



SAMUEL MAHELONA MEMORIAL HOSPITAL

TOD MASTER PLAN UPDATE



COMMUNITY MEETING #2
CONCEPTUAL DESIGN ALTERNATIVES
MAY 24, 2021

AGENDA

5:30 – 5:40

WELCOME & INTRODUCTIONS

5:40 – 5:45

PROJECT OVERVIEW

5:45 – 6:00

RESULTS OF FIRST COMMUNITY SURVEY,
ASSET MAPPING, AND COMMENT CARDS

6:00 – 6:25

CONCEPTUAL DESIGN ALTERNATIVES

6:25 – 6:40

LIVE POLLING & FEEDBACK SESSION

6:40 – 6:55

Q & A

6:55 – 7:00

NEXT STEPS & CLOSING REMARKS



**WELCOME &
INTRODUCTIONS**
DESIGN TEAM

PBR HAWAII

- KIMI YUEN
- DAYEA SHIM
- TY SHIRAMIZU

**VAN METER WILLIAMS
POLLACK**

- RICK WILLIAMS
- RUCHIRA GAUR
- VRUSHALI SATHAYE

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WELCOME & INTRODUCTIONS

REPRESENTATIVE
NADINE K. NAKAMURA

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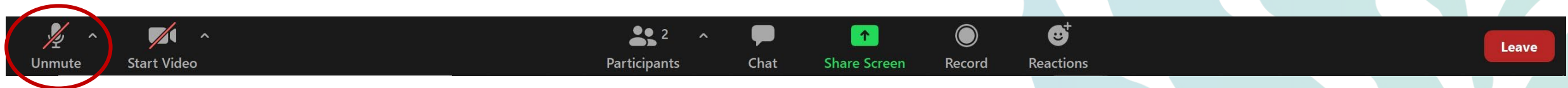
WELCOME & INTRODUCTIONS

LANCE SEGAWA

REGIONAL CEO, HAWAI'I HEALTH
SYSTEMS CORPORATION (HHSC)

ZOOM OVERVIEW

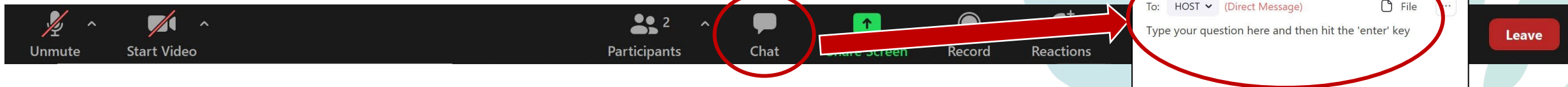
- Please remain on **MUTE** through the PROJECT OVERVIEW and SITE OVERVIEW portions of this meeting to help minimize distractions* to other participants.
- During the FEEDBACK and Q & A sessions, we encourage participants to get involved and speak! We will provide more direction on when to UNMUTE at that time.



**If we notice any audio or video that distracts other participants from hearing the presentation, we may mute the participant or turn off the video temporarily.*

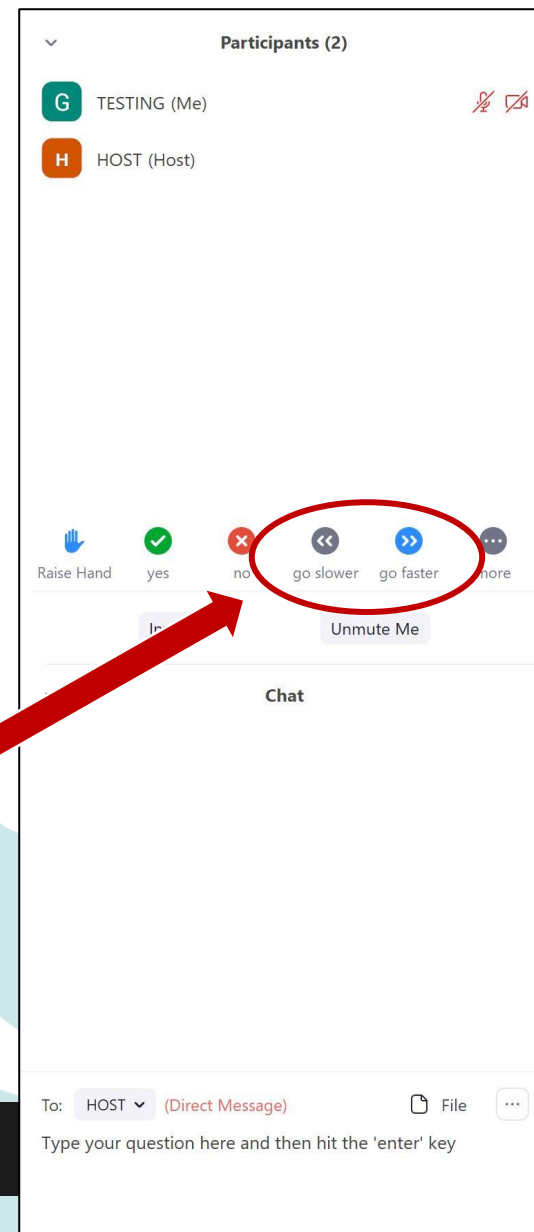
ZOOM OVERVIEW

- If you have **QUESTIONS** or **TECHNICAL DIFFICULTIES**, please click the CHAT function at the bottom.
 - Select **TY** or **DAYEA** in the dropdown menu to send a **(Direct Message)**
 - Type your question



ZOOM OVERVIEW

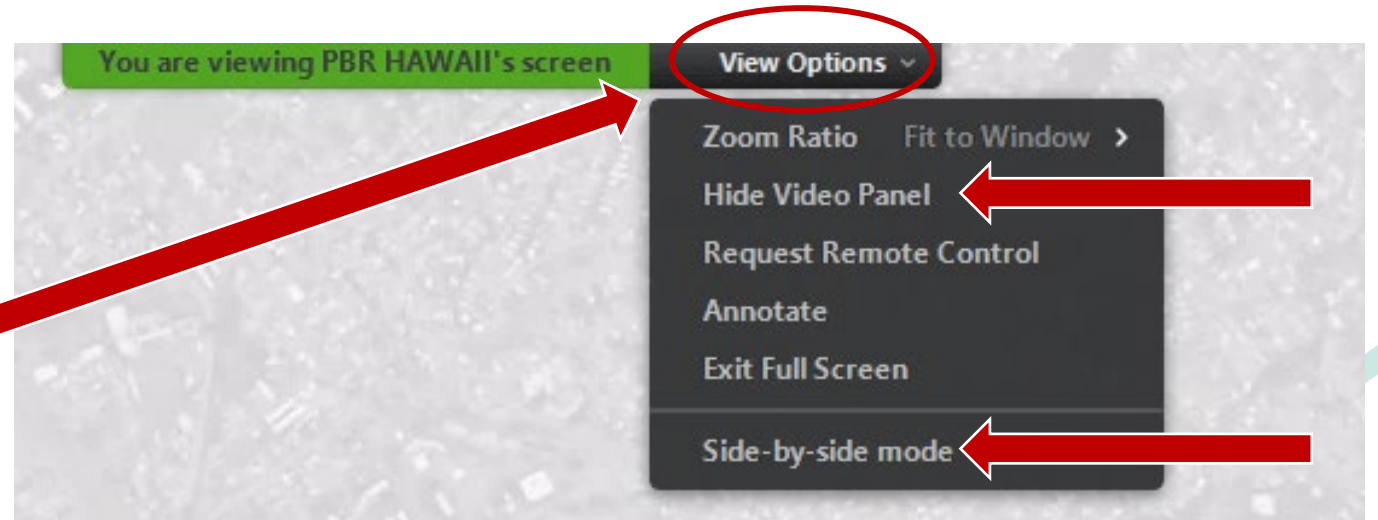
- If we are going TOO FAST or TOO SLOW during the presentation, please let us know using the reaction buttons.



ZOOM OVERVIEW

You can change view options in the upper portion of your screen when you click on 'VIEW OPTIONS'.


- If the video panel is blocking your view of the slides, you may click 'HIDE VIDEO PANEL'.
- If you would like to see both the video and the presentation slides, click 'SIDE-BY-SIDE MODE'.





PROJECT OVERVIEW

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
- 
- A decorative graphic of stylized teal leaves is located in the bottom right corner of the slide, partially overlapping the text.

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



PROJECT TIMELINE (~2 years)



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

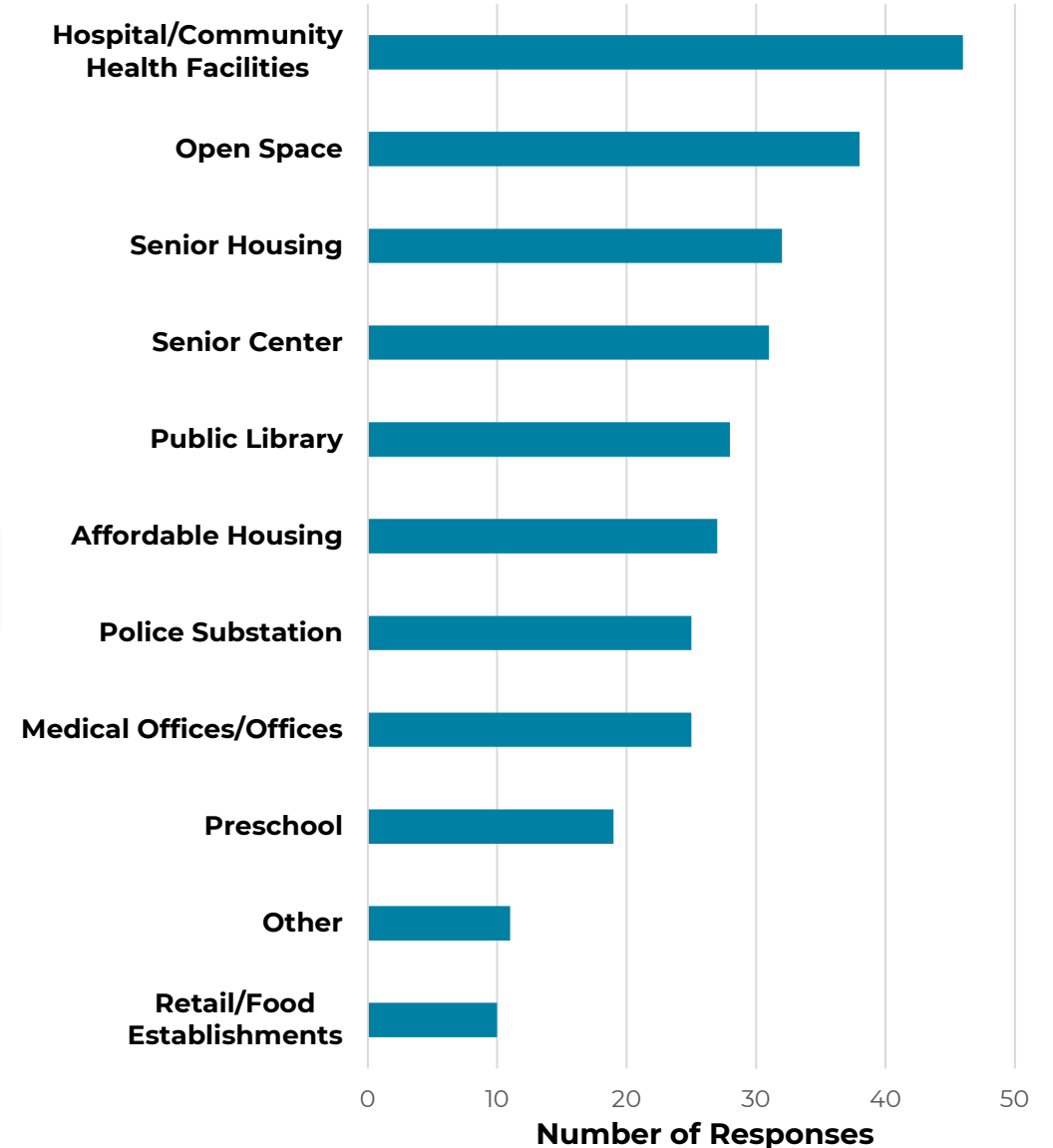
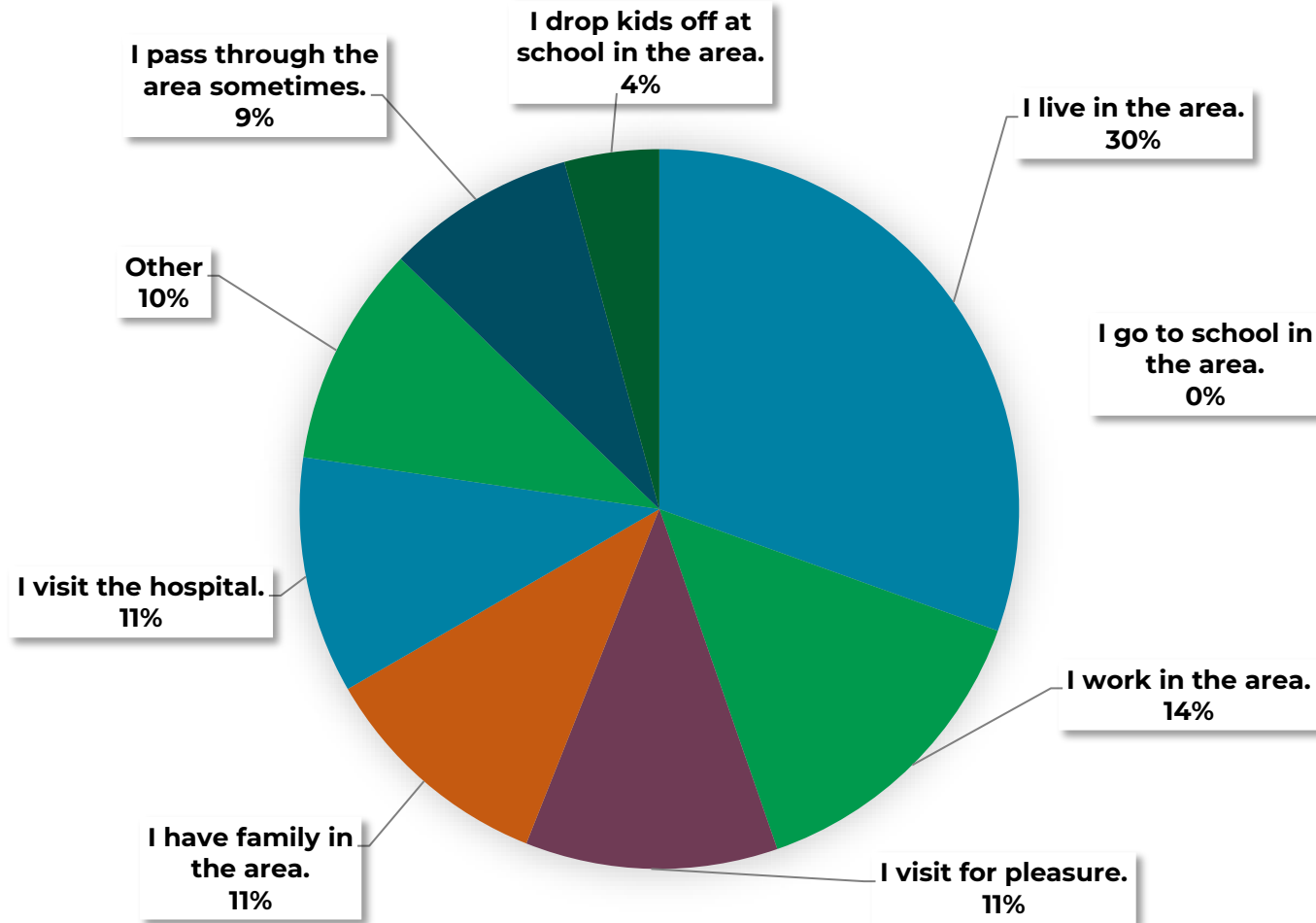


SURVEY RESULTS

(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."

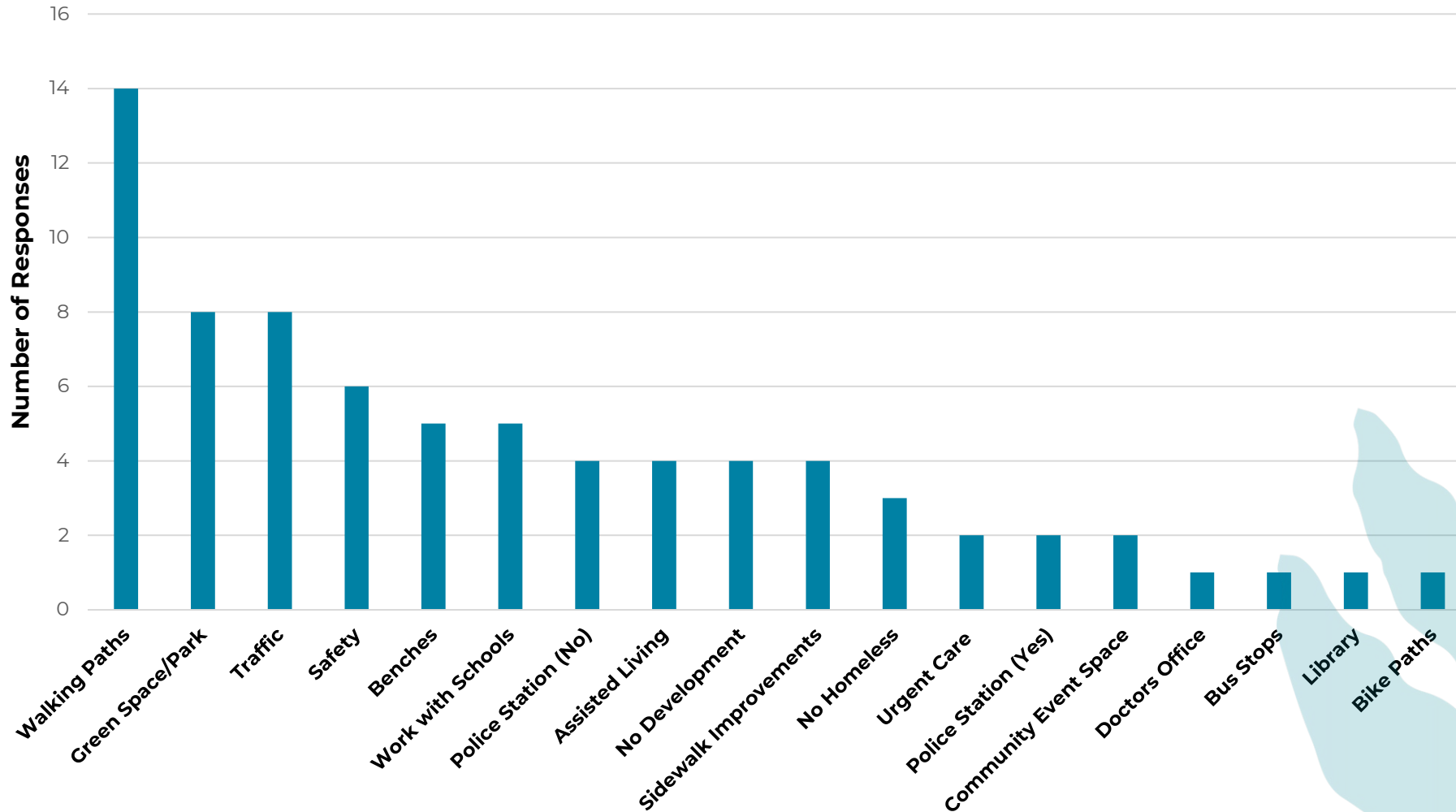
"I think the police substation should be located with the fire substation"

"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."

COMMENT CARDS



TOP 6 PRIORITIES:

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



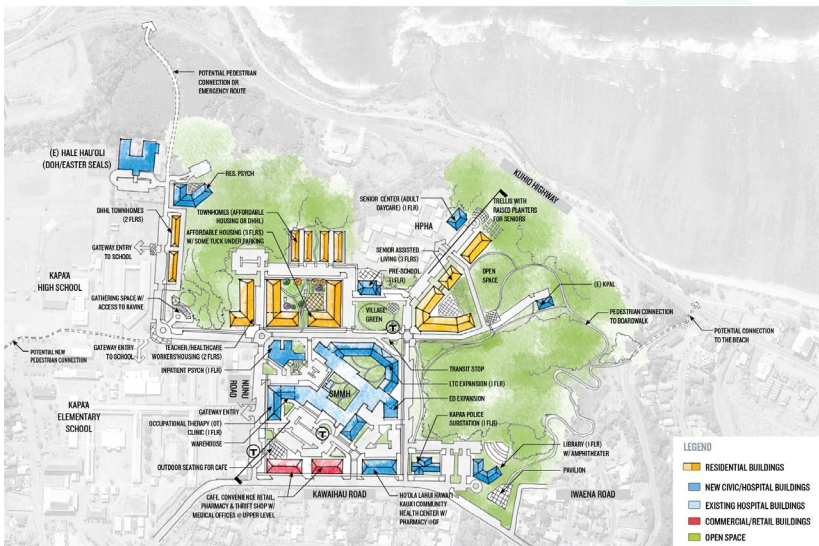
**DESIGN
ALTERNATIVES**



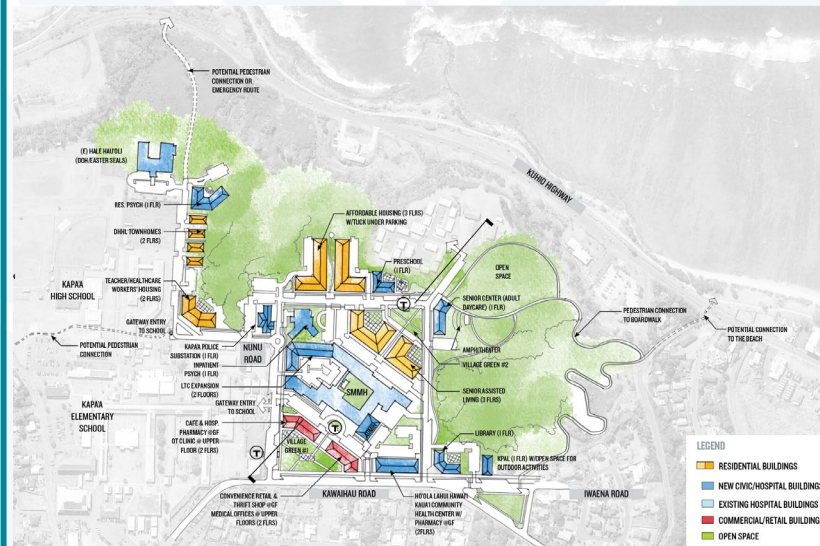
- LEGEND**
- - - PROPERTY LINE
 - - - ADJACENT (STATE) PARCELS
 - TRANSIT STOP
 - ⊗ NEW TRANSIT STOPS
 - ||||| CIRCULATION & CONNECTIONS
 - MAJOR ROADS
 - ✱ EXISTING ENTRANCES "FRONT DOORS"
 - ✱ NEW ENTRANCES "FRONT DOORS"
 - EXISTING GATES
 - ➔ POTENTIAL PEDESTRIAN CONNECTIONS
 - ▼ VIEWS
 - ➔ FUTURE BIKE-PED CONNECTIONS
 - ||||| PLANNED STREET IMPROVEMENTS
 - NEW PARKING FOR SCHOOL



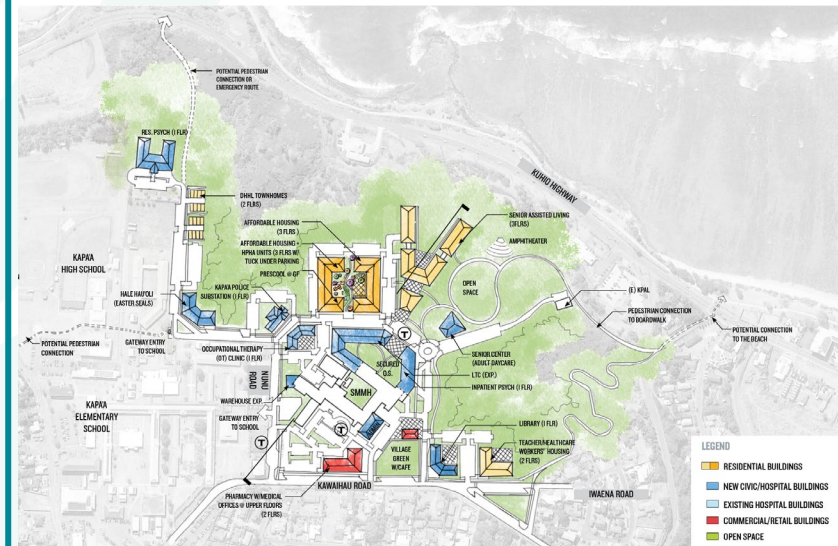
OPTIONS OVERVIEW



Option A: Main Street with Village Green



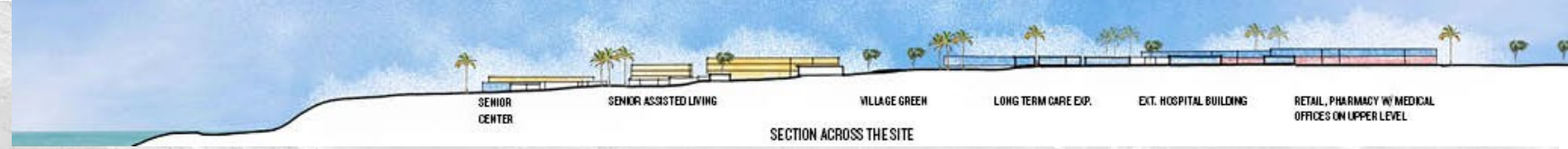
Option B: Duo Village Greens



Option C: The Bluff

OPTION A:

Main Street with Village Greens



LEGEND

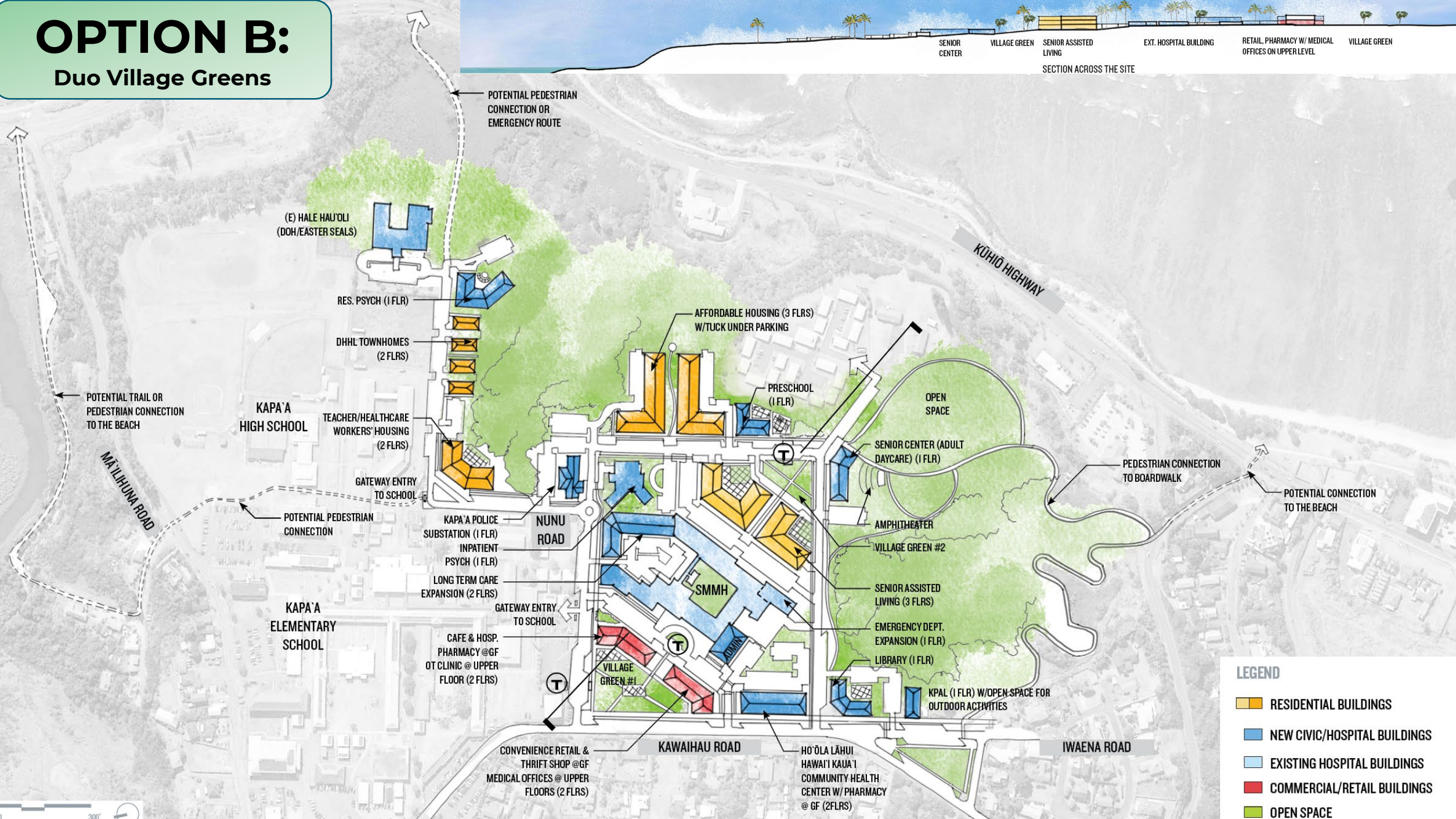
- RESIDENTIAL BUILDINGS
- NEW CIVIC/HOSPITAL BUILDINGS
- EXISTING HOSPITAL BUILDINGS
- COMMERCIAL/RETAIL BUILDINGS
- OPEN SPACE



OPTION B: Duo Village Greens

SECTION ACROSS THE SITE

SENIOR CENTER VILLAGE GREEN SENIOR ASSISTED LIVING EXT. HOSPITAL BUILDING RETAIL, PHARMACY W/ MEDICAL OFFICES ON UPPER LEVEL VILLAGE GREEN



LEGEND

- RESIDENTIAL BUILDINGS
- NEW CIVIC/HOSPITAL BUILDINGS
- EXISTING HOSPITAL BUILDINGS
- COMMERCIAL/RETAIL BUILDINGS
- OPEN SPACE

OPTION C:

The Bluff



SECTION THROUGH KAWAIHAU RD
SENIOR ASSISTED LIVING LONG TERM CARE EXP. EXT. HOSPITAL BUILDING RETAIL + MEDICAL OFFICES

POTENTIAL PEDESTRIAN CONNECTION OR EMERGENCY ROUTE

RES. PSYCH (1 FLR)

DHHL TOWNHOMES (2 FLRS)

AFFORDABLE HOUSING (3 FLRS)

AFFORDABLE HOUSING + HPHA UNITS (3 FLRS W/ TUCK UNDER PARKING)

PRESCHOOL @ GF

KAPA'A HIGH SCHOOL

HALE HAUOLI (EASTER SEALS)

KAPA'A POLICE SUBSTATION (1 FLR)

POTENTIAL TRAIL OR PEDESTRIAN CONNECTION TO THE BEACH

MAI'ILUNA ROAD

POTENTIAL PEDESTRIAN CONNECTION

GATEWAY ENTRY TO SCHOOL

OCCUPATIONAL THERAPY (OT) CLINIC (1 FLR)

KAPA'A ELEMENTARY SCHOOL

WAREHOUSE EXPANSION (1 FLR)

GATEWAY ENTRY TO SCHOOL

NUNU ROAD

SMMH

SECURED O.S.

SENIOR CENTER (ADULT DAYCARE) (1 FLR)

LONG TERM CARE EXPANSION (3 FLRS)

INPATIENT PSYCH (1 FLR)

EMERGENCY DEPT. EXPANSION (1 FLR)

ADMIN W/PHARMACY @ GF (2 FLRS)

LIBRARY (1 FLR)

TEACHER/HEALTHCARE WORKERS' HOUSING (2 FLRS)

(E) KPAL

PEDESTRIAN CONNECTION TO BOARDWALK

POTENTIAL CONNECTION TO THE BEACH

KUHIO HIGHWAY

KAWAIHAU ROAD

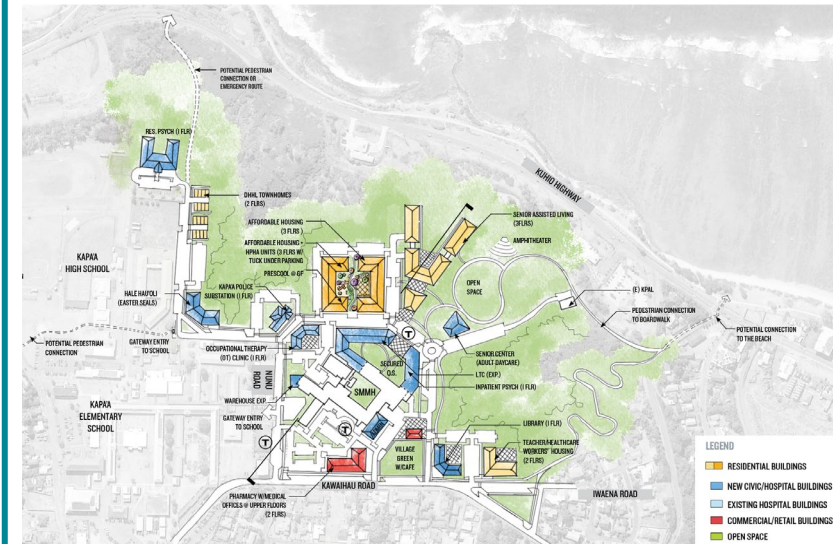
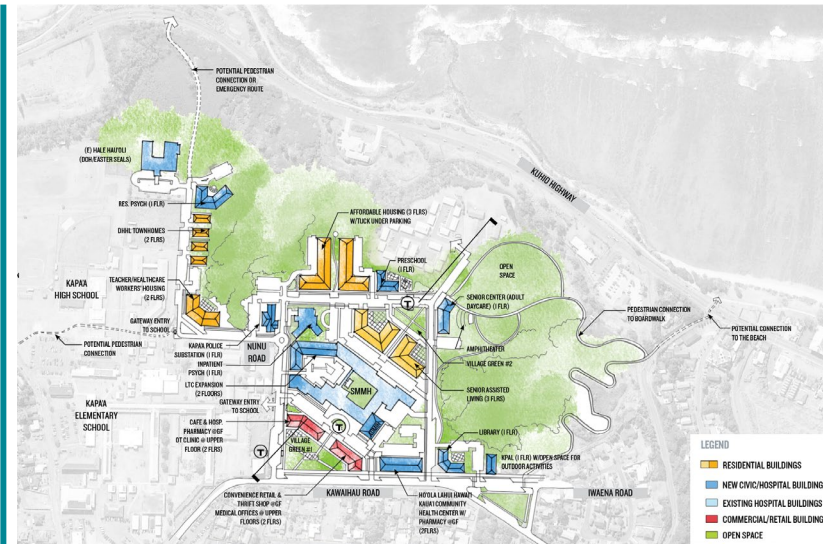
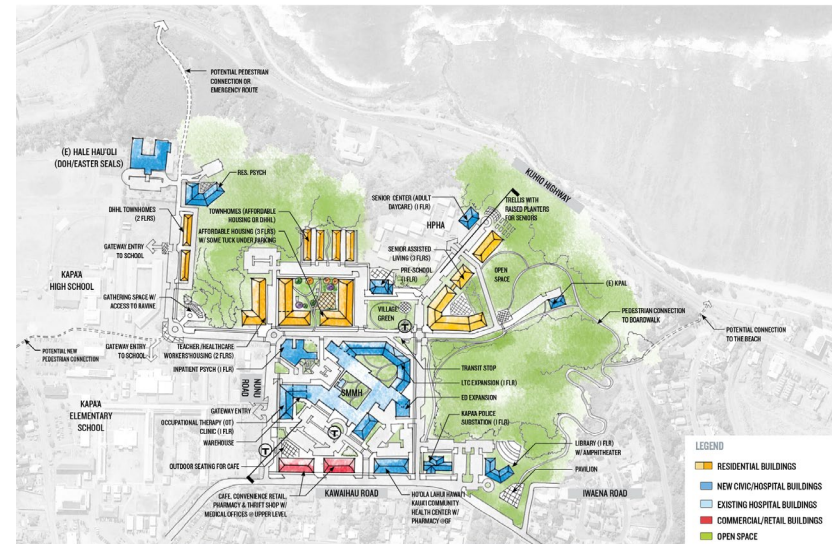
IWAENA ROAD

HO'OLA LAHUI HAWAII KAUAI COMMUNITY HEALTH CENTER @ UPPER FLOOR PHARMACY, CONVENIENCE RETAIL @ GF (2 FLRS)

LEGEND

- RESIDENTIAL BUILDINGS
- NEW CIVIC/HOSPITAL BUILDINGS
- EXISTING HOSPITAL BUILDINGS
- COMMERCIAL/RETAIL BUILDINGS
- OPEN SPACE

OPTIONS COMPARISON



Option A: Main Street with Village Green

Option B: Duo Village Greens

Option C: The Bluff

- 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.

- 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.

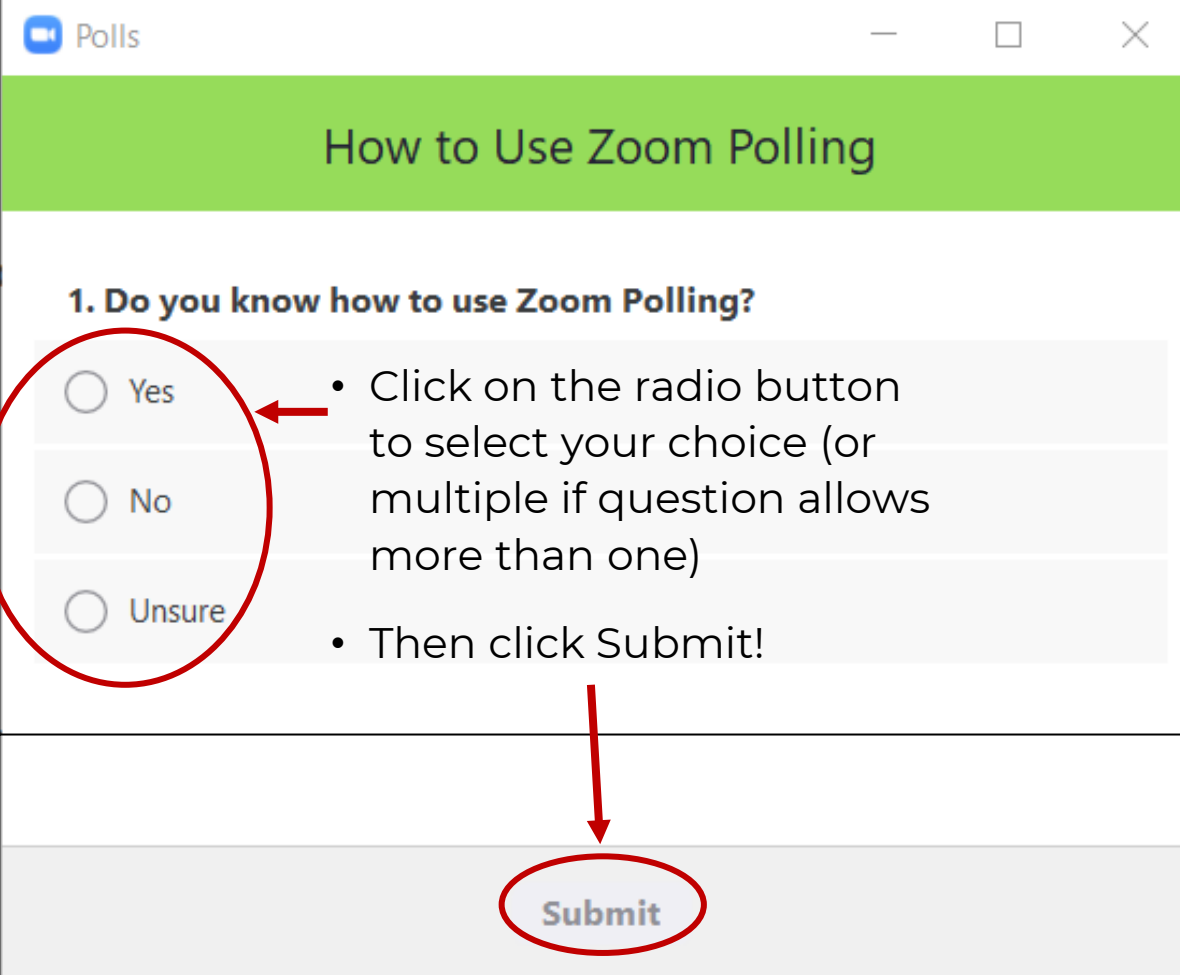
- Compact hospital campus with village green, retail, library, teacher/healthcare workers’ housing along Kawaihau Rd.
- Senior assisted living and senior center at the large bluff park with amphitheater.
- Kapa‘a Police Substation, DHHL housing, new residential psych and new Easter Seals facility along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



**LIVE POLLING
& FEEDBACK
SESSION**

ZOOM FEEDBACK OVERVIEW – POLLING

Live polling
on your
computer:



The screenshot shows a window titled "Polls" with a green header "How to Use Zoom Polling". The main content area contains a poll question: "1. Do you know how to use Zoom Polling?". Below the question are three radio button options: "Yes", "No", and "Unsure". A red circle highlights the "Yes" option, and a red arrow points to it from the right. To the right of the options is a list of instructions: "Click on the radio button to select your choice (or multiple if question allows more than one)" and "Then click Submit!". A red arrow points from the "Submit" button in the bottom right corner of the poll area up to the "Yes" option.

1. Do you know how to use Zoom Polling?

Yes

No

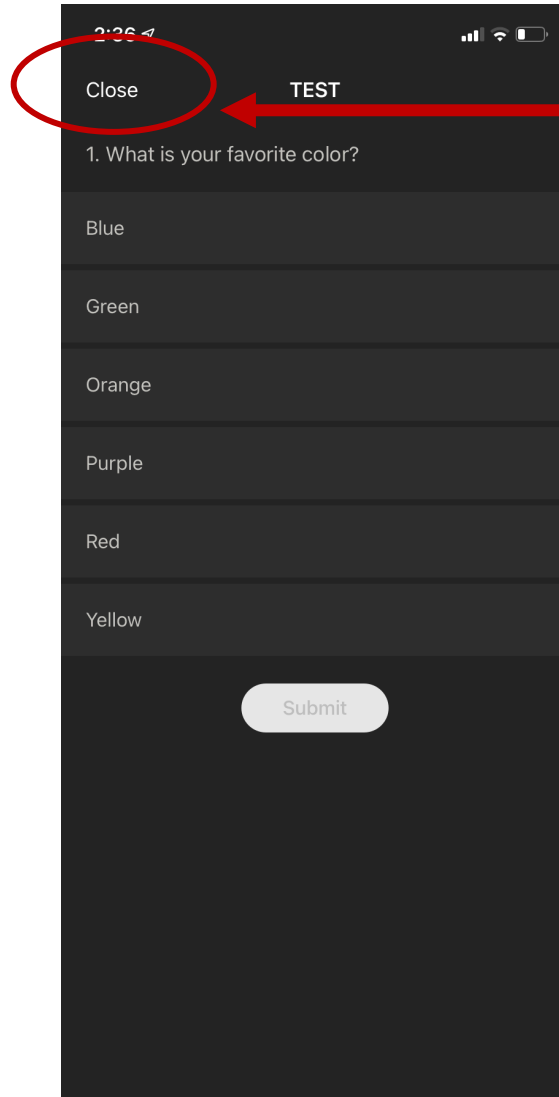
Unsure

- Click on the radio button to select your choice (or multiple if question allows more than one)
- Then click Submit!

Submit

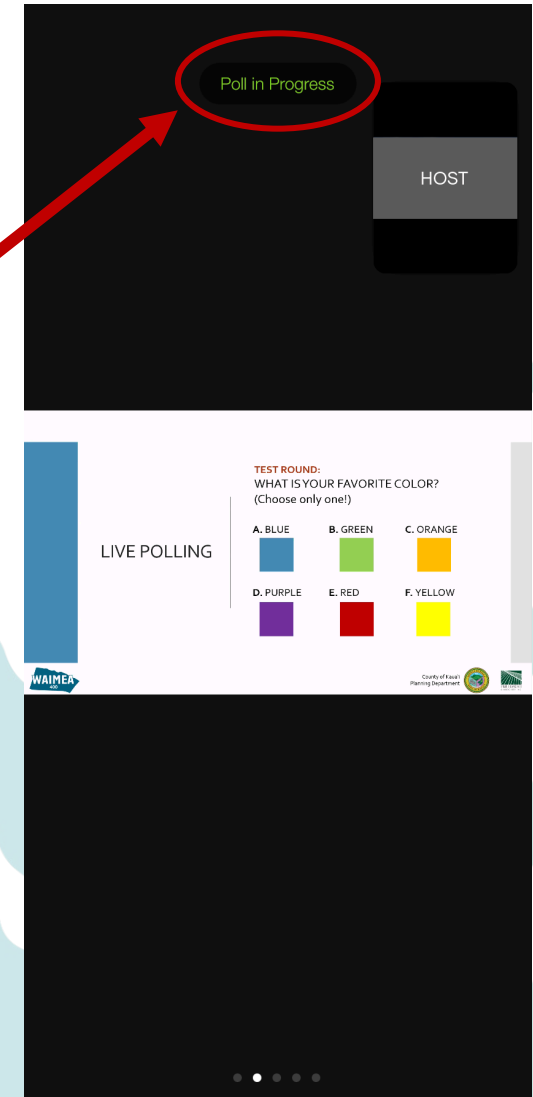
ZOOM FEEDBACK OVERVIEW – POLLING

Live polling
on your
phone:



Click "Close" to view
the presentation
slide.

Click "Poll in Progress"
to return to poll.



ZOOM POLLING TEST QUESTION

TEST ROUND:

WHAT IS YOUR FAVORITE COLOR?
(Choose only one!)

BLUE



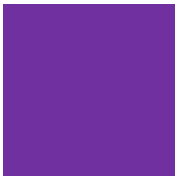
GREEN



ORANGE



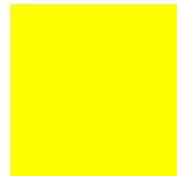
PURPLE



RED



YELLOW



ZOOM FEEDBACK OVERVIEW – CHAT BOX

You may also submit your answers and feedback using the **CHAT BOX!**

- Select **Everyone** in the chat box if you want everyone to see
- Select a **PBR HAWAII** host/co-host (**Direct Message**) to only send to the project team

You can also submit feedback after the meeting via email at: planmahelona@gmail.com

The image shows a Zoom meeting interface. At the bottom, there is a black toolbar with icons for Unmute, Start Video, Participants (2), Chat, Share Screen, Record, and Reactions. The 'Chat' icon is circled in red, and a red arrow points from it to a larger inset window on the right. This inset window shows the Zoom chat interface. At the top, it says 'Participants (2)' and lists 'TESTING (Me)' and 'HOST (Host)'. Below this are reaction buttons: Raise Hand, yes, no, go slower, go faster, and more. There are also 'Invite' and 'Unmute Me' buttons. The main chat area is titled 'Chat' and has a dropdown menu set to 'To: Everyone'. Below the dropdown is a text input field with the placeholder 'Type message here...'. A red circle highlights the 'To: Everyone' dropdown and the text input field. A red 'Leave' button is visible in the bottom right corner of the inset window.

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LIVE POLLING

Please select your preferred location for the **library**

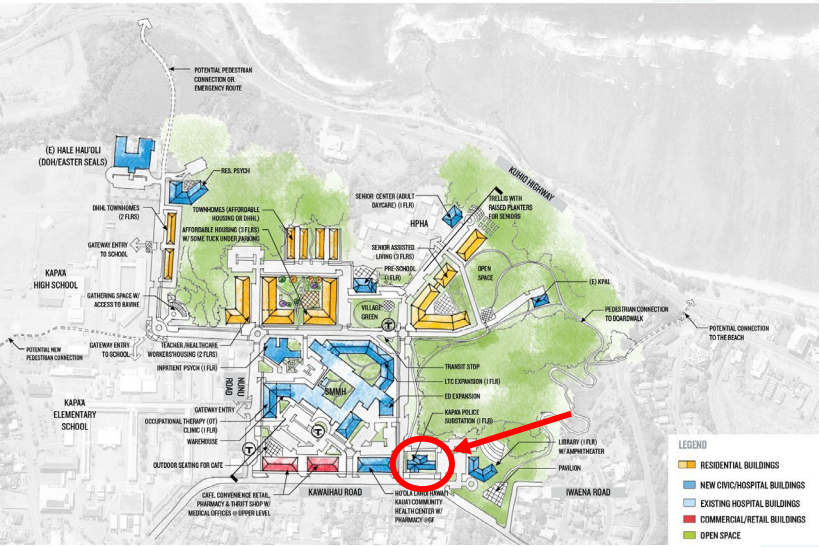
- A
- B
- C

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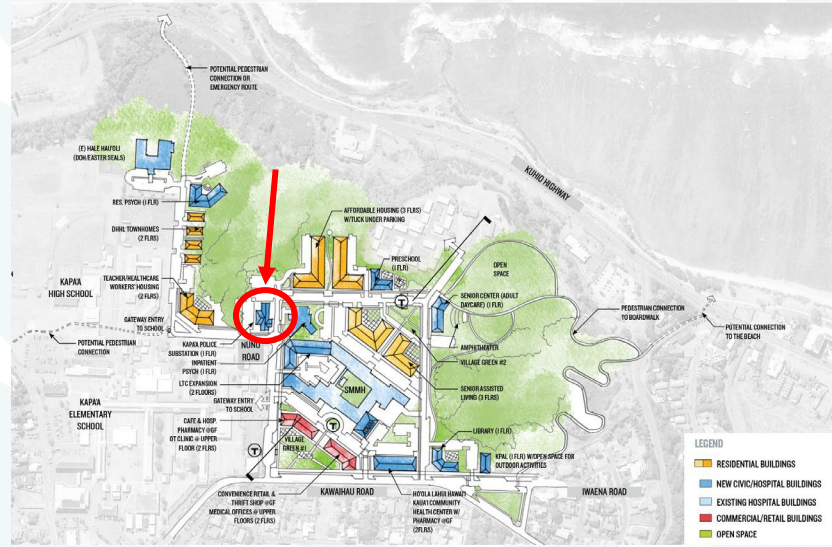
LIVE POLLING

Please select your preferred location for the **police substation**

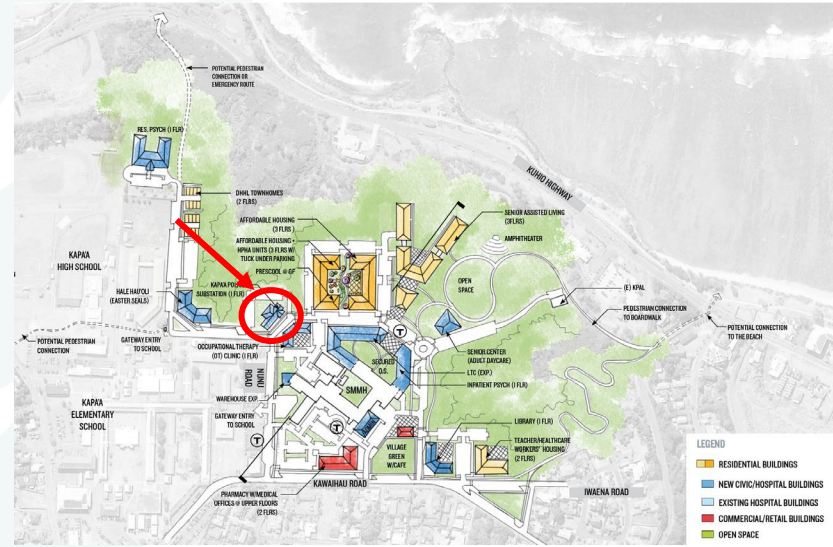
- A
- B
- C



Option A: Main Street with Village Green



Option B: Duo Village Greens



Option C: The Bluff

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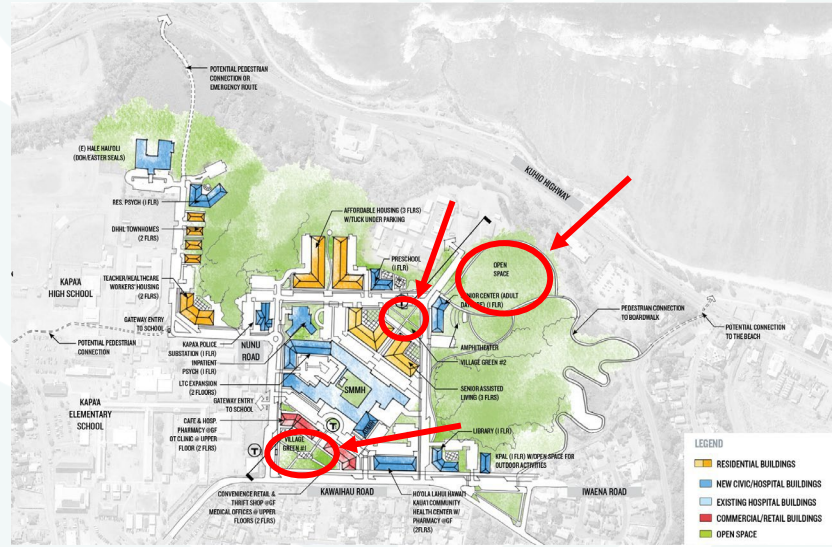
LIVE POLLING

Please select your preferred location for the **open space**

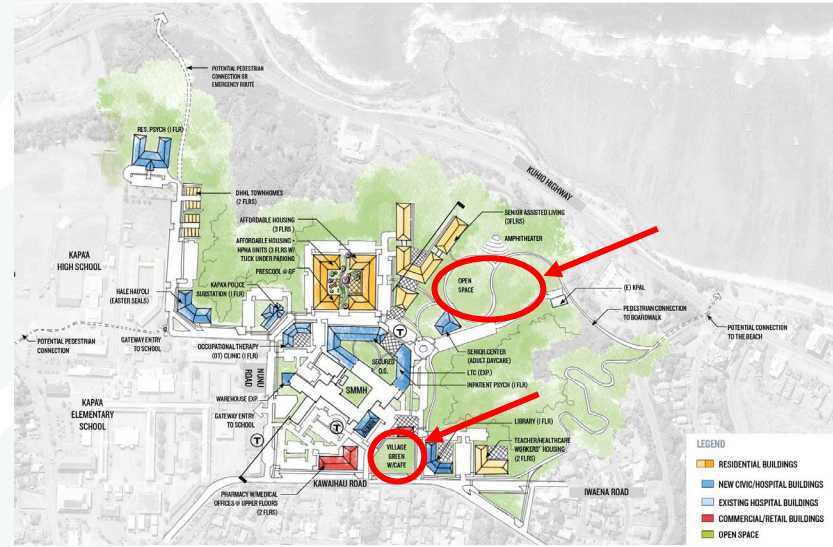
- A
- B
- C



Option A: Main Street with Village Green



Option B: Duo Village Greens



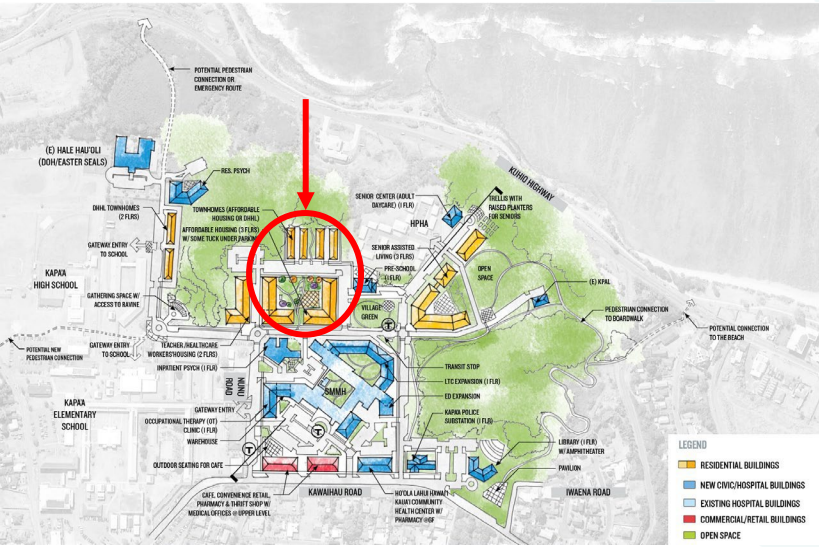
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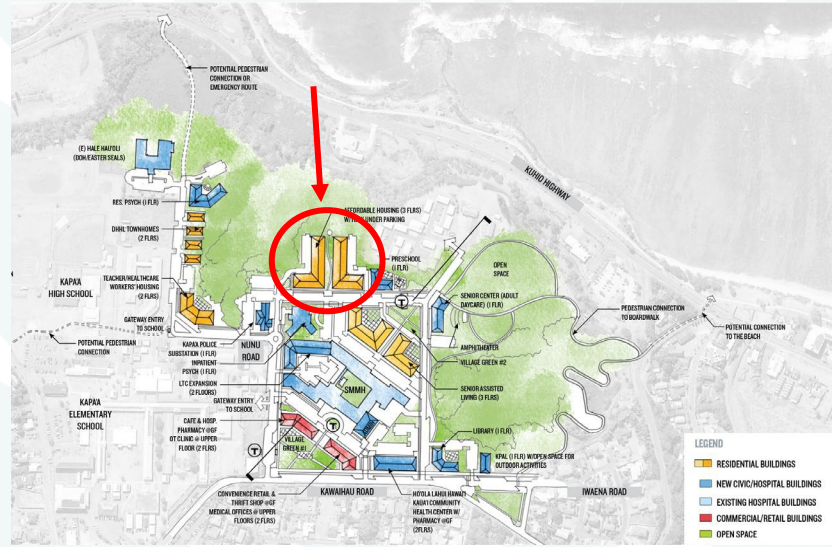
LIVE POLLING

Please select your preferred location for the **affordable housing**

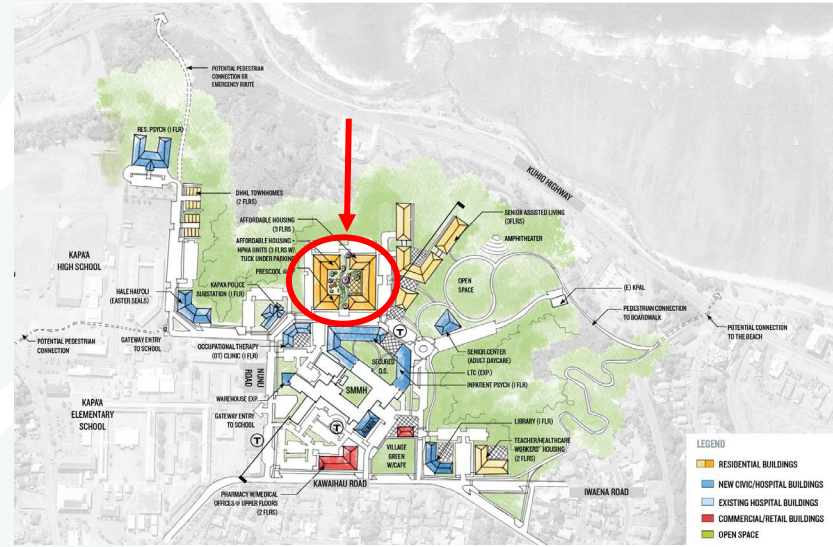
- A
- B
- C



Option A: Main Street with Village Green



Option B: Duo Village Greens



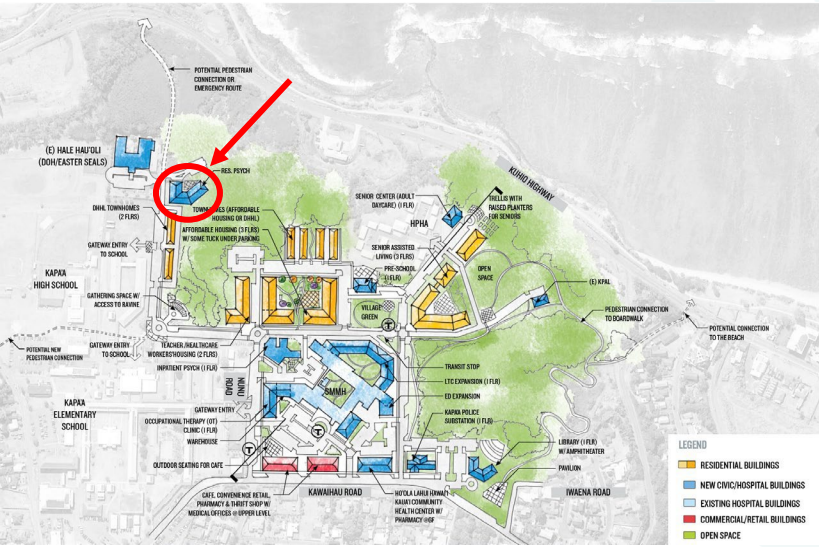
Option C: The Bluff

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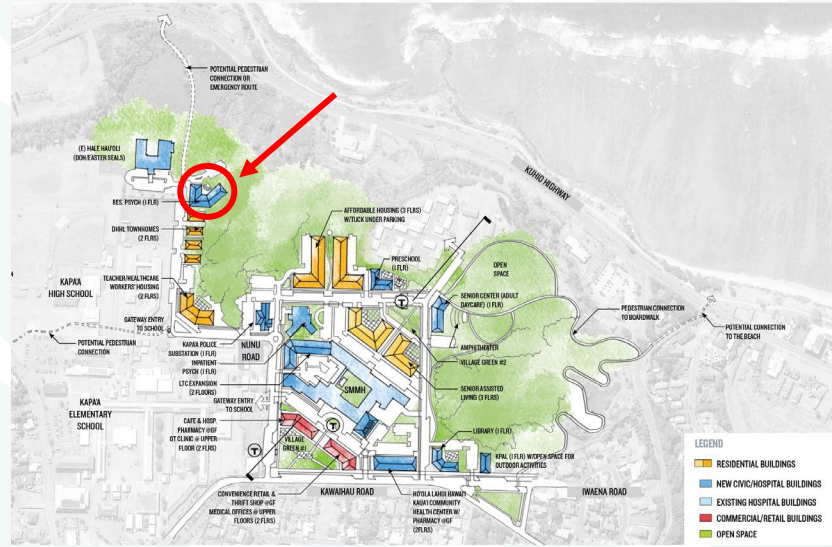
LIVE POLLING

Please select your preferred location for the **residential behavioral health**

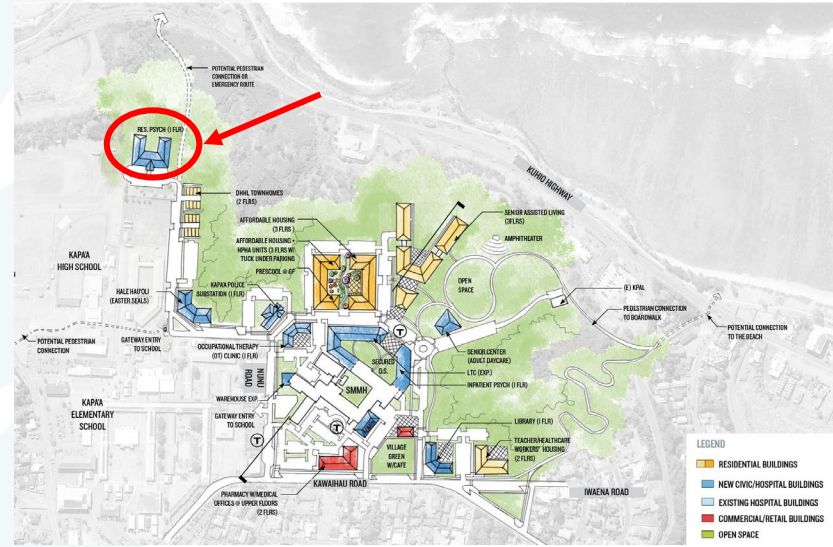
- A
- B
- C



Option A: Main Street with Village Green



Option B: Duo Village Greens



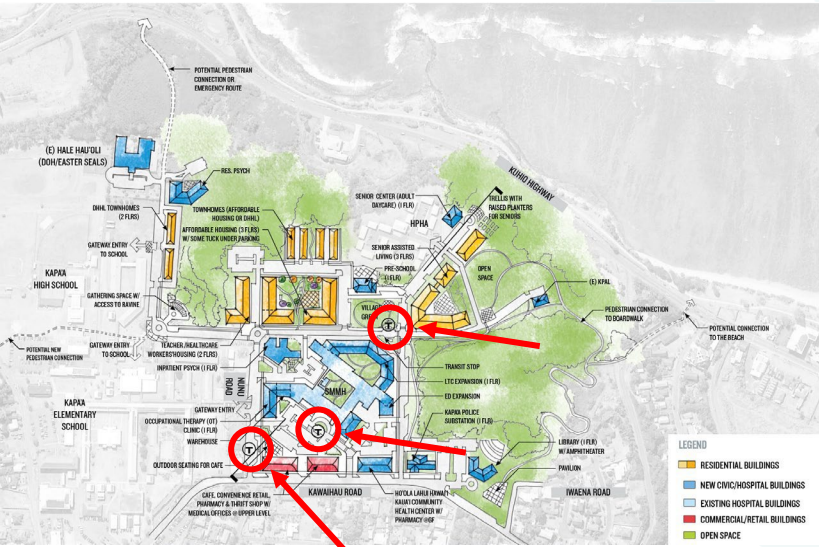
Option C: The Bluff

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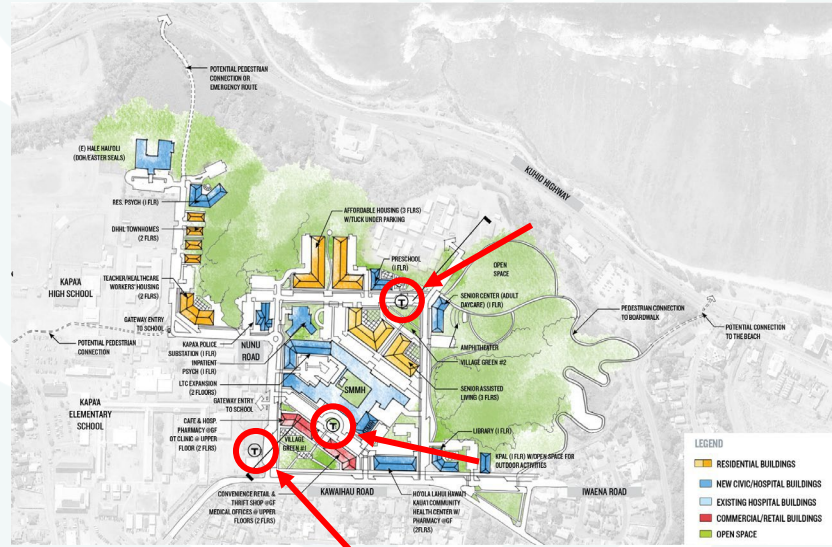
LIVE POLLING

Please select your preferred location for the **transit hubs**

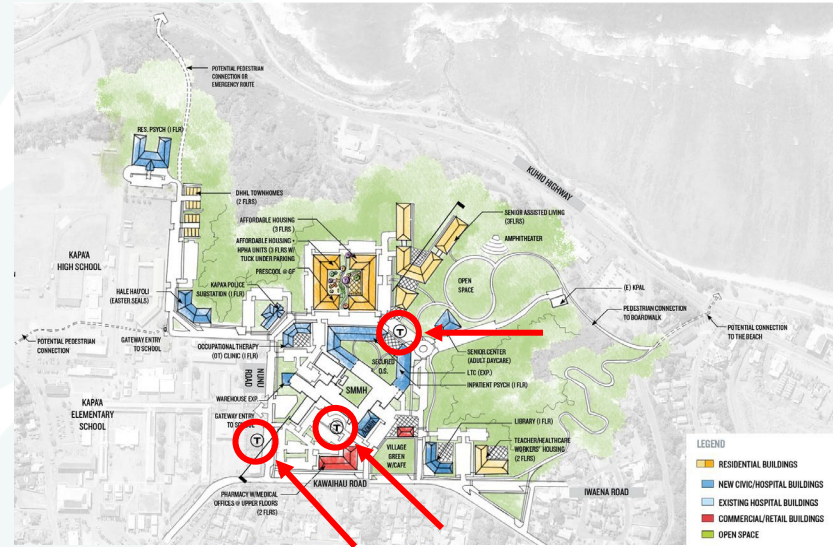
- A
- B
- C



Option A: Main Street with Village Green



Option B: Duo Village Greens



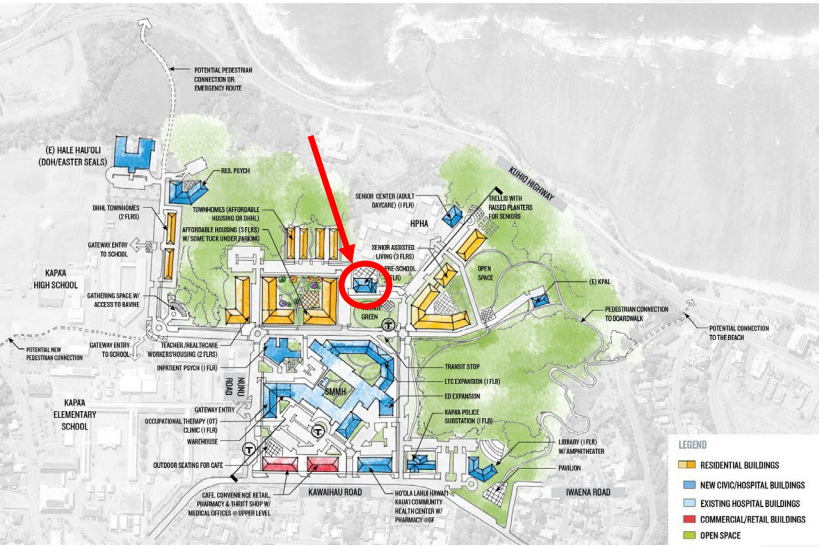
Option C: The Bluff

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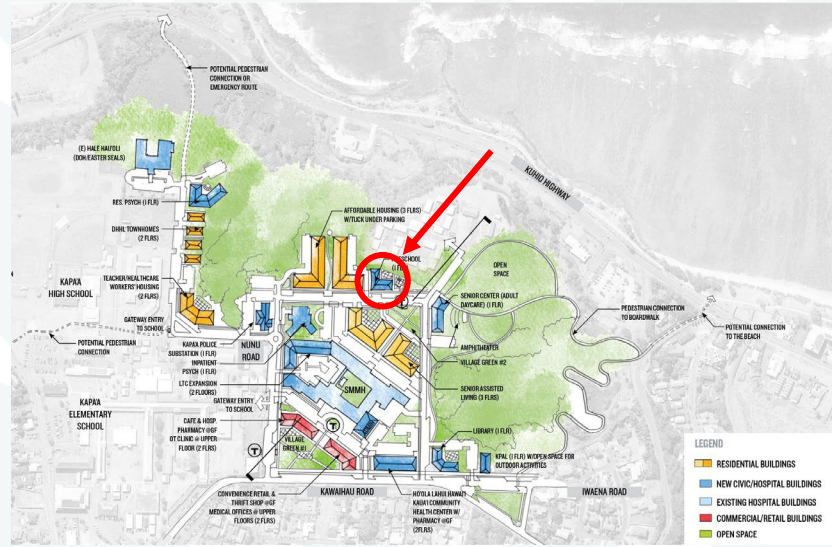
LIVE POLLING

Please select your preferred location for the **preschool**

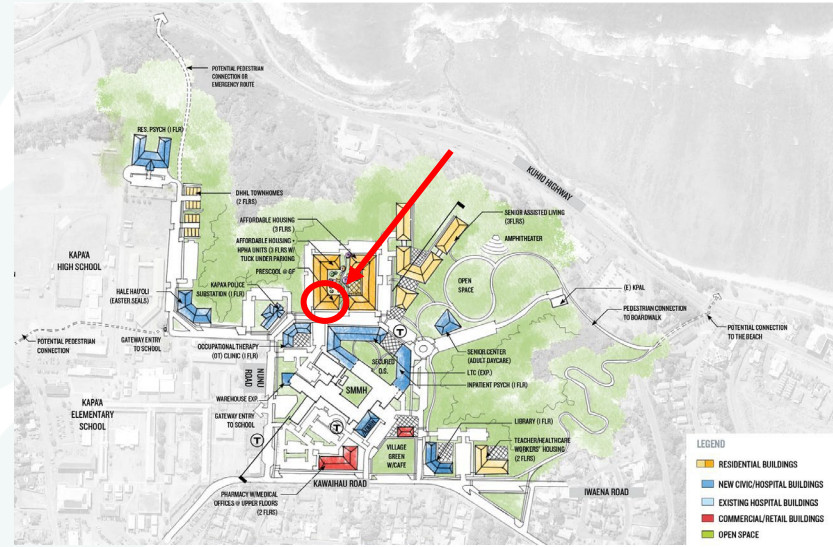
- A
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Option A: Main Street with Village Green



Option B: Duo Village Greens



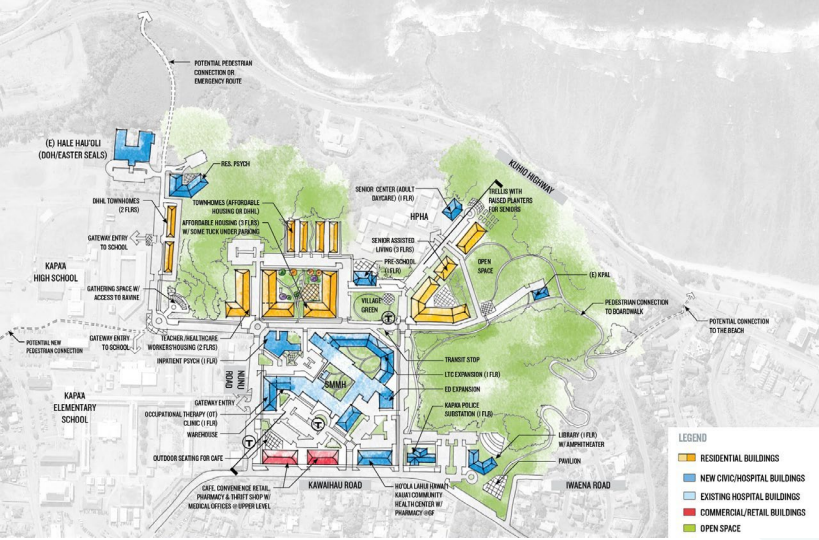
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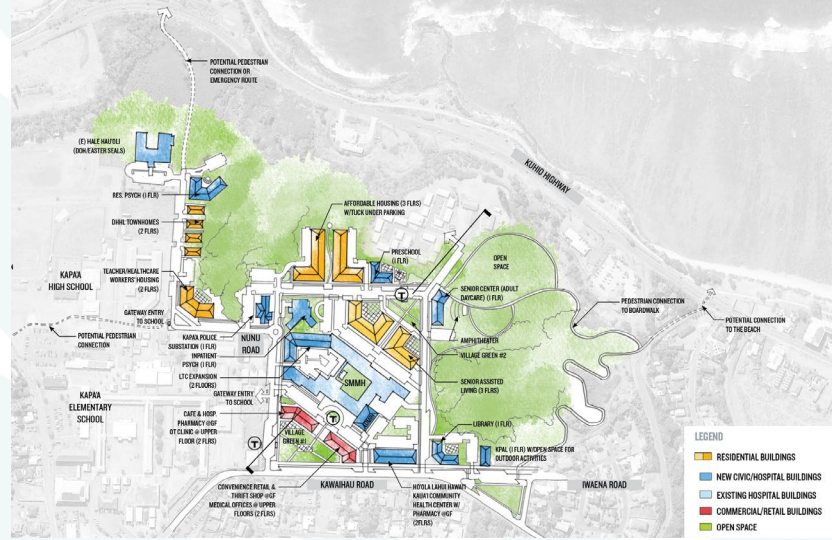
LIVE POLLING

Please select your
overall favorite
alternative

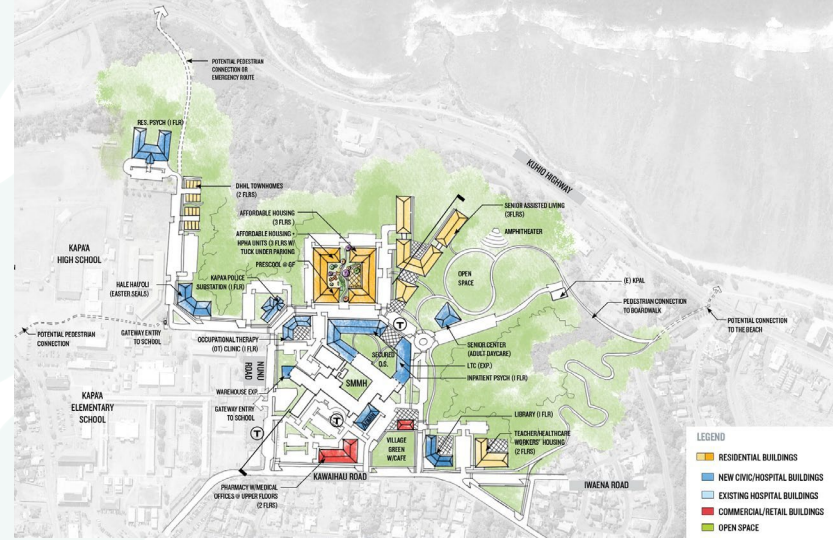
- Option A
- Option B
- Option C



Option A: Main Street with Village Green



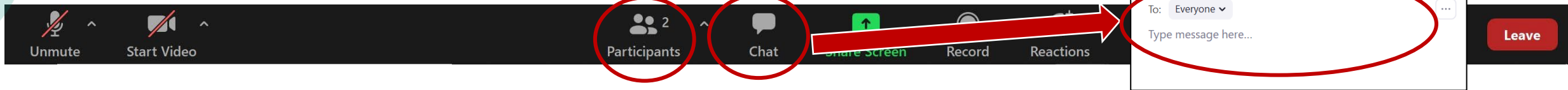
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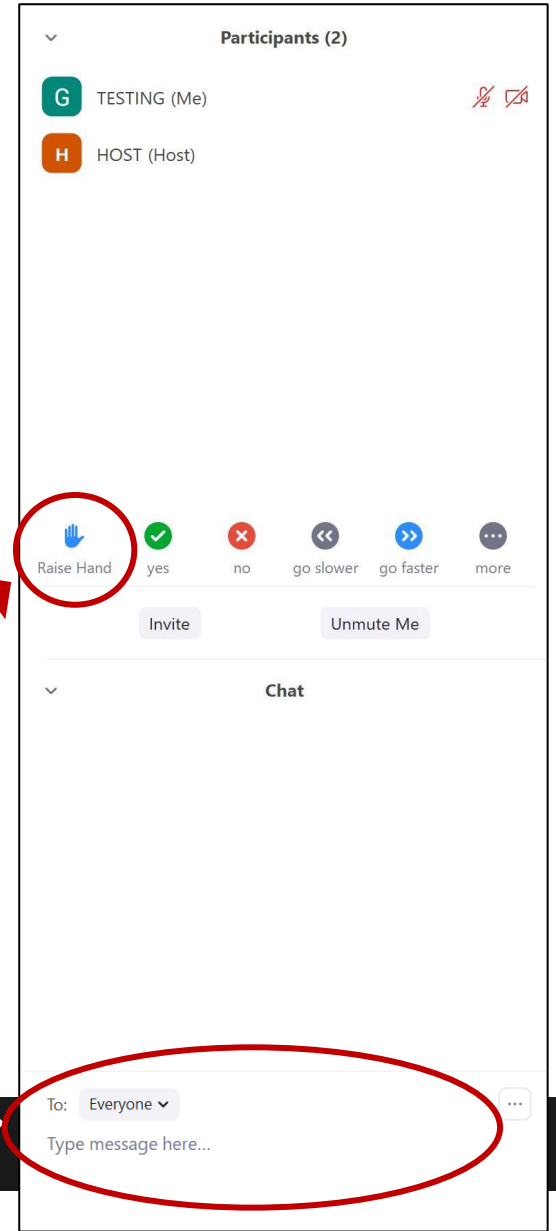
Option C: The Bluff

Any other comments or questions?

ENTER YOUR QUESTIONS INTO THE **CHAT BOX** OR '**RAISE YOUR HAND**' TO BE CALLED ON



The image shows a Zoom meeting control bar at the bottom and a chat window on the right. The control bar includes icons for Unmute, Start Video, Participants (2), Chat, Share Screen, Record, and Reactions. The chat window shows a list of participants (TESTING (Me) and HOST (Host)), a 'Raise Hand' button circled in red, and a 'Chat' section with a 'Type message here...' input field also circled in red. A red arrow points from the 'Chat' icon in the control bar to the 'Raise Hand' button in the chat window.

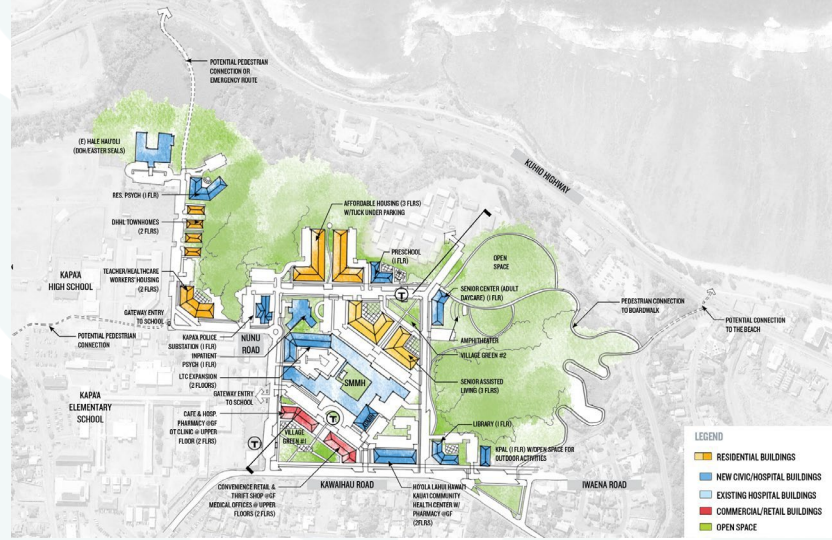


The chat window displays the 'Participants (2)' list with 'TESTING (Me)' and 'HOST (Host)'. Below the list are buttons for 'Raise Hand', 'yes', 'no', 'go slower', 'go faster', and 'more'. There are also 'Invite' and 'Unmute Me' buttons. The 'Chat' section is visible with a 'To: Everyone' dropdown and a 'Type message here...' input field. A red arrow points from the 'Chat' icon in the control bar to the 'Raise Hand' button in the chat window.

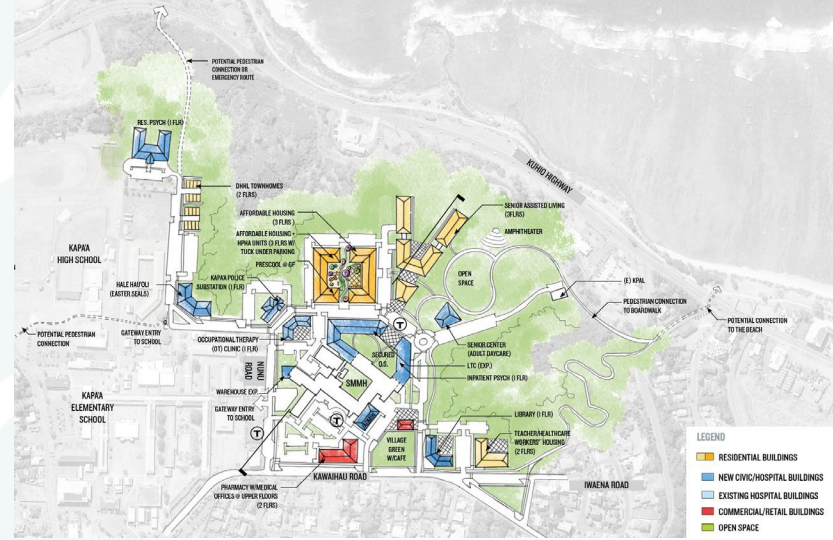
Leave



Option A: Main Street with Village Green

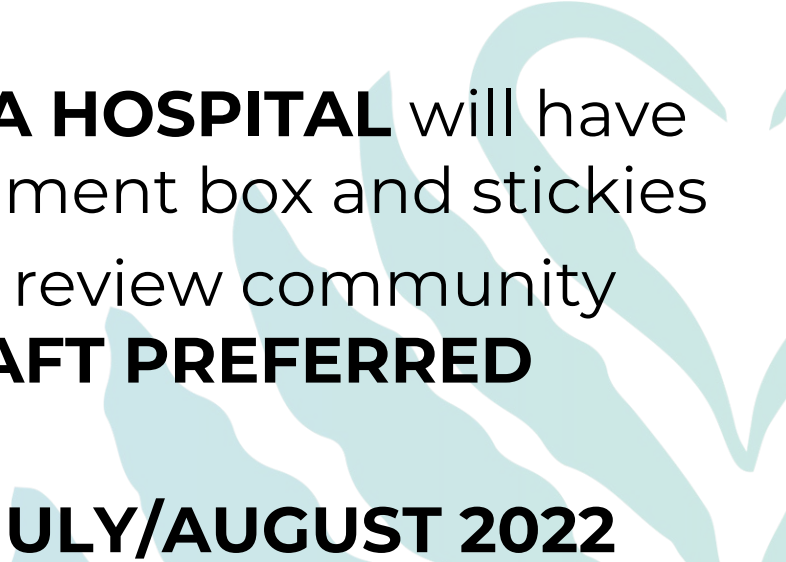


Option B: Duo Village Greens



Option C: The Bluff

NEXT STEPS

- The conceptual alternatives and feedback survey will be posted on the project website until **JUNE 10, 2022**
 - These slides and a recording of this meeting will also be posted at WWW.PLANMAHELONA.COM
 - **KAPA'A PUBLIC LIBRARY** and **MAHELONA HOSPITAL** will have the alternative plans posted up with a comment box and stickies
 - Design Team and Steering Committee will review community input and refine the alternatives into a **DRAFT PREFERRED MASTER PLAN**
 - Next community meeting anticipated for **JULY/AUGUST 2022**
- 
- A decorative graphic of teal-colored leaves is located in the bottom right corner of the slide, partially overlapping the text.



MAHALO!

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