



RESOLUTION

APPROVING AN APPLICATION FOR A PLAN REVIEW USE (PRU) PERMIT FOR QUEEN'S MEDICAL CENTER (QMC).

WHEREAS, on June 17, 2021, the Department of Planning and Permitting (DPP), accepted the application (DPP File no. 2021/PRU-2) of the Queen's Health Systems, (the Applicant), for a new multi-phase 15-year Master Plan that includes removing existing buildings and adding new buildings, and other improvements of the QMC - West Oahu Campus on 25.12 acres of land zoned AG-1 Restricted Agricultural District, which is located at 91-2141 Fort Weaver Road, Ewa Beach, Oahu, and identified as Tax Map Keys 9-181: 028 029, and 032 to 036 (the Project), enclosed as Exhibits A through D and E-1 through E-12; and

WHEREAS, the City Council held a public hearing on _____, to consider said application for a PRU Permit; and

WHEREAS, on 09/17/21, the City Council, having received the findings and recommendation of the DPP Director on September 15, 2021, by Departmental Communication 651 (2021), and having duly considered all of the findings and reports offered on the matter, desires to approve the subject application for a PRU Permit, subject to conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that a PRU Permit be issued to the Applicant under the following conditions:

1. This PRU Permit pertains to the land area described on the map attached hereto as Exhibit A.
2. Development of the site shall be in general conformance with the 15-year Master Plan as illustrated in Exhibits E-1 through E-5 and the Project plans as depicted in Exhibits E-6 through E-12, attached hereto; and on file with the DPP, and as described in the Director's findings and recommendation referenced above. The Director of the DPP may approve minor or non-substantive deviations in accordance with the Land Use Ordinance (LUO) Section 21-2.20(k). Major modifications, as determined by the Director of the DPP, shall require a new PRU Permit.
3. This PRU permit supersedes PRU Permit No. 1999/PRU-2, City Council Resolution No. 00-40, CD1, approved on May 24, 2000, and as amended under subsequent minor modifications.



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4. The maximum lot coverage allowed for the Project site is 30 percent of the zoning lot area.
5. The maximum building height allowed is 105 feet (ft.).
6. Prior to submitting any building permit application for a structure exceeding 25 ft. in height, the Applicant must submit to the DPP for review and approval detailed design plans, elevation drawings, and material and color samples, which mitigate the visual impact of the structure on nearby visual resources. Elevation drawings must not show a continuous blank wall.
7. Prior to the issuance of building permit applications for major structures approved under this PRU permit, the Applicant must obtain approval of the following from the DPP:
 - a. A revised parking plan showing the number of required short- and long-term bicycle parking and loading spaces provided during each phase of the 15-year Master Plan.
 - b. Revised plans showing all vehicular access points constructed as standard City dropped driveways. The intersection of Laulaunui Street and Queen's Way must be designed to minimize a ramp up to Queen's Way.
 - c. Revised Multi-Modal Transportation Assessment (MMTA) and the Traffic Impact Analysis Report (TIAR) that includes traffic demand management (TDM) strategies to minimize the amount of vehicular trips generated for daily activities and events by the Project. The revised MMTA and TIAR must include strategies that encourage transit, bicycle, and pedestrian travel to and within the Queen's Medical Center. The Applicant will implement the TDM strategies identified in the TIAR and the MMTA, and all pedestrian and bicycle accessibility improvements must be implemented before commencement of Phase 2 (prior to September 15, 2026).



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8. Prior to submittal of any development permits, the Applicant must submit to the City Department of Transportation Services for review and approval revised plans showing the bus stops and handivan loading/drop-off areas and sight design in compliance with the Honolulu Complete Streets Design manual. The bus stops and handivan loading/drop-off areas must be located off of Queen's Way.
9. Prior to the approval of any sign permits, the Applicant must submit a revised sign master plan that includes drawings and specifications for review and approval by the DPP. Proposed signs should comply with the approved sign plan.
10. If, during construction, any previously unidentified archaeological sites or remains are encountered, the Applicant must stop work and contact the State Historic Preservation Division (SHPD) immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative action.
11. All exterior lighting shall be subdued or shielded to prevent glare and light spillage on adjoining properties and/or public rights-of-way.
12. The Applicant shall be responsible for litter removal and cleaning of the bus stop and handivan loading/drop-off areas on the property at no cost to the City.
13. Any modification to this PRU that results in an increase of patient bed and/or change in parking demand, must update and submit the MMTA and TIAR to the DPP for review and approval. The MMTA and TIAR must address off-street parking and site generated parking demand.
14. Approval of this PRU permit does not constitute compliance with LUO or other governmental requirements, including but not limited to building, grading, and grubbing permit approvals, which are subject to separate review and approval. The Applicant shall be responsible for ensuring that the final plans for the Project approved under this resolution comply with all applicable LUO and other governmental provisions and requirements.
15. As may be required by the Director of the DPP for the review of development permits, the Applicant shall submit reports updating the Applicant's status in complying with applicable conditions.



RESOLUTION

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Dean Uchida, Director of the Department of Planning and Permitting, 650 South King Street, 7th Floor, Honolulu, Hawaii 96813; The Queen's Health Systems, 1301 Punchbowl Street, Honolulu, Hawaii 96813; and Mr. Isaiah Sato, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii 97819-3470.

INTRODUCED BY:

Tony Wah (br)

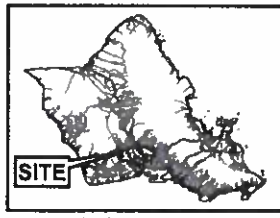
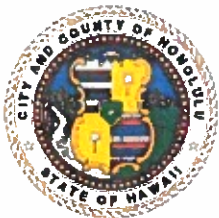
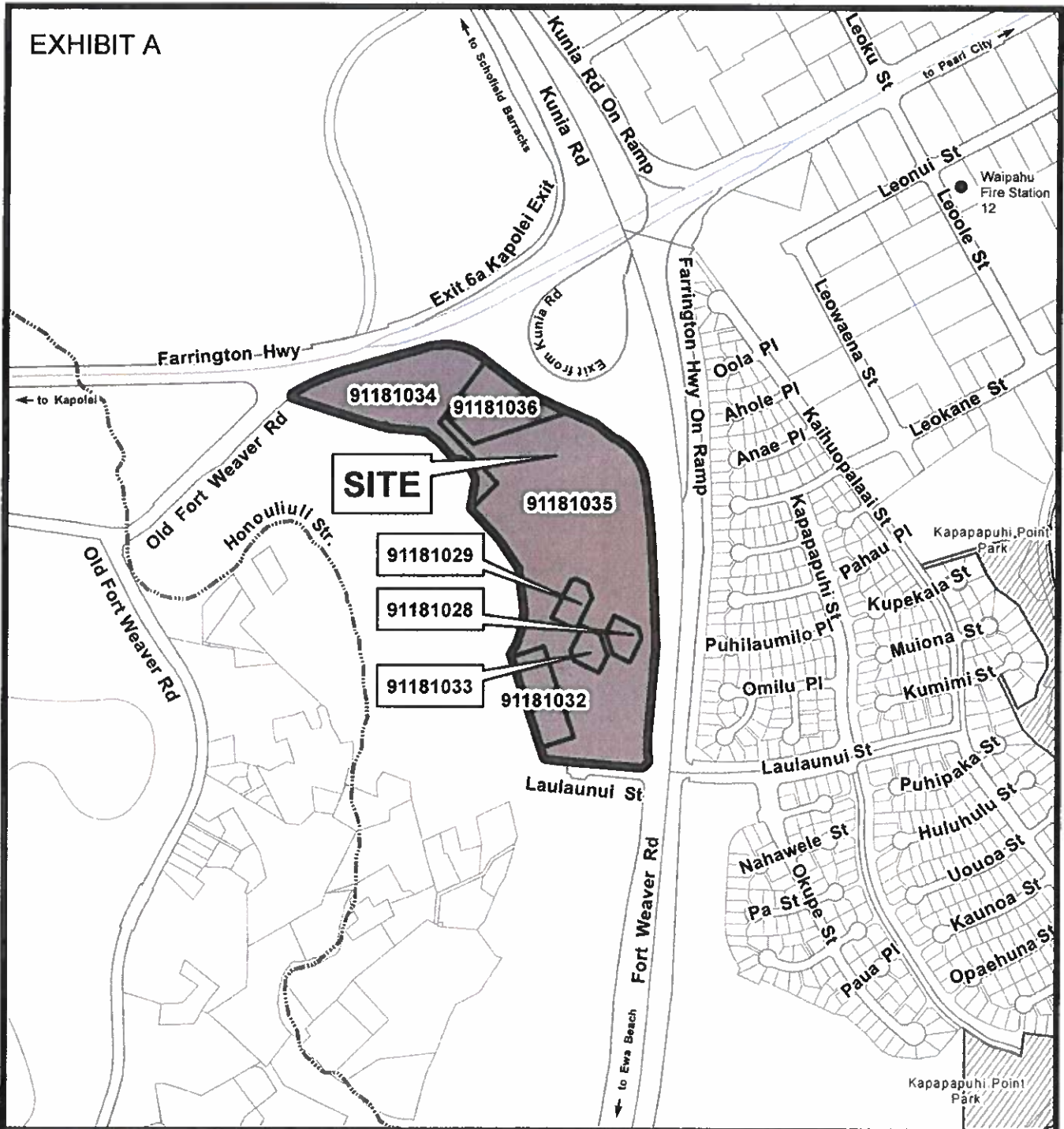
DATE OF INTRODUCTION:

SEP 17 2021

Honolulu, Hawaii

Councilmembers

EXHIBIT A



VICINITY MAP

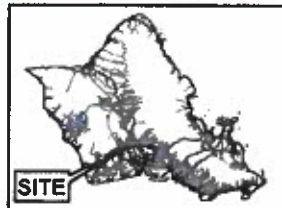
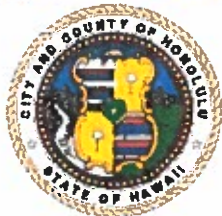
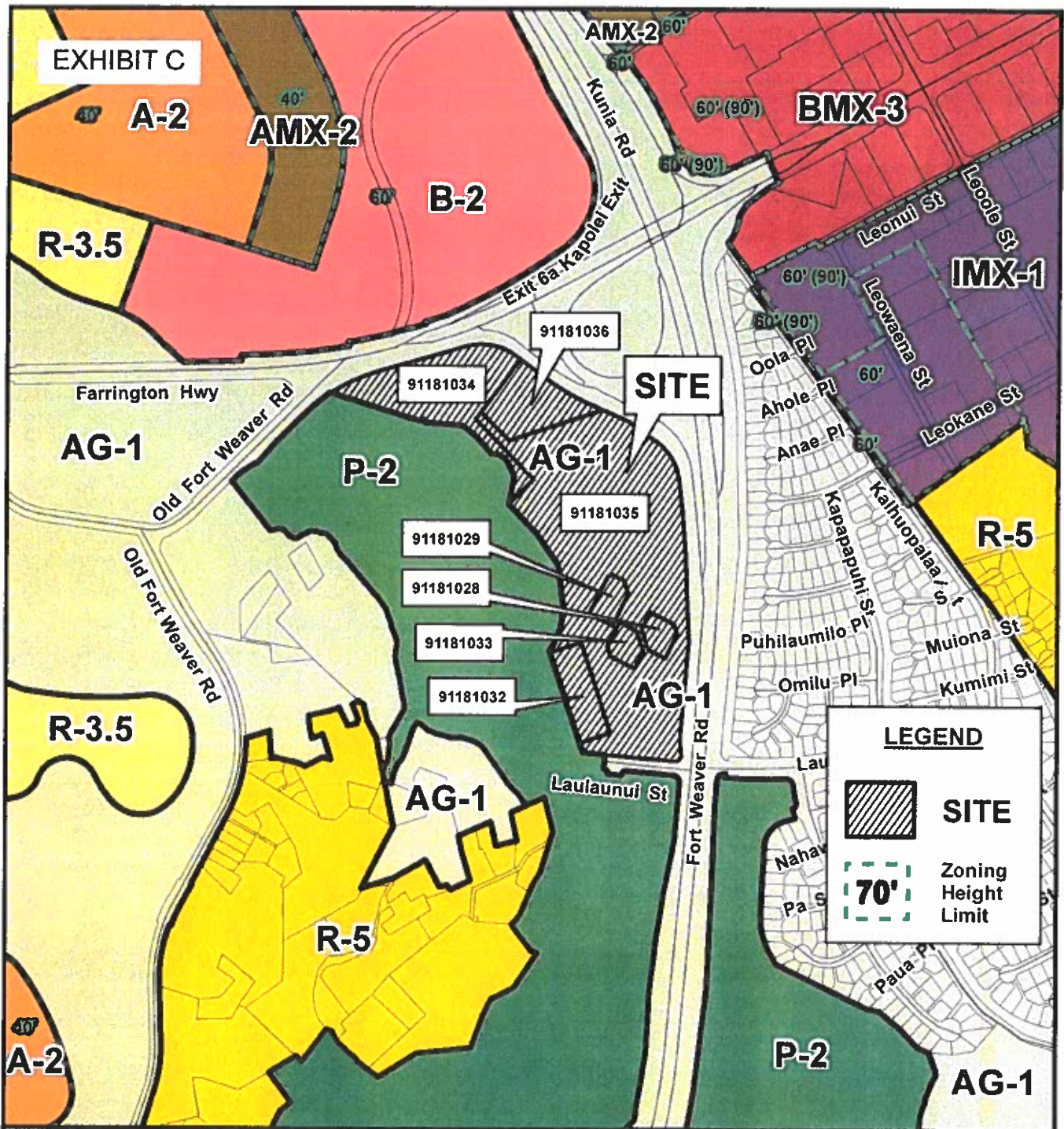
0 300 600 1,200
one inch = 600 feet



LOCATION MAP EWA BEACH

TAX MAP KEYS: 9-1-181:028, 029,
and 032 to 036

FOLDER NO.: 2021/PRU-2



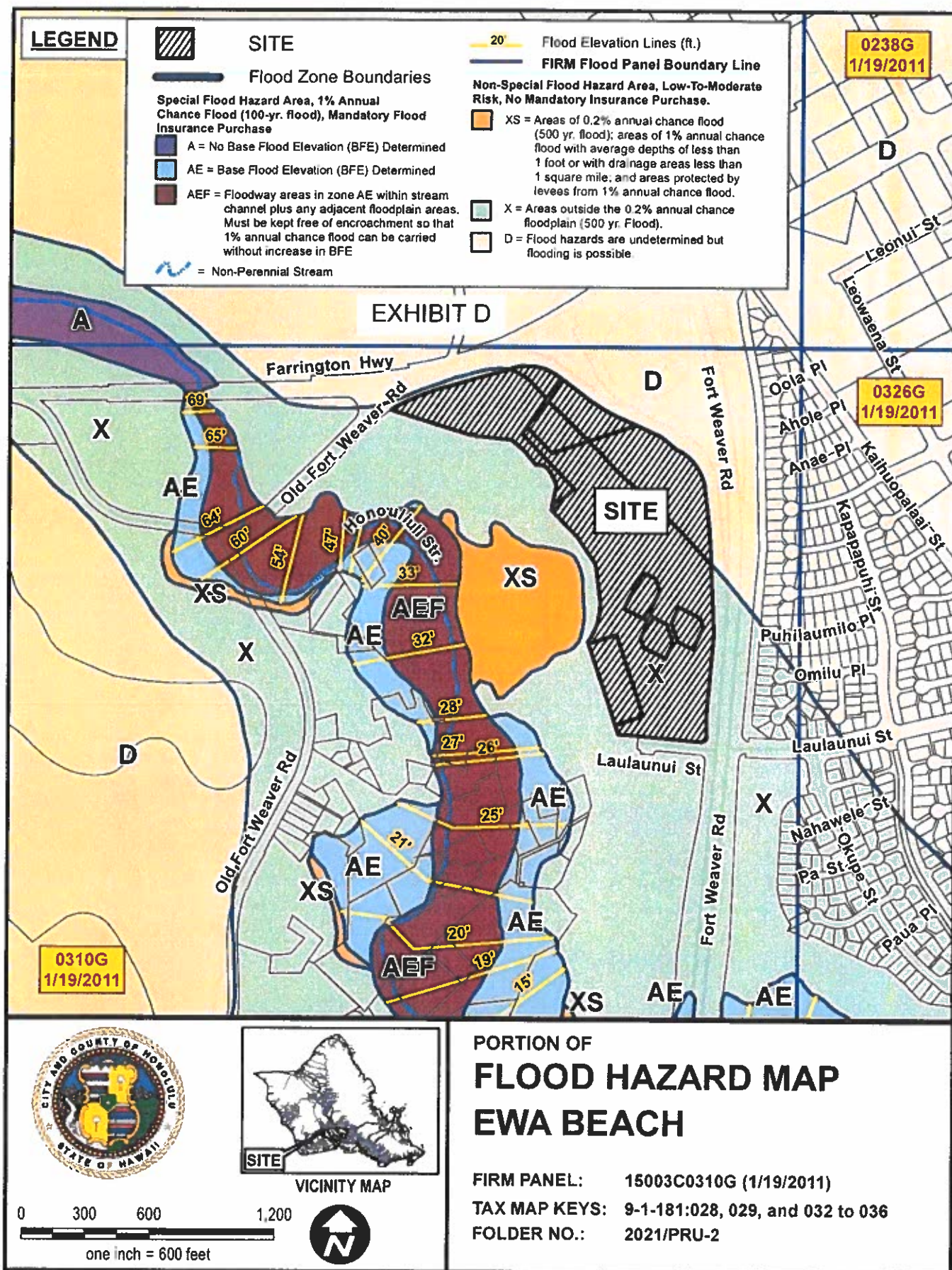
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one inch = 600 feet



**PORTION OF
EXISTING ZONING MAP
EWA BEACH — IROQUOIS POINT**

TAX MAP KEYS: 9-1-181:028, 029, and 032 to 036

FOLDER NO.: 2021/PRU-2



[illegible]

ESTIMATED PARKING TABULATIONS PHASE 1					DRAWING LEGEND	
EXISTING SPACES	SPACES REMOVED	SPACES ADDED (350 SF/ SPACE)	SPACES PROVIDED	SPACES REQUIRED (SUGGESTED)	MAIN ENTRANCE	EXISTING BUILDING TO REMAIN
GIVEN PHASE 1 164 BEDS				INPATIENT 1 STALL/2 BED 164/2=		
OUTPATIENT CSC, POB, LIBERTY DIALYSIS, SULLIVAN CTR - 106, 828 SF				82		
				OUTPATIENT 1 STALL/500 SF 106,828 SF/500=		
				214		
				TOTAL		
				296		
				731		
				77 N		
				695 R		
				1,349 E		

Phase 1 Description: Construct new hospital podium and bed tower to meet West Oahu's program needs. New construction will be partially fit-out for phase 1 service needs and partially shelled for phase 2 fit-outs. Modify the existing site to include reconfigured internal circulation, a new entrance/west off Faringham Hwy, a new ambulance/service vehicle entrance/west off Faringham Hwy, and a new handicapped "Gucci Lane." Phase 1 removes 695 surface parking spaces and adds 77 new parking spaces (see A-1, B-1, Lot D, and the main road). The total number of parking spaces on campus at the conclusion of phase 1 will satisfy the given parking ratios (see Estimated Parking tabulations on right).

EXHIBIT E-2

ESTIMATED PARKING TABULATIONS

PHASE 2				
EXISTING SPACES	SPACES REMOVED	SPACES ADDED (350 SF/SPACE)	SPACES PROVIDED	SPACES REQUIRED (SUGGESTED)
GIVEN				INPATIENT
PHASE 1 & 2				1 STALL/2 BED
164 BEDS				236/2*
EXIST RIGHT				
SIZED 72				
OUTPATIENT				118
CSC, POBA, LIBRARY				1 STALL/500 SF
DIALYSIS, SULLIVAN				106,828 SF/500-
CTR - 106,828 SF				214
731 E	-OR	+140 N	= 871	TOTAL
				332 ✓

PHASE 2 Description: Ex. out the partially-shaded spaces in the podium and bed tower that were constructed in phase 1. With the increase in services, phase 2 will add 140 surface parking spaces. The total number of parking spaces on campus at the conclusion of phase 2 will satisfy the green parking ratio (see Estimated Parking Tabulations table at right).

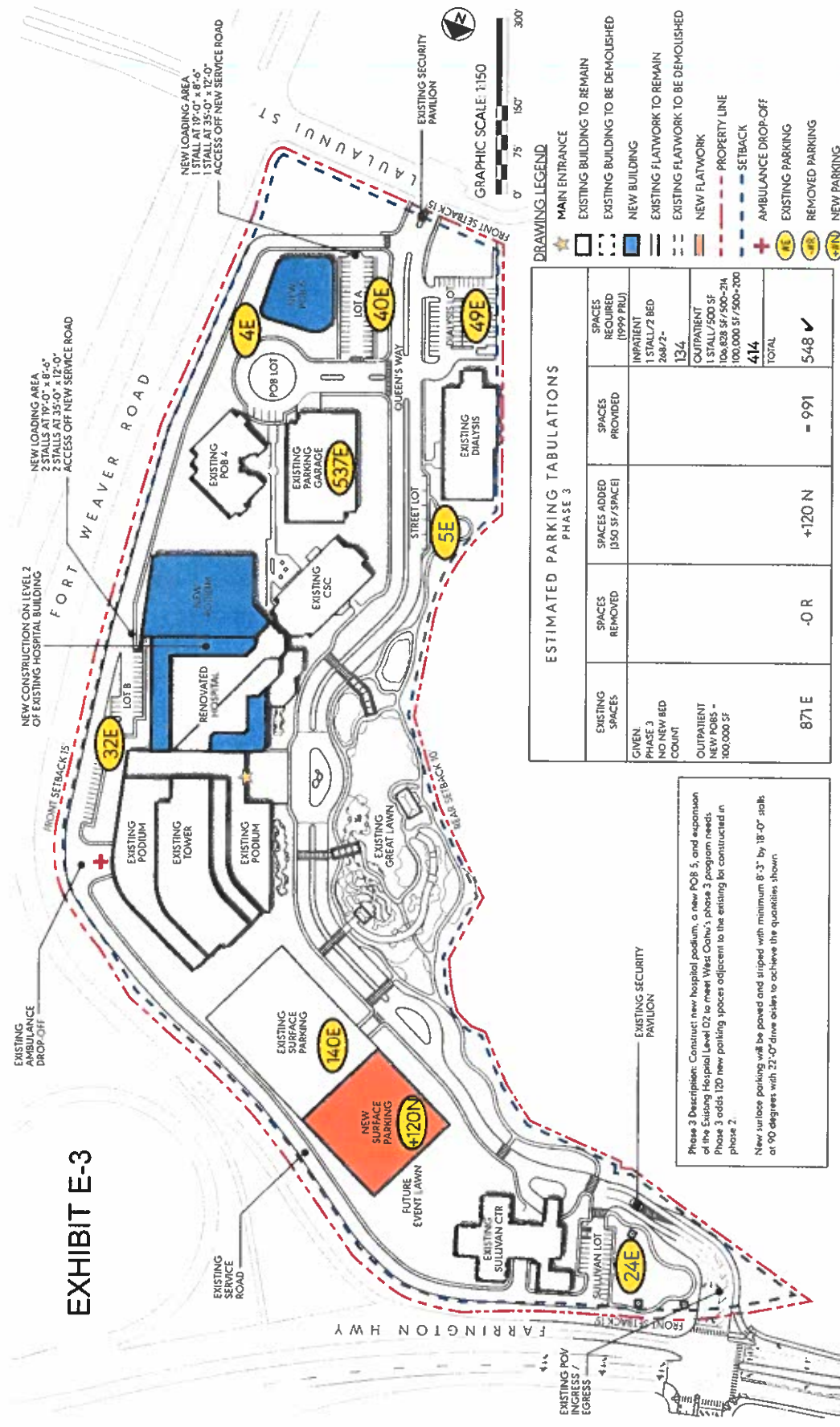
New surface parking will be poured and striped with minimum 8'-3" by 18'-0" stalls at 90 degrees with 22'-0" drive aisles to achieve the quantities shown.

ESTIMATED PARKING TABULATIONS				
PHASE 2				
EXISTING SPACES	SPACES REMOVED	SPACES ADDED (350 SF/SPACE)	SPACES PROVIDED	SPACES REQUIRED (SUGGESTED)
GIVEN PHASE 1 & 2 164 BEDS EXIST NIGHT SIZED 72				INPATIENT 1 STALL/2 BED 236/72=
OUTPATIENT CSC, POBA, LIBERTY DANYSE SULLIVAN CTR - 106,828 SF				118 OUTPATIENT 1 STALL / 500 SF 106,828 SF / 500 =
				214
				TOTAL
731 E	-OR	+140 N	= 871	332 ✓

Phase 2 Description: Fit out the partially stalled spaces in the podium and bed tower that were constructed in phase 1. With the increase in services, phase 2 will add 140 surface parking spaces. The total number of parking spaces on campus at the conclusion of phase 2 will satisfy the given parking ratios [see Estimated Parking tabulations table at right].

New surface parking will be paved and striped with minimum 8'-3" by 18'-0" bays at 90 degrees with 22'-0" drive aisles to achieve the quantities shown.

EXHIBIT E-3



DRAWING LEGEND

- ★ MAIN ENTRANCE
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- NEW BUILDING
- EXISTING FLATWORK TO REMAIN
- EXISTING FLATWORK TO BE DEMOLISHED
- NEW FLATWORK
- PROPERTY LINE
- SETBACK
- + AMBULANCE DROP-OFF
- EXISTING PARKING
- REMOVED PARKING
- NEW PARKING

ESTIMATED PARKING TABULATIONS
PHASE 3

EXISTING SPACES	SPACES REMOVED	SPACES ADDED (150 SF/SPACE)	SPACES PROVIDED	SPACES REQUIRED (1999 PRU)
GIVEN PHASE 3 NO NEW BED COUNT				INPATIENT 268/2-
OUTPATIENT NEW POBS - 100,000 SF				134
				OUTPATIENT 1 STALL/500 SF 100,000 SF/500-2M 100,000 SF/500-200
871 E	-0 R	+120 N	= 991	414
				TOTAL
				548 ✓

Phase 3 Description: Construct new hospital podium, a new POB 5, and expansion of the Existing Hospital Level O2 to meet West Oahu's phase 3 program needs. Phase 3 adds 120 new parking spaces adjacent to the existing lot constructed in Phase 2.

New surface parking will be paved and striped with minimum 8'3" by 18'0" stalls at 90 degrees with 22'-0" drive aisles to achieve the quantities shown.



THE QUEEN'S MEDICAL CENTER WEST OAHU
Ewa Beach, Hawaii

PROPOSED OVERALL SITE DEVELOPMENT PLAN
PHASE 3
AUGUST 16, 2021

EXHIBIT E-4

PHASE 4 - ESTIMATED PARKING TABULATIONS

EXISTING SPACES	SPACES REMOVED	SPACES ADDED (350 SF/SPACE)	SPACES PROVIDED	SPACES REQUIRED (SUGGESTED)
INPATIENT 128 BEDS				INPATIENT 1 STALL/72 BEDS
NEW POB 4 + FUTURE DEVELOPMENT 85,000 SF + 30,000 SF = 115,000 SF				236+178=414/2=182
DAYCARE CENTER IN POB 4 7,500 SF				SUBTOTAL 1 STALL/500 SF
WELLNESS/FITNESS CENTER IN POB 4 19,500 SF				106,828 SF/500-204
				160,000 SF/500-200
				115,000 SF/500-230
				DAILY CARE 7,500 SF
				WELLNESS/FITNESS 1 STALL/750 SF
				19,500 SF/250-78
				743
				TOTAL
991 E	-309 R	+820 N	= 1,502	975 ✓

PHASE 4 - DESCRIPTION: Remove existing POB 4 and the Sullman Center. Remove existing surface parking constructed in phases 2 and 3. Expand hospital podium and construct new bed tower to accommodate up to 96 patient beds. Construct new POB 4, a new parking garage along with a new covered connection to the Hospital, a new 2-story building adjacent to the existing Liberty Dialysis Facility, and a new "Event Lawn". Phase 4 - removes 260 surface parking spaces to make way for new construction and adds a new parking garage to accommodate up to 820 parking spaces. New parking garage will be striped with minimum 8'-3" by 18'-0" stalls at 90 degrees with 22'-0" drive aisles to achieve the quantities shown.

TOTAL NUMBER OF PARKING SPACES ON CAMPUS AT THE CONCLUSION OF PHASE 4 - will satisfy the given parking ratios [see Estimated Parking Tabulations table at right]

ESTIMATED PARKING TABULATIONS				
PHASE 4A				
EXISTING SPACES	SPACES REMOVED	SPACES ADDED (350 SF/SPACE)	SPACES PROVIDED	SPACES REQUIRED (SUGGESTED)
INPATIENT				INPATIENT
128 BEDS				1 STALL/2 BEDS 228+128=356/2=
NEW POB 4A				182
FUTURE DEVELOPMENT 85,000 SF *				OUTPATIENT
30,000 SF *				1 STALL/500 SF
115,000 SF				104,828 SF/500=209
DAYCARE CENTER				100,000 SF/500=200
IN POB 4				115,000 SF/500=230
7,500 SF				DAY CARE
				1 STALL/350 SF
				1,500 SF/350=4
WELLNESS/FITNESS CENTER IN POB 4				WELLNESS CENTER
19,500 SF				1 STALL/250 SF
				19,500 SF/250=78
991 E	-309 R	+820 N	= 1,502	743
				TOTAL
				075✓

Phase 4: Description: Remove existing POB 4 and the Sullivan Center. Remove existing surface parking constructed in phases 2 and 3. Expand hospital podium and construct new bed tower to accommodate up to 76 patient beds. Construct new POB 4, a new parking garage along with a new covered connection to the Hospital, a new 2-story building adjacent to the existing Level 1 Diagnostics Facility, and a new "Event Lawn." Phase 4 also removes 260 surface parking spaces to make way for new construction and adds a new parking garage to accommodate up to 820 parking spaces. New parking garage will be striped with minimum 8' by 18'-0" stalls at 90 degrees with 22'-0" drive aisles to achieve the quantities shown.

The total number of parking spaces on campus at the conclusion of phase 4 will satisfy the given parking ratios (see Estimated Parking Tabulations table on right).

EXHIBIT E-5



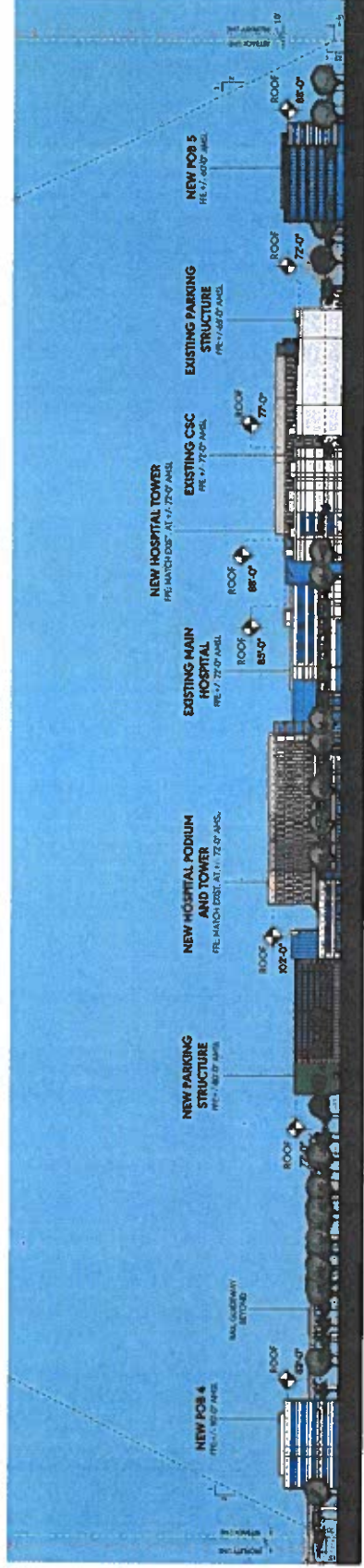
- DRAWING LEGEND**
- MAIN ENTRANCE
 - EXISTING BUILDING TO REMAIN
 - EXISTING BUILDING TO BE DEMOLISHED
 - NEW BUILDING
 - EXISTING FLATWORK TO REMAIN
 - EXISTING FLATWORK TO BE DEMOLISHED
 - NEW FLATWORK
 - PROPERTY LINE
 - SETBACK
 - AMBULANCE DROP-OFF
 - PARKING



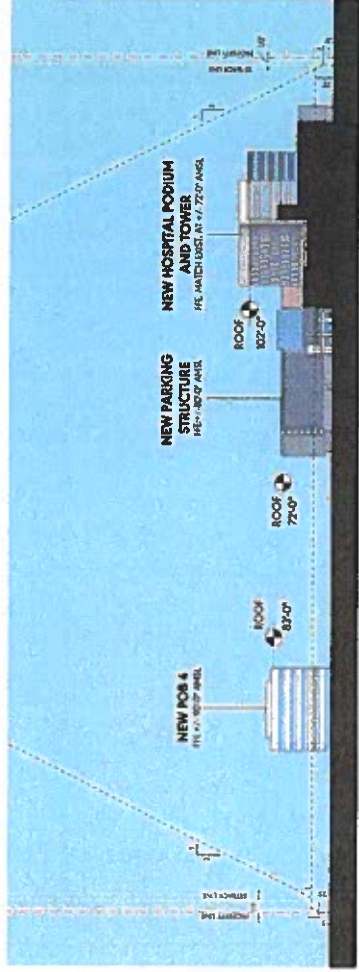
THE QUEEN'S MEDICAL CENTER WEST OAHU
Ewa Beach, Hawaii

PROPOSED OVERALL SITE DEVELOPMENT PLAN
AUGUST 16, 2021

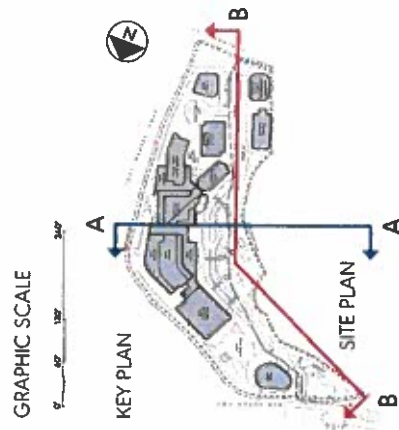
EXHIBIT E-6



BB NORTH-SOUTH ELEVATION



AA WEST-EAST ELEVATION



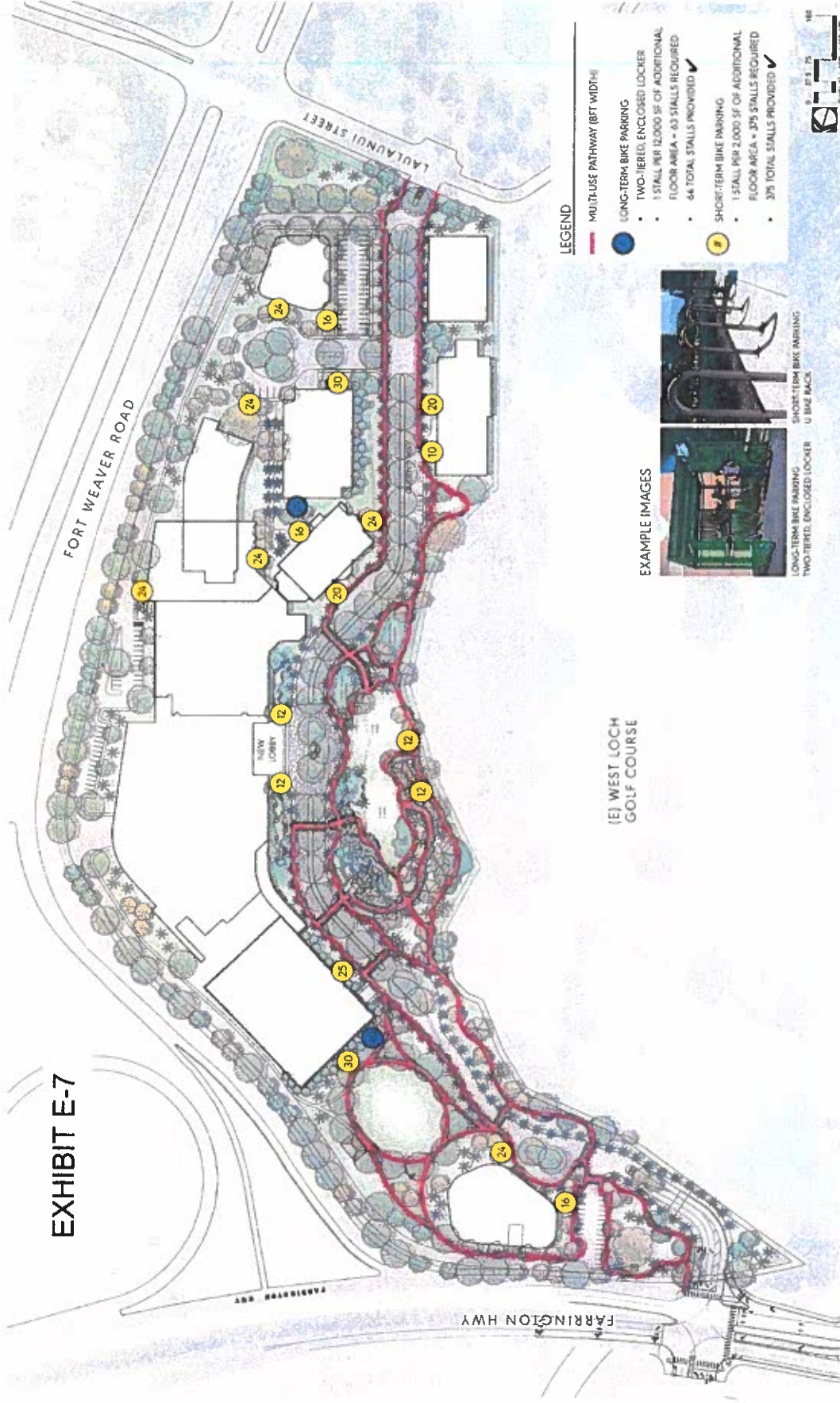
THE QUEEN'S MEDICAL CENTER WEST OAHU

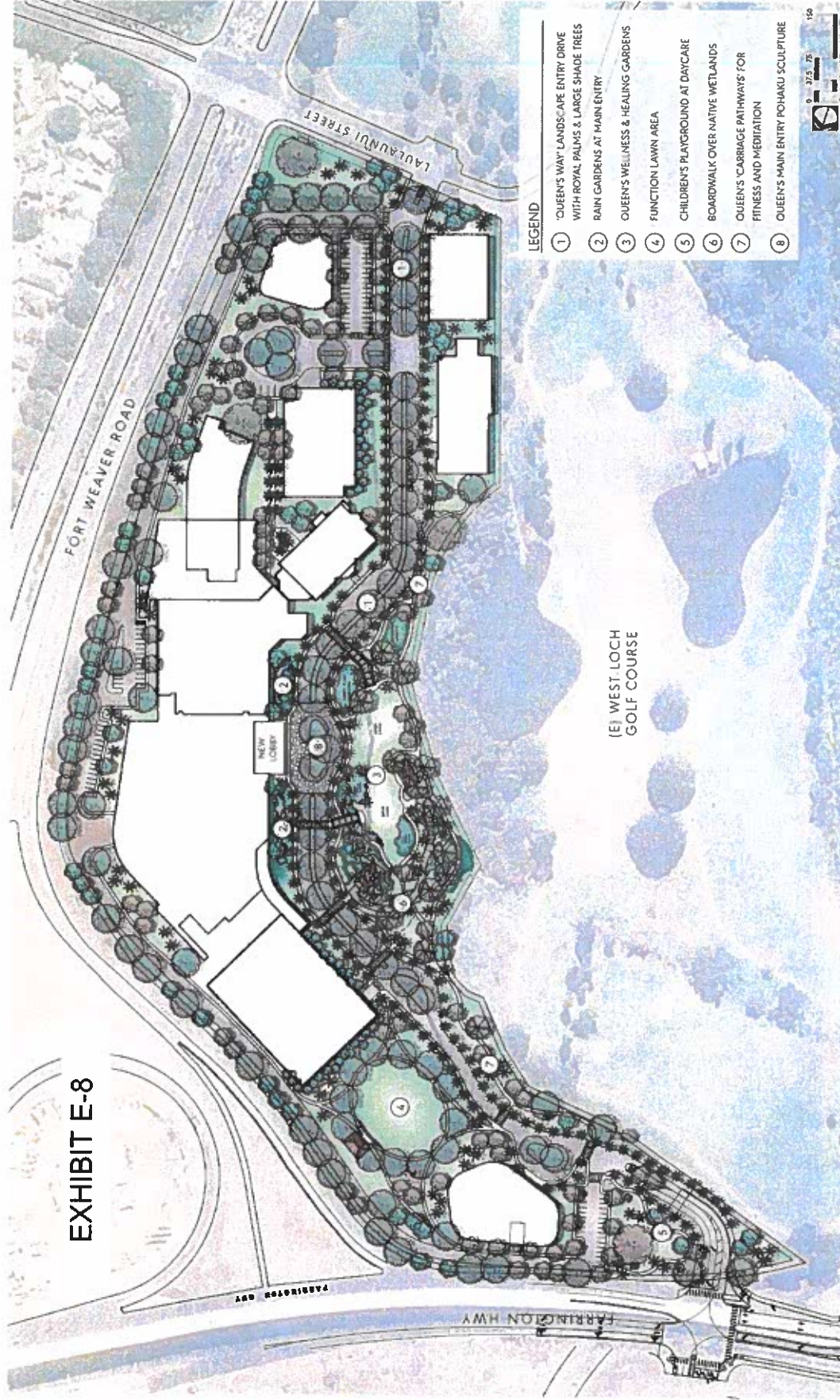
Ewa Beach, Hawaii

CONCEPTUAL SITE ELEVATIONS

JUNE 30, 2023

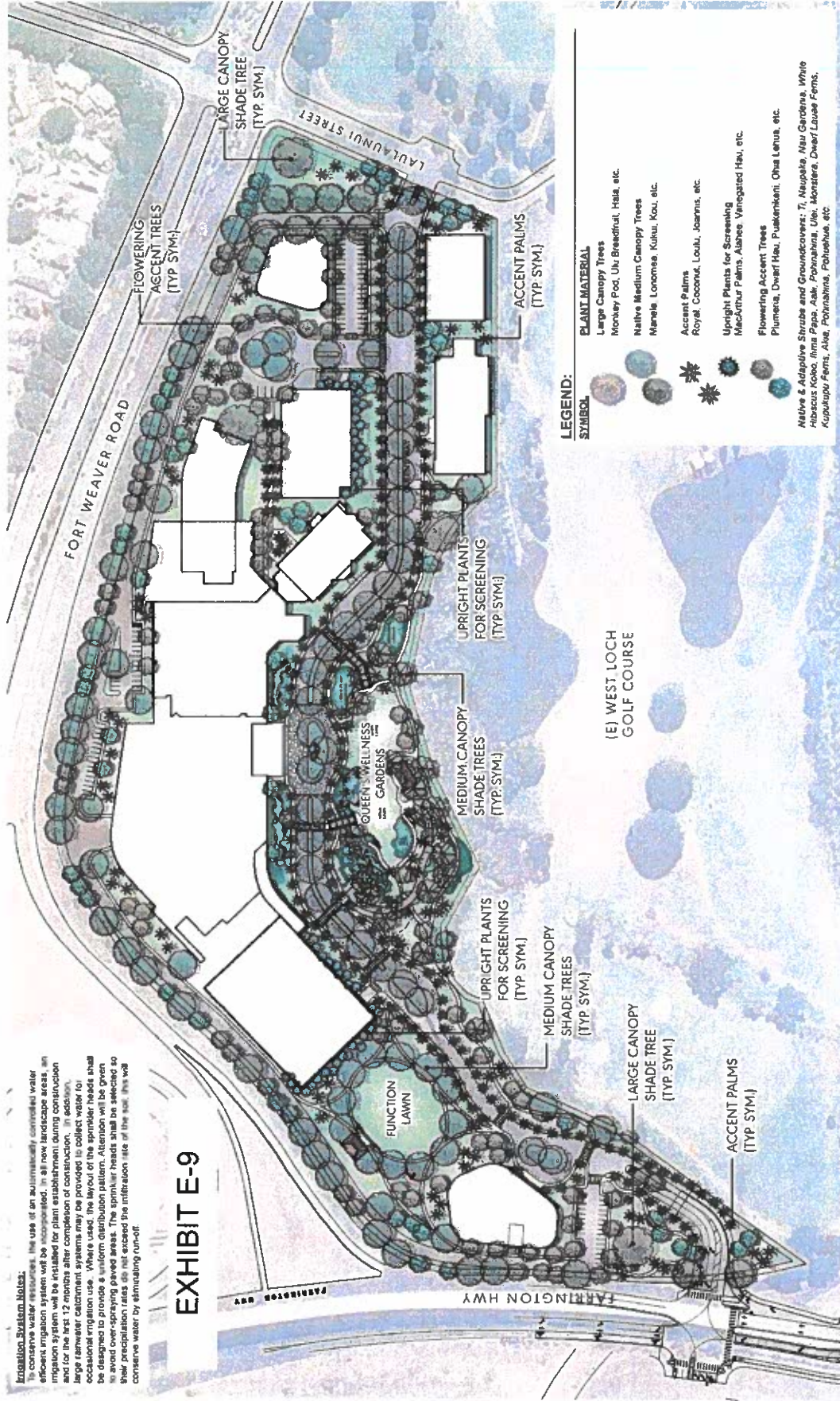
EXHIBIT E-7





Transition System Notes:
 The use of an automatically controlled water efficient irrigation system will be required in all new landscape areas. An irrigation system will be installed for plant establishment during construction and for the first 12 months after completion of construction. In addition, large landscape areas may be provided to collect water for occasional irrigation use. Where used, the layout of the sprinkler heads shall be designed to provide a uniform distribution pattern. Attention will be given to avoid over-spraying paved areas. The sprinkler heads shall be selected so their precipitation rates do not exceed the infiltration rate of the soil. This will conserve water by eliminating run-off.

EXHIBIT E-9



THE QUEEN'S MEDICAL CENTER WEST O'AHU Ewa Beach, Hawaii



OVERALL PLANTING PLAN MAY 25, 2021

EXHIBIT E-10



HALE PAVILION



BOARDWALK OVER NATURAL WETLAND ENVIRONMENT



TERRACED KALO



MEDITATIVE SPACES



QUEEN'S GARDENS FOR HEALING & EXPLORATION



THE QUEEN'S WAY



THE QUEEN'S MEDICAL CENTER WEST O'AHU

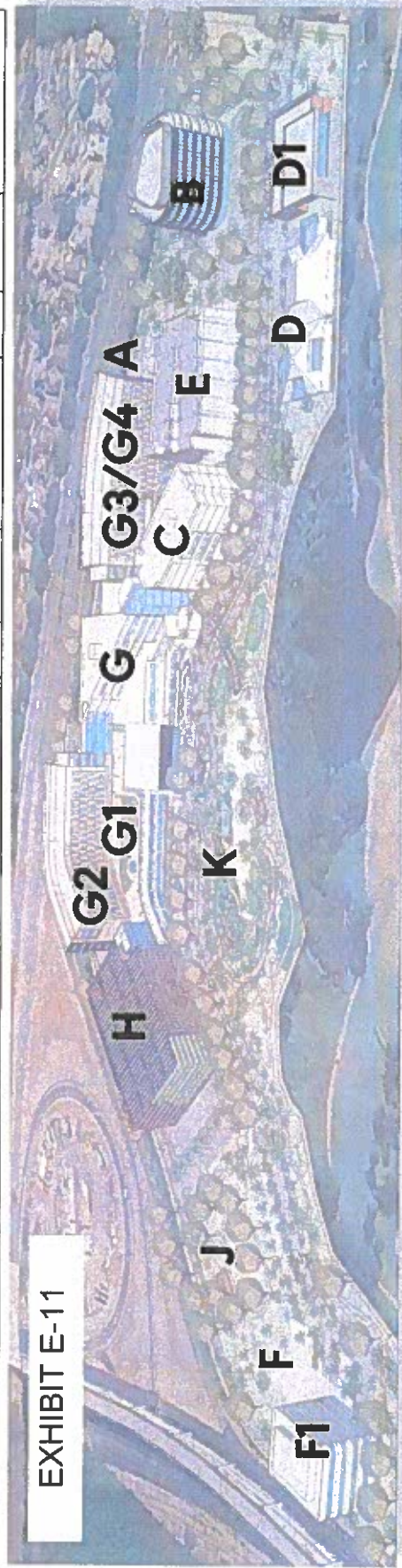
Ewa Beach, Hawaii

QUEEN'S GARDEN

MAY 25, 2021

KEY	BUILDING or AREA NAME	HEIGHT (FROM GRADE)	PHASE 1 & 2			PHASE 3			PHASE 4		
			NEW	REMOVED	EXISTING TO REMAIN	NEW	REMOVED	EXISTING TO REMAIN	NEW	REMOVED	EXISTING TO REMAIN
A	(E) PHYSICIAN'S OFFICE BUILDING 4	40'-0"			•			•		•	
B	(N) PHYSICIAN'S OFFICE BUILDING 5	84'-0"				•					•
C	(E) CLINICAL SERVICE CENTER	77'-0"			•			•			•
D	(E) LIBERTY DIALYSIS	26'-0"			•			•			•
D1	(N) OUTPATIENT BUILDING	36'-0"							•		
E	(E) PARKING GARAGE	72'-0"			•			•			•
F	(E) SULLIVAN CENTER	32'-0"			•			•			
F1	(N) PHYSICIAN'S OFFICE BUILDING 4	80'-0"							•		
G	(E) HOSPITAL	85'-0"			•			•			•
G1	(N) HOSPITAL PODIUM	46'-0"	•					•			•
G2	(N) HOSPITAL PATIENT BED TOWER	102'-0"	•					•			•
G3	(N) HOSPITAL PODIUM	32'-0"				•					•
G4	(N) HOSPITAL PATIENT BED TOWER	88'-0"							•		•
H	(N) PARKING GARAGE	68'-0"							•		
J	(N) EVENT LAWN								•		
K	(N) GREAT LAWN		•					•			•

EXHIBIT E-11



THE QUEEN'S MEDICAL CENTER WEST OAHU

Ewa Beach, Hawaii

PHASING, BUILDING HEIGHTS & NAMING
CONVENTIONS

AUGUST 11, 2021

EXHIBIT E-12

