

SUMMARY OF PROPOSED COMMITTEE DRAFT:

RESOLUTION 21-127

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.

THE PROPOSED CD1 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. In the first WHEREAS clause, includes TMK 2-8-023:009 in the list of parcels that comprise the UH Manoa campus (TMK 2-8-023:009 was inadvertently omitted from the resolution).
- 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.
- 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.
- 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.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 21-127, CD1

PROPOSED

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, 009, 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 July 7, 2021, 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,



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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;



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- b. Conduct archaeological monitoring for the Project in accordance with Hawaii Administrative Rules Section 13-279 (governing standards for archaeological monitoring studies and reports);
 - 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



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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 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.



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- 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.
 - 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;



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- 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 plans that utilize the good soil and range of micro-climate conditions of Manoa; and
 - 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.



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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, 7th 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:

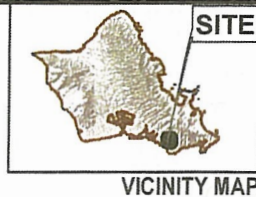
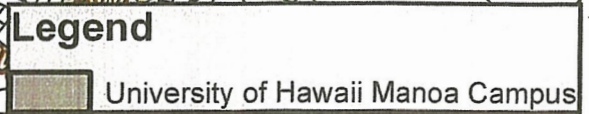
Tommy Waters (br)

DATE OF INTRODUCTION:

May 20, 2021

Honolulu, Hawaii

Councilmembers



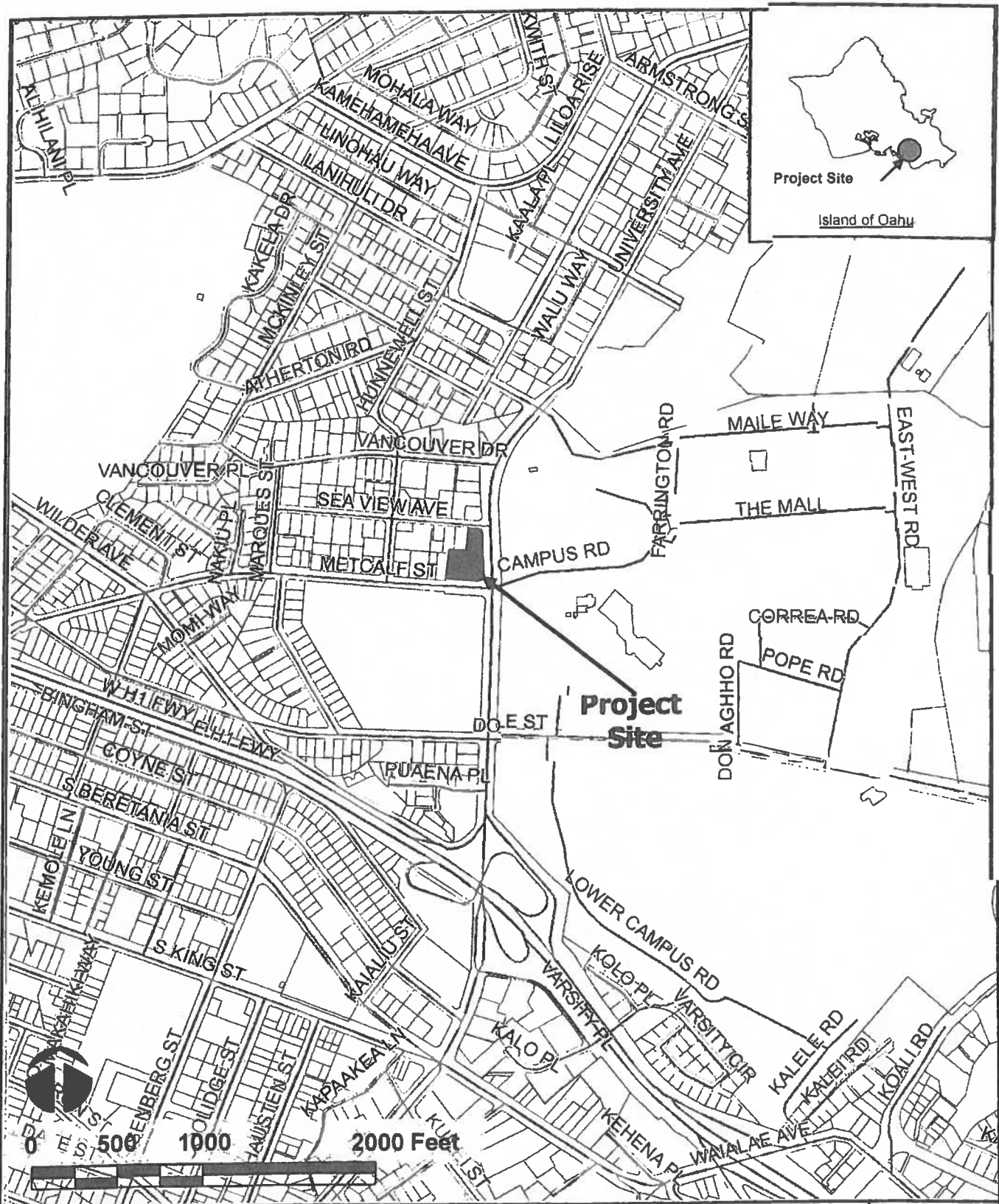
VICINITY MAP

1,000 Feet



TMK: 2-8-016:001, 2-8-007:029, 2-8-015:001, 2-8-023:003,
2-8-023:009, 2-8-023:010, 2-8-023:011, 2-8-023:012,
2-8-023:013, 2-8-023:016, 2-8-026:014, 2-8-029:001,
2-8-029:030, 2-8-029:031, 2-9-002:012, 2-9-004:005,
2-9-004:007, 2-9-013:054, 2-9-023:001, 2-9-023:026,
2-9-023:027, 2-9-026:001, 2-9-026:002, 2-9-026:037,
2-9-027:054, 3-3-056:001

FOLDER NO.: 2021/PRU-1



ATHERTON MIXED-USE STUDENT HOUSING
INNOVATION AND ENTREPRENEURSHIP CENTER

LOCATION MAP AND VICINITY MAP

FIGURE

1



BASE MAP: FIRM BASE MAP



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://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.

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. |

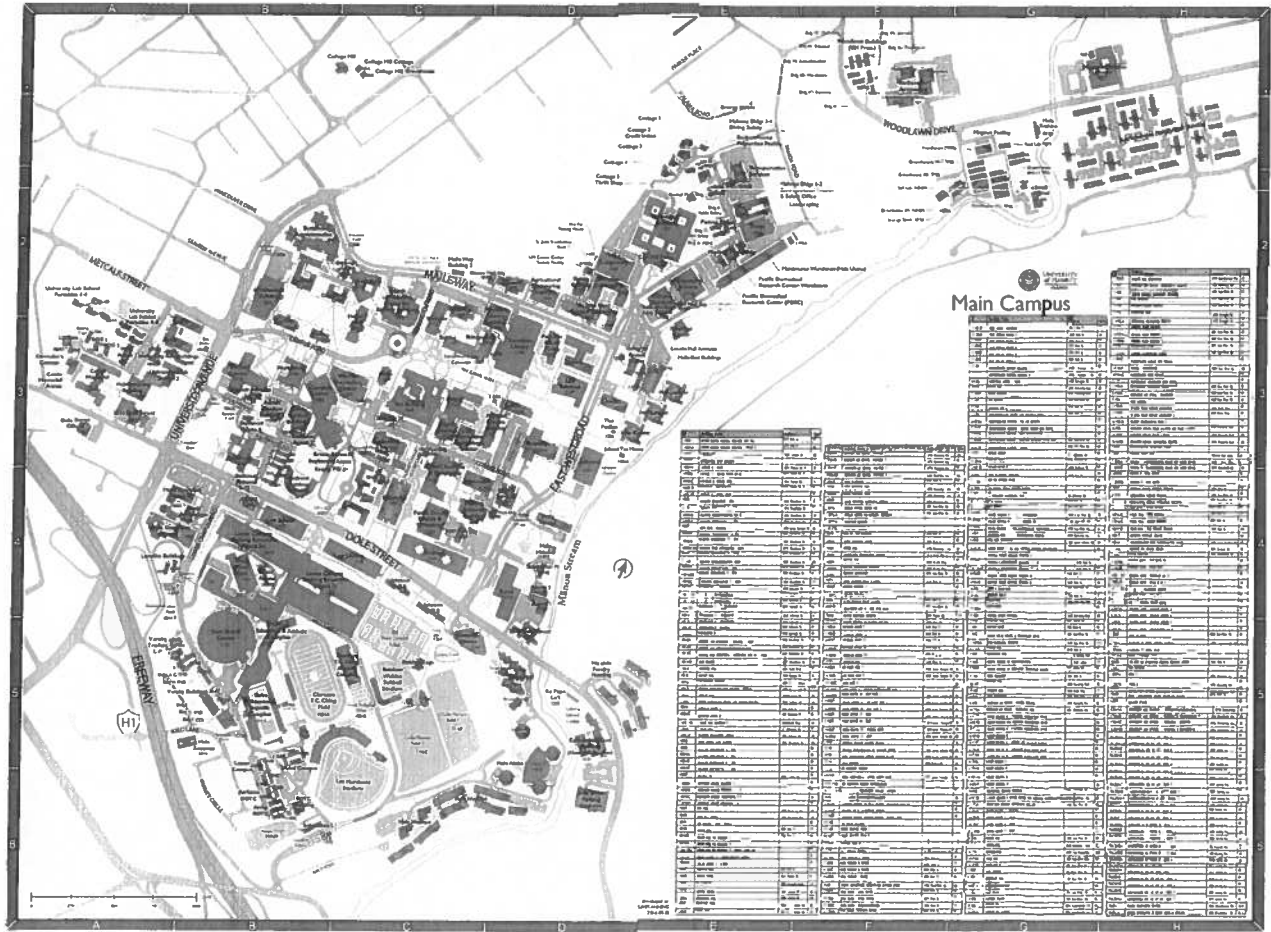
NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply but coverage is available in participating communities.

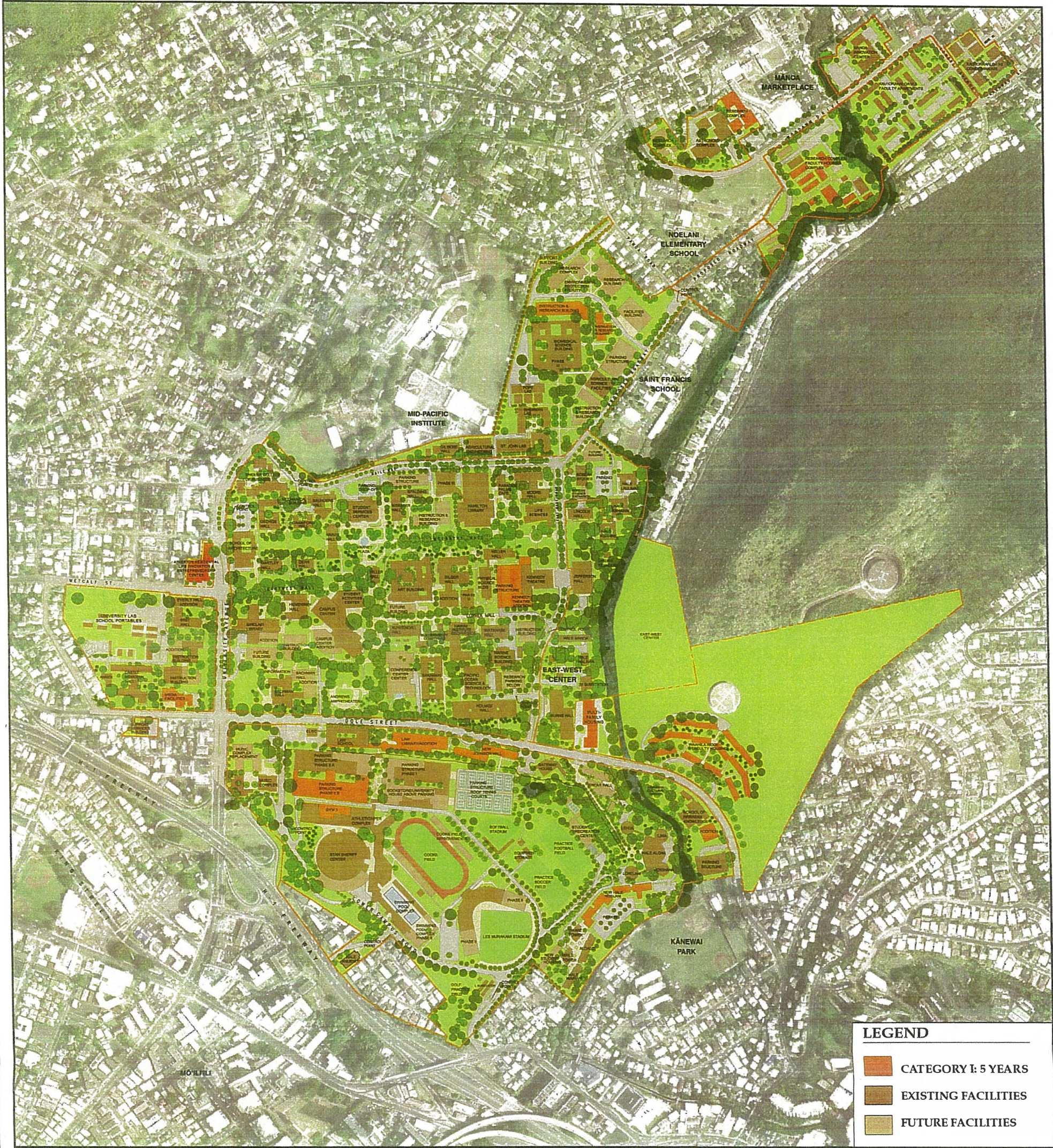
| | |
|--|---|
| | Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. |
| | Zone X: Areas determined to be outside the 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 applies, but coverage is available in participating communities. |
|--|--|

2021/PRU-1 - EXHIBIT A-3

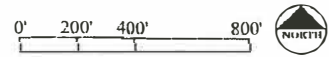


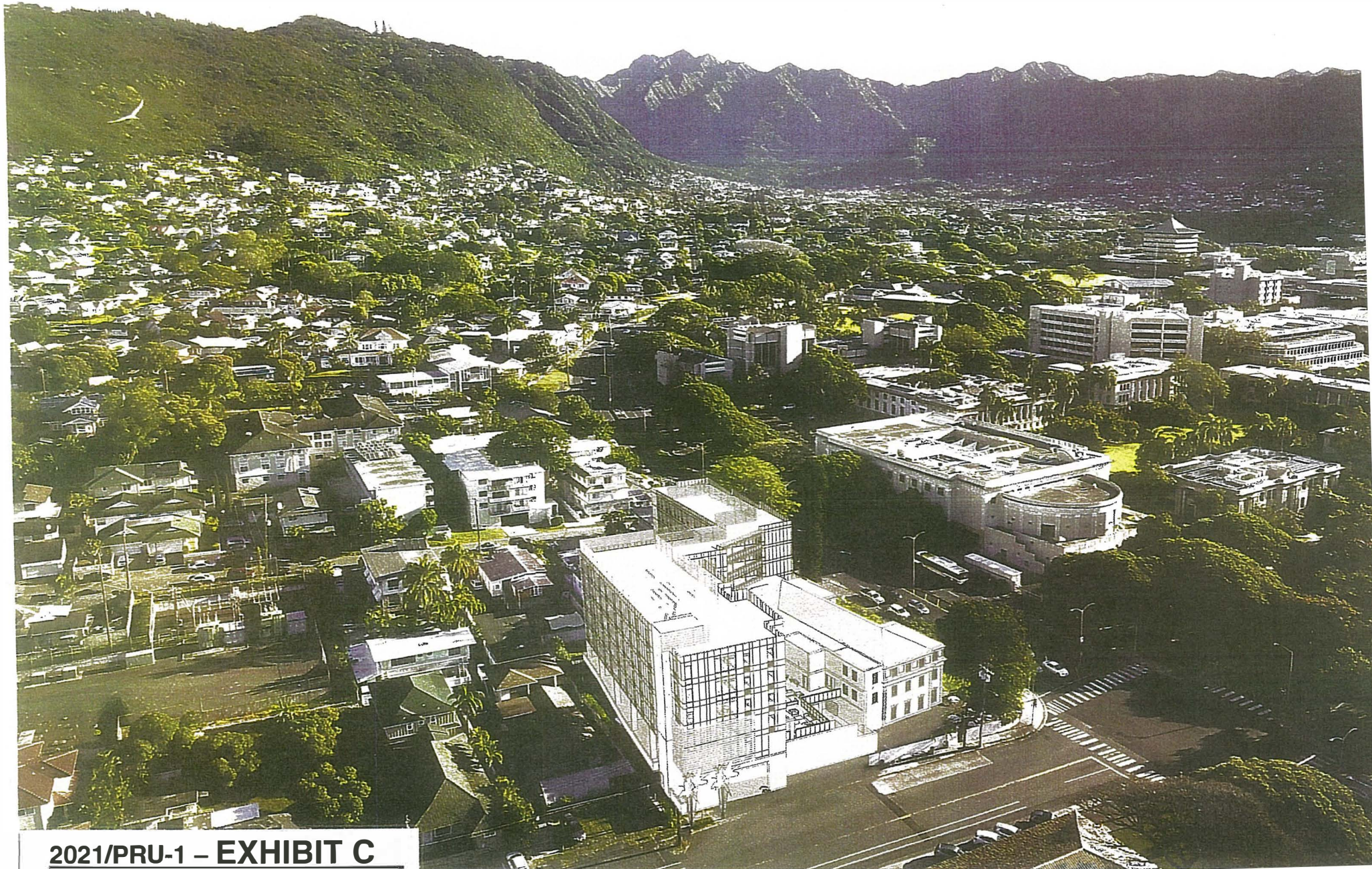


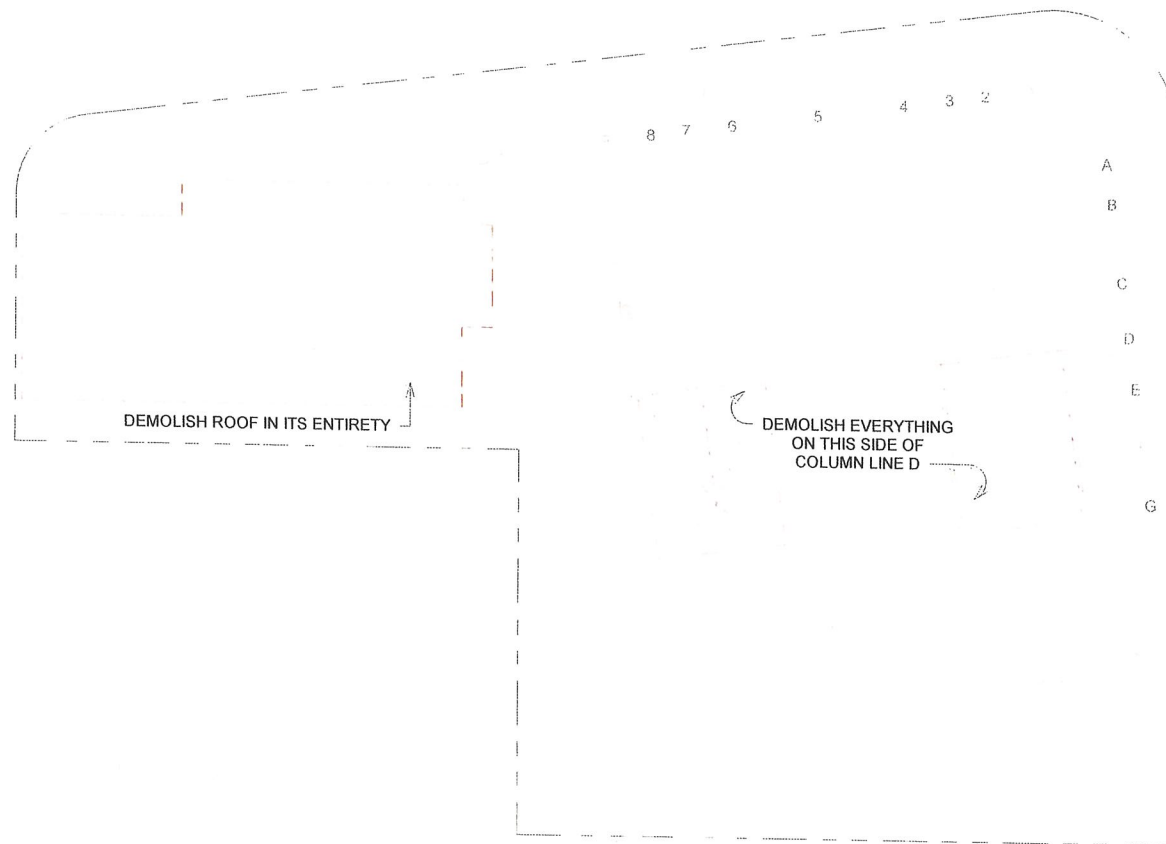
LEGEND

- CATEGORY I: 5 YEARS
- EXISTING FACILITIES
- FUTURE FACILITIES

5-YEAR MASTER PLAN UNIVERSITY OF HAWAI'I, MĀNOA







ROOF DEMOLITION PLAN

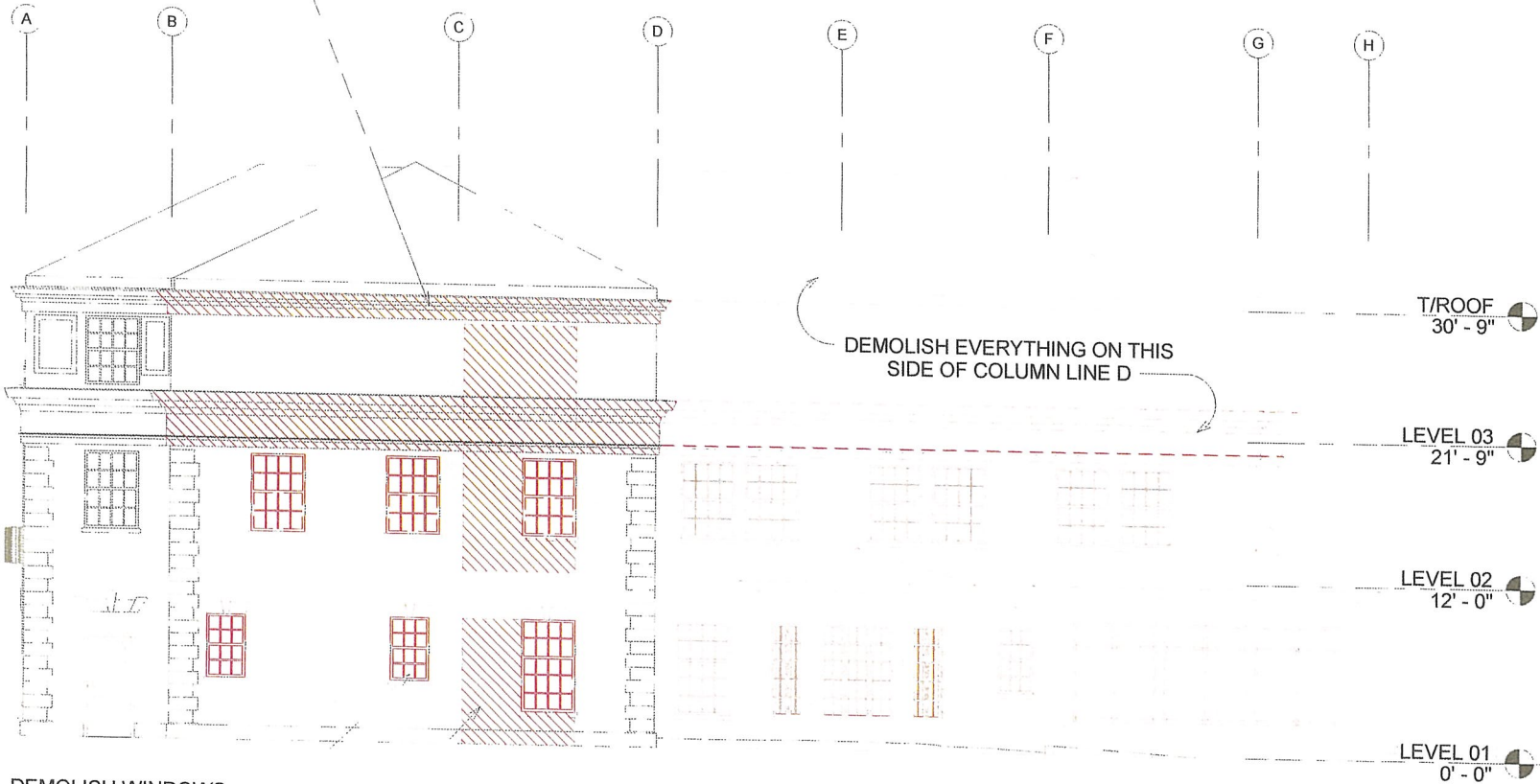
Atherton Residential Life Innovation & Entrepreneurship Center

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



DESIGN PARTNERS
INCORPORATED

DEMOLISH CORNICE
DETAIL ON THIS
WALL AS INDICATED



DEMOLISH WINDOWS
AND LINTELS

DEMOLISH WALL TO
CREATE OPENING AS
INDICAED

DEMOLITION NORTH ELEVATION

Atherton Residential Life Innovation & Entrepreneurship Center

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



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

DESIGN PARTNERS
INCORPORATED



CONCEPTUAL LANDSCAPE PLAN

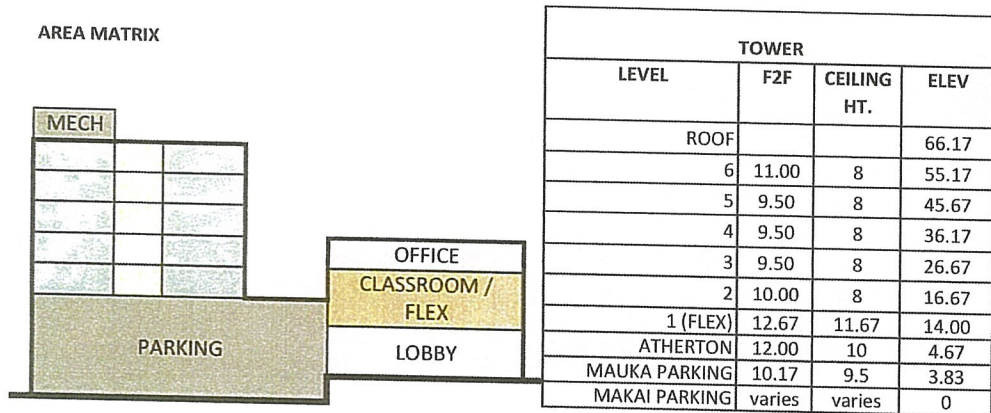
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS
INCORPORATED

2021/PRU-1 – EXHIBIT D-4

AREA MATRIX



| TOWER | | | |
|---------------|--------|-------------|-------|
| 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) | |
|-----------|--------|
| 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 | | |

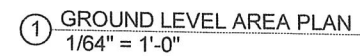
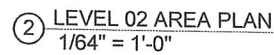
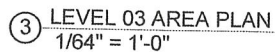
| TOTAL | GROSS | | FAR | | No. OF UNITS | 45 | 98 | 1 | 20 | 56 | 220 TOTAL |
|-------|---------|--------|-----|--|--------------|-----|-----|----|----|-----|-----------|
| | 140,660 | 98,682 | | | | | | | | | |
| | | | | | MIX % | 20% | 45% | 0% | 9% | 25% | |
| | | | | | No. OF BEDS | 45 | 196 | 1 | 20 | 112 | 374 TOTAL |

GROSS / FAR AREA CALCULATIONS & UNIT MIX

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

Scale: NTS

DESIGN PARTNERS
INCORPORATED



| TOWER | | | |
|---------------|--------|-------------|-------|
| 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 (SF) | |
|-----------|--------|-------------------------|-------|-------|---------|---------|---------|-----|--------|-------|-------|--------|--------|---------|---------|------------|-------|
| GROSS | FAR | A-3 | A-2 | F&B | KITCHEN | DOUBLES | SINGLES | RD | CORR | DORM | VT | PUBLIC | OFFICE | STORAGE | UTILITY | PARKING | ROOF |
| | | CLASSROOM | LOBBY | | LAUNDRY | | | | | WC | | WC | | | | | 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 | | 3,930 | 1,530 | 607 | | | | | 285 | |
| 21,241 | 14,637 | | | | 680 | 5,840 | 1,765 | | 3,930 | 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 | 293 | | 3,018 |
| 25,987 | 10,150 | | 3,840 | 1,865 | | | | | | | 1,150 | 570 | 720 | 775 | 1,230 | 15,837 | |
| GROSS | FAR | | | | | | | | | | | | | | | | |
| 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 |

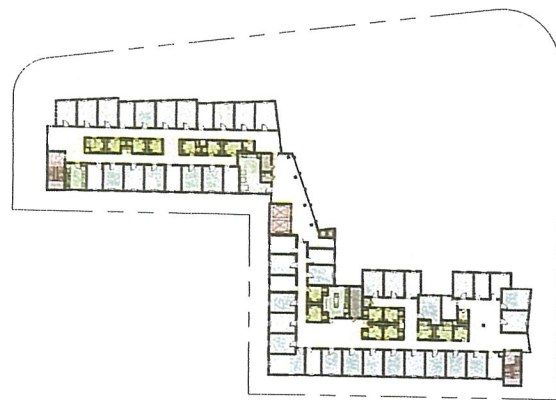
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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



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





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

LEGEND

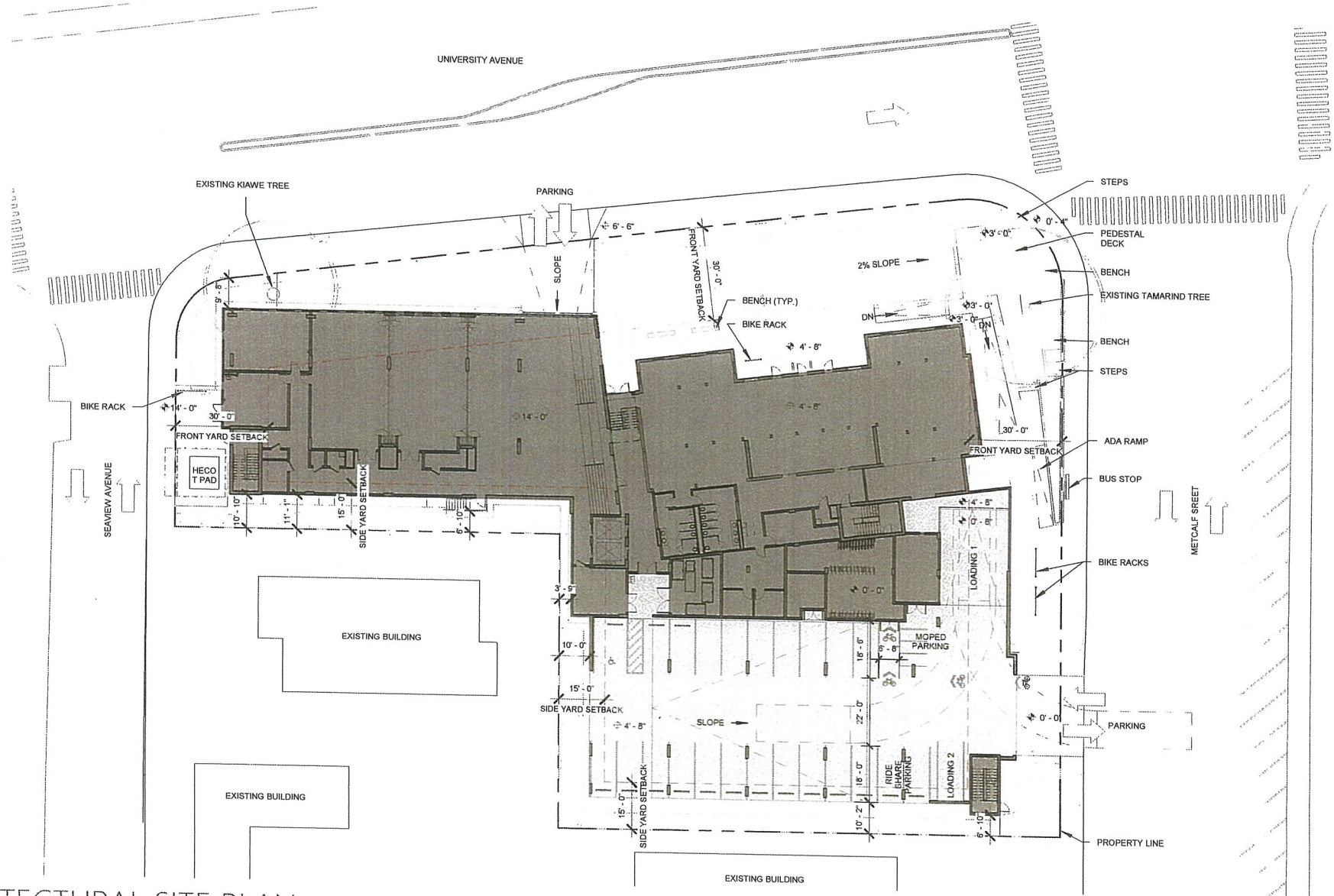
| | | | |
|--------------------------|----------------------|--------------------|--------------------|
| A-2 LOBBY | RESIDENTIAL DIRECTOR | FOOD & BEVERAGE | UTILITY |
| A-3 CLASSROOM / ASSEMBLY | LOBBY / A-2 ASSEMBLY | STORAGE | VERTICAL TRANSPORT |
| CORRIDOR | OFFICE | PUBLIC TOILET | LAUNDRY / KITCHEN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

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

PLAN NORTH



DESIGN PARTNERS
INCORPORATED



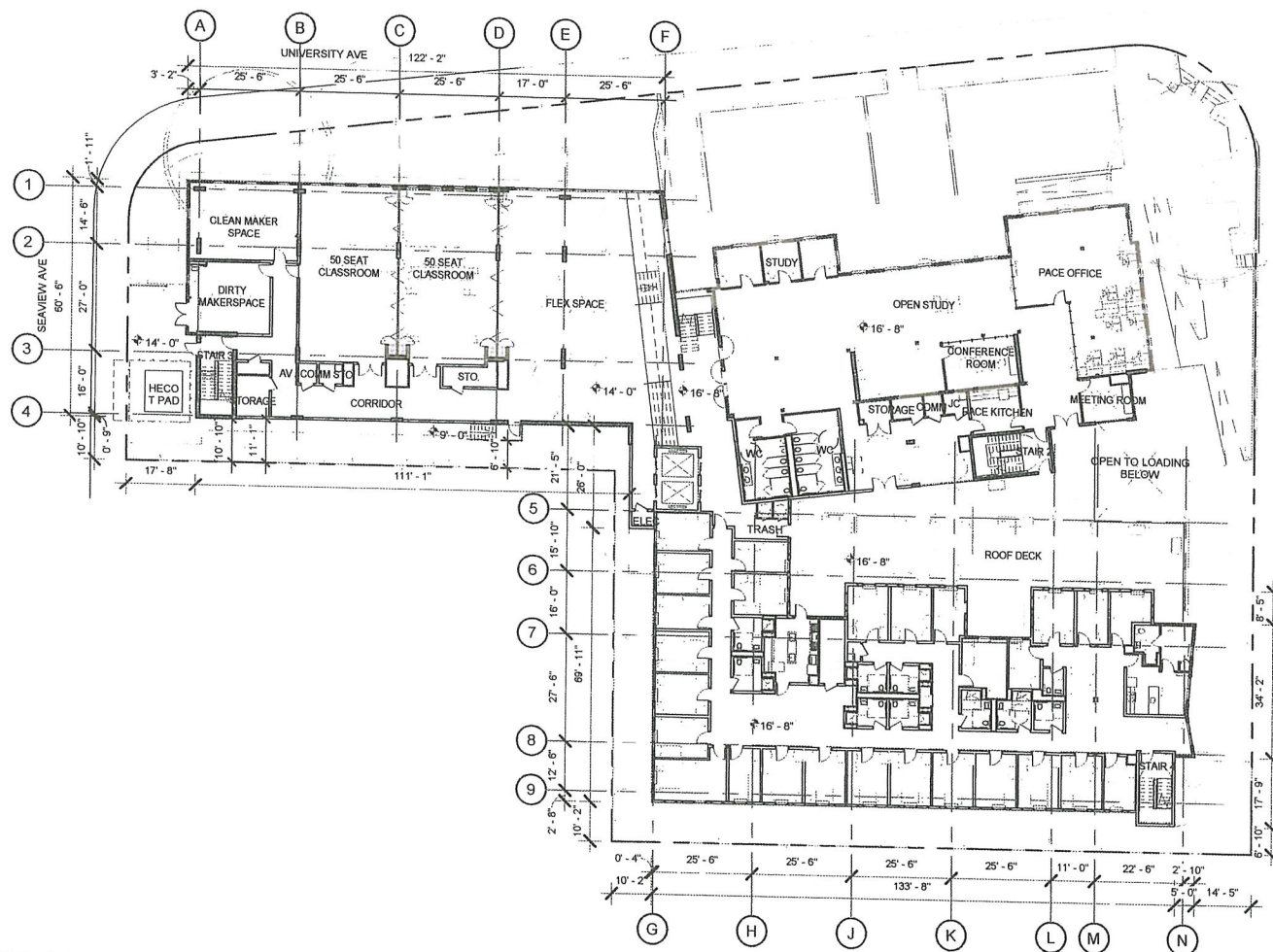
ARCHITECTURAL SITE PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER



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



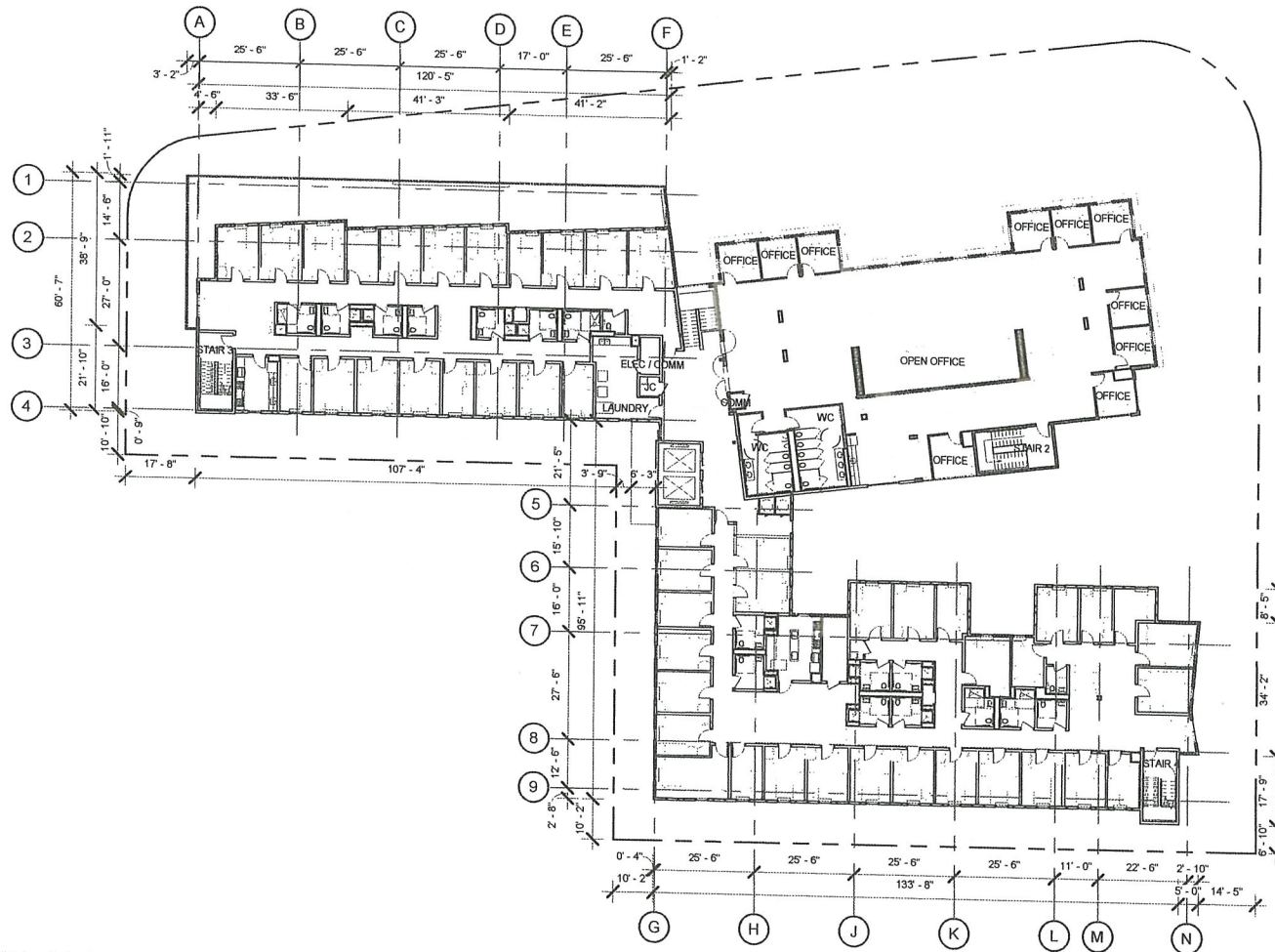


LEVEL 02 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS
INCORPORATED



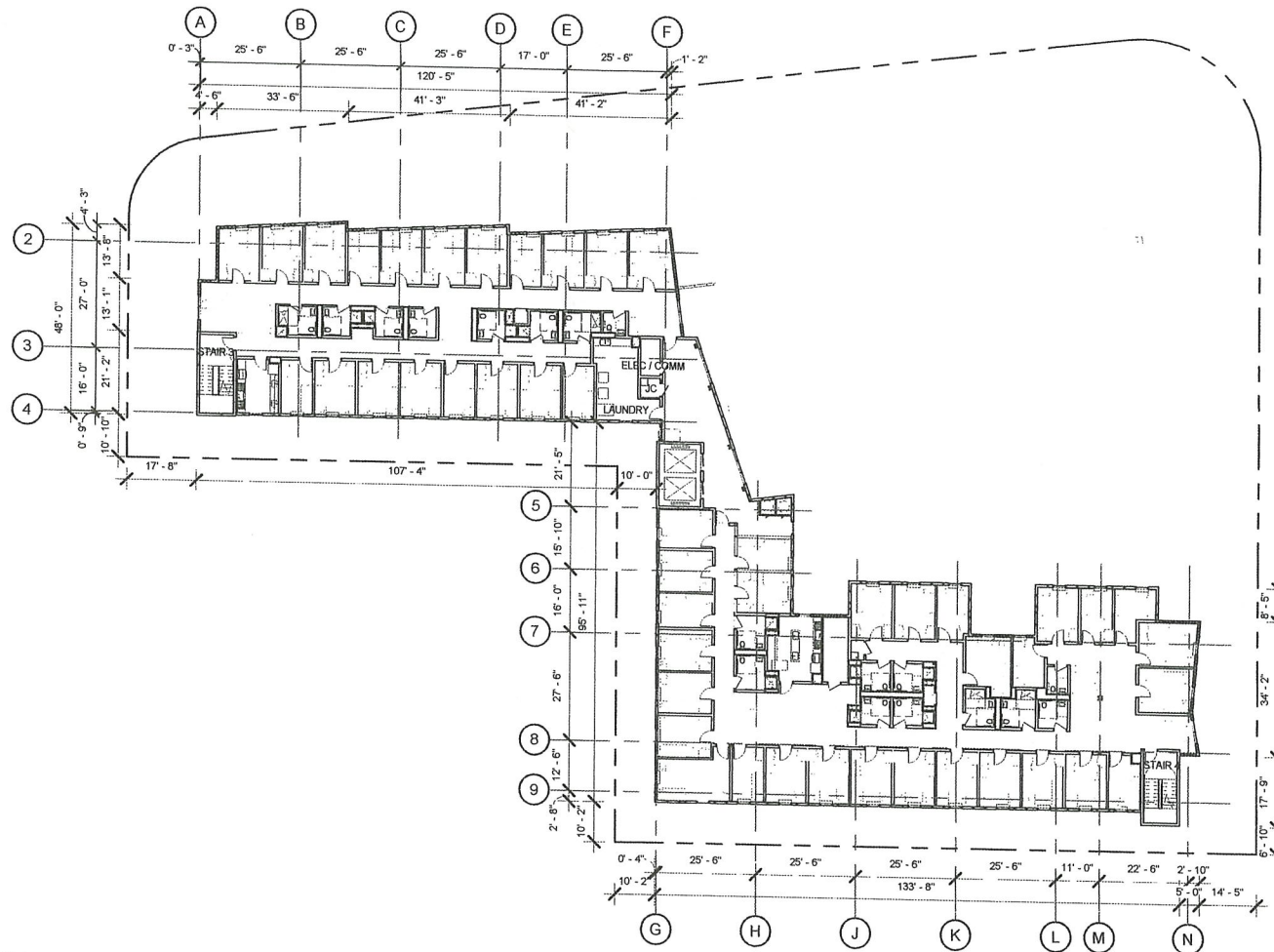
LEVEL 03 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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



DESIGN PARTNERS
INCORPORATED

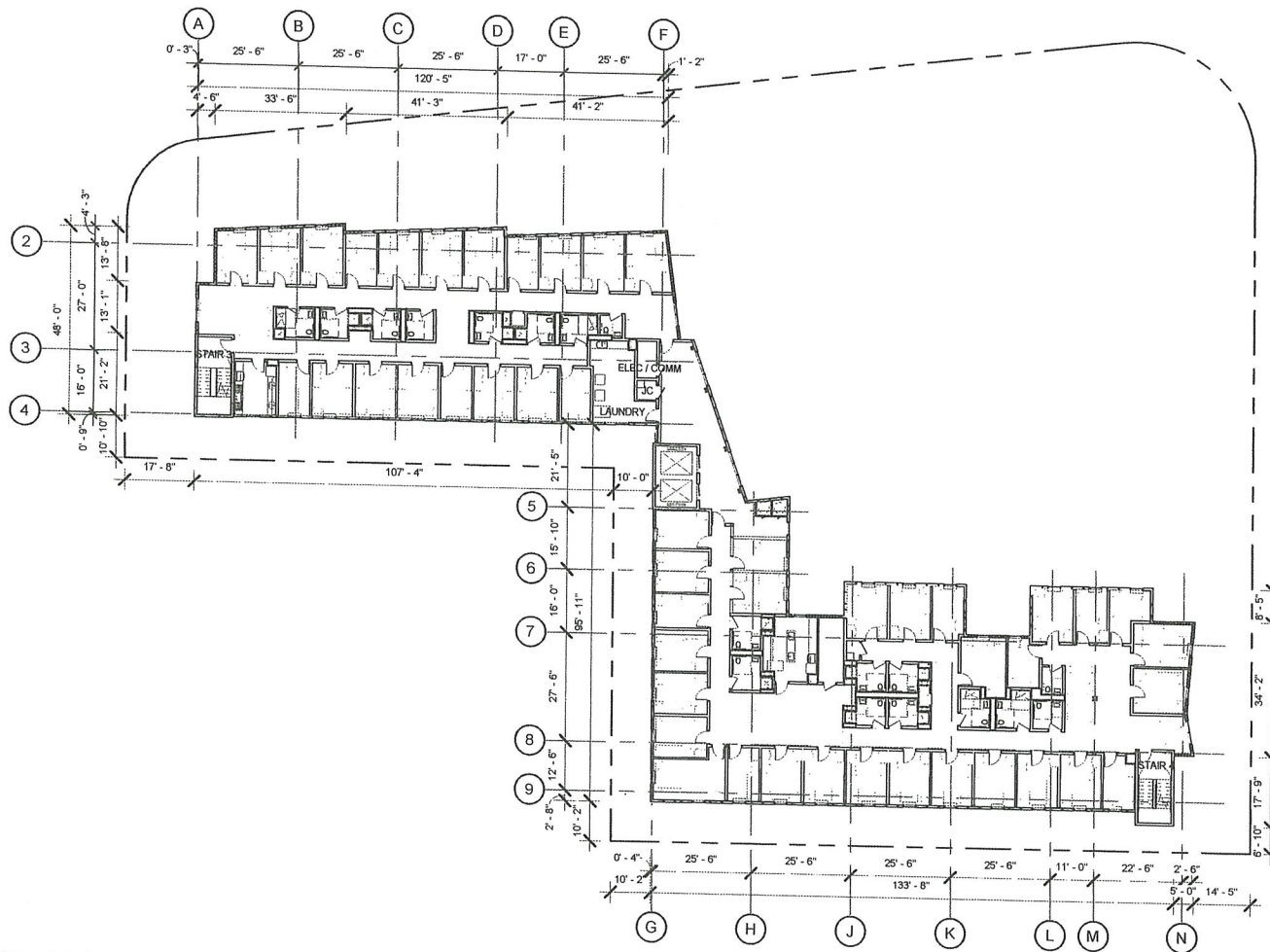


LEVEL 04 FLOOR PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

DESIGN PARTNERS
INCORPORATED



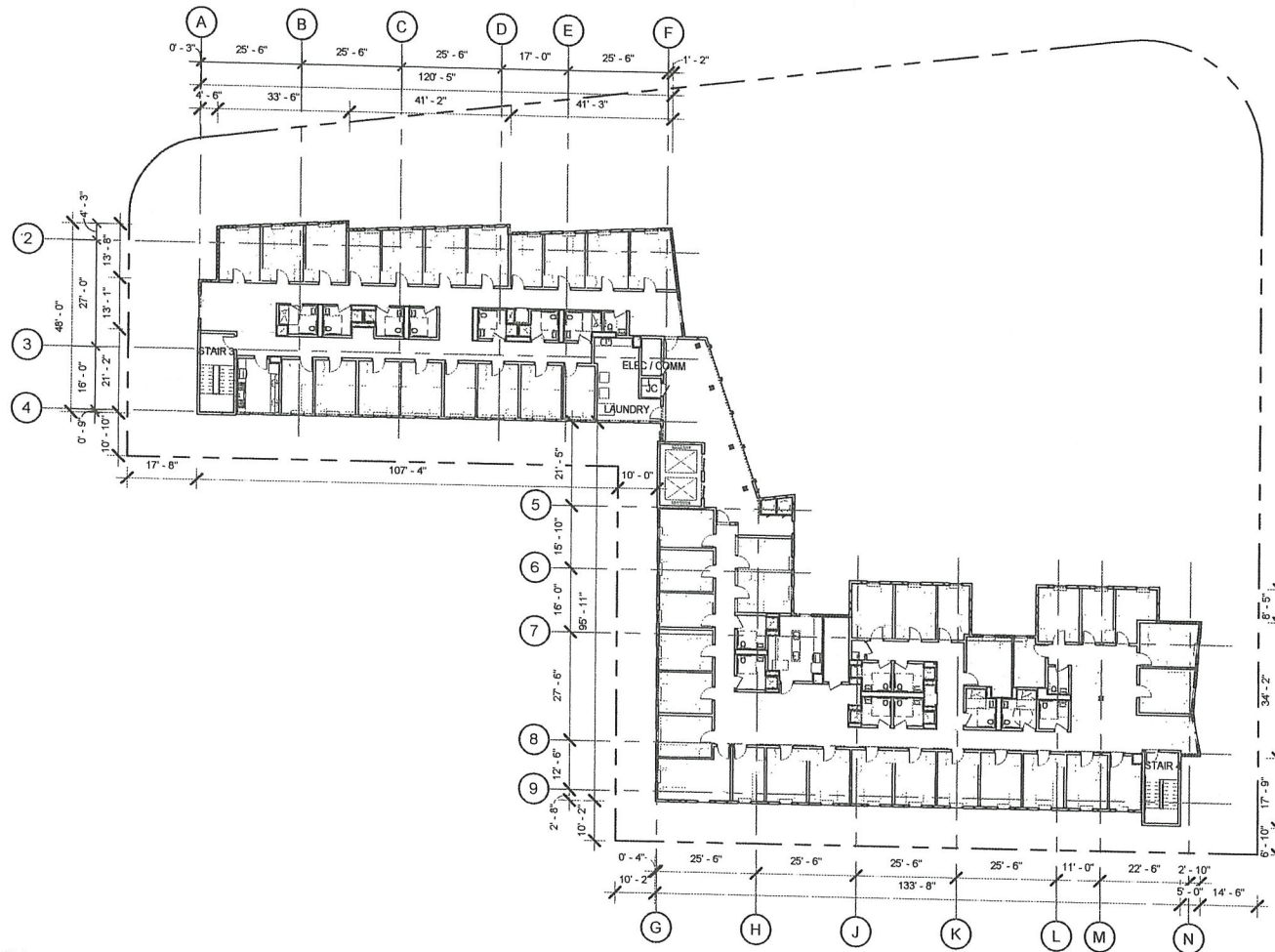
LEVEL 05 FLOOR PLAN

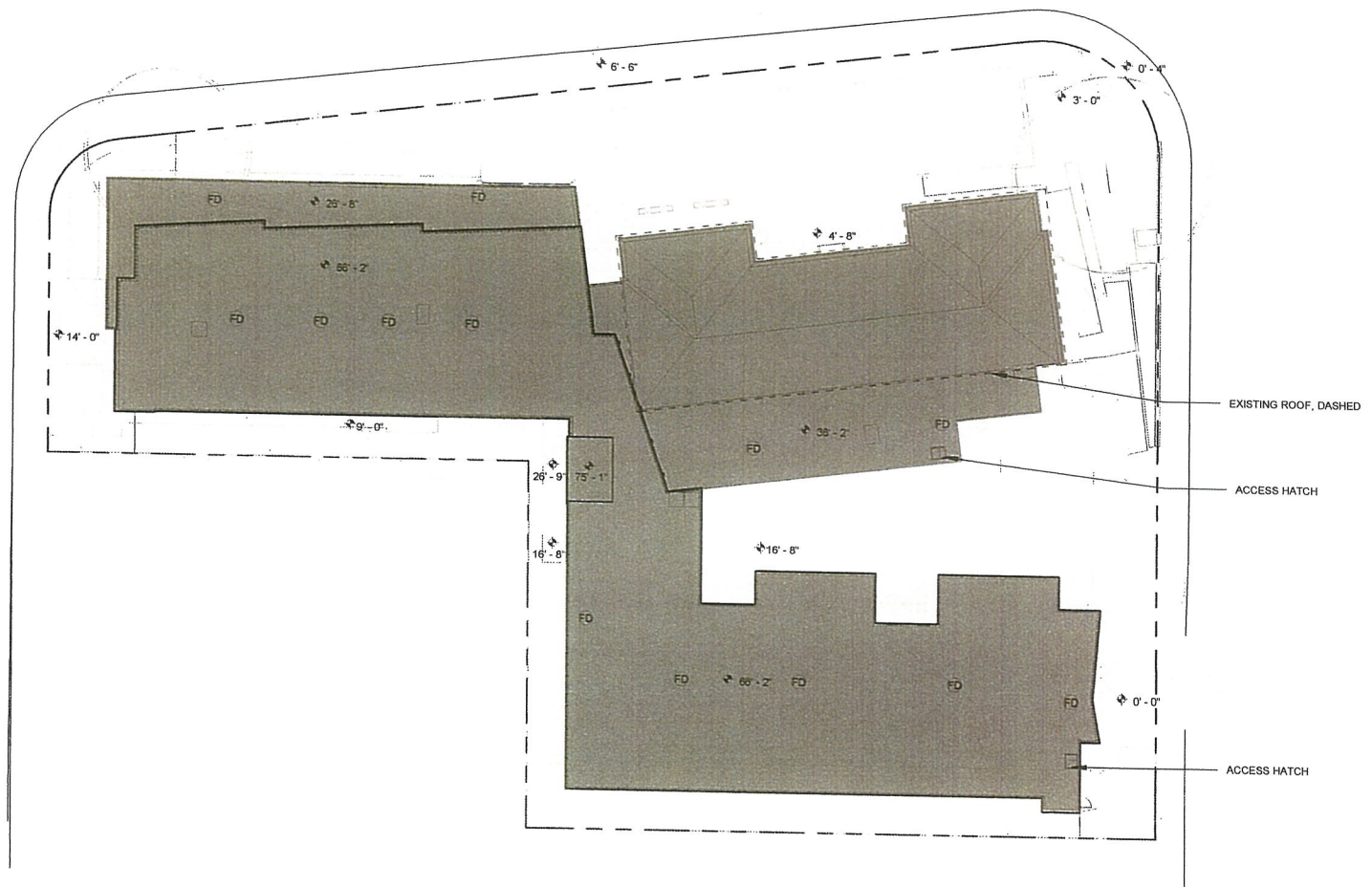
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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



DESIGN PARTNERS
INCORPORATED





ROOF PLAN

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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



DESIGN PARTNERS
INCORPORATED








WEST BUILDING ELEVATION

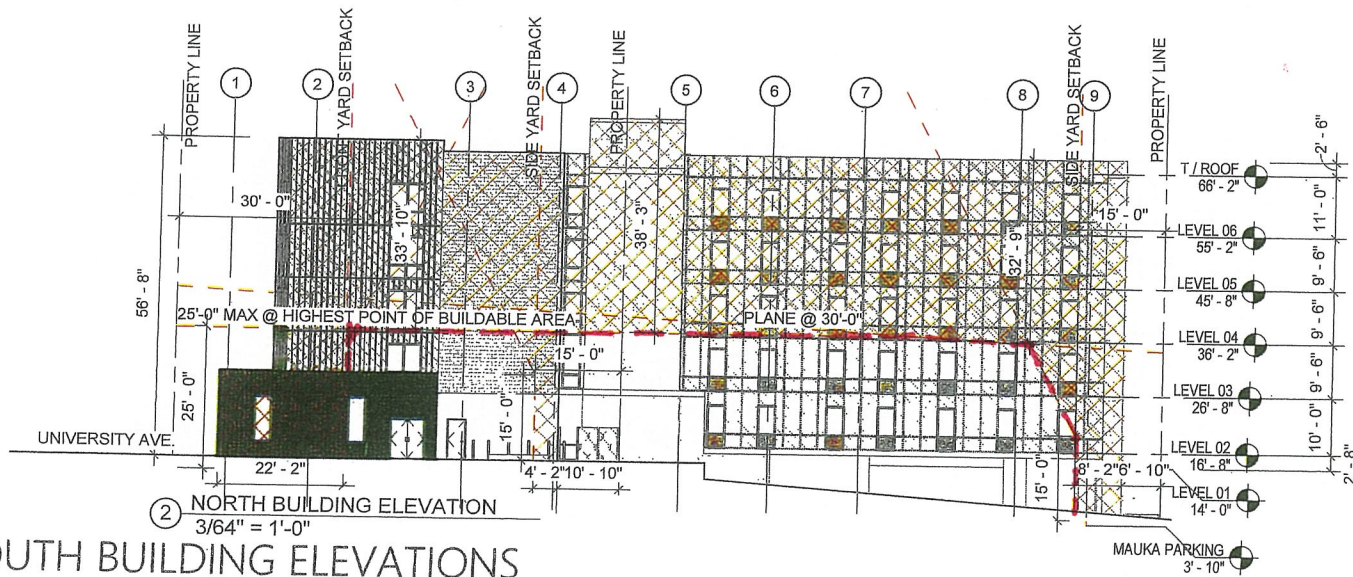
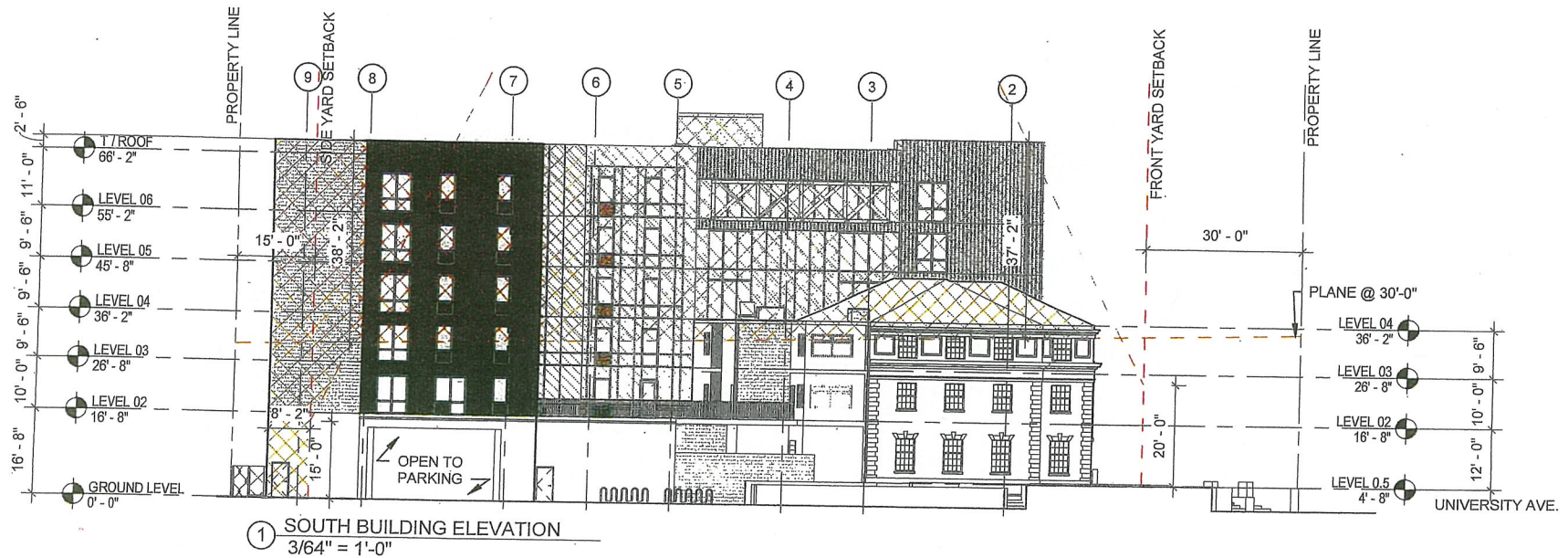
ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

3/64" = 1'-0" 

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

 DESIGN PARTNERS
INCORPORATED



EXTERIOR MATERIAL LEGEND

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

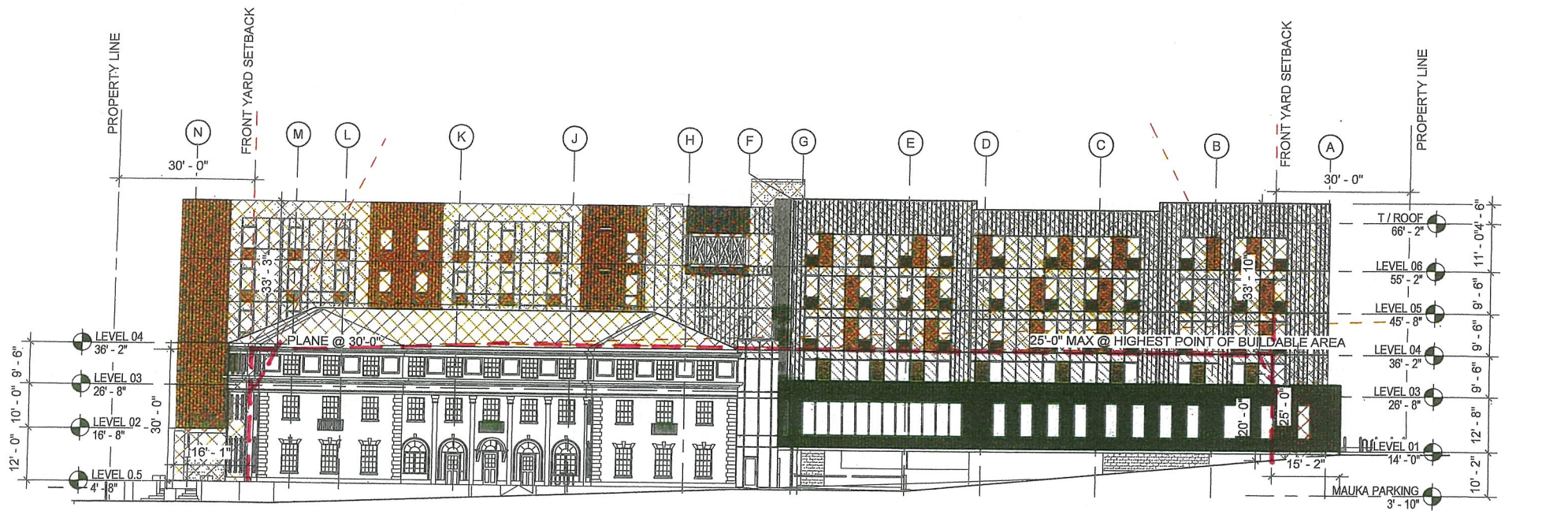
NORTH & SOUTH BUILDING ELEVATIONS

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 |

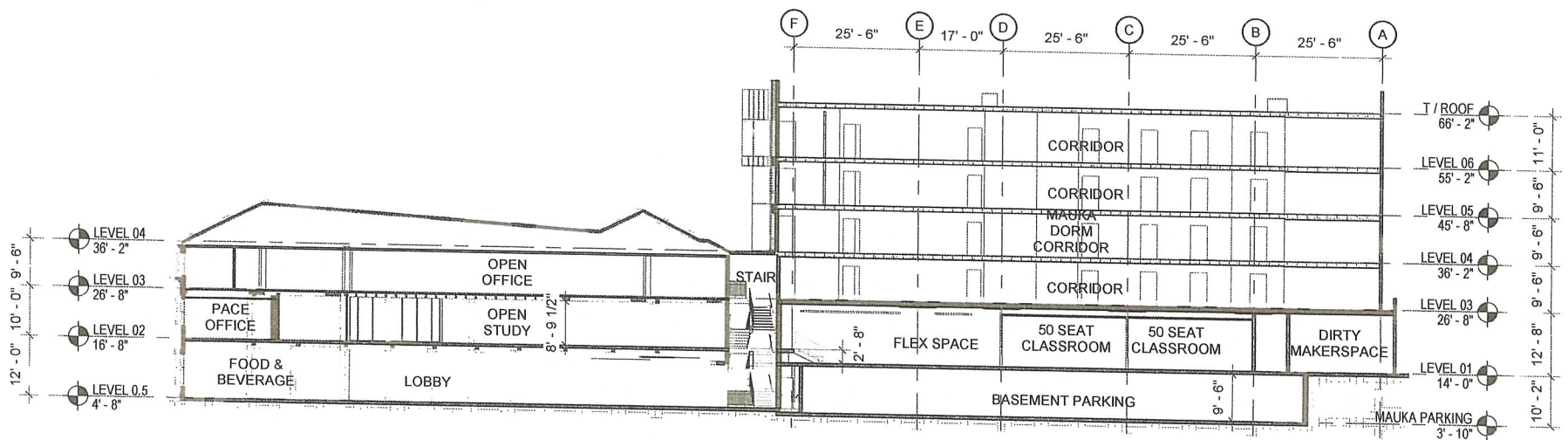
EAST BUILDING ELEVATION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

3/64" = 1'-0"

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

DESIGN PARTNERS
INCORPORATED



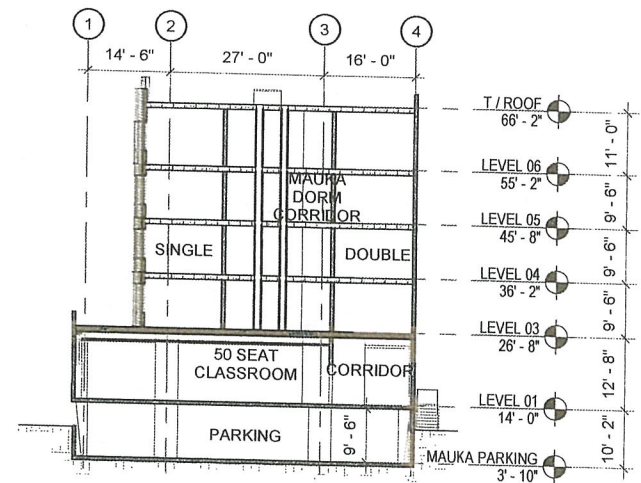
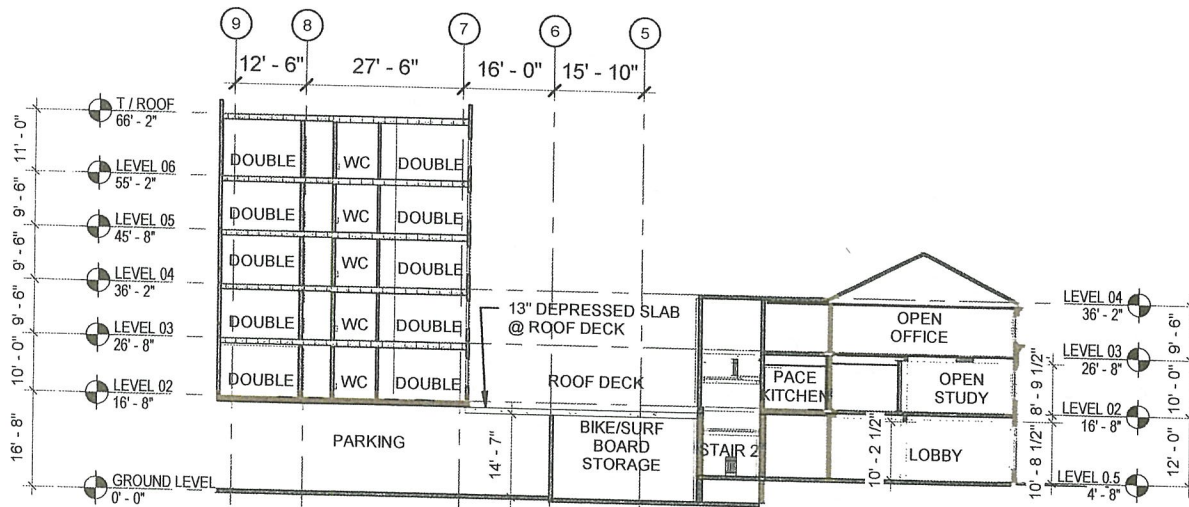
SOUTH - NORTH BUILDING SECTION

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

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

DESIGN PARTNERS
INCORPORATED



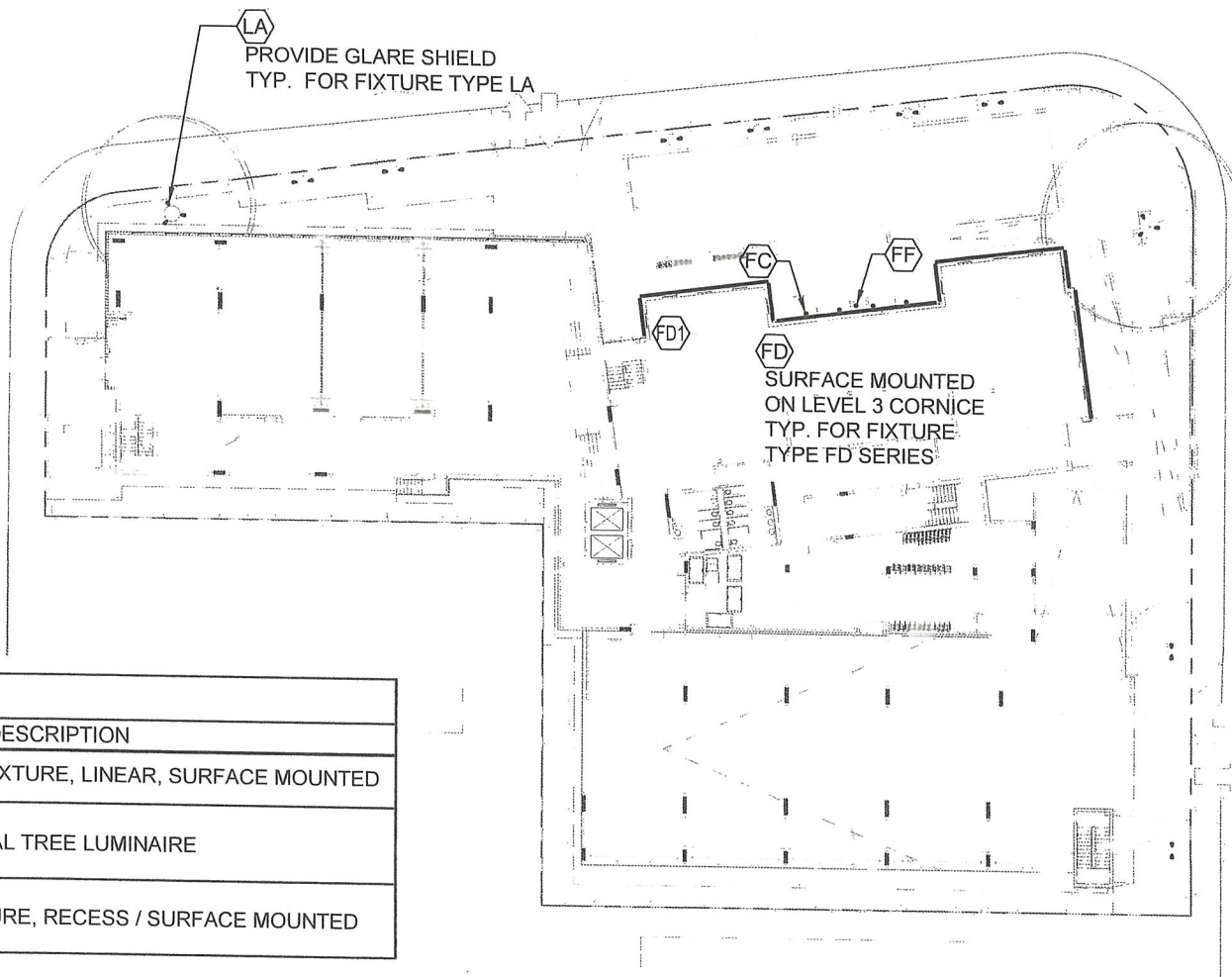
BUILDING SECTIONS

ATHERTON RESIDENTIAL LIFE INNOVATION & ENTREPRENEURSHIP CENTER

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

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

DESIGN PARTNERS
INCORPORATED



| 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' Scale: 1" = 30'



DESIGN PARTNERS
INCORPORATED

2021/PRU-1 – EXHIBIT D-21