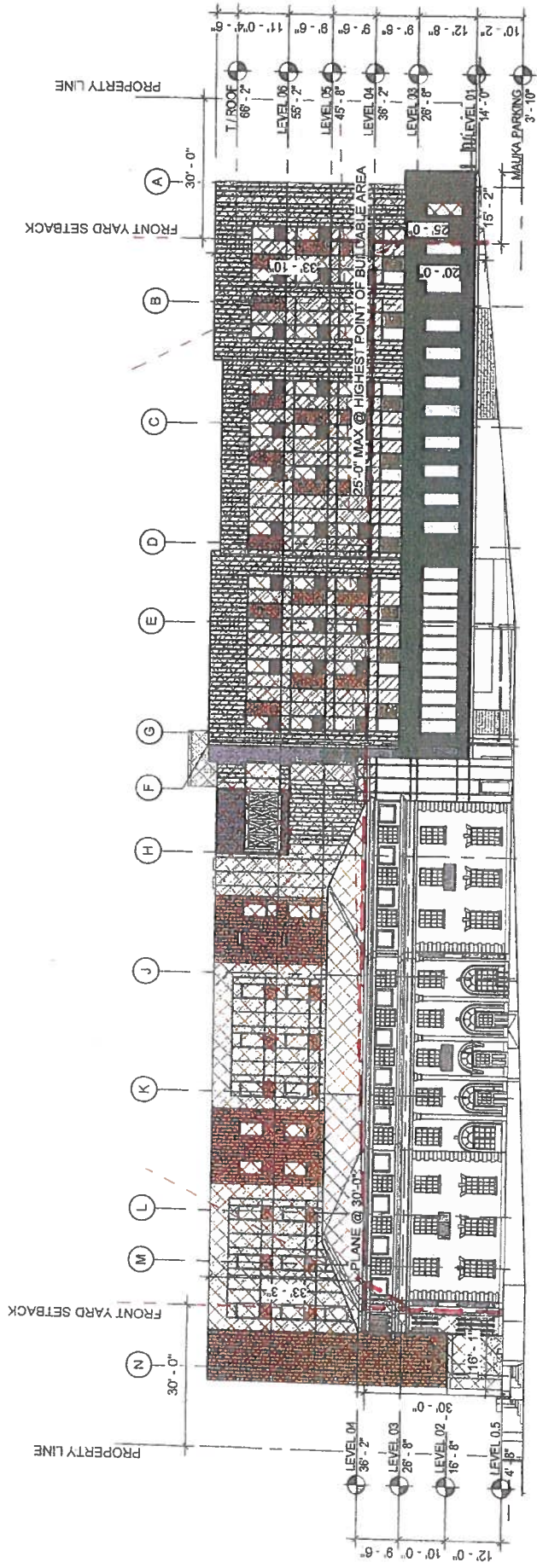
- HARDIE PANEL E1 LT BLUE
- HARDIE PANEL E2 LT GREY
- HARDIE PANEL E3 CHARCOAL
- GL-1
- SETBACK ENCROACHMENT

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

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

DESIGN PARTNERS
INCORPORATED



- EXTERIOR MATERIAL LEGEND
- HARDIE PANEL E1 LT BLUE
 - HARDIE PANEL E2 LT GREY
 - HARDIE PANEL E3 CHARCOAL
 - GL-1
 - SETBACK ENCROACHMENT



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



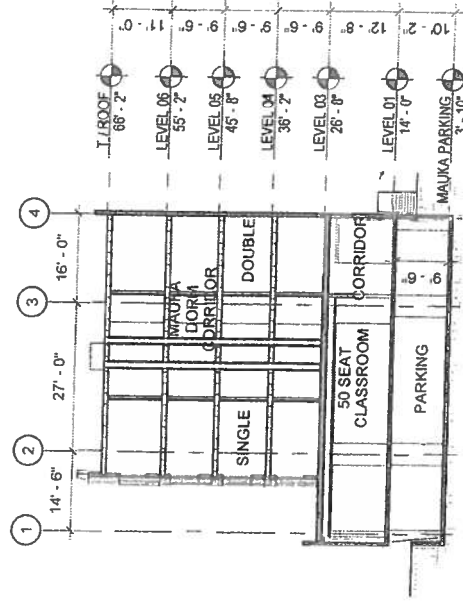
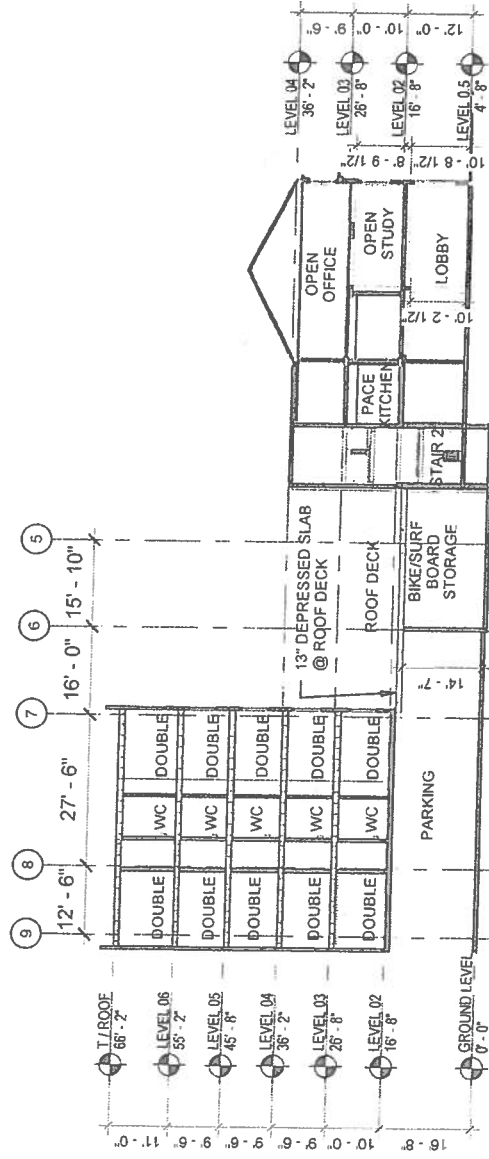
EAST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



3/64" = 1'-0"

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

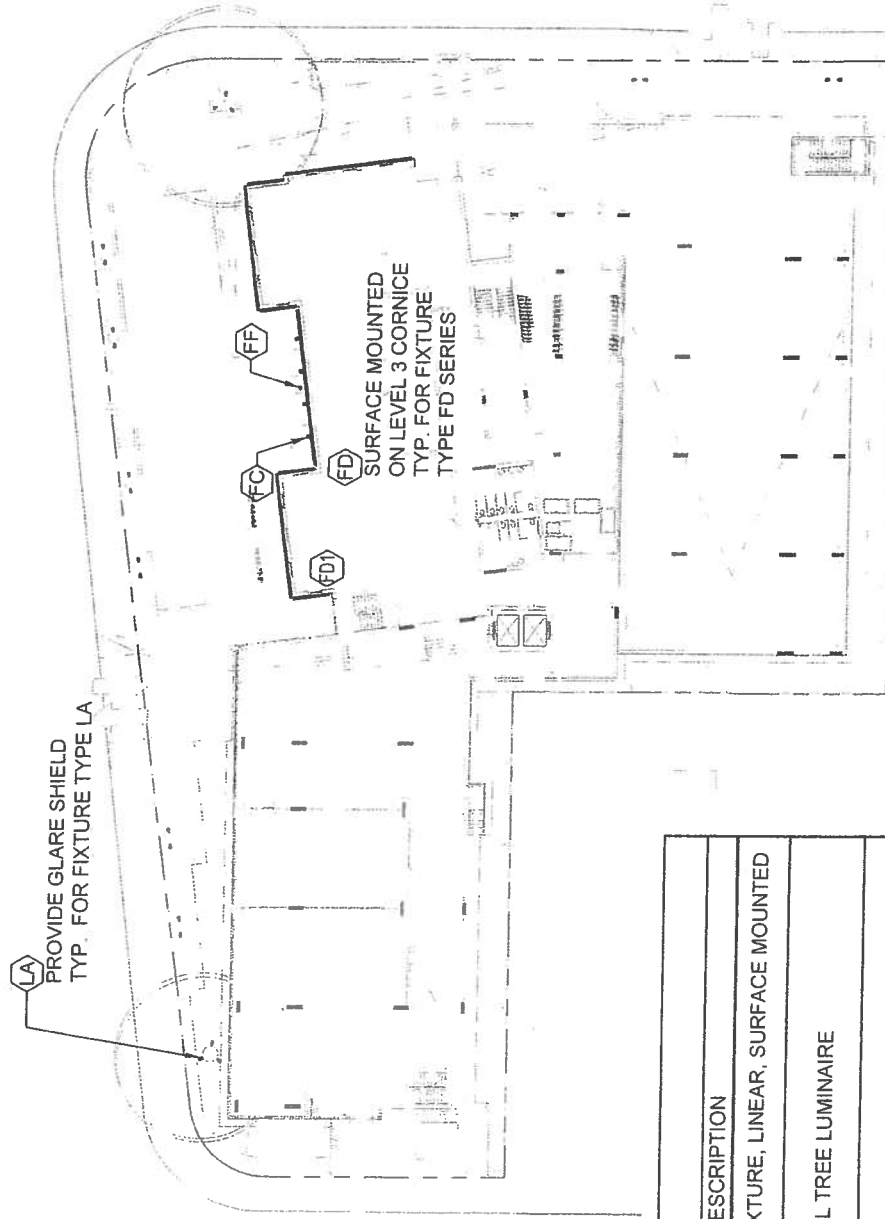


BUILDING SECTIONS

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

Scale 3/64" = 1'-0"



SYMBOL LIST	
SYMBOL	DESCRIPTION
	LIGHTING FIXTURE, LINEAR, SURFACE MOUNTED
	DIRECTIONAL TREE LUMINAIRE
	LIGHT FIXTURE, RECESS / SURFACE MOUNTED

EXTERIOR LIGHTING PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

1" = 30' 0' 30' 60'

Scale: 1" = 30'



DESIGN PARTNERS
INCORPORATED