

FILE COPY

CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION

'91 APR 26 PM 12 02

650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

DEPARTMENT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

1991-11-08-0A-FA-  
Punahou School <sup>Mau Bldg</sup>

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.  
Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- Agricultural Cluster
- Cluster Housing
- Country Cluster

- Park Dedication
- Plan Review Use
- Planned Development-Housing
- Shoreline Setback Variance
- Site Plan Review

- Special Management Area Permit/Assessment
- State Special Use Permit
- Subdivision
- Sunlight Reflection
- Variance from LUO Sec.(s): \_\_\_\_\_

Conditional Use Permits:

- Type 1
- Type 2

- Site Development Plan
- Special District: \_\_\_\_\_

- Waiver (public uses/utilities)
- Zero Lot Line
- Zone Change, From \_\_\_\_\_ to \_\_\_\_\_
- Zoning Adjustment, LUO Sec.(s): \_\_\_\_\_

- Existing Use
- Flood Hazard Variance

(Indicate District)

TAX MAP KEY(S): 2-8-18:1  
 LOT AREA: 73.893 ac.  
 ZONING DISTRICT: R-5 STATE LAND USE DISTRICT: Urban

STREET ADDRESS/LOCATION OF PROPERTY: Punahou School Campus, 1601 Punahou Street, Honolulu, Hawaii 96822

RECORDED FEE OWNER:

Name Punahou School, A Hawaiian Corp.  
 Mailing Address 1601 Punahou Street  
Honolulu, Hawaii 96822  
 Phone Number \_\_\_\_\_  
 Signature \_\_\_\_\_

APPLICANT:

Name Bill Metzger  
 Mailing Address Punahou School  
Building and Grounds Dept.  
944-5811  
 Phone Number \_\_\_\_\_  
 Signature William J. Metzger

PRESENT USE OF PROPERTY/BUILDING: \_\_\_\_\_  
Private school

AUTHORIZED AGENT/CONTACT PERSON: Assoc.

Name Dick Van Horn, c/o Belt Collins &  
 Mailing Address 680 Ala Moana Blvd., Suite 200  
Honolulu, Hawaii 96813  
 Phone Number 521-5361  
 Signature Dick Van Horn

PROJECT NAME (if any): \_\_\_\_\_  
Mau Theater, Wo International Center

PROJECT PROPOSAL (Briefly describe the proposed activity or project):  
Remodel Dillingham Auditorium, build a new Mau Theater building and Wo International Center, realign Chamberlain Drive.

FOR DEPARTMENT USE ONLY

FILE NO. \_\_\_\_\_

Submitted Fee Amount: \$ \_\_\_\_\_  
 Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_  
 Date of Public Hearing: \_\_\_\_\_

- Approved
- Approved with conditions indicated below.
- Denied for reason(s) given below.
- Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

\_\_\_\_\_  
 Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

RECEIVED

JUN 21 1990

DIVISION OF WASTEWATER MANAGEMENT  
City and County of Honolulu

5/13

RECEIVED  
DIV. WWM

APPLICATION FOR SEWER CONNECTION  
(Approved) at least three weeks for processing of application (date) 4 28 PM '90

PUBLIC SERVICE  
SECTION

PART A - TO BE FILLED BY APPLICANT

- Project Name: PUNAHOU SCHOOL SITE IMPROVEMENTS
- Address or Location: PUNAHOU & WILDER STREETS 1930 Kikela Dr.
- Tax Map Key: 2-8-1B:1
- Type Development: PD-H  Cluster  Subdiv.   
Apt.  Other: THEATER & Classroom Bldg.
- Total No. of Units \_\_\_\_\_ (Give breakdown below)  
Studio \_\_\_\_\_ 1 Bdrm. \_\_\_\_\_ 2 Bdrm. \_\_\_\_\_ 3 Bdrm. \_\_\_\_\_  
4 Bdrm. \_\_\_\_\_ Other: \_\_\_\_\_
- Sewer Connection Work Desired: (Give length, size, depth, etc.)  
Connect to existing OD-CAMPUS SYSTEM with sub-SEQUENT DISCHARGE TO CITY & COUNTY SYSTEM
- Approximate Date Connection is Required: Jan. 1992
- Number and Type of Existing Structures on Property: 10+ Class-room buildings & 20+ residential units  
(Check One: Structures to Remain  To be Demolished )
- Remarks: Maximum theater seating capacity = 400 persons  
Classroom building = 2 story 8,000 SF total area
- Information provided By:  
Name: CHERYL PALESH Date: 6/12/90  
Firm: Belt Collins & Assoc. Phone: 539-1330  
Address: 680 Ala Moana Blvd. Honolulu 96813  
Street City Zip Code

PART B - TO BE FILLED BY DIVISION OF WASTEWATER MANAGEMENT

- Present Zoning: \_\_\_\_\_ General Plan: \_\_\_\_\_
- Sewers: Adequate  Inadequate \_\_\_\_\_ Not Available \_\_\_\_\_  
Other: \_\_\_\_\_
- Charges: Yes \_\_\_\_\_ No   
a. Sewer Assessment \_\_\_\_\_ sq. ft.... \$ \_\_\_\_\_  
Rate Area  
b. Sewer Connection ..... \$ \_\_\_\_\_  
c. Total Estimated Charge ..... \$ \_\_\_\_\_
- Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- Application:  
Approved: Dickinson Date 6-19-90  
(Valid for One Year After Date of Approval)  
Not Approved: \_\_\_\_\_ Date \_\_\_\_\_

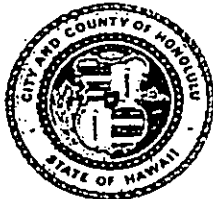
DEPARTMENT OF TRANSPORTATION  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
680 SOUTH KING STREET  
HONOLULU HAWAII 96813

RECEIVED  
APR 9 1991

BELT, COLLINS & ASSOCIATES

FRANK FASI  
MAYOR



JOSEPH M. MAGALDI, JR.  
DIRECTOR

AMAR SAPPAL  
DEPUTY DIRECTOR

TE-1611  
PL91.1.094

April 8, 1991

Belt, Collins & Associates  
680 Ala Moana Boulevard, Suite 200  
Honolulu, Hawaii 96813

Attention: Cheryl Palish  
Mark Willey

Gentlemen:

Subject: Punahou School Parking Lot  
Driveway Locations  
Tax Map Key: 2-8-18: 1

This is in response to your letter dated March 13, 1991 requesting our review of a proposed surface parking lot adjacent to Wilder Avenue.

As discussed at a meeting held in our office on March 25, 1991, between members of our respective staffs, the proposed driveway access on Slade Drive and Piper's Pali should be located further into the campus to minimize the potential for vehicular conflicts on Wilder Avenue.

Parking has been a growing concern along streets in the vicinity of the Punahou School campus. We would like to take this opportunity to encourage the construction of additional parking within the school's facilities to accommodate the present and anticipated future parking needs.

Should you have any questions, please contact Mel Hirayama of my staff at 523-4119.

Sincerely,

JOSEPH M. MAGALDI, JR.  
Director

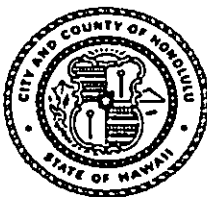
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RECEIVED

MANOA NEIGHBORHOOD BOARD NO. 7  
c/o MANOA LIBRARY  
2716 WOODLAWN DRIVE  
HONOLULU, HAWAII 96822

APR 8 1991

BELT, COLLINS & ASSOCIATES



April 5, 1991

Honorable Donald A. Clegg, Director  
Department of Land Utilization  
City and County of Honolulu  
650 S. King Street  
Honolulu, Hawaii 96813

Re: Punahou School Building Construction

Dear Mr. Clegg:

This is to advise you that after reviewing the building construction plans for the Punahou School Campus at our regularly scheduled meeting on Wednesday, April 3, 1991, the Manoa Neighborhood Board has no opposition to the Site Plan Review and Height Variance Applications for Punahou School that will be filed with your office very shortly by Belt Collins & Associates.

The Manoa Neighborhood Board did not have a quorum present at its April 3, 1991 meeting. Accordingly, we could not adopt a resolution of no opposition on this planned construction. If such a resolution is necessary, please have your staff contact me or Kent Keith as soon as possible so that the matter may be placed on the next board meeting agenda.

Sincerely,

John C. McLaren, Chairperson  
Planning & Zoning Committee

cc: Dick Van Horn/Belt Collins & Associates  
Kent Keith, Chairperson, Manoa Neighborhood Board

___	Bell, J.	___
___	Papandrew, T.	___
___	White, P.	___
___	Koyama, G.	___
___	Kuniyoshi, E.	___
___	Mapes, A.	___
<u>I</u>	Van Horn, R.	___
___	Slichter, L.	___
___	Goody, J.	___
___	Rutka, B.	___
___	Laughrey, S.	___
___	Onuma, G.	___
___	Hamilton, K.	___
___	Aoki, K.	___
___	Wiley, M.	___
___	Stephens, M.	___
___	Library	___
___	Job #	___

cc: Bill Metzger  
OK - 4/8/91  
JJ

I. APPLICATION INFORMATION

A. Type of Application

Indicate type of application:

Conditional Use Permit  
Type 2 for:

\_\_\_\_\_

Site Plan Review for:  
Punahou School Campus

Existing Use for:

\_\_\_\_\_

Plan Review Use for:

\_\_\_\_\_

B. Applicant:

Applicant is the person or entity proposing the action. It may be the recorded owner or a lessee.

Name: Bill Metzger

Address: Punahou School

Building and Grounds Dept.

Phone No.: 944-5811

A developer, owner or lessee (holding a recorded lease for the property, the unexpired term of which is more than 5 years from the date of filing of the application) may file as an applicant.

C. Recorded Fee Owner:

Recorded fee owner is the person or corporate entity that owns the land in fee simple.

Name: Punahou School.

A Hawaiian Corporation

Address: 1601 Punahou Street

Honolulu, HI 96822

Phone No.: 944-5811

D. Authorized Agent (if any):

Authorized agent is the person who is processing the permit(s). This is the person that the Department will contact for additional information. Again, it may be the same person as the recorded fee owner, or the applicant. The authorized agent may also be the project architect or contractor. For government agencies, the authorized agent is the contact person for the project.

Name: Dick Van Horn  
Address: c/o Belt Collins & Assoc.  
680 Ala Moana Blvd., Suite 200  
Honolulu, Hawaii 96813  
Phone No.: 521-5361

If you are filing as an agent, supply the information for the owner and applicant and submit a letter authorizing you to act as an agent.

E. Location:

1601 Punahou Street  
Honolulu, Hawaii 96822  
Lower Manoa, northeast of the  
intersection of Punahou St. and  
Wilder Avenue.  
Address, General Location

F. Tax Map Key:

2 8 18 1  
Zone, Section, Plat, Parcel

G. Land Area:

73.893 acres  
Acres or Square Feet

H. State Land Use District:

Urban

- I. Development Plan Map: The Development Plan Land Use Map shows Punahou campus in the "Public Facilities" designation.
- J. Public Facilities Map: The Development Plan Public Facilities Map shows additional right-of-way on Punahou Street and a sewer line on the makai side of Wilder Avenue opposite Punahou School.
- K. Existing Zoning: R-5
- L. Land Use Relationship: Describe existing and surrounding land uses in relationship to the project:

Punahou School is a private day school accommodating 3700 students in grades kindergarten through high school. The school and its support facilities occupy some 60 buildings on 74 acres. The school is well located in central Honolulu to service its support area which is the entire island of Oahu. The school is well served by on- and off-ramps from H-1 Freeway.

The surrounding land uses are single-family residential from Nehoa Street around 3/4 of the campus to Alexander Street. There are medium- to high-density apartment buildings and Maryknoll School from Alexander Street to Nehoa Street. Many of the school's students come from the surrounding community.

## II. NARRATIVE DESCRIPTION

### A. Project Description

1. Details of operation and activities such as number of persons on the site, occupancy of structures (use and number):

As stated in the introductory letter to this application, Punahou School has been granted Existing Use Status by the Department of Land Utilization on July 13, 1988. Since that date, four minor modifications to the Existing Use Status have been granted. These include the construction of a small library in the Winne units, modification of a small office area in the Thurston athletic complex, the refurbishment of Pauahi Hall, and a small building adjacent to the Wilcox kindergarten building.

This site plan review is for new facilities being considered on campus only. These include a new theatre complex including the Mau Theatre and the renovation of Dillingham Auditorium, the construction of the Wo International Center, the realignment of Chamberlain Drive, and the expansion of Chamberlain Field.

An additional minor modification to the Existing Use Status is in process for the construction of a 101-space parking lot on Lower Campus between Slade Drive and Piper's Pall. Although this project will be completed as a minor modification, it is in support of the new facilities proposed above and will serve to provide a bit of additional parking capacity, as well as replace parking that will be lost due to the projects.

- (a) The Mau Theatre is a relatively small theatre of 7,060 SF containing approximately 300 seats developed to support the theatre arts program at Punahou. It is intended to build the Mau Theatre to relieve Dillingham Auditorium, which is the current campus theatre/auditorium.
- (b) Dillingham Auditorium Renovation. The existing auditorium is not adequate to handle the current interest in theatre arts on campus. It will be remodeled in association with the construction of the Mau Theatre. The intent of remodeling is to bring the theatre up to current theatre standards.

The primary additions to the theatre other than internal modifications will be the addition of a shop space extending from the stage house towards McNeil Hall, which will accommodate set construction. The construction of a 1,520 SF patron facility which will extend into the niche on the Ewa side of the Administration Building to provide bathroom facilities for theatre patrons. The seating capacity of Dillingham Auditorium will remain at approximately 600 seats after the renovation, but the



size will increase to 24,690 SF. It is not envisioned at this time that there will be a staff increase to support these facilities, nor will the student population expand.

The intent of the new facilities is to provide more hours of theatre activities for those students interested in theatre arts.

Parking for theatre events, performances, etc. will remain on Rice Field as is the current practice. Rice Field which is immediately adjacent to the theatre is in the center of the campus and is normally used as an athletic field in the daytime. There are ingress and egress points to the field which allow fairly compact event parking, accommodating about 250 cars, which is more than enough to support the theatres for normal theatre events.

- (c) **Wo International Center.** The Wo International Center is a building of approximately 10,700 square feet, which will provide a classroom, a seminar room, a lecture hall, and telecommunications facilities in support of international studies at Punahou campus. The intent is to provide a facility that functions like the University of Hawaii East-West Center, except at a high school level. There will be a small increase in faculty to operate this facility, but the student body is not expected to expand.
- (d) **Realignment of Chamberlain Drive.** The section of Chamberlain Drive between the Administration Building and Slade Drive will be realigned to provide a longer stacking space between the Wilder Avenue/Slade Drive intersection and the point which Chamberlain Drive accesses Slade Drive. This modification is being undertaken for two purposes: (1) to provide a safer traffic flow through the Wilder Avenue/Slade Drive intersection, which is the primary campus exit point; and (2) to allow an expansion of Chamberlain Field to provide an additional athletic field area and event parking. The realigned portion of Chamberlain Drive is about 220 feet long and will increase the stacking distance on Slade Drive from the Wilder Street intersection from about 40 feet to about 120 feet (from two cars to five cars).
- (e) **Chamberlain Field Expansion.** The expansion of Chamberlain Field allowed by the realignment of Chamberlain Drive will involve the removal of an existing portion of Chamberlain Drive, the removal of a portion of the administration parking lot just makai of the Administration Building, and the removal of the basketball courts just makai of the parking lot and adjacent to Palm Drive. This will result in the loss of 38 parking stalls from the administration parking lot. An additional loss of about 36 parking stalls will be caused by the removal of the mid-campus drive loop which will be interrupted by the construction of Mau Theatre. This will result in a total loss to the campus of 74 parking stalls. This will be made up by the construction of the

101-stall parking lot in Lower Campus that is being done on a Minor Modification Permit basis and will be in place prior to the removal of the facilities described above, allowing a net increase of 22 stalls in overall campus parking.

2. Details of existing and proposed structures and physical alterations of the site:
  - (a) Enclosed are a set of design development drawings both for Mau Theatre and for the Dillingham Auditorium renovation.
  - (b) Also included is a set of design development drawings for the Wo International Center.
  - (c) Also included is a site plan drawing that shows the relationships of each of the buildings to the existing campus and the realignment of Chamberlain Drive, the expansion of Chamberlain Field and the new 101-stall parking lot in the context of the lower campus at Punahou.
  - (d) A tree relocation plan is also provided. The tree relocation plan addresses the Royal Palms along Chamberlain Drive and along the Diamond Head side of the Administration Building. The concept is to remove the Royal Palms in the vicinity of the Mau Theatre construction and relocate them along the future alignment for Chamberlain Drive. When the Mau Theatre is finished, the Royal Palms that are along the existing section of Chamberlain Drive to be closed, will be relocated to new Mau Theatre facility. This allows palm trees to be moved only once to their permanent location, but it will require two periods of tree relocation.
3. Description of how general and minimum development standards of the Land Use Ordinance are met:

The Land Use Ordinance requirements for R-5 zoning do not directly apply to the types of facilities that are being proposed for the Punahou campus, but they may be used as guidelines and are complied with in all but one instance. The Mau Theatre, due to its nature as a theatre, is required to be higher than the 30-foot height limit set for Residential R-5 development. The existing Dillingham Auditorium is 66 feet high to the top of the stage house with the peak of the roof over the auditorium at 52 feet. The Mau Theatre, which is built to complement the existing Dillingham Hall, is also 52 feet to the ridge line, exactly matching the height of Dillingham Hall. The facades and roof pitch is also designed to be complementary to the Dillingham Hall facade.

The high headroom is necessary both to support the stage-auditorium relationship and it is also used to contain air conditioning equipment above the main auditorium space in the small area formed at the peak of the pitched roof. A separate variance process is underway to obtain a variance to the 30-foot DLU height limit for this specific facility.

Also included in this submission package is a parking plan update for Punahou School, including the new facilities proposed above. The parking plan is a comparison of parking stalls required based on LUO standards to existing fixed and unassigned parking. The study indicates that with the completion of the new facilities there will be an excess in fixed parking of 252 stalls (i.e., LUO standards require 344 stalls). Punahou has provided, with the completion of the new lot, 596 stalls, indicating a surplus of 252 stalls over the minimum LUO requirements. This is a net increase of 2 stalls versus the current parking situation at Punahou.

4. Loading and Sign Requirements:

Loading to the two new facilities will be via Chamberlain Drive with a new access drive to the stage shop area at Dillingham Auditorium and a curb-side loading area for the Wo International Center. Neither of these loading areas will impact the public streets in the surrounding areas. Sign requirements will not change from the existing signage of Punahou campus and any new signs will be contained entirely within the campus.

B. Applicant's Justifications:

Description of how the following concerns are met:

- Traffic Flow and Control - There are four primary ingress and egress points servicing Punahou campus:

Piper's Pali, accessible from Wilder Avenue, is primarily a one-way, on-campus road servicing 1st and 2nd grade drop-off and 7th and 8th grade drop-off. The new parking lot that will be installed just prior to the project will have an entrance off of Piper's Pali. The parking stalls near this entrance of the parking lot will be assigned parking and will therefore minimize queuing for stalls in this area and will minimize any potential impact on Wilder Avenue traffic.

Slade Drive intersection with Wilder Avenue and Alexander Street is the primary exit point for the campus. Under current conditions, there is a very short stacking lane available between Palm Drive, Chamberlain Drive, and Slade Drive, just above the Wilder Avenue intersection. This situation will be improved by the relocation of Chamberlain Drive as part of this project. It will be relocated so that the intersection

between Chamberlain and Slade Drive will be as far uphill as possible, maximizing the potential stacking distance before Slade Drive reaches Wilder Avenue. The new parking lot will have its entrance and exit from Slade Drive directly across from the new Chamberlain Drive access point. This will improve a difficult existing traffic situation as a part of this project.

The Chamberlain Drive intersection with Wilder Avenue and Punahou Street is an ingress point for the Academy students drop-off and for bus traffic. The proposed improvements will not affect this intersection.

The Piper's Pali intersection with Manoa Road is another major ingress point to the campus, servicing kindergarten, 3rd and 4th grade pick-up, 1st and 2nd grade pick-up, and 7th and 8th grade pick-up. There is at present difficulty in making a left turn from Manoa Road onto Piper's Pali due to the lack of a left-turn lane. The proposed improvements under this application will not affect this situation either for better or worse as the improvements do not envision increasing student enrollment and only minimally increasing faculty if at all. The improvements will improve the Wilder Avenue/Alexander Street intersection situation.

- Circulation Within the Property - The proposed scheme will impact circulation within the property in three areas:

The first area impacted is the access to Rice Field (Middle Field). The primary event parking area on campus will be modified by the elimination of the Mid-Campus Drive loop that extends from Chamberlain Drive around Dillingham Auditorium and the Administration Building, back to Chamberlain Drive. This loop will be cut so that there is an ingress point to Rice Field between Old School and Dillingham and an egress point between the Administration Building and Bishop Hall. While this reduces the convenient pick-up point on Mid-Campus Drive loop at the Dillingham Auditorium arcade, it does not affect the event parking on Rice Field. The pick-up point will have to move to the makai end of the Administration Building along Chamberlain Drive.

The second impact to circulation on campus is the rerouting of a portion of Chamberlain Drive to move the intersection with Slade Drive mauka as far as possible given the existing topography. This improves circulation moving from Chamberlain Drive onto Slade Drive and increases the stacking distance between this intersection and the intersection with Wilder Avenue.

The third area impacted is Palm Drive which will be simplified by the removal of Chamberlain Drive from the Palm Drive intersection with Wilder Avenue and Slade Drive. Palm Drive is primarily intended to service bus traffic on and off campus. It will now have its own exclusive access to Wilder Avenue in the Ewa direction and will not compete with

Chamberlain Drive for access to Slade Drive, considerably simplifying the traffic flow at this critical exit intersection. The new parking lot between Slade Drive and Piper's Pali is accessible from both Piper's Pali just off Wilder Avenue, and from Slade Drive as one passes Bishop Hall. The parking lot exits onto Slade Drive and then onto Wilder Avenue with the exit point being opposite the relocated Chamberlain Drive to minimize traffic confusion in the area.

- **Off-street Parking and Loading** - The addition of Mau Theatre and the modifications to Dillingham Auditorium will modify the on-campus parking as follows. Mid-Campus Drive loop that extends around Dillingham Auditorium currently contains 36 marked parking stalls. This loop will be removed as part of the project to be replaced by two 12-foot access road/pedestrianways to Rice Field. This is being done to maintain access to Rice Field as the primary event parking area on campus after Mau Theatre is placed over Mid-Campus Drive.

The parking lot makai of the Administration Building will be removed as part of the expansion of Chamberlain Field with a loss of an additional 38 parking stalls for a total loss of 74 parking stalls in this part of campus. This parking will be replaced by a the new parking lot between Slade Drive and Piper's Pali, which contains 101 stalls, resulting in a net increase of on-campus parking of 22 stalls. The Wo International Center will require 20 additional stalls, making the net increase in parking on campus 2 fixed parking stalls.

Event parking required for Mau Theatre and Dillingham renovations will be 188 stalls, 60 of which will be a new requirement for Mau Theatre. Rice Field currently handles approximately 220 cars on an event basis usually at night with a possible overflow to an additional 320 cars on Chamberlain Field, more than sufficient to handle events at either Mau Theatre or Dillingham Theatre, or both. Additionally, Chamberlain Field will be increased by the proposed project, allowing parking for an additional 80 cars in the area to be improved, raising the possible event parking to a total of 620 cars.

Loading for Dillingham Auditorium currently is on Mid-Campus Drive loop. This will be relocated to Chamberlain Drive with a service drive coming from Chamberlain to the new shop area. The new Mau Theatre will be serviced from Chamberlain Drive via the 12-foot service lane being constructed between the Administration Building and Bishop Hall. The Wo International Center will be serviced via a curbside service area along Chamberlain Drive.

- **Drainage and Flooding** - The Dillingham Auditorium renovation and Mau Theatre will require modifications to the drainage systems currently on Mid-Campus Drive loop that receive the sheet flow from Rice Field. The new system will hook into the same storm drainage lines that service this part of campus. The Wo International Center, being on a knoll, will not cause drainage problems. The new parking lot between

Slade Drive and Piper's Pali will drain into the catchment basin at the intersection of Slade Drive and Wilder Avenue and the catchment basin at Piper's Pali and Wilder Avenue via a newly constructed storm drainage network. Chamberlain Field expansion area will be graded to drain to Palm Drive.

- **Refuse** - Refuse service to both new buildings will be via the existing Punahou collection system and will not be a burden on the community system.
- **Utilities** - Utilities impacts of these two buildings will be minimal off-campus; however, on-campus they will require the realignment of the existing utilities in the lower quadrant of the lower campus to avoid the new construction. One area that will potentially increase utility utilization will be the new restrooms being constructed to service Dillingham Auditorium and Mau Theatre. The new restroom facility will fit into an existing notch on the Ewa side of the Administration Building directly adjacent to Dillingham Auditorium.
- **Screening and Buffering** - Dillingham Auditorium modification is a remodel of an existing building and will not cause a change in the exterior appearance of the campus area with the exception of the addition of a low-rise wing in the Ewa direction from the stage house to house a carpentry area for stage sets. This new wing, however, is directly behind the Chamberlain Drive tree line and baseball hedge area, and will not be visible from the periphery of campus. The Mau Theatre is just mauka of the Administration Building in the inner campus area just below Rice Field and is well screened by Dillingham Auditorium, Sullivan Administration Building and Bishop Hall, allowing only a narrow visual access from Wilder Avenue across Chamberlain Field. The exposed portion of the Mau Theatre will be landscaped by the relocation of the Royal Palms that will be relocated by the change to Chamberlain Drive and of Mid-Campus Drive and will be in character with the rest of the campus.

There is one problem however; the Mau Theatre is in excess of the 30-foot height limit currently in force for Residential R-5 zoning (which is the zoning for Punahou campus). A separate waiver is being sought for this height limit.

The Wo International Center will be on the knoll between Sullivan Administration Building and Bishop Hall, and as such, will have some visibility from Wilder Avenue, but the building is designed in such a way as to fit into the hillside, minimizing its impact on off-campus views of the campus. The architecture is very much in character with the existing historic Punahou architecture.

- **Signs** - There will be no changes to the existing off-campus signage for Punahou.

- **Setbacks** - Yards, open spaces, lot dimensions - all of the facilities proposed fall within the current DLU guidelines for setbacks, etc.
  - **Height** - Dillingham Auditorium, an existing structure, is already well in excess of the R-5 height limit for the campus area which is 30 feet. The Mau Building will be built in a similar character also in excess of the height limit. A separate variance is being sought for the Mau Theatre. The Wo International Center will not exceed the 30-foot height limit.
  - **Bulk and Location of Structures** - As stated above, the structures located in the inner area of the campus are in scale with their surroundings. They are buffered by Chamberlain Field and landscaping along Palm Drive and the wall along Wilder Avenue, and as such will be virtually invisible from off-campus.
  - **Hours and Manner of Operation** - The theatre facilities will be used primarily as teaching facilities and for student performances during the day and for family performances during the evening on an occasional basis. The Wo International Center will be used strictly as a day-use facility as an augmentation to the existing academy teaching facilities.
  - **Noise** - Both Dillingham Auditorium and Mau Theatre are designed in such a way to minimize noise emanating from the buildings during performances and, additionally, they are heavily landscaped and at least 400 feet from the surrounding streets, making them at least 500 feet from neighboring residential areas. Noise from Dillingham Auditorium performances was not brought out as a problem during our discussions with the Manoa Neighborhood Board.
  - **Lights** - Lighting for the facilities is not anticipated to be different in character than lighting from the existing facilities, with the exception of the parking lot along Wilder Avenue. The lights for this parking lot will be directed downwards so that they will not glare across Wilder Avenue to the adjacent residential areas. The design has been approved by DLU.
  - **Dust, Odor and Fumes** - Other than for the construction period, no odor, dust or fumes will be generated by these facilities and reasonable precautions will be taken during construction to conform to County standards regarding dust, order and fume control during the construction process.
1. Indicate how the proposed use will not alter the character of the surrounding area:

Punahou School has been a school since the mid-1800s. The addition of these facilities to the campus will not in any way change the character of the campus, but will rather provide a wider educational opportunity to the students presently attending the campus.

2. Indicate, as appropriate, how the proposed use will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood:

The proposed theatre and international center will contribute to the general welfare of the community-at-large by increasing the potential for theatre arts education at Punahou School which services the educational needs of students drawn from the entire Island of Oahu. It will also add a potential for an international studies program to the school, an area which has been neglected but should be strengthened given Hawaii's location midway between U.S. mainland and Asia in the Pacific Basin. If Hawaii is to survive in an increasingly multi-national business environment, an early education in east-west relations is important - early preparation for students who will be the business people and leaders of the future.

Benefits to the surrounding neighborhood are primarily in the form of improved traffic flow off of Slade Drive onto Wilder Avenue and Alexander Street.

C. Infrastructure Requirements:

1. Method of Wastewater Disposal

**WO INTERNATIONAL CENTER:** Wastewater will be generated by a small men's and women's restroom facility on the second floor with larger men's and women's facilities on the ground floor and a very small kitchen on the ground floor. Total fixtures for the building are: 9 toilets for men and women, 4 urinals for men, 6 lavatories for men and women, a small kitchen sink and two janitorial sinks.

**DILLINGHAM AUDITORIUM REMODELING AND THE MAU THEATRE:** A combined restroom area, or so-called "patron facility", will be built into the open notch on the Ewa side of the Administration Building. This facility will accommodate both men and women and will have 17 toilets, 6 urinals, 8 lavatories, 1 shower and 1 service sink. Also in the facilities are men's and women's dressing rooms in each facility, adding another 9 toilets, 6 showers, 8 lavatories, and 2 janitorial service sinks. Most of the time the facilities in the theatre grouping will be utilized at a very low level with peak loading occurring primarily during the non-peak for the rest of the campus (i.e., evening performances when everything else is shut down).

DWWM has determined that the existing municipal system is adequate for the additional facilities proposed (see attached application).



The wastewater will feed into the existing Punahou sewage system which connects to the City and County of Honolulu system which has sufficient capacity for this modest increase.

2. Water Needs:

Same as above.

3. Drainage:

Punahou campus is not in a floodplain; however, the facilities to be constructed are in the lower quadrant of the campus and in the natural drainageway of the sheet flow from Rice Field. The drainage from Rice Field is currently picked up by the drainage system along Mid-Campus Drive. This system will be modified to accommodate the proposed facilities and will continue to pick up drainage off of Rice Field.

The Wo International Center is situated on the edge of a knoll and will not affect the existing campus drainage patterns. Drainage across the Diamond Head end of Chamberlain Field will be improved by the removal of the existing hard surfaces (parking lot and basketball covers). Drainage will be accommodated on the Palm Drive side of the field.

4. Streets and Transportation:

- a. The Department of Transportation Services has reviewed the plans and the parking lot has been modified to accommodate their comments. See Section B for details.
- b. Remaining transportation issues on a campus-wide basis are the left-hand turn from Manoa Road onto Piper's Pali which is not affected by this project, but does need to be reviewed in the long term by the campus administration.

D. Environmental Requirements:

1. Historic Site/Archaeology: The entire Punahou campus is on the National Register. The proposed modifications are designed to be in keeping with the existing character of the campus. Dillingham Hall renovation is almost entirely internal. The Mau Theatre is designed to be as close in appearance to Dillingham Hall as possible and still effectively perform its task as a contemporary theatrical training facility.
2. Chapter 343, HRS, EIS Law: An EIS is not required for this project under Chapter 343 of the Hawaii Revised Statutes.

E. Impacts:

1. Public Services:

- a. Refuse Collection: Public refuse collection will not be impacted by the proposals for this project.
- b. Fire Protection: Fire protection will also not be affected.
- c. Police: Police will not be impacted by this proposal with the exception of the intersection at Wilder Avenue and Alexander Street will be improved by the project.
- d. Schools: Punahou is a private school for kindergarten through high school age students. The capacity of the school is not envisioned to be changed as a result of construction of these facilities, however, the programs offered by the school will be improved both in the theatrical arts area and international studies area.

2. Housing and Population: The impact on housing and population in Honolulu will be slight if at all. The enrollment at Punahou is not expected to change in response to these facilities, however there may be a slight increase in staffing of one or two people to support both the theatre study program and the international studies program, resulting in a very minimum increase in demand on the surrounding community for housing.

3. Employment: Slight increase in building maintenance personnel will result to allow operation of these facilities, a small increase in faculty may result (numbers not yet determined).

4. Parks and Recreation: No impact on parks and recreation.

5. Day Care: No impact on day care.

6. Community Concerns: Based on a project review by the Manoa Neighborhood Board, there was no objection to the proposed projects.

F. Social Impacts Requirement:

The Punahou campus has been a fixture in the social fabric of Honolulu for at least 100 years. The proposed projects adds slightly to the capacity of the school in terms of expansion of programs offered to students, however, they have virtually no impact on the society-at-large other than the families that send their children to Punahou or alumni of Punahou.

### III. MITIGATIVE MEASURES

#### A. On-Campus and Off-Campus Circulation:

The project will increase the stacking distance along Slade Drive above Wilder Avenue, improving the traffic flow from campus onto Wilder Avenue/Alexander Street intersection, which is the primary exit from campus.

#### B. Historic Character of the School:

The historic character is intended to be maintained in the architectural design by the careful control of the character of the buildings to follow the existing campus vernacular. This is particularly true for the Mau Center which is basically modeled on the Dillingham Auditorium. Existing historic structures are not disturbed with the modifications to Dillingham, being primarily internal.

#### C. Historic Trees:

The proposed projects will disturb the existing Royal Palm tree line along Chamberlain Drive and along the portion of Mid-Campus Drive that goes by the Administration Building. These existing Royal Palms will be relocated first to landscape the realigned Chamberlain Drive and then to the Mau Theatre building when it is completed. Virtually all of the trees in the area will be preserved.

#### D. Parking:

A new parking lot is being constructed, slightly preceding this project on the lower campus area between Slade Drive and Piper's Pali. This will be sufficient to replace the parking spaces that will be lost in the Administration Building area and will also be sufficient to accommodate the international center's parking requirements. Event parking capacity will be increased by the expansion of Chamberlain Field to handle event parking for the Dillingham Auditorium or for the Mau Theatre. In any case, there will be an excess in fixed parking spaces on Punahou campus of 252 spaces at the completion of the projects. The required amount of parking for the campus based on DLU standards is 344 stalls.

PUNAHOU SCHOOL PARKING PLAN UPDATE  
 APRIL 24, 1991  
 BELT COLLINS & ASSOCIATES

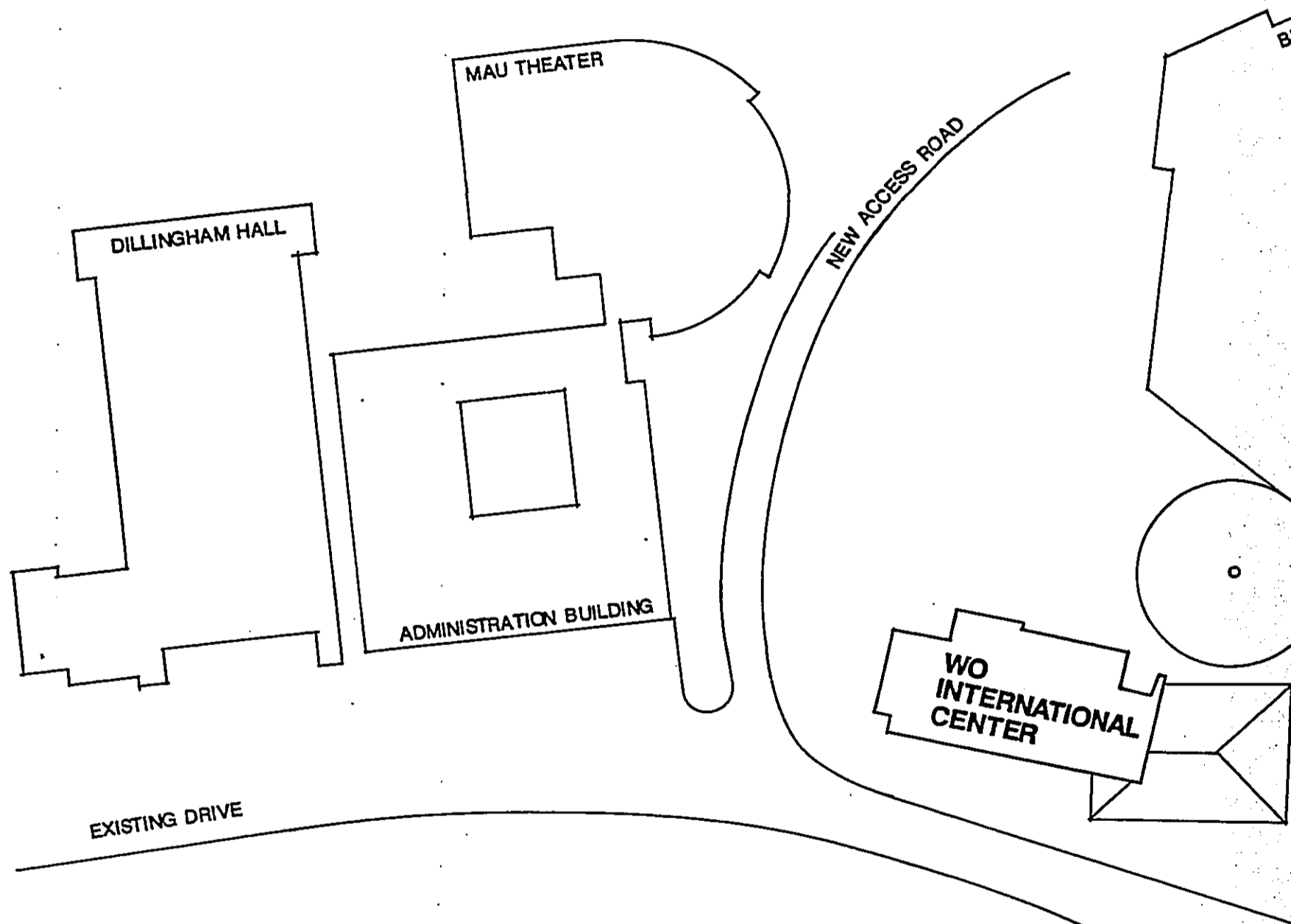
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BASE LINE PARKING PLAN							
DATE	13-JULY-1988 (DLU APPROVED)	16-MAY-1988 (DLU APPROVED)	17-APRIL-1989 (DLU APPROVED)	28-JUNE-1989 (DLU APPROVED)	20-OCT-1989 (DLU APPROVED)	PROPOSED	PROPOSED
=====							
BUILDING AREA							
JUNIOR SCHOOL (K-8) 220SF/STUDENT	40400 SF EST	1470	1200	430			
ACADEMY (9-12) 220SF/STUDENT	33600 SF EST				1910	3270	
ADMINISTRATION	16380 SF EST			380	110	1470	
ENROLLEMENT JUNIOR SCHOOL 220 SF/STUDENT	2020 STUDENTS	74	60	22	0	0	0
ACADEMY 220 SF/STUDENT	1680 STUDENTS	0	0	0	96	164	0
=====							
FIXED PARKING REQUIREMENT							
JUNIOR SCHOOL 21PK/20 STUDENTS	101 PK	4	3	1	0	0	0
ACADEMY 21PK/10 STUDENTS	168 PK	0	0	0	4	16	0
ADMINISTRATION							

PUNAHOU SCHOOL PARKING PLAN UPDATE  
 APRIL 24, 1991  
 BELT COLLINS & ASSOCIATES

FACILITY	CAMPUS BASE LINE PARKING PLAN	DATE	WILCOX BUILDING	WINNE LIBRARY	THURSTON ATHLETIC COMPLEX RENOVATION	PAUHI HALL RENOVATION	NO INTERNATIONAL CENTER	MAU THEATER DILLINGHAM RENOVATION
	13-JULY-1988 (OLU APPROVED)	16-MAY-1988 (OLU APPROVED)	17-APRIL-1989 (OLU APPROVED)	28-JUNE-1989 (OLU APPROVED)	20-OCT-1989 (OLU APPROVED)	PROPOSED	PROPOSED	
21PK/400 SQ FT	41 PK	0	0	1	1	1	4	0
FACILITY TOTAL	310 PK	4	3	2	5	1	20	0
CUMULATIVE TOTAL	310 PK	314	317	319	324	344	344	344
NONFIXED EVENT PARKING REQUIREMENT								
THEATER								188
21PK/5 SEATS								
EXISTING FIXED PARKING ASSIGNED								
ALEXANDER FIELD	180 PK	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	180	NO CHANGE	
3-4 DROP	99 PK					99		
SLADE DRIVE	18 PK					18		
CHAMBERLAIN	175 PK	- 5				96		
PALM DRIVE	17 PK					17		
BAND	5 PK					5		
								1 (BUILD NEW LOT)

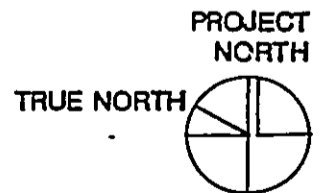
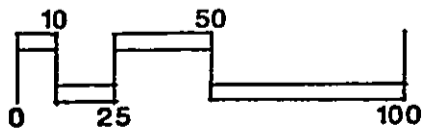
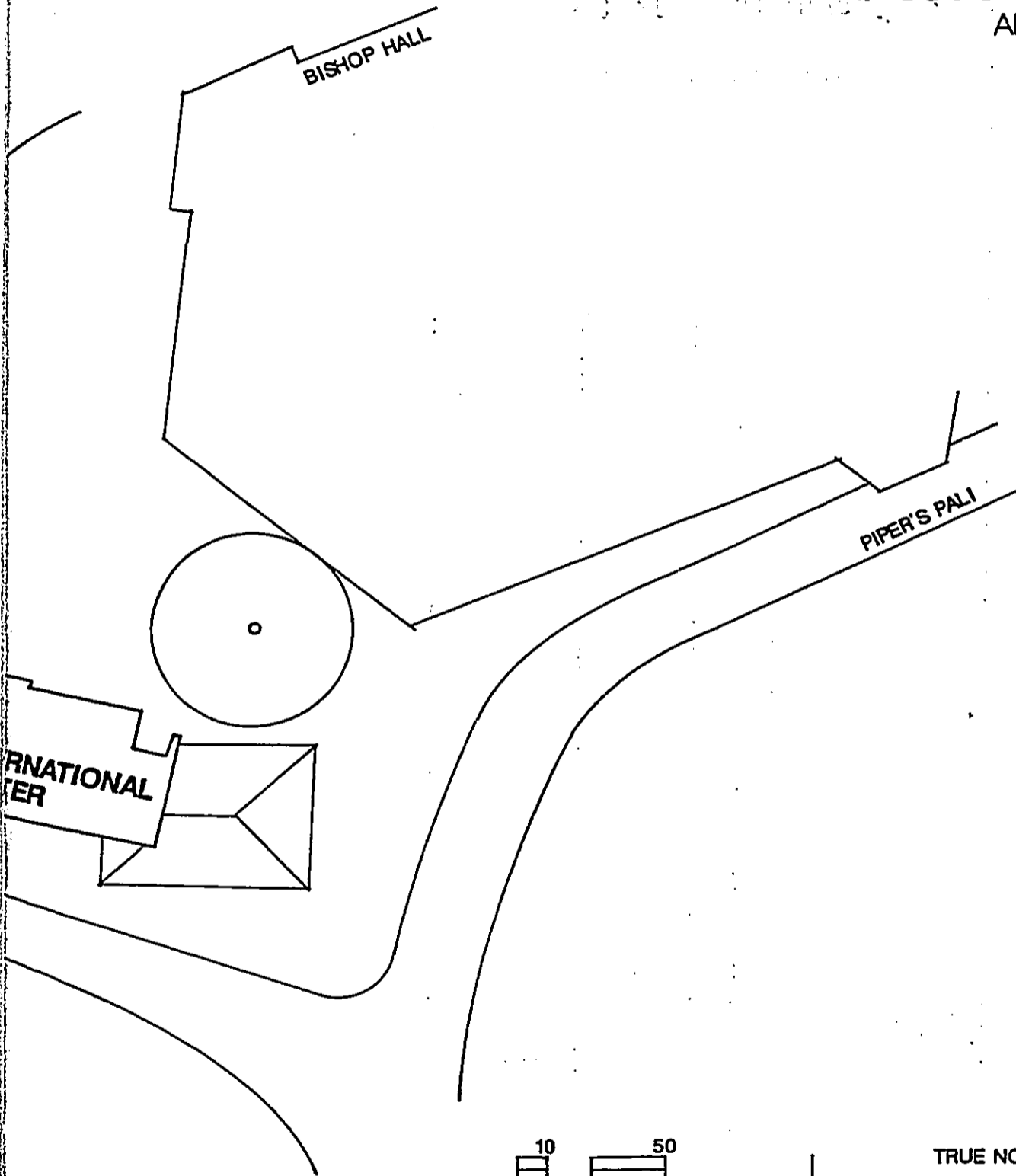
PUNAHOU SCHOOL PARKING PLAN UPDATE  
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FACILITY	CAMPUS BASE LINE PARKING PLAN	DATE	WILCOX BUILDING	WINNE LIBRARY	THURSTON ATHLETIC COMPLEX RENOVATION	PAUHI HALL RENOVATION	HO INTERNATIONAL CENTER	MAU THEATER DILLINGHAM RENOVATION
		13-JULY-1988 (OLU APPROVED)			28-JUNE-1989 (OLU APPROVED)	20-OCT-1989 (OLU APPROVED)	PROPOSED	PROPOSED
		16-MAY-1988 (OLU APPROVED)		17-APRIL-1989 (OLU APPROVED)				
=====								
PIPER'S PALI	(1991)						101	
SUBTOTAL	494 PK						516	
UNASSIGNED GROUNDS	40 PK	NO CHANGE					40	NO CHANGE
MAINTENANCE	30 PK						30	
MAINTENANCE	10 PK						10	
SUBTOTAL	80 PK						80	
=====								
TOTAL FIXED PARKING	574 PK		574	574	574	574	596	596
FIXED PARKING SURPLUS	264 PK		260	257	255	250	252	252
=====								
EXISTING EVENT PARKING								
RICE FIELD (ROUTINE)	220 PK						220	NO CHANGE
CHAMBERLAIN FIELD (MAJOR EVENTS)	320 PK						400	
EVENT PARKING TOTAL	540 PK		540	540	540	540	620	620



SITE PLAN

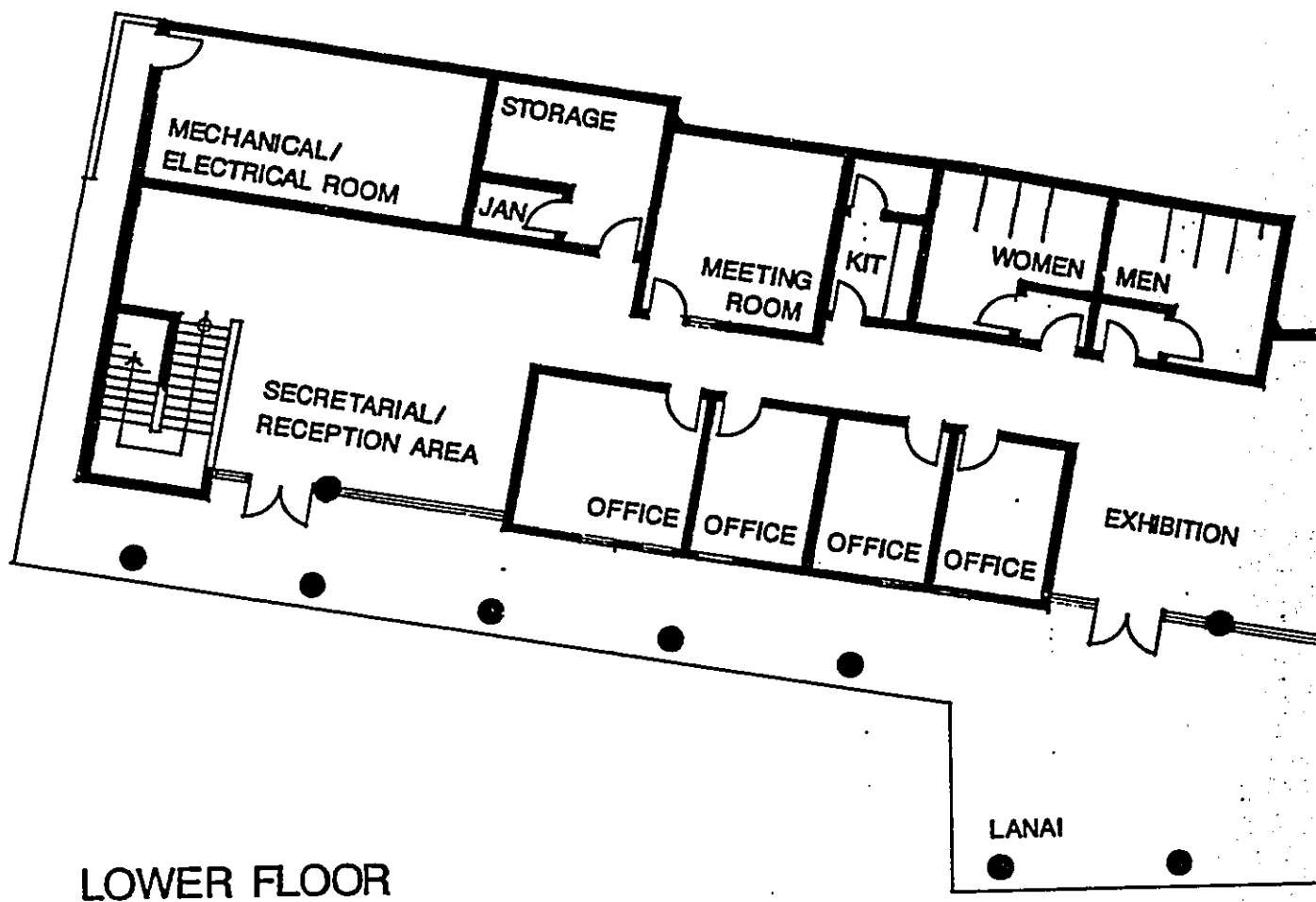
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ARCHITECTS



# WO INTERNATIONAL CENTER

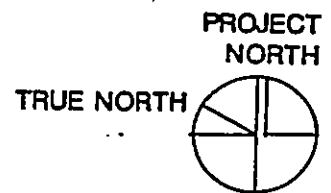
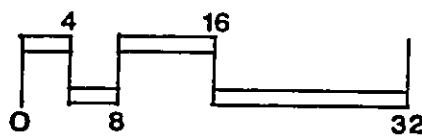
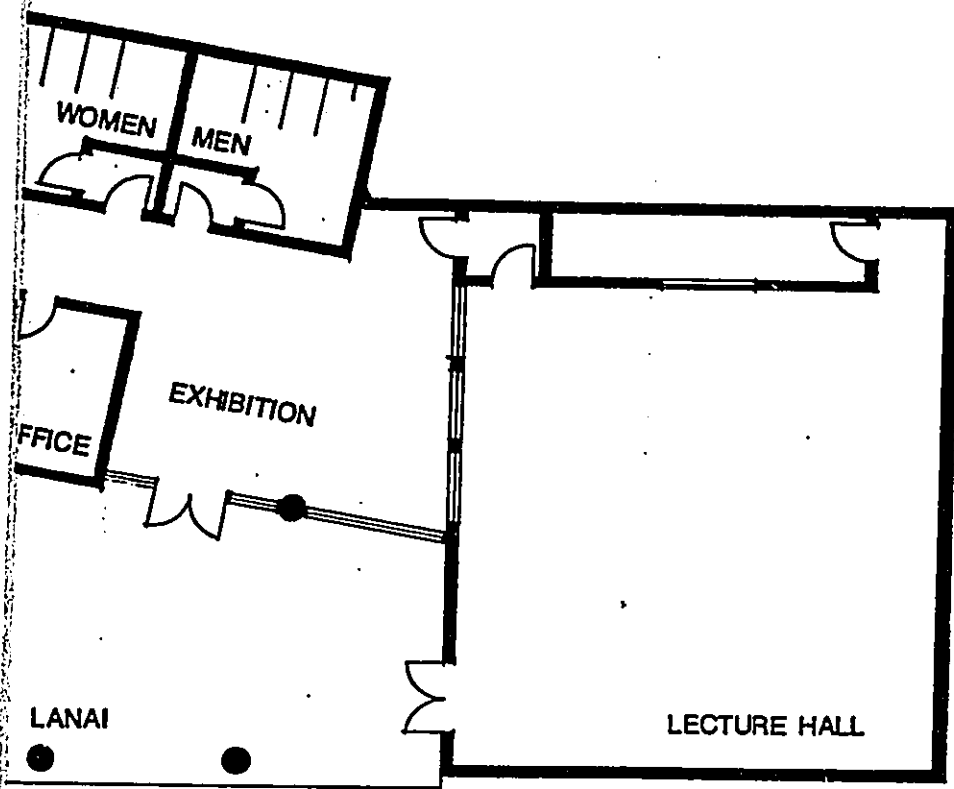
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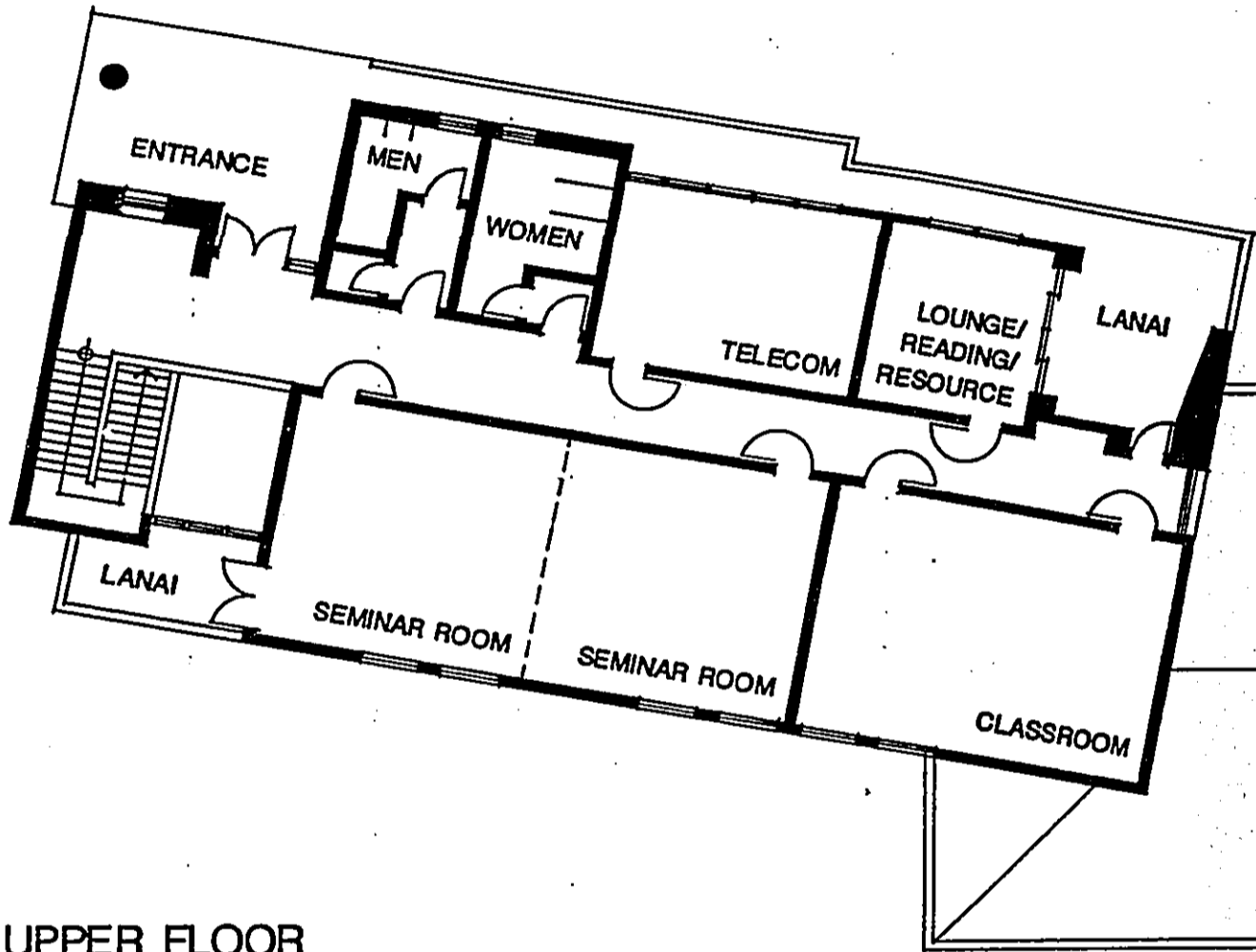
LOWER FLOOR

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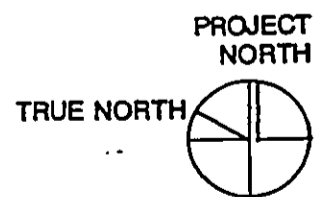
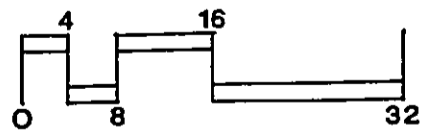
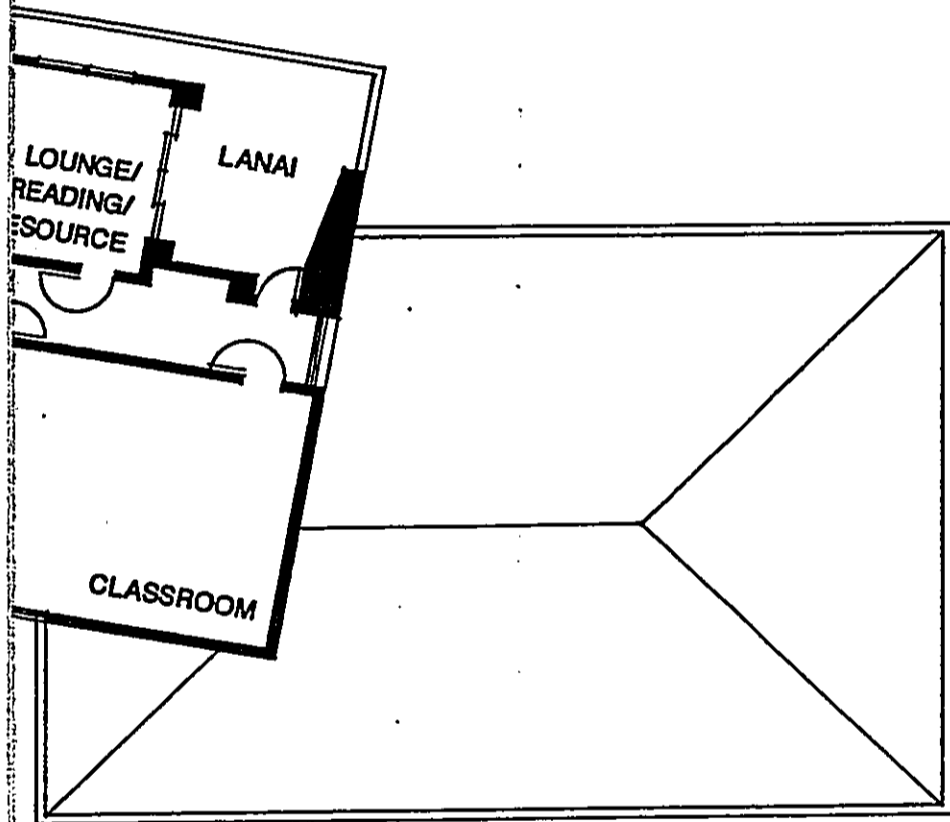
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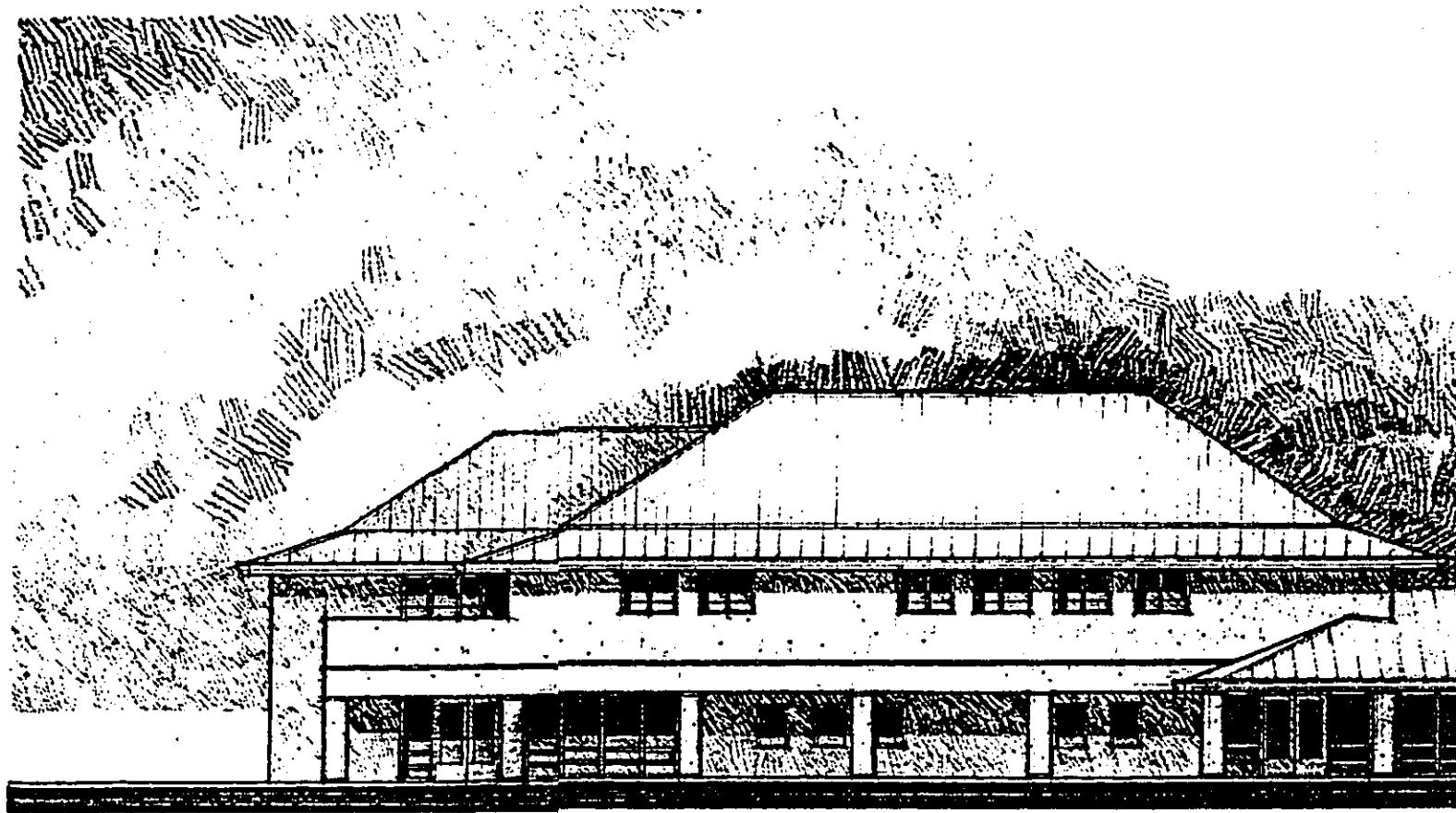
UPPER FLOOR

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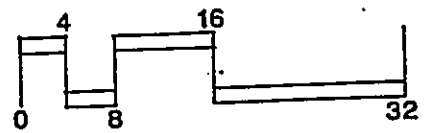
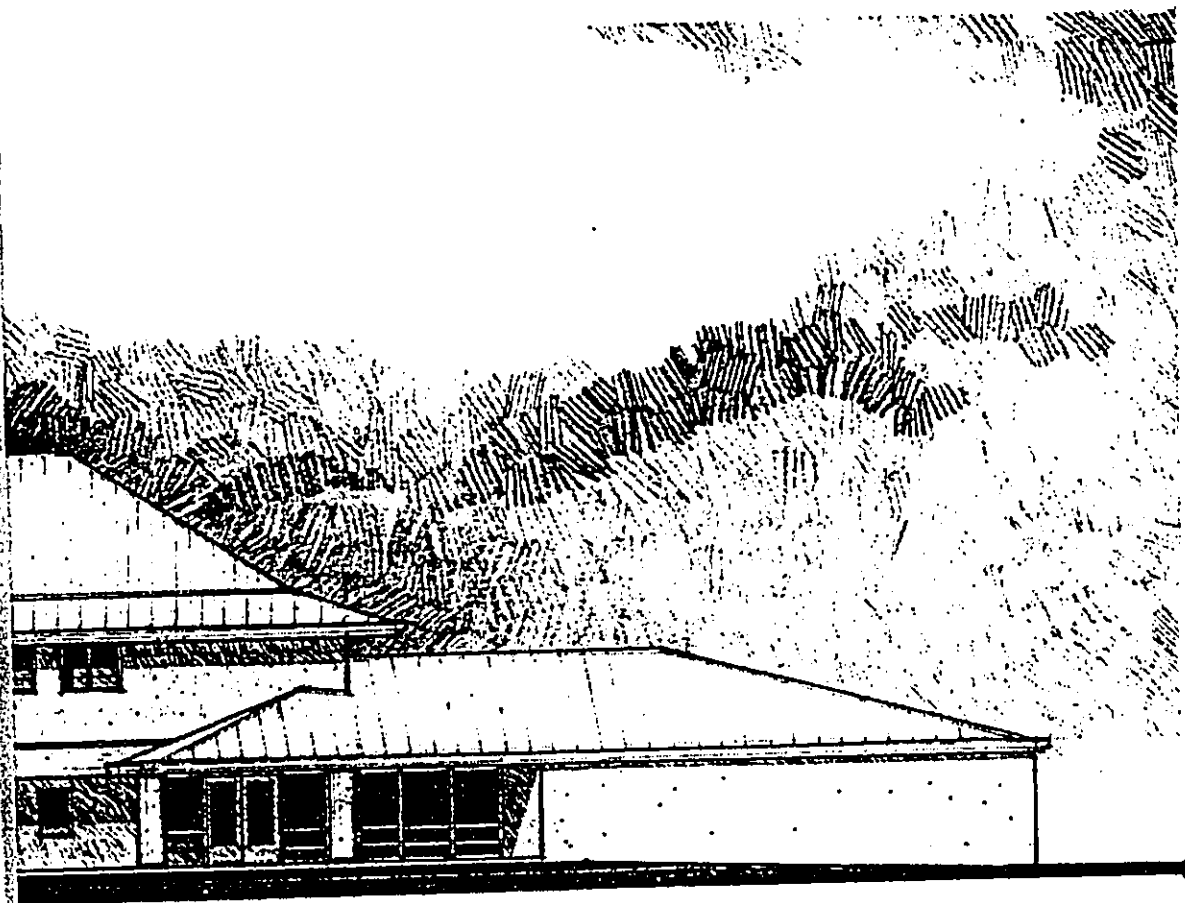


MAKAI ELEVATION

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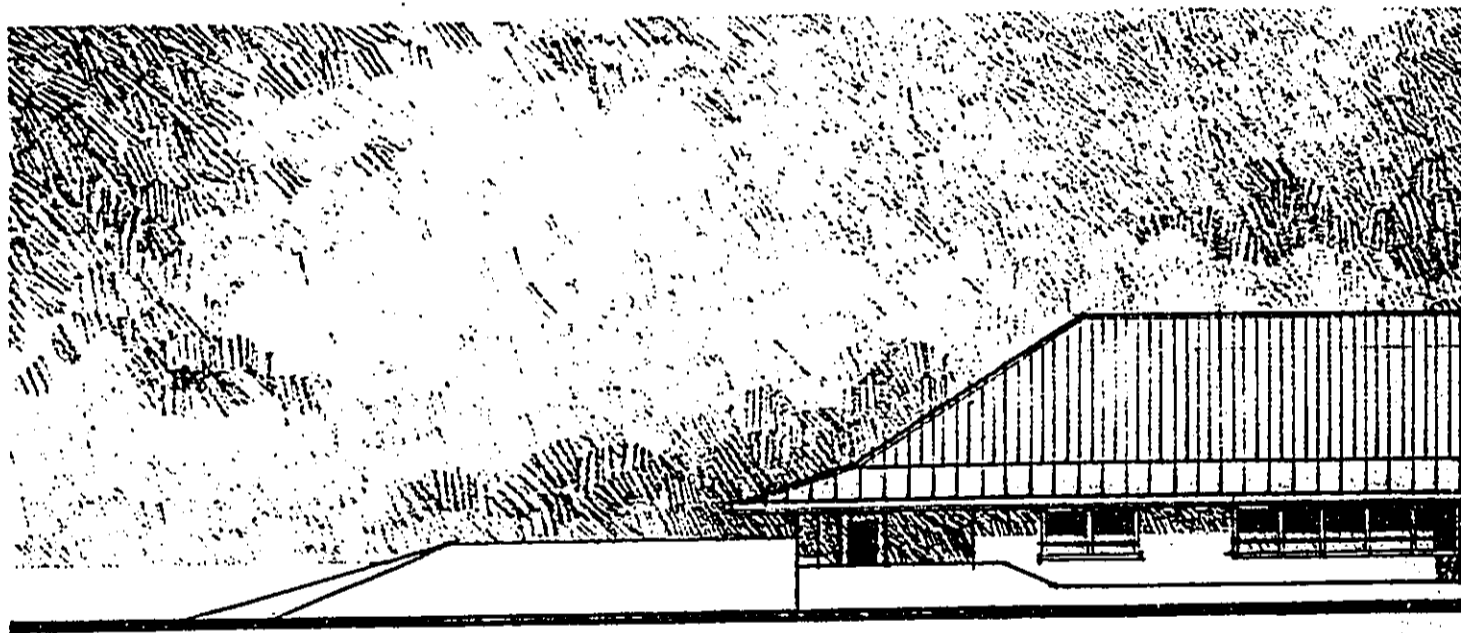
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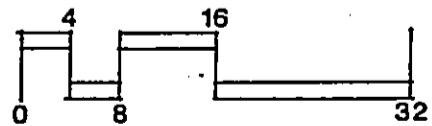
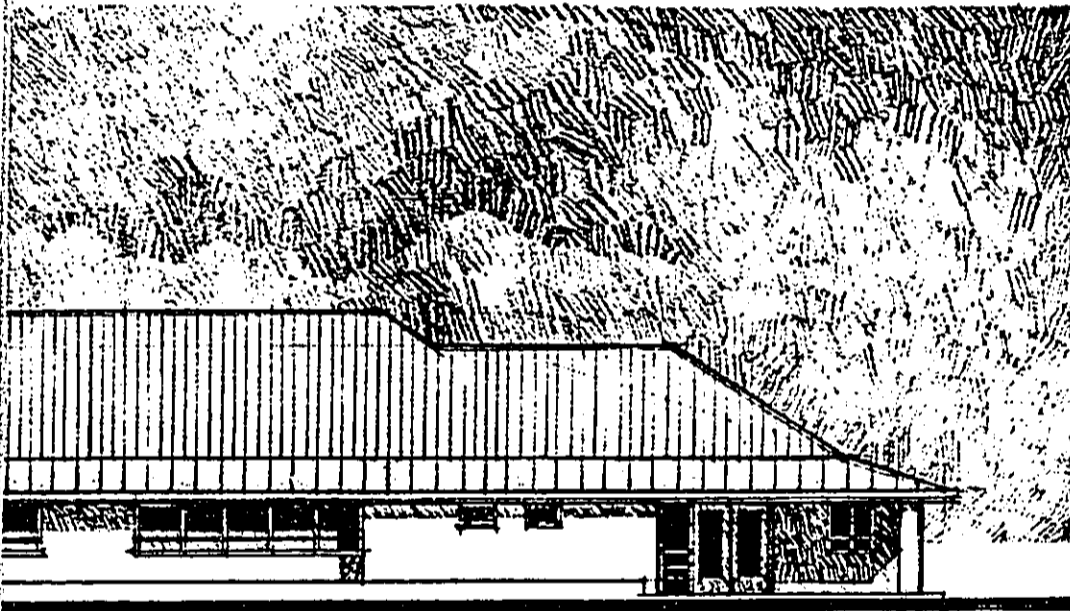
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MAUKA ELEVATION

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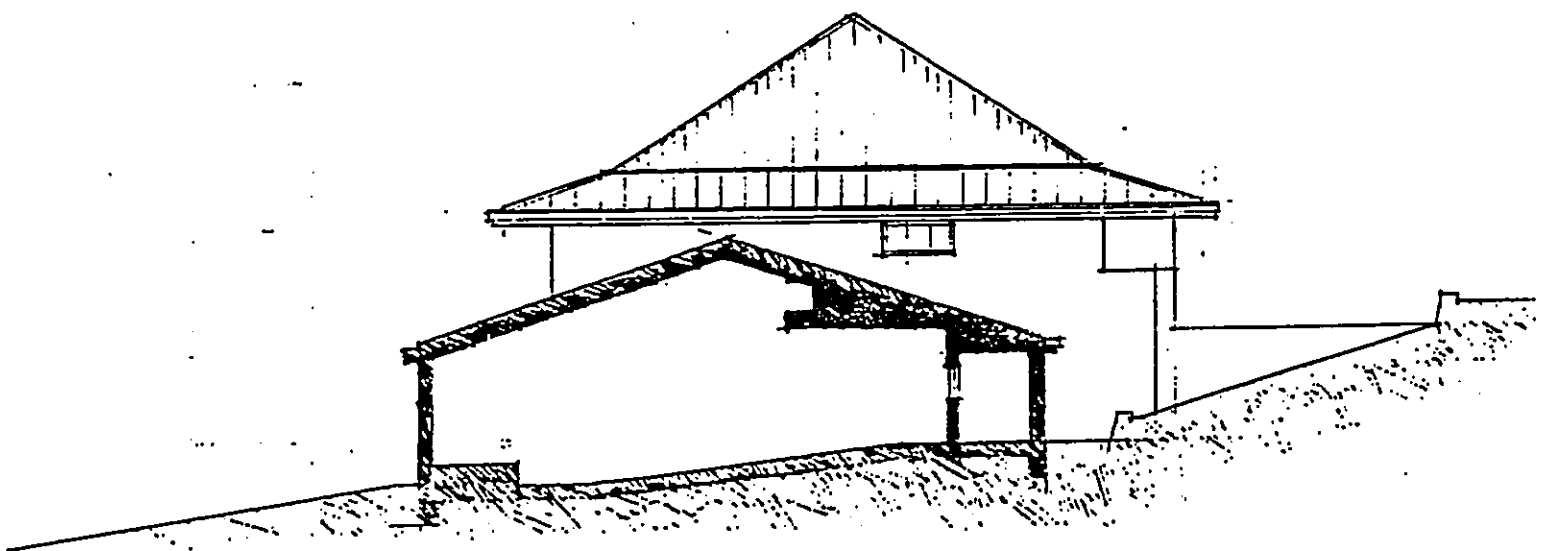


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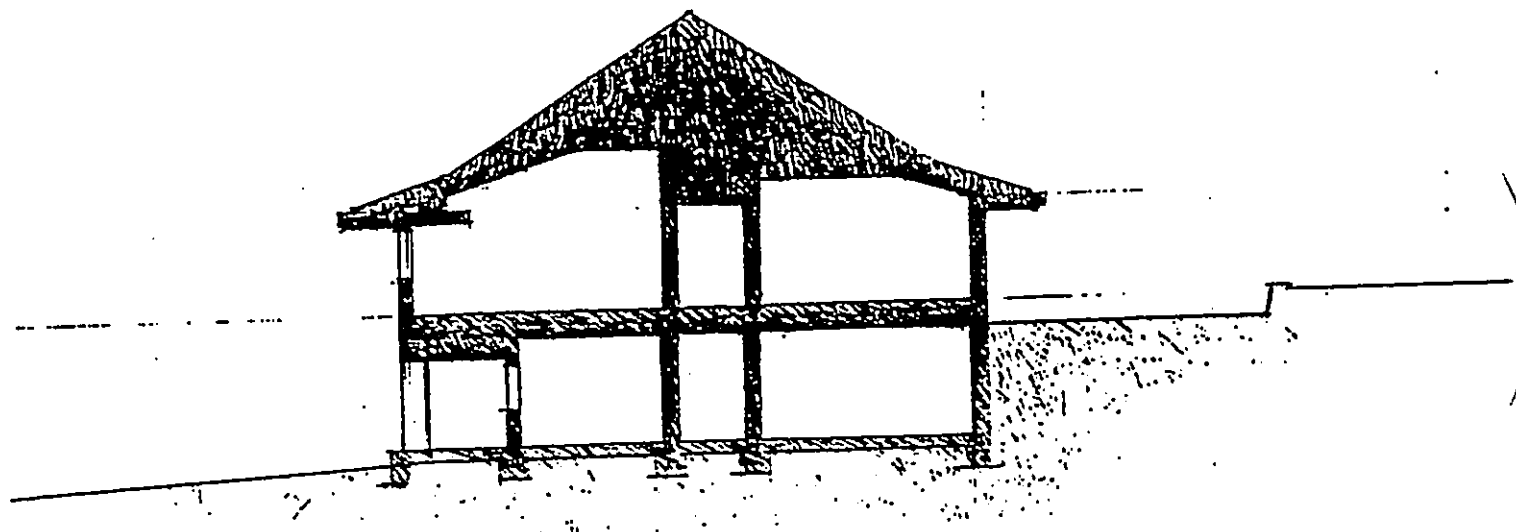
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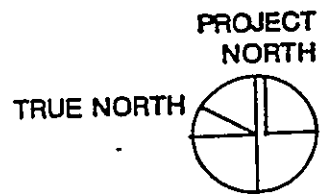
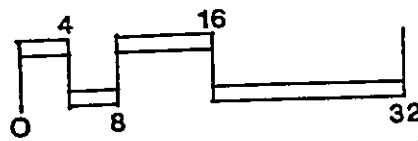


SECTION @ lecture hall

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SECTION @ administration



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