

Samuel Mahelona Memorial Hospital TOD Master Plan Update and Programmatic EIS



Nadine K. Nakamura

Representative, House of Representatives

Representative Nakamura serves House District 15, which includes the Kaua'i towns of Hanalei, Princeville, Kīlauea, Anahola, Kāpa'a, and Wailua. She is the House Majority Leader as well as a member of the Economic Development and Tourism committees. Representative Nakamura holds a Bachelor of Science degree in Public Affairs and Urban Planning from the University of Southern California and a Master's degree in Urban and Regional planning from the University of Hawai'i at Manoa. Representative Nakamura operated a planning consulting business for 20 years where she worked on the Kaua'i General Plan, Drug Response Plan, and Economic Development Plan. She has also served as the County Managing Director, as well as a Kaua'i County Council member, including as Council Vice Chair. Representative Nakamura is the mother of two adult children. She enjoys cooking, flower arrangement, and hiking.



Lance Segawa

Regional Chief Executive Officer, Hawai'i Health Systems Corporation

Lance has over 46 years of health care leadership experience. His competencies embrace a wide range of governance, leadership, communication, negotiation, project management, and conflict resolution skills necessary to lead a multi-hospital system. His accomplishments include improving hospital operations post-bankruptcy, implementing organizational culture change utilizing Studer tactics, creating enhanced charge capturing systems to maximize revenue, right sizing hospital operations utilizing productivity models, and facilitating governance and strategic planning training for boards and executive teams. Lance enjoys coaching and mentoring and believes high performing organizations place a high priority on their employees.



Kimi Mikami Yuen

Vice-President & Planner, PBR Hawai'i & Associates, Inc.

Kimi has been with PBR Hawai'i for over 22 years managing a variety of planning and design projects as well as the successful preparation of land use permits, environmental assessments, and environmental impact statements. Her work includes a diverse range of regional and long-range land plans, master planned communities, public and private sector projects, community engagement and meeting facilitation, urban design, educational facilities, and park master plans. Kimi has served on the Board of Directors for the Hawai'i Tourism Authority (HTA) as Second Vice Chair and Chair of the Ho'okahua Hawai'i Standing Committee and chaired the HTA's Strategic Plan Investigative Committee that oversaw the 2020 update. She is also actively involved in several professional organizations including the Urban Land Institute and the American Planning Association Hawai'i Chapter.



SAMUEL MAHELONA MEMORIAL HOSPITAL

TOD MASTER PLAN UPDATE

TOD COUNCIL PRESENTATION

FINAL CONCEPTUAL MASTER PLAN

& NEXT STEPS

JULY 21, 2023

AGENDA

- INTRODUCTIONS
- PROJECT OVERVIEW & TIMELINE
- INITIAL COMMUNITY SURVEY
- CONCEPTUAL PLAN ALTERNATIVES
- DRAFT & FINAL CONCEPTUAL MASTER PLAN
- NEXT STEPS
- QUESTIONS



INTRODUCTIONS

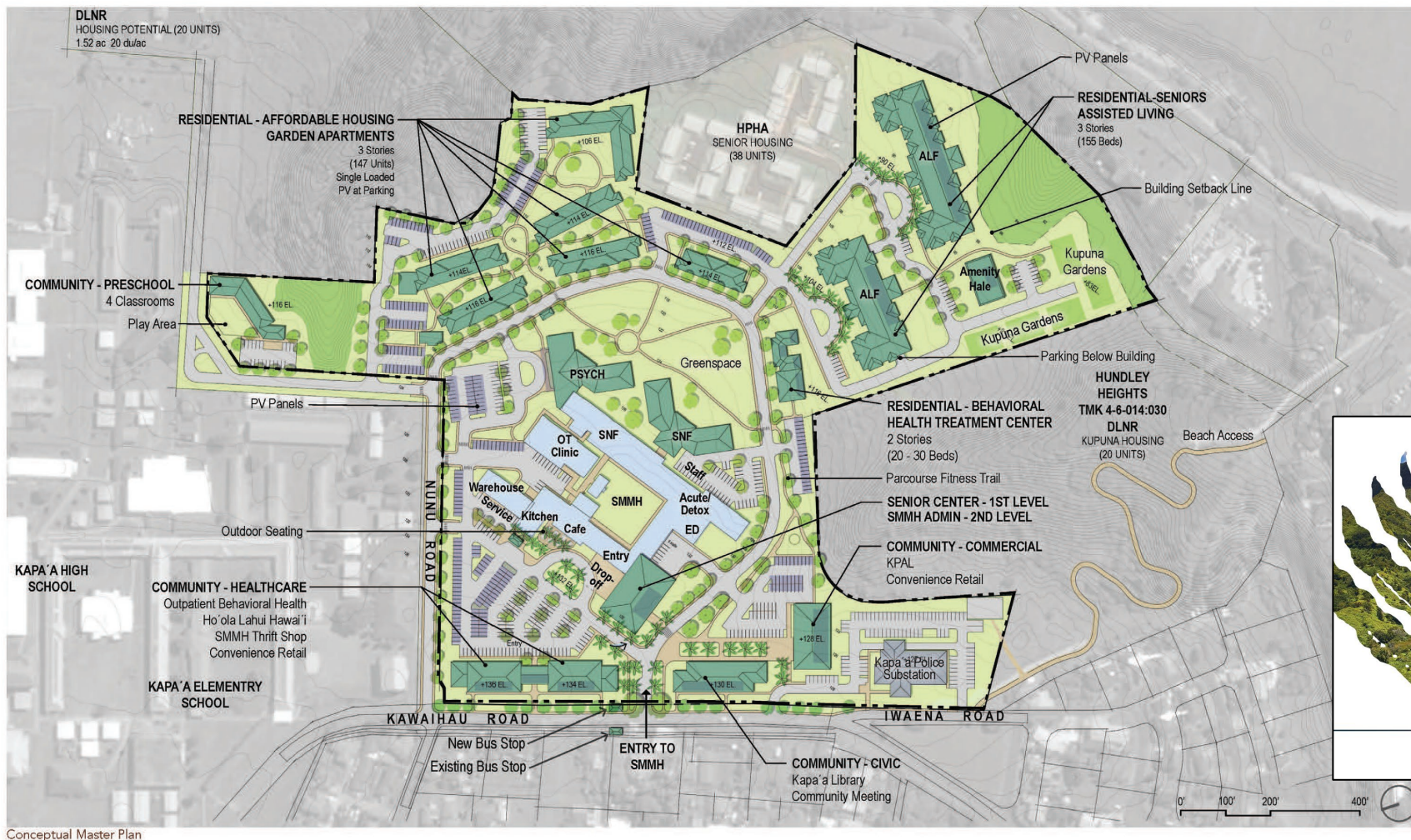
- Representative Nadine Nakamura
- Lance Segawa, HHSC
- Kimi Yuen, PBR
- Ty Shiramizu, PBR





PROJECT OVERVIEW

2020 SMMH MASTER PLAN (G70)



2020 SMMH MASTER PLAN PRIORITIES

- Senior Care
 - Behavioral Health Care
 - Affordable Housing
 - Multi-Generational and Multi-Use Healthcare Wellness Village
 - Resilient and Sustainable Campus
 - Increase Property Utilization using Smart Growth principles that support transit-oriented development (TOD)
 - Incorporate Adjacent State Lands to Support the Community
 - Partnerships with Private, County and State Organizations
 - Expanded, Convenient and Accessible Community Amenities
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PBR SCOPE OF WORK

- Update 2020 Master Plan for SMMH
- Explore TOD (Transit-Oriented Development) opportunities to better connect to the 4 adjacent State parcels, schools, and community
- Hospital program remains unchanged
- Programmatic EIS
- Kapa'a Public Library relocation
- New Police Substation




SUBCONSULTANT TEAM

- Van Meter Williams Pollack – TOD Architect
- Fehr & Peers – Mobility / Transportation / Traffic Analysis
- G70 – Civil Engineer
- Ron Ho – Electrical Engineer
- Cultural Surveys Hawai'i – Archaeological Literature Review & Field Inspection
- Rider Levett Bucknall – Cost Estimator



STEERING COMMITTEE

- Representative Nadine Nakamura
 - Lance Segawa, HHSC
 - Ruby Edwards, OPSD
 - Carl Miura, OPSD
 - Dean Minakami, Hawai'i Housing Finance and Development Corporation (HHFDC)
 - Jodi Higuchi-Sayegusa, County of Kaua'i Planning Department
 - Alan Clinton, County of Kaua'i Planning Department
 - Jen Chahanovich, Hawai'i Pacific Health (HPH) Wilcox
 - Niki Kunioka-Volz, Kapa'a Community Member / County Office of Economic Development
 - Guy Croydon, Kapa'a Community Member
 - Sylvia Hussey, OHA (advisory role)
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PROJECT TIMELINE (UPDATED)



WE ARE HERE!



SUMMARY OF THE FIRST COMMUNITY SURVEY

COMMUNITY SURVEY SUMMARY

- We received over **160** survey responses and comments from the community
 - **39** online surveys completed
 - **26** live zoom poll responses
 - **22** comments through zoom chat
 - **48** areas of interest identified from interactive mapping
 - **30** mail-in comment cards received

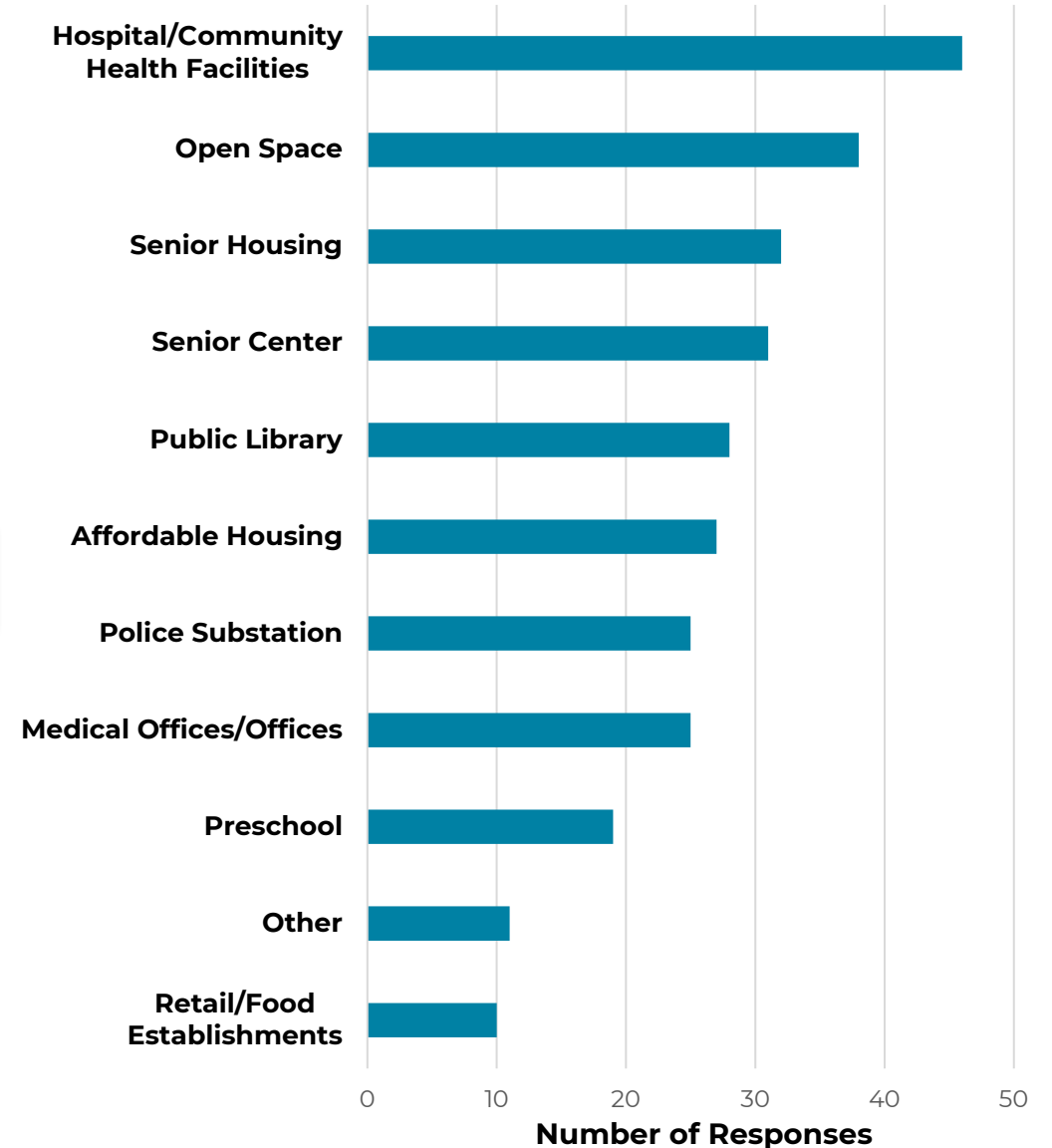
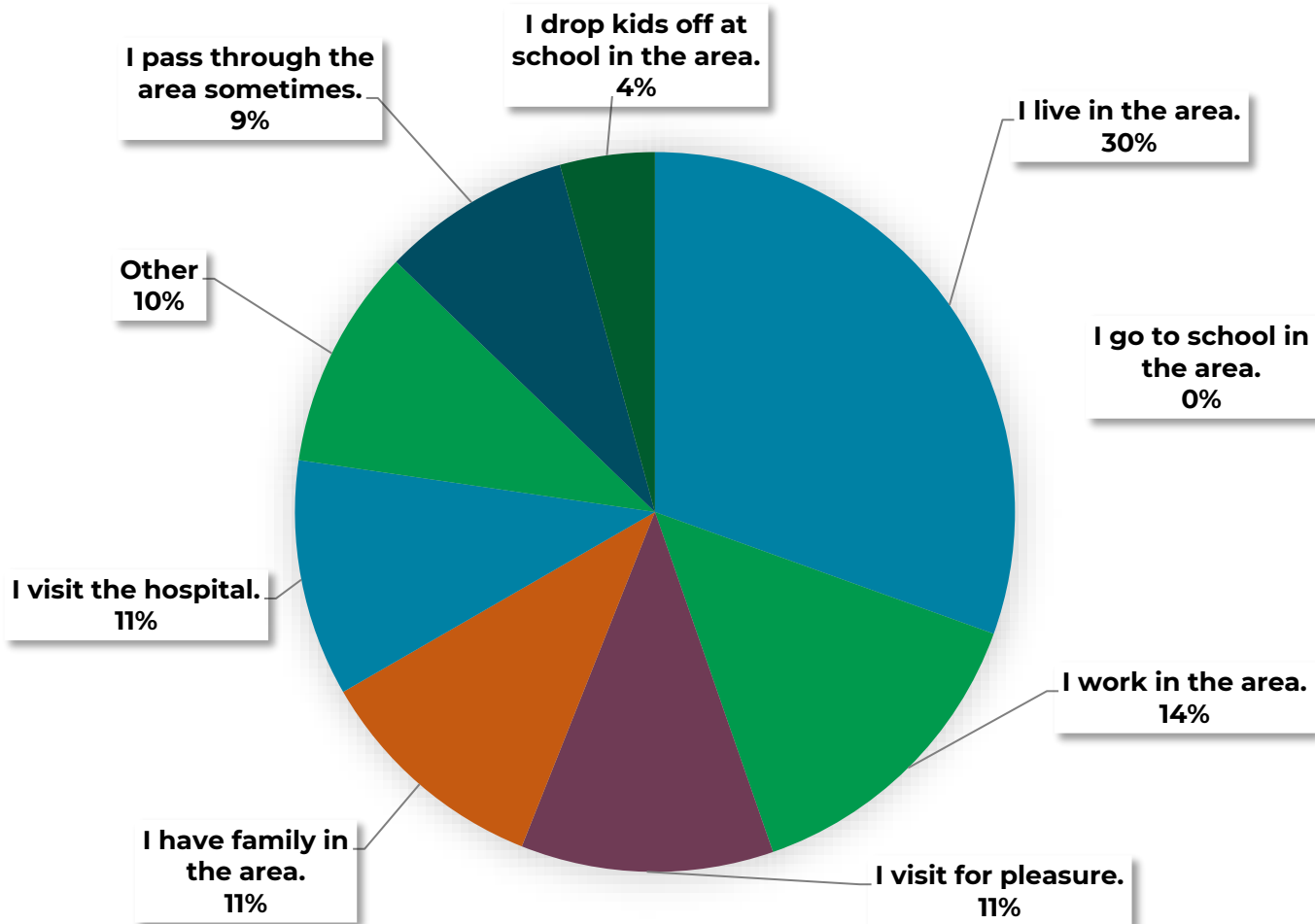


SURVEY RESULTS

(Combined from online survey and zoom polls, n=141)

Which elements are most important to you?

What is your connection to the area?



ZOOM CHAT

(From February 3, 2022 Community Meeting)

Vision/Hopes

"Perhaps have benches, tables at the open spaces at the beginning of the boardwalk on the top. place for relaxation and rest."

"I wish to see an expansion of medical treatment especially since this is the closest medical treatment facility to the north end of the island, and the population is the heaviest on the north and east side of the island."

"Library administration with branch in area."

"Thank you, Lance, for addressing our medical needs on this side of the island. I believe we are still the most populated side of the island, so we really do need more services. It is really a concern especially during another disaster occurrence."

"I would like to see the area for the police substation used as a specialty medical clinic such as a lab, women's clinic or pediatric clinic etc. The ER service really needs to expand as a true ER and not an urgent care clinic"

"I think a community asset to this proposed project would be additional facilities for an affordable senior housing and a preschool. Funds for a new library in this plan can be used for suggested assets listed above as we already have a library at Kapa'a High, Kapa'a EL & the Kapa'a library (that could use improvements to the existing facility). I like having that option for a pharmacy in the hospital."

ZOOM CHAT

(From February 3, 2022 Community Meeting)

Other Concerns

"Housing shortage is a major issue on Kaua'i. With affordable housing being prioritized, and multi-generational residents living closer to the elementary school and Mahelona (vs. near the boardwalk), it is not an equitable solution to move the police station closer to those residents. The idea of turning that location into a high-end rental is absurd."

"Less building and less congestion. If the limit is placed on housing the hospital and recovery space of this property might be healthier."

"I appreciate having these opportunities to share our views... So please let's plan for traffic as we progress on this vision."

Police Substation

"My husband and I are tired of all the sketchy activity on Nunu and Pelehu Roads and were hoping having KPD nearby would have a positive affect."

"I think the police substation should be located with the fire substation"

"please no retail or police substation!"

"CONTROL CRIME in the crime areas: Kapa'a town, Upper Kawaihau near Kapahi Park and utilize Ka'apuni bypass road"

"Kealia Fire Dept has issues with ongoing salt spray from the ocean that damages the facility and communications equipment, along with being in the inundation zone. Thanks for mentioning that part especially! Police Substation makes sense within Mahelona if relocating in Kapa'a."

INTERACTIVE MAPPING ACTIVITY

"Affordable housing is too dense. Prefer 2-story, not 3-story!"

"A combination senior center AND preschool!"




"Yes, a police station and library bordering Kawaihau. A park makai to take advantage of the great view. Some affordable housing in between. Walking/bike paths with trees connecting park, boardwalk, library."

"Not a good site for KPD. We don't want the relocation of crime and traffic to Iwaena."

"I hope the open space will be saved (as much as possible). A park or some open use for the community that maintains the spectacular view would be great! I always feel blessed on walks back there."






Comments by Point

-  Community Asset
-  Opportunity
-  Area of Concern

Comments by Line

-  Community Asset
-  Opportunity
-  Area of Concern

Comments by Area

-  Community Asset
-  Opportunity
-  Area of Concern

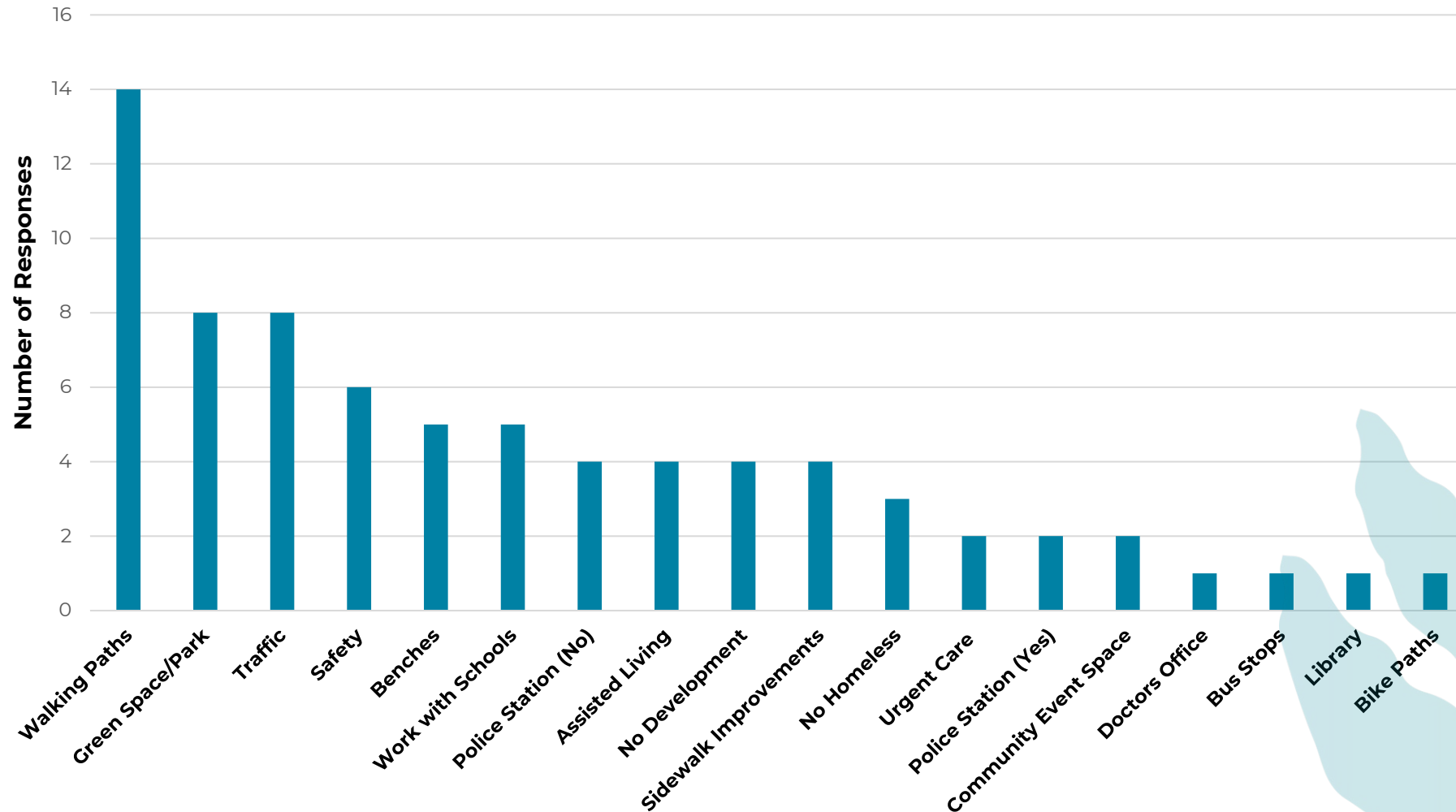
Samuel Mahelona Memorial Hospital Campus



Adjacent State Parcels



COMMENT CARDS



TOP 6

PRIORITIES:

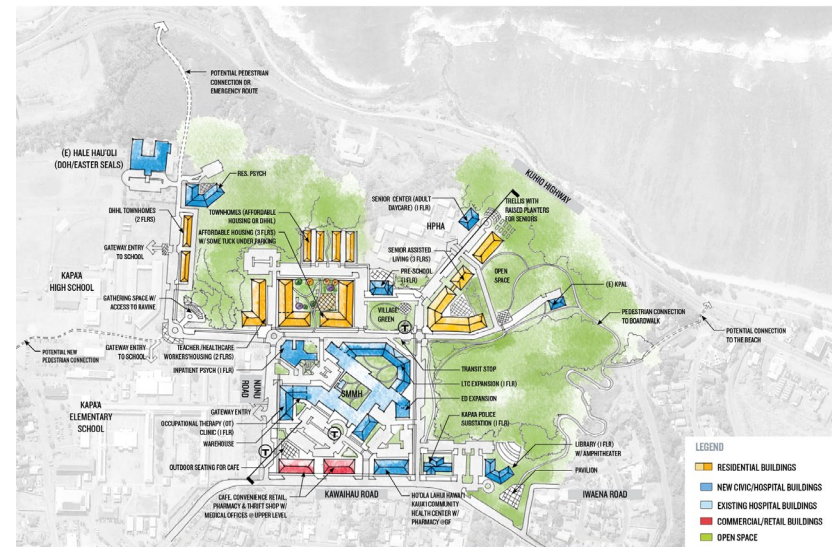
1. WALKING PATHS
2. GREEN SPACE
3. TRAFFIC
4. SAFETY
5. BENCHES
6. WORKING WITH SCHOOLS



**DESIGN
ALTERNATIVES**

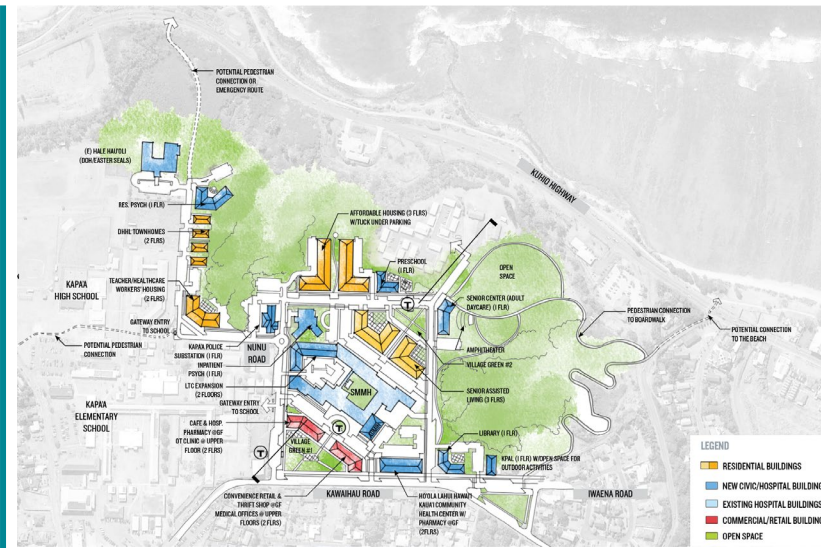


CONCEPTUAL ALTERNATIVES COMPARISON



Option A: Main Street with Village Green

- Compact hospital campus with pedestrian-oriented “main street” along Kawaihau Rd.
- Network of walkways connecting the boardwalk, village green, and bluff park
- Library and triangular park at Iwaena Rd.
- Teacher/healthcare workers’ and DHHL housing, residential psych and Easter Seals facility along Nunu Rd.



Option B: Duo Village Greens

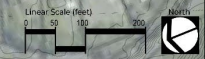
- Dual village greens at opposite ends of a loop road and senior assisted living overlooking a large bluff park.
- Community retail and medical uses along Kawaihau Rd.
- Kapa’a Police Substation and other housing uses along Nunu Rd.



Option C: The Bluff

- Compact hospital campus with village green, retail, library, teacher/healthcare workers’ housing along Kawaihau Rd.
- Senior assisted living and senior center at the large bluff park with amphitheater.
- Kapa’a Police Substation, DHHL housing, new residential psych and new Easter Seals facility along Nunu Rd.

PACIFIC OCEAN



DRAFT CONCEPTUAL PLAN COMMUNITY FEEDBACK

- January 11, 2023 community meeting (39 attendees)
- Small group discussion (30 comments)
- Website and email comments (4 comments)
- Online survey (4 comments)
- In-person feedback stations at Mahelona Hospital Lobby and Kapa'a Library (19 comments)
- March 3, 2023 Kaua'i County Council briefing

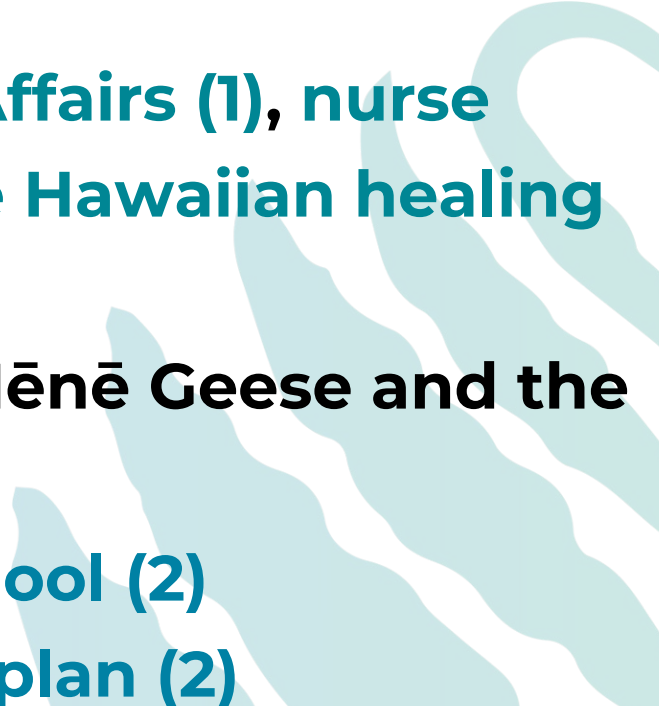


TOP 7 THEMES – COMMUNITY FEEDBACK

1. **Support for veteran housing (11)**
2. **Community amenities comments (9)**
 - Against retail or pharmacy uses (3)
3. **Police substation comments (7)**
 - Against police substation (5)
4. **Safety concerns (7)**
5. **Traffic safety measure comments (7)**
 - Against raised crosswalks (3)
6. **Traffic congestion concerns (5)**
7. **Increase medical services (5)**



OTHER COMMENTS & CONCERNS

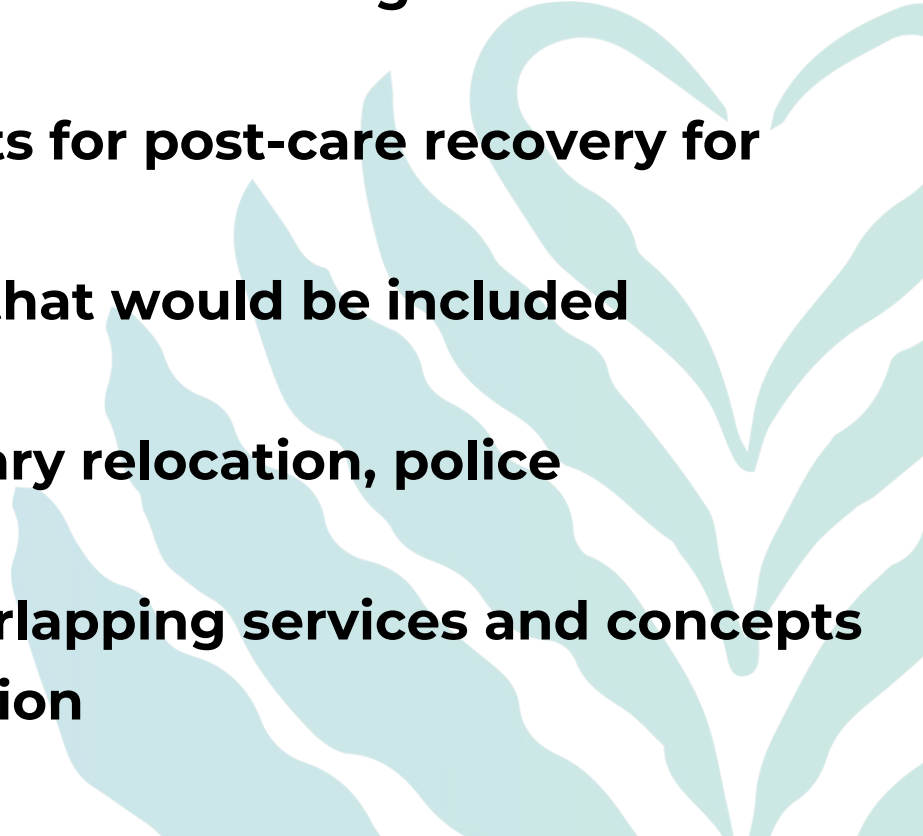
- Support for **DOH/DOE workforce housing (4)**, **assisted living (3)**, **transitional housing (3)**, and **kūpuna care/housing (3)**
 - Against addition of a **preschool (3)**
 - Consider **partnerships (3)** with **Veteran Affairs (1)**, **nurse training facility (1)**, and **traditional Native Hawaiian healing practices (1)**
 - **Environmental questions (2)** regarding **Nēnē Geese** and the **use of native plants on-site**
 - Support for the **addition of a nursing school (2)**
 - General **support of the draft conceptual plan (2)**
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KAUA'I COUNTY COUNCIL BRIEFING

Councilmembers:

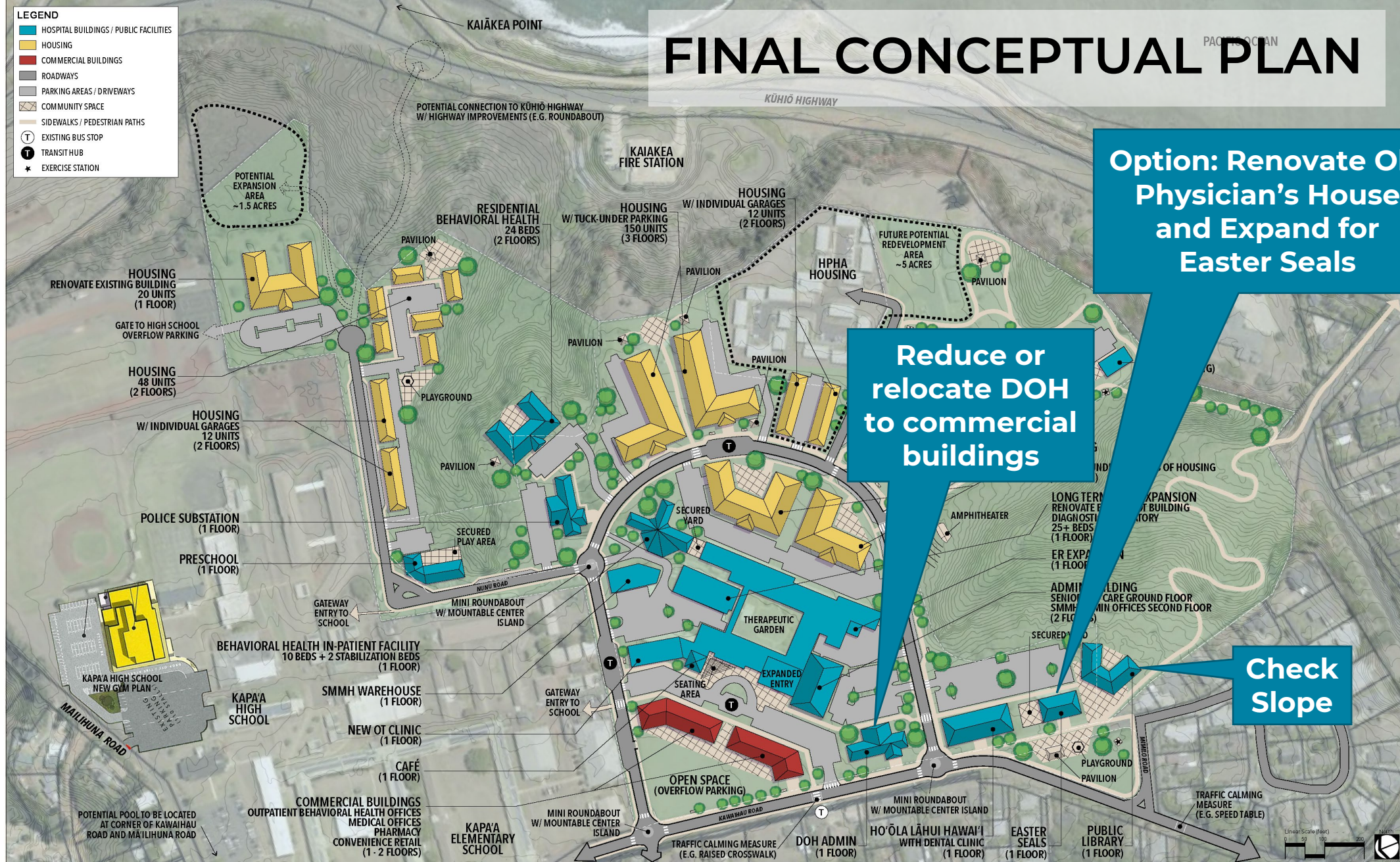
- **All were in support of the plan**
- **Appreciation for housing, transit-oriented design, and medical services**
- **Chair Rapozo voiced concern about traffic, number of units – recognized that this is a long-term (25-year+) plan**
- **Member Cowden requested supportive housing units for post-care recovery for the houseless**
- **Questions regarding the different types of housing that would be included**

Public Testimony:

- **Support for residential and healthcare facilities, library relocation, police substation, and services for Native Hawaiians**
 - **Coordination with Mālama Anahola as there are overlapping services and concepts**
 - **Concern about traffic congestion and police substation**
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- LEGEND**
- HOSPITAL BUILDINGS / PUBLIC FACILITIES
 - HOUSING
 - COMMERCIAL BUILDINGS
 - ROADWAYS
 - PARKING AREAS / DRIVEWAYS
 - COMMUNITY SPACE
 - SIDEWALKS / PEDESTRIAN PATHS
 - EXISTING BUS STOP
 - TRANSIT HUB
 - EXERCISE STATION

FINAL CONCEPTUAL PLAN





NEXT STEPS


PROGRAMMATIC EIS PROCESS

- Programmatic Environmental Impact Statement (EIS) includes multiple “projects” to be built over time.

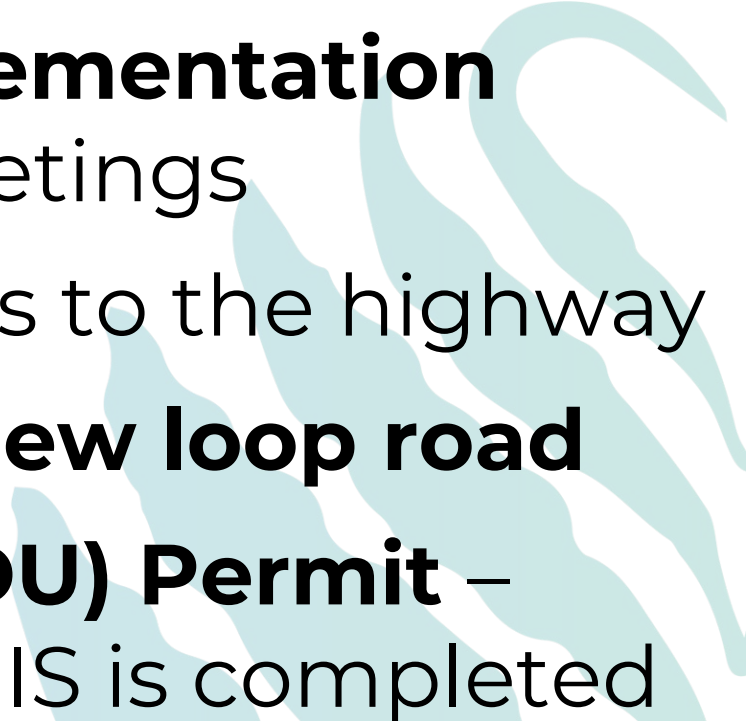
ESTIMATED DATES
SUBJECT TO CHANGE



POTENTIAL PHASE I (SUBJECT TO CHANGE)

- **SMMH Warehouse Relocation** – could be temporary structure, will need to adjust access road as well
 - **SMMH In-Patient Behavioral Health Facility**
 - **Transitional Housing** – County Housing Agency
 - **Kapa'a Public Library** – Hawai'i State Public Library System
 - **SMMH Internal Loop Road** – with trunk infrastructure
 - **Police Substation** – Kaua'i Police Department
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OTHER INVESTIGATIONS & ACTIVITIES

- **Topographic Survey**
 - **Coordination with County and State agencies**
 - **New SMMH Master Plan Implementation Working Group** – Monthly meetings
 - **Feasibility Study** – Third access to the highway
 - **Preliminary engineering for new loop road**
 - **Project Development Use (PDU) Permit** – County land use permit once EIS is completed
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MAHALO NUI!

QUESTIONS?