

TOD CIP Request, Fiscal Year 2021

TOD CAPITAL PROJECT INFORMATION AND JUSTIFICATION SHEET

Project Title	HB2617, Samuel Mahelona Memorial Hospital (SMMH) Master Plan	Program ID	Capital
Expending Agency	DOH / Hawaii Health Systems Corporation (HHSC)--Kauai Region	Dept No	Proj No
Summary Project Description	Environmental impact statement preparation and project management and coordination for Mahelona Hospital master planning	HTH	212
			HB Item 2A

Estimated Project Cost (In THOUSANDS of dollars)

Cost Element	Prior Funding			FY 2021 Request		Future Funding Requests			Proj Cost Estim (In Thous)
	FY	\$ (In Thous)	MOF	Amount (In Thous)	MOF	FY	\$ (In Thous)	MOF	
Pre-Plan									\$ -
Plans		\$ 500		\$ 500	C-GOBonds				-
Land									-
Design									-
Construction									-
Equipment									-
TOTAL (Thous \$)		\$ 500		\$ 500			\$ -		\$ -

Project Information and Justification

Scope of Project	The SMMH master plan is a TOD priority project for Kauai identified in the State TOD Strategic Plan. Funds will continue master plan work underway with prior funding. \$400K of funds would be used for the preparation of an Environmental Impact Statement for the master plan for the SMMH site; \$100K will fund continued project management and coordination of State, County, and community stakeholders. One objective is to better utilize State lands at the site and promote complementary relationships between SMMH and State facilities, such as schools and public housing, adjacent to SMMH.
TOD/Smart Growth Need/s to be Addressed	The master plan objective is to facilitate enhancement of SMMH services to meet the health needs of Kauai and to integrate affordable housing and other uses at the site to provide a mix of services and amenities at a public bus transit stop for the area.
Community Benefits/Impacts if Funded	Kauai residents and the surrounding community would have better access to needed health services with the potential for affordable housing, other community-serving facilities and multi-modal transportation options integrated in a walkable community center.
Impact on Project if Funding Deferred	If unfunded, implementation of the master plan, including modernization and expansion of needed health facilities, will be delayed and opportunities for better utilization of the site for housing and other amenities will be put on hold.
Additional Information	See attached project fact sheet.

Point of Contact and Contact Information

Name	Agency/Title	Email address	Phone
Lance Segawa	CEO / HHSC-Kauai Region		

AGENCY TOD Project Fact Sheet **K-08**

1 Agency	County of Kauai / Hawaii Health Systems Corporation
2 Transit Station/Bus Stop	Mahelona Hospital (Kapahi Shuttle Route)
3 Project Name	Mahelona State Hospital
4 Street Address	4800 Kawaihau Road, Kapaa 96746
5 Tax Map Key/s	(4)4-6-014; 113
6 Land Area (acres)	33.74 acres
7 Zoning	R-1/ST-P
8 Fee Owner	Hawaii Health Systems Corporation – Mahelona Hospital
9 Lessee/s	N/A
10 Current Uses	The site is currently home to Mahelona Hospital plus some housing for seniors with disabilities.
11 Encumbrances (if any)	The property is ceded lands.
12 Project Description	The State has funded an asset analysis and master plan study of Mahelona Hospital to consider possible reconstruction and other site uses. Affordable housing is proposed as a project component in the feasibility study. The site is located on the Kapahi Shuttle route, near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae (the coastal shared use path) thanks to the recently completed Kawaihau Elevated Boardwalk.
13 Site Constraints (infrastructure, arch/hist sites, etc.)	The site is ceded lands.
14 Development Schedule <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
15 Project Status	FY 2019-2020 Master Planning
16 Consultant/Contractor/Developer	N/A
17 Project Cost Estimate/s <i>Ctrl + Tab to enter under headings ></i>	Planning Design Construction
18 Funding Source/s <i>Ctrl + Tab to enter under headings ></i>	500K Planning Design Construction
19 Contact Person (Name, Email Address)	Lance Segawa, Regional CEO, Kauai HHSC
20 Attachments (current & planned), maps, studies/reports link to webpage:	See attached aerial photograph.

MAHELONA STATE HOSPITAL

The Mahelona Medical Center and Samuel Mahelona Memorial Hospital are located on the north end of Kapaa on a 34-acre site near the ocean. The hospital is a 66-bed critical access facility under the Hawaii Health Systems Corporation (HHSC). The HHSC will be conducting an asset analysis to plan for the renovation or rebuilding of the hospital and a master plan to consider other mixed uses and health care options. The County of Kauai proposes that housing be considered as a project component in the asset analysis. The site is located on the Kapahi Shuttle route, is near Kapaa High and Elementary Schools, and within walking/biking distance of Ke Ala Hele Makalae --the coastal shared use path.

(4)4-6-014; 113 Mahelona Hospital, Kapaa

