

BERNICE K. N. MAU
CITY CLERK

OFFICE OF THE CITY CLERK
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813-3077 / TELEPHONE 768-3810

March 18, 2010

Mr. Eric Crispin, Assistant Vice Chancellor
Office of UH Manoa
2500 Campus Road
Honolulu, Hawaii 96822

Dear Mr. Crispin:

This is to inform you that Resolution 09-341, CD1, FD1, approving an application for a Plan Review Use Permit submitted by the University of Hawaii at Manoa, to allow implementation of the 2007 Long Range Development Plan (LRDP) which includes future buildings and projects that are on the Capital Improvement Plan (CIP) and/or are anticipated for development within the next five to ten years, was adopted by the Council of the City and County of Honolulu at its meeting on Wednesday, March 17, 2010.

Sincerely,

A handwritten signature in black ink that reads "Bernice K. N. Mau". The signature is written in a cursive, flowing style.

BERNICE K. N. MAU
City Clerk

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Attachment



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT SUBMITTED BY THE UNIVERSITY OF HAWAII AT MANOA, TO ALLOW IMPLEMENTATION OF THE 2007 LONG RANGE DEVELOPMENT PLAN (LRDP) WHICH INCLUDES FUTURE BUILDINGS AND PROJECTS THAT ARE ON THE CAPITAL IMPROVEMENT PLAN (CIP) AND/OR ARE ANTICIPATED FOR DEVELOPMENT WITHIN THE NEXT FIVE TO TEN YEARS.

WHEREAS, the Department of Planning and Permitting (DPP) on August 25, 2009, accepted the application of the University of Hawaii, herein referred to as the Applicant, has applied for a Plan Review Use Permit to allow implementation of the 2007 Long Range Development Plan (LRDP) for the University of Hawaii at Manoa campus which includes future buildings and projects that are on the Capital Improvement Plan (CIP) and/or are anticipated for development within the next five to ten years on land zoned R-5 and R-7.5 Residential, and P-1 Restricted and P-2 General Preservation District, located at 2500 Campus Road, Manoa, Oahu and identified as Tax Map Key 2-8-7: 29; 2-8-15: 1; 2-8-23: 3, 10, 11, 12, 13, 16; 2-8-26: 14; 2-8-29: 1, 30, 31; 2-9-2: 12; 2-9-4: 5, 7; 2-9-23: 1, 26, 27; 2-9-26: 1, 2, 3, 37; 2-9-27: 54; 2-9-13: 54; and 3-3-56: 1, Reference Number 2009/PRU-3, attached as Exhibit A; and

WHEREAS, the City Council held a public hearing on JAN 27 2010, to consider said application for a Plan Review Use Permit; and

WHEREAS, on MAR 17 2010, the City Council, having duly considered all of the evidence and reports offered at said public hearing, recommended approval of the subject application for a Plan Review Use with certain conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a Plan Review Use be issued to the Applicant under the following conditions:

1. This Plan Review Use (PRU) permit pertains to the land area described on the map attached hereto as Exhibit "A."
2. Development of the site shall be in general conformance with Exhibit "B," attached hereto, (labeled Long Range Development Plan – University of Hawaii, Manoa 2007 Update), and the plans on file with the Department of Planning and Permitting (DPP), and as described in the Director's Report. The Director of the Department of Planning and Permitting may approve minor or non-substantive deviations. Major modifications, as determined by the Director of the DPP, shall require a new PRU permit.



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3. This PRU permit shall supersede City Council Resolution No. 89-411, CD-2, approved on December 13, 1989, Resolution No. 06-255, CD1, approved on September 6, 2006, and Resolution No. 92-286, CD-1, FD-1, approved on March 10, 1993.
4. Prior to the approval of building permit applications for structures approved under this PRU permit, the Applicant shall submit to the Department of Design and Construction (DDC) for its review and approval:
 - a. Documentation that contact and continuing correspondence has been established between the University of Hawaii, Manoa (UHM) Office of Facilities and Grounds (OFG) and the DDC regarding long-range drainage plans for areas of the UHM campus in the vicinity of Mid-Pacific Institute.
 - b. The OFG shall establish a work schedule for UHM campus drainage system inspections, and transmit this schedule to the DDC.
 - c. A status report of the UHM Drainage Master Plan shall be transmitted to the DDC.
5. An updated Drainage Master Plan for the UHM campus shall be submitted to the Civil Engineering Branch (CEB) of the DPP, for its review and approval, no later than three years from the approval date of this PRU permit. Following submission of the updated Drainage Master Plan, or after the three-year deadline for submission, whichever occurs first, no development permit applications for major structures shall be approved until an updated Drainage Master Plan has been approved by the CEB, provided that CEB approval of the Plan shall not be unreasonably withheld.

During the interim period prior to submission of the updated Drainage Master Plan or the expiration of the three-year deadline, whichever occurs first, the following shall apply:

- a. Prior to the approval of development permit applications for major structures approved under the PRU permit, the Applicant shall submit to the CEB of the DPP a status report on the existing Drainage Master Plan and of its update for the UHM campus, and the status and schedule of specific drainage improvements proposed in this PRU; and



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- b. The Applicant shall submit with each development permit application for major structures a detailed, site-specific drainage report which addresses the existing drainage patterns and the drainage improvements that will mitigate drainage issues related to the specific project which is being developed.
6. Prior to the approval of development permit applications for structures approved under this PRU permit, the Applicant shall submit to the Traffic Review Branch (TRB) of the Department of Planning and Permitting (DPP) for its review and approval:
 - a. A projected time line or phasing plan on anticipated construction and opening dates of planned buildings and improvements on the UHM campus to determine when traffic and transportation reports and documents will need to be prepared and submitted. The time line or phasing plan shall be updated, as needed, to reflect the status of the various stages of the planned buildings and activities. In particular, buildings, such as parking structures, dormitories, and gymnasiums, and other activities, which are expected to generate additional localized and regional traffic and transportation demands, should be identified in the time line or phasing plan.
 - b. A periodically updated Traffic Impact Analysis Report (TIAR) based on the time line or phasing plan above which includes an assessment of traffic conditions when the UHM is and is not in session to provide a comparative analysis of the relative traffic impacts related to UHM activities. The traffic mitigation measures contained in the current TIAR, such as reconfiguring intersection approaches, turning restrictions, and other similar measures shall be expanded in the subsequent updates to identify when and by what means the measures will be implemented prior to the base year of 2017. It is anticipated that the update shall occur every two years or before a planned major building is to be constructed.
 - c. A Construction Management Plan (CMP) for each major building prior to the issuance of demolition, grading or building permits. The CMP shall identify the type, frequency, and routing of heavy trucks and construction related vehicles affecting any public street or street utilized by the general public. Efforts shall be made to minimize impacts from these vehicles and related construction activities. The CMP shall include provisions to limit vehicular activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, and other mitigation measures related to



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traffic. The applicant shall document the condition of public roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the construction activities.

- d. A periodically updated Transportation Management Plan (TMP), which will generally coincide with the update to the TIAR. The TMP shall incorporate various modes of travel, including transit, vehicle, bicycle, and pedestrian traffic to establish and promote a safe and efficient balance between the various travel modes. The TMP shall incorporate traffic demand management (TDM) strategies to reduce the overall vehicular trip demand in and around the UHM campus and to manage traffic related to impacts from sporting, dormitory move in and our periods, and related events. The updated TMP shall indicate the relative effectiveness of the TDM strategies that have been implemented as the various buildings on the UHM campus are constructed, relative to the time line or phasing plan specified above.
7. Construction plans for all work within or affecting City streets and traffic control plans during construction shall be submitted to the DPP (Traffic Review Branch) for its review and approval.
8. In the event that the University of Hawaii at Manoa conducts more than one "major event" at the same time in the lower campus area, the University of Hawaii at Manoa Transportation Demand Management Plan shall be implemented. For the purposes of this Condition and the other conditions of this resolution, "major event" means an intercollegiate basketball game, an intercollegiate volleyball game, an intercollegiate baseball (but not softball) game, any high school volleyball, baseball, or basketball tournament, any university graduation exercise, or any event in excess of 5,000 spectators, participants, or combination of both.
9. The performance floor and seating area of the Stan Sheriff Center shall be used for lectures, classes, activities, athletic and other events, festivals, programs, concerts, performances, banquets, productions, registration, exhibitions, convocations and commencement exercises held by or sponsored by the University of Hawaii or a University affiliated organization. In addition, the performance floor and seating areas may be used for high school sporting events, for non-profit community groups such as youth athletic teams, and for sports tournaments and sporting events for nonprofit organizations serving the



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physically and mentally challenged. In the event that the performance floor and seating area of the Stan Sheriff Arena is proposed to be used for activities of a commercial nature held by or sponsored by the University of Hawaii or a University affiliated organization, UHM shall first obtain prior approval from DPP to ensure that any anticipated impacts on the community as a result of the event shall be identified and properly mitigated. Such impacts may include, but are not limited to, traffic, noise, frequency of events, and parking.

10. Signage for structures approved under this PRU permit shall continue to follow the previously established sign standards adopted for existing structures on the UHM campus, as set forth in the master plan documents on file with the DPP in connection with the PRU permit approved by Resolution No. 89-411, CD-2 (DPP File No. 88/PRU-3).
11. Construction plans for all buildings shall be submitted to the Honolulu Fire Department (HFD) for its review and approval.
12. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the applicant shall stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
13. All exterior lighting shall be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
14. Approval of this PRU permit does not constitute compliance with other governmental agencies' requirements, which are subject to separate review and approval. The Applicant shall be responsible to obtain all other governmental approvals or permits which may be required for the proposed projects.
15. As may be required by the Director of the Department of Planning and Permitting for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.



RESOLUTION

BE IT FINALLY RESOLVED that this Resolution be transmitted to David K. Tanoue, Director of the Department of Planning and Permitting; Mr. Eric Crispin, Assistant Vice Chancellor, Office of UH Manoa, 2500 Campus Road, Honolulu, Hawaii 96822; and Mr. George I. Atta, Group 70 International, 925 Bethel Street, 5th Floor, Honolulu, Hawaii 93813.

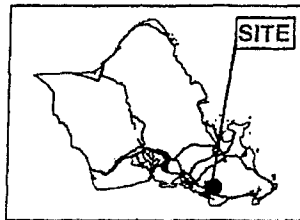
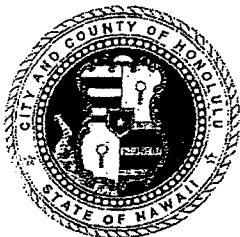
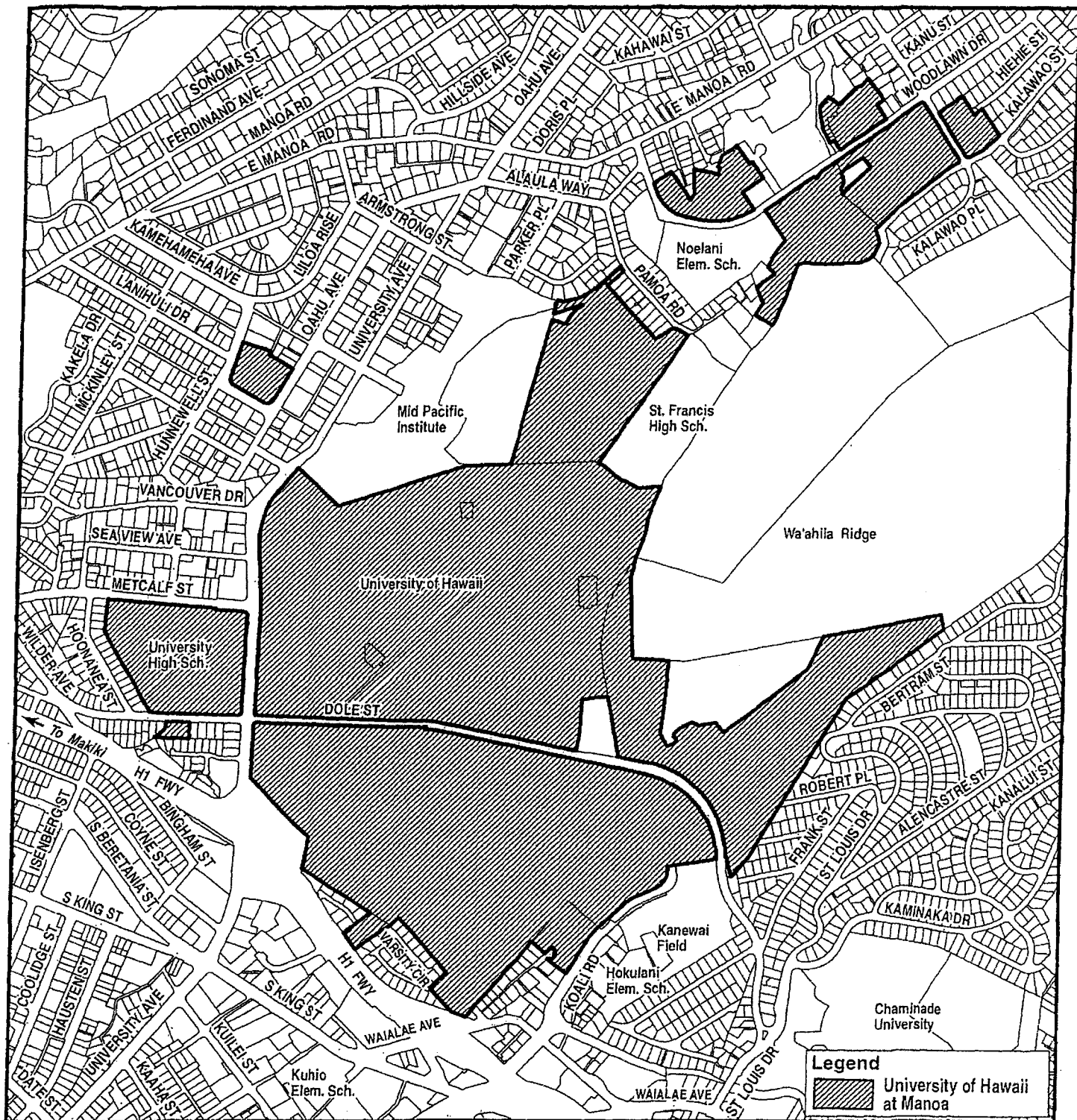
INTRODUCED BY:

Todd Apo (BR)

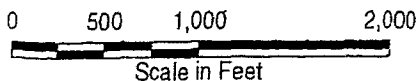
DATE OF INTRODUCTION:

November 24, 2009
Honolulu, Hawaii

Councilmembers



VICINITY MAP



Scale in Feet



LOCATION MAP

TAX MAP KEY(S): 2-8-007: 29; 2-8-015: 1;
 2-8-023: 3, 12, 13 & 16; 2-8-026: 14; 2-8-029: 1 & 31;
 2-9-002: 12; 2-9-004: 5; 2-9-023: 1 & 26;
 2-9-026: 1, 3 & 37; 2-9-027: 54 and 3-3-056: 1

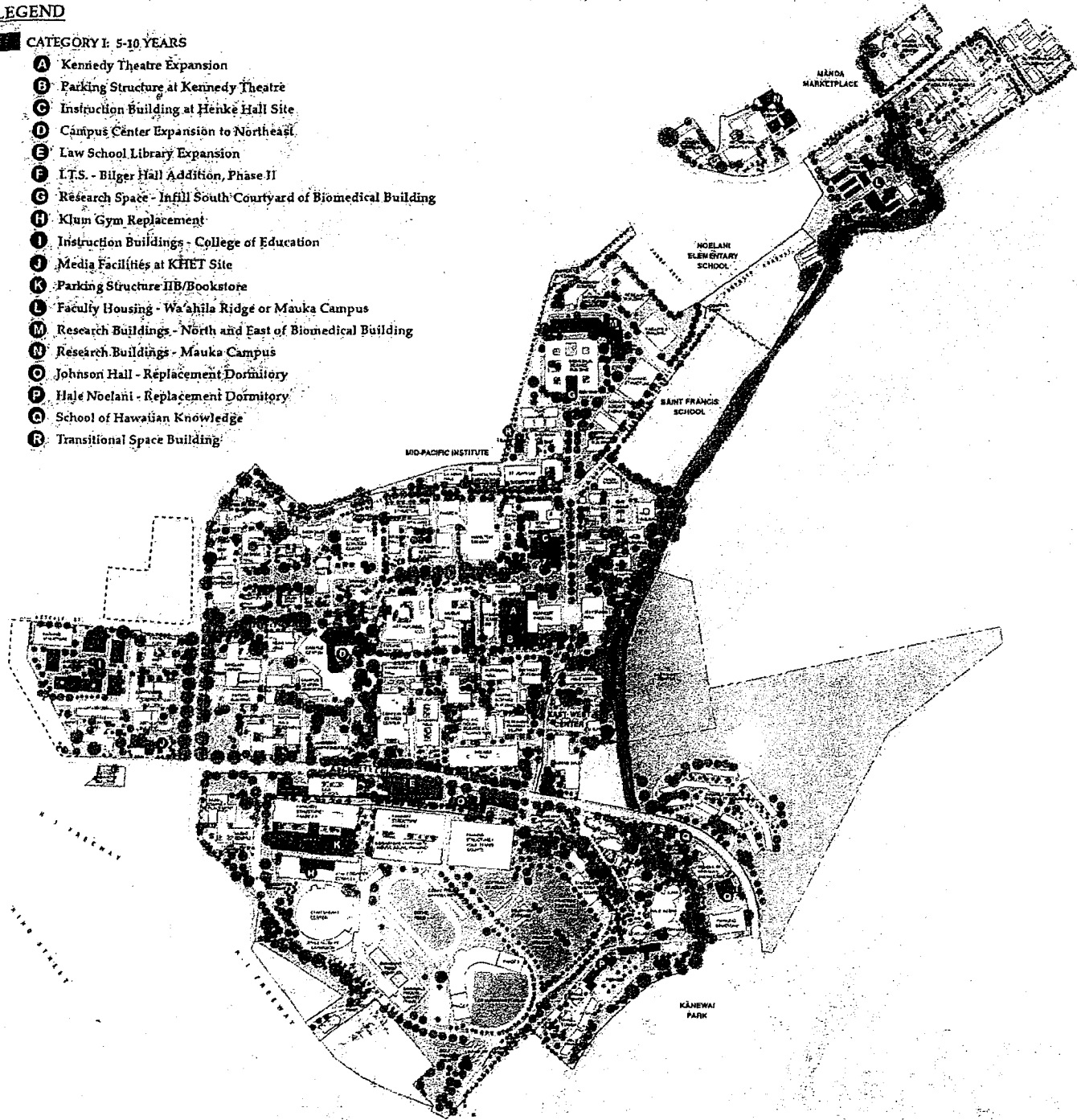
FOLDER NO.: 2009/PRU-3

EXHIBIT A

LEGEND

CATEGORY I: 5-10 YEARS

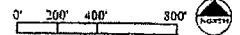
- A** Kennedy Theatre Expansion
- B** Parking Structure at Kennedy Theatre
- C** Instruction Building at Henke Hall Site
- D** Campus Center Expansion to Northeast
- E** Law School Library Expansion
- F** I.T.S. - Bilger Hall Addition, Phase II
- G** Research Space - Infill South Courtyard of Biomedical Building
- H** Klum Gym Replacement
- I** Instruction Buildings - College of Education
- J** Media Facilities at KHET Site
- K** Parking Structure IIB/Bookstore
- L** Faculty Housing - Wa'ahila Ridge or Mauka Campus
- M** Research Buildings - North and East of Biomedical Building
- N** Research Buildings - Mauka Campus
- O** Johnson Hall - Replacement Dormitory
- P** Hale Noelani - Replacement Dormitory
- Q** School of Hawaiian Knowledge
- R** Transitional Space Building



LONG RANGE DEVELOPMENT PLAN
 UNIVERSITY OF HAWAII, MĀNOA
 2007 UPDATE

EXHIBIT B

GROUP 70
 INTERNATIONAL



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 09-341, CD1, FD1

Introduced: 11/24/09 By: TODD APO (BR)

Committee: ZONING

Title: RESOLUTION APPROVING AN APPLICATION FOR A PLAN REVIEW USE PERMIT SUBMITTED BY THE UNIVERSITY OF HAWAII AT MANOA, TO ALLOW IMPLEMENTATION OF THE 2007 LONG RANGE DEVELOPMENT PLAN (LRDP) WHICH INCLUDES FUTURE BUILDINGS AND PROJECTS THAT ARE ON THE CAPITAL IMPROVEMENT PLAN (CIP) AND/OR ARE ANTICIPATED FOR DEVELOPMENT WITHIN THE NEXT FIVE TO TEN YEARS.

Links: [RES09-341](#)
[RES09-34, CD1, FD1](#)
[CR-382](#)
[CR-1\(2010\)](#)
[CR-32\(2010\)](#)

ZONING	12/01/09	CR-382 – 90-DAY EXTENSION OF TIME BEING REQUESTED. (CURRENT DEADLINE FOR COUNCIL ACTION 1/22/10.)				
COUNCIL	12/16/09	CR-382 ADOPTED. 90-DAY EXTENSION OF TIME GRANTED. (NEW DEADLINE: 4/22/10)				
		ANDERSON Y	APO Y	CACHOLA A	DELA CRUZ Y	DJOU Y
		GARCIA Y	KOBAYASHI Y	OKINO Y	TAM Y	
ZONING	1/12/10	RESOLUTION AMENDED TO CD1. CR-1(10) – RESOLUTION 09-341 AND RESOLUTION 09-341, PROPOSED <u>CD1</u> REPORTED OUT OF COMMITTEE FOR SCHEDULING OF A PUBLIC HEARING.				
PUBLISH	1/16/10	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR BULLETIN.				
COUNCIL/PUBLIC HEARING	1/27/10	CR-1(10) ADOPTED. RESOLUTION 09-341 AND RESOLUTION 09-341, PROPOSED CD1 REFERRED BACK TO ZONING COMMITTEE.				
		ANDERSON Y	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y
		GARCIA Y	KOBAYASHI Y	OKINO Y	TAM Y	
ZONING	02/09/10	CR-32(10) – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN <u>CD1</u> FORM.				
COUNCIL	02/24/10	CR-32(10) AND RESOLUTION 09-341, <u>CD1</u> AND PROPOSED <u>FD1</u> (OCS/021610/03:57/CT) WERE DEFERRED UNTIL THE 3/17/10 COUNCIL MEETING.				
		ANDERSON Y	APO Y	CACHOLA Y	DELA CRUZ N	DJOU N
		GARCIA Y	KOBAYASHI Y	OKINO N	TAM Y	

COUNCIL	3/17/10	RESOLUTION 09-341, CD1 AMENDED TO FD1 (OCS/031710/09:45/HM).							
ANDERSON	Y	APO	Y	CACHOLA	Y	DELA CRUZ	Y	DJOU	Y
GARCIA	Y	KOBAYASHI	Y	OKINO	Y	TAM	Y		

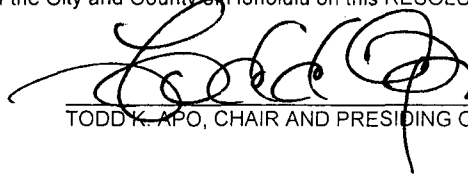
NOTE: RESOLUTION 09-341, CD1, PROPOSED FD1 (OCS/021610/03:57/CT), POSTED ON THE AGENDA WAS NOT CONSIDERED.

CR-32(10) AND RESOLUTION 09-341, CD1, FD1 (OCS/031710/09:45/HM) WERE ADOPTED.

ANDERSON	Y	APO	Y	CACHOLA	Y	DELA CRUZ	Y	DJOU	Y
GARCIA	Y	KOBAYASHI	Y	OKINO	Y	TAM	Y		

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


BERNICE K. N. MAU, CITY CLERK


TODD K. APO, CHAIR AND PRESIDING OFFICER