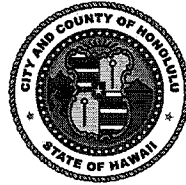


DEPARTMENT OF PLANNING AND PERMITTING
KA 'OIHANA HO'OLĀLĀ A ME NĀ PALAPALA 'AE
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041 • WEB: www.honolulu.gov/dpp

RICK BLANGIARDI
MAYOR
MEIA



DAWN TAKEUCHI APUNA
DIRECTOR
PO'O

JIRO A. SUMADA
DEPUTY DIRECTOR
HOPE PO'O

September 27, 2023

2023/PRU-1 (JD)

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

Dear Chair Waters and Councilmembers:

SUBJECT: Application for a Plan Review Use (PRU) Permit
Project: University of Hawai'i at Mānoa (UHM) Campus Master Plan
Landowner/
Applicant: University of Hawai'i (Jan Gouveia)
Agent: Wilson Okamoto Corporation (Keola Cheng)
Location: 2500 Campus Road – Mānoa
Tax Map Keys: 2-8-007: 029; 2-8-015: 001; 2-8-016: 001; 2-8-023: 003,
009 - 019; 2-8-026: 014; 2-8-029: 001, 030 - 034; 2-9-002: 012;
2-9-004: 005, 007 - 010; 2-9-013: 054; 2-9-023: 001, 026;
2-9-026: 001, 037 - 038; 2-9-027: 054; and 3-3-056: 001

The University of Hawai'i (UH) proposes to update the UHM Campus Master Plan to allow improvements and development over the next 10 years that reflect the UHM's 2019 Long Range Development Plan (LRDP). As part of the update to the UHM Campus Master Plan, the UH proposes to establish specific development standards (i.e. yards, height, and height setback,) within the UHM campus boundary. The Department of Planning and Permitting (DPP) recommends approval of this application for a new PRU Permit to update the UHM Campus Master Plan, subject to the recommended conditions relating to yards, height setbacks, and view studies. In addition to the recommended revisions to the Campus Master Plan, the DPP also recommends general conditions of approval related to signage, landscaping, traffic, lighting, and archaeological resources.

Enclosed for your review and action are the Report and Recommendation, Draft Resolution, Exhibits, and Appendix A (LRDP 2019 Update) for approval of the application for the UHM Campus Master Plan.

DEPT. COM. 700

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
September 27, 2023
Page 2

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

Should you have any questions, please contact me at (808) 768-8000.

Very truly yours,

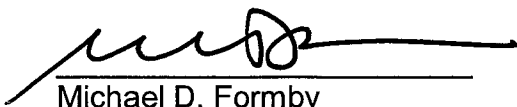


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Takeuchi Apuna, Dawn
Date: 2023.09.27
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Dawn Takeuchi Apuna
Director

Enclosure: Report and Recommendation
Draft Resolution
Exhibits
Appendix A (LRDP 2019 Update)

APPROVED:



Michael D. Formby
Managing Director

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

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

OF

UNIVERSITY OF HAWAII
AT MĀNOA (UHM)

FOR A

PLAN REVIEW USE (PRU) PERMIT

FILE NUMBER (NO.) 2023/PRU-1 (JD)

FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND RECOMMENDATION

I. APPLICATION

A. Basic Information

LANDOWNER/APPLICANT:	University of Hawaii'i (UH) (Jan Gouveia)
AGENT:	Wilson Okamoto Corporation (Keola Cheng)
LOCATION:	2500 Campus Road – Mānoa (Exhibit A)
TAX MAP KEYS:	2-8-007: 029; 2-8-015: 001; 2-8-016: 001; 2-8-023: 003, 009 - 019; 2-8-026: 014; 2-8-029: 001, 030 - 034; 2-9-002: 012; 2-9-004: 005, 007 - 010; 2-9-013: 054; 2-9-023: 001, 026; 2-9-026: 001, 037 - 038; 2-9-027: 054; and 3-3-056: 001
LAND AREA:	307.67 Acres
STATE LAND USE DISTRICT:	Urban and Conservation
EXISTING ZONING:	R-5 Residential, R-7.5 Residential, P-1 Restricted Preservation, and P-2 General Preservation Districts (Exhibit B)
EXISTING USE:	University
SURROUNDING LAND USE:	Single-family dwellings, private schools, various commercial uses, and the H-1 Freeway

Pursuant to Revised Ordinances of Honolulu (ROH) Section 21-2.120-1, PRU Permit approval is required for university uses in all zoning districts.

- B. Proposal: The Applicant, UHM, proposes major modifications to the UHM Campus Master Plan (Master Plan) in order to implement their 2019 Long Range Development Plan (LRDP). The LRDP guides the overall objectives, policies, and goals of the campus. According to the Applicant, the proposed Master Plan will better reflect the objectives, principles, and immediate needs of the campus. If approved, this PRU Permit will supersede PRU No. 2009/PRU-3 (Resolution No. 09-341, CD1, FD1) and 2021/PRU-1 (Resolution No. 21-127, CD1), which were adopted by the City Council on March 17, 2010 and February 1, 2021, respectively.

The proposed Master Plan will encompass the existing PRU lots as incorporated in PRU Permit No. 2009/PRU-3, its subsequent modifications, and 2021/PRU-1. Specifically, with this Master Plan, the Applicant is proposing to establish development standards for specific areas or zones within the campus (Exhibit C-1) in order to create more efficient and predictable development of future UHM facilities. The four zones are described below:

- Zone 1 includes the lower campus, central campus, and upper central campus (Exhibit C-2 through C-4). The majority of the existing UHM facilities are located within this zone. Additionally, new buildings and additions as described in the updated LRDP are proposed in this zone.
- Zone 2 includes the West Campus (Exhibit C-5). This zone consists of four noncontiguous properties, which includes the College of Education, UH Community College offices, the Atherton Mixed Use building, and College Hill. No new facilities or buildings are proposed for this zone. New work will be limited to infrastructure improvements, the installation of photovoltaic (PV) panels, and non-substantive improvements to the existing facilities.
- Zone 3 includes the mauka campus (Exhibit C-6). This zone consists of noncontiguous properties located mauka of Zone 1. Zone 3 consists primarily of faculty housing, academic research facilities, and support facilities for UHM academic programs. No new facilities or buildings are proposed for this zone. New work will be limited to infrastructure improvements, the installation of PV panels, and non-substantive improvements to the existing facilities.
- Zone 4 is located to the southeast of Zone 1 (Exhibit C-7). This zone includes the Hawaiʻi inuiākea School of Hawaiian Knowledge and the Waʻahila Faculty Housing Complex. No new facilities or buildings are proposed for this zone. Any new work will be limited to non-substantive improvements to the existing facilities.

In addition to establishing specific zones and development standards, the Applicant also identifies broad Project categories for proposed campus improvements as described in the 2019 LRDP (Exhibit D). The four Project categories are described below:

Category and Description	Example Projects
Category 1: New construction or replacement of existing structures that will result in a substantive increase in floor area, building area, and/or height.	<ul style="list-style-type: none"> • Central Traffic Center • Central Administration Facility • Reserve Officers' Training Corps Facility • Clarence T. C. Ching Athletic Complex Phase 2 • At-grade, canopy style PV panels
Category 2: Demolition, replacement, and reconstruction of existing structures that do not result in an increase in floor area, building area, and/or height.	<ul style="list-style-type: none"> • Snyder Hall and Varney Circle Improvements • Kuykendall Hall Renovation • Holmes Hall Renovation • Keller Hall Renovation • Hamilton Library Renovation • Student Success Center – Sinclair Library Renovation • Temporary Building Demolition Program
Category 3: Alteration, repair, and maintenance of existing structures and infrastructure.	<ul style="list-style-type: none"> • Repair and general maintenance of existing facilities and infrastructure.
Category 4: Installation of new infrastructure and utilities. This includes below grade and above grade utilities.	<ul style="list-style-type: none"> • Sewer lift station • Drainage improvements • Rooftop PV that does not increase floor area.

According to the Applicant, the unpredictable nature of funding, enrollment, and academic requirements makes it difficult to accurately anticipate the future needs of the campus. Establishing a Master Plan that identifies areas on campus with specific development standards and providing Project categories for future campus improvements will give the UHM flexibility to make adjustments to campus development in order to better meet the needs of the students, faculty, and the community.

- C. Development Schedule: The proposed Projects as described in the UHM's updated LRDP are anticipated to occur within the next 10 years.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

- A. PRU Purpose: The proposed Master Plan for the university requires a PRU Permit. Pursuant to ROH Section 21-2.120, the purpose of PRUs is to establish a review and approval mechanism for uses of a permanent and institutional nature which, because of characteristics fundamental to the nature of the use, provide essential community services but could also have a major adverse impact on surrounding land uses.
- B. Description of Site/Surrounding Uses: The UHM Campus site is approximately 307.67 acres in area and located in lower Mānoa Valley, bounded by the Mānoa, Saint Louis Heights, Mō'ili'ili, and McCully communities. Its principal physical borders are the Mānoa residential community on the mauka side, Mānoa Stream and Wa'ahila Ridge on the Koko Head side, the H-1 Freeway and Mō'ili'ili residential community on the makai side, and the lower Mānoa and McCully residential communities on the Ewa side. The surrounding area includes single-family residences, schools, churches, parks, and restaurants. The existing topography of the UHM Campus is gently sloped (about five percent) mauka to makai, between the mauka and Upper Central Campus areas, and the makai and Central Campus areas. However, in some locations abutting Mānoa Stream, along the lower slopes of Wa'ahila Ridge, and descending into the Quarry, slopes are much steeper.
- C. Existing Use, Operation, and Enrollment: The UHM Campus is a large public university with dormitories, so some aspects of the UHM Campus are open 24 hours a day, 7 days a week. Classes are scheduled from 8 a.m. to 8 p.m. Monday through Thursday; 8 a.m. to 7 p.m. on Friday; and 8 a.m. to 4 p.m. on Saturday. The UHM has established a cap on enrollment at 23,000 students. Enrollment for the fall 2022 semester was approximately 19,074 students with student enrollment anticipated to remain the same. In addition to the students, there are approximately 6,480 full time employees working at the UHM Campus.
- D. Existing Structures: The UHM Campus consists of approximately 313 existing structures, with a total gross floor area of about 8,966,479 square (sq.) feet (ft.) and a total building area of about 2,565,960 sq. ft.
- E. Relevant Permit History: The 2009/PRU-3 (Resolution No. 09-341, CD1, FD1) was approved on March 17, 2010, for the Five-Year Master Plan for the expansion of the UHM Campus. The 2021/PRU-1 (Resolution No. 21-127, CD1) was approved on February 1, 2021, to expand the PRU area and add the Atherton Project to the campus Master Plan. The 2021/PRU-1 did not supersede the 2009/PRU-3. Therefore, both PRUs run concurrently.

F. Public Agency Review Comments: During the Environmental Assessment and the processing of this PRU Permit application, the following public agencies were requested to evaluate the impact of the Project on their facilities and services:

1. Federal: United States Army Corps of Engineers.
2. State: Department of Accounting and General Services, Office of Planning, Department of Hawaiian Homelands, Department of Land and Natural Resources – State Historic Preservation Division (SHPD), Department of Education, Department of Transportation, and the Office of Hawaiian Affairs.
3. City and County of Honolulu: Board of Water Supply (BWS); Department of Community Services, Department of Design and Construction, Department of Emergency Management, Department of Facility Maintenance, Department of Parks and Recreation, Department of Transportation Services, Department of Environmental Services, Honolulu Authority on Rapid Transit, Honolulu Fire Department (HFD), Honolulu Police Department, Office of Climate Change Sustainability and Resiliency, and the Office of Economic Revitalization.

Public agency comments are included in the file for this PRU Permit application and the Final Environmental Assessment (FEA). Significant comments are addressed in Section III of this Report.

G. Public Notification and Comments: The Applicant presented the proposal to the Mānoa Neighborhood Board No. 7 on February 1, 2023, the Diamond Head/Kapahulu/Saint Louis Heights Neighborhood Board No. 5 on February 9, 2023, and the McCully/Mō'ili'ili Neighborhood Board No. 8 on March 2, 2023. A letter confirming that abutting landowners were notified about each presentation was submitted to the DPP.

At each Neighborhood Board Meeting, the community expressed concerns regarding the relationship to the University Laboratory School and its possible displacement if commercial or mixed-use developments were constructed in its place. The Applicant clarified that the University Laboratory School would not be demolished. Only temporary structures and dilapidated facilities currently located at the University Laboratory School site will be removed. Additionally, prior to removal of any of these structures, the Applicant would provide an adequate facility for those displaced by the demolition activity. Further, the Applicant clarified that the proposed development zones are intended to help guide future development for university uses and provide reasonable flexibility due to uncertainties with shifting academic requirements, funding availability, and timing of construction of campus facilities.

Upon acceptance of the application for processing, a notice of application was sent by the DPP to various community organizations and public officials.

Additionally, in compliance with ROH Section 21-2.40-2, the Applicant notified property owners within 300 ft. of the site concerning the application. An affidavit confirming compliance with these notification requirements was submitted to the DPP on April 14, 2023. No comments were received from the community.

- H. Environmental Review Requirements: The proposal involves the use of State lands and funds, and is subject to the provisions of Chapter 343, Hawai'i Revised Statutes, the Environmental Impact Statement law. A Draft Environmental Assessment was published by the Office of Planning and Sustainable Development, Environmental Review Program, in the June 8, 2022, edition of *The Environmental Notice*. The 30-day comment period ended on July 8, 2022. The FEA was accepted by the UH, and a Finding of No Significant Impact (FONSI) was issued on August 15, 2022. The FONSI determination was published in the August 23, 2023, edition of *The Environmental Notice*.

III. ANALYSIS

The stated intent of the PRU is that the design and siting of structures, landscaping, screening, and buffering be master planned so as to minimize any objectionable aspects of the use or the potential incompatibility with other uses permitted in the zoning district. Consistency with the intent is analyzed in the sections below:

- A. PRU General Provisions: ROH Section 21-2.120-2, specifies the general provisions for PRU master plans and the City Council Resolution.
1. Pursuant to ROH Section 21-2.120-2(a), the proposed Master Plan must span at least five years and encompass the entire lot or the entirety of all lots for which the PRU Permit is applied. The Applicant's Master Plan spans 10 years and it encompasses the entire UHM Campus, so it meets this provision.
 2. Pursuant to ROH Section 21-120-2(b), the Master Plan approved by the City Council Resolution will apply to the entirety of the subject parcels. Future development in the plan must indicate general height and bulk concepts, land expansion, landscaping, setbacks, and buffering of adjacent parcels. The Master Plan will apply to the entirety of the Project area, and as detailed later in this Report, general height, bulk, land expansion, landscaping, setbacks, and buffering are established for each Zone. Therefore, the Project meets this provision.
 3. Pursuant to ROH Section 21-2.120-2(c), density, height, and yards must be determined by taking into consideration the surrounding land use, adopted land use policy, and applicable zoning regulations. The proposed density, building area, yard, height, and height setback standards are discussed later in this Report, along with consideration for adopted land use policies and regulations.

4. Pursuant to ROH Section 21-120-2(d), parking, loading, and sign requirements must be specified in the approval of the plan. The Applicant has provided general parking, loading, and sign specifications, which will be discussed in detail later in the Report.
5. Pursuant to ROH Section 21-2.120-2(e), the Director of the DPP shall approve drawings before building permits are issued, in accordance with the approved plan. Amendments to the plan, other than those of minor impact, require City Council approval; the Director may approve minor amendments to the plan. This should be incorporated as a condition of the Resolution.
6. Pursuant to ROH Section 21-2.120-3(b)(2), no application for a new PRU Permit is to supersede an existing PRU, and can be accepted by the Director of the DPP if one or more conditions of the existing PRU, other than conditions of a continuing nature, have not been fully performed. This application is for a new PRU to establish a new 10-year Master Plan. The Applicant has complied with all conditions imposed by the previous 2009/PRU-3, subsequent minor modifications, and 2021/PRU-1. If this PRU Permit is approved, it will supersede 2009/PRU-3 and 2021/PRU-1. Additionally, any previously approved conditions of a continuing nature will be consolidated in this PRU. Therefore, the Project meets this provision.

Subject to the recommended conditions of approval discussed below, the Project meets the general provisions for PRUs.

- B. Density, Height, and Yards: In compliance with ROH Section 21-2.120-2(c), the Applicant proposes to divide the campus into four separate zones for the purposes of establishing appropriate development standards for density, height, and yards based on the proposed uses and locations in relation to the surrounding neighborhood. The UHM Campus is in the R-5 Residential, R-7.5 Residential, P-2 General Preservation, and P-1 Restricted Preservation Districts. No existing or proposed development is located in the preservation districts so any comparison to underlying development standards will be based on residential district development standards.

The Applicant's proposed development standards are listed in the table below:

Development Standard	Zone 1	Zone 2	Zone 3	Zone 4
Zone Area	221.4 acres (9,644,184 sq. ft.)	19.6 acres (853,776 sq. ft.)	27.8 acres (1,210,968 sq. ft.)	39 acres (1,698,840 sq. ft.)
Maximum Density (Floor Area ¹)	10,466,479 sq. ft. for the entire PRU boundary			
Maximum Building Area ¹	50 percent (4,822,092 sq. ft.)	50 percent (426,888 sq. ft.)	50 percent (605,484 sq. ft.)	50 percent (849,420 sq. ft.)
Yards	10 ft. when abutting non-campus lands* Zero ft. when abutting campus lands			
Maximum Height ²	165 ft.	45 - 85 ft.	55 ft.	70 ft.
Height Setback	Land Use Ordinance (LUO) Section 21-3.110-1(c)(3)*	LUO Section 21-3.70-1		

*DPP recommends modifications to these provisions, as detailed below.

1. Density (Floor Area¹): The Applicant's Master Plan proposes a floor area total for all improvements within the UHM Campus. Under the previous PRU approvals, a total 10,868,508 sq. ft. of floor area was approved. The current proposal would reduce the aggregate allowable floor area to 10,466,479 sq. ft. (a 402,029-sq.-ft. reduction). Currently the UHM Campus is developed with about 8,966,479 sq. ft. so the Master Plan would allow an additional 1,500,000 sq. ft. of floor area. Given that the proposed Master Plan reduces the total floor area of the campus, the Applicant's total floor area under the new Master Plan is reasonable. Additionally, the LUO does not have a floor area maximum for nonresidential uses in the residential districts, but the floor area ratio, given the lot area of over 13.4 million sq. ft., is 0.78, which is reasonable.
2. Building Area¹: The residential zoning districts allow for a maximum building area of 50 percent. The Applicant requests that the underlying development standard be applied to the PRU area. This is acceptable and should be approved through the PRU.
3. Yards: The Applicant proposes to require a 10-ft. yard (setback) around the exterior edge of the campus where UHM abuts non-campus lands.

¹ Building area essentially measures the footprint of structures while floor area calculates the area of each floor of a building. For example, a three-story structure with a 2,000 sq. ft. footprint would have a building area of 2,000 sq. ft. and a floor area of 6,000 sq. ft.

² The proposed maximum height includes an additional 15 ft. for roof mounted equipment and utility infrastructure.

The DPP believes this is sufficient where campus abuts public rights-of-way or lots developed with non-residential uses, but a 10-ft. required yard is insufficient along non-campus lands where campus abuts residential uses, so the DPP recommends that a 15-ft. yard be imposed along these boundaries. Sufficient yard setbacks are important in preserving light, air, and the residential character of those neighborhoods. In order to mitigate potential incompatibility with the surrounding residential neighborhood, the required yard for new development adjacent to non-campus lands that abut residential uses (single-family dwellings) should be increased from 10 ft. to 15 ft., which is the requirement for non-dwelling uses in the residential districts. We recommend that this be imposed as a condition of approval.

Along the interior of the zones, the Applicant does not propose a yard requirement. This is reasonable as the interior campus lands essentially function as one master planned zoning lot with structures, landscaping, and open spaces designed to benefit the users of the site in compliance with the goals and objectives of the Master Plan.

Some existing structures allowed under previous PRU approvals encroach into the recommended 15-ft. yards. These encroachments should be allowed to remain but new structures should observe the larger setback.

4. Height: The Applicant proposes maximum heights of 165 ft. for Zone 1, 45 ft. to 85 ft. for Zone 2, 55 ft. for Zone 3, and 70 ft. for Zone 4. In general, the DPP supports these heights because they are similar to existing heights for those areas and the increased height will support the university as an essential learning institution that provides a service to the community. The Master Plan proposes broad height limits in the same way the adopted zoning maps do, rather than specifying the heights of individual proposed buildings. This is to establish overall design guidelines and policies that reflect and support the updated LRDP. This also allows the flexibility to make adjustments to campus development in order to better meet the needs of the students, faculty, and the community. We generally support this concept, with reasonable guardrails described below to ensure identified viewsheds are protected.

Zone 1: The Applicant proposes a 150-ft. building height with an additional 15 ft. for roof mounted equipment and utility infrastructure (maximum height of 165 ft.) for buildings within Zone 1. The height of existing buildings within the Zone 1 ranges from 14 ft. to 124 ft. Although it was not constructed, the 2009/PRU-3 allowed the Hawai'i inuiākea School of Hawaiian Knowledge building up to 160 ft. and the UH Mixed Housing building was proposed to be up to 180 ft.

The DPP does not object to the proposed height limit because the increased height offers the Applicant better development flexibility to

create a dense campus environment instead of having to acquire more land and expand horizontally. Additionally, the built environment within Zone 1 includes many mid- to high-rise campus buildings with several buildings ranging between 100 ft. and 120 ft. As such, we do not anticipate impacts to views or the surrounding neighborhood at a height of 120 ft. However, if future buildings are designed to be over 120 ft., the DPP would like the opportunity to review a view study prepared by the Applicant that would demonstrate reasonable protection of important views identified in the Primary Urban Center Development Plan (PUCDP) prior to submitting building permits. This would allow the DPP to ensure that any objectionable aspects would be minimized. This is recommended as a condition of approval.

Zone 2: The Applicant proposes a 70-ft. building height with an additional 15 ft. for roof mounted equipment and utility infrastructure (maximum height of 85 ft.) within Zone 2. The height of existing buildings within Zone 2 ranges from 21 ft. to 46 ft. The 2021/PRU-1 also allowed for the proposed Atherton building to be 66 ft. in height. As such, allowing an 85-ft. height limit within Zone 2 is generally consistent with previous approvals and unlikely to have any adverse impacts to the surrounding area.

Zone 3: The Applicant proposes a 40-ft. building height with an additional 15 ft. for roof mounted equipment and utility infrastructure (maximum of height of 55 ft.) within Zone 3. The height of existing buildings within Zone 3 ranges from seven ft. to 40 ft. The 55-ft. height is consistent with the existing buildings within Zone 3. Therefore, the proposed maximum height limit is reasonable as it is unlikely to have any adverse impacts to the surrounding area.

Zone 4: The Applicant is proposing a 55-ft. building height with an additional 15 ft. for roof mounted equipment and utility infrastructure (maximum height of 70 ft.) within Zone 4. The height of existing buildings within Zone 4 ranges from 28 ft. to 48 ft. The proposed height limit is generally consistent with existing buildings within the zone as the current maximum building height.

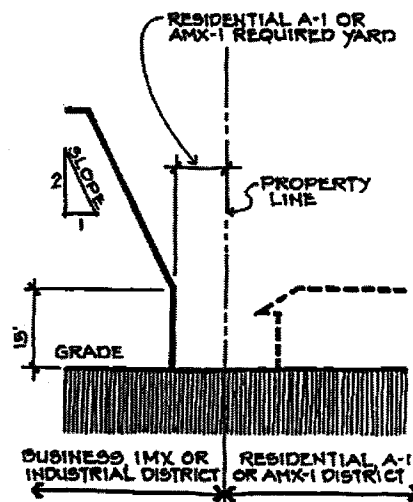
Subject to the recommended condition, we find the proposed maximum building heights are reasonable and should be accepted.

5. Height Setback: The Applicant proposes to require height setbacks for campus lands in Zones 2, 3, and 4 that are the same as LUO residential height setback requirements (enumerated in LUO Section 21-3.70-1 and illustrated in LUO Figure 21-3.3) when development is adjacent to non-campus lands. This would require that any portion of a new structure exceeding 15 ft. or 20 ft. would be set back one ft. for each two ft. of additional height. This is reasonable for these three zones.

The Applicant proposes to require height setbacks for campus lands in Zone 1 that are the same as LUO business district height setback requirements (enumerated in LUO Section 21-3.110-1(c)(3) and illustrated in LUO Figure 21-3.10) when development is adjacent to non-campus lands. This would require that any portion of a new structure exceeding 40 ft. would be set back one ft. for each 10 ft. of additional height. This is less intense than the residential height setbacks. No height setbacks are proposed for structures within the interior areas of the campus.

The DPP supports the idea of having no designated height setback for side and rear yards in the internal portions of campus lands, but recommends increasing the height setback where Zone 1 abuts non-campus lands developed with residential uses. The everyday operations of a university are typically more intensive than principal permitted uses in the residential district. Similar to yards, the height setback is an important aspect in managing building bulk, preserving light and air, and providing a buffer between the university use and the residential uses. As such, the DPP recommends that the campus lands observe transitional height setbacks when new development is proposed adjacent to non-campus lands developed with residential uses in the same way that developments in commercial districts are separated from residential districts.

In short, the DPP recommends that LUO Section 21-3.110-1(c)(4), relating to transitions between the commercial districts and residential districts, be observed for side and rear yards that abut non-campus lands developed with residential uses. This should be imposed as a condition of approval. The proposed transitional setback is illustrated below (LUO Table 21-3.5):



The Applicant's proposed height setback for Zone 1, where any portion of a new structure exceeding 40 ft. would be set back one ft. for each 10 ft.

of additional height, should be utilized for sites that are adjacent to public rights-of-way. With these conditions, the siting of structures will minimize any objectionable aspects of the use or the potential incompatibility with other adjacent uses. Some existing structures encroach into the residential district height setback. However, they were permitted under previous PRU approvals and subsequent minor modifications. As such, the encroachments for existing structures that were previously permitted will remain.

Overall, with the recommended conditions of approval, the Applicant's proposed development standards will minimize objectionable aspects of the use or potential incompatibility with other uses. Further, proposed development will be similar in nature to those previously approved under recent PRU approvals and modifications. Project compliance with the approved development and design standards of the LRDP will still be confirmed by the DPP during the review of individual building permit applications.

- C. Off-Street Parking, Loading Zones, and Bicycle Parking: The LUO does not specify parking requirements for universities. A parking study completed by Parking Planners, Inc. found that the daytime peak demand for parking equaled 6,242 parking stalls; which includes 1,240 on-street, off-campus parking stalls. Currently, there are approximately 5,500 parking spaces dispersed throughout the UHM Campus. Therefore, based on the parking study, the existing campus has a deficit of 742 parking spaces and does not meet its typical daytime peak parking demand. As part of proposed improvements, 383 of the existing parking stalls on campus will be removed. Therefore, the total parking deficit is 1,125 parking spaces.

In order to satisfy the peak parking demand, as provided by the parking study, the Applicant proposes to construct the Central Traffic Center and Parking Structure, which it is expected to provide approximately 1,500 new parking stalls to the UHM Campus parking inventory. With the Central Traffic Center and Parking Structure, the total parking stalls on campus will increase to 6,617 spaces. Based on the parking study, this results in a surplus of 375 spaces. Therefore, the proposed parking should be sufficient to meet the needs of the campus.

As mentioned above, the LUO allows parking requirements for universities to be determined by the Director. LUO Section 21-6.20(a) states that no off-street parking is required in the PUCDP area, except for those areas located in the residential, agricultural, and preservation zoning districts. Although the campus is located within the residential district, it does not operate in the same manner as a typical residential neighborhood. By its nature, the university generates more vehicle trips, which are generally single-occupancy vehicle trips and can lead to roadway overcrowding. The DPP generally supports the proposed Central Traffic Center and Parking Structure; however, in order to increase flexibility for the university, reduce single-occupancy vehicle trips, and support

alternative modes of transportation, we recommend that a minimum number of off-street parking spaces should not be required.

The UHM Campus has a total of 71 loading zones spread throughout the four proposed zones. As the proposed Master Plan does not include specifications on proposed sizes and uses of individual structures, new development within the PRU area will be required to comply with the loading requirements of the LUO. Similarly, all new development will be required to meet the LUO bicycle parking requirements. Loading zones and bicycle parking requirements will be finalized prior to the issuance of a building permit for new construction of individual buildings.

D. Landscaping: The Applicant provided a draft landscape design plan. The draft landscape design plan builds upon the landscaping documents and mature campus landscaping already present at the site. A principal goal of the landscaping guidelines is to create a more cohesive, unified campus, which enhances the various campus sub-areas. The UHM Campus draft landscape design plan principles are as follows:

- Provide a globally connected Hawaiian Sense of Place
- Respect the campus heritage
- Enhance the pedestrian realm
- Create resilient/adaptable spaces
- Use landscape as a learning environment (campus arboretum)
- Have sustainable campus landscape
- Protect exceptional trees and minimize impacts to the tree canopy
- Manage and maintain landscaping
- Consider landscaping in the design character of the campus

The landscape Master Plan identifies landscape elements such as major open spaces, exceptional trees, and pedestrian malls and paths. The landscape will serve to assure that landscape design considerations are incorporated into each Project within the context of an accredited campus arboretum. The DPP finds these design principles are adequate and contribute to the overall landscape design of the campus. To ensure continued adherence to these principles as each Project proceeds, prior to the issuance of a building permit for new buildings, the Applicant should be required to submit a final landscape design plan for review and approval. This is recommended as a condition of approval.

E. Signage: A draft master sign plan was provided as part of the application. The draft master sign plan provides overarching design guidelines for exterior and interior signage on the campus. The draft master sign plan builds upon the sign standards established in the previous PRU approvals. We have no objection to the proposed master sign plan. However, prior to the issuance of new sign permits, the Applicant should be required to submit a final master sign plan for review and approval. This is recommended as a condition of approval.

F. Public Facilities:

1. Water: The BWS indicates that the existing water system is presently adequate to accommodate the water demands and on-site fire protection. However, the final decision on availability of water will be confirmed when building permits are submitted for review and approval. The BWS reserves the right to change any position or information stated herein up until the final approval of the building permit application.

The UHM Campus is subject to Cross-Connection Control and Backflow Prevention requirements prior to the issuance of building permits. High-rise buildings with booster pumps will be required to install water hammer arrestors or expansion tanks to reduce pressure spikes and potential main breaks in the water system. The BWS has water transmission mains traversing through the Project parcels. These water mains and any proposed water mains should be located within paved roadways and made accessible for repairs and maintenance.

Water conservation measures are required for all proposed developments. These measures include the use of ultra-low-flow water fixtures and toilets, utilization of non-potable water for irrigation using rain catchment and chiller/air handler condensate, cooling tower conductivity meters and water softening recycling systems, drought tolerant plants, xeriscape landscaping, and efficient irrigation systems.

Compliance with BWS requirements will be confirmed when individual development permits are submitted for review and approval. Therefore, a condition addressing these comments is not necessary.

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

2. Wastewater: The UHM Campus is served by the municipal wastewater system. The Applicant stated that all proposed Projects and related infrastructure will meet City wastewater requirements. Additionally, the UHM continuously coordinates with DPP in order to ensure that adequate wastewater service is provided to proposed improvements. The availability and adequacy of the wastewater system will be confirmed

when development permits are submitted for review and approval. Therefore, a condition regarding wastewater is not necessary.

3. Drainage: A drainage master plan was prepared by the R.M. Towill Corporation in April of 2022 to describe the drainage plan for the UHM Campus. The Project site is currently fully developed with impervious surfaces throughout the campus area. Any increase in runoff due to the proposed improvements will need to be retained on-site to ensure that future Projects will not have any adverse effects on downstream properties. Thus, it is expected that any increase in the stormwater runoff peak discharge rate will be minimal compared to the existing conditions. All proposed improvements will be required to comply with the City's Rules Relating to Water Quality. Applicable erosion control measures and best management practices will be implemented in order to mitigate any possible adverse effects relating to runoff.
4. Solid Waste: Solid waste collection and disposal service is provided by the Department of Environmental Services. Typical solid waste generation is not expected to significantly increase as the total campus enrollment will not increase. The proposed action is not anticipated to result in significant impacts to solid waste. Therefore, no condition of approval is necessary.
5. Fire: Fire protection is provided by the HFD. The HFD has four stations in the proximity to the UHM Campus. The Applicant states that all proposed improvements will be in compliance with existing fire codes and standards. Therefore, no condition of approval is necessary.
6. Streets, Traffic, and Transportation: Wilson Okamoto Corporation prepared a Traffic Impact Report (TIR), dated June of 2020 and was updated August of 2022. It identified, assessed, and provided recommendations for the roadway networks surrounding the UHM Campus. With level-of-service (LOS) used as the measure of effectiveness at intersections within the vicinity of UHM Campus. The TIR assessed the LOS of the following intersections:
 - University Avenue/Maile Way
 - University Avenue/University Driveway
 - University Avenue/Metcalf Street
 - University Avenue /Sinclair Circle
 - University Avenue/Dole Street

- University Avenue/Varsity Place
- University Avenue/South King Street/South Beretania Street
- Wilder Avenue/Metcalf Street
- Wilder Avenue/Dole Street
- Dole Street/Lower Campus Road
- Dole Street/East-West Road
- Dole Street/Saint Louis Drive

As campus enrollment is expected to remain the same, the TIR states that the traffic conditions would generally remain the same. The only proposed Project that is expected to generate new trips is the Central Traffic Center. In the year 2025, with the proposed Project, the LOS at the following intersections is expected to decrease (i.e., get worse):

- University Avenue/Maile Way, along the northbound approach will decrease from LOS B to LOS C;
- University Avenue/South King Street/South Beretania Street, along the southbound approach is expected to decrease from LOS D to LOS E;
- Wilder Avenue/Metcalf Street, along the eastbound approach is expected to decrease from LOS B to LOS C;
- Dole Street/East-West Road, along the southbound approach is expected to decrease from LOS B to LOS C; and
- Dole Street/Saint Louis Drive, along the eastbound approach is expected to decrease from LOS B to LOS C.

Under the year 2029 projections, the traffic operations are generally expected to remain similar to the year 2025. Based on the information provided by the TIR, it is unlikely that the proposed Project will have a significant effect on traffic conditions within the vicinity of the UHM Campus. However, because the baseline traffic counts were established by using 2019 data, the Applicant should work with the Traffic Review Branch (TRB) of the DPP to determine key intersections to collect data and validate the 2019 base line counts during the 2023 school year. This should be a condition of approval.

The reduction in the LOS is acceptable because the increased parking is anticipated to help alleviate parking congestion in the surrounding neighborhood. Additionally, the proposed Central Traffic Center is envisioned to act as a hub for multi-modal transportation such as shuttles, ride-hailing services, and bicycle facilities.

Other substantive comments received related to traffic, access, circulation, and pedestrian safety at the Project site are summarized below, along with recommended conditions of approval.

- The Applicant should be required to create a timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the anticipated date of occupancy. This timeline should also identify when a construction management plan (CMP), traffic management plan (TMP), and updates to or validation of the findings of the TIR must be submitted for review and approval.
- The CMP will be required prior to the issuance of demolition and building permits for major construction work. The CMP should:
 - Identify the type, frequency, and routing of heavy trucks and construction related vehicles, and provide remedial measures as necessary;
 - Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, and provisions for on-site or off-site staging areas for construction workers and vehicles;
 - Include preliminary or conceptual traffic control plans; and
 - Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to their original or improved condition upon completion.
- The TMP or subsequent updates should be approved prior to the issuance of the temporary Certificate of Occupancy (CO). The TMP should include Traffic Demand Management (TDM) strategies to significantly limit vehicular trips for daily activities and large events. Measures should include incentives for transit, bicycle, and walking to minimize the amount of vehicular trips for daily activities by residents and employees. A bicycle and pedestrian circulation plan should be included in the TMP. 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.

- A post TIR will be required approximately one year after the issuance of the CO to validate the traffic projections, distribution, and assignments contained in the initial TIR. The recommendations of the report should be implemented in coordination with the DPP. These should be conditions of approval.

As part of the proposed Master Plan, the Applicant describes future Project categories that relate to infrastructure improvements, both above- and below-grade. It should be noted that any work within the public right-of-way will need to comply with applicable street tree and complete street requirements. As this is already a requirement, a separate condition of approval is not necessary.

It should be noted that the Clarence T.C. Ching Athletic Complex has a capacity of 17,000 spectators and the Stan Sheriff Center has a capacity of 10,000 spectators. Both are located in the lower campus of UHM and may have the potential to have impacts on traffic if events were to occur simultaneously in both complexes. Therefore, we recommend that simultaneous events involving large crowds not be held at the Clarence T.C. Ching Athletic Complex and the Stan Sheriff Center. This should be a condition of approval.

- G. General Plan (GP) and PUCDP: The Project consists of improvements to an existing university, which provides a necessary service to the community and expands employment opportunities. The Project is consistent with Section IX, Objective A, Policies 1, 4, and 5, which are to support education programs that encourage the development of employable skills, encourage the construction of school facilities that are designed for flexibility and high levels of use, and facilitate the appropriate location of learning institutions from the preschool through university levels. The Project will offer students and staff at UHM, as well as the larger community, a facility for advance learning and education in the Pacific Rim. The Project is also consistent with Section IX, Objective C, which is to make Honolulu the center of higher education in the Pacific. Policies 1 and 2 are to encourage continuing improvement in the quality of higher education in Hawai'i and encourage the development of diverse opportunities in higher education. The academic programming and research support that will be offered has the potential to both: a) Develop high-quality living wage jobs, and b) Prepare students to address the challenges and opportunities faced by Hawai'i and the world.

The Project site is within the Urban Growth Boundary of the PUCDP and in an area designated as institutional by the PUCDP Land Use Map. Therefore, the

proposed use is consistent with the PUCDP. The Project is consistent with GP and PUCDP.

H. Project Impacts:

1. Visual Impact: The PUCDP identifies significant panoramic views in the vicinity of UHM Campus. The UHM Campus is located within the Diamond Head to Tantalus mauka-makai view and the Ala Moana to Mānoa mauka-makai view. There are many high-rise buildings that exist between these two identified mauka-makai views. Therefore, it is unlikely that the proposed Project will have a negative impact on these identified significant views within the PUCDP.

The proposed Project has the potential to visually impact the immediate neighborhoods surrounding the campus due to the maximum height limit proposed in Zone 1. As noted previously, the DPP does not object to the proposed height in Zone 1. However, buildings over 120 ft. in height should have additional review to ensure there are no visual impacts on the surrounding neighborhoods. Therefore, as previously mentioned, we recommend a condition requiring a view study for any new structures that exceed 120 ft. This will allow the DPP to review visual impacts and propose mitigation measures for individual Projects as necessary. This, along with the recommended development standards and the implementation of the campus landscape plan, will ensure any objectionable aspects of the use or the potential incompatibility with other uses permitted in the zoning district will be minimized. Therefore, no significant visual impacts are anticipated.

We understand that through UHM's own design review, the Applicant will be sensitive to the surrounding communities and relationship to other campus facilities. However, for any proposed buildings over 120 ft. in height, the DPP strongly suggests that the Applicant should consider articulated building façades including awnings, horizontal elements including cornices, and articulations to break up the vertical plane surfaces and massing when designing these buildings. Additionally, the Applicant should consider a combination of green roofs, roof top landscaping, solar and/or open structures like pergolas on the roof tops, and hip-form roofs to mitigate a potential objectionable aspect of the use. These elements of building design should be included in the view study so that building siting and building design are considered together.

2. Noise: Noise levels on the UHM Campus are not anticipated to increase. Significant amounts of noise may be generated during the construction period. These construction activities will be monitored by the Applicant and the State to comply with the provisions of the regulations for community noise control. Noise permits will be obtained if the noise levels from construction activities are expected to exceed the allowable levels.

Heavy vehicles traveling to and from Project sites will comply with the State's Administrative Rules for vehicular control.

Potential impacts from noise due to the expansion of the Clarence T.C. Ching Athletic Complex were considered previously. Although not proposed, should the Clarence T.C. Ching Athletic Complex be modified in a way that will increase volume of any speakers or public address systems, additional review will be required to confirm that this potentially objectionable aspect of the use is mitigated.

3. Lighting: It is recommended that, to prevent glare and light spillage on surrounding properties and public rights-of-way, all exterior lighting be required to be shielded and directed away from adjoining properties and public rights-of-way. This should be a condition of approval.
4. Archaeological, Architectural, and Cultural Resources: An Archaeological Literature Review and Cultural Assessment (ARCA) was prepared by Honua Consulting in May of 2022. The ARCA determined that there are archaeological historic properties that exist on the UHM Campus with the potential for more to be identified. Within the existing PRU boundaries, the following historic properties have been assessed as eligible for the Hawai'i Register of Historic Places (HRHP):
 - The historic core of the campus, consisting of Hawai'i Hall, George Hall, Dean Hall, Gartley Hall, Crawford Hall, Varney Circle, Founder's Gate, Andrew's Amphitheater, Wist Hall, and the Pineapple Research Center (State Inventory of Historic Properties [SIHP] No. 50-80-14-1352). These historic structures were added to the HRHP in 1984.
 - Kanewai Cultural Garden (SIHP No. 50-80-14-4498).
 - A traditional style, presumably Pre-Contact Era, burial (SIHP No. 50-80-14-4191).

Koana Cave and Hipawai Heiau are historic properties that have not been previously assessed for eligibility for the HRHP. Other buildings on the UHM Campus over 50 years old that may qualify for listing on the Historical Register include: Music Complex and Orvis Auditorium, Klum Gym, Engineering Quad Health Services, Old Bookstore, Health Services, Henke Hall, Wist Annex 1 and University Laboratory School, and Krauss Hall and Annex.

Given the presence of these historic buildings, the Applicant should be required to consult with SHPD prior to any renovation or alteration work that could potentially impact historic buildings. This should be a condition of approval.

The ARCA determined that the Project is not anticipated to have any adverse impacts on cultural resources, traditions, customs, or practices. The Project does not propose any change to existing established public access for Hawaiian cultural activities, nor would Project implementation preclude the practice of Hawaiian cultural activities. Therefore, no conditions are recommended in regards to preserving access or opportunities for Hawaiian cultural activities.

Although the UHM Campus has been altered to a large extent over the past century, it remains possible that subsurface archaeological resources may exist at the UHM Campus. There is the potential that activities such as open trenching, microtunneling, demolition, and construction could impact unidentified archaeological resources. In order to minimize any potential impact on these resources, the Applicant should consult with SHPD prior to any ground disturbing construction activities. This is a condition of approval.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law: Based on the foregoing analysis, the proposed Master Plan reflects the long-range goals and objectives as outlined in the 2019 LRDP and meets the intent of the PRU Permit. The Director of the DPP deems the proposal to be appropriate for the Project site, subject to appropriate conditions.

V. RECOMMENDATION

The Director of the DPP recommends that the application for a new UHM Master Plan be APPROVED, subject to the following conditions. A Draft Resolution is enclosed.

- A. This PRU Permit pertains to the land area described on the map enclosed hereto as Exhibit A.
- B. Subject to the conditions of this Report, the development of the site must be in general conformance with Exhibits A, B, C-1 through C-7, D, and E, and Appendix A (LRDP 2019 Update) enclosed hereto, 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 require a new PRU Permit.
- C. The Master Plan must be revised in the following ways:
 - 1. The required yard for new development adjacent to non-campus lands that abut lots developed with residential uses should be increased from


10 ft. to 15 ft. The areas that abut public rights-of-way or non-campus lands developed with other uses will be subject to a 10-ft. yard;

2. For any new structure over 120 ft. in height, the Applicant must submit a view study demonstrating reasonable protection of important views identified in the PUCDP and incorporation of building features intended to mitigate objectionable visual impacts of the new buildings to the DPP for review and approval; and
 3. In Zone 1, the height setback for new development along non-campus lands adjacent to residential uses must comply with LUO Section 21-3.110-1(c)(4) relating to transitional height setbacks. The height setback for areas that abut public rights-of-way or non-campus lands developed with other uses will be subject to LUO Section 21-3.110-1(c)(3).
- D. This PRU Permit will incorporate and supersede PRU Permit No. 2009/PRU-3 (Resolution No. 09-341, CD1, FD1) and 2021/PRU-1 (Resolution No. 21-127, CD1).
- E. Prior to issuance of any sign permit, the Applicant must submit a final master sign plan for review and approval.
- F. Prior to the issuance of a building permit for new structures, the Applicant must submit a final landscape design plan for review and approval.
- G. Prior to the approval of a building permit for major campus structures, the Applicant must submit to the TRB of the DPP for its review and approval:
1. A timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the anticipated date of occupancy. This will also identify when a CMP, TMP, and updates to or validation of the findings of the TIR will be submitted for review and approval.
 2. The CMP should:
 - a. Identify the type, frequency, and routing of heavy trucks and construction related vehicles, and provide remedial measures as necessary;
 - b. Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, and provisions for on-site or off-site staging areas for construction workers and vehicles;
 - c. Include preliminary or conceptual traffic control plans; and

- d. Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to their original or improved condition upon completion.
- H. All recommendations in the TIR must be implemented.
- I. Simultaneous large events may not be held at the Clarence T.C. Ching Athletic Complex and the Stan Sheriff Center.
- J. All exterior lighting must be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
- K. 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 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.
- L. Approval of this PRU Permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant is responsible for obtaining all other governmental approvals or permits which may be required for the proposed Projects.
- M. The Applicant shall submit reports updating the Applicant's status in complying with applicable conditions upon request of the DPP during the review of development and building permits.

Dated at Honolulu, Hawai'i, this 27th day of September, 2023.

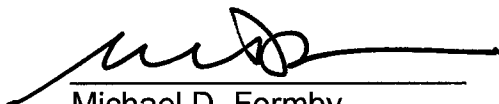
Department of Planning and Permitting
City and County of Honolulu
State of Hawai'i

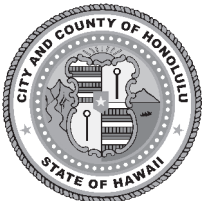
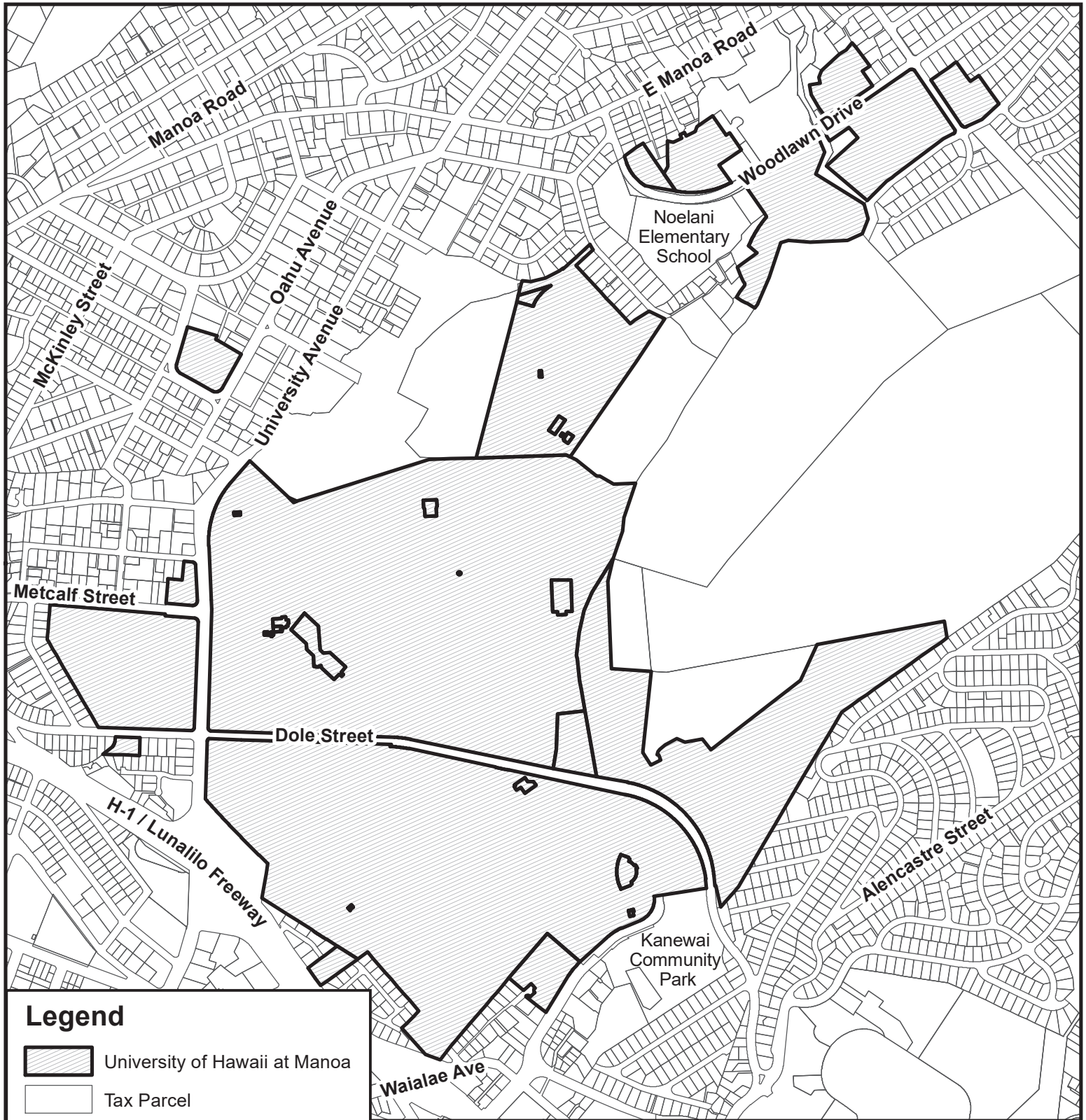
By  Digitally signed by Takeuchi
Apuna, Dawn
Date: 2023.09.27 15:33:09 -10'00'

Dawn Takeuchi Apuna
Director

Enclosures

APPROVED:


Michael D. Formby
Managing Director



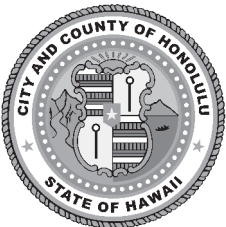
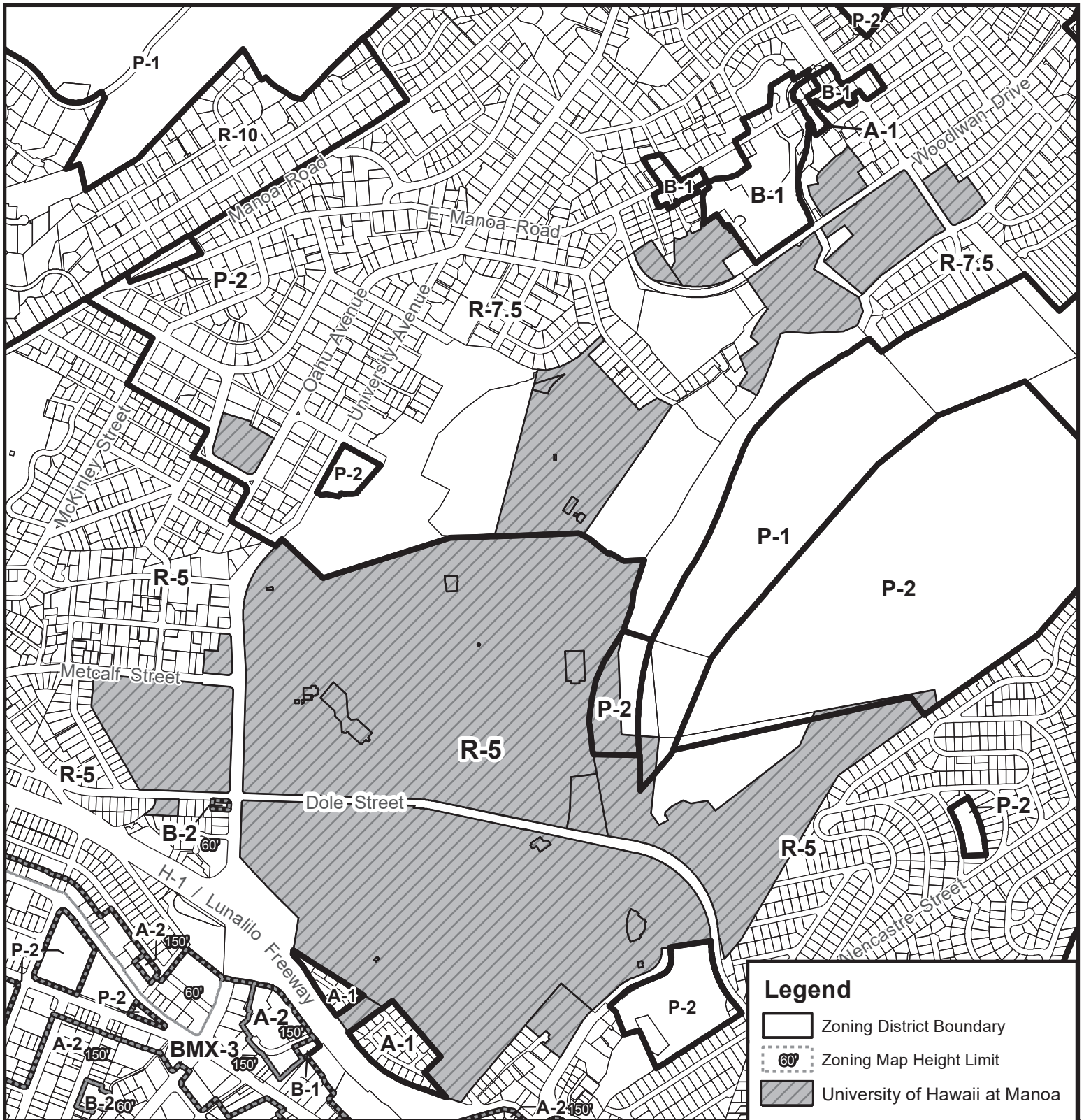
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Distance in Feet



LOCATION MAP MANOA, HONOLULU

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2-8-026:014; 2-8-029:001, 30, 31, 32, 33, 34;
2-9-002:012; 2-9-004:005, 7, 8, 9, 10;
2-9-013:054; 2-9-023:001, 26; 2-9-026:001, 37;
2-9-027:054; 3-3-056:001

FOLDER NO.: 2023/PRU-1



0 500 1,000 2,000
Distance in Feet

VICINITY MAP



SITE



Portion of
ZONING MAP
MOILIILI - KAIMUKI & NUUANU - MCCULLY
TAX MAP KEY(S): 2-8-007:029; 2-8-015:001; 2-8-016:001;
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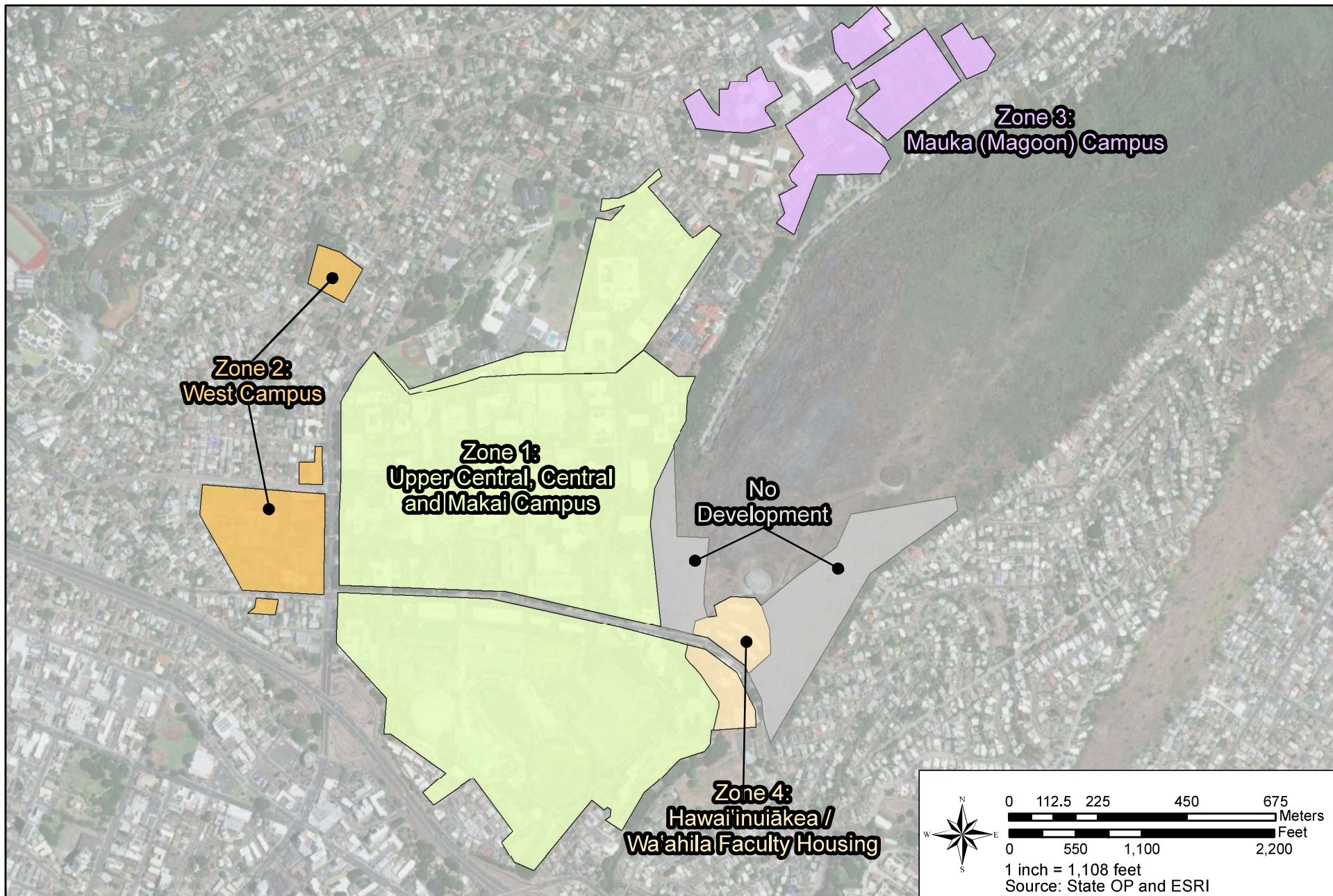


EXHIBIT C-1

FIGURE 1-2

UHM CAMPUS ZONES MAP

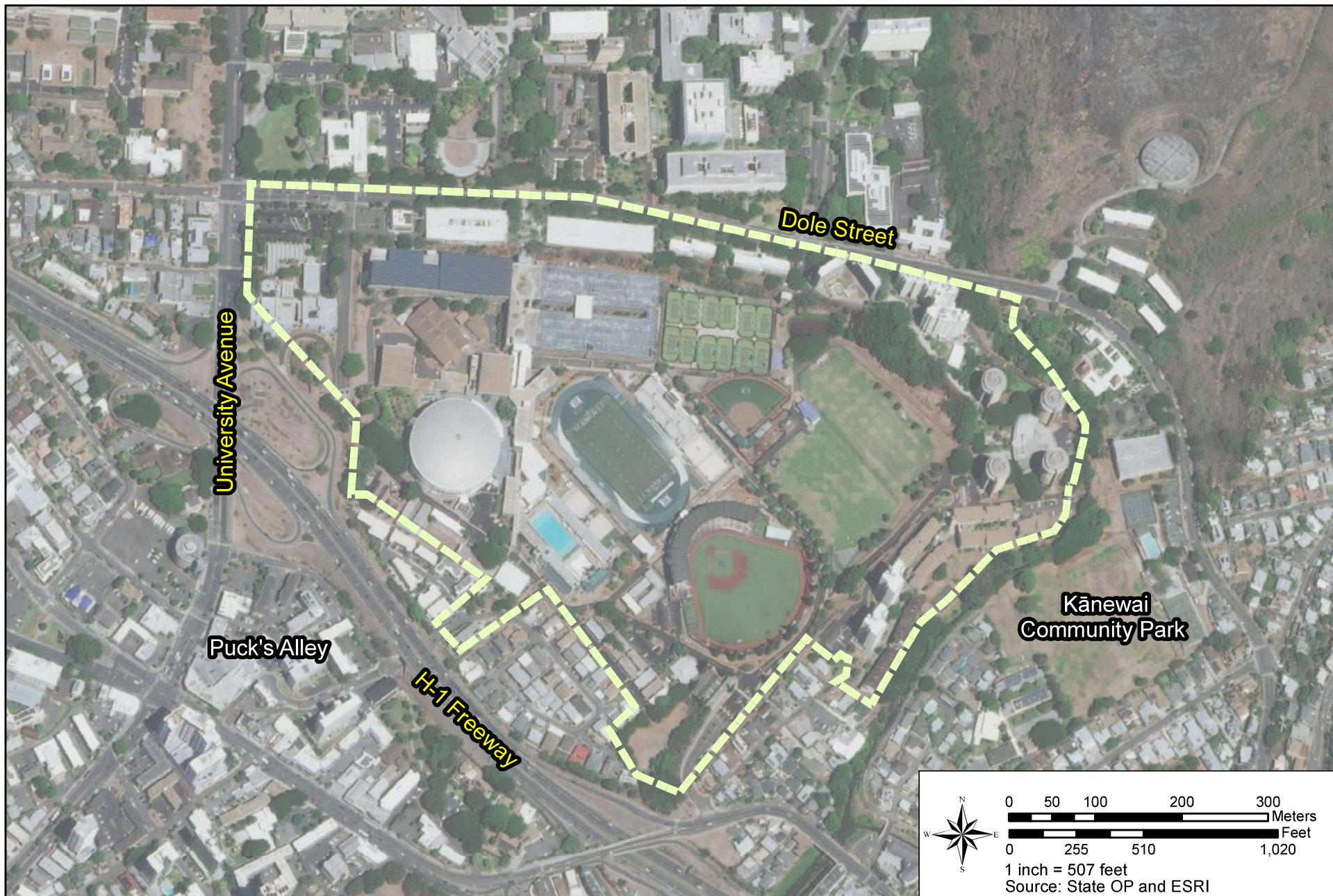


EXHIBIT C-2

FIGURE 1-3

ZONE 1 - LOWER (MAKAI) CAMPUS PORTION

UNIVERSITY OF HAWAII AT MĀNOA PLAN REVIEW USE APPLICATION



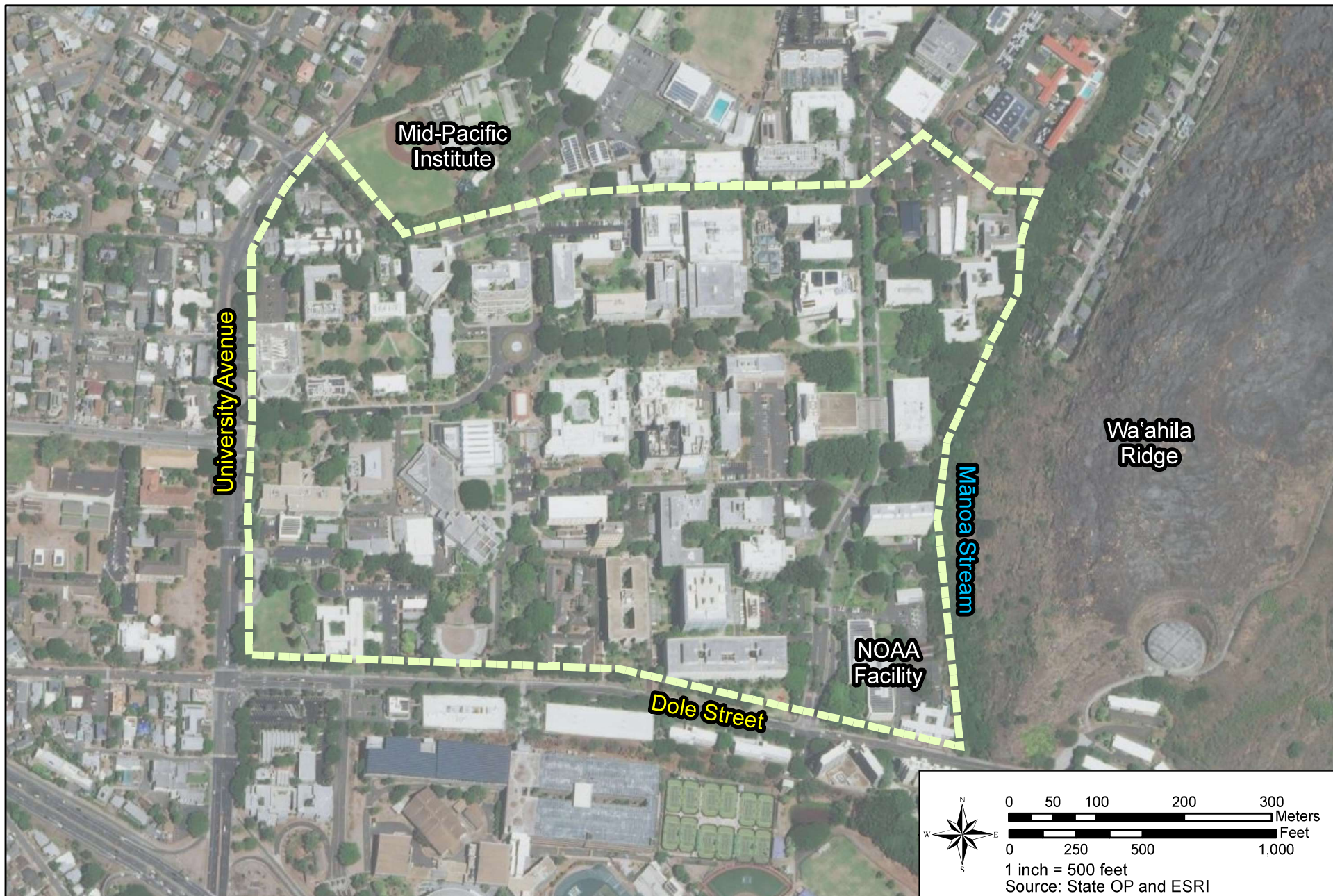


EXHIBIT C-3

ZONE 1 - CENTRAL CAMPUS PORTION

FIGURE 1-4

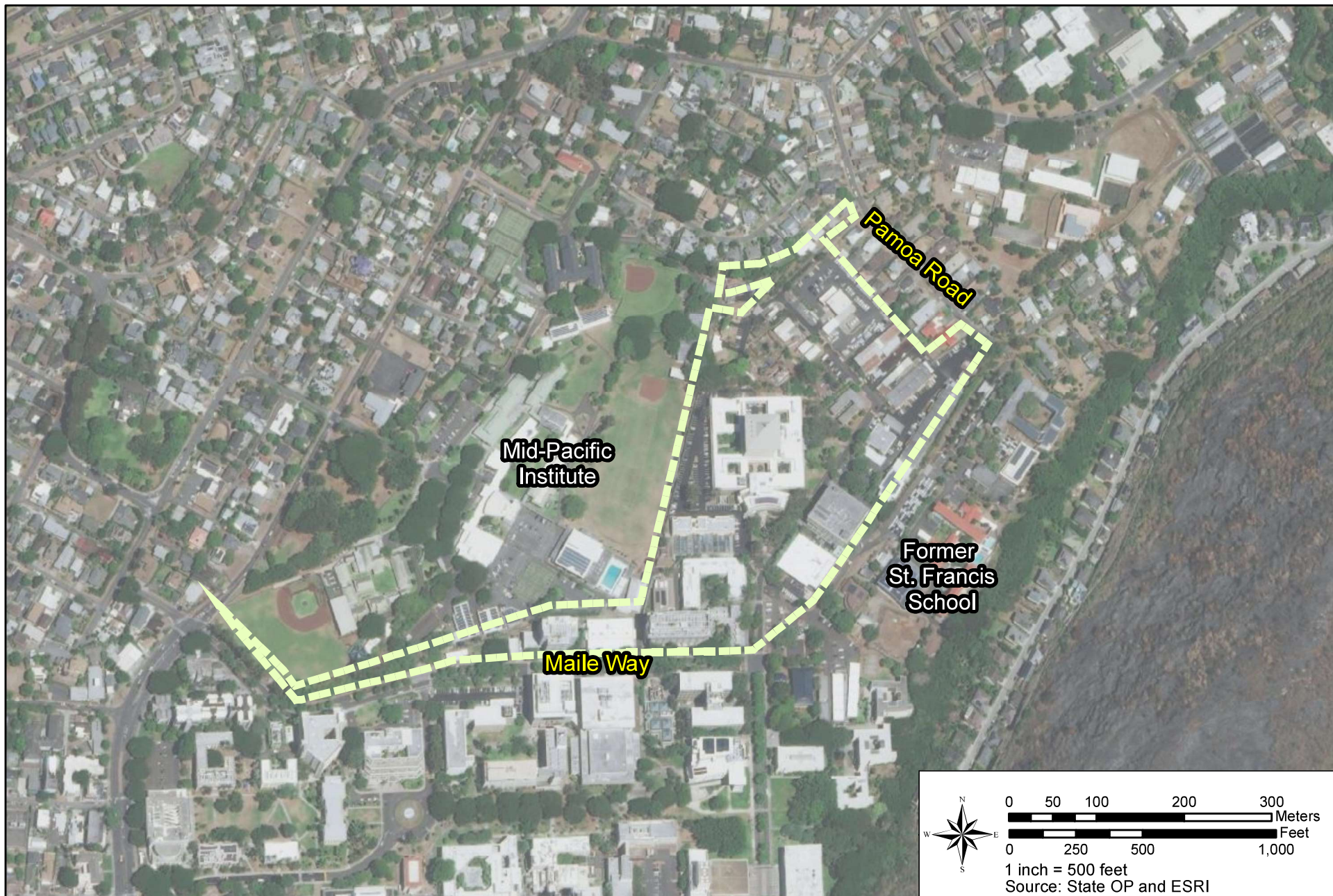


EXHIBIT C-4

ZONE 1 - UPPER CENTRAL CAMPUS PORTION

FIGURE 1-5

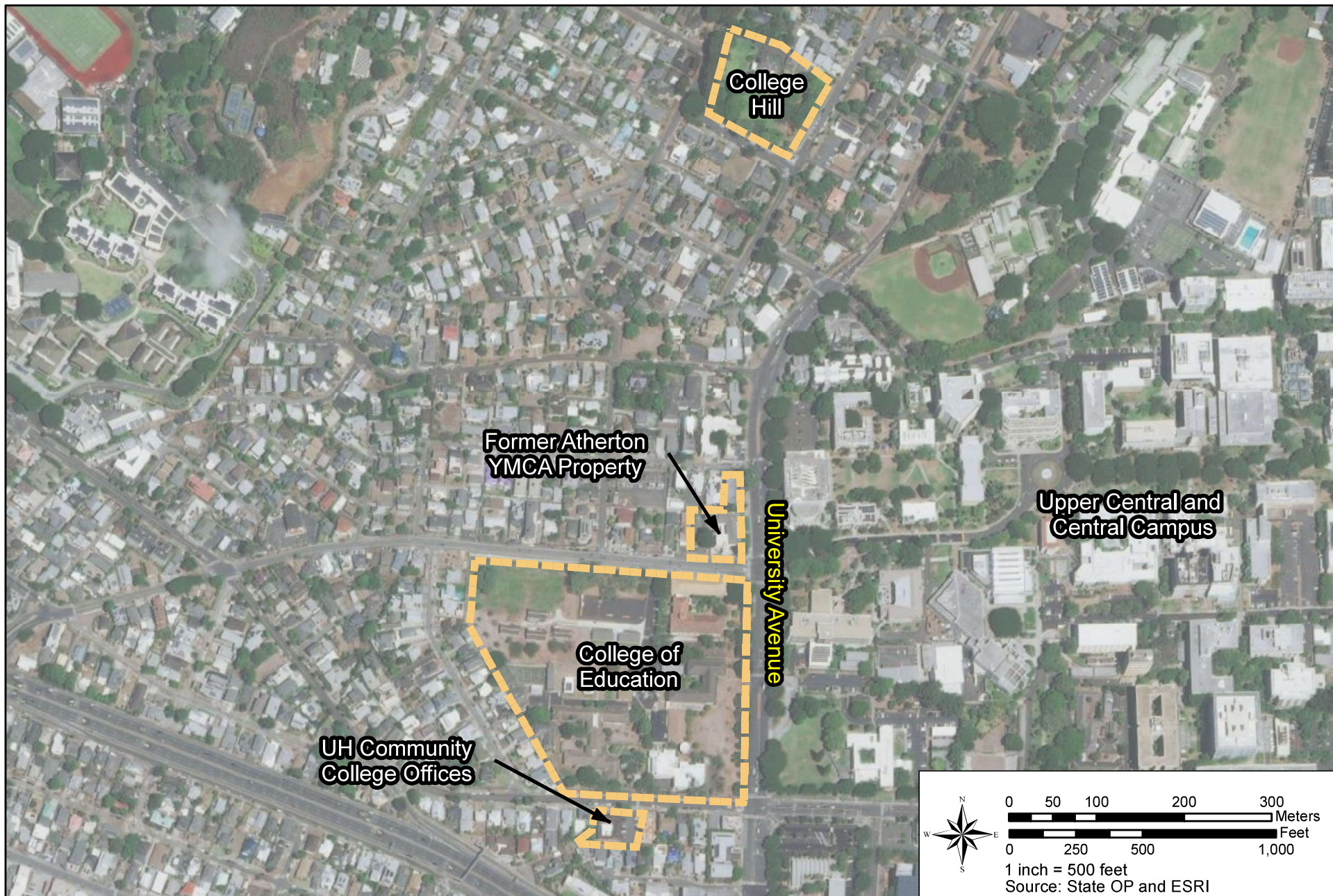


EXHIBIT C-5

FIGURE 1-6

ZONE 2 - WEST CAMPUS

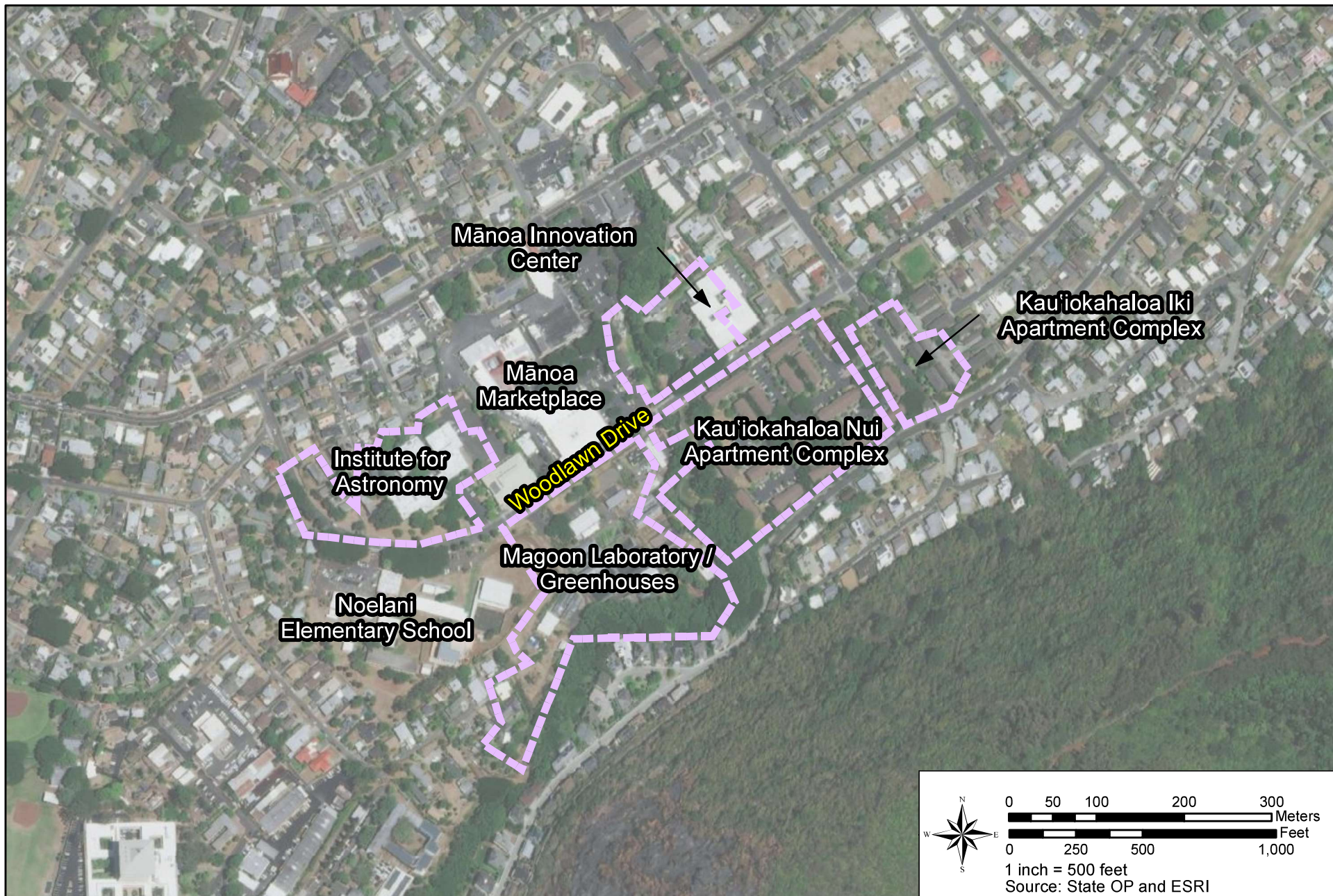


EXHIBIT C-6

FIGURE 1-7

ZONE 3 - MAUKA (MAGOON) CAMPUS

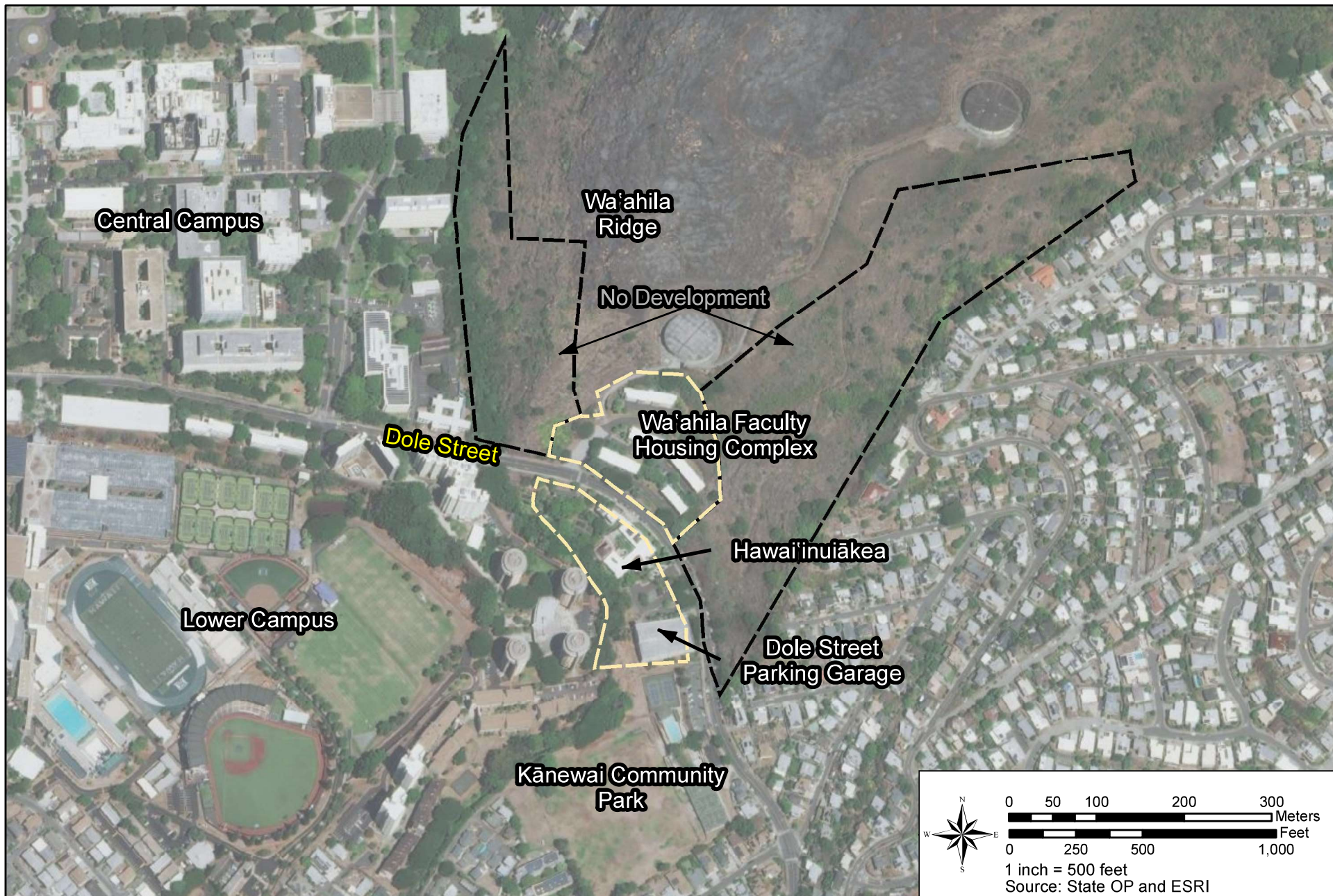
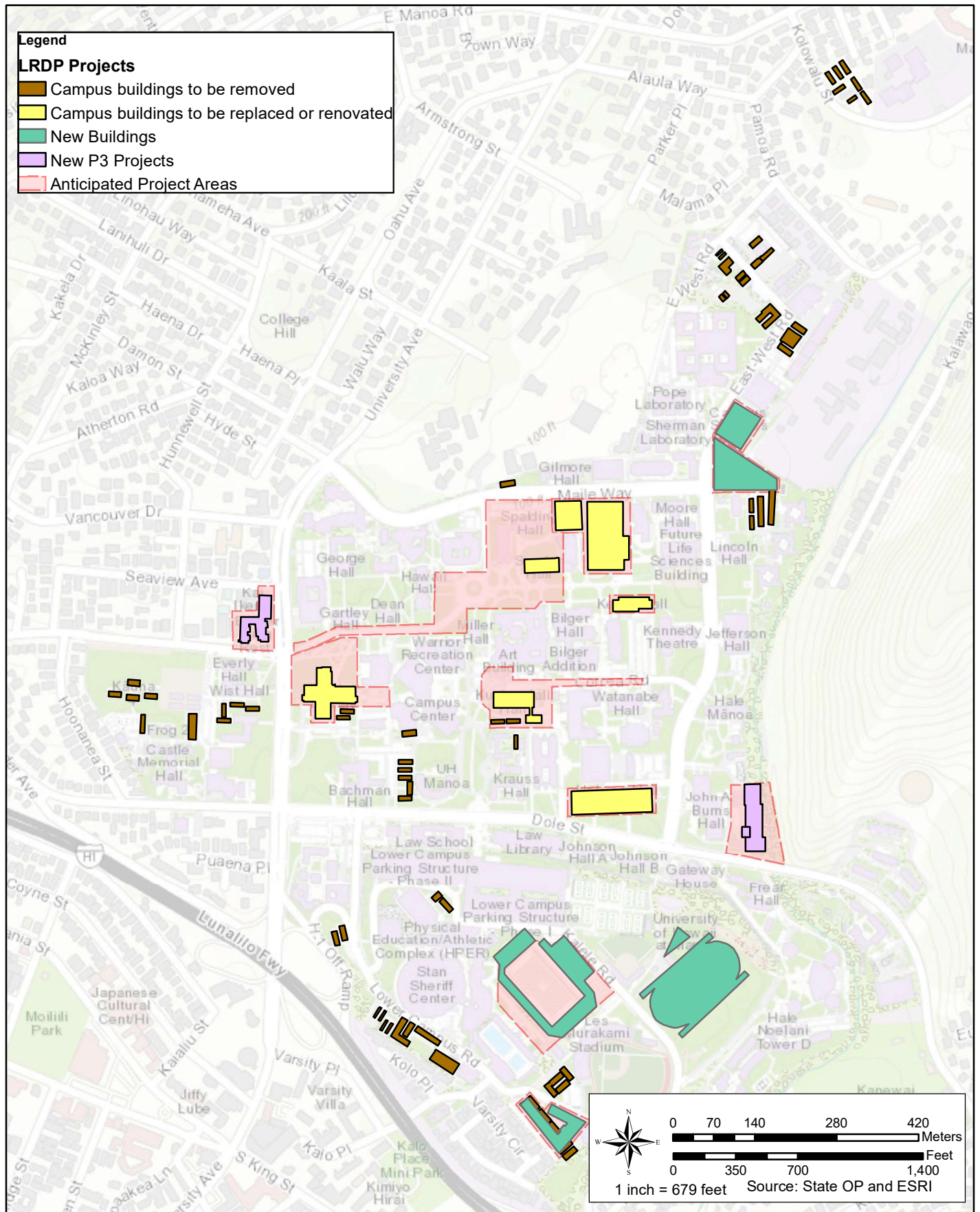


EXHIBIT C-7

FIGURE 1-8

ZONE 4 - HAWAI'INUIĀKEA / WA'AHILA FACULTY HOUSING

UNIVERSITY OF HAWAI'I AT MĀNOA PLAN REVIEW USE APPLICATION



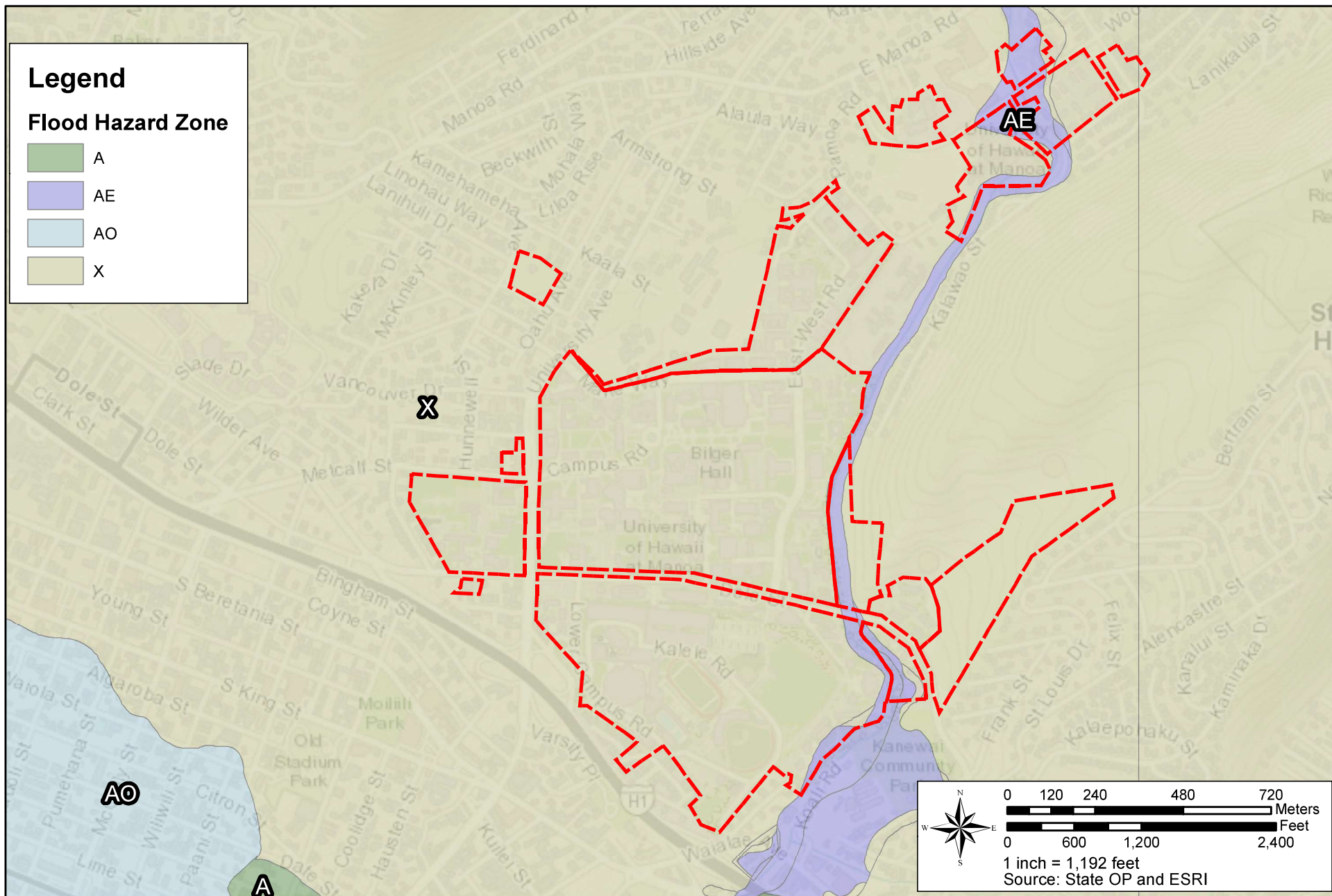


EXHIBIT E

FIGURE 3-11

FLOOD INSURANCE RATE MAP

UNIVERSITY OF HAWAII AT MĀNOA PLAN REVIEW USE APPLICATION

Appendix A:

Long Range Development Plan 2019 Update

LONG RANGE DEVELOPMENT PLAN 2019 UPDATE

University of Hawai‘i at Mānoa

April 2022

(Draft: Subject to Change)



PREPARED FOR:

University of Hawai‘i at Mānoa

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LONG RANGE DEVELOPMENT PLAN

University of Hawai'i at Mānoa 2019 Update



PREPARED FOR:

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*Cover Photo Source: UH Mānoa Flickr

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01 | INTRODUCTION

1.1 | BACKGROUND

Over the last 10 years, UHM has experienced a decline in enrollment. Looking forward, the University projects a small growth in student population.

The University of Hawai'i (UH) was established in 1907 as a land-grant college of agriculture and mechanical arts called the College of Hawai'i. The first classes were held at a temporary site in downtown Honolulu. In 1912, the school moved to its permanent location in Mānoa Valley and, in 1920, the college became known as the University of Hawai'i, with the addition of a College of Arts and Sciences. Historically, enrollment on the campus grew steadily from its establishment through the late 1940s, leveled off in the 1950s, and skyrocketed in the 1960s to an all-time high in 1972 of 22,371 students. The campus was renamed in 1972 as the University of Hawai'i at Mānoa (UHM) to distinguish it from the other campuses in the growing University of Hawai'i System. Since that time, enrollment fluctuated between 17,000 to 21,000 students. Over the last 10 years, however, UHM has experienced a decline in their Fall enrollment from 20,169 in 2008 to 17,490 in 2019 (see Figure 1).

Today, UHM is the largest and oldest of the 10 campuses within the UH system. UHM offers 98 undergraduate majors, 85 graduate majors, 53 doctoral degrees and 5 professional degrees. It is one of 115 Carnegie Research 1 universities, among the top 1.5% of national and international universities, and is a land-, sea-, space- and sun-grant university. The campus provides a multicultural, student-centered, community-serving experience grounded in a Hawaiian place of learning. The approximately 500-acre campus spreads throughout Mānoa Valley, is recognized as an accredited arboretum and has a physical plant of 9.4 million gross square feet (GSF). Looking forward, over the next six years the University projects a small growth in student headcount population to 18,214 students in 2024 (see Figure 1).

ENROLLMENT HISTORY & FUTURE PROJECTION

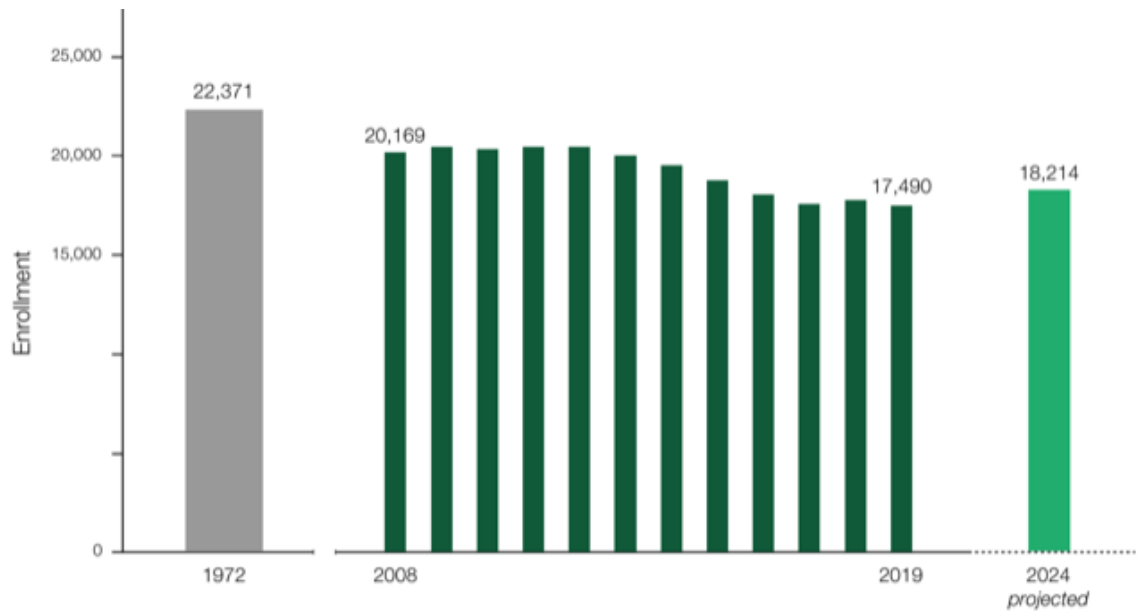
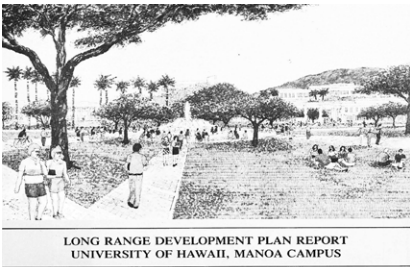


Table 1. Overview of UH Mānoa’s enrollment history and future projection.
Source: MK Think

1.2 | PREVIOUS LONG RANGE PLANNING EFFORTS

1987
Long Range
Development Plan (LRDP)

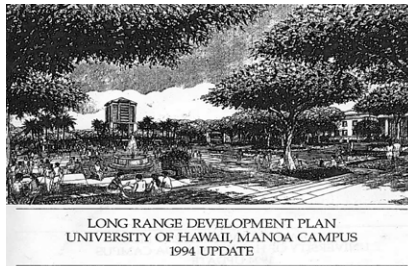


For at least three decades prior to 1987, the Mānoa campus developed without an approved physical development plan. In 1987, the UH Board of Regents adopted the UH Mānoa Campus Long Range Development Plan (LRDP) to provide an organizing vision for the campus and to guide subsequent development in a manner so as to address and correct the deficiencies which were apparent after decades of unplanned growth.

The 1987 LRDP envisioned a vital urban setting not unlike that of a successful small town. The plan proposed to reverse the existing orientation on campus from vehicles to pedestrians by proposing the removal of roads and parking facilities from the heart of the Central Campus to peripheral locations. The campus was to organize around gateways, malls, paths and plazas. The resulting plan offered significantly more landscaped areas on campus while providing for the addition of 3,000 parking spaces and approximately three million additional square feet of new construction. The design of new facilities was guided by criteria establishing height, bulk, density, and character. (Group 70 International, 2007)

It was anticipated in the 1987 Plan that the document would require updating in five to six year intervals so as to adequately respond to changes in academic priorities, Capital Improvement

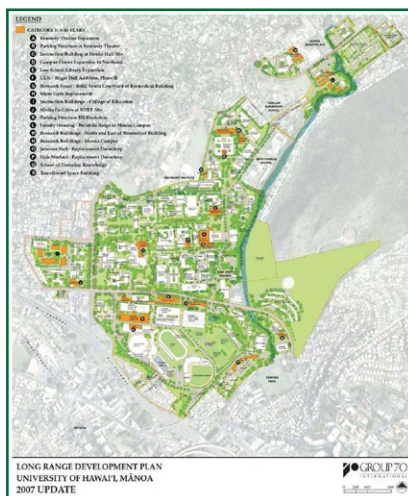
1994 Long Range Development Plan (LRDP)



2007 Update to the LRDP



In hindsight, the 2007 LRDP was too ambitious to be accomplished in 10 years, and realistically reflected a span of closer to 20 years.



Source: Group 70

Program (CIP) priorities, enrollment, environmental issues, funding, changes in the campus caused by the construction of new buildings, and other major factors influencing the campus' development. This update was also necessitated by the City and County of Honolulu's requirement for Plan Review Use (PRU) approval prior to the issuance of building permits.

As such, subsequent updates to the LRDP were completed and approved by the UH Board of Regents in 1994 and 2007. The campus continued to grow during the 20-year period between the 1987 LRDP and the 2007 update with a total of 28 projects; including the addition of parking facilities, building renovations and additions, along with a number of new campus buildings (notable projects include the Center for Hawaiian Studies, Center for Student Services, Architecture Building, Pacific Ocean Science and Technology Building, new Frear Hall, Women's Softball Stadium, and the Stan Sheriff Center).

The 2007 LRDP Update built on the planning principles and concepts established in the 1987 and 1994 LRDP updates. Its purpose was to update the plan to reflect current and upcoming educational priorities. Future buildings and projects, with emphasis given to the next 5-10 years, were projected into the plan. The Update also incorporated several new "Major Themes" developed through a process of consultation with the Mānoa campus administration and constituent bodies, which included students, faculty members, administrators, and community representatives.

The projected future buildings and projects fell into two categories:

1. Those that were on the Capital Improvement Program (CIP) and/or were anticipated for development within the next 5-10 years; and
2. Projects that were anticipated for development beyond the 5-10 year period.

The 2007 LRDP Update focused on projects in the first category and included them into Plan Books. Projects beyond the 5-10 year period were listed and noted in the comprehensive LRDP Site Plan but were not included for detailed description in the Plan Books. The 2007 LRDP Update was an ambitious study with a total of 17 projects envisioned under Category 1 (within 5-10 years) and another 17 projects envisioned under Category 2 (beyond 10 years). (Group 70 International, 2007)

Of the Category 1 projects, an addition of about 2,680,000 square feet (sf) of floor was permitted under a 2010 PRU permit based on the 2007 LRDP. However, since 2007, only six major projects along with some minor projects and temporary portable buildings have been constructed. In hindsight, the 2007 LRDP was too

ambitious to be accomplished in 10 years, and realistically reflected a span of closer to 20 years. Additionally, changing needs, priorities, and economic conditions have reduced the demand for many of the 2007 proposed projects.

1.3 | UH MĀNOA CAMPUS PLANNING FRAMEWORK

With stabilization of the campus population and limited fiscal resources available for new facilities, the UHM has shifted its focus to deferred maintenance and renovations to modernize their existing physical plant. By repurposing and renovating their current facilities to accommodate a broader base of users and multiple disciplines, the UHM seeks to maximize the use of existing space and operate within the projected gross square footage set forth in the 2007 LRDP/2009 PRU.

In previous updates, the LRDP has functioned both as the UHM's overarching guiding document and priority list of near-term capital improvement projects to be included in the PRU. However, in light of rapid technological and behavioral change, a more robust long-term planning document, beyond the five to ten-year time frame of the LRDP, was needed to guide the University in responsibly and sustainably meeting current and future demands. The need for a document solely purposed for long term planning, beyond the time frame of the LRDP, led to the development of the UH Mānoa Framework for the Future (Framework Plan).

As such, the UHM has adopted a multi-pronged approach to campus planning that includes the following (see Figure 2):

1. The **UH Mānoa Framework for the Future** with a long-term horizon of 20+ years that aligns the campus development with the University's academic plans and goals for the future. This plan provides a flexible guide for future development on the UHM campus, charting an overall structure for future development, new open spaces, and mobility networks, while allowing for flexibility to enable the University to respond to changing conditions and circumstances. The plan is designed to have the resilience to withstand stress from a number of sources, while providing a structure based on a shared vision for the future of the campus. The Framework is the cornerstone of an integrated planning process at UHM and is intended to function as a living document. Previously completed campus analytics on existing use and UH strategic intent was synthesized into the process.

The document will be revisited periodically as changes occur in UHM's strategy or with other major influencing factors. The plan serves to inform and direct the LRDP and PRU, which will identify key planning and development projects on campus for the coming years.

CAMPUS PLANNING PROCESS

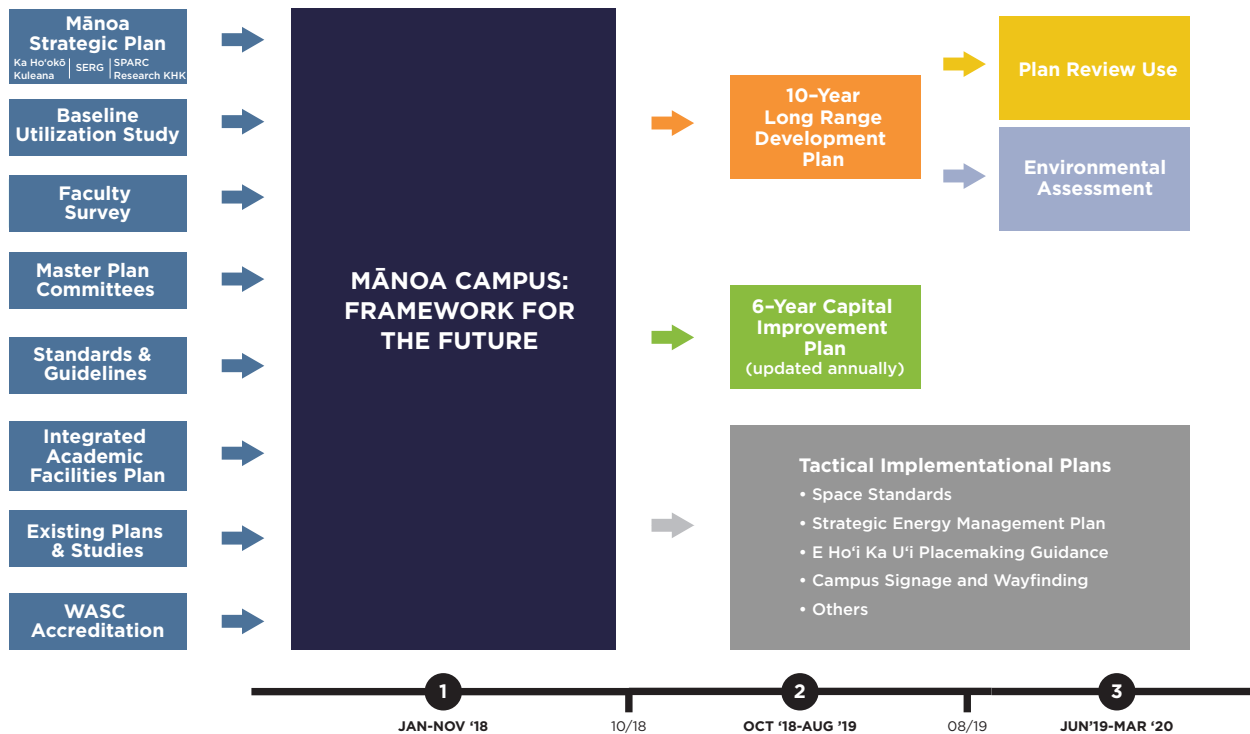


Figure 1. Overview of the campus planning approach.

Source: Draft UH Mānoa Framework for the Future by MK Think

2. A streamlined **Long Range Development Plan** with a 10-year planning horizon, that reflects the campus' 6-Year Capital Improvement Project Plan (6-Year CIP Plan) and is supported by separate Tactical Implementation Plans (related to Energy Management, Campus Signage and Wayfinding, Sustainable Design and Resiliency, and Campus Design Guidelines and Standards).
3. A **Plan Review Use (PRU) Permit** document that will incorporate information from the Framework Plan, LRDP and supporting Tactical Plans along with additional information required by the City on building design character and density, landscape design, infrastructure support requirements, and phasing for the projects identified within the LRDP document.
4. **Campus Design Guidelines and Standards** that will provide guidance to design construction professionals. These guidelines and standards will ensure that new buildings, renovation, and site work are consistent with the guiding principles established in the Framework for the Future.

1.4 | UH MĀNOA FRAMEWORK PLAN

2019 Framework for the Future



The Draft Framework Plan was prepared in collaboration with a Steering Committee comprised of stakeholder representatives from every corner of campus life. The plan incorporates the UHM's Strategic Plan, the University of Hawai'i Board of Regents 2017 Integrated Academic Facilities Plan, and Western Association of Schools and Colleges (WASC) accreditation considerations into a flexible guide and structure for future campus development. The plan embodies the UHM's Core Values of kuleana, hānai, ho'omalū, and mālama, which reflect the UHM's aspirations to become a Hawaiian place of learning. These core values directly inform the following Guiding Principles that are the basis for development and future implementation of the Framework Plan: (1) Develop the whole student, (2) Ensure financial viability, (3) Steward our natural environment, (4) Promote world class instruction and scholarship, (5) Foster inclusivity and connectivity, (6) Cultivate collaboration, and (7) Leverage unique attributes of place (see Figure 3). Synthesized with the findings from the Framework, a future-forward vision of the UHM campus development plan is defined as follows:

"UH Mānoa will serve as a gathering place, celebrating human interaction, and modeling the synergy of cultural, historic, modern and future influences through its flexible, adaptive and responsive environment."

GUIDING PRINCIPLES OF THE FRAMEWORK PLAN

Promote world-class instruction & scholarship

Contribute to the advancement of human knowledge and help our communities to solve the complex and interconnected challenges facing their futures.

Develop the whole student

Provide spaces that are physically, mentally and emotionally safe on a daily basis and in times of need. Retention and enrollment growth are reflective of how well we take care of our students.

Steward our natural environment

Optimize existing resources and assets by using what we have as efficiently as possible, and utilize sustainable design principles to minimize environmental footprint when we do need to build new.

Foster inclusivity & connectivity

Provide access for campus community members to housing, transit by all types of mobility, and digital technologies.

Cultivate collaboration

Promote interaction, cross-disciplinary learning and meaningful work so that folks can work together to create the best futures for Mānoa, Hawai'i, and the world.

Leverage unique attributes of place

Honor indigenous ancestral knowledge systems. Care for and learn from Native Hawaiians and their knowledge systems, which provide lessons on how to care for each other and our natural world in our specific regions of Mānoa and larger Hawai'i.

Ensure financial viability

Demonstrate fiscal responsibility and a robust financial plan to make smart decisions which maximize our ability to do more with less. Ensure that capital is deployed efficiently to achieve the mission of the university.



Figure 2. Guiding principles from the Framework Plan.

Source: *Draft UH Mānoa Framework for the Future* by MK Think

To align these long-term strategic objectives with the physical campus, planning objectives were identified to pinpoint the primary improvements and changes future campus development must address to accomplish the Guiding Principles of the Framework Plan. They are the physical manifestations of the Core Values, Guiding Principles, and Strategic Goals. Each of the planning objectives are summarized below:

PLANNING OBJECTIVES

1 Optimize Infrastructure, Facility, Land & Resource Use



Organize campus space and investments to optimize utility, density and economic performance. This includes striving for an overall reduction by roughly 500,000 sf of space for core campus activities (teaching, learning and research space; library and study space; and office and general use space); improving building occupancy and utilization rates; developing campus zones to optimize infrastructure investment and needs; improving overall facility portfolio effectiveness, creating land banks for future use; developing a long-term strategic energy management plan; and pursuing revenue-generating development and partnerships.

2 Transform Circulation & Mobility



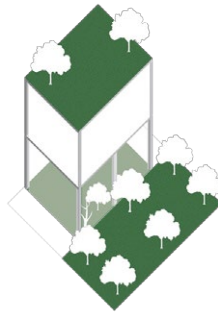
UHM will transform from a commuter campus to a pedestrian-centered place of learning. In the near-term, this will involve relocating parking and vehicular circulation from the core of the central campus to the periphery. In the long term, the University will develop, promote, and support alternatives to commuting via private vehicles, which may include ridesharing, enhanced public transit, an expanded UHM shuttle system, human-powered and motorized bicycles and scooters, autonomous vehicles, and the possible extension of rail to the Mānoa campus.

3 Strengthen the Gathering Experience



Make vibrant gathering spaces the foundation of campus development. This includes supporting gathering spaces at all scales – formal and informal, and indoor and outdoor. Also envisioned is embedding digital capabilities (digital learning) into the gathering space experience; and integrating international connections by hosting international gathering events, as well as integrating the local community into campus learning and cultural events.

4 Become a Living & Learning Lab



Establish and develop UHM as a center for scalable research and experiential learning. This includes addressing the long term need for research facilities; incorporating the campus landscape as part of experimentation, learning and the creation of new knowledge; modeling best practices for mālama ‘aina; and providing high quality, flexible research environments.

5 Activate Landscape & Campus Character



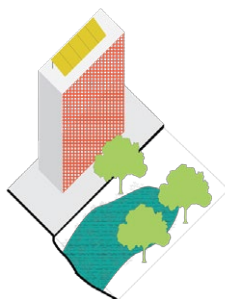
Enhance and increase landscape spaces to create a robust sense of connection to place. This includes cultivating the campus as a Hawaiian place of learning; strengthening the campus arrival experience; incorporating natural elements into the everyday experience; increasing diverse open space types and multi-functional landscapes, emphasizing tree canopy and native species; and connecting the campus to adjacent open space trails and resources.

6 Provide for the Campus ‘Ohana



Create a living campus that supports community and student well-being. This will include services for students, staff, and faculty as well as members of the local community, and a long-term emphasis on encouraging development of student and faculty housing on and near campus.

7 Build Resilience



Build flexibility and resilience through climatological foresight, multi-functional landscapes and operational preparedness. This includes allowing for a more flexible approach to development and capital improvement plans; creating a more agile campus that can anticipate and adapt to change; and investing in redundant systems to ensure continuity of operations.

As distinct from a fixed master plan, the Framework Plan serves as an open-ended knowledge and decision-making tool for future campus development.

The Framework Plan is data driven and departs from traditional long-range campus master plans through its integration of customized digital tools and real-time technology and information that together provide the Mānoa leadership with reliable, evidence-driven criteria for the assessment of current and future campus needs. As distinct from a fixed master plan, the Framework Plan serves as an open-ended knowledge and decision-making tool for future campus development. The plan charts an overall structure for future campus building and development, new open spaces, infrastructure, and mobility networks, while allowing for flexibility to enable the University to respond to changing conditions and circumstances.

In summary, the Framework Plan will guide the campus and LRDP towards:

- A reduction in square footage for core academic facilities and uses;
- Consolidation of core academic activities to the central campus (College of Education, Institute for Astronomy, UH Press, and Children's Center);
- Pedestrian circulation which replaces vehicle traffic on the central campus;
- A greater student presence on campus in the afternoons and evenings;
- Flexible, space-efficient buildings;
- Additional student housing near campus, which reduces daily car trips;
- Re-visioning the lower campus around athletics and ROTC, and aligning with the development efforts of Kamehameha Schools in the adjacent Mō'ili'ili area; and
- Monetized ancillary sites in alignment with campus needs (University Village, Faculty Housing, market driven mixed-use development efforts).

For more information on the UH Mānoa Framework for the Future may be viewed in its entirety at: <https://www.manoaframeworkfuture.info>

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02 | SPACE NEEDS & REQUIREMENTS

2.1 | OVERVIEW

The Space Needs Forecast guided the development of the LRDP, setting priorities for expansion and contraction of particular space types, and establishing an overall reduction in campus square footage supported by efficiency of space use.

The Framework Plan proposes analytically derived long-term space targets. These targets were derived through scenario modeling and risk assessments of a range of factors that could affect the campus, ranging from population/demographic changes and pedagogy to transportation and communication technologies. The Space Needs Forecast guided the development of the LRDP, setting priorities for expansion and contraction of particular space types, and establishing an overall reduction in campus square footage supported by improved efficiency of space use. This section summarizes the Space Needs Forecast as described in the Framework Plan. For more, please visit: <https://www.manoaframeworkfuture.info>

UH Mānoa currently operates 9.4 million gross square feet of built space. Of that, 1.6 million GSF are located outside of the Mānoa campus proper. Of the 7.8 million GSF of space on the Mānoa campus, 1.5 million GSF are in residential facilities, 1.2 million GSF are in parking facilities, and 0.5 million GSF are in athletic facilities. The remaining 4.6 million GSF are in core academic and administrative facilities (see Figure 4).

In an effort to manage capital expenditures, long-term deferred maintenance budgets, operating expenses and energy costs; the UH Board of Regents has established a target reduction of 1 million GSF from the statewide UH Mānoa inventory. The University will meet this goal through improvements in facility utilization, application of appropriate space standards, removal of inefficient aging buildings, and facility right sizing.

While existing campus space allows the University to meet current demand, there exist opportunities to align the campus space more closely with the core values and mission of the University. Core to these values is the ability to adapt to emerging research and instructional trends and technologies, to ensure that the campus improves as a physical environment for student, faculty, staff, and community interaction. The Space Needs Forecast informs the physical space planning process to guide future growth and development.

FUTURE SPACE ALLOCATIONS

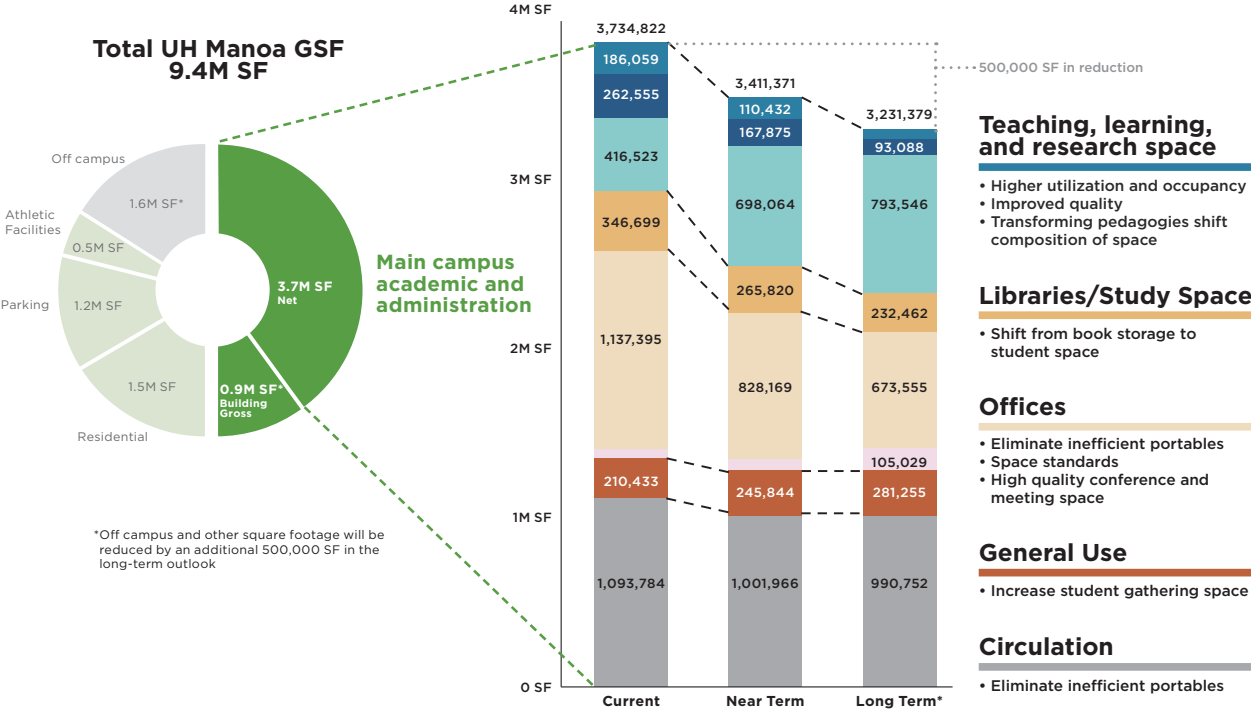


Figure 3. Reducing main campus square footage is a priority.

Source: Draft UH Mānoa Framework for the Future by MK Think.

2.2 | OBJECTIVES & REQUIREMENTS

OBJECTIVES

The objectives for the Space Needs Forecast are the following:

- Plan for UHM's future growth
- Ensure the campus is flexible and can adapt to emerging and future trends
- Optimize existing assets and improve space efficiencies with space standards
- Ensure campus space reflects broader values and objectives of UHM
- Improve campus experience by providing adequate academic and recreational spaces for students and faculty members

REQUIREMENTS FOR ACADEMIC & ADMINISTRATIVE FACILITIES

According to the Framework Plan, the Campus Space Needs Forecast for primary academic facilities is driven by the following improvements:

- Space utilization and efficiency
- Increases in the amount of collaborative space for meetings, study or recreational activities/leisure to enhance on-campus life & student experience
- Enhancements to the quality and quantity of research space
- Improvements to circulation efficiency
- Decreased reliance on portables

In the long term, space for primary academic facilities may decrease up to 500,000 SF, approximately a 15% reduction.

REQUIREMENTS FOR RESIDENTIAL FACILITIES

UHM would like to improve the on-campus student experience and student retention rates by growing total housing stock to support current and future demand for student and faculty housing. To match student housing demand and increase the physical presence of students on-campus, the University's goal is to increase the number of students living on or near campus from today's 21% of the total student population to 34% in the long-term. In addition, the University seeks to provide more on and near campus housing options for faculty from today's 10% to 21% in the long-term. Together this would result in an increase from the current 670,066 SF to a near-term target of 924,806 SF (38% increase). Note that the long-term targets are outside of the planning horizon intended for this document.

The growing demand for and need to modernize on-campus housing coupled with limited funding available to build, maintain, and operate these facilities is a problem that universities across the nation have been facing. The use of Public-Private Partnerships (P3s) as an alternative financing strategy has seen increasing traction for the campus housing market, along with other non-core campus facilities. The UC system, Texas A&M University along with many other campuses are utilizing P3s to build housing and other facilities to meet campus needs. P3 agreements can be structured differently and with varying benefits for the University.

The UHM is currently working on two separate P3 agreements for properties on the UHM campus. The two P3 projects include the Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center (Atherton YMCA P3 Project), and the Mixed-Use Housing Project at the UHM Campus on the former National Oceanic Atmospheric Administration (NOAA) Property (NOAA Property P3 Project). They are further described in Section 3 below.

REQUIREMENTS FOR OTHER FACILITIES

This LRDP is focused on improvements to the core academic and administrative campus, and limited opportunities to provide additional housing through P3 development projects. It is anticipated at this time that ongoing repair, renovation and maintenance work will continue throughout the campus.

03 | KEY PROJECTS & PRIORITIES

3.1 | PURPOSE

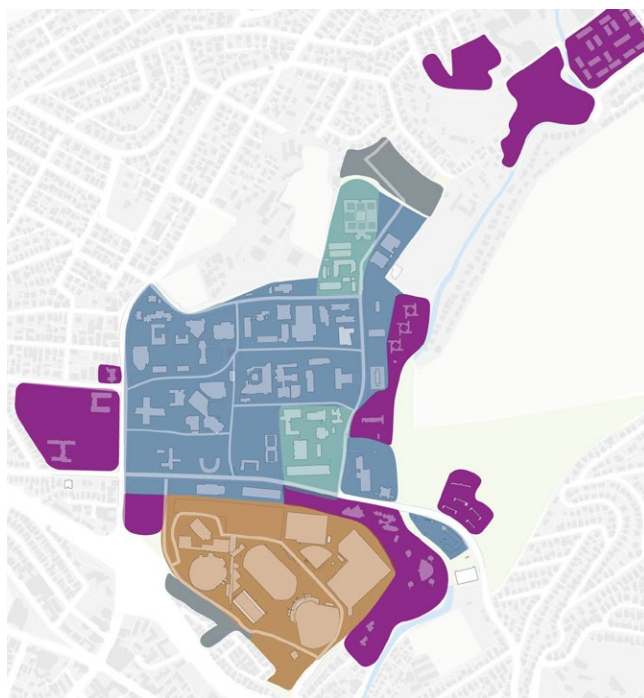
The 2019 LRDP Update focuses on defining nearer term, tactical projects that are consistent with the Framework.

In light of the Framework Plan's comprehensive and long-term nature, the 2019 LRDP Update focuses on defining nearer term, tactical projects that are consistent with the Framework. These projects represent the University's current highest and best use of funds in service of the University's goals and objectives and serve as the basis for capital project budgeting. Periodic updates will be conducted as changes in underlying conditions occur. The Framework provides the context to ensure the LRDP projects align with the University's broader priorities (see Figure 5).

In turn, the LRDP will support an updated PRU with the goal of completing the approval process by April 2021. The City and County of Honolulu must approve the PRU to permit capital planning projects by the University of Hawai'i for the next 10 years.

On September 26, 2019, the UH Board of Regents approved a 2019 LRDP, which incorporated the Framework Plan and reflects projects proposed for the 2019 to 2029 timeframe.

CAMPUS DEVELOPMENT ZONES



A zone strategy will support more efficient use of resources and create landbanks for future use.

Campus Development Zones

- Athletics
- Collaborative Research + Teaching + Learning Space
- Intensive Needs Research + Teaching + Learning Space
- Land Bank- Future Use
- Residential/Commercial Mix

Figure 4. A zone strategy will optimize infrastructure investment by supporting more efficient use of resources and creating landbanks for future use.

Source: Draft UH Mānoa Framework for the Future by MK Think.

3.2 | PHYSICAL BOUNDARIES

The focus of this LRDP is on UH properties within Mānoa Valley, from the area directly mauka of the H-1 Freeway to the Lyon Arboretum, deep within the valley. In total, the campus area comprises approximately 500 acres with approximately 308 acres comprising the core of the UHM campus (from the H-1 Freeway to Woodlawn Drive), and approximately 194 acres comprising the Lyon Arboretum (see Figure 6). For the purpose of this LRDP, the properties are identified as follows:

- **Lower (Makai) Campus.** The Lower Campus comprises approximately 92 acres of land. These properties are located mauka of the H-1 Lunalilo Freeway, east of University Avenue, and makai of Dole Street.
- **Central Campus.** The area referred to as the Central Campus includes the central core of the campus comprised of about 167 acres of land. The Central Campus boundary includes Dole Street to the south, Mid-Pacific Institute and portions of the Upper Central Campus to the north, Mānoa Stream and portions of Wa‘ahila Ridge to the east. The Central Campus also includes properties located west of University Avenue. Sometimes referred to as the “West Campus,” this area comprises an approximate 20-acre area of four non-contiguous properties which includes the College of Education, UH Community

College offices, the former Atherton YMCA property, and College Hill. A roughly 2-acre parcel, which was once under the ownership of the U.S Government and used as a research facility by the National Oceanic and Atmospheric Administration (NOAA) was added to the UHM inventory and included as part of the 2019 LRDP Update.

- **Upper Central Campus.** This comprises approximately 21 acres of land mauka of Maile Way, bordered by Mid-Pacific Institute to the west, the former St. Francis School to the east, touching Pamoia Road to the north.
- **Mauka Campus.** The Mauka Campus (also referred to as the Magoon Campus) is comprised of 28 acres of dis-contiguous properties located mauka of the main campus area, in close proximity to Woodlawn Drive.
- **Lyon Arboretum.** This 194-acre facility is located deep within Mānoa Valley at the end of Mānoa Road.

For the purpose of this study, the Lower Campus, Central Campus, and Upper Campus are referred to in this document as the Campus Core.

CAMPUS PROPERTIES

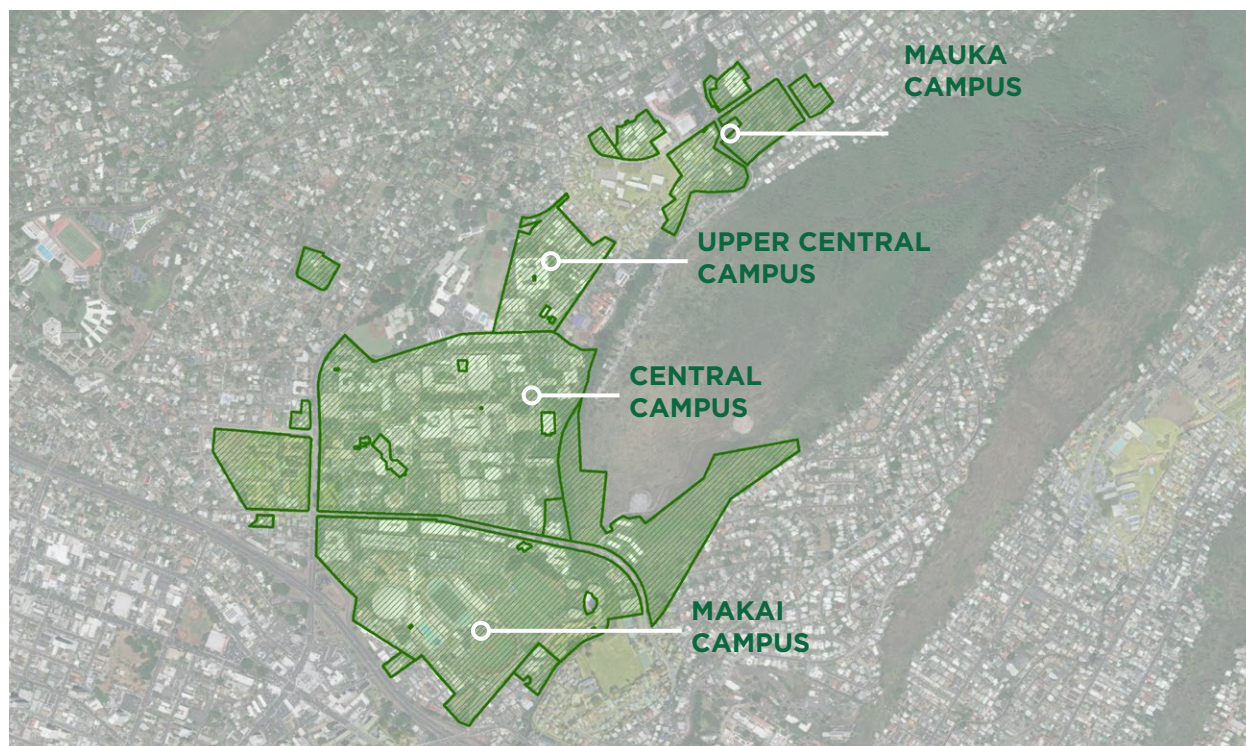


Figure 5. Location map of the properties covered under the 2019 LRDP.

Source: *PBR HAWAII*

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3.3 | 2019 LRDP 10-YEAR MASTER PLAN PROJECTS

These projects range in scale and intensity of development from the replacement of existing buildings with new higher density, efficient buildings to on-going repair and maintenance of existing structures.

A number of construction projects and improvements will be required to support the goals of improving the quality of academic space, reducing overall campus square footage, improving circulation efficiency, decreasing the reliance on temporary buildings and creating a realistic sustainable energy program. These projects range in scale and intensity of development from the replacement of existing buildings with new higher density, efficient buildings to on-going repair and maintenance of existing structures. As these improvements have varying impacts on the campus and permitting and entitlement requirements, the proposed projects are categorized into the four categories based on the intensity and impact of development to the project site, within the campus, and to its surrounding community. The four categories are included below and in Table 2:

- **Category 1: New Construction/Replacement of Existing Structures (Net Increase in Density).** This category includes the construction of new buildings and structures on an undeveloped/underdeveloped site, such as development on vacant land or on an existing parking lot. It also includes the replacement and reconstruction of existing structures located on the same site, but with a substantial change in use, increase in capacity, density, height and dimensions. The new construction projects anticipated within the timeframe of the 2019 LRDP Update are included in the discussion of projects presented below. They will also be included in Hawaii Revised Statutes (HRS) Chapter 343 compliance document and will be addressed in the Plan Review Use permit application for the campus.
- **Category 2: Demolition, Replacement and Reconstruction of Existing Structures (No Net Increase in Intensity of Use, Height, Density).** This category includes the demolition of existing structures and/or the replacement, reconstruction of existing structures located generally on the same site with substantially the same or lower intensity in use, capacity, density, height and dimensions. Anticipated projects within the timeframe of the 2019 LRDP Update are included in the description of projects presented below. Other projects within this category that are not currently anticipated at this time, but that may occur during the life of the 2019 LRDP Update and associated entitlements (environmental assessment and Plan Review Use Permit) will also be covered, but are not described under the project list presented below. While projects within this category normally qualify as an exemption from HRS Chapter 343 requirements, they will be included in the HRS Chapter 343 compliance document and will be addressed in the Plan Review Use permit application for disclosure purposes and to assure that campus building can proceed without additional modifications to the Plan Review Use permit.
- **Category 3: Repair and Maintenance of Existing Structures and Infrastructure.** This category includes the repair and/or maintenance of existing structures, facilities, infrastructure or equipment involving negligible or no expansion or change of use beyond that previously

existing. These projects are normally covered as exemptions under HRS Chapter 343 and are excluded from the LRDP document as they consist primarily of routine repair and maintenance projects and they do not typically require DPP consultation for compliance with the PRU.

- **Category 4: Infrastructure Improvements.** This category includes the installation of new infrastructure and utilities, along with the removal and replacement of existing infrastructure with infrastructure improvements of larger scale than originally exist (minor repair and maintenance of existing facilities and equipment are covered under Category 3 above). Examples include the installation of upgrades and new sewer, water, and drainage, electrical and telecommunications improvements, along with the installation of renewable energy systems (including roof-mounted photovoltaic panels and photovoltaic installations over parking facilities and associated improvements). These projects are generally described in Section 3.5. Depending on the project, they may trigger HRS Chapter 343 compliance requirements and therefore will be included in the HRS Chapter 343 compliance document and will be addressed in the Plan Review Use Permit application.

The projects envisioned under the 2019 LRDP that are included in categories 1 and 2 are shown in Figure 6 and described further below. Each project sheet includes design and density considerations around which project funding, design, and construction procurement can be implemented within the context of the overall campus Framework. These criteria are not meant to be rigid standards; rather they are flexible guidelines for the design of future buildings. They include anticipated building heights and approximate building footprint as well as landscape and architectural design considerations. Each project identified was selected because of its overall contribution to the campus in general as well as to its ability to comply with the various criteria and range of needs established within the UHM Framework Plan.

While specific building projects are identified within the LRDP, the UHM has been working with DPP on streamlining the Plan Review Use process to better reflect the unique characteristics, challenges and uncertainties which public colleges and universities face. Although the effort is still on-going, current thoughts include the use of a broad set of development standards and envelopes to regulate uses, densities, heights, lot coverage, maximum floor areas and setback requirements. As such, while specific building locations and heights are included for planning purposes in the LRDP, the HRS Chapter 343 compliance documentation and PRU may be based on a development envelope or envelopes with established standards within which new buildings and development are permitted. In addition, to minimize impacts to adjacent communities and land uses, additional requirements will be established for development near the edge of the campus.

Although projects anticipated to implement the LRDP include building demolition, building renovations, and new construction, or a combination thereof, the LRDP excludes minor renovation projects and maintenance and repair projects.

LRDP PROJECT CATEGORIES

Project Category	Projects	2019 LRDP	HRS Chapter 343 Compliance	2019 New PRU and Compliance
Category 1: New Construction/Replacement of Existing Structures (Net Increase in Intensity of Use, Height, Density)				<ul style="list-style-type: none"> Projects listed in the EA are to be included in the new PRU. While specific building projects are identified within the LRDP, the UHM has been working with DPP on streamlining the Plan Review Use process to better reflect the unique characteristics, challenges and uncertainties which public colleges and universities face. While the effort is still on-going, current thoughts include the use of a broad set of development standards and envelopes to regulate uses, densities, heights, lot coverage, maximum floor areas and setback requirements. As such, while specific building locations and heights are included in the LRDP for planning purposes, the HRS Chapter 343 compliance documentation and PRU may be based on a development envelope or envelopes with established standards within which new buildings and development are permitted. In addition, to minimize impacts to adjacent communities and land uses, additional requirements will be established for development near the edge of the campus. New projects not included in the 2019 PRU require coordination and consultation with the City and County of Honolulu, Department of Planning and Permitting.
<p>This category includes the construction of new buildings and structures on an undeveloped/ underdeveloped site, such as development on vacant land or on an existing parking lot. It also includes the replacement and reconstruction of existing structures located on the same site, but with a substantial change in use, increase in capacity, density, height and dimensions.</p>	<ul style="list-style-type: none"> Central Traffic Center Central Administration Facility ROTC Facility Clarence T. C. Ching Athletic Complex Phase 2 	<ul style="list-style-type: none"> Included in 2019 LRDP Update 	<ul style="list-style-type: none"> 2019 LRDP projects to be covered in the EA New projects not included in PRU may trigger HRS Chapter 343 Requirements 	
Category 2: Demolition, Replacement and Reconstruction of Existing Structures (No Net Increase in Intensity of Use, Height, Density)				
<p>This category includes the demolition of existing structures and/or the replacement, reconstruction of existing structures located generally on the same site with substantially the same or lower intensity in use, capacity, density, height and dimensions.</p>	<ul style="list-style-type: none"> Mini Master Plan Phase 2-Snyder Hall and Varney Circle Improvements Kuykendall Hall Renovation Holmes Hall Renovation Keller Hall Renovation Hamilton Library Renovation Student Success Center-Sinclair Library Renovation Temporary Building Demolition Program Any other development that may occur for the life of the EA and new 2019 PRU 	<ul style="list-style-type: none"> Included in 2019 LRDP Update 	<ul style="list-style-type: none"> Normally could qualify as an exemption, 2019 LRDP projects to be included for disclosure and for PRU purposes The EA will include a note that any new developments that may arise under this category are to be covered as part of the 2019 LRDP EA 	

Table 2. LRDP project categories based on the intensity and impact of development to the project site.

Source: PBR HAWAII

Project Category	Projects	2019 LRDP	HRS Chapter 343 Compliance	2019 New PRU and Compliance
Category 3: Repair and Maintenance of Existing Structures and Infrastructure				
This category includes the operation, repair and/or maintenance of existing structures, facilities, infrastructure, utilities, equipment and/or topographical features, walls, fences, artwork, signage, and/or landscaping involving negligible or no change in use beyond that previously existing.	<ul style="list-style-type: none"> • All maintenance and repair projects 	<ul style="list-style-type: none"> • Not included in LRDP-these projects are maintenance and repair related 	<ul style="list-style-type: none"> • Typically qualifies as an exemption 	<ul style="list-style-type: none"> • Specific repair and/or maintenance projects will not be included in the new PRU. The PRU will contain a statement that specifies that ongoing repair and maintenance of existing structures and infrastructure that do not substantively increase intensity of use, height, density, and building area will not require modifications to the PRU.
Category 4: Infrastructure Improvements				
<p>This category includes the installation of new infrastructure and utilities, along with the removal and replacement of existing infrastructure with infrastructure improvements of larger scale than originally exist. The category is divided into below-grade and above-grade improvements as described further below.</p> <p><u>Below-Grade Improvements.</u> Includes updates to, and installation of below-grade improvements such as underground sewer, water, drainage, and electrical and telecommunications conduits and other improvements.</p> <p><u>Above-Grade Improvements.</u> Includes updates to, and installation of above-grade improvements that upon completion extend above finished grade by a minimum of three feet. These include, but are not limited to, communications antennas and equipment, and the installation of renewable energy systems (including roof-mounted photovoltaic panels and photovoltaic installations over parking facilities and associated improvements).</p>	<ul style="list-style-type: none"> • General infrastructure requirements-proposed sewer lift station and other infrastructure improvements • PV Power Plant Project to include Rooftop PV and PV on at-grade parking and parking structures 	<ul style="list-style-type: none"> • Infrastructure requirements in the 2019 LRDP • PV Power Plant Project described in the LRDP 	<ul style="list-style-type: none"> • Depending on the project or action, may trigger HRS Chapter 343 or may qualify as an exemption 	<ul style="list-style-type: none"> • Projects included in the PRU will not require a minor modification. • New projects not included in the 2019 PRU may require coordination and consultation with the City and County of Honolulu, Department of Planning and Permitting.

LRDP CAMPUS PLAN

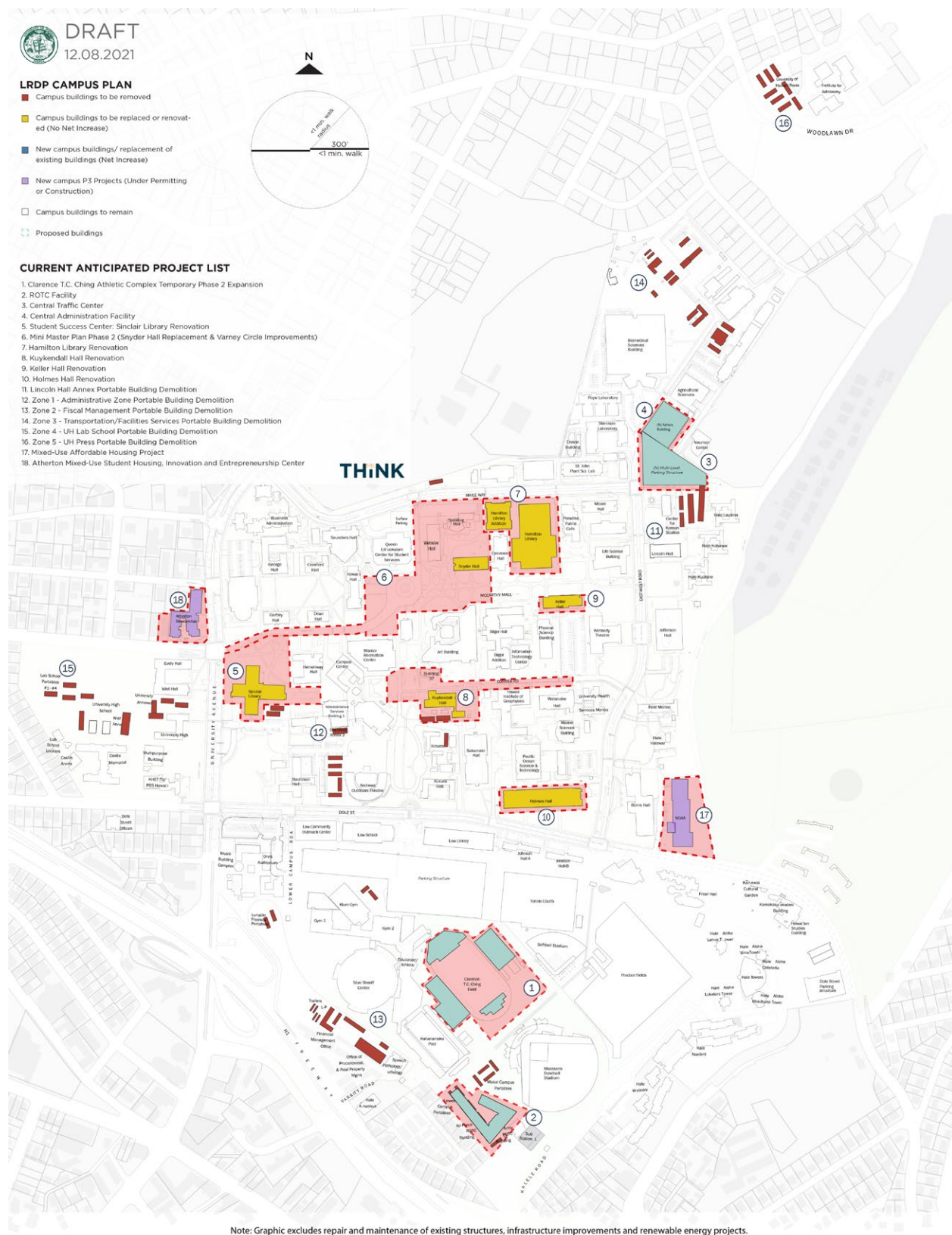


Figure 6. Campus projects identified in the LRDP Campus Plan.

Source: Draft UH Mānoa Framework for the Future by MK Think

CAMPUS NEEDS & CRITERIA

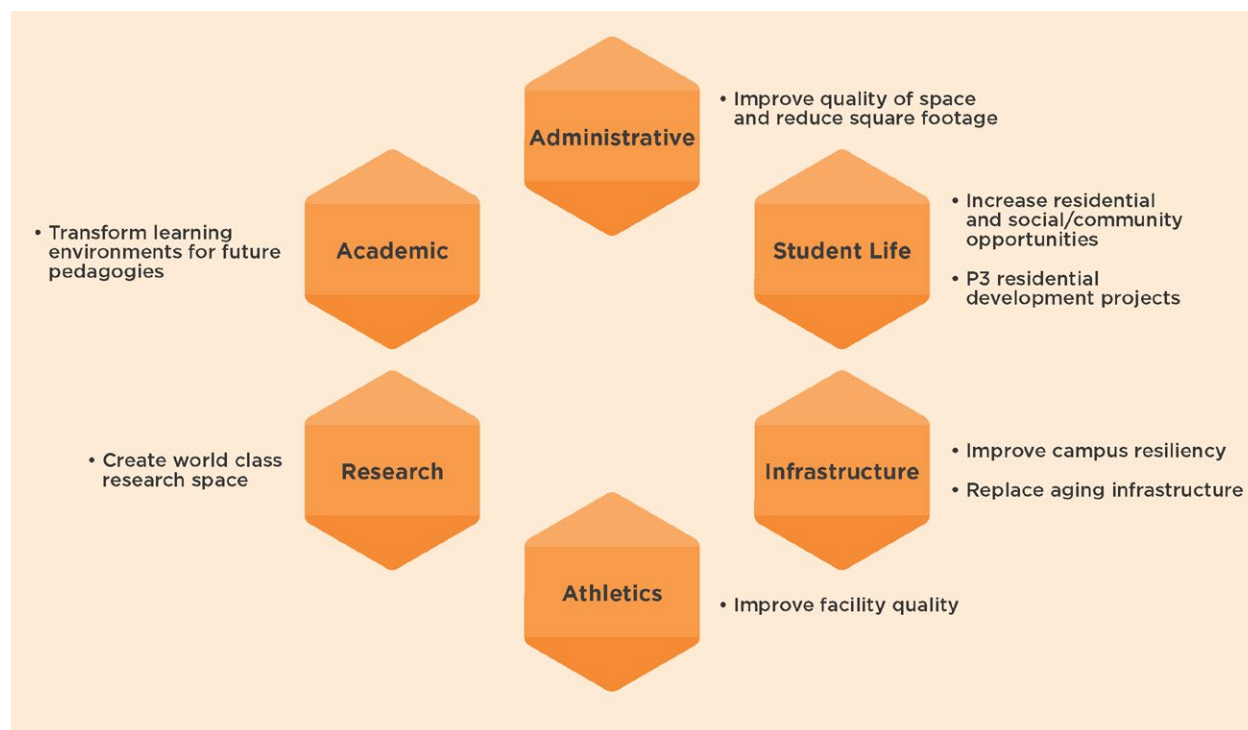


Figure 7. LRDP projects will address a broad range of needs.

Source: *Draft UH Mānoa Framework for the Future* by MK Think.

3.3.1 | CATEGORY 1: NEW CONSTRUCTION/REPLACEMENT OF EXISTING STRUCTURES (NET INCREASE IN INTENSITY OF USE, HEIGHT, DENSITY)

There are four new UHM construction and renovation projects, that have a net increase in intensity of use, height and density, envisioned within the 2019 LRDP and shown in Figure 6. They include:

1. Clarence T. C. Ching Athletic Complex Temporary Phase 2 Expansion
2. ROTC Facility
3. Central Traffic Center
4. Central Administration Facility

A more detailed description for each of these projects follows.

1

CLARENCE T.C. CHING ATHLETIC COMPLEX

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Strengthen the Gathering Experience
- Provide for the Campus 'Ohana

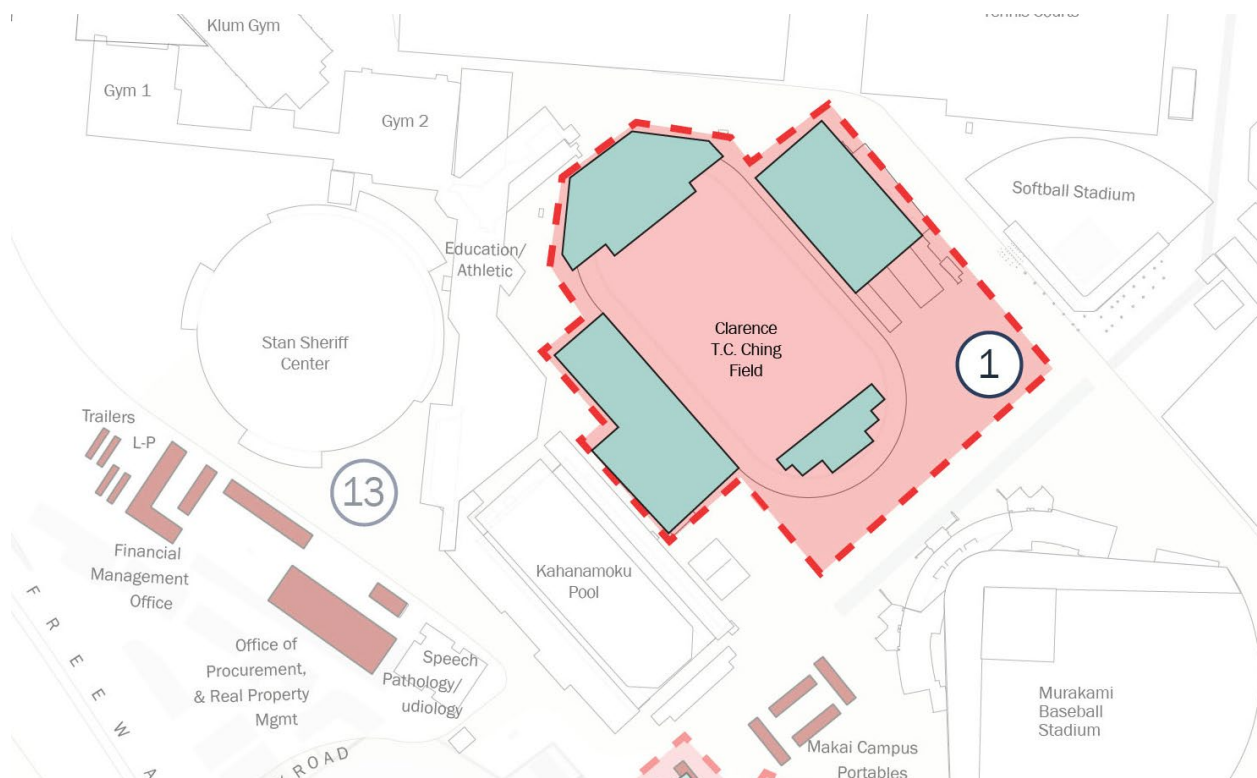
TIMING OF IMPROVEMENT

- 2022-2025

Situated on an approximately 2.5-acre portion of the UHM Lower Campus, the Clarence T.C. Ching Athletic Complex opened in 2015 and has served as home to UH's beach volleyball, soccer, and track & field teams, and as a practice facility for all UH Rainbow Warrior & Wāhine student-athletes since that time. With the suspension in 2020 of further use of the Aloha Stadium due to safety concerns, UH is committed to transforming the Ching Complex into a viable venue for their football team to play home games to meet National Collegiate Athletic Association (NCAA) and Football Bowl Subdivision (FBS) competition requirements that mandate a minimum attendance of 15,000 spectators over a two-year period.

Enhancements planned for the Ching Complex will expand seating capacity to meet NCAA and FBS competition requirements and ensure a positive game day experience for UHM Football fans. To make these modifications, phasing plans envision an initial (PH-1) 10,000 seat capacity expansion with a subsequent (PH-2) expansion to follow, with an approximately 17,000 seat capacity for the stadium.

Improvements will include additional grandstand seating; improved pedestrian connections between the parking garage and the stadium seating; temporary and permanent restroom facilities; secure perimeter fencing and access gates to the stadium; crowd control barriers; additional press boxes; concession areas to service new grandstand structures; new locations of game clocks, play clocks, score board(s), LED ribbon, video board, and TV camera locations.



2

NEW ROTC FACILITY

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

TIMING OF IMPROVEMENT

- 2022-2025

The proposed new Reserve Officers' Training Corps (ROTC) project will provide a state-of-the-art facility on the UHM Lower Campus to support the planned growth of the Air Force, Army, and Naval ROTC programs. The guiding principles for the New ROTC Facility are to: 1) set the standard for training future leaders, establishing the identity of the ROTC program at UHM; 2) enhance the ROTC experience at UHM to drive recruitment and retention among local, national, and global constituents; and 3) strengthen lifelong relationships, by cultivating a culture of joint leadership across branches that fosters lifelong professional networks, and by creating a "think tank" environment that connects students, faculty, the local community, and O'ahu-based military partners.

The new 25,000-SF, two-story building is planned for the site currently occupied by the existing ROTC portables. This location will provide continued access to the athletic fields used by the ROTC programs for drills and training. The preliminary design concept supports interaction across branches and integrates extensive use of exterior space to extend the interior spaces. The new building will include a shared classroom; dedicated class labs for training and simulation; faculty and staff offices; interaction, meeting, and conference spaces; a recruiting office and museum; locker rooms, restrooms, and gym; storage; and an event space.



3

CENTRAL TRAFFIC CENTER**UNIVERSITY OBJECTIVES MET**

- Optimize Infrastructure, Facility, Land & Resource Use
- Transform Circulation & Mobility

TIMING OF IMPROVEMENT

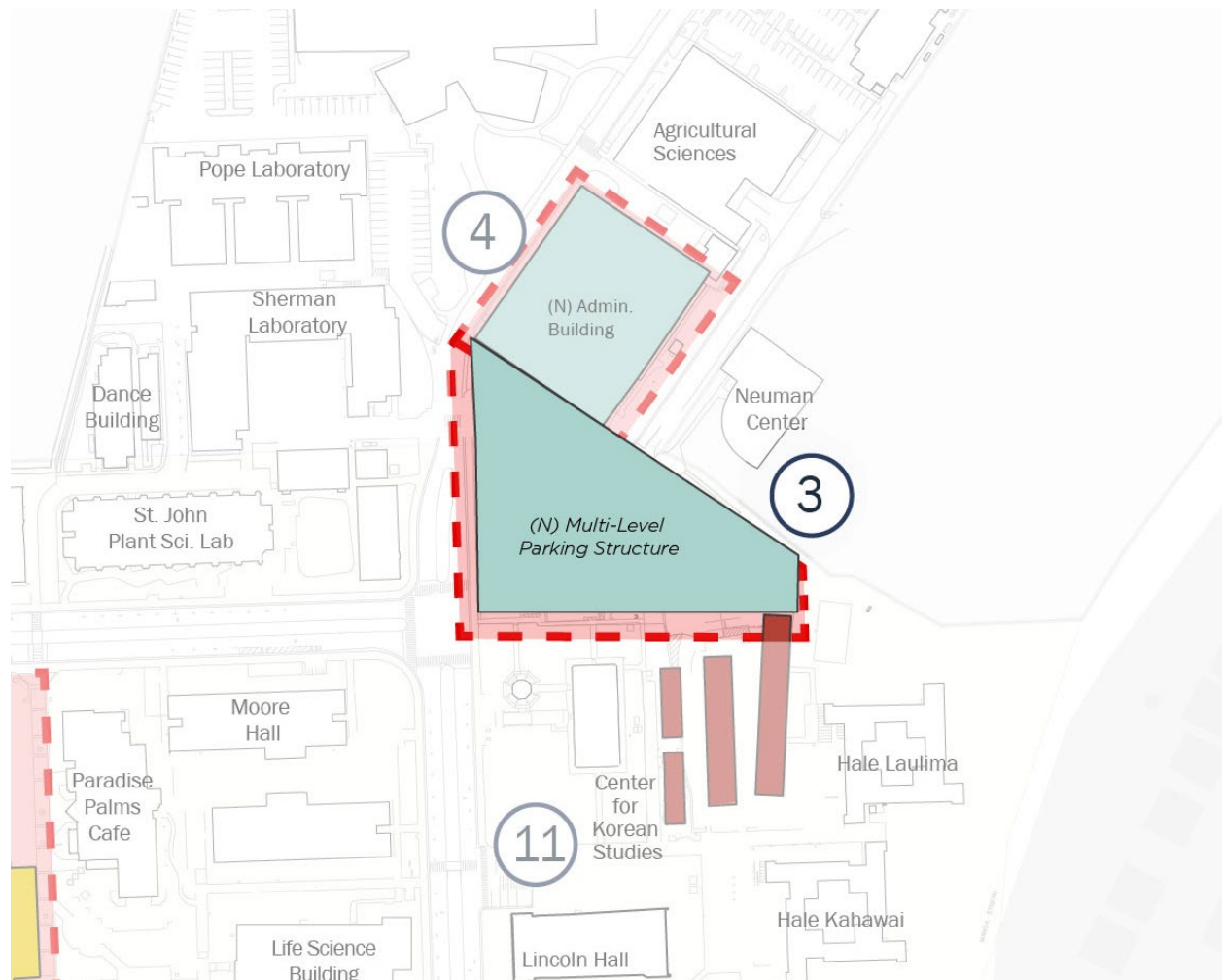
- 2022-2025

UHM has adopted a multi-modal approach to addressing parking and mobility on the campus. As part of this initiative, the campus would like to address their need for on campus parking. Currently, there are 6,690 spaces available for the 17,490 students and 6,481 employees. The new facility will be a multi-level parking structure that will help to reduce reliance on street parking and offset surface parking that will be removed from Correa Road, Varney Circle and several other surface lots. Vehicular access to the parking facility will be along Maile Way and East-West Road, which are the current means for accessing the existing surface parking. A traffic study will be completed prior to the initiation of this project; no change is anticipated to existing traffic impact.

Construction will occur in two phases:

Phase 1 – 6 stories located at Maile/East-West Road intersection (addition of 1,000 stalls)

Phase 2 – 6 stories located adjacent to Phase 1 (addition of 500 stalls)



4

CENTRAL ADMINISTRATIVE FACILITY

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Build Resilience

NET SQUARE FOOTAGE IMPACT

- Net increase of 55,000 square feet
- Replaces portables that will be removed as part of Portable Removal Program

TIMING OF IMPROVEMENT

- 2022-2025

This Central Administrative Facility consolidates the administrative offices of UH Mānoa, currently distributed across the campus. The project site is located at the intersection of East-West Road and Maile Way, where the current Campus Services building is located. This project will yield a net reduction of square footage on campus through the associated removal of existing portable buildings (see Section 3.3.2). The new facility will not exceed six floors in height.



3.3.2 | CATEGORY 2: DEMOLITION, REPLACEMENT & RECONSTRUCTION OF EXISTING STRUCTURES (NO NET INCREASE IN INTENSITY OF USE, HEIGHT, DENSITY).

REPLACEMENT & RENOVATION PROJECTS

There are six replacement and renovation projects, that do not increase intensity of use, height or density, envisioned within the 2019 LRDP and shown in Figure 6. They include:

5. Student Success Center: Sinclair Library Renovation
6. Mini Master Plan Phase 2 (Snyder Hall Replacement & Varney Circle Improvements)
7. Hamilton Library Renovation
8. Kuykendall Hall Renovation
9. Keller Hall Renovation
10. Holmes Hall Renovation

5

STUDENT SUCCESS CENTER: SINCLAIR LIBRARY RENOVATION

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Strengthen the Gathering Experience
- Become a Living and Learning Lab
- Activate Landscape and Campus Character
- Provide for the Campus 'Ohana

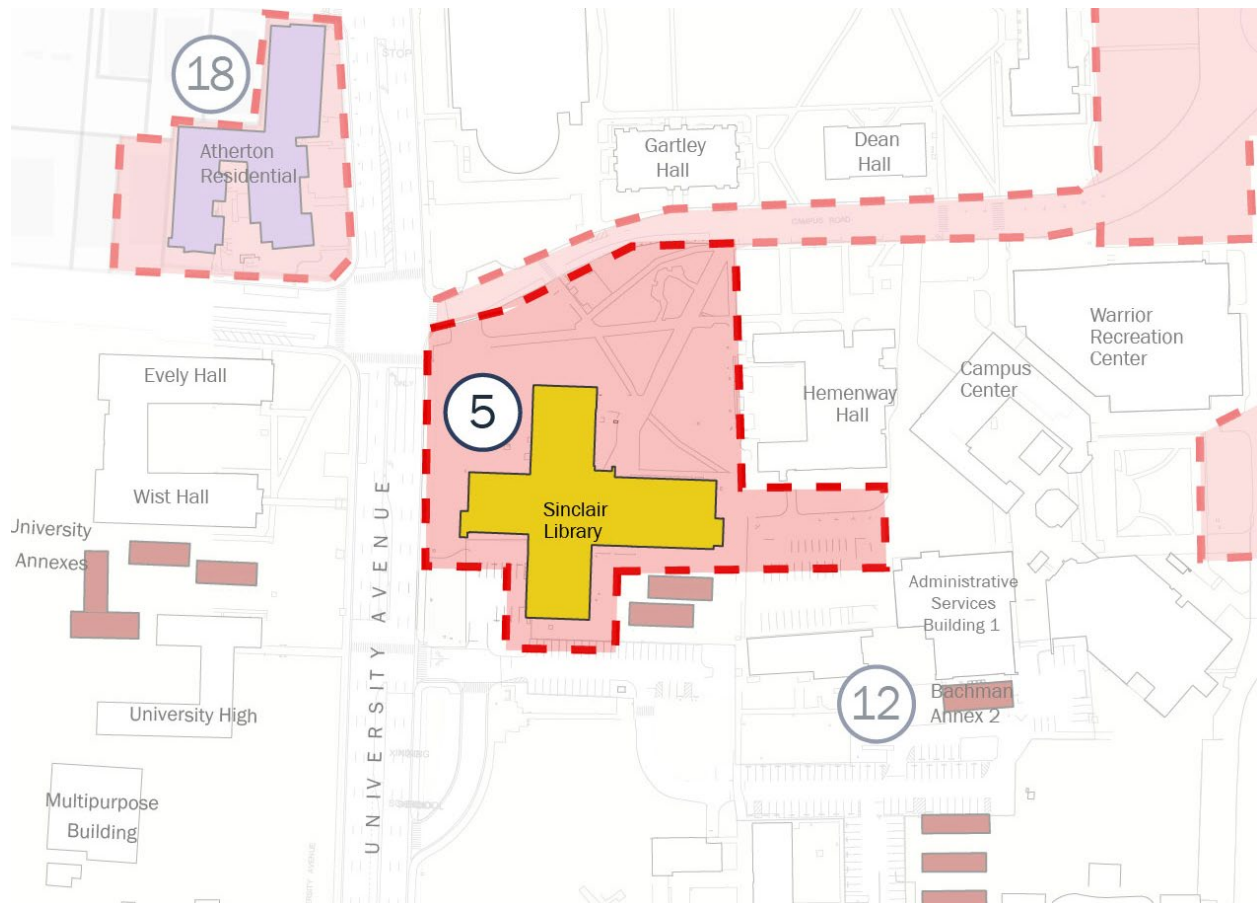
NET SQUARE FOOTAGE IMPACT

- No net impact to campus square footage
- Renovation of 115,000 GSF building

TIMING OF IMPROVEMENT

- 2021-2024

The renovation of the Sinclair Library is central to the LRDP and serves to increase student presence on campus. The project will convert the book-centric library into a 21st century student success center. The renovation will upgrade building infrastructure, improve occupant safety, and repurpose underutilized space for counseling, knowledge sharing, technology support, and community building. Improvements will include relocation of non-load bearing partitions, and upgrades to electrical, mechanical, and plumbing systems to improve energy and resource performance. The building envelope will not be modified substantially other than as required to ensure building performance. A historic review of Sinclair Library will be conducted prior to any alteration of the building. The project will also include landscaping work around the building exterior to improve the overall beauty of the campus and to improve usage of the outdoor space between Sinclair, Hemenway Hall, and Campus Center.



6

MINI MASTER PLAN PHASE 2: SNYDER HALL REPLACEMENT & VARNEY CIRCLE IMPROVEMENTS

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Transform Circulation & Mobility
- Strengthen the Gathering Experience
- Become a Living and Learning Lab
- Activate Landscape and Campus Character
- Provide for the Campus 'Ohana
- Build Resilience

NET SQUARE FOOTAGE IMPACT

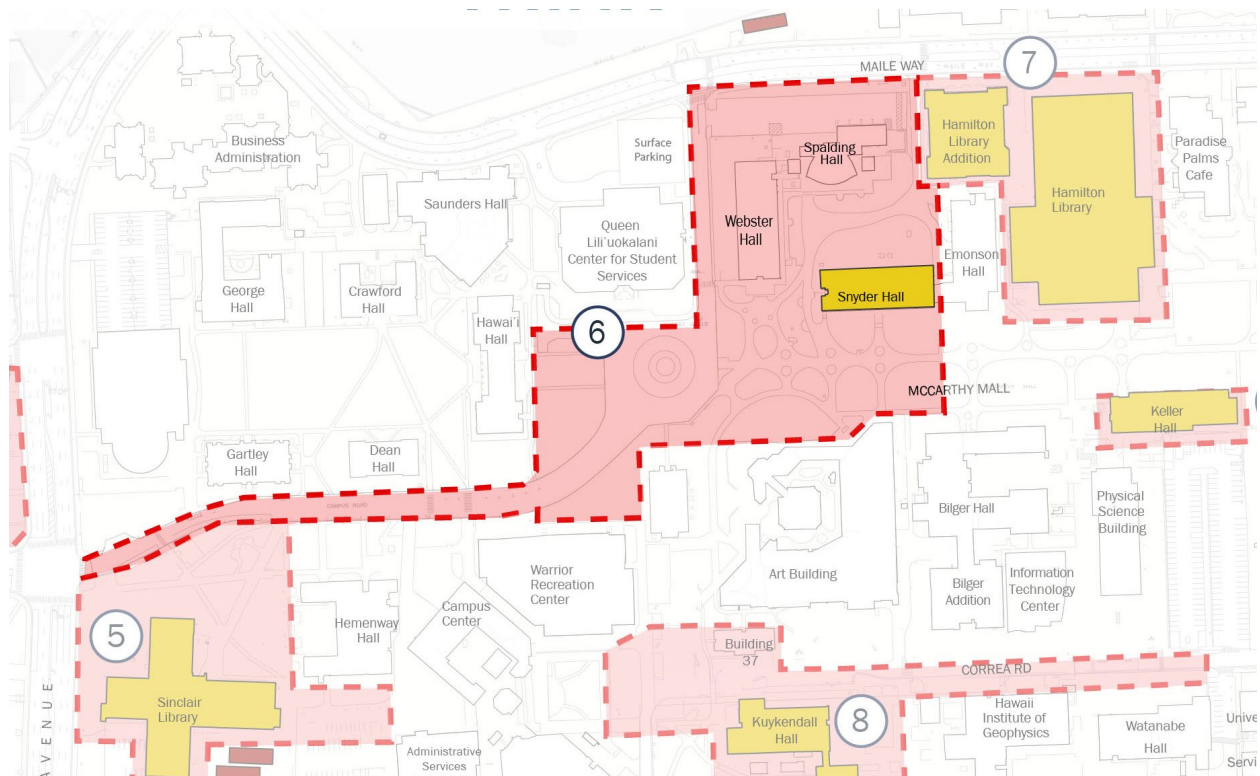
- Net decrease of up to 6,000 square feet
- Replacement of 60,000 GSF building with a 54,000 - 60,000 GSF building

TIMING OF IMPROVEMENT

- 2021-2024

This project includes the replacement of the 60,000-square foot Snyder Hall with a new building of roughly equal square footage. The project includes a modern facility with roughly 60% office space, 20% collaboration space, and 20% classroom space. The new facility will not exceed the existing facility's height and mass.

A new pedestrian-friendly pathway is envisioned on Campus Road from Metcalf to Varney Circle (no public vehicles allowed). Exterior work will include landscaping improvements and creation of pedestrian-friendly environments linking McCarthy Mall to the Legacy Path, Hawai'i Hall, and the Queen Lili'uokalani Center for Student Services.



7

HAMILTON LIBRARY

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

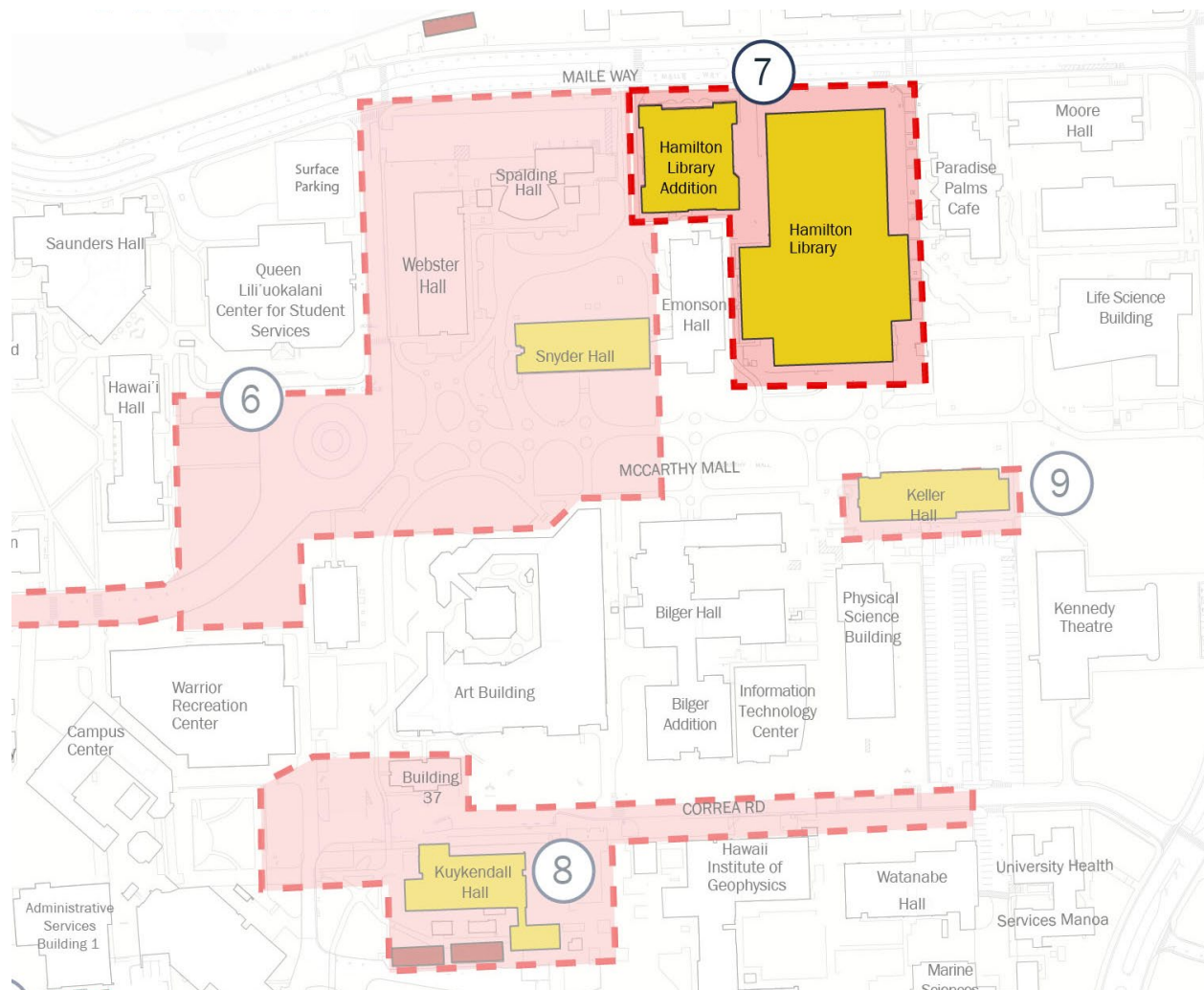
NET SQUARE FOOTAGE IMPACT

- No net impact to campus square footage
- Approximately 90,000 GSF of interior renovation

TIMING OF IMPROVEMENT

- 2026-2030

The Hamilton Library renovation project is a partial interior renovation of the building to repurpose existing open stack book storage space as open study and work space for students, faculty, and staff. Improvements will include limited relocation of non-load bearing partitions, upgrades to electrical, mechanical, and plumbing systems to improve energy and performance and ensure code compliance. The building envelope will not be modified. The project will also include landscaping work around the building exterior to improve the overall beauty of the campus.



8

KUYKENDALL HALL REPLACEMENT

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Transform Circulation & Mobility
- Strengthen the Gathering Experience
- Become a Living and Learning Lab
- Activate Landscape and Campus Character
- Build Resilience

NET SQUARE FOOTAGE IMPACT

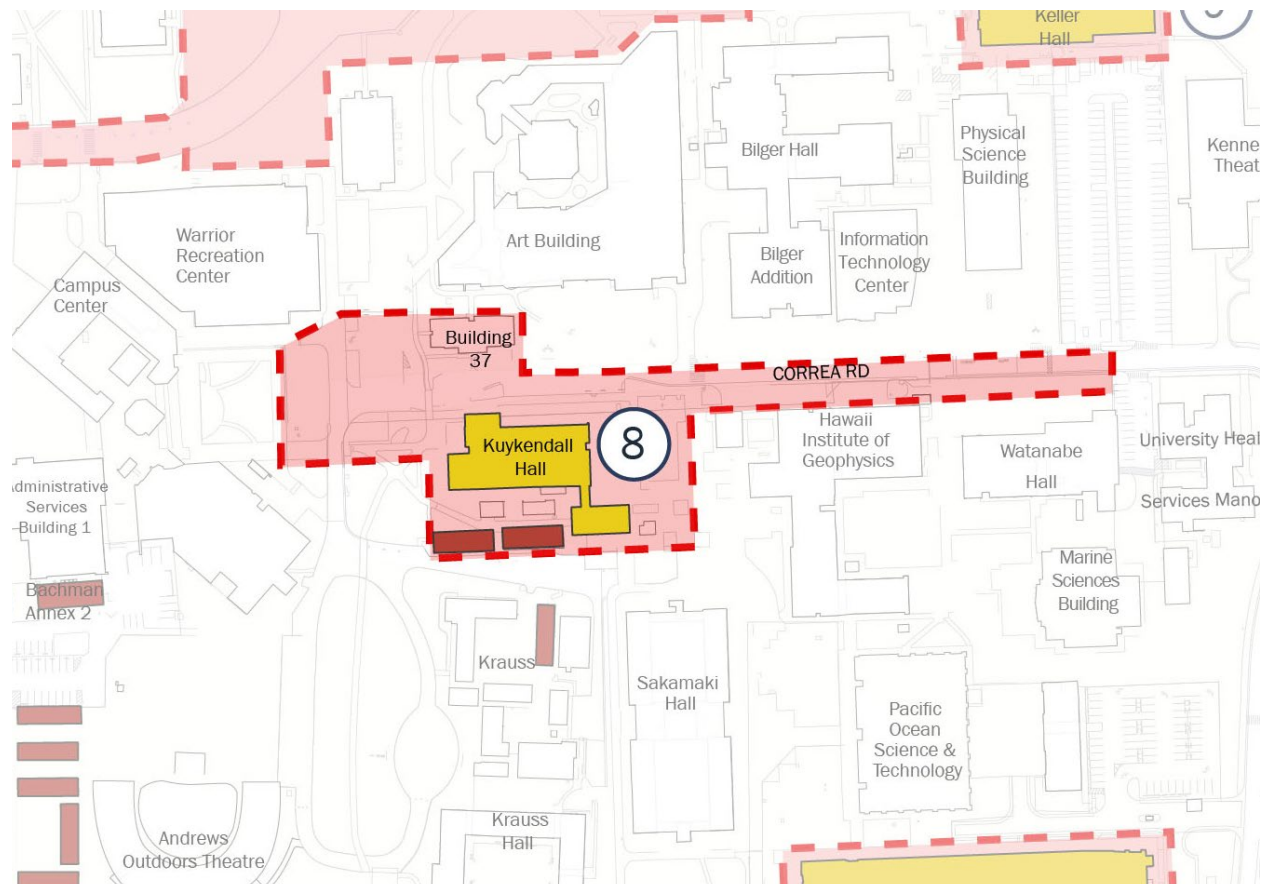
- Net reduction of 8,000 square feet
- Replacement of 80,000 GSF in two buildings with single new 72,000 GSF building

TIMING OF IMPROVEMENT

- 2023-2027

Kuykendall Hall is one of the primary facilities on campus for delivering undergraduate education and is widely regarded as one of the poorest-condition facilities. The Kuykendall site, adjacent to Correa Road and the Legacy Path, and proximate to Campus Center and Warrior Recreation Center, is extremely important to the overall campus experience and physical plan.

The Kuykendall replacement project will replace the current two-part building with a modern facility of equal or less square footage. The new facility will not exceed the existing facility's height and mass. Programmatic use of the building is anticipated to be similar to current use with no change in planned occupancy.



9

KELLER HALL RENOVATION/REPLACEMENT

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Become a Living and Learning Lab
- Activate Landscape and Campus Character
- Build Resilience

NET SQUARE FOOTAGE IMPACT

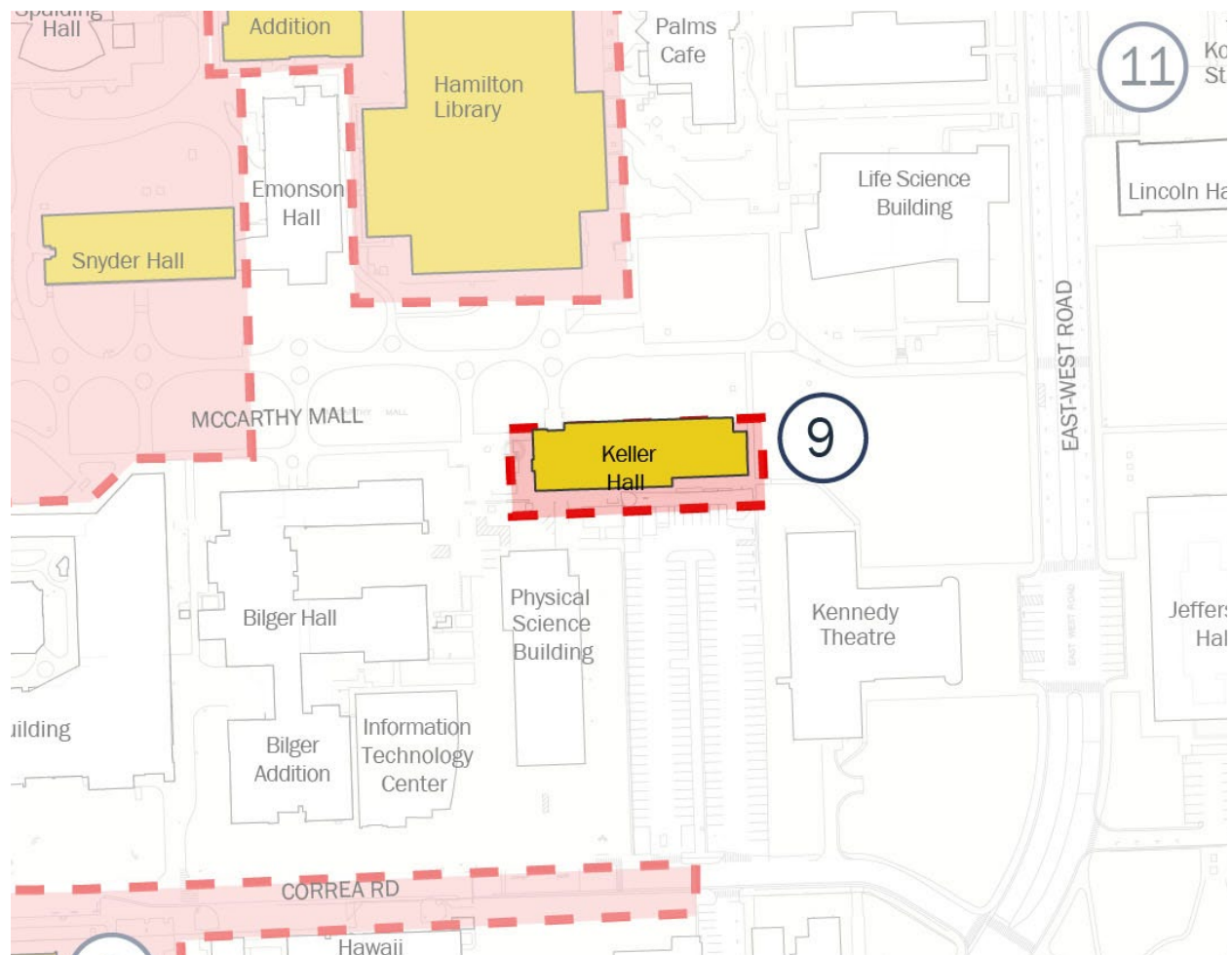
- No net impact to campus square footage
- Renovation of 47,000 GSF building

TIMING OF IMPROVEMENT

- 2026-2030

The Keller Hall renovation project is an interior renovation of the building to update classroom spaces in line with modern pedagogy and to improve the overall sustainability performance of the building. Improvements will include relocation of non-load bearing partitions, upgrades to electrical, mechanical, and plumbing systems to improve energy and resource performance. The building envelope will not be modified substantially other than as required to ensure building performance. The project will also include landscaping work around the building exterior to improve the overall beauty of the campus.

Should the renovation cost due to building condition exceed the cost to replace, a building replacement project will be considered of equal or less square footage.



10

HOLMES HALL RENOVATION: COLLEGE OF ENGINEERING

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use
- Become a Living and Learning Lab
- Activate Landscape and Campus Character
- Build Resilience

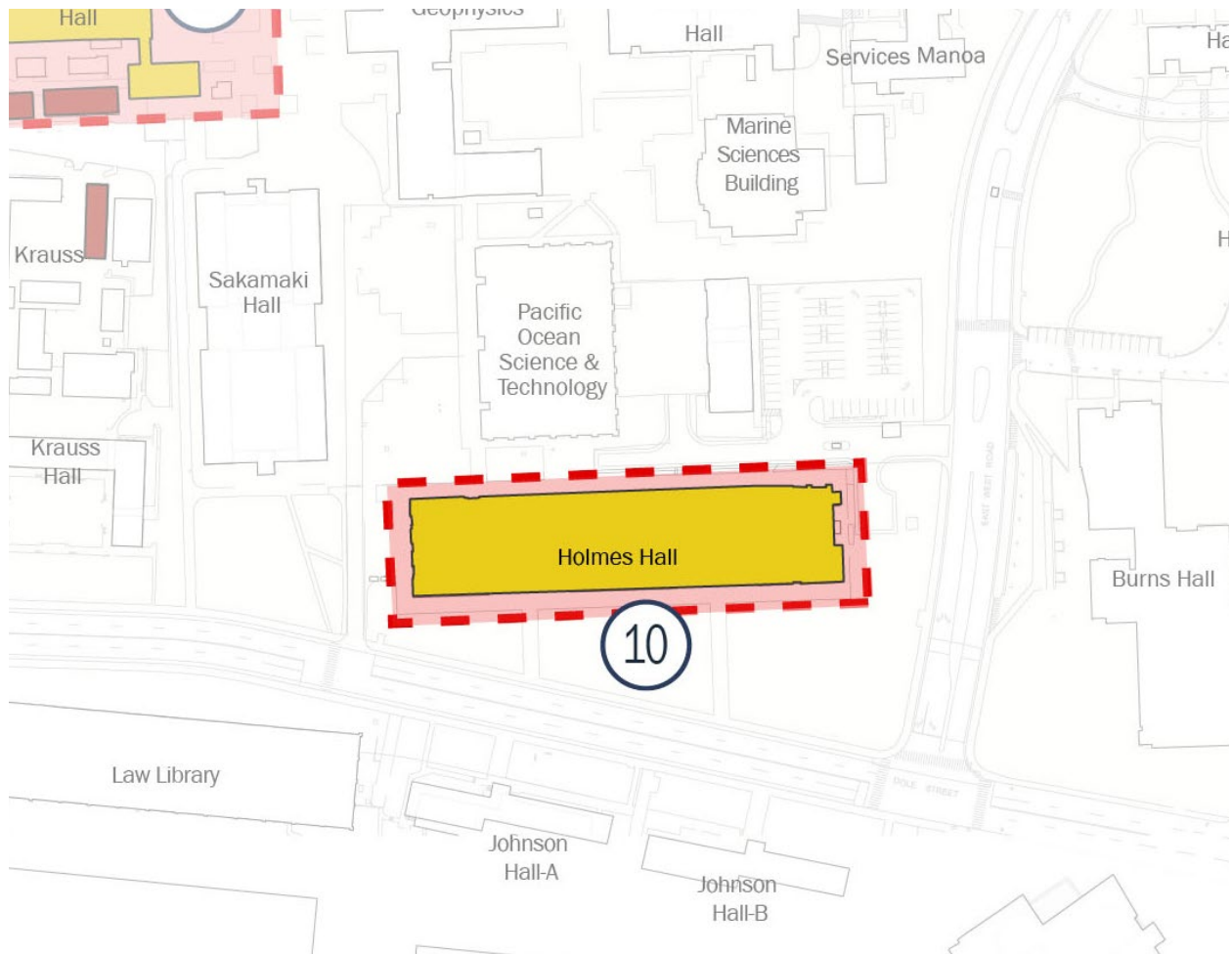
NET SQUARE FOOTAGE IMPACT

- No net impact to campus square footage
- Partial interior renovation of 190,000 GSF building

TIMING OF IMPROVEMENT

- 2021-2027

The Holmes Hall renovation project is an interior renovation of the building to update research lab and office space, improve building safety and accessibility, and to improve the overall sustainability performance of the building. Improvements will include relocation of non-load bearing partitions, and upgrades to electrical, mechanical, and plumbing systems to improve energy and resource performance. The building envelope will not be modified substantially other than as required to ensure building performance. The project will also include landscaping work around the building exterior to improve the overall beauty of the campus.



TEMPORARY BUILDING REMOVAL PROGRAM

As part of the consolidation effort identified in the Framework Plan, the UHM LRDP anticipates the consolidation of programs to the Central Campus and, with the construction of the new facilities described above, outdated and inefficient portable buildings on the campus will be demolished. The zones include:

11. Lincoln Hall Annex Portable Building Demolition
12. Zone 1 - Administrative Zone Portable Building Demolition
13. Zone 2 - Fiscal Management Portable Building Demolition
14. Zone 3 - Transportation/Facilities Services Portable Building Demolition
15. Zone 4 - UH Lab School Portable Building Demolition
16. Zone 5 - UH Press Portable Building Demolition

Faculty, staff and students in the portables within the five zones identified will be relocated to other facilities on campus. Upon demolition, the campus will realize a reduction of about 157,300 sf of building space, increasing the open spaces available on campus. The zones are identified in Figure 8 and described further below.

LRDP CAMPUS TEMPORARY BUILDING REMOVAL

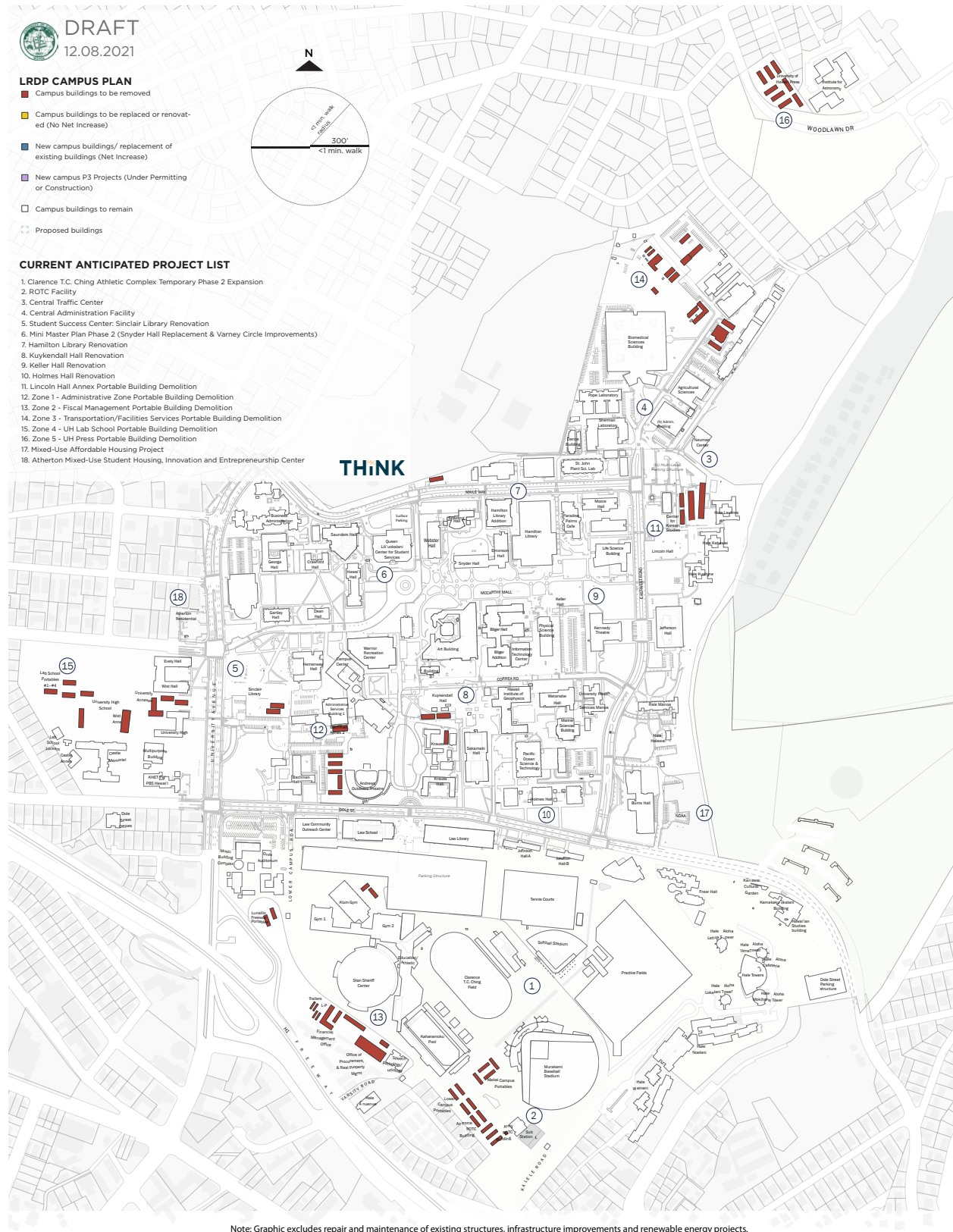


Figure 8. Temporary building removal projects identified in the LRDP Campus Plan.

Source: Draft UH Mānoa Framework for the Future by MK Think

11

LINCOLN HALL ANNEX TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 14,500 square feet

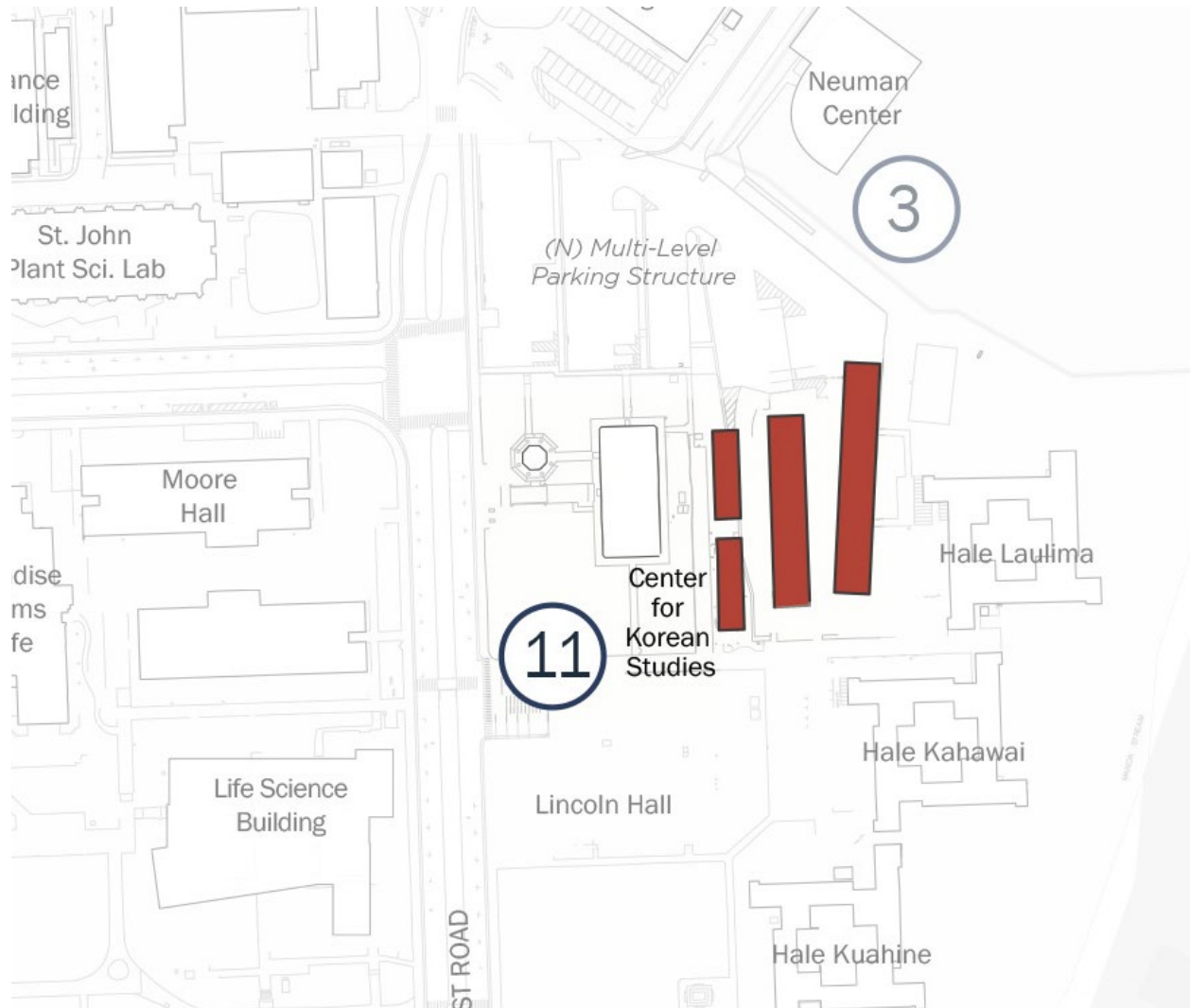
TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1179A Lincoln Hall Annex 1
- 1179B Lincoln Hall Annex 2
- 1077A Mail-East Building A
- 1077B Maile-East Building B



12

ZONE 1 - ADMINISTRATIVE ZONE TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 21,700 square feet

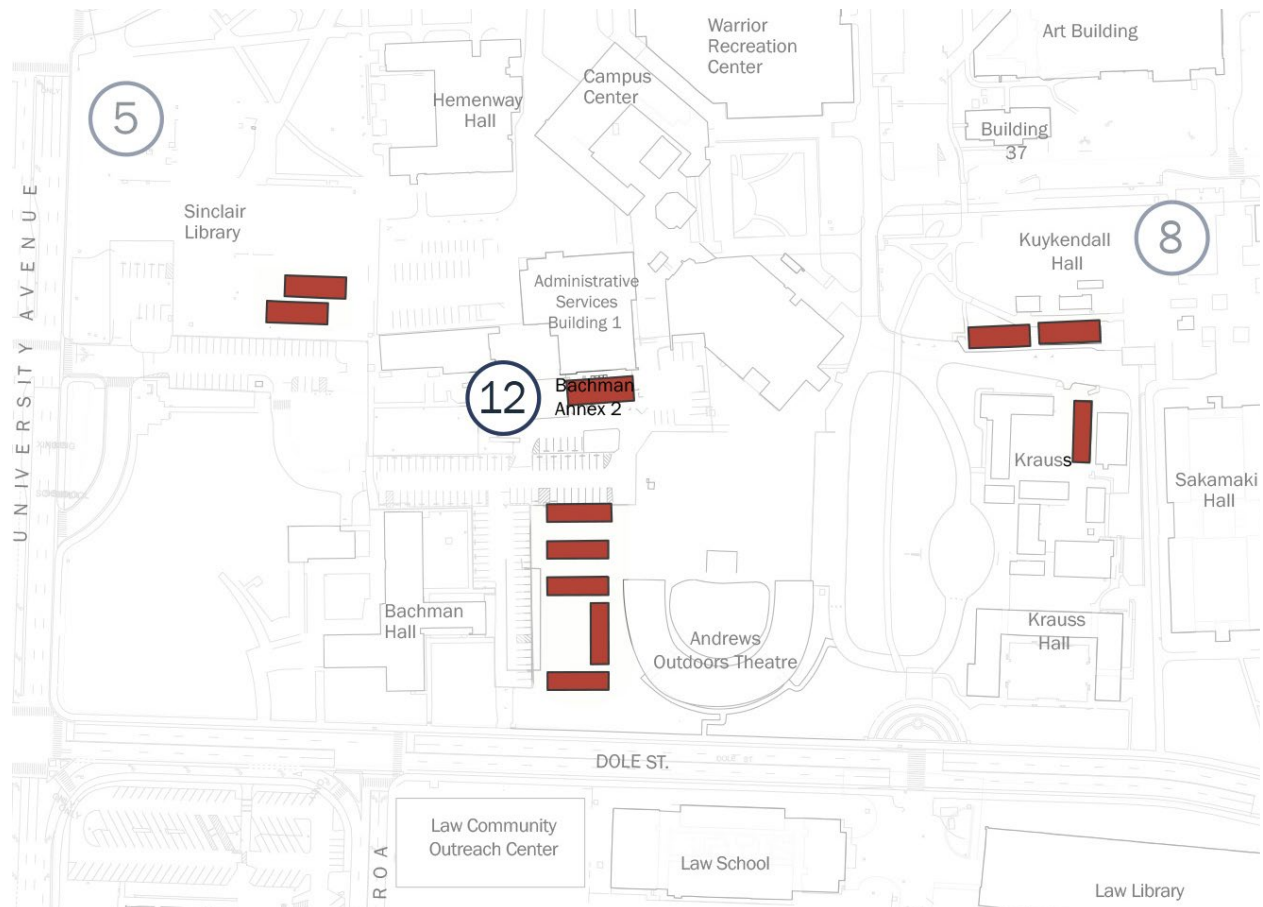
TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1125 Kuykendall Annex
- 1024C Bachman Annex 2
- 1046T Krauss Annex 19
- 1046U Krauss Annex 7
- 1103A Bachman Annex 9
- 1103B Bachman Annex 10
- 1103C Bachman Annex 11
- 1103D Bachman Annex 12
- 1103E Bachman Annex 13
- 1133A Sinclair Annex 1
- 1133B Sinclair Annex 2



13

ZONE 2 - FISCAL MANAGEMENT TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 52,400 square feet

TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1092F Lunalilo Building 1
- 1092I Lunalilo Building 2
- 1108G Klum Annex 2
- 1152E Varsity Annex 1
- 1171A Varsity Building A
- 1171B Varsity Building B
- 1171C Varsity Building C
- 1171E Varsity Building E
- 1171G Varsity Building G
- 1171H Varsity Building H
- 1171L Varsity Building L
- 1171M Varsity Building M
- 1171N Varsity Building N
- 1171P Varsity Building P
- 1174A Lower Campus 1
- 1174B Lower Campus 2
- 1174C Lower Campus 3
- 1174D Lower Campus 4
- 1108A Air Force ROTC 1
- 1108B Air Force ROTC 2
- 1108C Army ROTC 1
- 1108O Makai Campus 10
- 1108P Makai Campus 11
- 1108Q Makai Campus 12
- 1108R Makai Campus 13
- 1108S Makai Campus 14
- 1108T Makai Campus 15
- 1108U Makai Campus 16



14

ZONE 3 - TRANSPORTATION/ FACILITIES SERVICES TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 32,000 square feet

TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1025B Maile Way Building 2
- 1132A Physical Plant Building
- 1132C Transportation Services
- 1132E Transportation Services
- 1149A Pamoia Building A
- 1149B Pamoia Building B
- 1149C Pamoia Building C
- 1193 Physical Plant Building
- 1193A Physical Plant Building 1
- 1193B Physical Plant Building 2
- 1200 Environmental Protection Facility
- 1202A Mālama 1
- 1202B Mālama 2
- 1202C Mālama 3
- 1202D Mālama 4
- 1172F Biomedical Science Mechanical Building



15

ZONE 4 - UH LAB SCHOOL TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 22,800 square feet

TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1038A University Avenue Building 1
- 1038B University Avenue Building 2
- 1038C University Avenue Building 3
- 1038D University Avenue Building 4
- 1064A Kukahi 1
- 1064B Kokoolua 2
- 1064C Waikolu 3
- 1064D Kauna 4
- 1170A University Lab School - Batting Cage
- 1040 Wist Hall Annex 1



16

ZONE 5 - UH PRESS TEMPORARY BUILDING REMOVAL

UNIVERSITY OBJECTIVES MET

- Optimize Infrastructure, Facility, Land & Resource Use

NET SQUARE FOOTAGE IMPACT

- Net reduction of 13,900 square feet

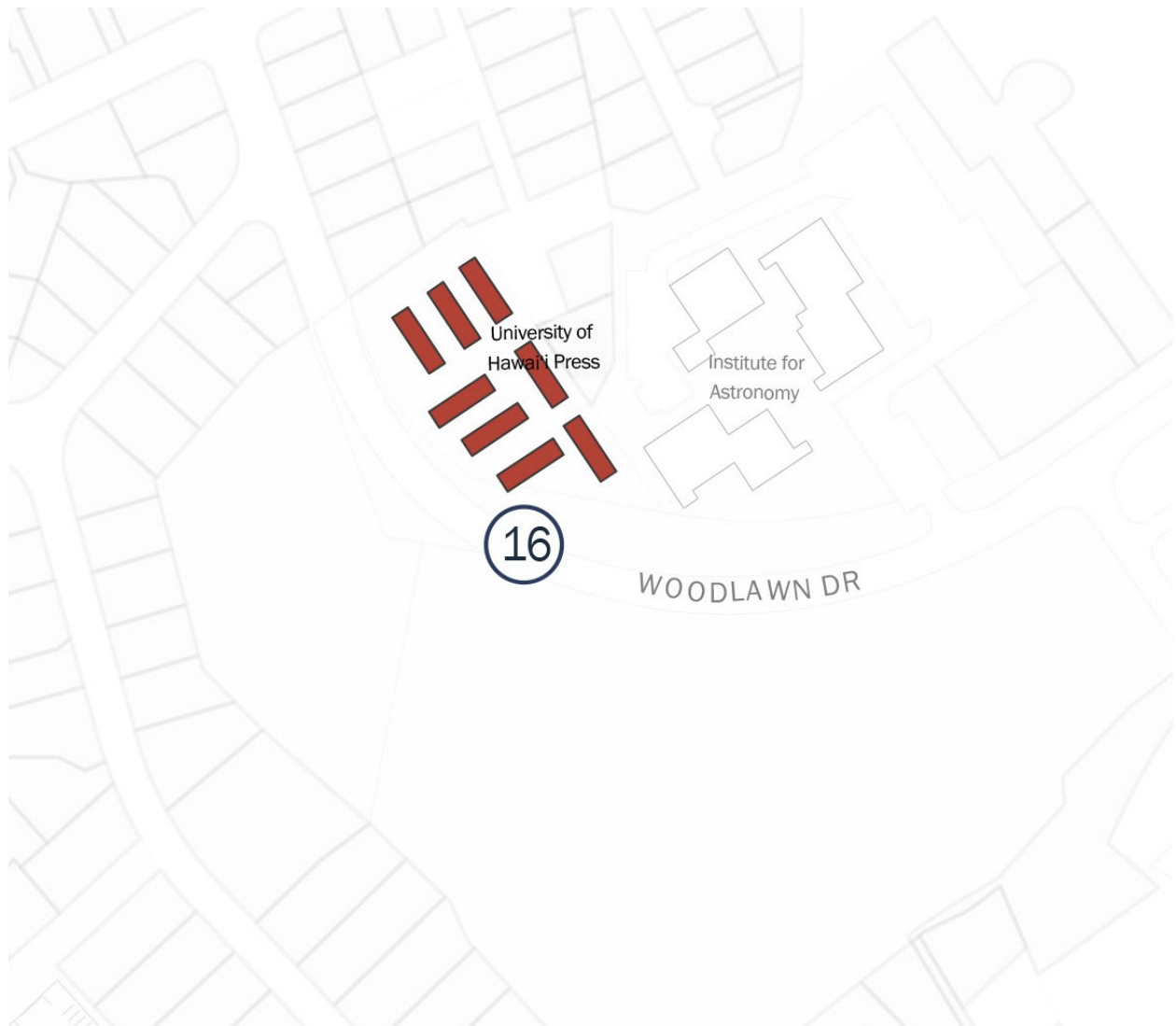
TIMING OF IMPROVEMENT

- 2024-2026

This project is part of the University's effort to reduce total square footage and reduce deferred maintenance costs associated with aging portable buildings. Occupants will be relocated to existing underutilized facilities and new facilities (listed elsewhere).

BUILDINGS TO BE REMOVED:

- 1011A Woodlawn 1
- 1011B Woodlawn 2
- 1011C Woodlawn 3
- 1011D Woodlawn 4
- 1011E Woodlawn 5
- 1011F Woodlawn 6
- 11011G Woodlawn 7
- 1011H Woodlawn H



3.3.3 | PUBLIC-PRIVATE PARTNERSHIP PROJECTS (P3 PROJECTS)

Since State legislative funding is limited, the UHM is exploring the use of P3s as a financing option to deliver new student and faculty housing facilities on the campus.

A key element of the Framework Plan is to provide a living campus that supports community and student well-being. Improving the on-campus student experience and student retention rates by growing the total housing stock to support current and future demands is an important aspect in achieving this vision. Providing student and faculty housing and ancillary support facilities for students and faculty, such as shops, restaurants, childcare and other services, can help to keep students and faculty on campus and contribute to the goal of reducing vehicular trips and parking needs, supporting the goal of increasing multi-modal activity on campus. Since State legislative funding is limited, the UHM is exploring the use of P3s as a financing option to deliver new student and faculty housing facilities on the campus. While the financing and deal structure of these partnerships vary, in general, a P3 project could result in a project where a developer builds, finances, operates, and maintains the facilities for a long-term period, helping to reduce the cost for construction, operations and maintenance for the campus. Thus, while the University works closely with a selected developer during the planning, entitlement, design and construction phases of the project, the developer is ultimately responsible for securing the necessary entitlements and permits leading to the construction of the project.

The UHM is currently working on two separate P3 projects for two properties on the UHM campus. The projects both fall within Category 1: New Construction/Replacement of Existing Structures (Net Increase in Intensity of Use, Height, Density), but are discussed separately below because of the nature of P3 projects (being constructed by private developers). The projects are moving forward on their own time schedule and to date, the developers and University has secured the necessary entitlements and are moving forward with implementation of the two projects. The two P3 projects are described below.

17

MIXED-USE HOUSING PROJECT AT THE UHM CAMPUS (NOAA PROPERTY P-3 PROJECT)

The proposed Mixed-Use Housing Project at the UHM Campus (NOAA Property P3 project) will develop a mixed-use rental housing project for UHM graduate students and junior faculty, nestled in an area on campus that is surrounded by housing facilities and set against the base of Wa'ahila Ridge.

The project is anticipated to help meet the demand for campus housing with about 560 beds aimed at graduate students and junior faculty, along with a child-care center, retail space and 25 new joint-use parking spaces. The project envisioned by the developer would total about 270,000 SF of space with building heights of about 12-18 stories. The developer intends to co-mingle parking with UHM's overall parking count.

To date, the project has secured the necessary entitlements and the project is moving forward with securing building permits and completing construction drawings in anticipation of construction.



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ATHERTON MIXED-USE STUDENT HOUSING INNOVATION AND ENTREPRENEURSHIP CENTER (ATHERTON YMCA P-3 PROJECT)

The Atherton Mixed-Use Student Housing Innovation and Entrepreneurship Center project is located on a property about an acre in size (43,107 SF) that is owned by the University of Hawai'i Foundation. The property is located on the site of the former Atherton YMCA and was formerly used for student housing. The property has been added to the UHM PRU area. The property is currently occupied by two main structures; the 47,425 SF Charles Atherton House, and the 15,645 SF Mary Atherton Richards House.

The proposed project is envisioned to bring an integrated, live, learn, work, innovation center supporting the innovation and entrepreneurship community at UHM. The project is planned to accommodate about 380 students and approximately 99,000 SF, with programming that will include: student housing and residential common areas, an innovation and entrepreneurship center, retail, and offices. The project also includes approximately 45 onsite parking stalls. The developer intends to co-mingle parking with UHM's overall parking count.

To date, the necessary entitlements for the project have been secured and the project is currently under construction.



3.4 | MULTI-MODAL ACCESS, CIRCULATION, & PARKING

3.4.1 | MULTI-MODAL ACCESS & CIRCULATION

The UHM campus is accessible for vehicles via the H-1 Freeway, which borders the makai boundary of the campus. Major roadways providing access to the main campus facilities include University Avenue, Dole Street, Metcalf Street, and Maile Way. Access to the Mauka Campus properties are off of East Mānoa Road via Woodlawn Drive.

The Honolulu Authority for Rapid Transportation (HART) rail project is currently under construction and projected to be fully operational by 2025.¹ The 20-mile rail system will include 21 stations and will be fully integrated with the City's bus system. (Honolulu Authority for Rapid Transportation, 2019) Once operational, travel times from the Kualaka'i (East Kapolei) Station to the Ala Moana Station, the farthest station in the eastern end of the route will be 42 minutes. (Honolulu Authority for Rapid Transportation, 2019) When completed, the project will have stations in close proximity to the UH West O'ahu, Leeward Community College, and Honolulu Community College. In the future, the system may reach the UHM campus so considerations for a transit station and access are currently on-going.

Honolulu's Complete Streets initiative is in alignment with the UHM's goals to create an environment on campus that is more conducive to walking and bicycling.

The City and County of Honolulu also provides bus service to the campus from various parts of the island. The system has a high level of ridership and will in the future be linked with the rail project. Students and faculty also commute to the campus on foot or by bicycle. The City and County of Honolulu's Complete Streets initiative is part of a transportation and design approach aimed at creating a comprehensive, integrated network of streets that are safe and convenient for all modes of transportation and for people of all ages and abilities. Complete Streets principles move away from streets designed with a singular focus on automobiles towards a design approach that is context-sensitive, multi-modal, and integrated with the community's vision and sense of place. This initiative is in alignment with the UHM's goals to create an environment on campus that is more conducive to walking and bicycling. The City's initiative includes work on University Avenue and Metcalf Street and UHM has been coordinating with the City on their efforts and planned improvements for these roadways.

1. The project is planned to operate incrementally with the first 10 miles of the project, from Kualaka'i to Aloha Stadium opening with limited service in Fall 2020 and service to the Middle Street Transit Station planned for no later than 2023.

A more efficient hierarchy of movement on-campus would help transform mobility in much needed ways. A key priority to achieve this would be by increasing housing on-campus so there is no need to commute to campus.

Within the campus, the Rainbow Shuttle is a public transit system providing access for students to various portions of the campus and adjacent areas. In addition, a bike sharing system “Biki” was introduced to the campus in 2018.

At present, UHM is difficult to navigate for pedestrians, cyclists and automobiles. Parking is limited on campus and there are inefficient and ineffective wayfinding tools making it difficult to move from place to place in a timely manner. A more efficient hierarchy of movement on-campus would help transform mobility in much needed ways. A key priority to achieve this would be by increasing housing on-campus so there is no need to commute to campus.

As a goal, the Framework Plan envisions a transition from a commuter campus to a pedestrian-centered place of learning. This goal will be accomplished through the prioritization of the pedestrian experience and wayfinding on the Campus Core, and through developing alternative transit solutions to the one-driver-one car situation that dominates the current campus environment. In the long-term this would include developing a transit hub, off-campus parking strategy, and anticipating and accommodating future mobility changes.

The 2019 LRDP Update Parking and Circulation Plan is included as Figure 10 below. Under the LRDP, two critical projects will help to significantly improve multi-modal access for pedestrians, bicycles and other low speed modes of transportation as well as help to strengthen the gathering experience for students. These include: 1) the Kuykendall Hall Replacement project, which will consider improvements to Correa Road to transform it to a restricted access roadway for low speed vehicles (bicycles, electric scooters, mopeds) and pedestrians; and 2) the Mini Master Plan, Phase 2: Snyder Hall Replacement and Varney Plaza Improvements which will relocate parking on Campus Road from Varney Circle to Metcalf Street to a new parking structure (Central Traffic Center) and incorporate a new pedestrian-friendly pathway and landscape improvements linking an improved and upgraded McCarthy Mall to the Legacy Path, Hawai‘i Hall, and the Queen Lili‘uokalani Center for Student Services.

LRDP PARKING & CIRCULATION PLAN

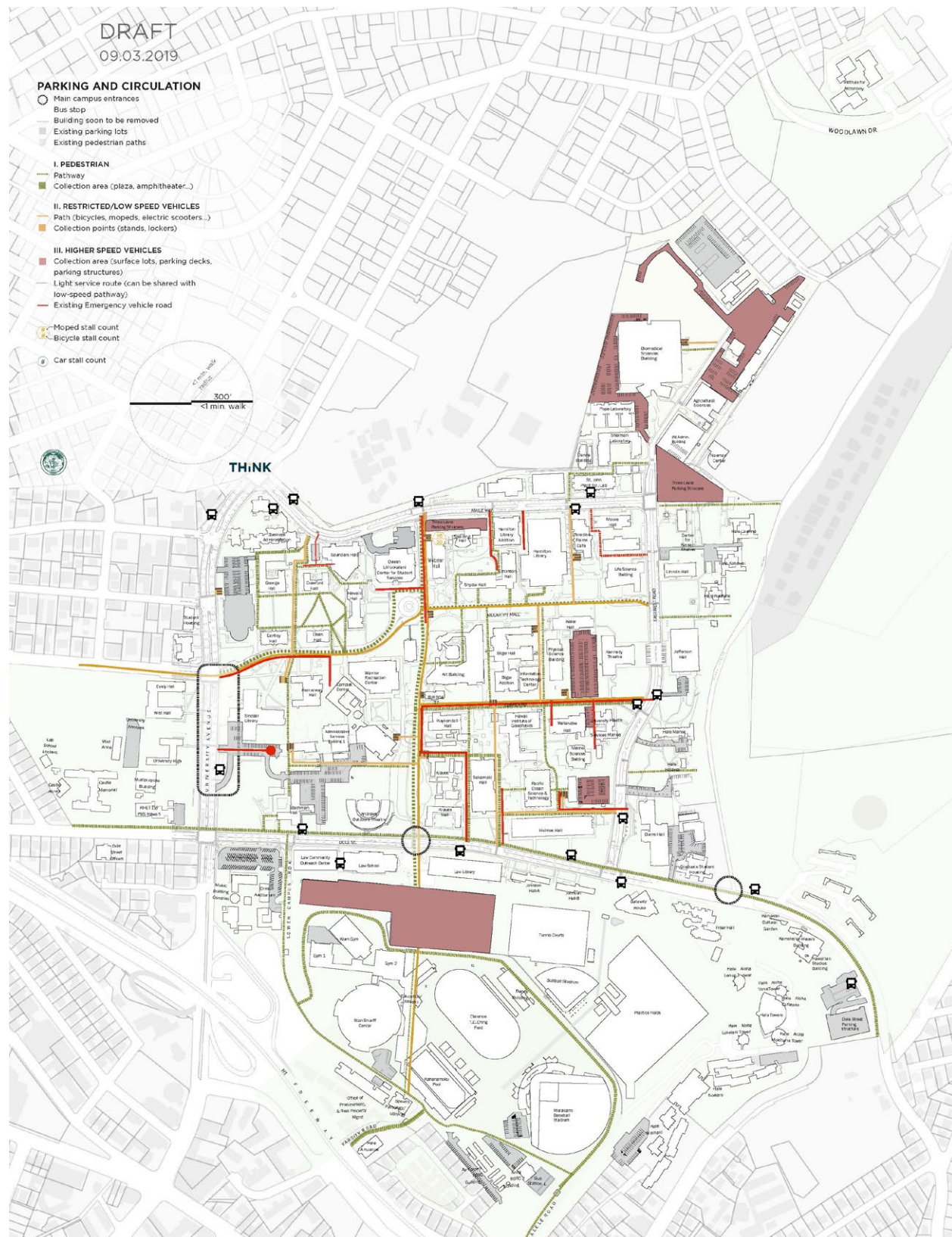


Figure 9. Parking and circulation identified in the LRDP Campus Plan.

Source: Draft UH Mānoa Framework for the Future by MK Think.

3.4.2 | PARKING

The overall goal is to reduce parking on campus and to move towards promoting alternative modes of transportation and a pedestrian-oriented campus environment.

To support the Framework Plan, “on-campus” parking will move to the perimeter of the campus, and alternative transit and multi-modal mobility will be encouraged. To that end, the Framework Plan seeks to reduce the number of parking stalls on campus with a long-term target of a reduction of up to 20 percent from approximately 6,740 current parking stalls to 5,917 parking stalls in the long-term. UHM realizes that attaining this goal will have to occur over time and will be heavily dependent on improvements to the overall efficiency in the campus circulation network and the development of facilities and programs to better accommodate alternative modes of transportation such as walking and biking.

For the 2019 LRDP Update, the campus is striving to be within 100 stalls of the current parking count. While parking for the campus will be added to the parking structure for the Central Traffic Center and the anticipated number of stalls will be about 1,500, the overall goal is to reduce parking on campus and to move towards promoting alternative modes of transportation and a pedestrian-oriented campus environment. The UHM acknowledges that there is a need to further study parking requirements and to understand the impact that the two P3 campus housing projects may have on campus parking. This will be addressed as part of environmental compliance requirements under Hawai‘i Revised Statutes (HRS) Chapter 343 and in the new PRU for the campus. Smaller projects that begin to remove parking from the Campus Core and improvements to the Legacy Path are also envisioned as part of the 2019 LRDP Update.

3.5 | INFRASTRUCTURE TO SUPPORT THE LRDP

As a goal, the Framework Plan strives to organize campus space and investments to optimize infrastructure facility, land and resource use. For the campus infrastructure, this includes establishing zones driven by unique infrastructure needs, improving the overall portfolio effectiveness, creating land banks for future use, developing long-term strategic energy management plan, and pursuing revenue-generating development and partnerships.

As part of the effort to improve infrastructure efficiency, the 2019 LRDP projects help to consolidate uses, such as with the consolidation of administration programs spread in portables throughout the campus to the new Centralized Administrative Facility. In addition, a Strategic Energy Management Plan will help to create a framework from which to make strategic decisions regarding the campus' energy use and production that directly align with the University's sustainability goals. The plan will address long-term energy efficiency, diversified and clean energy generation options, and plans for energy storage.

As part of the LRDP, supporting master plans for wastewater, water and drainage were prepared for the Campus Core to assure infrastructure is available to support the new campus facilities proposed in the plan. Drafts of these infrastructure master plans, which are currently being finalized, are summarized briefly below. Once finalized they will become supplemental documents to the LRDP and will be incorporated into compliance documentation for HRS Chapter 343 requirements and the new PRU Permit application for the campus.

3.5.1 | WASTEWATER

Future proposed developments decrease average flow at the Mauka, Central and Makai campuses, while increasing the average flow at the Upper Central Campus.

A draft Sewer Master Plan report was completed by R.M. Towill Corporation (RMTC) for UHM in April 2022 as an update to the Draft 2018 Sewer Master Plan (R.M. Towill Corporation, 2022). The purpose of the 2022 plan is to provide recommended sewer system infrastructure improvements in order to address deficiencies discovered in the previous 2018 plan.

The existing UHM campus is served by a combination of City and private gravity wastewater systems, which also carry off-site flow from Mānoa Valley. The study assessed the adequacy of the sewer system based on City and County of Honolulu Wastewater standards. The existing UH-owned (private) system was found to be adequate based on the criteria used in the draft report. The draft report notes that the improvements proposed in the 2019 LRDP are primarily renovation or replacement projects, and total average flow and peak flow generated by the University were calculated to remain about the same after completion of the improvements. Future proposed developments decrease average flow at Mauka, Central, and Makai campuses, while increasing the average flow at the Upper Central Campus.

Based on their calculations, the RMTC study notes that the lower campus

sewer collection system will need to be improved to accommodate added flow to the municipal sewer system. Various improvement options are available and will be studied as design of the expansion progresses. In addition, based on previous City modeling, several segments of City-owned sewer lines in the Central Campus area are deficient. Updated sewer improvement requirements are pending the City's modeling results of the future projects which would help to confirm and identify which lines would need to be improved. It is unlikely that the City will install the sewer improvements before UHM needs a new connection. The requirement for UHM to provide sewer improvements with a new project will be determined by DPP during the building permit process. UHM intends to incorporate applicable Low Impact Development (LID) and Leadership in Energy and Environmental Design (LEED) practices with future development, that will further improve the function of the sewer system.

3.5.2 | WATER

A draft Water Master Plan report was completed by RMTC for UHM in November 2020 for the Campus Core and Mauka Campus properties, with the exception of the two P3 projects (R.M. Towill Corporation, 2020). The draft report is a long-range water plan covering proposed development as described in the 2019 LRDP with recommendations on water system infrastructure improvements to address any deficiencies identified for domestic water and fire protection demands. The draft report also evaluated existing and potential water conservation measures. Adequacy of the system was based on City and County of Honolulu Board of Water Supply (BWS) standards.

Overall, the total campus-wide water demand is expected to remain nearly the same as existing conditions, but additional improvements are recommended to adjust for the increase in population for the Upper Central Campus facilities.

Water is conveyed by a combination of City and private water lines, and the draft report found several areas that do not meet required BWS standards for fire flow requirements. The 2019 LRDP projects suggest student, faculty, staff, and visitor population will not increase. Instead, proposed development is geared toward building renovation and replacement as well as relocating campus populations from potable structures to the Central Administrative Facility in Upper Central Campus. The shift in population will increase demand in the Upper Central Campus and equally decrease the demands in the other corresponding areas on campus. Overall, the total campus-wide water demand is expected to remain nearly the same as existing conditions, but additional improvements are recommended to adjust for the increase in population for the Upper Central Campus facilities.

The RMTC Water Master Plan notes that the existing UH Mānoa water system requires some improvements to meet BWS Standards, especially for fire flow requirements. With the exception of one hydrant near Dean Hall, the existing high-service water system was found to provide sufficient pressure for all existing peak hour and fire flow demands in Upper Central and Central Campus. The low-service water system had peak flow pressures drop below the BWS Standards at University High School area and at various buildings near Dole Street. The same system was also characterized by low fire pressure deficiencies, including the University High School area and portions of the Makai Campus. Many of these issues are due to the existing pressures already being marginal.

Future analysis is recommended to confirm the actual pressure at existing buildings or hydrants that were determined to have low pressure. Proposed improvements to address the deficiencies include the up-sizing of various pipe laterals and the addition of pipes to loop and increase the redundancy of the systems. A fire safety analysis of the Mānoa campus should be completed to verify fire hydrant spacing, emergency vehicle access, and perform hydrant flow testing.

3.5.3 | DRAINAGE

A draft Drainage Master Plan report was completed by RMTc for UHM in April 2022 for the Campus Core and Mauka Campus properties (R.M. Towill Corporation, 2022). The draft report assessed the impacts of the development proposed in the 2019 LRDP by UHM, including an evaluation of the existing drainage system, and an extended study of the potential impacts and mitigations required for future large storm events.

Previous studies have determined the existing UHM drain systems are undersized for the amount of runoff generated upstream in Mānoa Valley. The draft report confirmed that within the Mauka, Upper and Central Campus all of the existing drain systems contained main pipes or branches that were inadequate for the 10-year design flow. This was largely attributed to the significant off-site flows that are conveyed through UH drain system from upstream in Mānoa Valley. It was determined that the City drainage system upstream of Drain System “B” was undersized to convey the 100-year design storm runoff to the UH system. For these reasons, this drainage system was studied accounting for only the off-site flow that reaches it. As part of the sump condition, the Makai Campus was studied for a 50-year design storm, and these systems were also found to be inadequate. However, a large flood basin in the southeast corner provides the supplementary capacity to retain any runoff that overflows from these drains.

Drain system improvements were only recommended for Upper Central and Central Campus, as Makai Campus drainage was determined to have sufficient capacity for its flood condition.

Drain system improvements were only recommended for Upper Central and Central Campus, as Makai Campus drainage was determined to have sufficient capacity for its flood condition. The proposed upgrades, discussed within the document, will improve UHM’s primary drainage systems to meet City Standards. Additional localized improvements would be needed for the associated branch lines to meet this standard as well.

In order to address flood mitigation requirements for larger storm events, the draft report modeled a 25-year storm through campus to re-create the flood of October 2004, with an estimated 2,000 cubic feet per second (cfs) of runoff that flowed through UHM. The draft report describes alternatives developed to provide short-term flood protection, such as flood-proofing buildings susceptible to flooding, and the implementation of an emergency action plan. Long-term mitigation measures proposed by the draft report consist of using a driveway and box drain, in the Mauka Campus, to divert runoff toward Mānoa Stream. Another long-term option for UHM, should the City upgrade its drainage systems that deliver offsite flow to Drain System “B”, would consist of an 8-foot x 11-foot box drain that would connect to the existing ditch near Mid Pacific Institute, conveying flow underneath East-West Road, and discharging near Hale Mānoa.

3.5.4 | STRATEGIC ENERGY MANAGEMENT PLAN PROJECTS

The UHM Framework Plan promotes development of a UHM Strategic Energy Management Plan (SEMP). This SEMP will guide strategic decisions regarding facility updates in alignment with UH Executive Policy 4.202, which mandates carbon neutrality by 2050, and provides a framework for flexible decision making as new knowledge and updated projections emerge. Forthcoming energy plans must address strategies for long-term energy efficiency, options for diversified and clean energy generation, and energy storage.

PV POWER PLANT PROJECT

In support of HRS 304A-119, which requires that UH establish a collective goal of becoming net-zero with respect to energy use (producing as much energy as the system consumes across all campuses by January 1, 2035), the UHM has prepared a comprehensive campus master plan of proposed photovoltaic (PV) systems. The UHM PV Power Plant Project includes a study which identifies baseline conditions of UHM facilities, explores the feasibility of installation of PV components on all potential surfaces on campus (including on building rooftops and elevations, walkways, courtyards, parking lots, roadways, and unrestricted landscape areas), and considers the use of PV components in all available forms (including standard panels or via Building Integrated PV units such as roof tiles, atriums, canopies, window glazing & siding, etc.).

The study presents and evaluates three alternate Scenarios for PV on campus, to provide UHM stakeholders a range of PV options from which a comparative review and evaluation could be made to arrive at an optimal PV design and battery storage approach that is documented as the Preferred Scenario. From the Preferred Scenario, a detailed list of PV projects has been developed and projects which are likely to be constructed within the timeframe for the new PRU will be incorporated into the new environmental assessment (EA) and PRU application for the 2019 LRDP for the campus. At this time, PV projects that will be included in the EA and PRU will be focused primarily on building rooftops and in areas above parking lots and parking facilities.

Work on the project is on-going, so the information provided is preliminary and subject to change as the project moves forward.



UHM parking structure PV installation

Source: UH Mānoa

04 | IMPLEMENTATION

4.1 | TACTICAL IMPLEMENTATION PLANS

Tactical Implementation Plans which support the LRDP are being prepared in conjunction with this LRDP Update. These include plans for:

1. Strategic Energy Management
2. Campus Signage and Wayfinding
3. Sustainable Design and Resiliency
4. Campus Design Guidelines and Standards
5. Campus Historic and Cultural Resources Management Plan

As applicable, information from these plans will be incorporated into documentation for compliance with HRS Chapter 343 requirements and the PRU Permit application.

4.2 | ENTITLEMENTS

Following completion and adoption of the LRDP, the UHM will commence work on entitlement requirements for the project as described below. This includes compliance with HRS and a new PRU Permit for the campus. Along with the Framework Plan and LRDP, these documents will serve to guide implementation of the LRDP.

4.2.1 | COMPLIANCE WITH HRS, CHAPTER 343 REQUIREMENTS

Following completion and adoption of the LRDP, the University will seek compliance with HRS, Chapter 343 requirements. This includes the preparation of either an Environmental Assessment/Finding of No Significant Impact or Environmental Impact Statement for the project.

4.2.2 | PLAN REVIEW USE PERMIT

Following completion of the compliance requirements under HRS, Chapter 343, the University will submit a new PRU permit application for the LRDP to the Department of Planning and Permitting for consideration for adoption by the Honolulu City Council. Once adopted, the PRU Permit application along with the Tactical Implementation Plans will serve as implementation documents to implement the projects included in the LRDP.

REFERENCES

City and County of Honolulu. (2016, September). Complete Streets Design Manual.

City and County of Honolulu, City Council. (2021, August). Resolution No. 21-127, CD1 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.

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Group 70 Limited (1987, December). Long Range Development Plan University of Hawai'i, Mānoa Campus 2007 Update.

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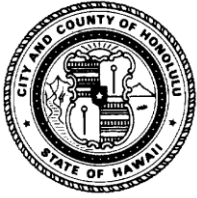
R.M. Towill Corporation. (2021, January). Plan Review Use Application Major Modification University of Hawaii Atherton Mixed Use Student Housing Innovation & Entrepreneurship Center.

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University of Hawai'i, Board of Regents (2017, April). Integrated Academic and Facilities Plan for the University of Hawai'i System.

University of Hawai'i System, Institutional Research and Analysis Office (2018, December). Projected Trends in Enrollment University of Hawai'i System Fall 2019 to 2024.





HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE (PRU) PERMIT FOR THE UPDATE OF THE TO THE UNIVERSITY OF HAWAI'I AT MĀNOA CAMPUS MASTER PLAN IN MĀNOA, O'AHU.

WHEREAS, the University of Hawai'i (Applicant) proposes updates to the University of Hawai'i at Mānoa Campus, which is located on approximately 307.67 acres of land zoned in the R-5 Residential, R-7.5 Residential, P-1 Restricted Preservation, and P-2 General Preservation Districts located at 2500 Campus Road within the Mānoa neighborhood of Honolulu, O'ahu, and identified as Tax Map Keys 2-8-007: 029; 2-8-015: 001; 2-8-016: 001; 2-8-023: 003, 009 - 019; 2-8-026: 014; 2-8-029: 001, 030 - 034; 2-9-002: 012; 2-9-004: 005, 007 - 010; 2-9-013: 054; 2-9-023: 001, 026; 2-9-026: 001, 037 - 038; 2-9-027: 054; and 3-3-056: 001, (the "Project"); and

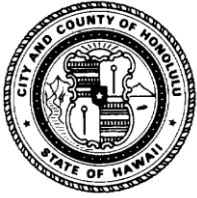
WHEREAS, as proposed, the Project will establish development standards and development categories for specific areas or zones within the campus in order to create a more efficient and predictable development for future campus facilities, which will reflect the long-range development goals of the university; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a PRU Permit; and

WHEREAS, the City Council having received the findings and recommendation of the Department of Planning and Permitting (DPP) Director on September __, 2023, by Departmental Communication _____ (2023), 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,

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

- A. This PRU Permit pertains to the land area described on the map enclosed hereto as Exhibit A.
- B. Subject to the conditions of this Report, the development of the site must be in general conformance with Exhibits A, B, C-1 through C-7, D, and E, and Appendix A (Long Range Development Plan 2019 Update) enclosed hereto, 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 require a new PRU Permit.

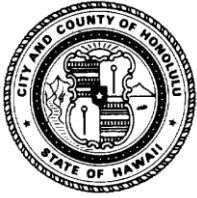


HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

- C. The Master Plan must be revised in the following ways:
1. The required yard for new development adjacent to non-campus lands that abut lots developed with residential uses should be increased from 10 feet (ft.) to 15 ft. The areas that abut public rights-of-way or non-campus lands developed with other uses will be subject to a 10-ft. yard;
 2. For any new structure over 120 ft. in height, the Applicant must submit a view study demonstrating reasonable protection of important views identified in the Primary Urban Center Development Plan and incorporation of building features intended to mitigate objectionable visual impacts of the new buildings to the DPP for review and approval; and
 3. In Zone 1, the height setback for new development along non-campus lands adjacent to residential uses must comply with Land Use Ordinance (LUO) Section 21-3.110-1(c)(4) relating to transitional height setbacks. The height setback for areas that abut public rights-of-way or non-campus lands developed with other uses will be subject to LUO Section 21-3.110-1(c)(3).
- D. This PRU Permit will incorporate and supersede PRU No. 2009/PRU-3 (Resolution No. 09-341, CD1, FD1) and 2021/PRU-1 (Resolution No. 21-127, CD1).
- E. Prior to issuance of any sign permit, the Applicant must submit a final master sign plan for review and approval.
- F. Prior to the issuance of a building permit for new structures, the applicant must submit a final landscape design plan for review and approval.
- G. Prior to the approval of a building permit for major campus structures, the Applicant must submit to the Traffic Review Branch of the DPP for its review and approval:
1. A timeline with anticipated dates for obtaining major building permits for demolition and construction work, including the anticipated date of occupancy. This will also identify when a Construction Management Plan (CMP), Traffic Management Plan, and updates to or validation of the



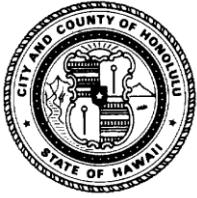
HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

findings of the Traffic Impact Report (TIR) will be submitted for review and approval.

2. The CMP should:
 - a. Identify the type, frequency, and routing of heavy trucks and construction related vehicles, and provide remedial measures as necessary;
 - b. Identify and limit vehicular activity related to construction outside the peak periods of traffic, utilizing alternate routes for heavy trucks, and provisions for on-site or off-site staging areas for construction workers and vehicles;
 - c. Include preliminary or conceptual traffic control plans; and
 - d. Include the condition of roadways prior to the start of construction activities so that the existing roadway can be restored to their original or improved condition upon completion.
- H. All recommendation in the TIR must be implemented.
- I. Simultaneous large events may not be held at the Clarence T.C. Ching Athletic Complex and the Stan Sheriff Center.
- J. All exterior lighting must be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
- K. 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.
- L. Approval of this PRU Permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant is responsible for obtaining all other governmental approvals or permits which may be required for the proposed Projects.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

- M. The Applicant shall submit reports updating the Applicant's status in complying with applicable conditions upon request of the DPP during the review of development and building permits.

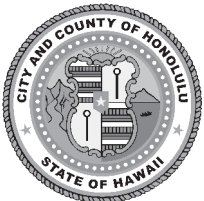
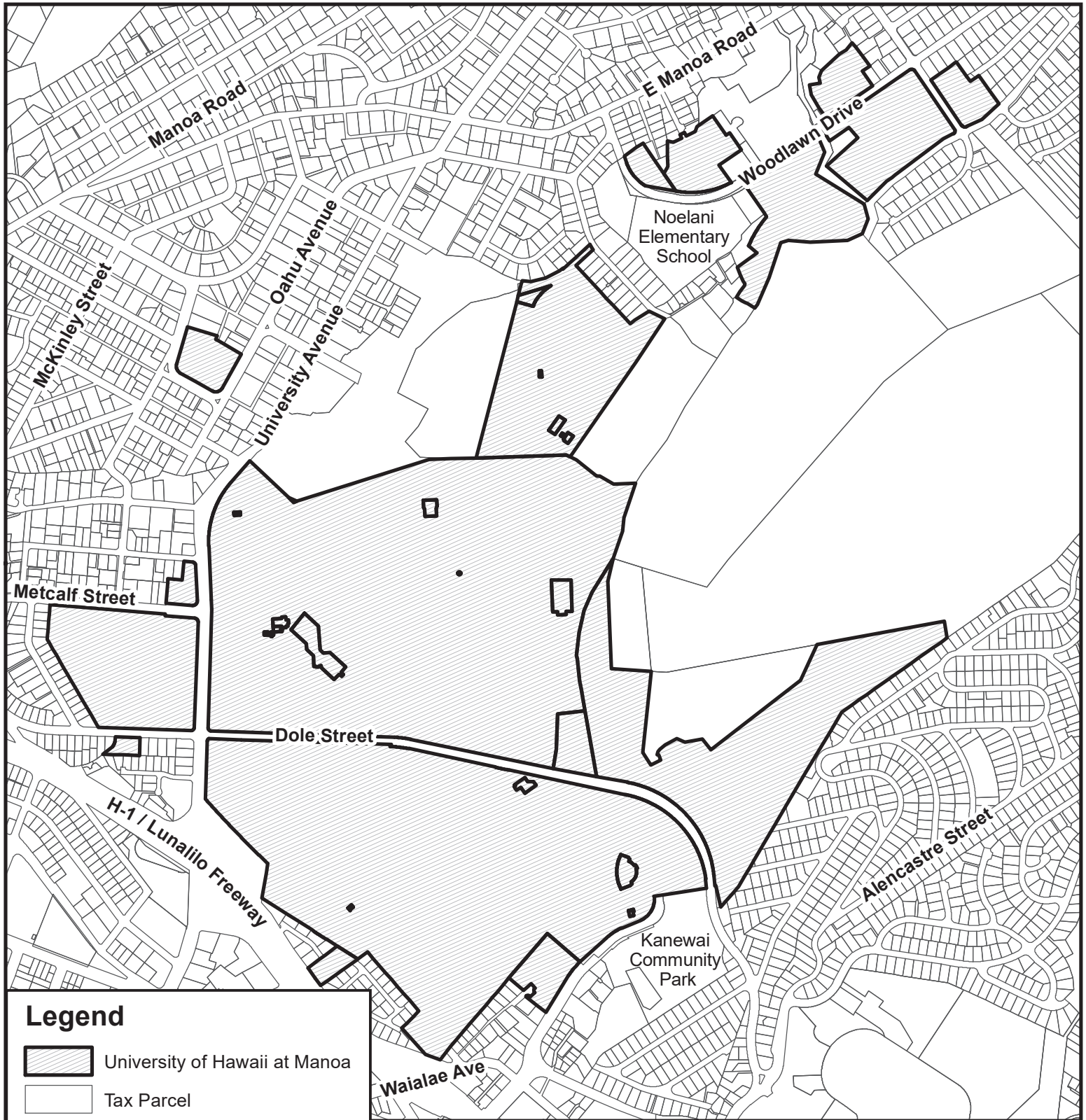
BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dawn Takeuchi Apuna, Director of the DPP, 650 South King Street, 7th Floor, Honolulu, Hawai'i 96813; Jan Gouveia, University of Hawai'i, 2444 Dole Street, Bachman Hall 109H Honolulu, Hawai'i, 96822; and Keola Cheng, Wilson Okamoto Corporation, 1907 South Beretania Street, Suite 400, Honolulu, Hawai'i, 96826.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawai'i

Councilmembers



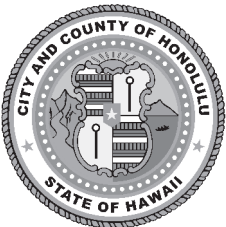
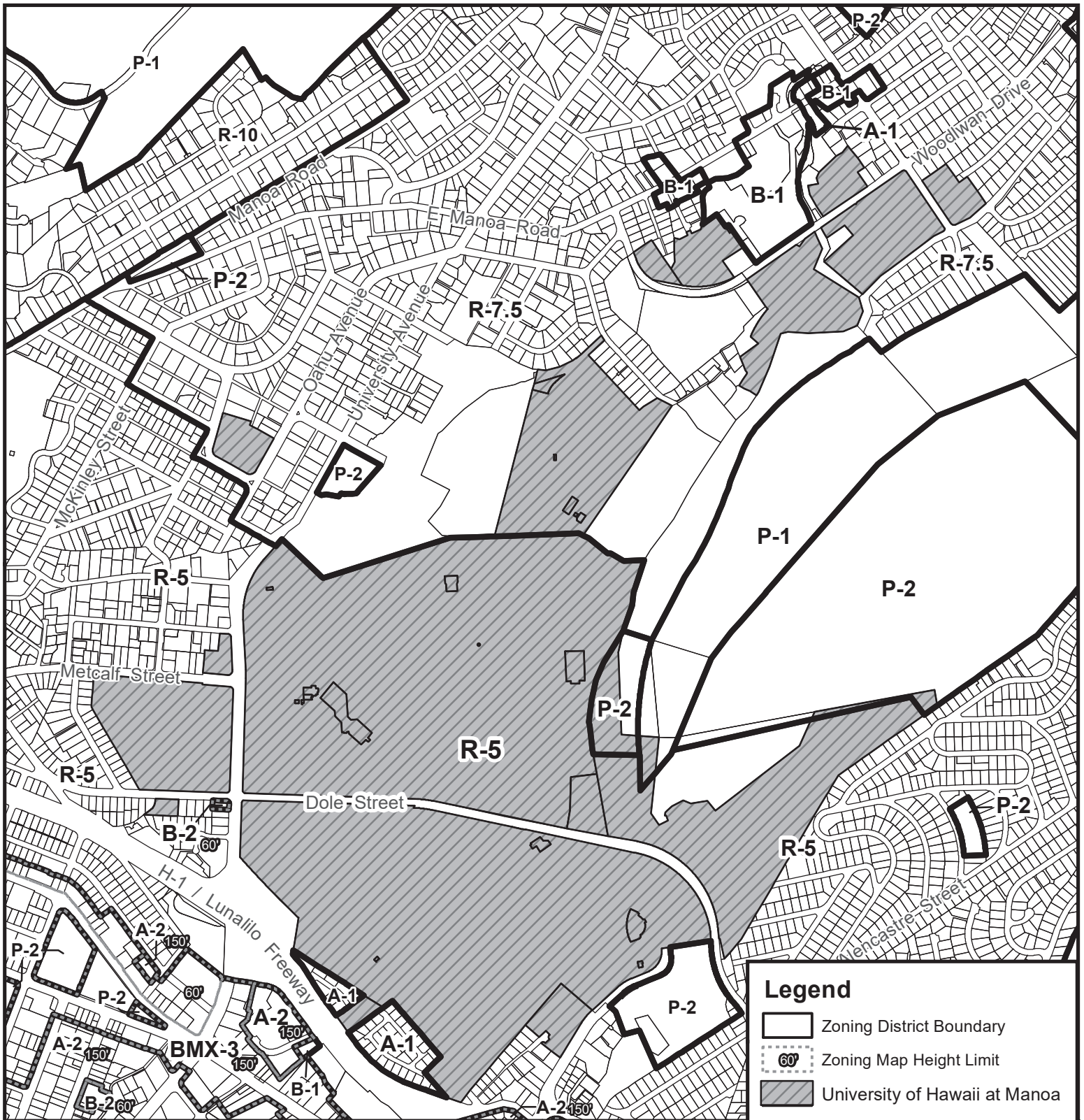
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LOCATION MAP MANOA, HONOLULU

TAX MAP KEY(S): 2-8-007:029; 2-8-015:001; 2-8-016:001;
2-8-023:003, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19;
2-8-026:014; 2-8-029:001, 30, 31, 32, 33, 34;
2-9-002:012; 2-9-004:005, 7, 8, 9, 10;
2-9-013:054; 2-9-023:001, 26; 2-9-026:001, 37;
2-9-027:054; 3-3-056:001

FOLDER NO.: 2023/PRU-1



0 500 1,000 2,000
Distance in Feet

VICINITY MAP



SITE



Portion of
ZONING MAP
MOILIILI - KAIMUKI & NUUANU - MCCULLY

TAX MAP KEY(S): 2-8-007:029; 2-8-015:001; 2-8-016:001;
2-8-023:003, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19;
2-8-026:014; 2-8-029:001, 30, 31, 32, 33, 34;
2-9-002:012; 2-9-004:005, 7, 8, 9, 10;
2-9-013:054; 2-9-023:001, 26; 2-9-026:001, 37;
2-9-027:054; 3-3-056:001

FOLDER NO.: 2023/PRU-1

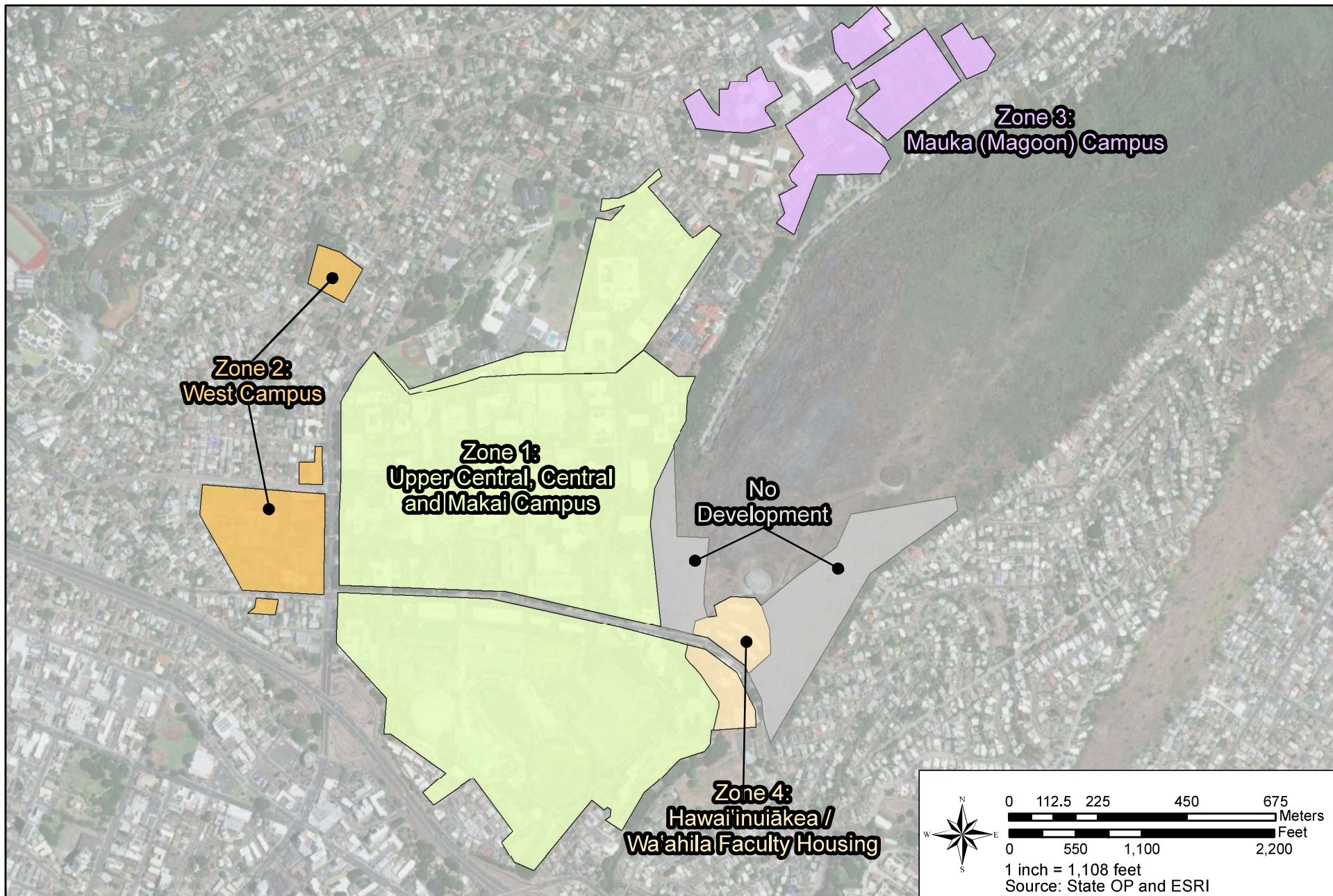


EXHIBIT C-1

FIGURE 1-2

UHM CAMPUS ZONES MAP

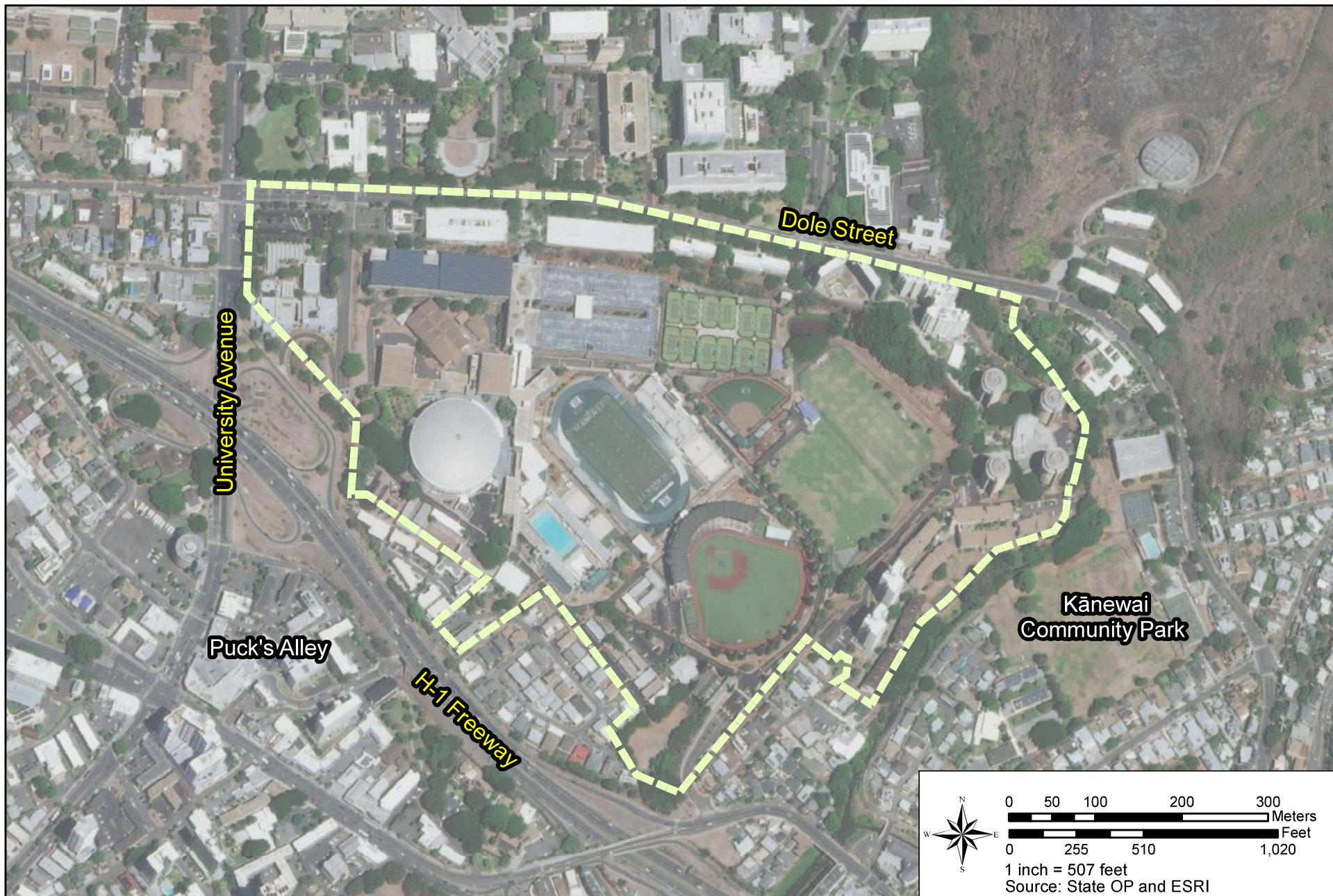


EXHIBIT C-2

FIGURE 1-3

ZONE 1 - LOWER (MAKAI) CAMPUS PORTION

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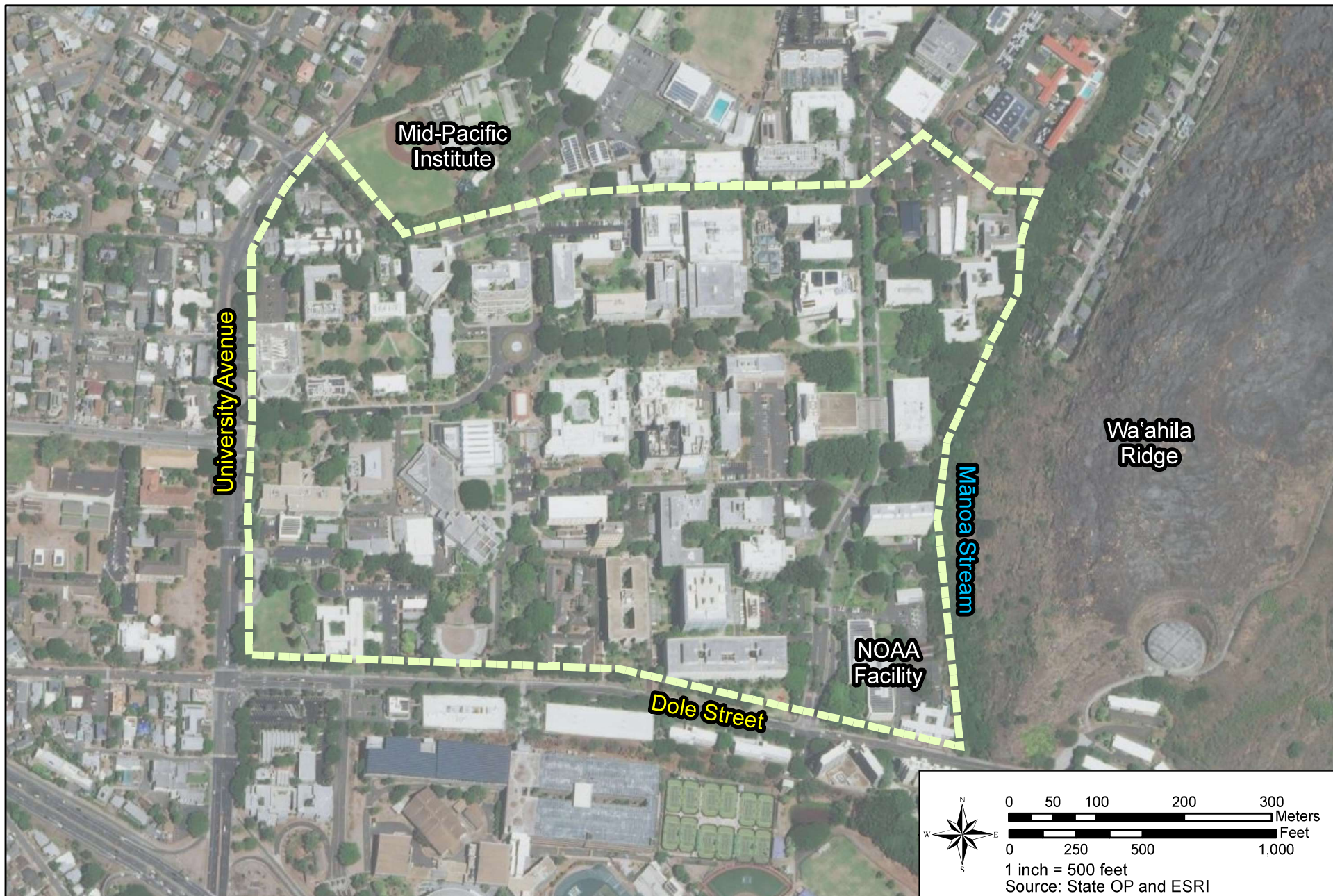


EXHIBIT C-3

ZONE 1 - CENTRAL CAMPUS PORTION

FIGURE 1-4

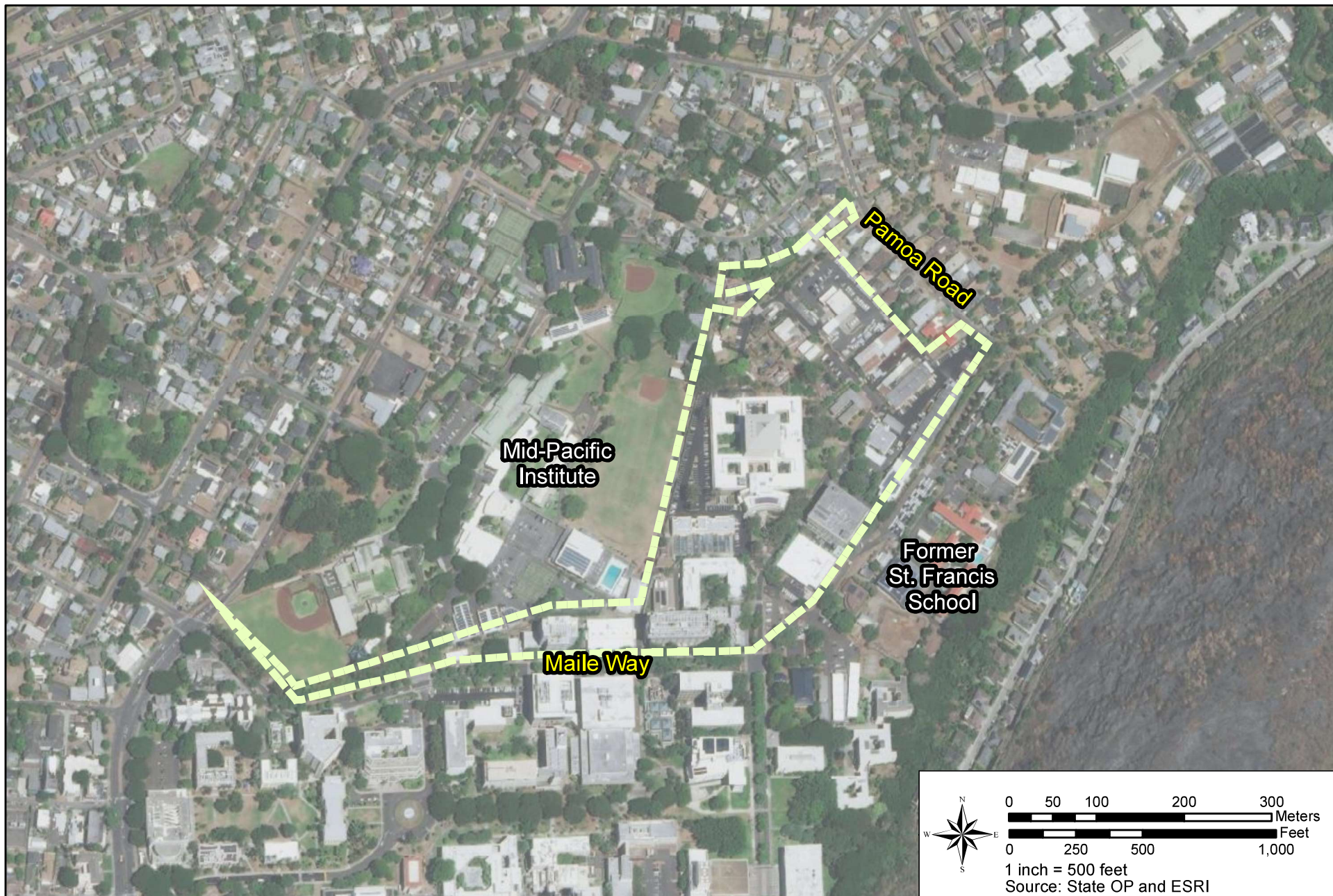


EXHIBIT C-4 FIGURE 1-5
ZONE 1 - UPPER CENTRAL CAMPUS PORTION

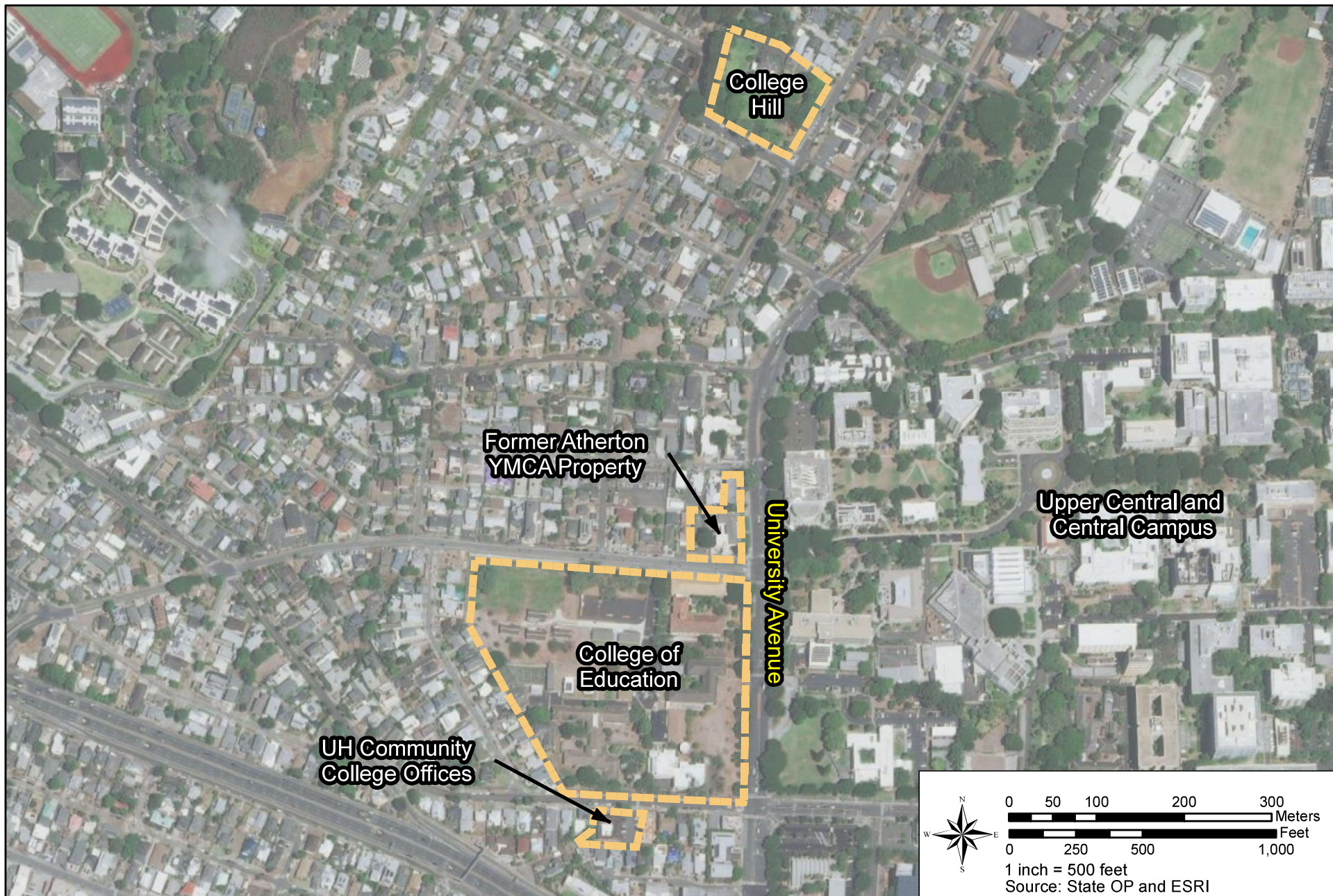


EXHIBIT C-5

FIGURE 1-6

ZONE 2 - WEST CAMPUS

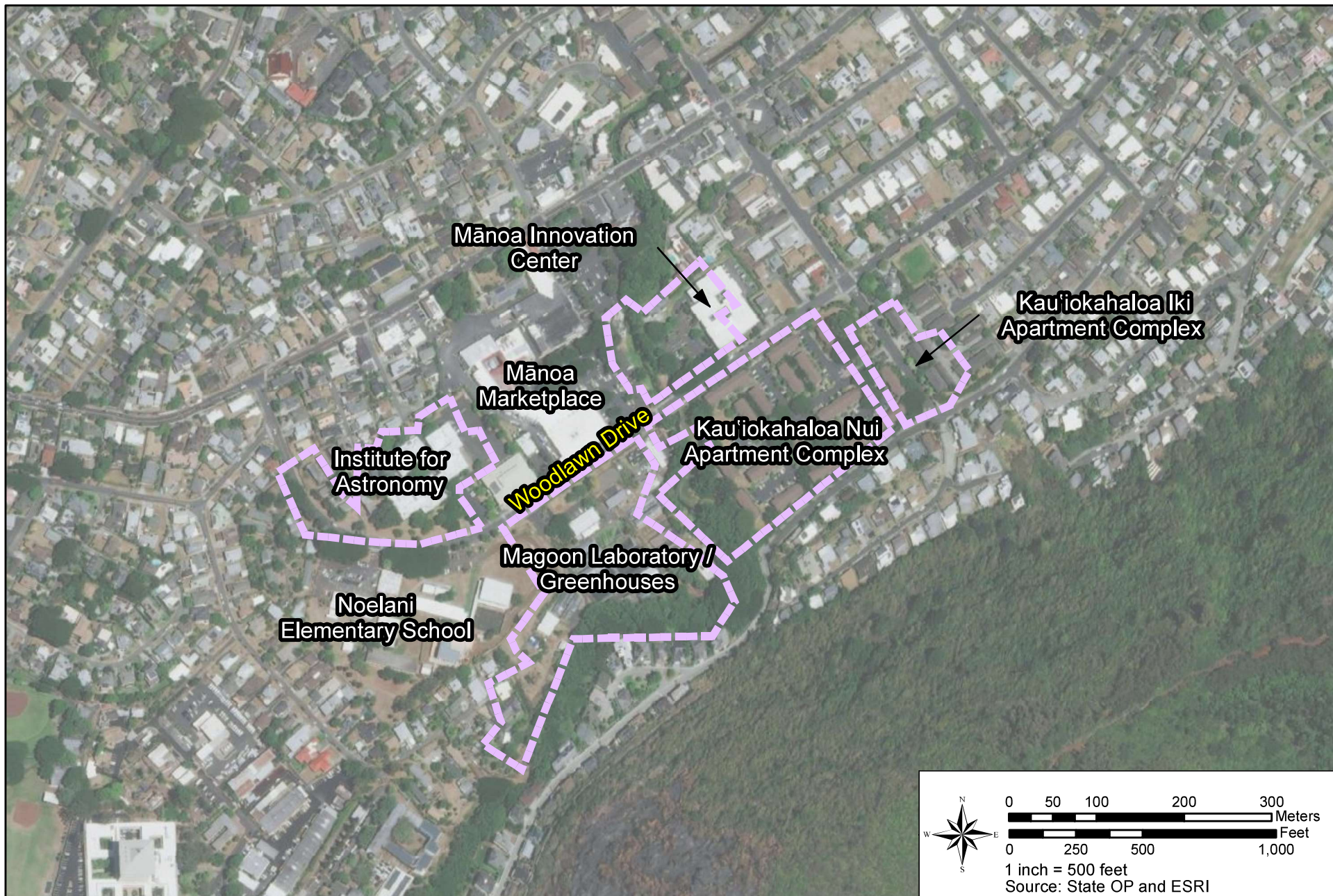


EXHIBIT C-6

FIGURE 1-7

ZONE 3 - MAUKA (MAGOON) CAMPUS

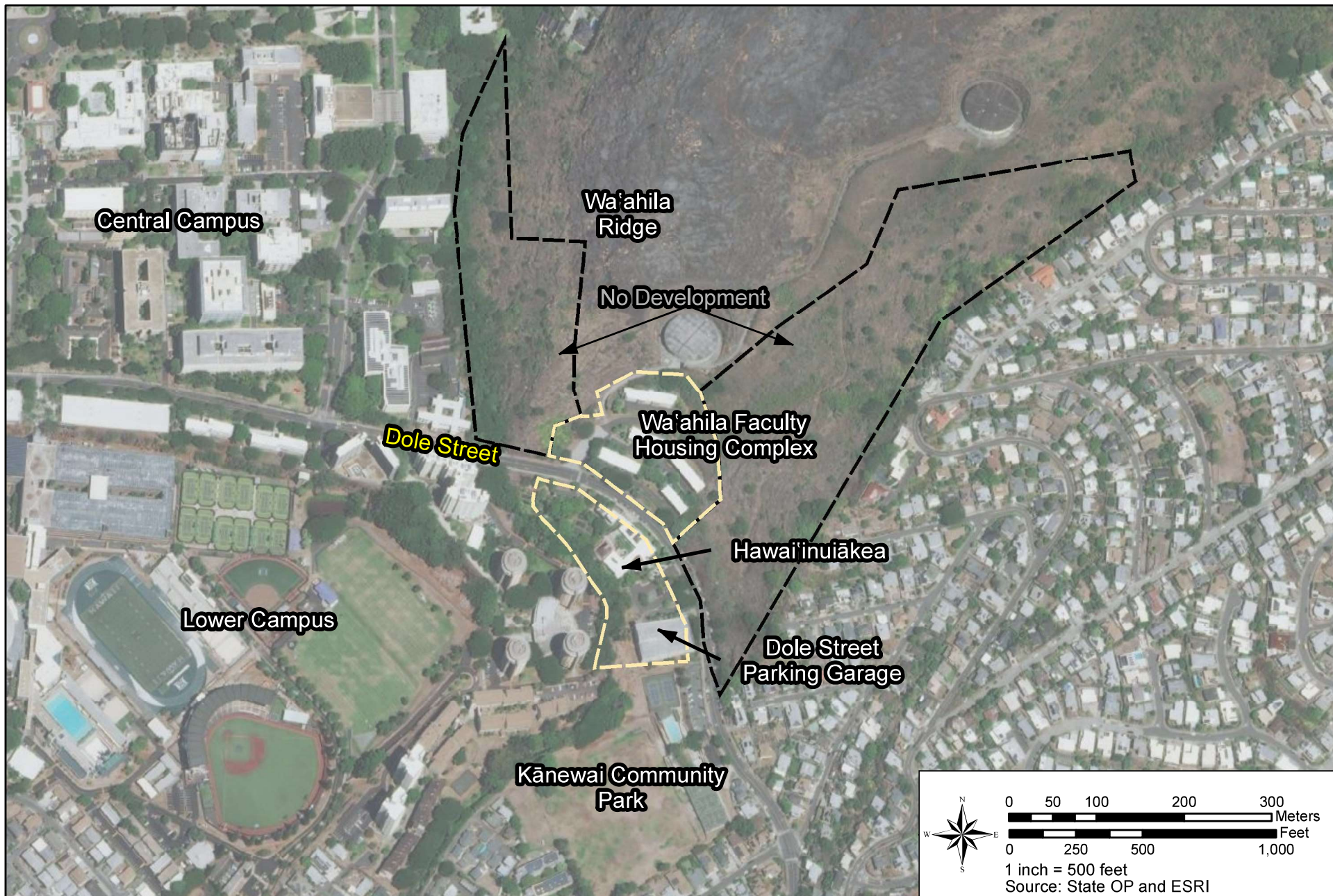


EXHIBIT C-7

FIGURE 1-8

ZONE 4 - HAWAI'INUIĀKEA / WA'AHILA FACULTY HOUSING

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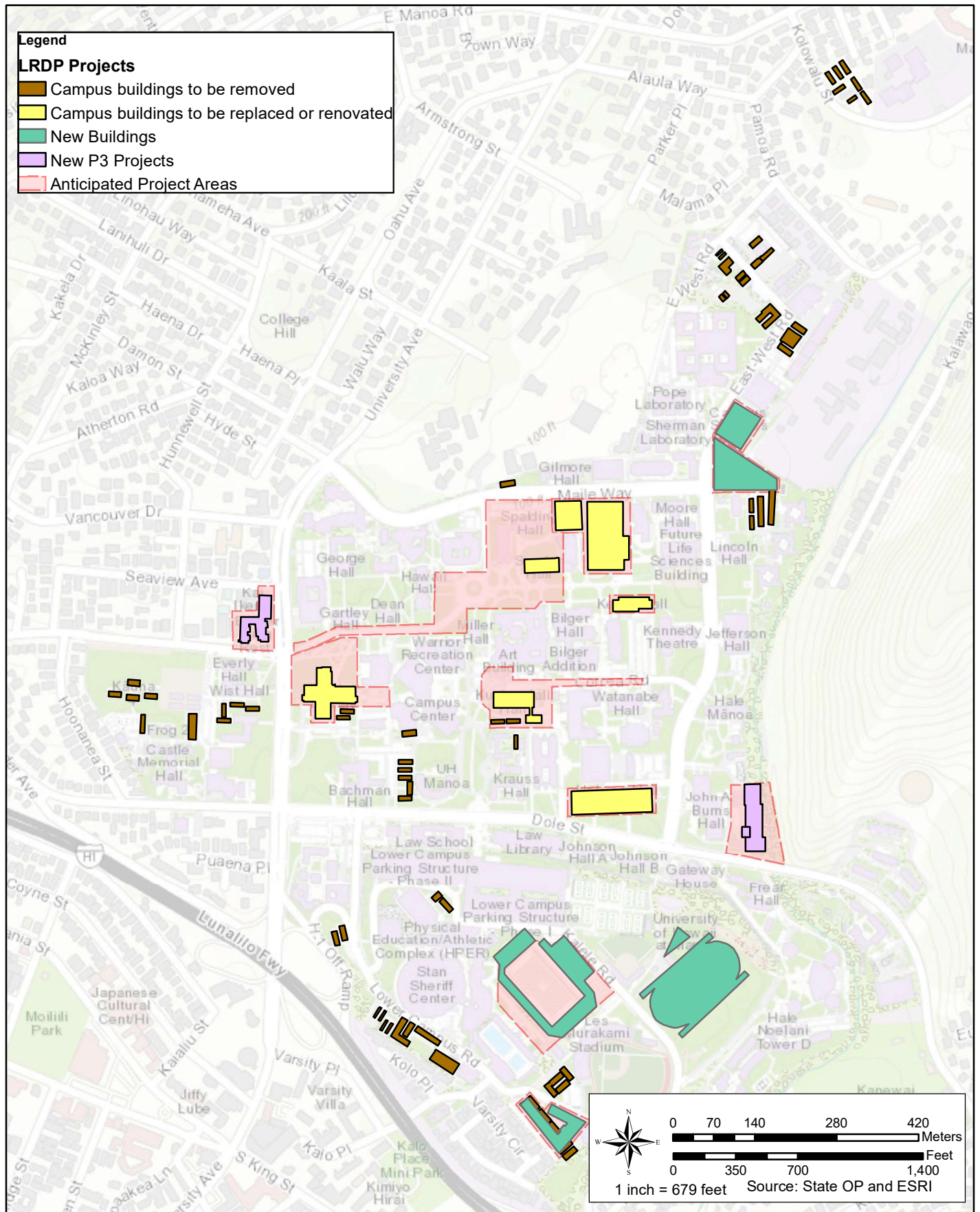


EXHIBIT D

FIGURE 2-2
LRDP PROJECTS MAP

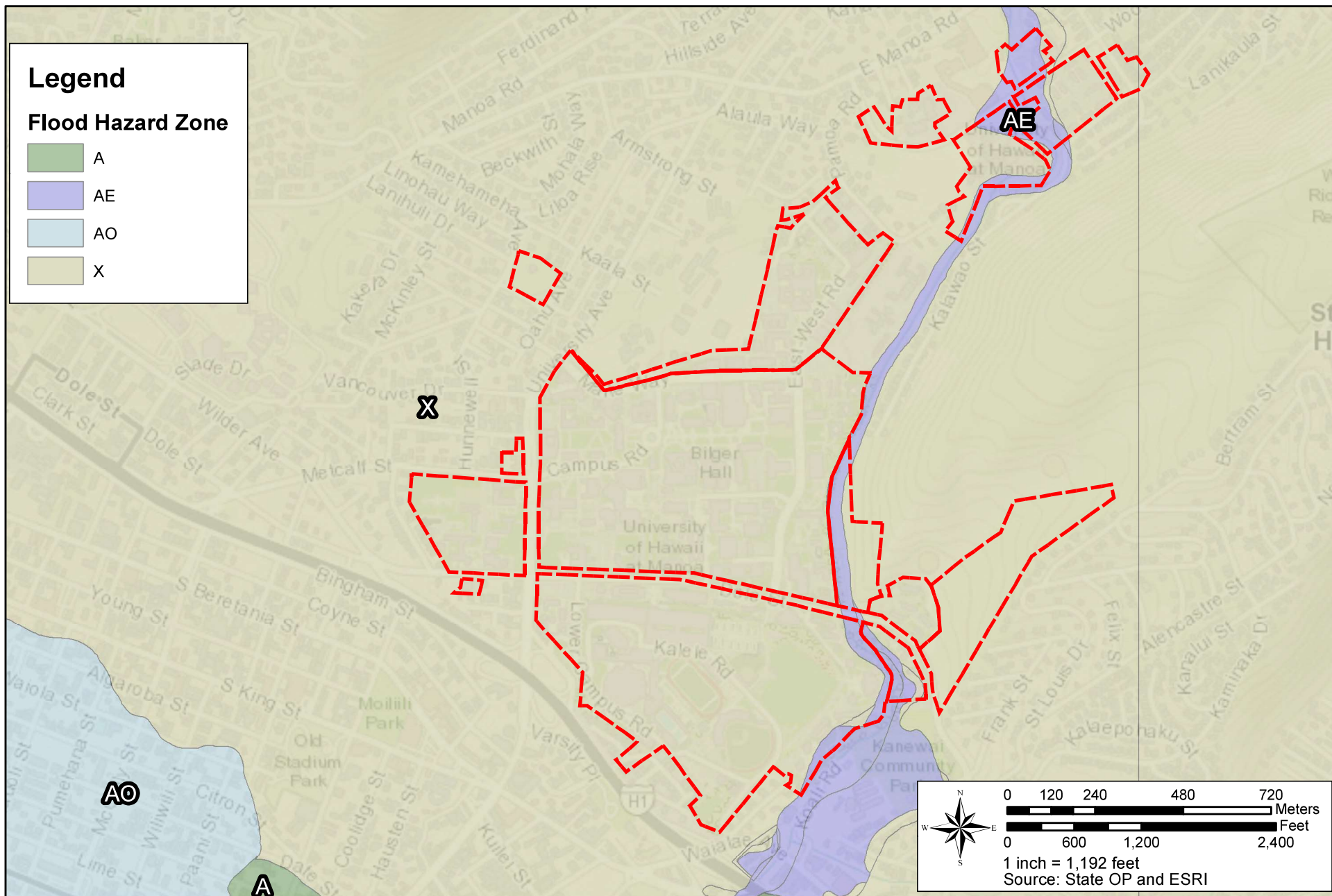


EXHIBIT E

FIGURE 3-11

FLOOD INSURANCE RATE MAP

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