

STATE OF HAWAI‘I
DEPARTMENT OF LAND AND NATURAL RESOURCES
Office of Conservation and Coastal Lands
Honolulu, Hawai‘i

October 11, 2019

**Board of Land and
Natural Resources
State of Hawai‘i
Honolulu, Hawai‘i**

REGARDING: Final Environmental Impact Statement (EIS) Acceptance Determination for the Adventist Health Castle Master Plan- Hawai‘i Loa Campus

APPLICANT: Adventist Health Castle

AGENT: G70

LOCATION: 45-045 Kamehameha Hwy., Kaeleuli, Kāne‘ohe/Kailua, Island of O‘ahu

LANDOWNER: Castle Medical Center

TAX MAP KEY: (1) 4-5-035:010

SUBZONE: Hawai‘i Loa College Special

Project Area Description (Exhibits A, B, C)

Adventist Health Castle (AHC) recently purchased the 132-acre Hawai‘i Pacific University (HPU) campus in 2016 to create a medical campus to allow AHC to meet the community’s current and future medical needs. The site currently is being leased by HPU and has been utilized as a college campus for over forty years and lies within the Hawai‘i Loa College Special subzone. The campus is composed of 11 buildings that include an Academic Center, dining commons, six residence halls, two modular buildings, a maintenance building and surface parking. The site is landscaped with a variety of shrubs and mature trees. Athletic fields and courts complete the campus. The campus has one ingress and egress point to/from Kamehameha Hwy.

Proposed Project (Exhibit D)

The AHC proposes to create a state-of-the-art medical campus utilizing future trends in comprehensive medical care to meet the changing health care needs of Windward O‘ahu residents. The Master Plan guides the phased development through a roughly 15-year period to transform the educational campus to a medical campus. Phase 1 and 2 of the AHC Master Plan are envisioned for completion in project years 2 through 10. In these phases, existing HPU structures are transformed or removed with new structures constructed to provide a cancer center and medical offices. In Phase 3, projected for years 10 to 15, a 160-bed hospital is proposed to be constructed.

- Phase I-Visually minimize, naturalize and landscape the existing parking area; transform the existing Academic Center to a Cancer Center; Construct a 5,000-ft² radiation treatment space; and add on-grade parking southwest of the Cancer Center.
- Phase II-Construct outpatient services: 2 four-story medical office buildings that will house primary care doctors, wellness and imaging services, ambulatory surgical and minor procedures, walkways, a café and health and patient oriented retail.
- Phase III-Construct the hospital and bring all existing services of the Castle Medical Center site to the Hawai'i Loa campus. The four-story hospital will have a 92,650-ft² footprint with the tallest point less than the existing the Academic Center.
- In addition, a second entry and exit point is proposed along Kamehameha Hwy. north of the existing entrance.

The Master Plan sites building on the campus within areas previously developed and in areas approved for development under the authorized expansion of the HPU facilities noted as CDUP OA-3548 for the Hawaii Pacific University Master Plan approved by the Board on January 13, 2011. Like the previously approved Master Plan, no roofline will be higher than the that of the existing Academic Center. As the hospital design is most likely more than a decade away, emerging standards of care and technology will refine the facility details and space requirements.

Objective of the Proposed Action

The project has three objectives:

1. Meet the anticipated increase in non-urgent outpatient treatment by providing 100,000-ft² of facility space for medical offices, to include physicians' offices, cancer treatment, and a multi-specialty ambulatory surgery center that allows patients to return home following procedures.
2. Incorporate the healing power of nature and provide wellness programs in an outdoor setting available to inpatient, outpatients, employees and visitor and provide services in the form of walking paths, therapeutic activities such as gardening and opportunities for physical therapy.
3. Develop an inpatient facility with 160 single occupancy rooms to bring a 21st century care model to Windward O'ahu.

To meet these objectives, the medical campus requires specific site conditions:

- A central location to the largest population center of the Windward O'ahu region;
- Proximity to a major public roadway with or potential for City Bus accessibility; and
- A minimum of 30-acres to provide adequate facility space with associated outside areas for development of therapeutic, outdoor environments supportive of wholistic health and wellness.

FEIS ACCEPTABILITY EVALUATION:

Pursuant to Hawaii Administrative Rules (HAR) §11-200-23 **Acceptability** (b) A statement (i.e., Environmental Impact Statement) shall be deemed to be an acceptable document by the accepting authority or approving agency only if the following criteria are satisfied:

- 1) The procedures for assessment, consultation process, review, and the preparation and submission of the statement, have all been completed satisfactorily as specified in this chapter;
- 2) The content requirements described in this chapter have been satisfied; and
- 3) Comments submitted during the review process have received responses satisfactory to the accepting authority, or approving agency, and have been incorporated in the statement.

Additionally, pursuant to HAR, §11-200-23(d), for actions proposed by applicants requiring approval from an agency, the agency shall notify the applicant of its determination, and provide specific findings and reasons.

- Notice of the Environmental Impact Statement Preparation Notice (EISPN) was published in the March 23, 2018 Office of Environmental Quality Control's (OEQC) publication the Environmental Notice; and
- Notice of the Draft Environmental Impact Statement (DEIS) was published in the February 23, 2019 issue of OEQC publication the Environmental Notice.

The EIS evaluated a range of potential environmental, cultural, and socio-economic impacts associated with implementing the proposed action and alternatives, including short-term impacts associated with construction and land development. The following categories were discussed in the EIS: Climate, Climate Change and Sea Level Rise; Geology, Topography and Soils; Terrestrial Flora and Fauna; Groundwater; Surface water and Runoff; Natural Hazards; Cultural, Archaeological and Historical Architectural Resources; Land Use; Demographic and Economic; Public Services; Air Quality; Traffic and On-Site Circulation; Infrastructure and Utilities; Visual and Noise; and Hazardous Substances.

The technical Appendices included are: A Survey of Botanica Resources; Avian and Terrestrial Mammalian Survey; An Evaluation of Federal Jurisdictional Issues (Wetlands); Historic Preservation Documents (the HRS, 6E Submittal Form, the Cultural Impact Assessment, and the Hawai'i Loa College Reconnaissance Level Survey) and a Transportation Impact Analysis Report.

A review of the final EIS by staff concludes that the applicant addressed these issues in detail and has discussed relevant impacts and associated effects to the environment. Further staff's review of the FEIS found that all relevant comments on the proposed action received during the review process for the DEIS were addressed by the applicant and are included in the FEIS. In addition, while there were comments requesting more information regarding building material and specific construction, staff notes there were no comments opposed to the proposed action.

Alternatives

AHC considered three alternatives that were dismissed from further study: Provide decentralized outpatient and wellness services across a myriad of available building space throughout the Windward region; secure an alternative site of suitable size; and the no action alternative. The

alternative of decentralized services across the Windward region does not meet the project purpose and need to create a conveniently located modern healthcare campus with accessible landscaped spaces; An analysis of 30-acre parcels within the identified community growth boundary or designated for institutional use along major roadways are currently in active use; and the no alternative site was dismissed as the existing Castle Medical Center site is infeasible spatially at 10-acres and retrofitting and renovation of the existing hospital will disrupt services for an extended period of time.

In addition, three alternative configurations were proposed on the campus site and were analyzed using earth work, visual impact and storm water drainage as the criteria. The preferred alternative that has been evaluated in this EIS requires the least amount of grading and minimizes visual impacts.

The evaluated site is centrally located to the largest populations of the Windward region and is in proximity to a major public roadway with City Bus accessibility and a minimum of 30-acres to provide adequate facility space with associated outside areas for development of therapeutic, outdoor environments supportive of wholistic health and wellness.

Unresolved Issues

Currently, there appears to be three unresolved issues:

1. **Land Use**-The existing subzone designation, the Hawai'i Loa College Special subzone is for educational purposes. A petition has been filed to amend the Hawai'i Loa Special subzone to the General subzone. Upon completion of the rule amendment process, the Board of Land and Natural Resources [Board] shall make a determination on the petition. Once the subzone has been established, a Conservation District Use Application for the Adventist Health Castle Master Plan must be applied for. To allow, modify or deny the Master Plan would be at the discretion of the Board.
2. **Traffic and Circulation**- The campus is located along a divided state highway with no sidewalks or paths and is primarily accessible by vehicle (Bus or car). The Level of Service (LOS) for highway capacity was evaluated utilizing guidelines to determine the need for installation of traffic control signals and a Traffic Impact Analysis Report (TIAR) has been completed.

Proposed Phase 2 improvements appear to warrant the need for traffic signalization at the campus entrance. Traffic signalization is expected to reduce the traffic delays experienced on the campus and improve traffic and pedestrian safety at the intersection. Proposed Phase 3 traffic demands are expected to require an increase in capacity northbound on Kamehameha Hwy.

Traffic mitigation measures are proposed in the TIAR. Continued consultation between AHC and the State Department of Transportation will determine which measures or other measures that may be determined, should be implemented and the timing of agreed upon improvements. AHC is also exploring an on-campus bus stop to facilitate service by TheBus.

- 3. Fire Protection-** The Board of Water Supply 2002 Water Standards sets fire protection standards of 4,000 GPM for hospitals. The primary BWS fire hydrant has a maximum available fire flow of approximately 2,000 GPM. National Fire Protection Association code requires a minimum of 1,000 GPM for medical buildings with fire sprinklers installed in the buildings. AHC anticipates that additional coordination between HFD and BWS will result in agreement that sufficient pressure would be available to provide adequate water for fire suppression with fire sprinklers installed in the buildings.

DISCUSSION:

The final EIS reviewed and evaluated potential impacts from the project and developed mitigation measures regarding the physical environment, socio-economic environment, public services, infrastructure and cumulative and secondary impacts. The final EIS also reviewed the project in relationship to the Hawai'i State Plan; the Hawai'i 2050 Sustainability Plan; the Coastal Zone Management Program; the City & County of Honolulu General Plan; and the Ko'olau Poko Sustainable Communities Plan.

Unavoidable adverse environmental effects would occur in the construction phases of the project. These effects would be temporary, and appropriate best management practices would be implemented to mitigate the effects.

The site design places buildings in areas already developed, or in areas approved for development under the previously authorized expansion of the HPU campus facilities. While the proposed site and action appears to be the only alternative that satisfies the purpose and objective of the project, there are still unresolved issues that needs to be worked out regarding land use; traffic and circulation; and fire protection. These issues can be worked out by going through the regulative process and by working collaboratively with the appropriate State and County agencies.

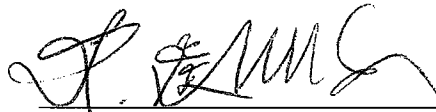
This Adventist Health Castle-Hawai'i Loa project requires additional Board approval for the petition to change the subzone of the land and for the approval of the Master Plan for the Adventist Health Castle-Hawai'i Loa Master Plan under a Conservation District Use Application. Both processes require a Public Hearing. Therefore, the public will be given additional opportunity to testify on the project.

It is anticipated publication of the final Environmental Impact Statement will be in the October 8, 2019 issue of the Environmental Notice. The Environmental Notice can be found at the Office of Environmental Quality Control site at health.hawaii.gov/oeqc.

STAFF RECOMMENDATION:

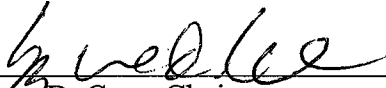
Based on the preceding report, staff recommends that the Board of Land and Natural Resources **ACCEPT** this final Environmental Impact Statement for the Adventist Health Castle- Hawai'i Loa Campus located at 45-045 Kamehameha Hwy., Kaeleuli, Kāne' ohe/Kailua, Island of O'ahu, tax Map Key: (1) 4-5-035:010.

Respectfully submitted,



K. Tiger Mills, Staff Planner
Office of Conservation and Coastal Lands

Approved for submittal:



Suzanne D. Case, Chairperson
Board of Land and Natural Resources

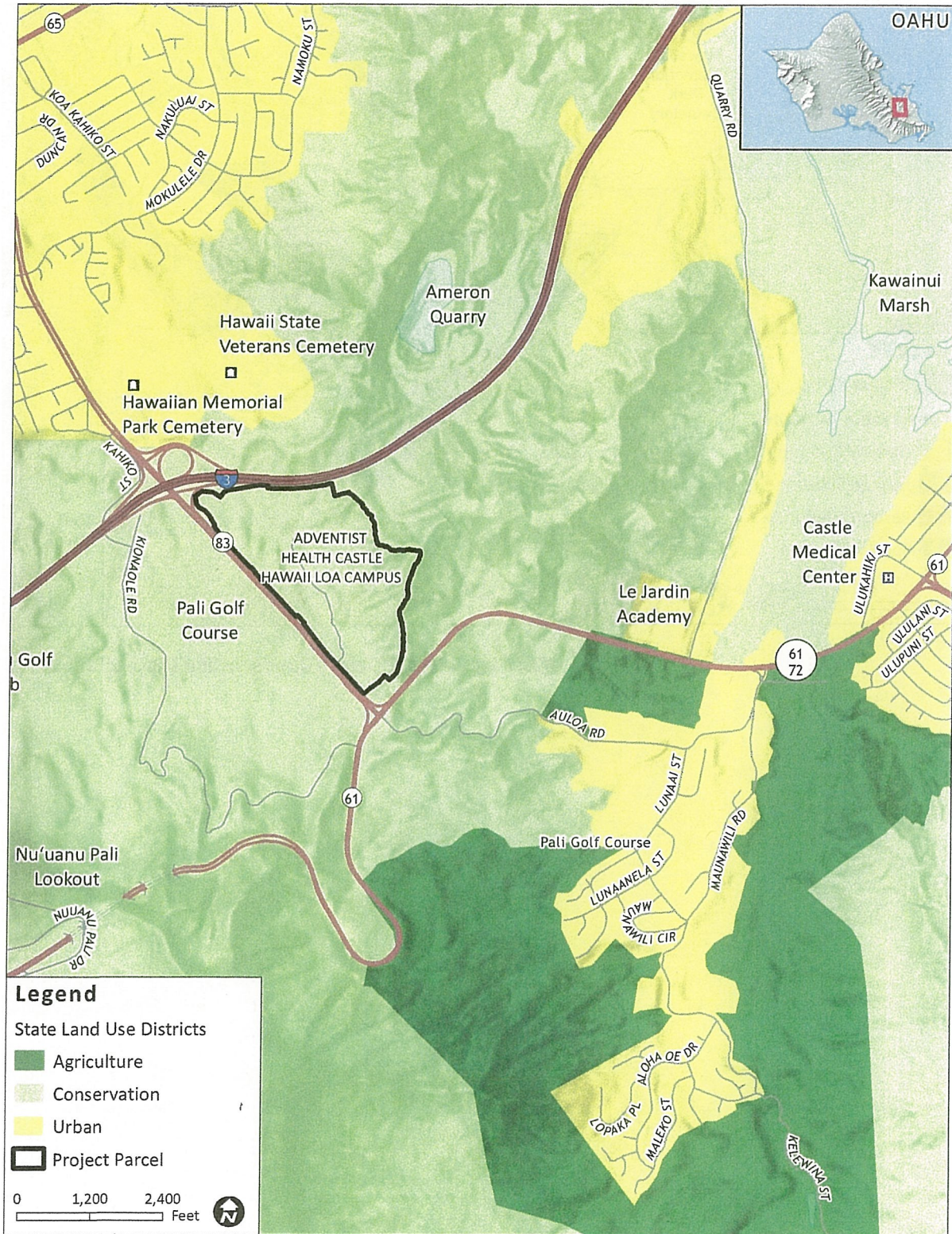
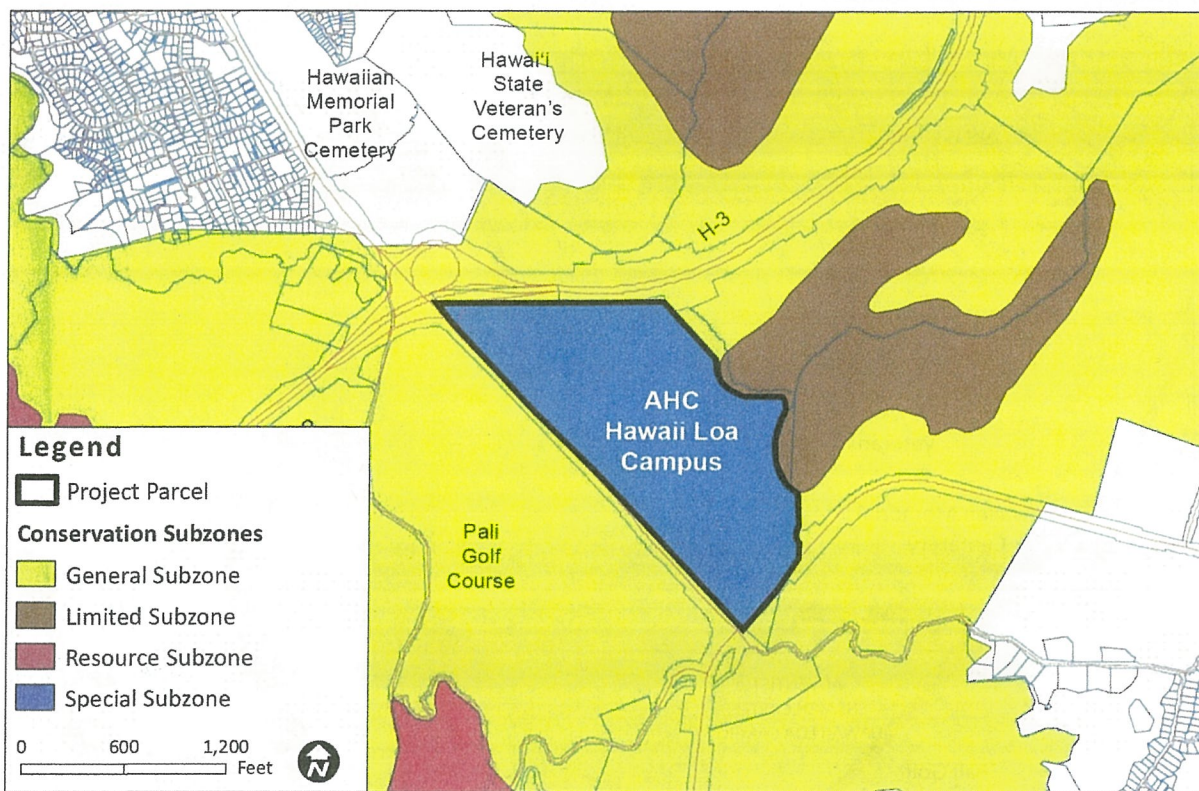


EXHIBIT A

State Land Use District Designations



State Land Use District - Conservation District Subzones

EXHIBIT B

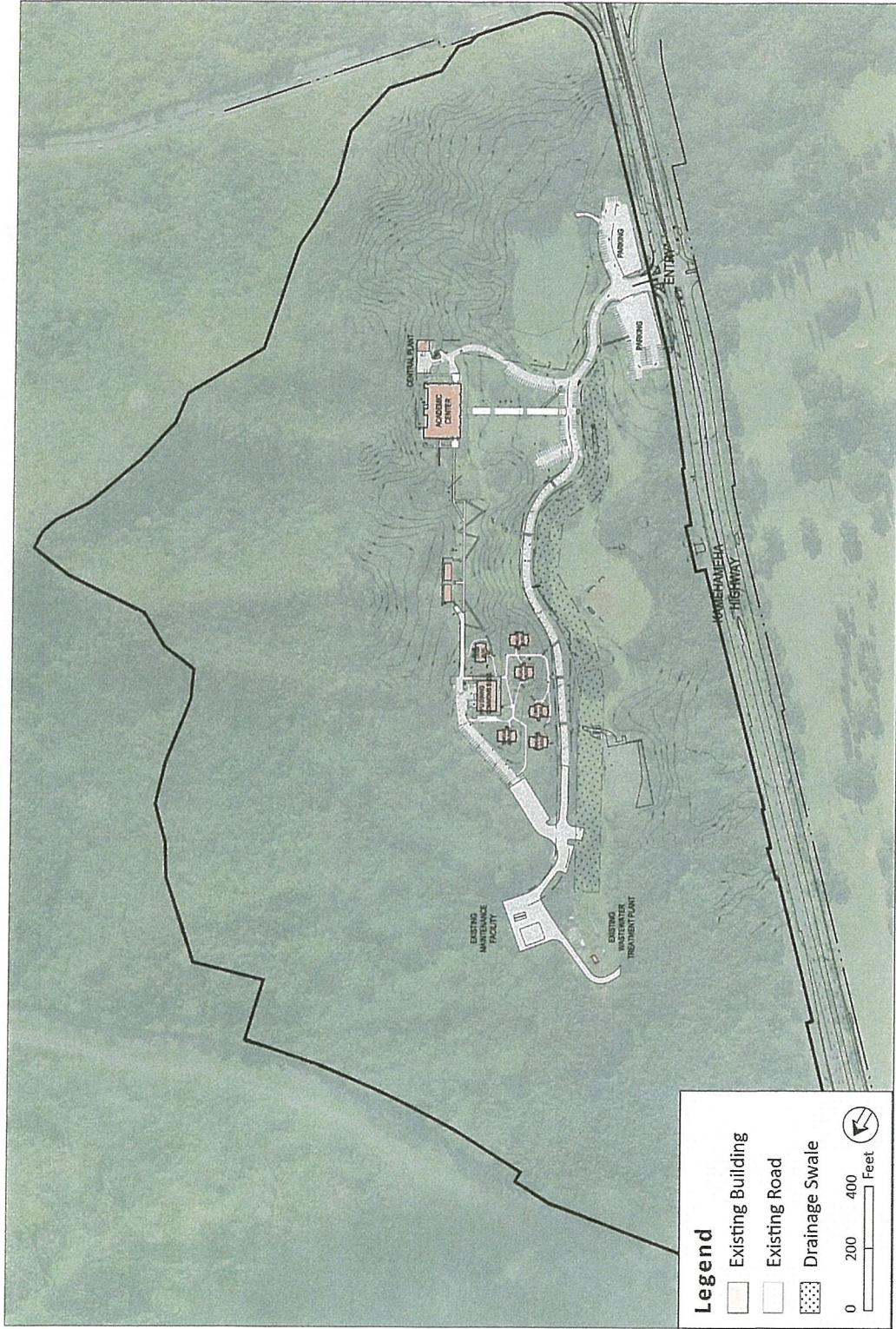


EXHIBIT C



EXHIBIT D