

'21JUN16 AM 11:33 CITY CLERK

ATHERTON RESIDENTIAL LIFE | INNOVATION AND ENTREPRENEURSHIP CENTER

-
PLAN REVIEW USE PERMIT

JUNE 2021

Submitted by R.M. Towill for the Committee on Zoning and Planning 6/17/21 Meeting
Regarding Resolution 21-127

MISC. COM. 386
ZP

PRU MAJOR MODIFICATION

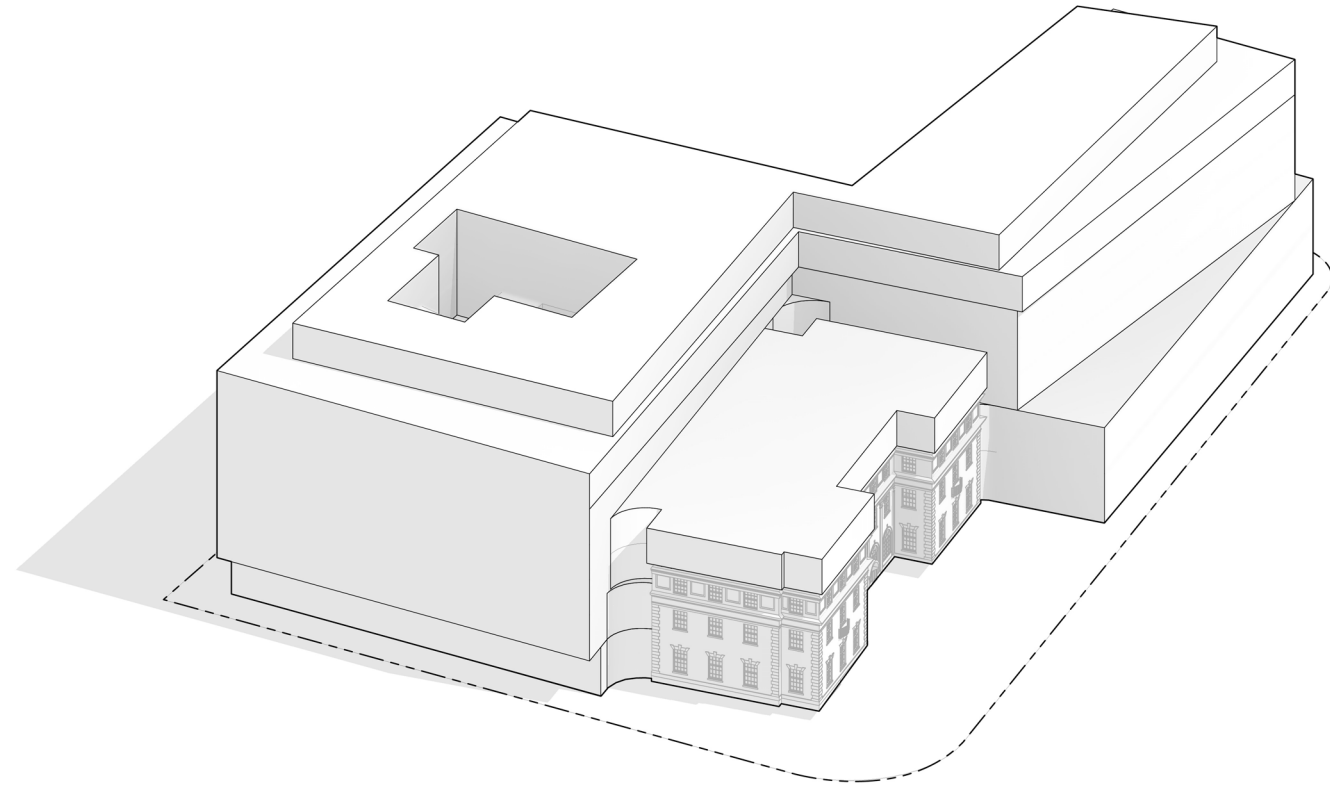
This major modification is to add the proposed Innovation Center to the UH PRU. The new 5 Year Master Plan includes the new Innovation Center and the Projects approved on March 17, 2010, by the City Council's adoption of Resolution No. 09-341, CD1, FD1 approving Plan Review Use (PRU) Permit File No. 2009/PRU-3 to allow implementation of the 2007 Long Range Development Plan (LRDP) for the University of Hawaii at Manoa campus. Since that time there have been minor modifications that do not have a significant impact on activities at the UH Manoa Main Campus and there may be future minor modifications as well.

PROJECT PURPOSE

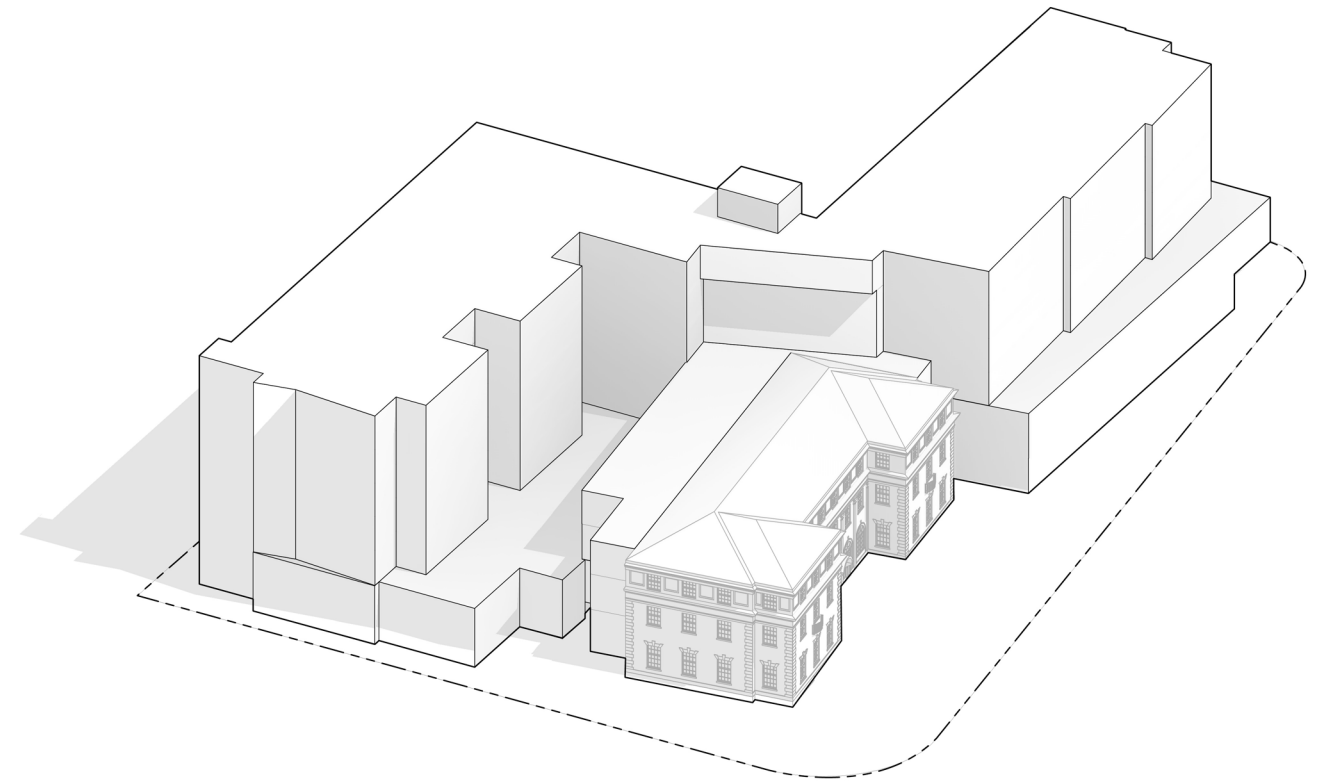
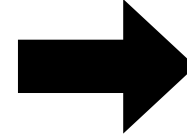
- The Hawaii Innovation Initiative approved by the University of Hawaii's administration and regents is one of four priorities set forth in the University's current strategic direction.
- *“The University of Hawai‘i is working in partnership with the private sector and government to build a thriving innovation, research, education and training enterprise in Hawai‘i that will*
 - *develop a third major economic sector for the state, create high-quality living-wage jobs, and addresses the challenges and opportunities faced by Hawai‘i and the world.”*
- The Project is envisioned to build a learning environment in support of innovators and entrepreneurs that will be open to all UH students, faculty and the public and be designed as a 21st century university gathering place. This is a public private partnership effort to develop the property into an integrated live, learn, work, innovation center. UH students from multiple disciplines and departments, alongside business professionals, will engage in entrepreneurial education managed by the Pacific Asian Center for Entrepreneurship (PACE). The facility would house a one-stop shop for the growing number of University programs currently supporting research, incubator space for startups, innovation and entrepreneurship coupled together with 21st century student housing to alleviate the student housing shortage that has had an impact throughout the city.

DESIGN PROGRESS

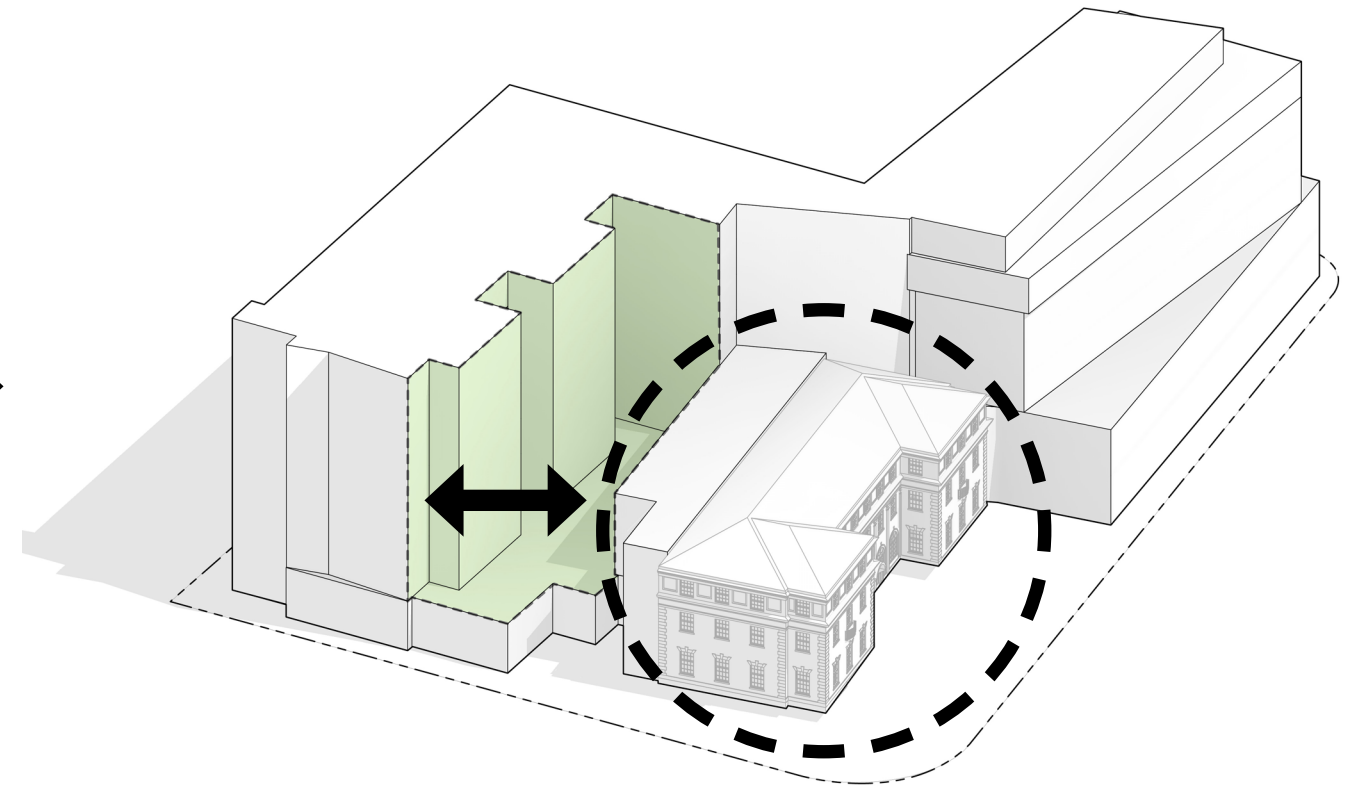
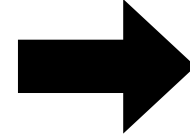
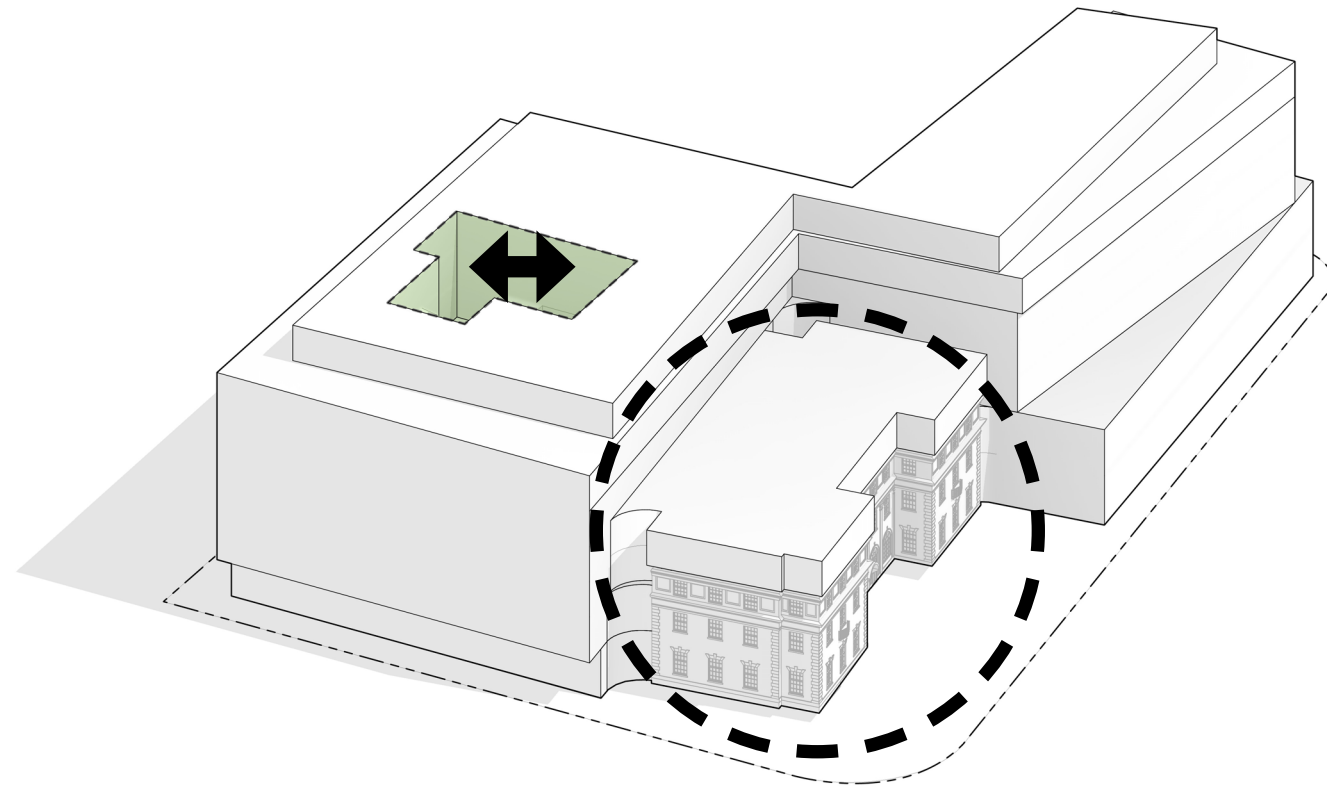
	NOVEMBER 2019	JANUARY 2021
BED COUNT	350-375	SAME
BUILDING HEIGHT	76'	66'-2" (13% REDUCTION)
BUILDING MASS (SF)	165,270	98,682 (60% REDUCTION)
ACCESS AND EGRESS	SEAVIEW AND METCALF	UNIVERSITY AND METCALF
HISTORIC DESIGN	ATHERTON BUILDING ATTACHED TO NEW BUILDING	SEPARATE ATHERTON BUILDING FROM THE NEW BUILDING
PARKING	44 STALLS	44 STALLS 2 LOADING STALLS BICYCLE STORAGE 50 LONG TERM BICYCLE STALLS
VIEW PRESERVATION	PRESERVE DIAMONDHEAD VIEW	DIAMONDHEAD VIEW FURTHER PRESERVED WITH REDUCTION IN HEIGHT

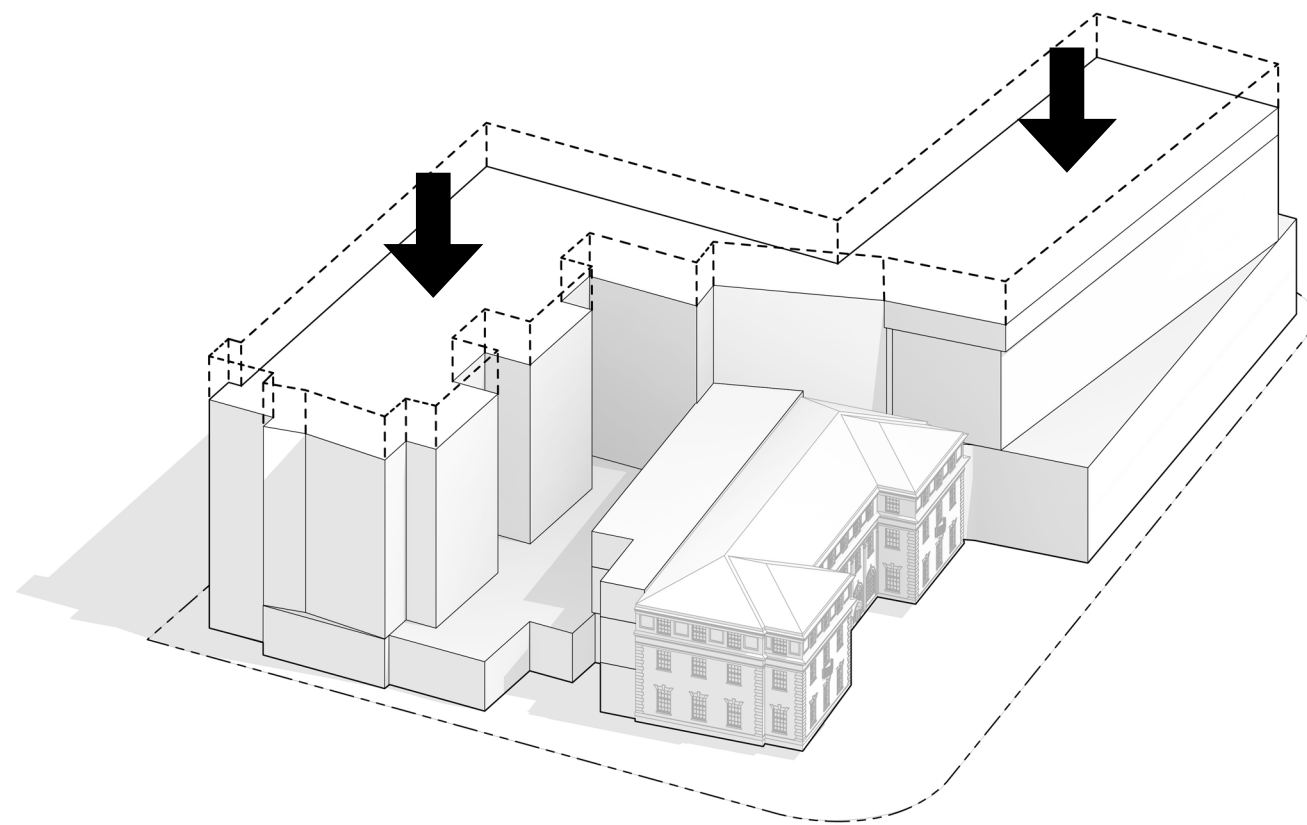
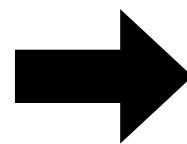
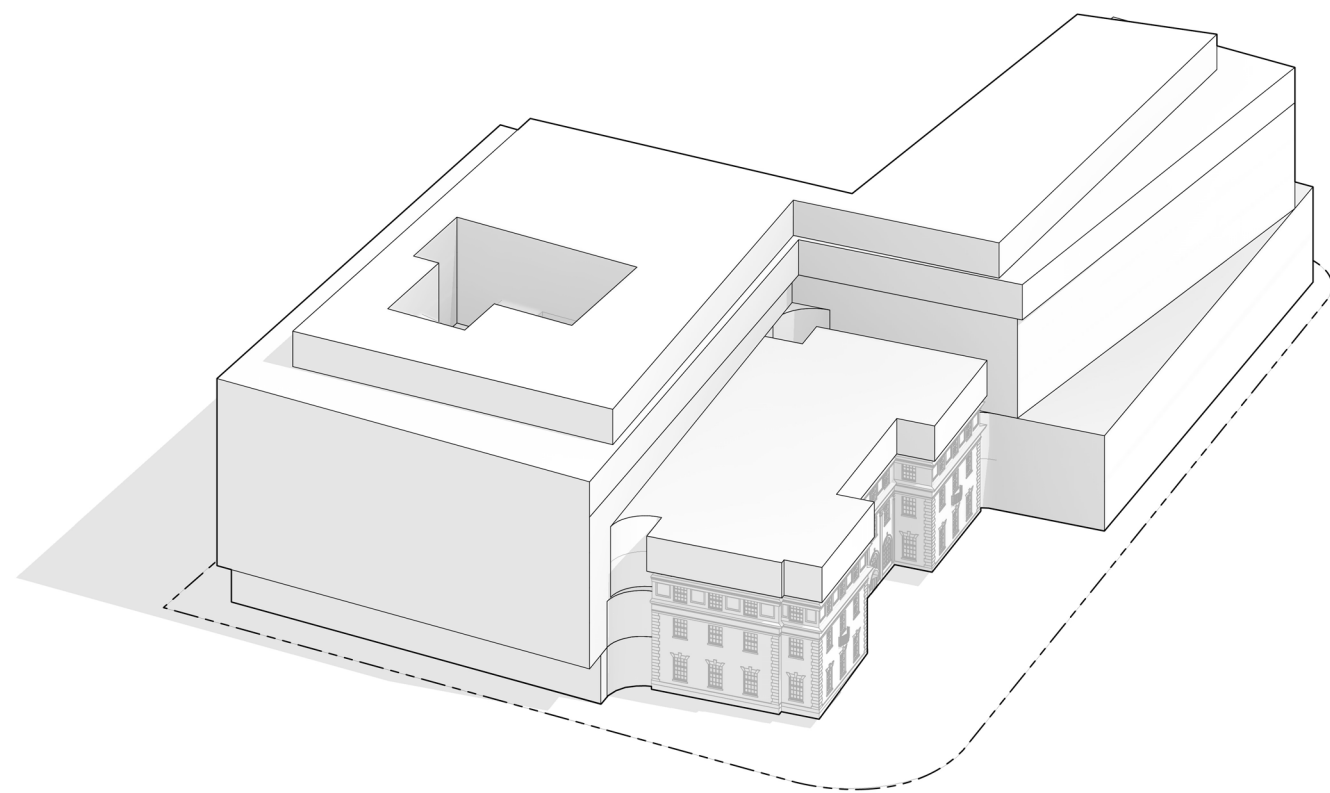


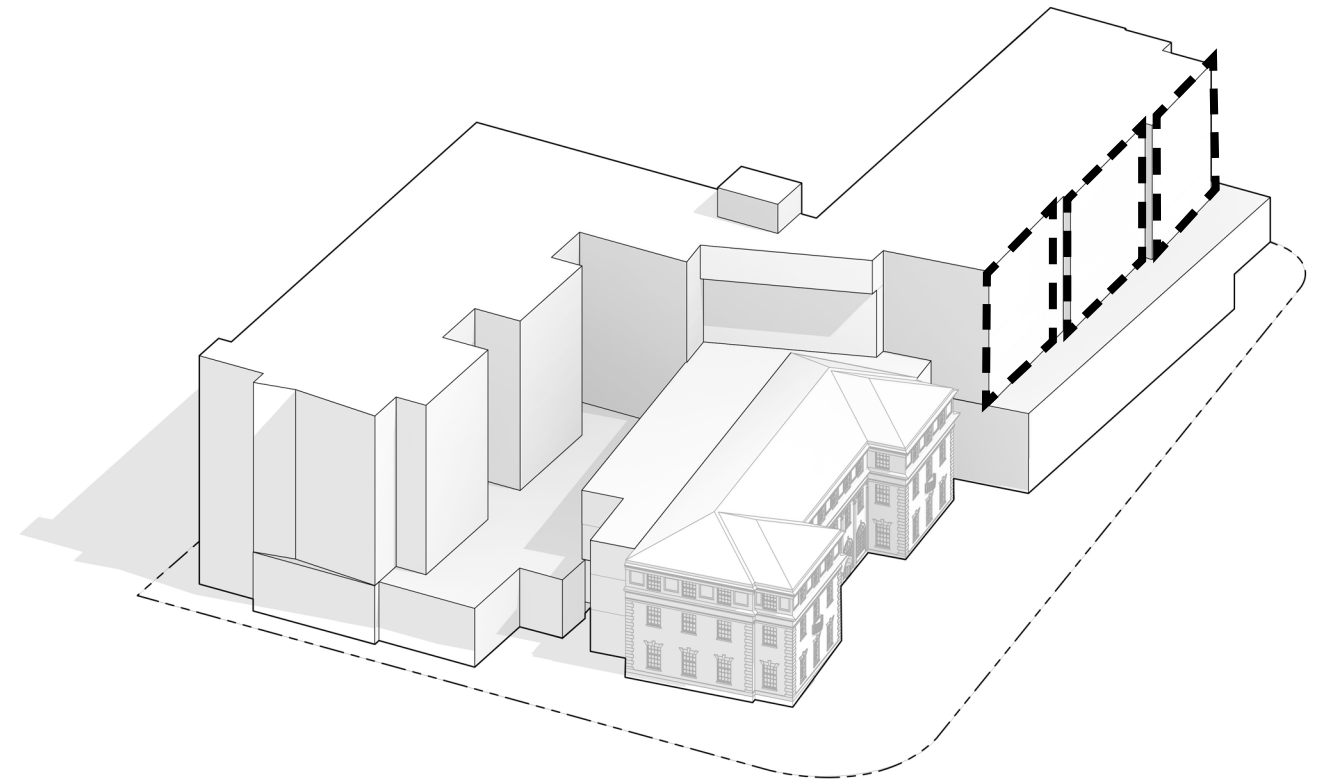
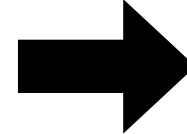
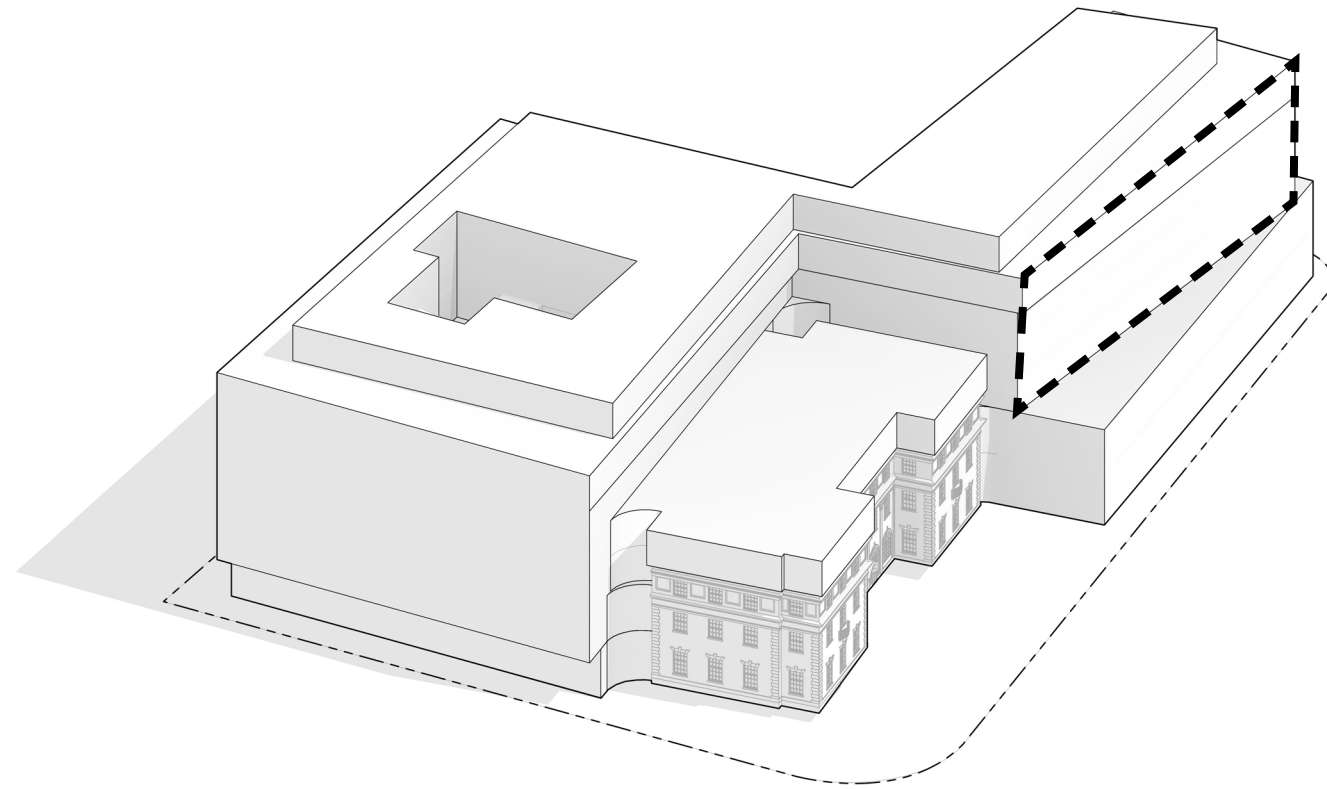
NOVEMBER 6, 2019

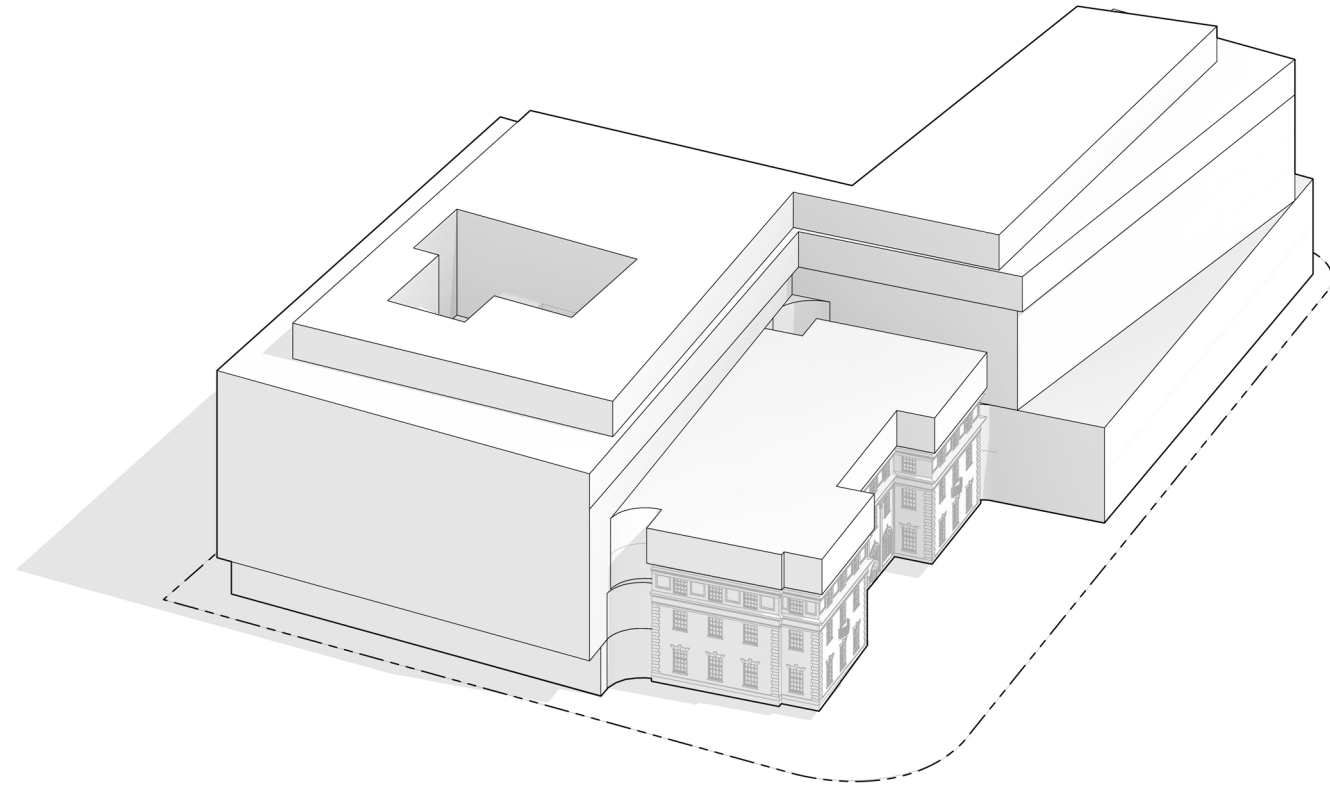


JANUARY 2021

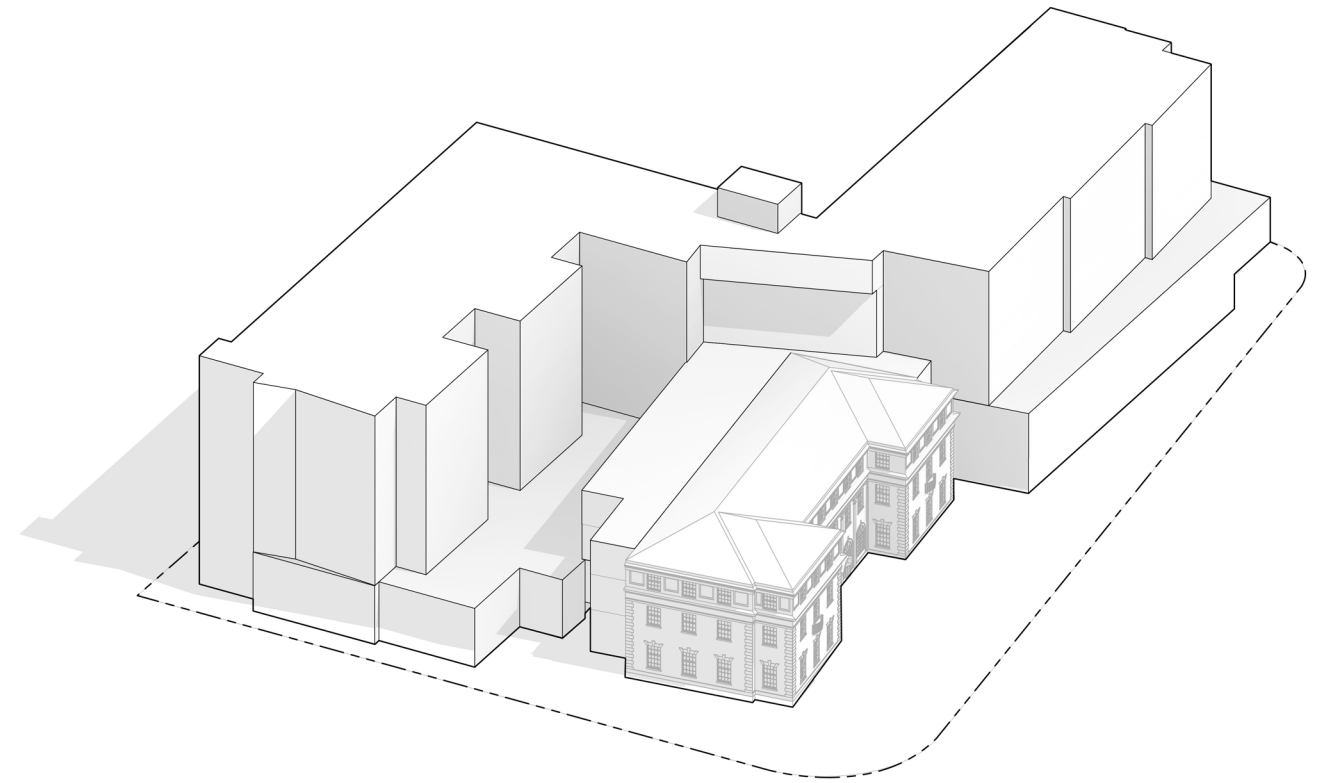
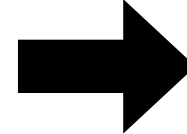






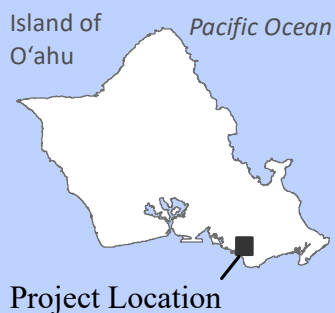


NOVEMBER 6, 2019



JANUARY 2021





Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Legend

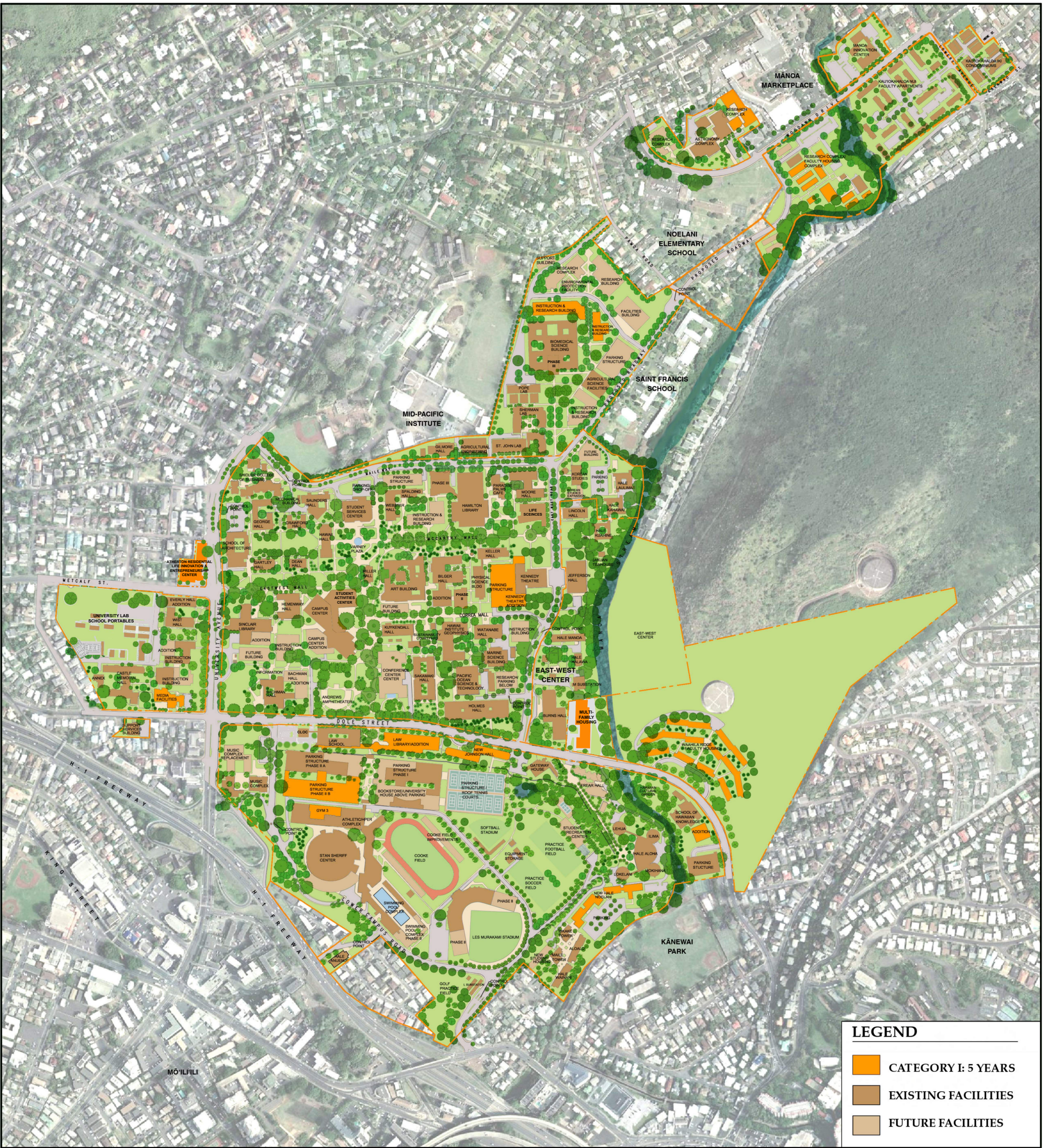


0 600 1,200
Feet
1 inch = 1,200 feet

Location Map



R. M. TOWILL CORPORATION



LEGEND

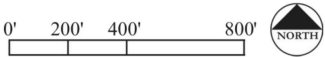
CATEGORY I: 5 YEARS

EXISTING FACILITIES

FUTURE FACILITIES

5-YEAR MASTER PLAN

UNIVERSITY OF HAWAI'I, MĀNOA





CONCEPTUAL LANDSCAPE PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

ARCHITECTURAL SITE PLAN

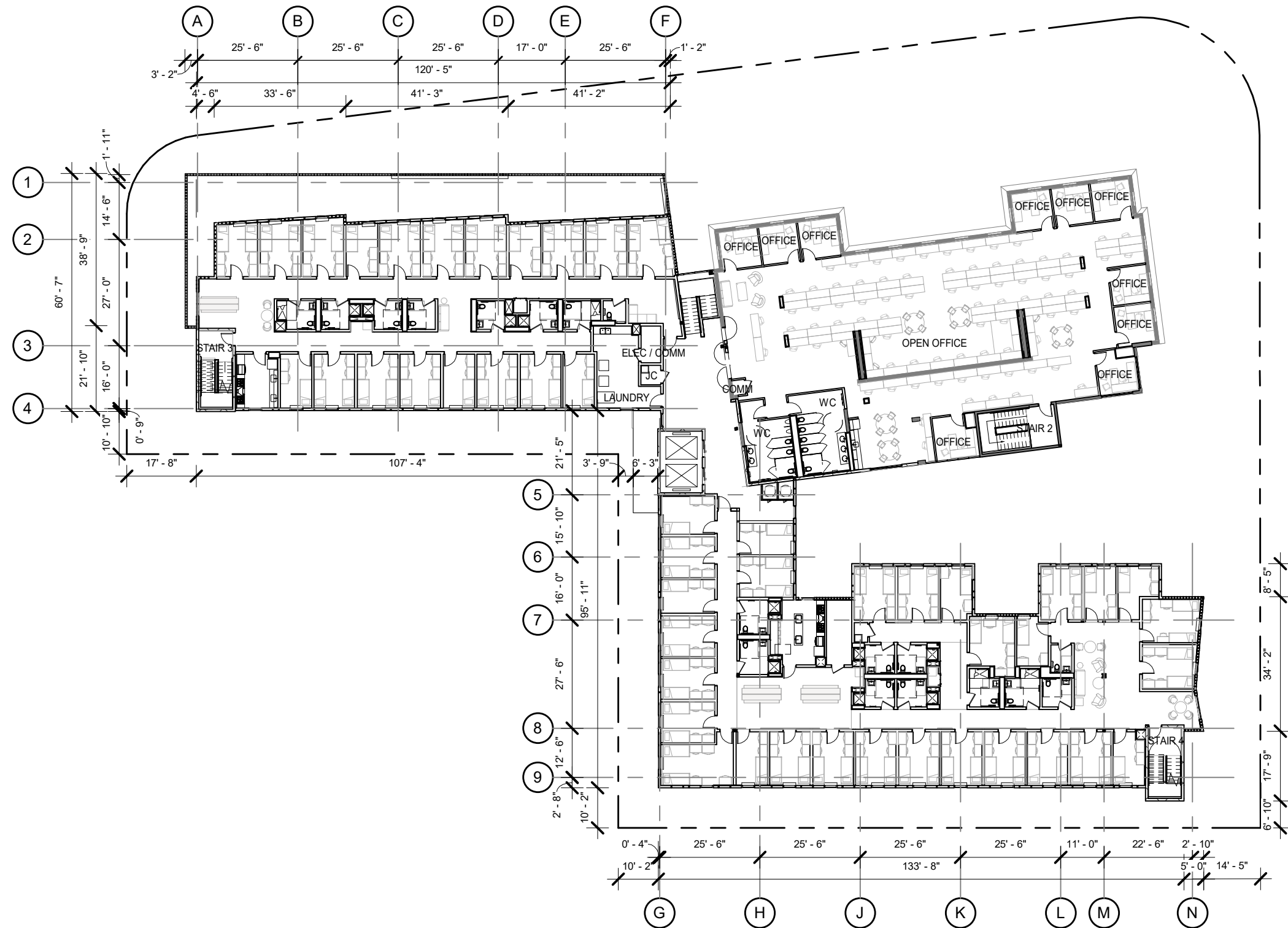
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



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





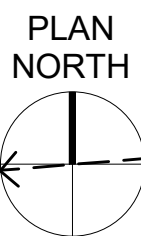
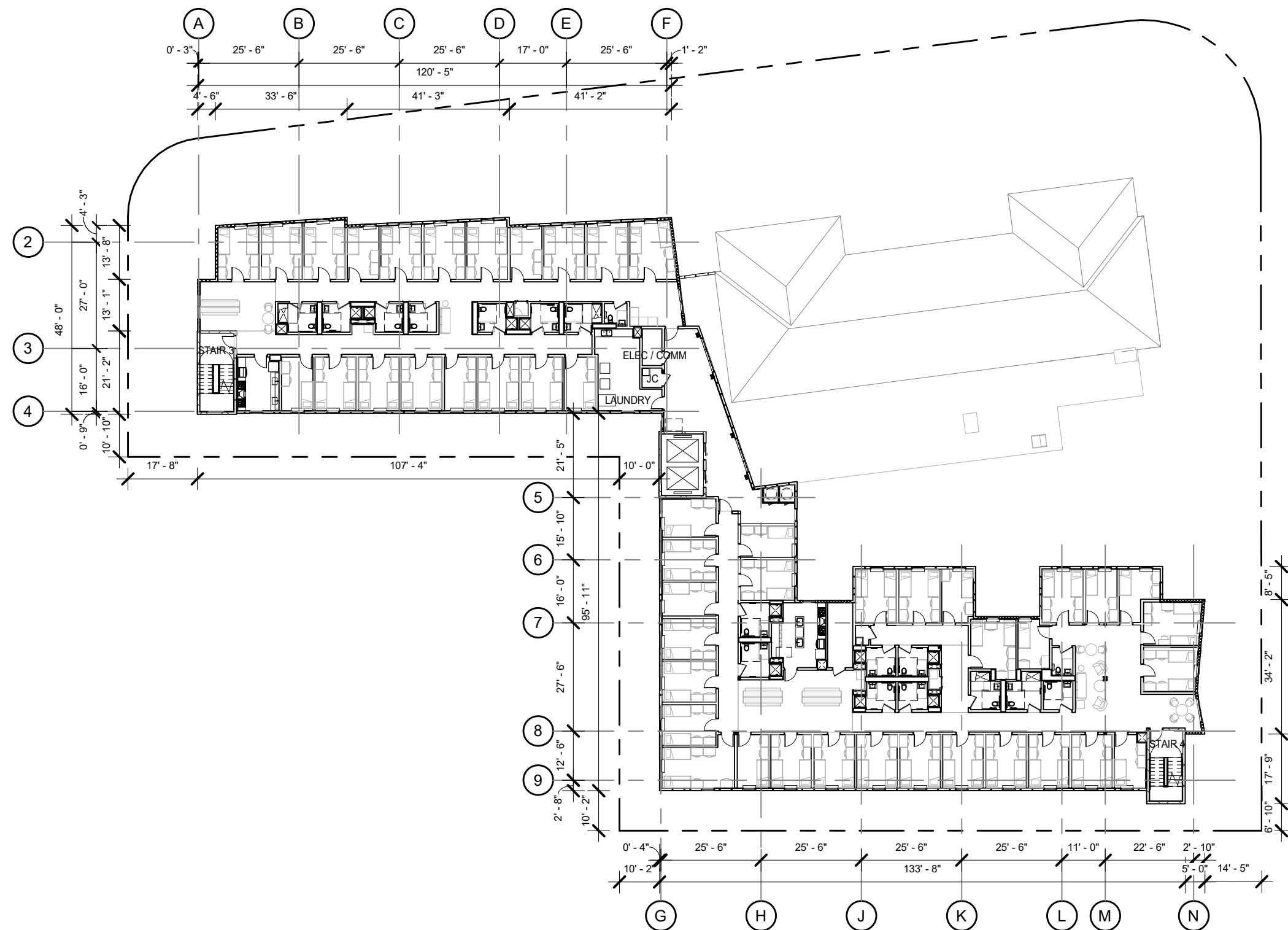


LEVEL 03 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS
INCORPORATED

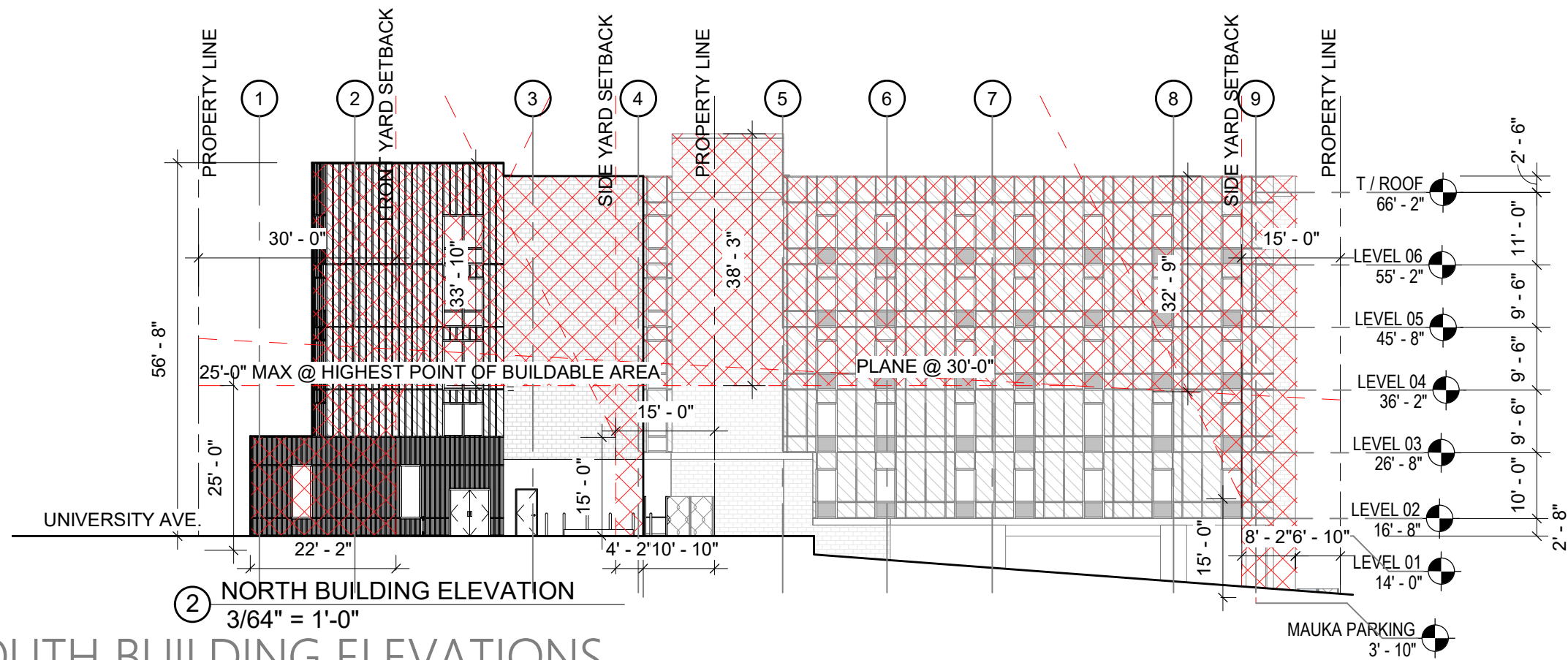


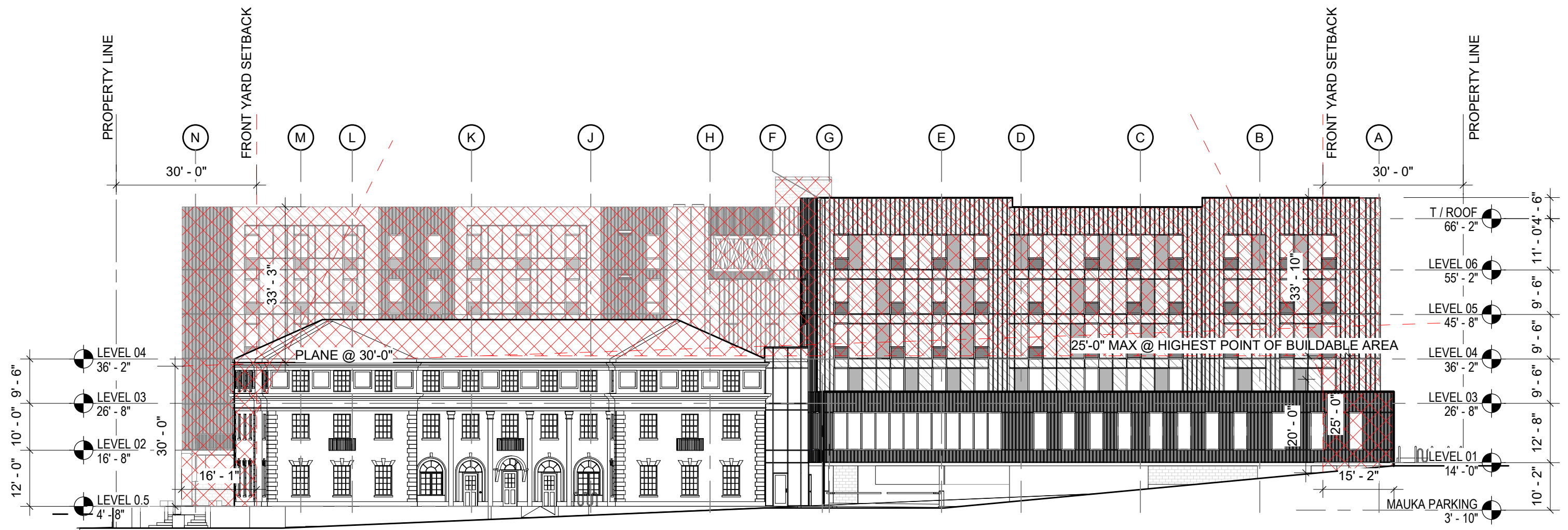
LEVEL 04-06 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

EAST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

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







