

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Brandon J.C. Elefante, Chair; Esther Kia'āina, Vice-Chair;  
Radiant Cordero, Calvin K.Y. Say

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Committee Meeting Held  
June 17, 2021

Honorable Tommy Waters  
Chair, City Council  
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred  
Resolution 21-127 entitled:

"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,"

as transmitted by Departmental Communication 326 (2021) from the Department of  
Planning and Permitting ("DPP"), dated May 18, 2021, reports as follows:

The purpose of Resolution 12-127 is to approve a major modification to Plan  
Review Use ("PRU") Permit No. 2009/PRU-3 (approved by Resolution 09-341, CD1,  
FD1), to expand the PRU boundaries and update the University of Hawaii Manoa ("UH  
Manoa) 2009 Master Plan (the "Master Plan") by adding the 43,107 square-foot  
Atherton parcel (TMK 2-8-016:001) to the 307.67 UH Manoa campus, and constructing  
the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center (the  
"Project").

Your Committee finds that the proposed use is subject to the PRU provisions of  
the City's Land Use Ordinance, ROH Section 21-2.120 et seq.

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

**JUL 07 2021**

COMMITTEE REPORT NO. **197**

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June 17, 2021  
Page 2

Your Committee notes that the DPP recommends approval of the major modification to the PRU subject to the conditions set forth in the Resolution.

Existing structures on the Atherton parcel include the Mary Atherton Richards Building (to be demolished), and the Charles Atherton Building (rear wing to be removed and remaining portions to be repurposed as the innovation and entrepreneurship center). The Project includes two six-story buildings (98,682 square feet of floor area) with 220 dwelling units (to accommodate approximately 374 students), residential common areas, service areas, a retail area, 45 onsite parking spaces (ground floor parking in the Metcalf Ave. building, and basement parking in the Seaview Ave. parking), and 50 bicycle parking spaces.

At your Committee's meeting on June 17, 2021, Hawaii Regional Council of Carpenters, Pacific Resource Partnership, University of HI-Ventures, and two individuals testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii, Hawaii Laborers' Union Local 368, and 12 individuals. Written testimony in opposition to the Resolution was received from one individual. One individual submitted comments on the Resolution.

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Committee Meeting Held  
June 17, 2021  
Page 3

Your Committee has prepared a CD1 version of the resolution that makes the following amendments:

- A. Revises the resolution title to read as follows:

"APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO PLAN REVIEW USE PERMIT NO. 2009/PRU-3 TO ALLOW FOR THE EXPANSION OF THE UNIVERSITY OF HAWAII MANOA CAMPUS BOUNDARIES AND CONSTRUCTION OF THE ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER."

- B. Revises the first WHEREAS clause and adds second and third WHEREAS clauses to clarify the description of the PRU application and Project.
- C. In the last WHEREAS clause, references the DPP's report dated May 20, 2021, transmitted to the Council by Departmental Communication 326 (2021).
- D. Conforms Condition 2 to the standard PRU language relating to general conformance with the Five-Year Master Plan.
- E. Deletes Condition 5 (because it is duplicative of renumbered Condition 5.h) and renumbers subsequent conditions.
- F. Conforms renumbered Conditions 5.a, 5.b, and 5.c to the standard PRU language relating to transportation improvements and mitigative measures.
- G. In renumbered Condition 5.e, adds reference to spaces for taxi and rideshare vehicles.

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Committee Meeting Held  
June 17, 2021  
Page 4

- H. In renumbered Condition 5.g, adds reference to plans showing the layout of vehicle parking spaces within the ground floor and basement level parking areas.
- I. In renumbered Condition 7, clarifies that outdoor lighting fixtures must be shielded so no light is emitted above the horizontal plane of the light fixture.
- J. Adds a new Condition 8 to add landscaping guidelines, as recommended in the DPP report.
- K. Adds a new Condition 9 to require that the Hawaiian Electric Company transformer located on the Project site along Seaview Avenue be enclosed by a minimum five-foot high solid wall or fence (with a screening hedge), except for access openings, as recommended in the DPP report.
- L. Adds a new Condition 10 to require that historic basalt curbstones located on the Project site be preserved and protected, or if it is not possible to preserve and protect the curbstones in place, procedures for the temporary removal of the curbstones must be developed prior to the commencement of construction activities (the curbstones must be reinstalled in a similar design and pattern using the original materials).
- M. In renumbered Condition 11, adds a reference to the minor modifications to the 2009 PRU that were approved by the DPP Director.
- N. Conforms renumbered Condition 12 to the standard PRU language relating to compliance with the LUO and applicable laws.

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CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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**JUL 07 2021**

COMMITTEE REPORT NO. **197**



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Committee Meeting Held  
June 17, 2021  
Page 5

- O. Redesignates Exhibits A-1.1, A-1.2, and A-2.1 as Exhibits A-2, A-3, and A-4, respectively. Redesignates Exhibits B-1 and C-1 as Exhibits B and C, respectively.
- P. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee wishes to ensure that the Project receives full public and Council review, and therefore recommends that both the as-introduced version of the Resolution and the proposed CD1 be scheduled for a public hearing.

Based upon the recommendations of the DPP Director and upon information received to date, your Committee finds that the Five-Year Master Plan proposed by the Applicant appears to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee further finds that the design and siting of structures and the landscaping, screening, and buffering of the proposed use would mitigate objectionable aspects of the use and potential incompatibility of the use with surrounding uses. Your Committee expects to obtain further public input at the public hearing to be held on this Resolution in accordance with law.

Your Committee notes that the current deadline for Council action on Resolution 21-127 is July 19, 2021. Your Committee finds that the time needed for further consideration of Resolution 21-127 may exceed the time limit provided for that consideration. Your Committee therefore recommends that Resolution 21-127 be granted a 90-day extension of this deadline, requested by the Applicant's agent by Miscellaneous Communication 381 (2021). (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

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CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON

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COMMITTEE REPORT NO. **197**

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Committee Meeting Held  
June 17, 2021  
Page 6

Your Committee on Zoning and Planning further recommends that Resolution 21-127 and the proposed Resolution 21-127, CD1, attached hereto, be scheduled for public hearing as required by ROH Section 21-2.70(a) and be referred back to Committee. (Ayes: Cordero, Elefante, Kia'āina, Say – 4; Noes: None.)

Respectfully submitted,

  
\_\_\_\_\_  
Committee Chair

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON JUL 07 2021

COMMITTEE REPORT NO. 197



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-127, CD1

## RESOLUTION

APPROVING AN APPLICATION FOR A MAJOR MODIFICATION TO PLAN REVIEW USE PERMIT NO. 2009/PRU-3 TO ALLOW FOR THE EXPANSION OF THE UNIVERSITY OF HAWAII MANOA CAMPUS BOUNDARIES AND CONSTRUCTION OF THE ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER.

WHEREAS, on February 1, 2021, the Department of Planning and Permitting ("DPP") accepted the application (DPP File No. 2021-PRU-1) of the University of Hawaii, (the "Applicant"), for a major modification to Plan Review Use ("PRU") Permit No. 2009/PRU-3 (approved by Resolution 09-341, CD1, FD1), including a revision to the related Master Plan, to allow for the expansion of the University of Hawaii Manoa ("UH Manoa") campus boundary and construction the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center on 43,107 square feet of land zoned R-5 Residential District, located at 2840 Metcalf Street in Manoa, and identified as Tax Map Key 2-8-016:001 (the "Project"), resulting in the UH Manoa campus encompassing the Project site and Tax Map Keys 2-8-007:029; 2-8-015:001; 2-8-023:003, 010, 011, 012, 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, 003, and 037; 2-9-027:054; 2-9-013:054; and 3-3-056:001; as depicted in the attached Exhibits A-1 through A-4, B, C, and D-1 through D-21; and

WHEREAS, existing structures on the Project site include the Mary Atherton Richards Building (to be demolished), and the Charles Atherton Building (rear wing to be removed and remaining portions to be repurposed as the innovation and entrepreneurship center); and

WHEREAS, the Project includes two six-story buildings (98,682 square feet of floor area) with 220 dwelling units (to accommodate approximately 374 students), residential common areas, service areas, a retail area, 45 onsite covered parking spaces, and 50 bicycle parking spaces; and

WHEREAS, the City Council held a public hearing on \_\_\_\_\_, to consider the above-mentioned PRU Permit application; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP Director on May 20, 2021, by Departmental Communication 326 (2021), and having duly considered all of the findings and reports on the matter, desires to approve the subject application for a PRU Permit, subject to the conditions enumerated below; now therefore,



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-127, CD1

## RESOLUTION

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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 depicted on the map attached hereto as Exhibit A-1.
2. Development of the Project site must be in general conformance with the Five-Year Master Plan as illustrated in Exhibit B and the Project plans as depicted in Exhibits D-1 through D-21, attached hereto; the plans on file with the DPP; and as described in the DPP Director's findings and recommendation referenced above; all of which are incorporated herein by this reference. The DPP Director may approve minor or nonsubstantive deviations in accordance with the Land Use Ordinance ("LUO") Section 21-2.20(k). Major modifications, as determined by the DPP Director, will require a new PRU Permit.
3. Prior to submitting any building permit application, the Applicant shall submit to the DPP Urban Design Branch for review and approval revised Project plans showing:
  - a. Buildings (except for stairways) set back 10 feet from property lines of adjacent residential properties;
  - b. Articulated building facades (including awnings on the first and second floors), horizontal elements (including cornices), and other articulations to separate vertical plane surfaces in relation to the historic Charles H. Atherton Building;
  - c. A combination of green roofs, rooftop landscaping, solar water heater panels, photovoltaic panels, or open structures such as pergolas on the rooftops to provide aesthetic view planes; and
  - d. Landscaping (including trees and hedges) to adequately screen the ground floor parking area along University Avenue.
4. The Applicant shall be responsible for the following:
  - a. Perform Historic American Buildings Survey documentation of the Charles H. Atherton Building and the Mary Atherton Richards Building;
  - b. Conduct archaeological monitoring for the Project in accordance with Hawaii Administrative Rules Section 13-279 (governing standards for archaeological monitoring studies and reports);





## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-127, CD1

### RESOLUTION

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- c. Provide landscaping to adequately screen the ground floor parking area along University Avenue;
  - d. Provide increased outdoor space and landscaping mauka of the Charles H. Atherton Building (for example, adding an outdoor courtyard) to support the appearance of a freestanding residential building;
  - e. At a minimum, replace exterior windows to match the original muntin spacing design on the makai and University Avenue elevations of the Charles H. Atherton Building; and
  - f. Retain the lawn fronting the Charles H. Atherton Building, and the central pedestrian pathway fronting the central building entrance.
5. Prior to the issuance of any development permit for the Project, the Applicant shall submit to the DPP Traffic Review Branch for review and approval:
- a. A time line or phasing plan, in a format acceptable to the DPP, indicating anticipated major building permit issuance dates, anticipated start dates for demolition and construction work, projected dates of occupancy, and proposed start and completion dates for roadway improvements. The timeline must identify when a construction management plan ("CMP"), traffic management plan ("TMP"), and updates or validation to the findings of the initial traffic impact report ("TIR") dated February 2020, will be submitted for review and approval. 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 TIR. A post TIR will be required approximately one year after the issuance of a certificate of occupancy for the Project. The post TIR must validate the traffic projections, distribution, and assignment contained in the prior TIR. The Applicant shall implement the recommendations of the post TIR.
  - b. A CMP must be submitted and approved prior to the issuance of demolition or building permits for major construction work. The CMP must identify the type, frequency, and routing of heavy trucks and construction-related vehicles. Every effort must be made to minimize impacts from these construction-related vehicles and activities. The CMP must include provisions to limit construction-related vehicular activity to periods outside of the peak periods of traffic, use alternate routes for heavy trucks, establish onsite or offsite staging areas for construction-related workers



## **RESOLUTION**

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and vehicles to limit the use of on-street parking around the Project site, and include other mitigation measures relating to traffic and potential neighborhood impacts. The CMP must include preliminary or conceptual traffic control plans. 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, or reconstruction if the condition of the roadways deteriorate as a result of construction-related activities.

- c. A TMP and any subsequent updates must be submitted and approved prior to the issuance of a certificate of occupancy for the Project. The TMP must include traffic demand management ("TDM") strategies to minimize the amount of vehicular trips for daily activities or large events resulting from the Project. TDM strategies may include carpooling and ride sharing programs; transit, bicycle, and pedestrian incentives; and other similar TDM measures. The TMP must include a pedestrian circulation plan to provide accessibility and connectivity to the surrounding public sidewalks, which must be based on the pedestrian assessment report required in Condition 5.d. The TMP must assess the use and operation of loading areas to ensure that vehicles are not queuing onto a public street. A post TMP will be required approximately one year after the issuance of the certificate of occupancy to validate the relative effectiveness of the TDM strategies identified in the initial TMP. The Applicant shall implement the recommendations of the post TMP.
- d. A pedestrian assessment report to determine sidewalk widths needed to accommodate the increased pedestrian activity surrounding the Project. This report must be completed prior to final Project design so an appropriate sidewalk width may be incorporated into the Project design.
- e. Plans showing the location of onsite drop-off and pickup area for students, including spaces for taxi and rideshare vehicles.
- f. Plans showing the location of onsite loading areas. Loading activities are prohibited on Seaview Avenue due to the narrow width of Seaview Avenue and the proximity to the intersection with University Avenue.
- g. Plans showing the layout of vehicle parking spaces within the ground floor and basement level parking areas, and the location of onsite bicycle parking spaces in safe and convenient areas.



## **RESOLUTION**

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- h. Construction plans showing all work within or affecting public streets, and traffic control plans during the construction period.
  - i. Plans showing all vehicular access points constructed as standard City dropped driveways. Adequate vehicular sight distance of pedestrians and other vehicles must be provided and maintained at all driveways. Driveway grades must not exceed five percent for a minimum distance of 25 feet from the property line, unless the DPP approves a different design. Entry gates and ticket dispensers must be recessed as far into the driveway as necessary to avoid any queuing onto public streets.
  - j. Plans showing all loading and trash pickup areas designed so that vehicles enter and exit in a forward-facing manner, with adequate onsite turnaround areas (parking spaces in close proximity to the loading area must not interfere with large vehicle turning maneuvers).
  - k. Plans showing a 30-foot radii road widening setback from the property line at the corner of the Project site fronting the intersection of University Avenue and Seaview Avenue.
6. 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 must be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
7. Outdoor lighting fixtures must be fully shielded so no light is emitted above the horizontal plane of the light fixture, to prevent glare and light spillage on adjoining properties and public rights-of-way.
8. All Project landscaping must:
- a. Support a Hawaiian sense of place, including views of the mountain as well as botanic and cultural native plants;
  - b. Provide a visually attractive, comfortable, and functional environment for people walking and driving through the UH Manoa campus and servicing it;
  - c. Include a great collection of plants that utilize the good soil and range of micro-climate conditions of Manoa; and



## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 21-127, CD1

### RESOLUTION

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- d. Make a substantial contribution to the stormwater management and air temperature parameters in environmental sustainability concerns.
9. The Hawaiian Electric Company transformer located on the Project site along Seaview Avenue must be enclosed by a minimum five-foot-high solid wall or fence (with a screening hedge), except for access openings.
10. The historic basalt curbstones located on the Project site must be preserved and protected, or if it is not possible to preserve and protect the curbstones in place, procedures for the temporary removal of the curbstones must be developed prior to the commencement of construction activities. If any curbstones are temporarily removed pursuant to this condition, the curbstones must be reinstalled in a similar design and pattern using the original materials.
11. Except as modified herein, all other conditions of PRU Permit No. 2009/PRU-3 (Resolution 09-341, CD1, FD1), as amended by minor modifications approved by the DPP Director, are ratified and confirmed, and remain in full force and effect.
12. Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals. They are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this resolution comply with all applicable LUO and other governmental provisions and requirements.
13. As may be required by the DPP Director 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, CD1

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**RESOLUTION**

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BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dean Uchida, Director of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; Jan Gouveia, Office of the Vice President for Administration, University of Hawaii Manoa, 2444 Dole Street, Bachman Hall, Room 109H, Honolulu, Hawaii 96822; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 97819-3470.

INTRODUCED BY:

Tommy Waters (br)

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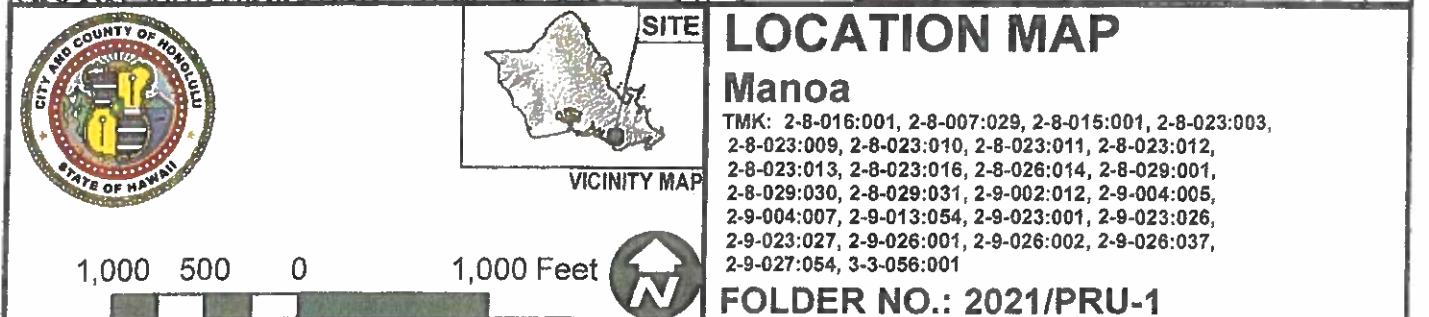
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DATE OF INTRODUCTION:

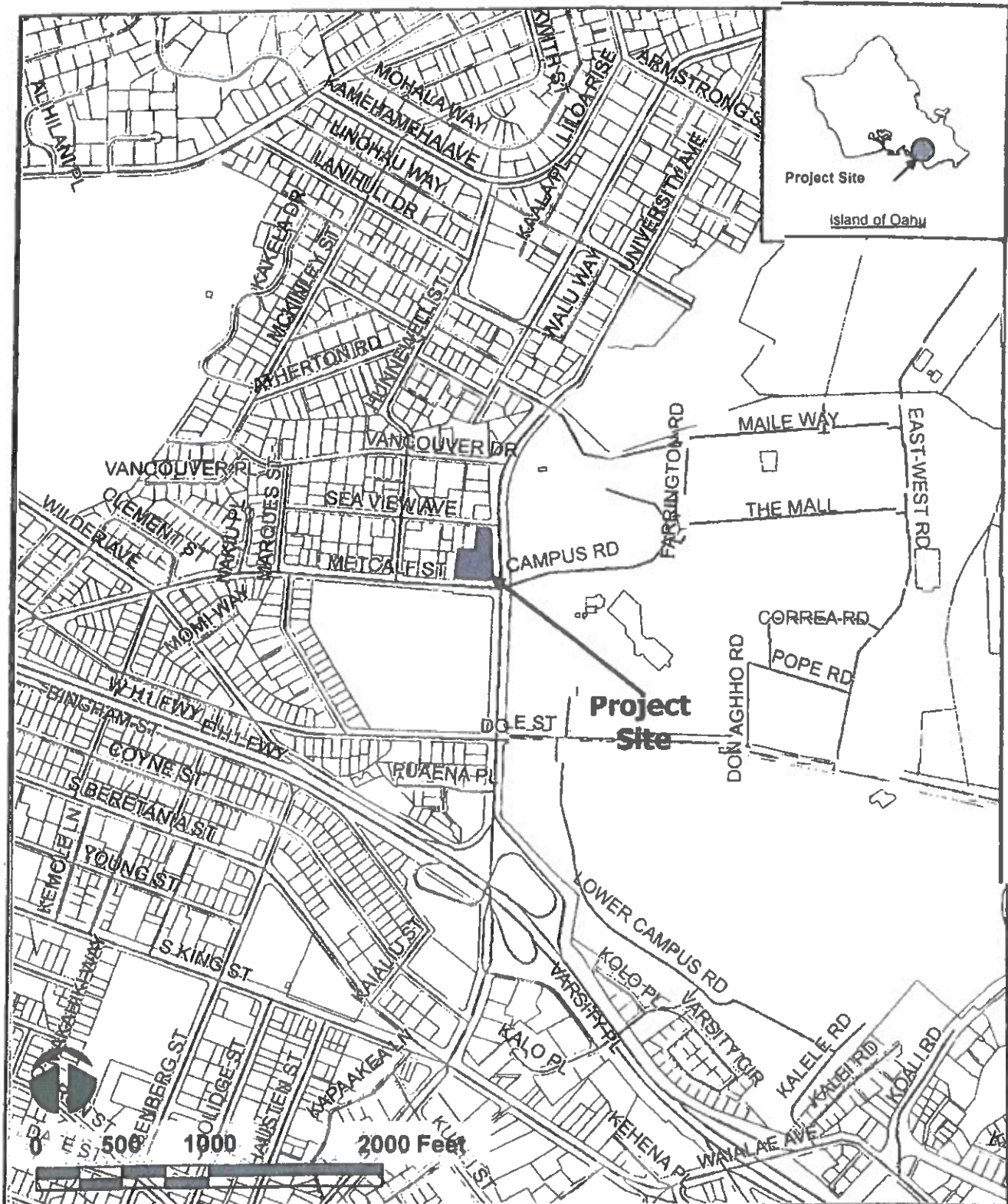
May 20, 2021  
Honolulu, Hawaii


Councilmembers









 <p>WILTON OKAFOR</p>	<p><b>ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER</b></p> <p><b>LOCATION MAP AND VICINITY MAP</b></p>	<p><b>FIGURE</b></p> <p><b>1</b></p>
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## 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/>



0 100 200 ft

**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 FEMA)

**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.

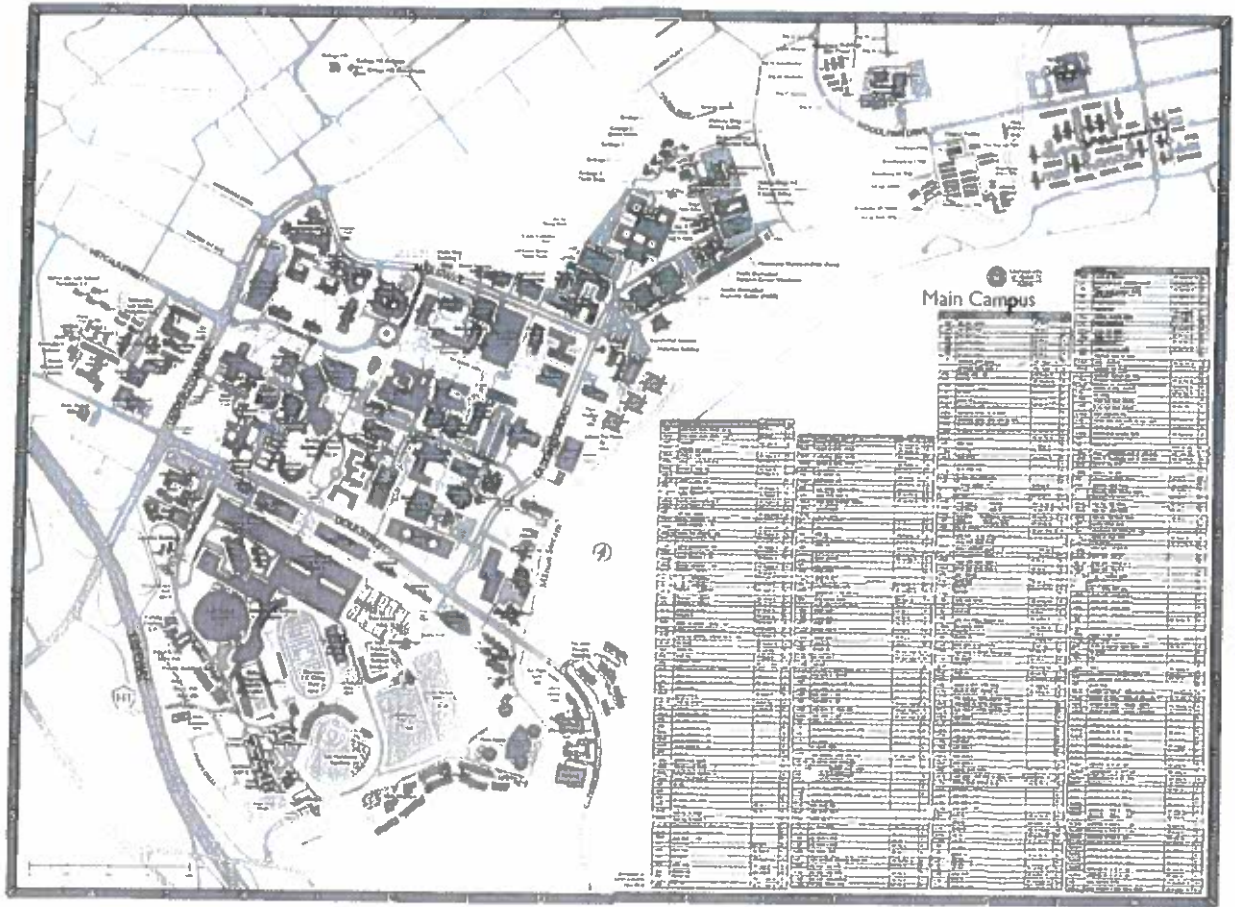
**NON-SPECIAL FLOOD HAZARD AREA** - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply but coverage is available in participating communities.

	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.

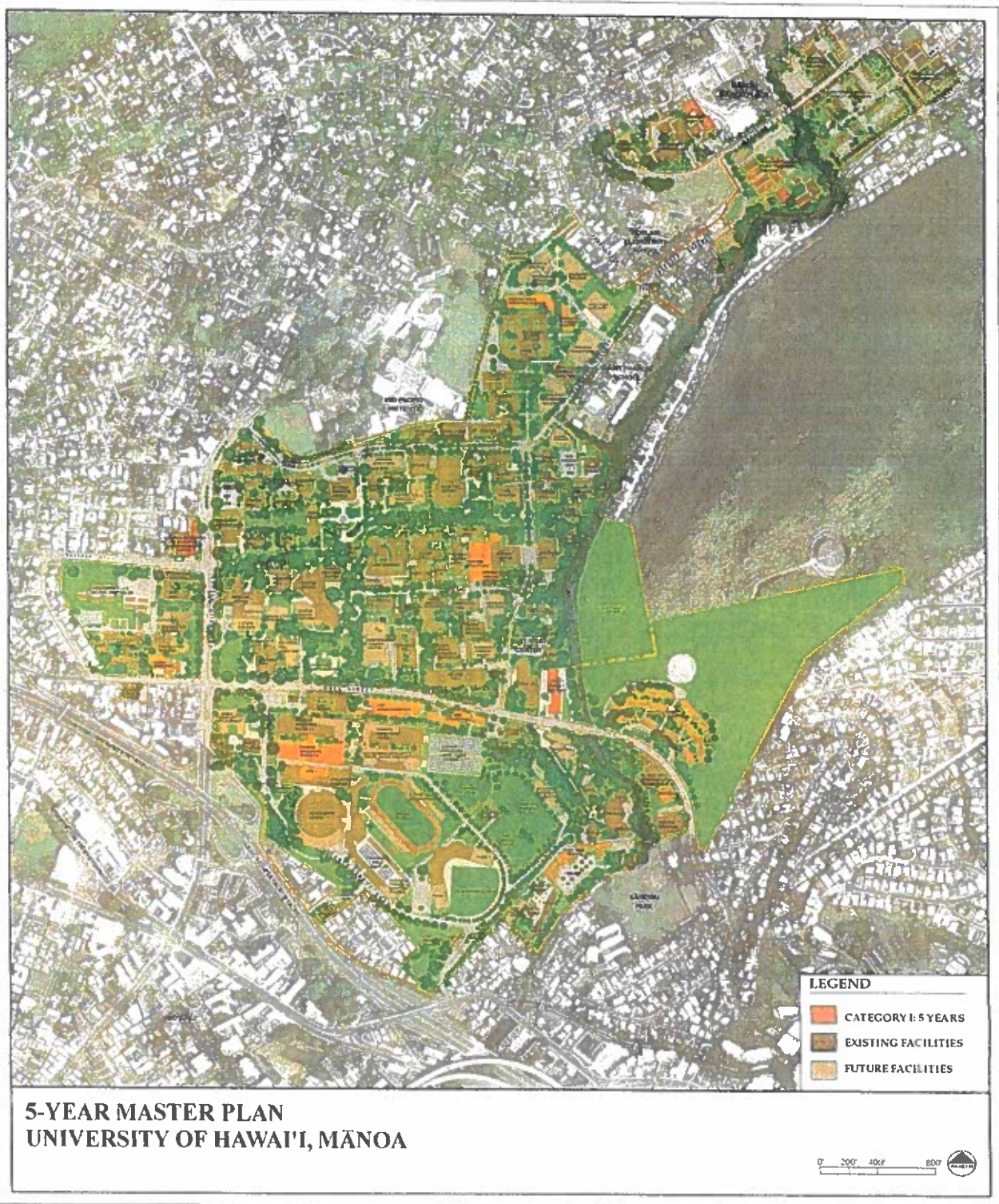
### OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.
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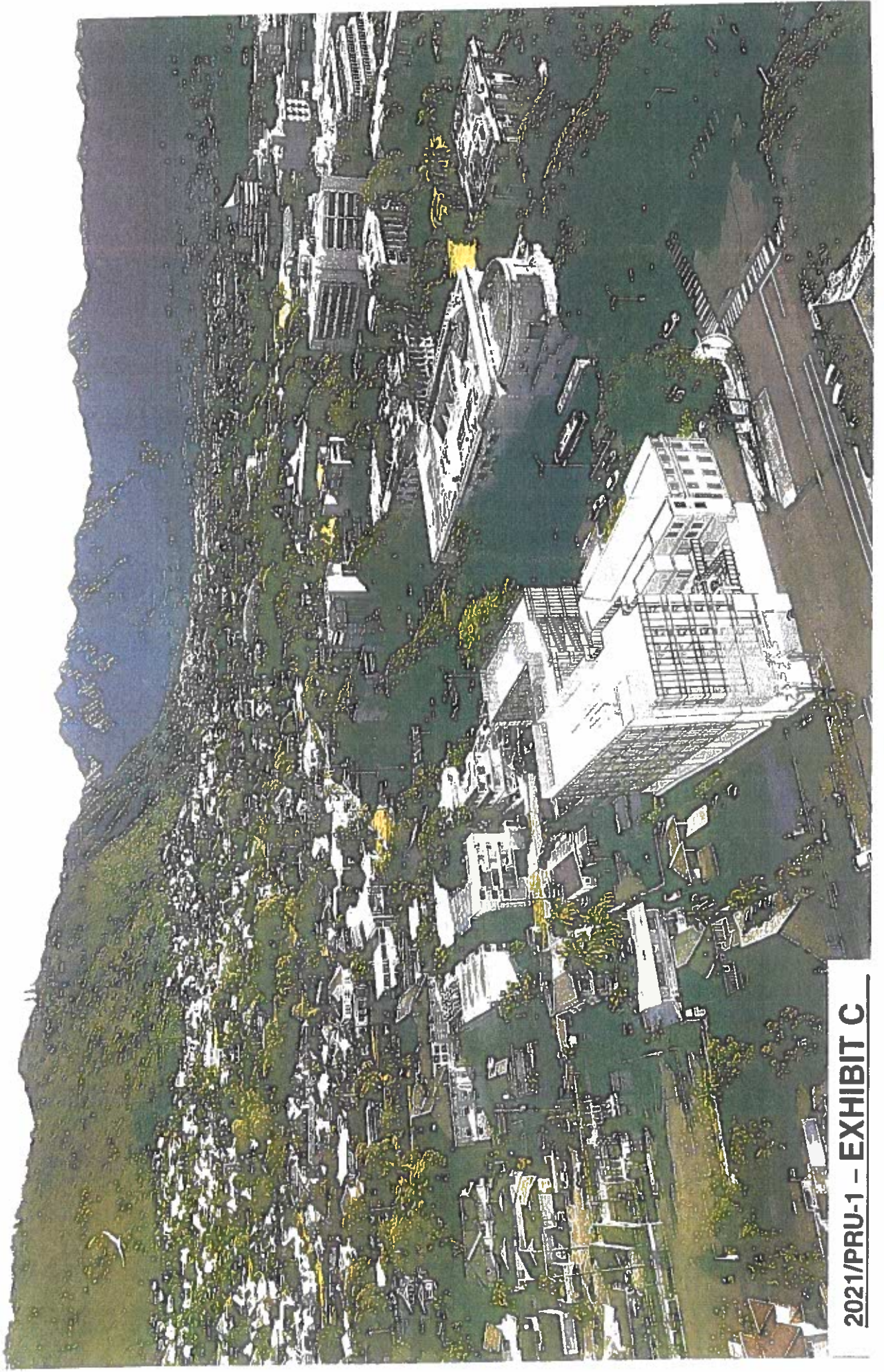
2021/PRU-1 - EXHIBIT A-3
















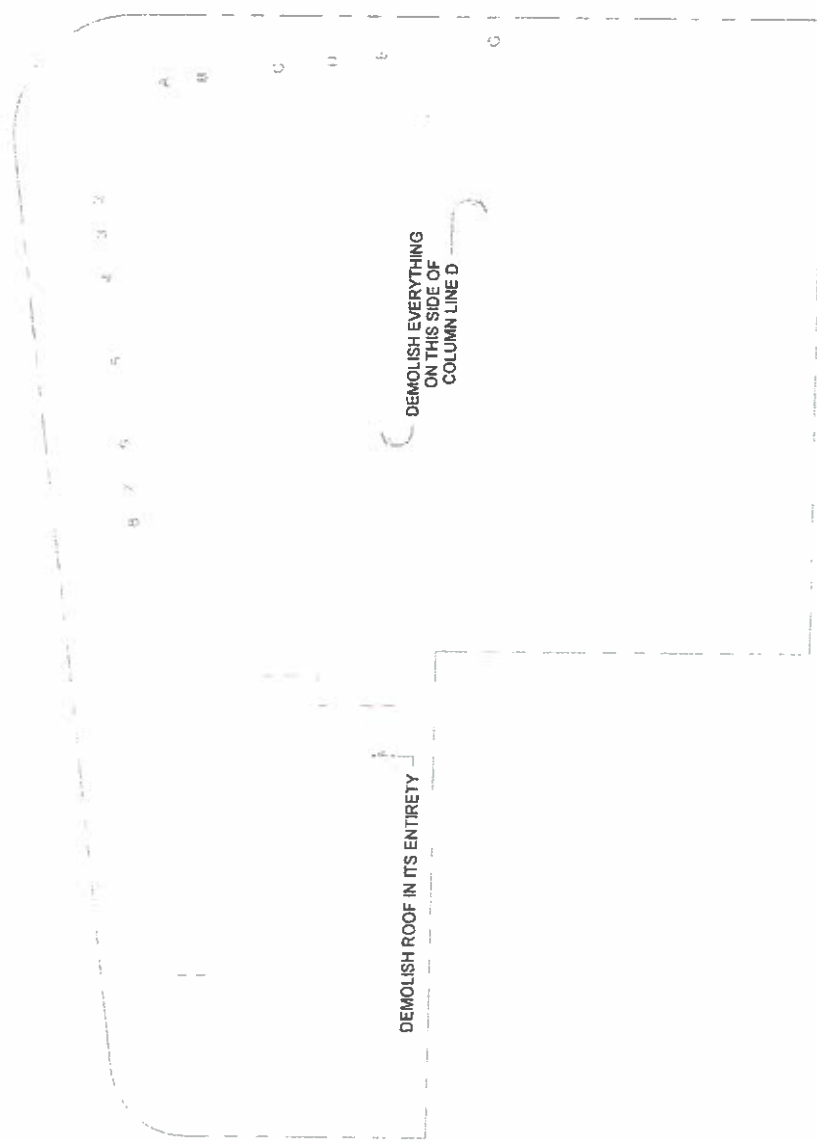
DESIGN PARTNERS  
INCORPORATED

0' 30' 60'

1" = 30' Scale:  $\Gamma = 30^{\circ}-0^{\circ}$

# FIRST FLOOR DEMOLITION PLAN

Atherton Residential Life Innovation &amp; Entrepreneurship Center



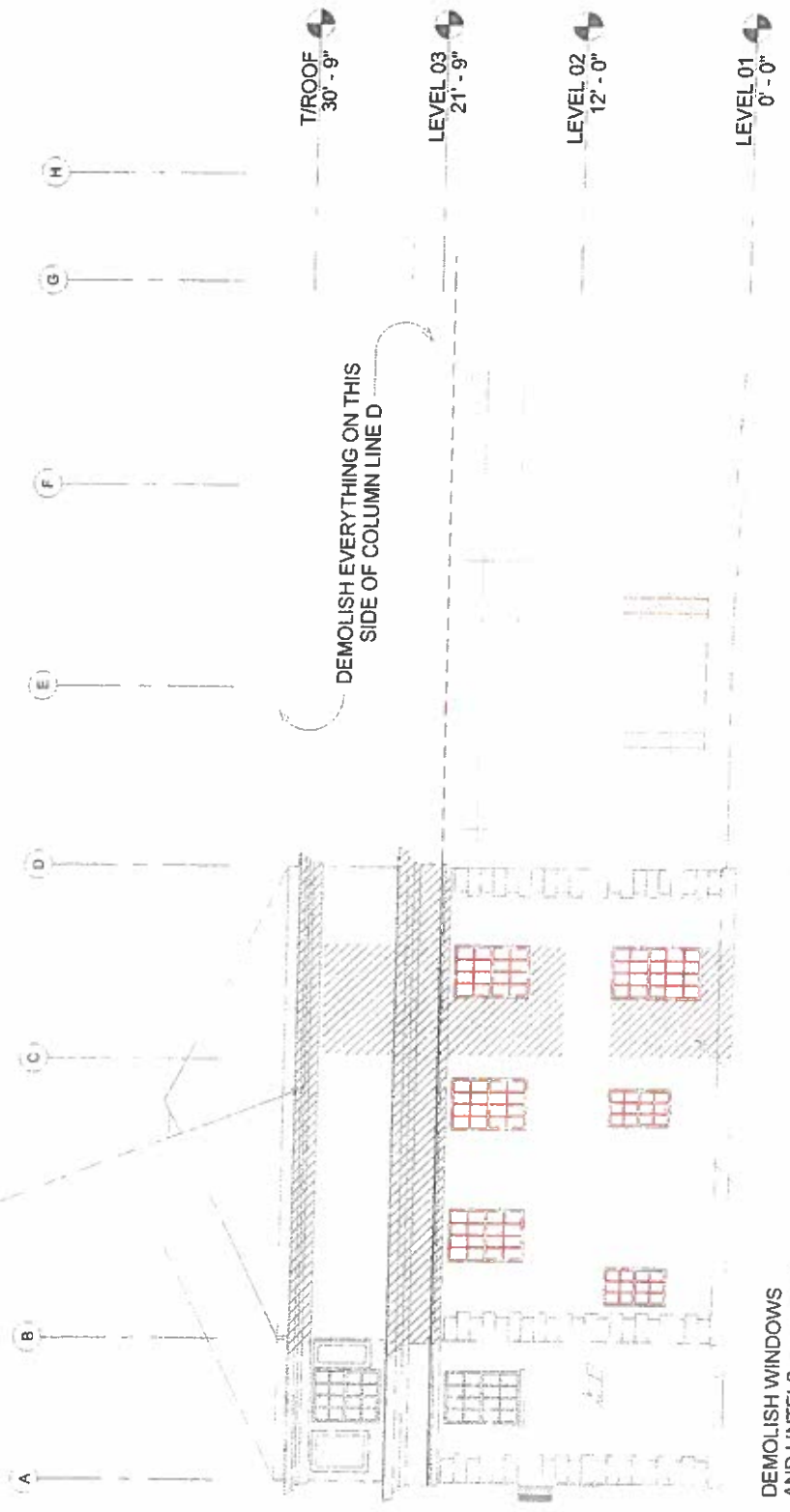
1" = 30' 0" 30' 60'

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


















ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

2021/PRU-1 – EXHIBIT D-4

DESIGN PARTNERS  
INCORPORATED

# PLANT SCHEDULE

SYMBOL	SIZE	RECOMMENDATION	COMMENTS
	1	WILLOW BARK	WILLOW BARK
	2	CORONA	CORONA
	3	FLORIDA ORANGE	FLORIDA ORANGE
	4	FLORIDA ORANGE	FLORIDA ORANGE
	5	FLORIDA ORANGE	FLORIDA ORANGE
	6	FLORIDA ORANGE	FLORIDA ORANGE
	7	FLORIDA ORANGE	FLORIDA ORANGE
	8	FLORIDA ORANGE	FLORIDA ORANGE
	9	FLORIDA ORANGE	FLORIDA ORANGE
	10	FLORIDA ORANGE	FLORIDA ORANGE
	11	FLORIDA ORANGE	FLORIDA ORANGE
	12	FLORIDA ORANGE	FLORIDA ORANGE
	13	FLORIDA ORANGE	FLORIDA ORANGE
	14	FLORIDA ORANGE	FLORIDA ORANGE

## CONCEPTUAL LANDSCAPE PLAN



# AREA MATRIX

MECH	OFFICE	CLASSROOM / FLEX	LOBBY	PARKING

TOWER			
LEVEL	F2F	CEILING HT.	ELEV
ROOF			66.17
	6	11.00	8
	5	9.50	8
	4	9.50	8
	3	9.50	8
	2	10.00	8
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	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  
MIX %  
No. OF BEDS

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

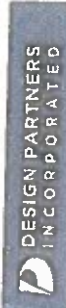
220 TOTAL

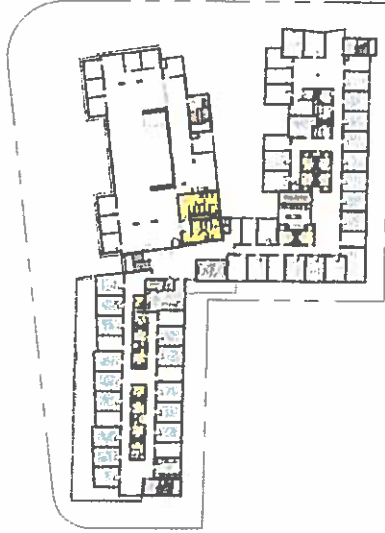
374 TOTAL

## GROSS / FAR AREA CALCULATIONS & UNIT MIX

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: NTS





③ LEVEL 03 AREA PLAN  
1/64" = 1'-0"



② LEVEL 02 AREA PLAN  
1/64" = 1'-0"



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

# AREA MATRIX

MECH	OFFICE	CLASSROOM / FLEX	LOBBY	PARKING
------	--------	------------------	-------	---------

LEVEL	TOWER	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
MAUKA PARKING		varies	varies	0

AREA (SF)		FAR AREA BREAKDOWN (SF)												GROSS (SF)			
GROSS	FAR	A-3 CLASSROOM	A-2 LOBBY	FAIR	KITCHEN LAUNDRY	DOUBLES	SINGLES	IND	CORR	DORM WC	VT	PUBLIC WC	OFFICE	STORAGE	UTILITY	PARKING	ROOF DECK
14,825	223										223						
14,825	14,825				680	5,840	1,765		4,118	1,530	607						
14,637	14,637				680	5,840	1,765		3,950	1,530	607				285		
21,241	14,637				680	5,840	1,765		3,980	1,530	607				285		
22,974	21,236				680	5,840	1,765		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	793		3,018
25,987	10,150		3,840	1,865									720	775		15,837	
GROSS	FAR										1,150	570	720	775	1,230	15,837	
140,560	98,682	10,810	3,840	1,865	3,945	26,435	8,210	405	17,809	7,000	5,231	1,702	8,492	1,275	2,663	15,837	3,018

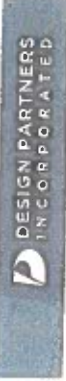
LEGEND

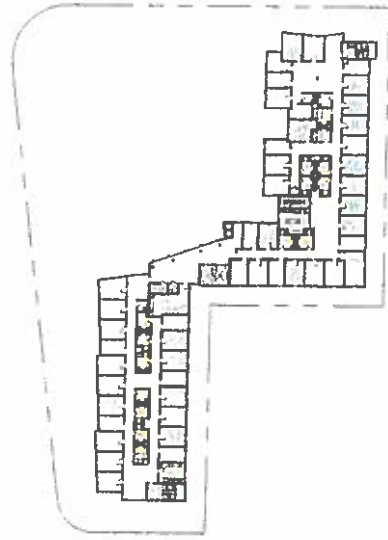
- A-2 LOBBY
- A-3 CLASSROOM / ASSEMBLY
- CORRIDOR
- DOUBLE BED DORM
- SINGLE BED DORM
- RESIDENTIAL DIRECTOR LOBBY / A-2 ASSEMBLY
- OFFICE
- ROOF DECK
- FOOD & BEVERAGE
- STORAGE
- PUBLIC TOILET
- UNBEX DORM TOILET
- UTILITY
- VERTICAL TRANSPORT
- LAUNDRY / KITCHEN
- PARKING

PLAN NORTH

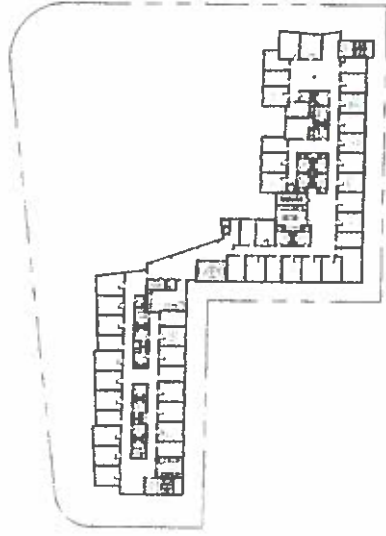
1/64" = 1'-0" 0' 50' 80' 130' Scale As indicated

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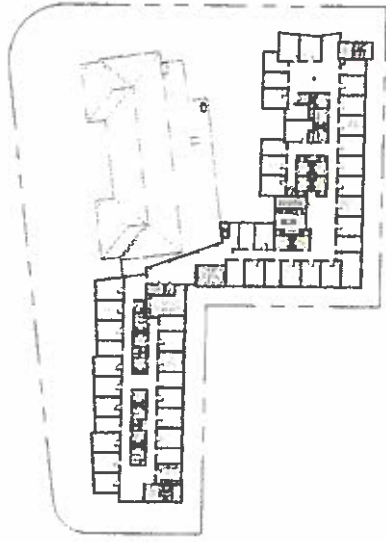




③ LEVEL 06 AREA PLAN  
1/64" = 1'-0"



② LEVEL 05 AREA PLAN  
1/64" = 1'-0"



① LEVEL 04 AREA PLAN  
1/64" = 1'-0"

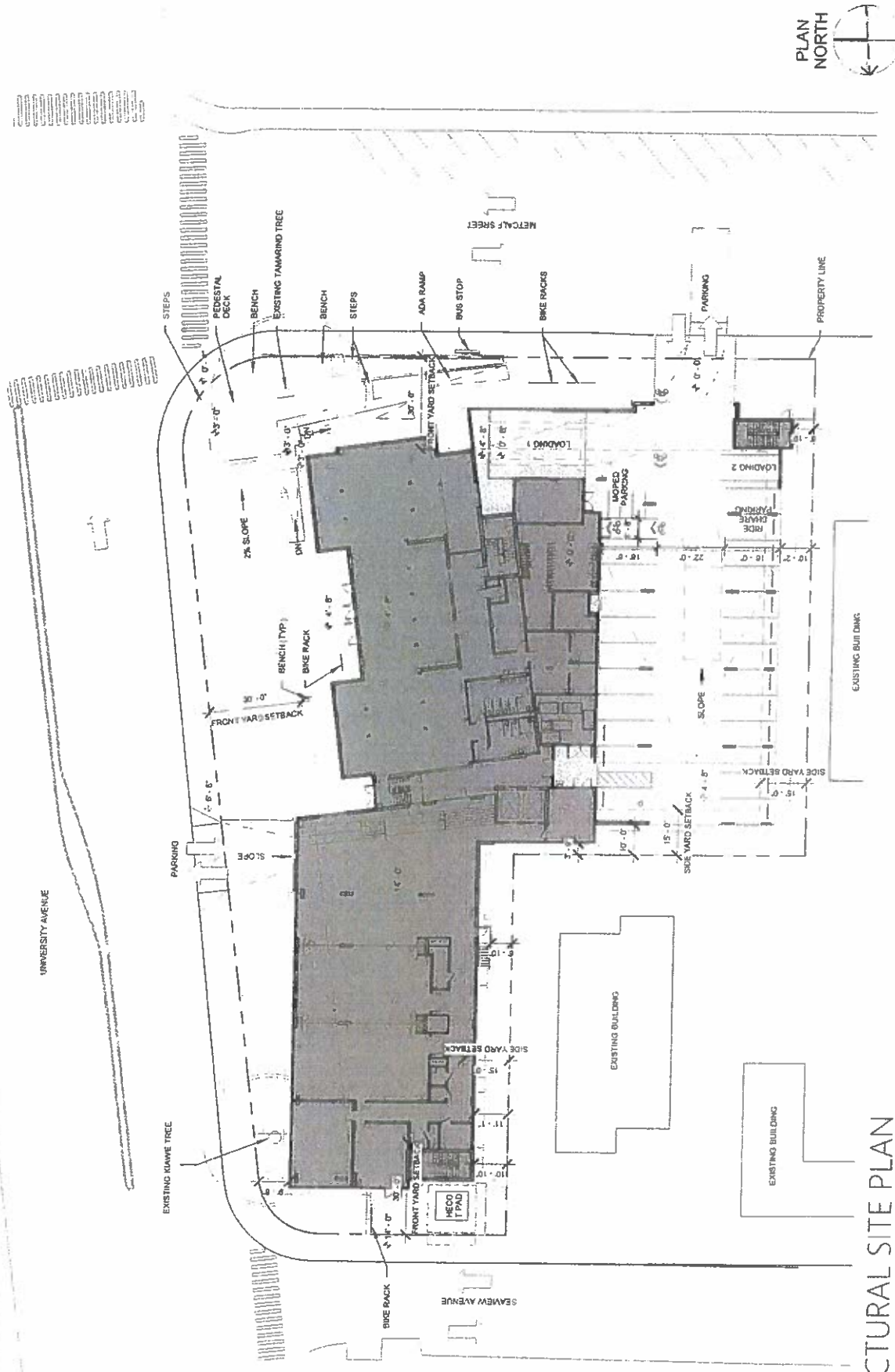


ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

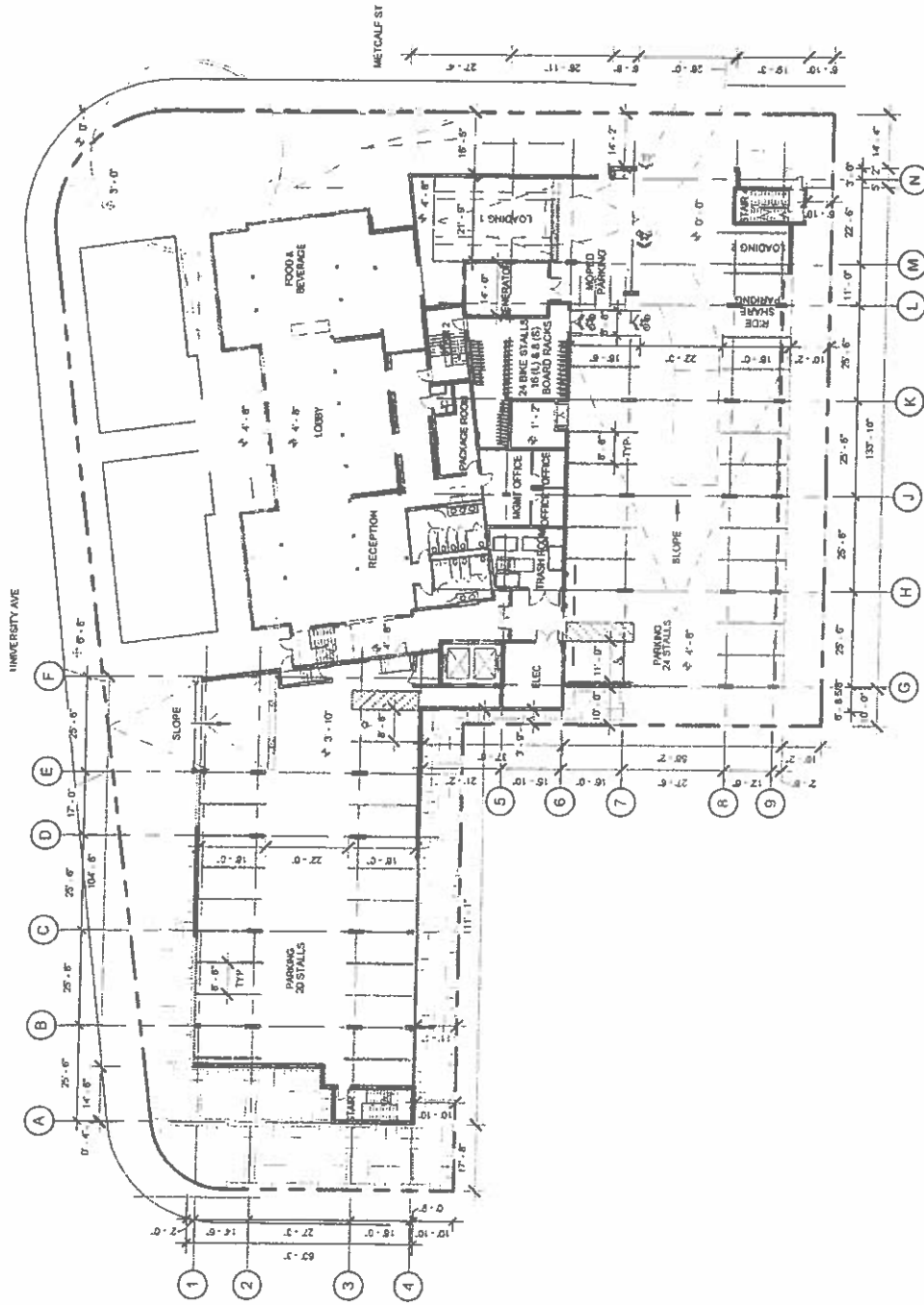
1/64" = 1'-0" 0' 50' 80' 130' Scale: As indicated



## AREA PLANS

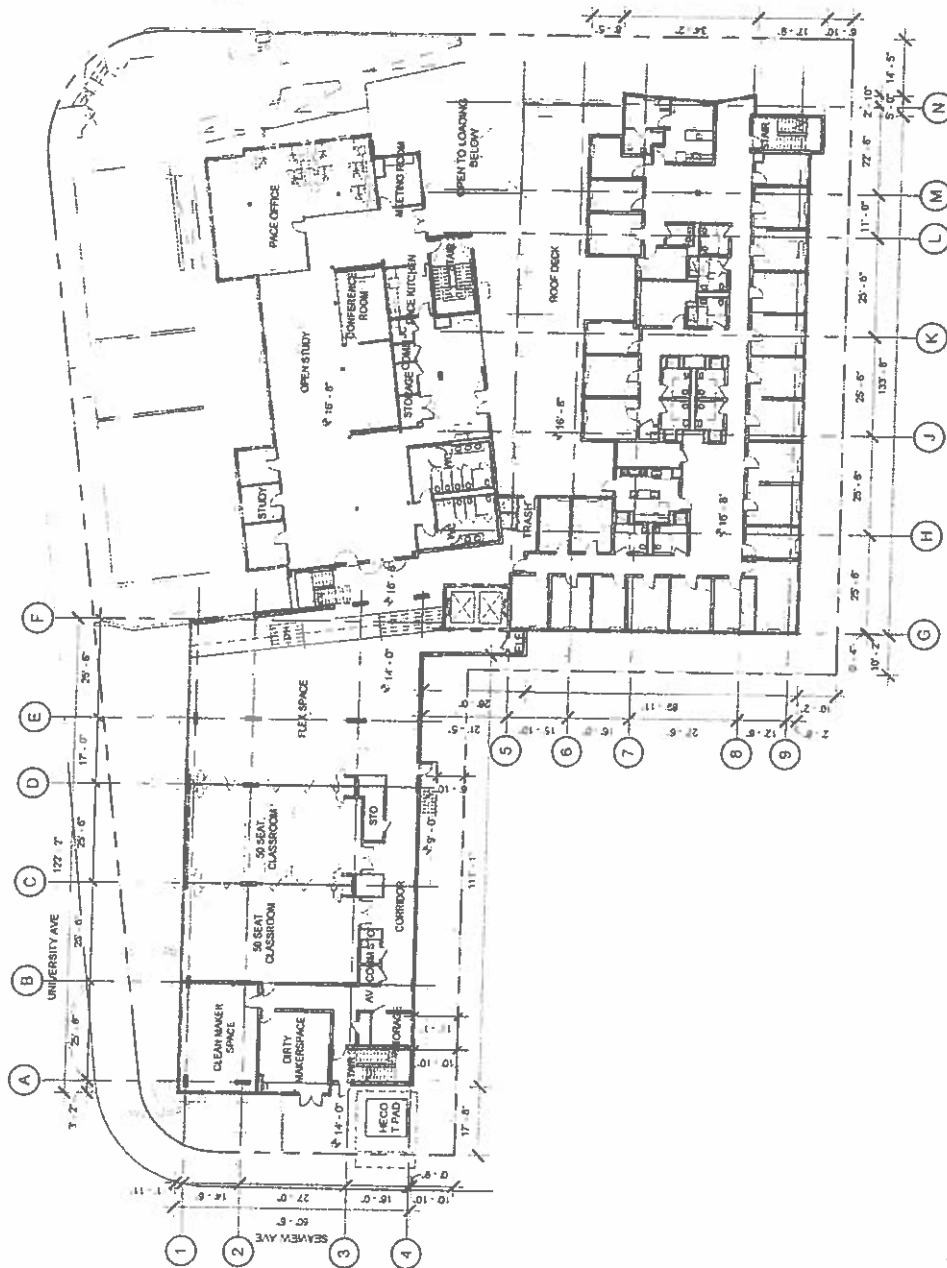


ARCHITECTURAL SITE PLAN



DESIGN PARTNERS  
INCORPORATED





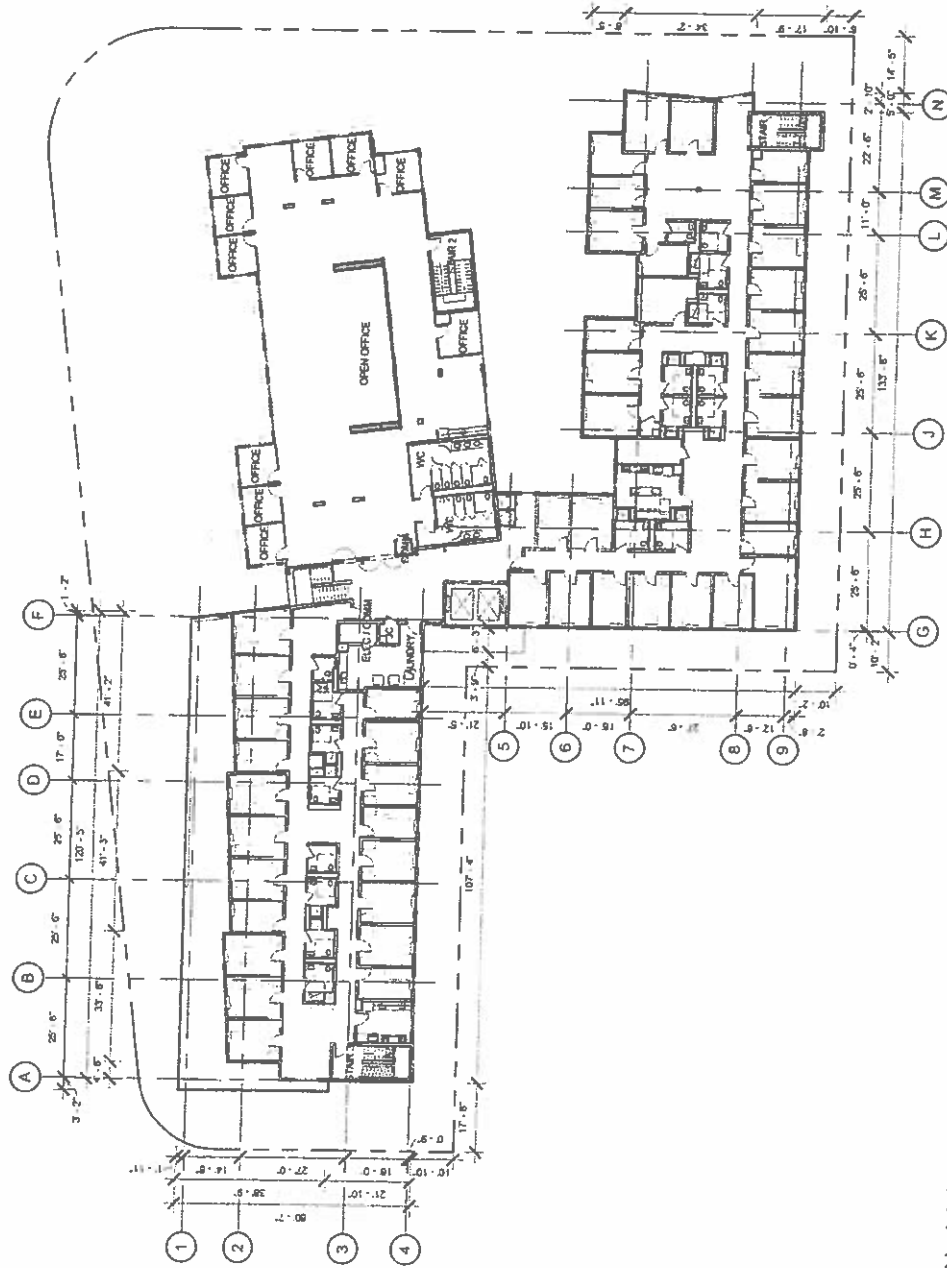
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS  
INCORPORATED

## LEVEL 02 FLOOR PLAN

2021/PRU-1 – EXHIBIT D-10

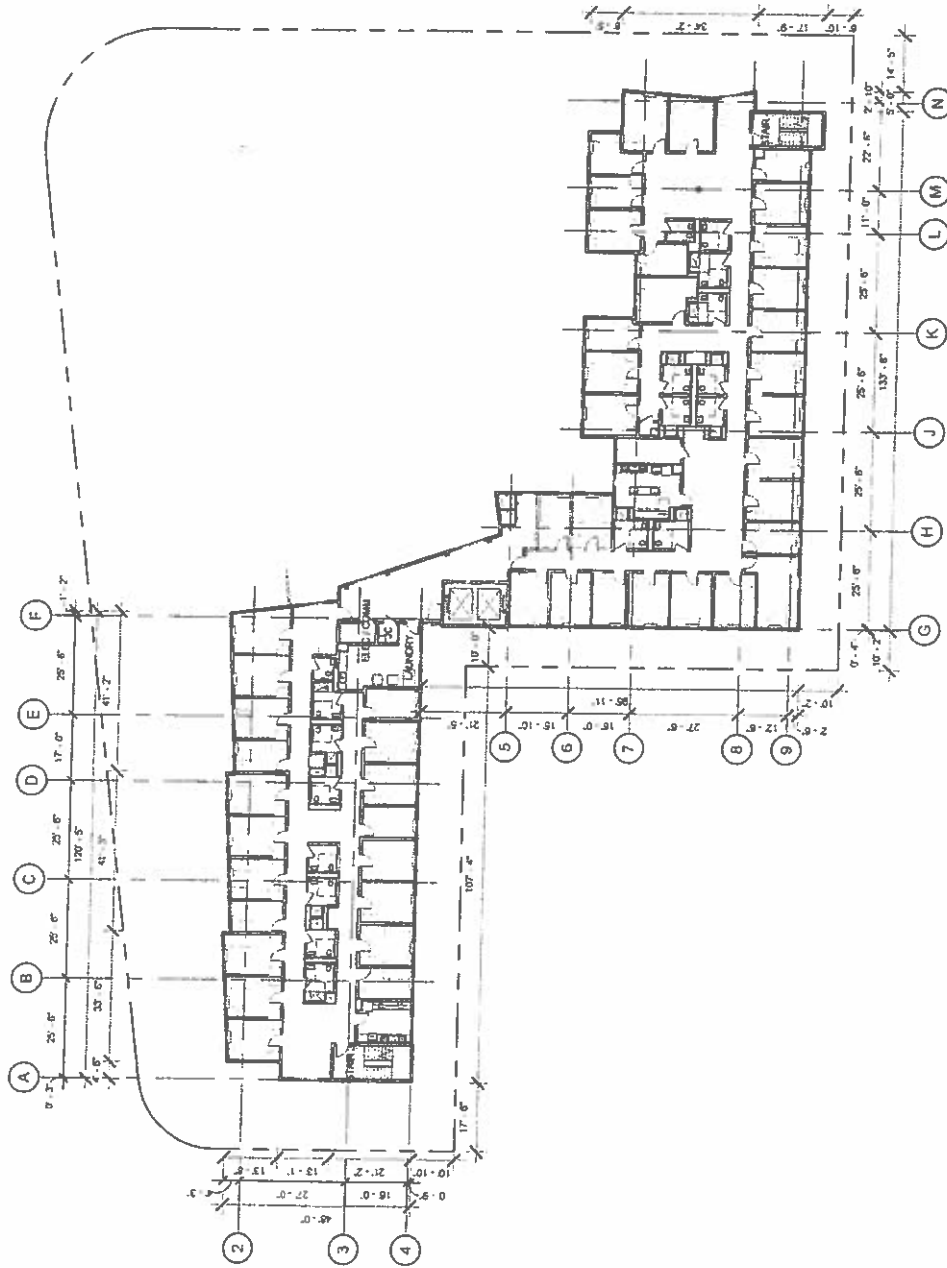


DESIGN PARTNERS  
INCORPORATED

Scale: 1" = 30'-0"

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

# LEVEL 03 FLOOR PLAN



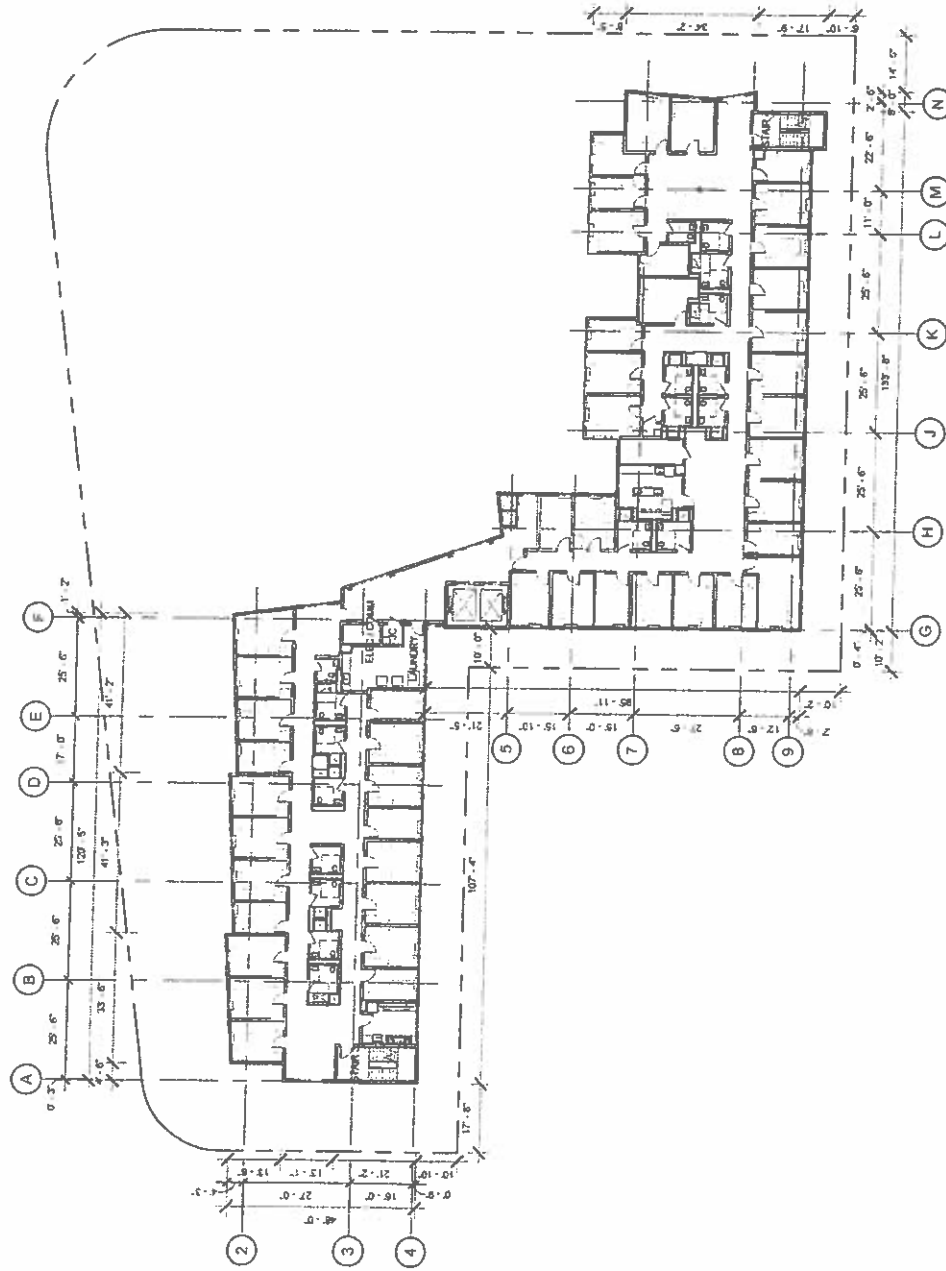
DESIGN PARTNERS  
INCORPORATED

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

# LEVEL 04 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

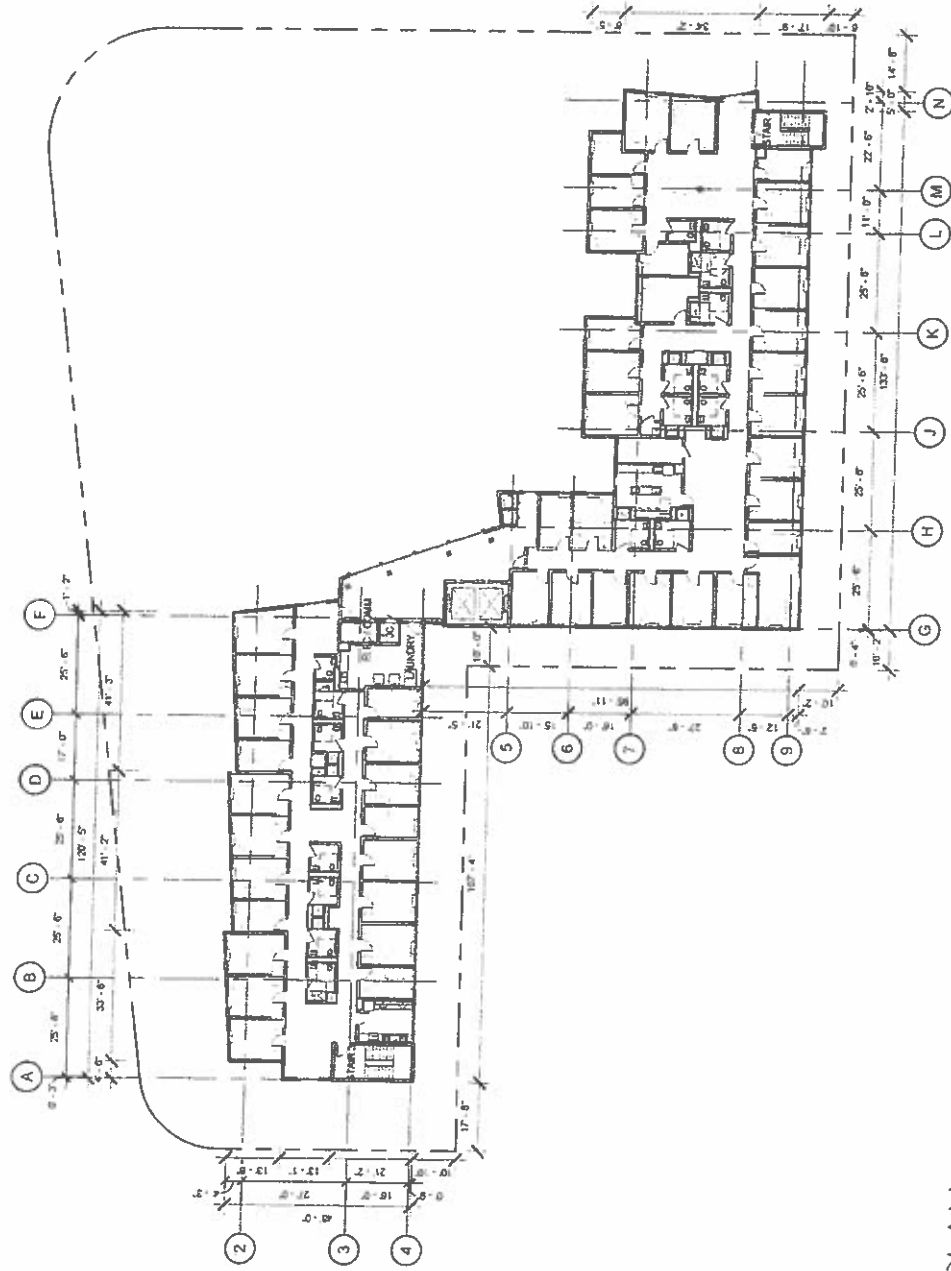
2021/PRU-1 – EXHIBIT D-12



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

# LEVEL 05 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



DESIGN PARTNERS  
INCORPORATED

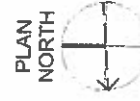
1" = 30' 0" 30' 60' Scale: 1" = 30'-0"

## LEVEL 06 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

**2021/PRU-1 – EXHIBIT D-14**

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



DESIGN PARTNERS  
INCORPORATED

0' 30' 60'

1" = 30'

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





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

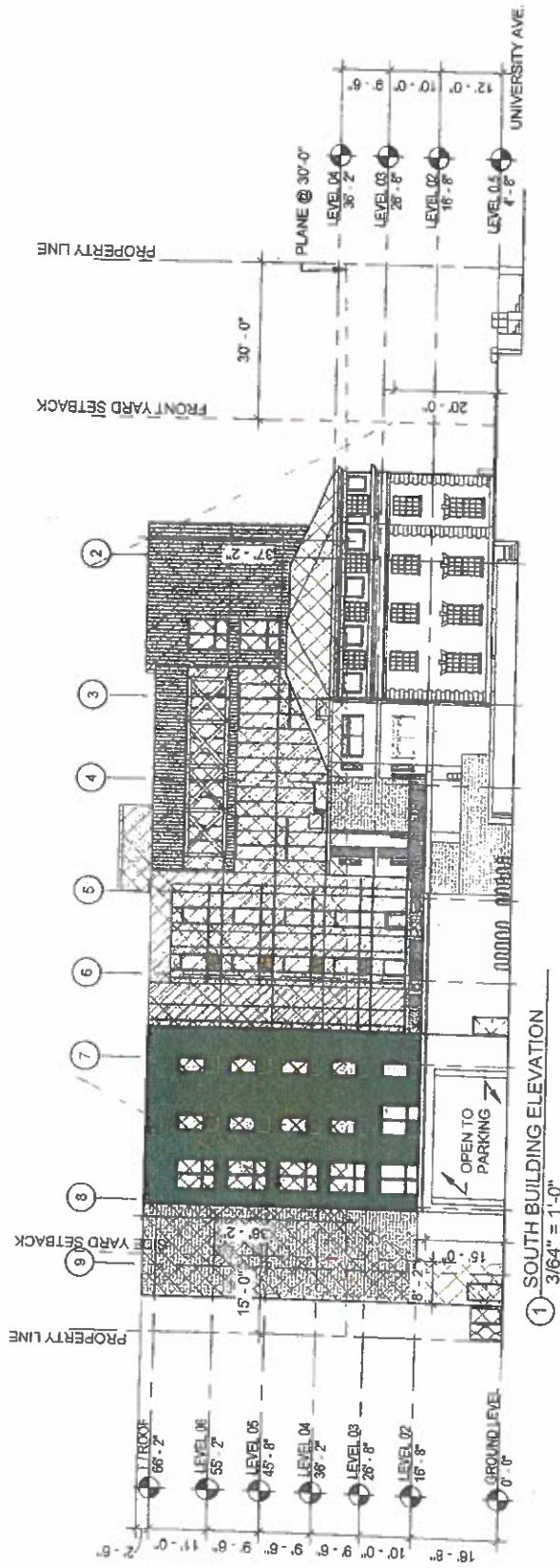
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

## WEST BUILDING ELEVATION

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

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





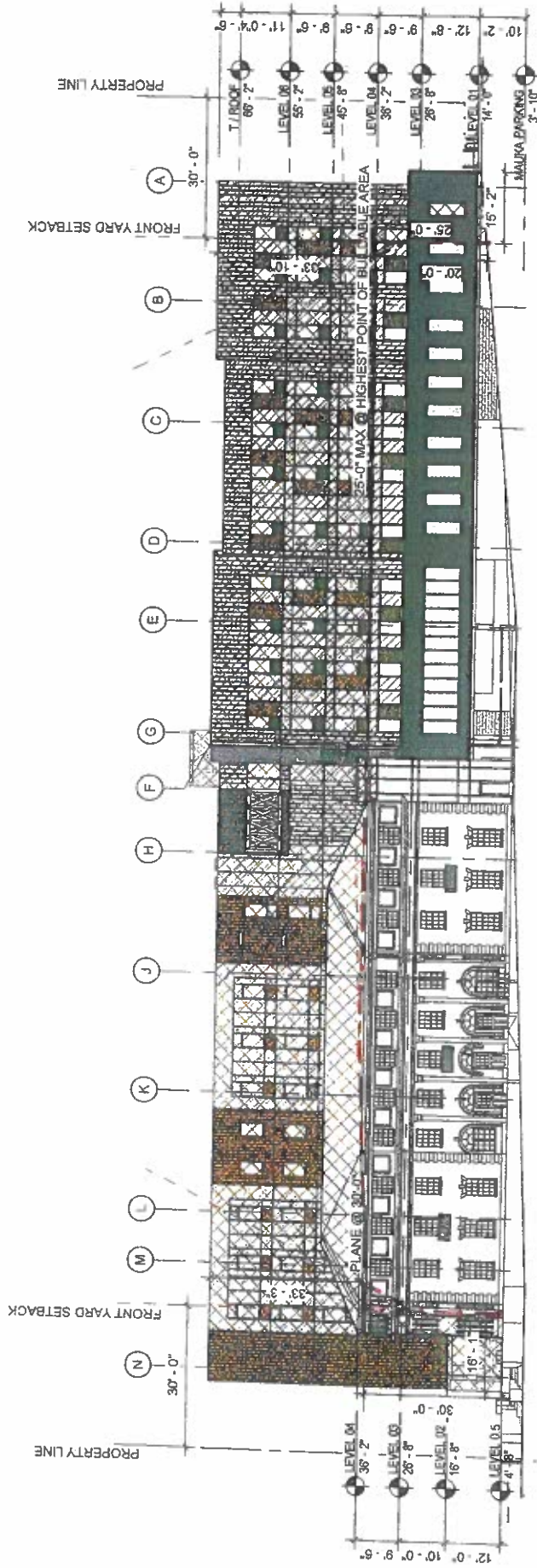
- EXTERIOR MATERIAL LEGEND
- HARDIE PANEL E1 LT BLUE
  - HARDIE PANEL E2 LT GREY
  - HARDIE PANEL E3 CHARCOAL
  - GL-1
  - SETBACK ENCROACHMENT

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

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





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



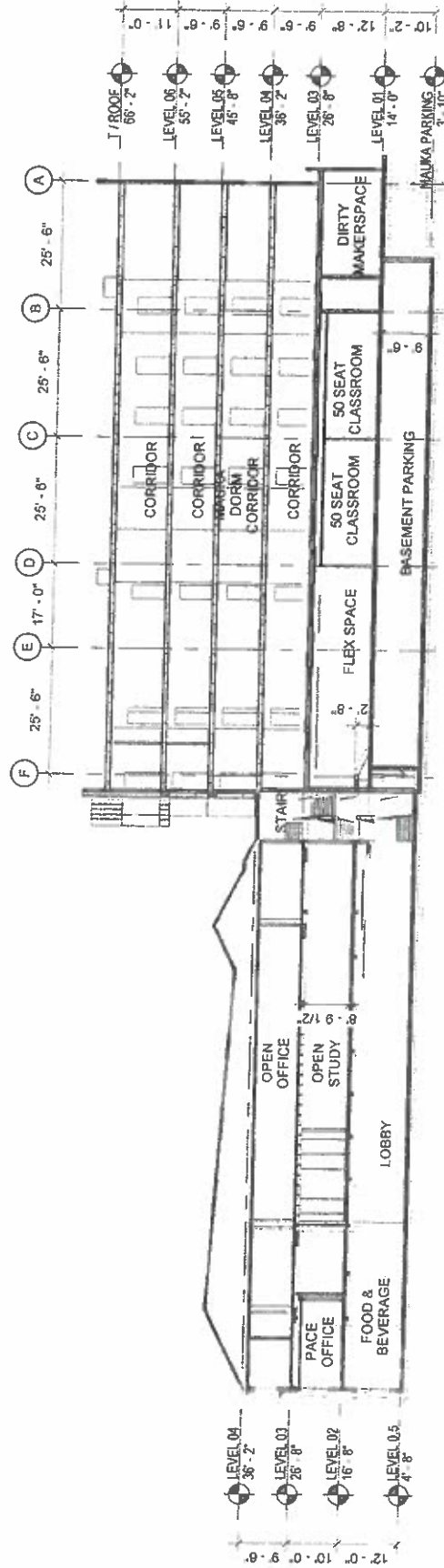
Scale: 3/64" = 1'-0"



# EAST BUILDING ELEVATION

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# SOUTH - NORTH BUILDING SECTION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

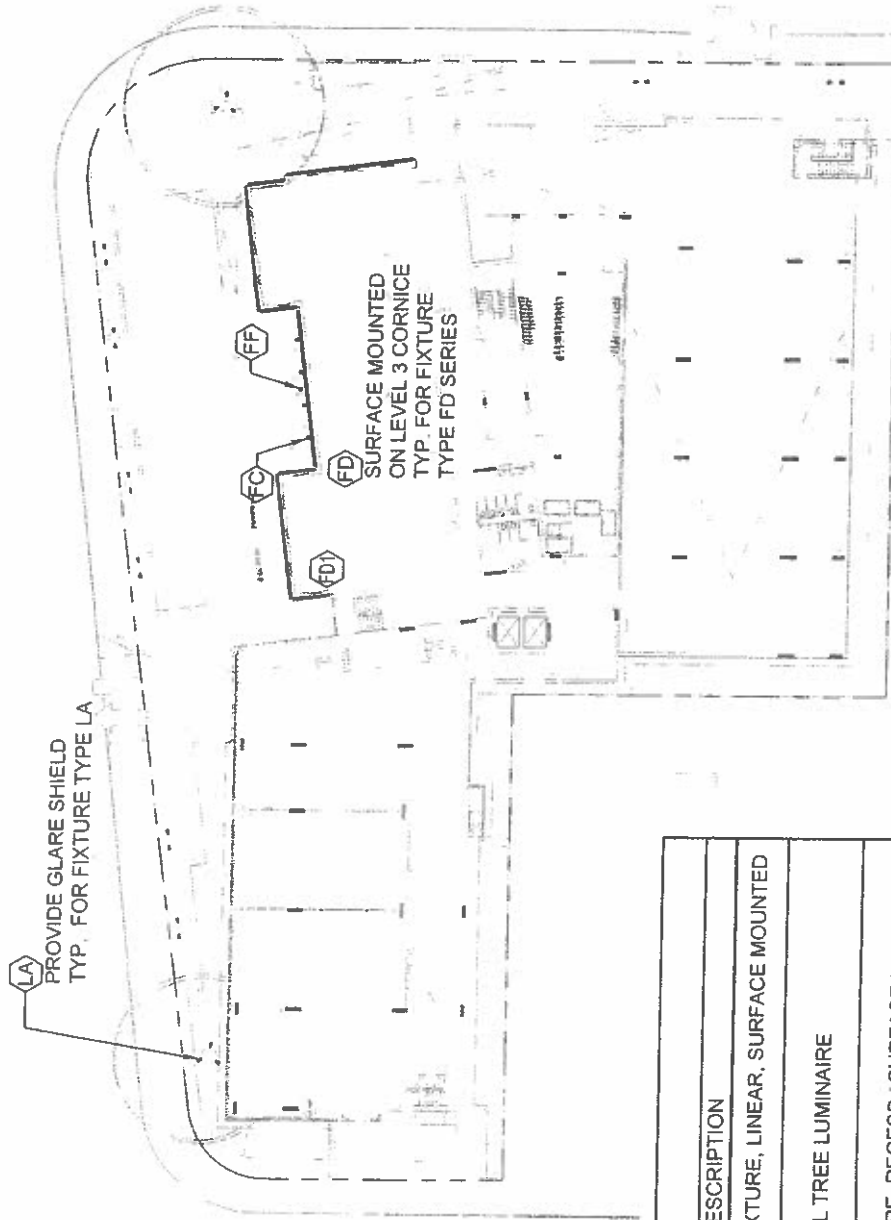
3/64" = 1'-0" 0' 10' 20' 40'

Scale 3/64" = 1'-0"



**ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER**





PLAN  
NORTH

DESIGN PARTNERS  
INCORPORATED

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

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

2021/PRU-1 – **EXHIBIT D-21**