

LIVE + WORK + INVEST

Kapolei

+ magazine

LOOKING AHEAD

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SPECIAL ADVERTISING SECTION



THINK OF THE POSSIBILITIES

FOR THE NEXT 25 YEARS IN KAPOLEI

In just 25 years, Kapolei has become the fastest growing region in the state, where more than 100,000 people are living and thriving happily and an increasing number of businesses are successfully tapping into its tremendous growth potential. The investment in Kapolei and development over the years has resulted in dozens of new communities, several commercial centers, a world renowned resort, major retail and entertainment offerings, a government center, a University of Hawai'i campus, and there is still more to come. The James Campbell Company is proud to continue its investment in Kapolei.



Kapolei Properties Division, James Campbell Company

LOOKING AHEAD



How far has Kapolei come and where is it headed? This is the focus of this year's Kapolei Magazine.

Since the groundbreaking for the City of Kapolei 30 years ago, the demographic growth of the surrounding region has been astounding. In 1990, the population of Kapolei and 'Ewa was 42,931 persons residing in 11,722 homes. Next year, 30 years later, the region's population is projected to be 130,700 persons in 40,900 homes, a more than 200% increase for both figures. In our next 30 years, population is expected to expand by another 40% while the number of homes will increase by 52%. Just as importantly, jobs, which were first measured in 2000, rose by 182% to an

estimated 56,300 jobs in this coming year. We expect an additional 77% increase to nearly 100,000 jobs in the region in 2050, a clear indication of the success of Kapolei's community and economic development policies and efforts in which we are proud to play a part.

+ In this issue of Kapolei Magazine, we take a brief look back at Kapolei's first 30 years to provide context for visioning the vast potential of the next 30 years. To get a glimpse of what that future might have in store, we explore short- and long-term trends that are influencing Kapolei's growth:

- Healthcare becoming Kapolei's fastest growing industry.
- Kapolei continuing to lead the way in affordable and rental housing production.
- Industrial shaping up as the most active investment sector in the region.
- Business and academia collaborating on educational enrichment and workforce development.
- Carrying on Kapolei's development as a multifaceted city for the next 30 years.

As we often state, Kapolei is the shared vision of a long line of community members, businesses, government representatives and other visionaries, past, present and future. We are all a vital part of creating this successfully balanced city and helping to shape Kapolei's future as it moves into its next 30 years of development.

Steve Kelly, *President*
Kapolei Properties Division
James Campbell Company LLC

Kapolei

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The Estate of James Campbell broke ground on the first infrastructure and buildings in City of Kapolei in 1990.



“We wanted to build a well planned city where people could ‘live, work and play,’ and I believe that is happening.”

- **CLINTON CHURCHILL**

Former James Campbell Estate, Chief Executive Officer and Trustee

KAPOLEI BUILT ON A VISION AND A NEED

+ The vision started in 1955 with the first line drawn on paper delineating the shape and dimensions of a new city that would rise from former sugarcane lands on Oahu’s vast Ewa plain. As sole landowner of more than 40,000 acres on the Ewa plain, the Estate of James Campbell had begun to prepare for alternative land use by planning for the future development of the area. The vision was supported by the hard practicalities of expected population pressures that would come from growth, mainly in Honolulu’s urban core. In 1977, the City & County of Honolulu made the decision to divert future growth westward to Ewa by officially designating the area as Oahu’s “Second City.” The convergence of a vision and a need resulted in the Kapolei Area Long-Range Master Plan that would direct the development of a live, work, play city named Kapolei. The Estate broke ground on the City of Kapolei in 1990.

During his 33 years with the Estate, former Estate CEO and trustee Clint Churchill was there for the critical years leading up to and following the start of construction on the City of Kapolei and Kapolei Business Park. Following the effective termination of the Estate in 2007, he and his fellow trustees were engaged in the business of winding down the last few Estate issues, which ceased officially in 2017.

“Looking at Kapolei, which is now 27 years old, I can see that it has followed the master plan pretty closely,” said Churchill. “We wanted to build a well-planned city where people could ‘live, work and play,’ and I believe that is happening. I’m amazed every time I drive out to Kapolei. There’s so much activity there with new homes and projects being built, jobs created, and retail growing.”

Churchill is not sure that Kapolei would be what it is today, if circumstances had been different.



“If one landowner had not overseen the building of the city, I don’t think we would have such a well-planned city,” Churchill said. “It could well have been a hodgepodge of uses, and certainly not as aesthetically attractive.”

Churchill also gives credit to the Campbell family, beneficiaries of the James Campbell trust. “When the trust terminated in 2007, the beneficiaries agreed to transition to a successor company to continue the business,” he said. “This included the development of Kapolei, which they fully supported. The transition was seamless and the James Campbell Company has been stable and successful ever since. It’s a great success story.”

Churchill is looking forward to seeing how Kapolei builds out over the next few decades, a task that has fallen to James Campbell Company’s CEO, Timothy Brauer.

Kapolei’s Next Generation: Looking Ahead

When Brauer became CEO of the Campbell Company in 2017, in his mind his mission was clear: Continue to promote the City of Kapolei’s growth, and deliver on the ‘live, work, play’ concept by growing jobs and bringing additional services to current residents beyond what they already have.

“I want to see Kapolei become a center for industry, housing, healthcare, education, hospitality, and all the other components that will make it a viable, vibrant city of opportunity for all the people of West Oahu,” Brauer said.

To do this, Brauer will continue to work with investors, businesses and fellow developers who want to invest in and build Kapolei. He will maintain a strong working relationship with community members who, from the very start, have played such a crucial role in the important task of community building. And he will continue the Campbell Company’s

commitment to support and work with K-12 schools and the University of Hawai’i – West O’ahu in their mission of educating the next generation of leaders who will guide the evolution of Kapolei.

Finally, he wants to fulfill the vision of Kapolei as laid out in the master plan started in 1955, and at the same time work to advance Campbell properties in the best interests of the company and its shareholders.

Noting that a generation is generally considered to be about thirty years, Brauer said, “I see those of us that have been involved in building Kapolei over the last three decades as the city’s first generation. We spent those decades laying a strong foundation. Now we’re looking ahead to how Kapolei will develop over the next generation. Cities take generations to build, and Kapolei is just getting started.”

“In 30 years, like Clint Churchill, I want to look at Kapolei and be amazed at how far we’ve come.” ■



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Kapolei Enterprise Ctr (93,000 SF)

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¹An Opportunity Zone is an economically-distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment under the revised tax code of the Tax Cuts and Jobs Act of December 22, 2017. It is advised to seek the advice of a tax consultant to determine eligibility under and applicability of the law.



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Scott Mitchell B SIOR
Anna Kidder (B)

THE EVOLUTION OF KAPOLEI

An overview of the history of Kapolei traced through landmark events from 1955 to the present.

1955

- Kapolei is first envisioned in the Estate of James Campbell's long-range "Ewa Master Plan". The plan describes a balanced range of urban land use, including agricultural, commercial, industrial, and residential.

1958

- James Campbell Industrial Park opens with its first tenant, Standard Oil Company (now known as Chevron, USA).

1959

- Leeward Estates opens to homeowners.

1960

- First homes are built in Makakilo.



1977

- The Kapolei area is designated as Oahu's Secondary Urban Center by the Honolulu City Council to accommodate Oahu's future growth.

1985

- The Barbers Point Deep Draft Harbor (now known as Kalaeloa Barbers Point Harbor) is completed.

1986

- West Beach Estates breaks ground for Ko Olina Resort.

1988

- Ewa by Gentry's first homeowners moved into the new master-planned community on the Ewa plain.



1990

- Campbell Estate breaks ground on the City of Kapolei.

1991

- Ground is broken for Campbell Square, Kapolei's first office complex.

1992

- Safeway becomes the first tenant in the City of Kapolei. Phase 1 of Kapolei Business Park is launched.



1993

- Campbell Estate moves its headquarters to the new James Campbell Building in Kapolei.
- Kapolei Shopping Centers opens with 27 retail stores and services.
- Kapolei Elementary School opens.
- University of Hawaii Board of Regents selects Kapolei as the site of a future campus of UH West Oahu.
- Ihilani Resort & Spa at Ko Olina opens.

1994

- The 73-acre Kapolei Regional Park is dedicated to the City & County of Honolulu.



1995

- Seagull Schools opens in Kapolei with a Senior Day Care facility.
- Kapolei Entertainment Center featuring Consolidated Theatres opens in Kapolei, the largest theatre in the state with 16 screens and 21,000 square feet.



1998

- The State of Hawaii dedicates the first government office building in the City of Kapolei. The State purchases 890 acres from the Estate of James Campbell for its Villages of Kapolei development.

1999

- Hawaiian Waters Adventure Park (now Wet 'n' Wild Hawaii), Hawaii's first water park, opens in Kapolei.
- Kapolei Middle School welcomes its first students.
- Naval Air Station Barbers Point is closed and encompasses approximately 3,700 acres known as Kalaeloa.

2000

- Kapolei Regional Police Station and the City & County of Honolulu's Kapolei Hale open.
- Kapolei High School opens.
- Kapolei's first big-box retailer Big Kmart opens.
- Kapolei Medical Park opens with Hawaii's leading healthcare providers.

2001

- Retail and commercial centers Kapolei Park Plaza, Shell Commercial Center and Halekuai Center open.

2002

- Marketplace at Kapolei, the city's second shopping center, opens.

2003

- Home Depot opens.

2004

- Island Pacific Academy, Kapolei's first private college preparatory school, opens.
- Honolulu Advertiser opens its printing and production facility in Kapolei.

2009

- Costco Wholesale opens.
- Kapolei Commons opens with anchor tenant Target, OfficeMax, Petco and Sports Authority.



2010

- The Ronald T.Y. Moon Kapolei Judiciary Complex opens.

2011

- The 20-mile Honolulu Rail Transit breaks ground in East Kapolei.
- Disney's Aulani Resort & Spa at Ko Olina opens
- Cole Academy Preschool and Childcare Center opens.

2012

- University of Hawaii West Oahu opens in East Kapolei with 2,000 students.
- The Salvation Army's Kroc Center Hawaii opens.
- Walmart opens in Kapolei.
- Kapolei Village Center opens with anchor tenant Foodland.
- The Federal Bureau of Investigation completes its new Kalaeloa field office for the FBI's Honolulu division.



2014

- The Queen's Medical Center – West Oahu opens.
- Mokulele Airlines starts commercial service out of Kalaeloa Airport (JRF).
- Kapolei Parkway is completed.

2015

- Forest City Residential opens Kapolei Lofts Apartments.
- Hawaii Tokai International College opens.
- 'Ilima at Leihano Senior Living opens.

2016

- Regal Kapolei Commons 12 Theatres opens.
- Four Seasons Resort O'ahu at Ko Olina opens.
- C.S. Wo Home Furnishings Center opens its 5th Oahu location in Kapolei.
- Ka Makana Ali'i Shopping Center opens.
- Hampton Inn & Suites by Hilton Oahu Kapolei opens.

2017

- Embassy Suites by Hilton Oahu Kapolei opens.

2019

- Over 50 active project areas are underway in the Kapolei region making Kapolei a major economic center in the State of Hawaii.

GROWING TO MEET THE NEEDS OF WEST OAHU



**OPENING EARLY 2021, WEST OAHU MEDICAL OFFICE
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We're bringing more services and personalized care to West Oahu's growing community.

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- Prevention & Wellness Programs
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- Urgent Care with Extended Hours
- Thrive Path and Garden with Hawaiian Healing Plants
- Easy-Access Parking

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PROFILE

From mailroom to CEO

TIM BRAUER

President & Chief Executive Officer,
James Campbell Company LLC

+ Born in Iowa and raised in West Salem, Wisconsin, population about 3,000, Tim Brauer was the quintessential mid-western small town boy. Like Mark Twain's fictional Tom Sawyer, he grew up in a small town near the Mississippi River, but unlike Tom, Brauer did not trick the neighborhood kids into doing his chores. In fact, he exhibited a work ethic very early on that may have been the first hints of the accomplished business leader he would later become.

Brauer's first jobs were delivering papers and mowing lawns. Then in high school, he worked at a grocery store on weekends and in the early hours before he headed to school. This allowed him to play sports including basketball, baseball and track and field. He admits to becoming a sports enthusiast early in life in an effort to keep up with his three older siblings. In college, he worked for professors while at school and as a lifeguard on the Mississippi River in the summer.

"West Salem is a very small town, and it was a great place to grow up," said Brauer. It was largely a farming community where everyone knew who you were.

Brauer always knew he wanted to be in business, and earned a bachelor of

business administration in marketing at the University of Wisconsin Madison. He would later add an executive master of business administration at the University of Hawaii at Manoa.

Business acumen aside, Brauer learned some important lessons from his parents and grandparents that have influenced his life. Both his father and maternal grandfather were Lutheran ministers. "They taught me the value of hard work, perseverance, respect for others, and service to the community."

How did this small town Wisconsin boy end up in Kapolei? After graduating from college, he came to Hawaii to visit his older brother who was managing a company in Honolulu. When he ran out of money, he signed up for temporary work with Manpower, and was sent to the Estate of James Campbell.

"I started in the mailroom delivering inter-office mail," he said. He then abstracted and entered leases into the Estate's new computer system, and ended up training staff to use the system. Then he volunteered to do presentations about the relatively unknown City of Kapolei, which led to him to being brought into the marketing department.

"When I learned what the [James Campbell] Estate was planning for Kapolei, I wanted to be a part of it"

"When I learned what the Estate was planning for Kapolei, I wanted to be a part of it," Brauer said. "I eventually switched to asset management for the Estate both in Hawaii and San Francisco."

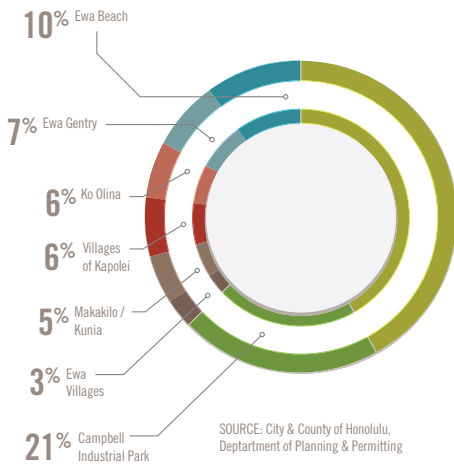
He was vice president and regional manager for the Estate when he was recruited by CBRE Inc. in 2006 to be a managing director in Chicago, Illinois and then managing director for CBRE's Wisconsin operation based in Milwaukee. But he would return to the James Campbell Company in 2012, to head up acquisitions for the company. This would all lead to the fateful day in 2017 when Tim Brauer became the president and CEO for the James Campbell Company.

From mailroom to CEO. A long way for a West Salem boy. ■

CURRENT JOB CENTERS IN THE KAPOLEI REGION

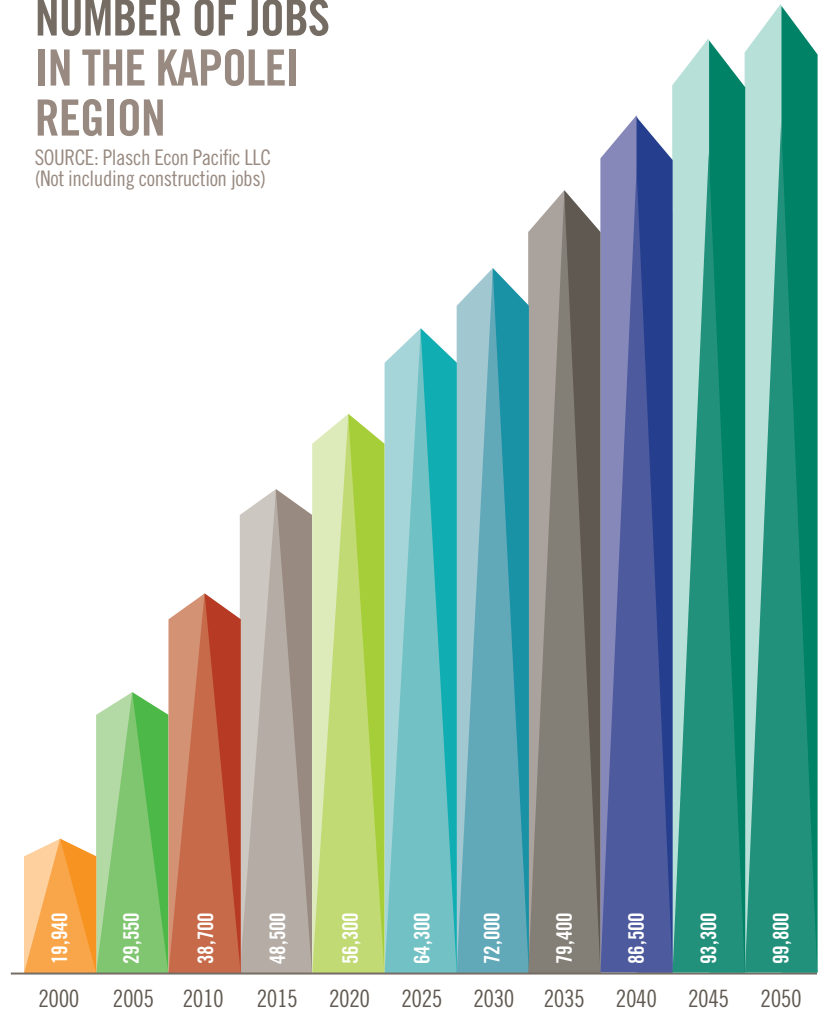
SOURCE: Plasch Econ Pacific LLC
(Not including construction jobs)

42%
City of Kapolei



NUMBER OF JOBS IN THE KAPOLEI REGION

SOURCE: Plasch Econ Pacific LLC
(Not including construction jobs)



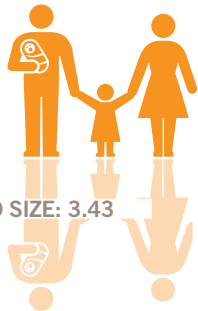
KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43
MEDIAN AGE: 31.9

EDUCATION:

High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

Source: 2010 U.S. Census



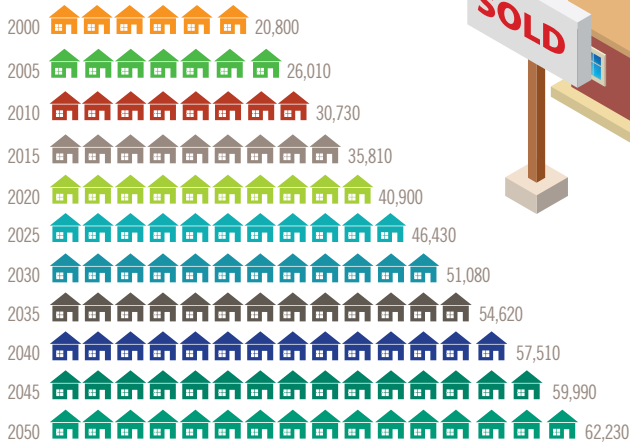
KAPOLEI BY THE NUMBERS

Charting the region's growth

- + The numbers show that Kapolei is and will continue to be the fastest growing region in the state. As the charts show, using 2020 as a baseline, by 2050 the population will increase by 40 percent, housing will grow by 52 percent, and jobs will increase by 77 percent. Kapolei is also ethnically diverse, relatively young and well educated. ■

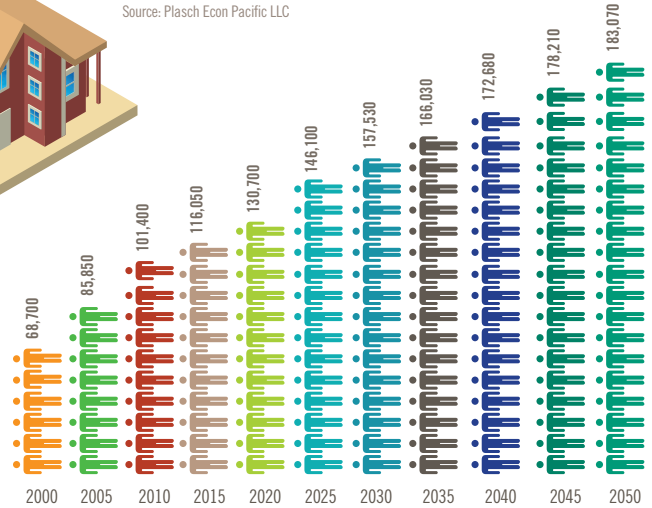
KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

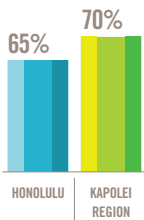


KAPOLEI'S POPULATION GROWTH 2000-2040

Source: Plasch Econ Pacific LLC



HOME OWNERSHIP RATE



SOURCE: 2010 Census

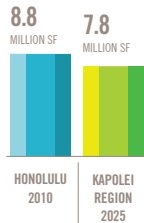
MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

Kapolei tomorrow vs. Honolulu today

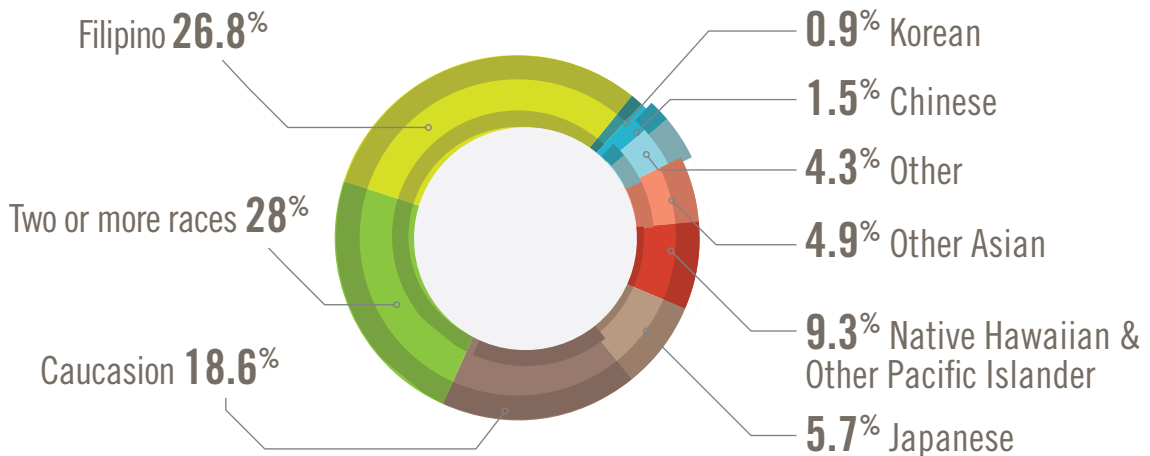


SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander



KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census





The 40,000-square-foot new Kaiser Permanente West Oahu Medical Office at Kapolei at the corner of Kamokila Boulevard and Kapolei Parkway is scheduled to open in early 2021.

Rendering courtesy of Kaiser Permanente

HEALTHCARE KAPOLEI'S FASTEST GROWING INDUSTRY

- + When Kaiser Permanente, The Queen's Health Systems, Straub Medical Center, and Hawaii Medical Service Association moved into the new Kapolei Medical Park in 2000, they introduced comprehensive medical services in the form of primary care and specialty services to the City of Kapolei. They, along with a skilled nursing facility, a pharmacy and several medical offices, comprised the city's total healthcare community. The Estate of James Campbell 2002 annual report noted that Kapolei's healthcare community had reached a "critical mass," listing the city's healthcare services as "eight medical facilities, six dental and four vision care offices, a chiropractic service, a skilled nursing facility, an adult day care center, two physical therapy services, and a health-management call center."

It wasn't long before Kapolei could no longer count its medical services in single digits. And "critical mass" was redefined in 2014, when The Queen's Medical Center opened its West Oahu



campus bringing back hospital and emergency room services to the West Oahu community. It filled an important gap left by the closure of Hawaii Medical Center West in 2011. After the acquisition and massive renovation of the Hawaii Medical West campus, Queen's opened the brand new hospital to overwhelming response by area residents. The first week saw such record numbers that backup staff was brought in from the Punchbowl campus to help with the volume.

Today, both Queen's West Oahu and The Queen's Medical Center are in expansion mode in Kapolei, as are Straub Medical Center and Kaiser Permanente, which have new full-service clinics opened or planned to meet the expected increase in patient demand for healthcare services in their communities. There's also a planned expansion of the H-PACT veterans clinic when it moves from the Queen's West Oahu campus to larger facilities at the Cloudbreak Hawaii veterans housing community in Kalaheo. Alongside this growth is the pressing need for skilled,

“We want this medical office to be much more than just a clinic offering medical care, and we're hoping it can become a place where we bring together a community-wide team to promote health and wellness for West Oahu,”

- **DR. GEOFF SEWELL**

President and Executive Medical Director of the Hawaii Permanente Medical Group

specialized healthcare professionals to fill critical shortages. This is the focus of UH West O'ahu's Health Science degree program, which is working to train Kapolei's young people for careers in the areas of greatest need.

Healthcare is Kapolei's fastest growing industry with, not surprisingly, the fastest growing number of jobs. This kind of industry growth will likely escalate over the next three decades and beyond as Kapolei's resident population is expected to jump from 130,700 in 2020 to 183,070 in 2050.

The Queen's Medical Center - West Oahu

When The Queen's Medical Center – West O'ahu (Queen's West) opened in 2014, the first seven days saw an unexpected flood of patients — 940 visits to the Emergency Room, 126 inpatient admissions, and 51 inpatient transfers to The Queen's Medical Center on Punchbowl Street.

Since that dramatic opening, Queen's West's growth has been just as dramatic. For example, this past year, the Emergency Department saw over 62,000 people. About 1,000 pediatric and adult patients per month sought treatment in the After Hours Clinic. And there were 30,000 outpatient imaging visits during the course of the year.

According to senior vice president and chief operating officer, Susan Murray, as the need for services grow, Queen's West will respond to those needs. Some immediate responses include adding 24 more private rooms in January 2020, and building out 17,000 square feet of additional office space for new MDs to serve the community.

Murray said that Queen's West is also looking for opportunities for partnerships in the community, such as

the one it has with the Waianae Coast Comprehensive Health Center (WCCHC). “We're looking for better ways to communicate and provide ‘warm hand-offs’ back to patients of WCCHC. These are patients that are referred to us for inpatient care or specialty services such as GI, surgery, wound care, and diabetes education and management.”

Community partnerships extend beyond healthcare services to the broader effort of education and workforce development.

“We are very proud of our work with health academies in our high schools, such as Campbell, Kapolei, and Island Pacific Academy, to name a few,” said Murray. “We also have a successful internship program with UH West Oahu that has led to extending job offers once students graduate.”

Queen's West is also a supporter of the Blue Zones Project initiative that focuses on promoting community-wide health and wellness. It's the second medical center in the United States to become a Certified Blue Zones Project employer, and actively provides programs to increase employees' health status. For example, staff are encouraged to take advantage of health-promoting programs such as walking meetings, cooking demonstrations, fresh markets, BMI “contests,” and purpose workshops.

Murray said that The Queen's Health Systems mission is to provide in perpetuity quality health care services to improve the well being of native Hawaiians and all the people of Hawaii. This is also Queen's West's mission, with a focus on West Oahu.

“Our goal is to become the healthcare hub for the West side. We want to keep the community healthy, not just care for them when they're ill or injured,” Murray said.



The Queen's Family Health Center at Ocean Pointe

The first Queen's Health Care Center in Kapolei has been in expansion mode. Located since 2000 at the Kapolei Medical Park, it has doubled in size, and added three new providers for a total of seven primary care providers to handle the more than 14,000 patient visits per year. This is just one sign of the escalating demand by residents for healthcare services. And as Kapolei's population increases, the demand will only grow.

A case in point is the second Queen's Family Health Center at Ocean Pointe. "With the explosive population growth, especially as many are young families living in the West Oahu community, it is even more important to have access to care that is timely and close to home," said Bernadette Merlino, vice president for ambulatory services at The Queen's Health Systems.

Merlino cited a recent Omnitrak survey done for the family health center, which showed that the most preferred features were availability of physicians, after-hours and weekend appointments, and access to specialty care and urgent care. "Eighty-one percent were more likely to choose a clinic close to home and 57% said choice and costs drive decisions on choosing a health care facility," said Merlino.

The new 15,000-square-foot medical office building is expected to open in Spring 2020, with nine primary care providers and 30 staff. The center will deliver advanced primary care, where teams of professionals will provide patients with what Merlino calls "a circle of support." This circle includes primary care providers – internal medicine, family practice, and OB/GYN – supported by APRNs, behavioral health specialists, pharmacists, dietitians, social workers, and others, to make sure patient needs are met in a timely manner. Other

services will include urgent care, same day visits, laboratory and imaging services, physical therapy and an array of classes from food demonstrations and nutrition, to yoga and wellness exercises.

"As we move toward population health management and keeping people healthy and out of hospitals, we need to work upstream on preventing illnesses and diseases such as diabetes, congestive heart failure and obesity," said Merlino. "Looking at every facet of a person's life is key, not only to one's physical well-being, but also to one's mental and spiritual well-being. We need to work with our West Oahu community on minimizing social determinants of health like homelessness and lack of access to education and jobs so that a person's overall well-being is addressed."

This emphasis on health and well-being makes Hawaii Medical Service Association the ideal partner for Queen's Family Health Center. HMSA developed this aspect of the program in partnership



“We have been looking to establish a health care presence and a comprehensive clinic in Kapolei for a number of years and we’re very excited to be part of the Kapolei community.”

- **ART GLADSTONE**
Chief Executive Officer,
Straub Medical Center
and Pali Momi Medical Center

with the center. “HMSA is an integral partner in our focus on population health management and on wellness and prevention classes and activities,” said Merlino. “These activities will be available to all comers, regardless of their health insurer.”

HMSA will have an onsite benefit coordinators to help members manage their health services.

The Queen’s Health Care Center in Kapolei and the Queen’s Family Health Center at Ocean Point are two of eight Queen’s health care centers on Oahu.

Straub Medical Center - Kapolei Clinic and Urgent Care

The new Straub Medical Center – Kapolei Clinic & Urgent Care is a first for Hawai’i Pacific Health. It brings together physicians and other healthcare professionals from three of its medical centers – Straub Medical Center, Pali Momi Medical Center and Kapi’olani Medical Center for Women & Children – in one location to deliver more robust primary and specialty care to Kapolei patients.

For example, Straub’s internal medicine and family medicine physicians provide primary care. Current specialty care services include pediatric sports medicine doctors from Kapi’olani, who are available to see children for bone and joint-related injuries, concussion management and treatment, and other orthopedic conditions. Pali Momi’s urology and sports medicine specialists are also available to see adult patients. Other specialty services from physicians



The Straub Medical Center –Kapolei Clinic & Urgent Care opened in July of 2019. Urgent Care services are offered daily until 8 p.m.

Photos courtesy of Hawaii Pacific Health

We're here for you, Kapolei!

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at all three medical centers are being added regularly.

The Kapolei clinic also offers urgent care services daily from 10 a.m. to 8 p.m. for both adults and children who have an illness or injury that is not life threatening, and whose primary care physician may not be available. Some of the common conditions most appropriate for urgent care include colds, flu, earaches, eye infections, sore throats, sprains and strains.

For the business world, Straub Medical Center has a corporate wellness program that emphasizes prevention through screenings and other services. The new clinic is working with West Oahu businesses and organization to offer these services to their employees.

The clinic, which just opened on July 1, has the capacity to see more than 600 patients a week, and already has plans to grow that capacity over the coming months and years as demand for services grow.

“Our new clinic in Kapolei brings together the expertise of primary care physicians and specialists from three Hawai‘i Pacific Health medical centers

– Straub, Pali Momi and Kapi‘olani – under one roof to provide the residents of West Oahu with access to convenient, collaborative and high-quality health care,” said Art Gladstone, chief executive officer of Straub Medical Center and Pali Momi Medical Center. “We have been looking to establish a health care presence and a comprehensive clinic in Kapolei for a number of years and we’re very excited to be part of the Kapolei community.”

Straub Clinic’s services include:

General services – Primary care (adult and pediatric), urgent care (adult and pediatric), obstetrics and gynecology, pediatric sports medicine, imaging and laboratory services (offered by Clinical Labs of Hawaii)

Adult specialty services – Cardiology, general surgery, neurology, obesity medicine, orthopedics, sports medicine and urology

Pediatric specialty services – Cardiology, endocrinology, gastroenterology, genetics, neurology, psychiatry, surgery

The Kapolei clinic is located in the newest phase of Ka Makani Ali‘i called The Grove, next to 24 Hour Fitness.

“The Kaiser Permanente West Oahu Medical Office at Kapolei will be a hub for healthy living, incorporating the latest technology, quality health care and programs that help support our members’ healthy lifestyles.”

DAVE UNDERRINER

President of Kaiser Foundation Health Plan and Hospitals, Hawaii Region

Photo courtesy of Kaiser Permanente

Kaiser Permanente

For its roughly 70,000 Kaiser Permanente members in West Oahu, the scheduled opening in early 2021 of the new Kaiser Permanente West Oahu Medical Office at Kapolei will bring a significant expansion of services. The new medical office, which will be headed by Dr. Marcus Iwane, will be more than three times larger than the current Kaiser Permanente Kapolei Clinic in the Kapolei

Medical Park, and will offer many more services than are now available. When it opens, the Kapolei clinic will close and patients will be transitioned over to the new facility.

Presently, the clinic offers primary care, family medicine, pediatrics, behavioral health, laboratory, and pharmacy services. The medical building will provide these, plus women's health services, general radiology, mammography, ultrasound imaging, and prevention and wellness programs. It will also have urgent care and extended hours to make access to care more convenient.

Kaiser Permanente is also rolling out the very first NextGen medical building in Hawaii, which will feature an interface between customer service and technology to improve patient experience and allow for a more seamless delivery of services. Navigating the building will also be easier, as its layout is designed to mirror the natural flow of a patient's visit. This in turn, will help staff to provide a more efficient continuum of care as their services will be strategically located along that natural pathway. But care starts well before the patients arrive at the building, as a combination of texts, emails and reminder phone calls help to keep them on track throughout their visit. Patients are also encouraged to use KP.org to manage their healthcare needs.

"We want this medical office to be much more than just a clinic offering medical care, and we're hoping it can become a place where we bring together a community-wide team to promote health and wellness for West Oahu," said Dr. Geoff Sewell, president and executive medical director of Hawaii Permanente Medical Group. "We want to enhance our partnerships with the community to foster more health care solutions that are culturally relevant and address the social determinants of health."

The 40,000-square-foot facility at the corner of Kamokila Boulevard and Kapolei Parkway will have more than 40 exam rooms, 28 provider offices and three imaging rooms.

"The Kaiser Permanente West Oahu Medical Office at Kapolei will be a hub for healthy living, incorporating the latest technology, quality health care and programs that help support our members' healthy lifestyles," said Dave Underriner,

president of Kaiser Foundation Health Plan and Hospitals, Hawaii Region. "Expanding our presence in Kapolei is integral to meeting the needs of our growing West Oahu community and makes it more convenient for members to receive the care they need."

H-PACT Clinic

The acronym VAPIHCS H-PACT stands for Veterans Affairs Pacific Islands Health Care System Homeless Patient Aligned Care Team. It's the official name of the H-PACT clinics that serve homeless veterans. H-PACT had its beginnings in 2011 as a pilot project of the VA National Center on Homelessness Among Veterans with the mission of addressing the challenges homeless veterans face accessing the medical and social services they need. It began with 32 pilot sites, and is now active in 75 sites around the country. One of these sites is the H-PACT program currently located at the VA Leeward Oahu Community Based Outpatient Clinic based out of Queen's West Oahu with plans to relocate to Barbers Point.

"Our H-PACT clinic provides community-based primary care, mental health and case management services for homeless and at risk veterans in the community," said Brian Kelley, psychologist, and the clinic's program manager.

Kelley said that the clinic currently treats about 150 patients, but fully expects that number to grow to 300 – 400 in the coming years, once they relocate to the Cloudbreak Hawaii veterans housing campus in Kalaeloa.

"Being right there on Cloudbreak's campus makes access to care significantly easier for our homeless and at risk veterans," said Kelley.

Veterans are an especially vulnerable patient population, as many of them suffer from substance abuse, depression, anxiety, trauma-related disorders, psychotic disorders such as schizophrenia, and mild and major neurocognitive disorders due to conditions such as traumatic brain injury, stroke, and Alzheimer's disease. They also suffer from comorbid medical problems such as hypertension, chronic pain, dental issues and heart problems.

H-PACT, which is staffed by a social worker, neuropsychologist, primary care

physician, registered nurse, licensed practical nurse, advanced medical support assistant, and program support assistant, is an important lifeline for Kapolei's veterans.

According to Kelley, "Breaking down barriers to care by opening a community-based clinic at Cloudbreak, literally where many of our H-PACT veterans live, speaks to the heart and soul of the H-PACT mission – to provide 'one-stop shop' wrap around healthcare and case management services for our homeless and at risk veterans."

University of Hawai'i - West O'ahu

Since its inception three years ago, UH West Oahu's Health Science program has been training West Oahu students for healthcare careers. The larger aim is to serve as a bridge to seamlessly advance students from high school and community college to a bachelor's degree, and even on to masters and doctoral degree programs. More immediate is training students for marketable healthcare careers that pay a sustainable and living wage, i.e., \$78,500 for a family of four.

Doctor Ricardo Custodio, who heads up the program, said that health science workers are not just medical assistants, radiology and lab technician. They make up 60% of the entire U.S. healthcare workforce, or 60 million workers, in over 85 distinct occupations. Health science also accounts for 13 out of 20 of the fastest growing jobs. With these numbers, the program clearly has a big need to fill especially in West Oahu where the healthcare industry is booming and will continue to expand over the coming decades.

Currently, the Health Science programs offers seven areas of concentration. They include a bachelor of applied science with concentrations in respiratory care, Hawaiian and indigenous health and healing, health information management, and health professions. And a bachelor of arts in public administration with concentrations in health care administration, community health and long-term care.

"We hope to expand beyond the seven career possibilities, and bring in established programs from other campuses," said Custodio. "For example,

“Healthcare is more than just giving out pills and building clinics. It’s about providing education and employment to benefit members of the community”

- **DR. RICARDO CUSTUDIO**
Director Health Science Program, UH West O’ahu

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dental hygiene from UH Manoa, respiratory care from Kapiolani Community College, and possibly medical technology from John A. Burns School of Medicine.”

“We want to be on the cutting edge of new degree creation in the emerging disciplines of regenerative medicine, immunological cancer therapy and mobile health.”

Today, the Health Science program has about 40 students ranging from freshmen to seniors. From the beginning, faculty have been teaching courses in Early College classes in Waipahu, Kapolei and Campbell High School, which has been a good way to recruit students to the program. It also reaches out through summer programs to incoming freshmen interested in healthcare.

From Custodio’s perspective, “Healthcare is more than just giving out pills and building clinics. It’s about providing education and employment to benefit members of the community.” ■



An Honorable Profession

SEAN TAJIMA

Complex Area Superintendent,
Campbell-Kapolei Leeward District Office,
Dept. of Education

- + If there's one thing you can say about Sean Tajima, DOE's Complex Area Superintendent for the Campbell-Kapolei complex, it's that he was never afraid to try different things. And he wasn't afraid to "fail." He simply kept exploring until he found his passion.

"I played French horn in middle school, but the writing was on the wall," Tajima said. "I played football and baseball in high school, but was not nearly as good as the others. I was more successful at martial arts, but a busy life got in the way. I finally found real success raising orchids — I have about 300 that I'm growing."

His career path was similar. He originally wanted to be an accountant, until a few college courses disabused him of this choice. He changed to physical therapy and eventually majored in psychology. But the path was still not clear.

Then conversations with long-time educator friends inspired him to go into education. "What inspired me was hearing them talk about the impact they'd made on kids' lives," said Tajima. "That really resonated with me. They spoke of education as an honorable profession, and I wanted to be a part of it." Tajima's long career in education took him from special education teacher and school counselor, to vice principal and principal in public schools in Waianae, Pearl City, Kapolei, and Honolulu, to his current tenure as complex area superintendent for the Campbell-Kapolei complex.

For Tajima, education is more than academic achievement. "I value character over academic achievement," he said, explaining that there are people with prestigious careers with huge salaries, but who he does not respect. Conversely, there are people in less prestigious, lower paying jobs who he admires for the strength of their character.

Tajima credits his father with helping to mold the person he is today. "My dad made the biggest impact on me. He is a

PROFILE



man of highest integrity who puts others before himself," he said. "His quiet, humble modeling of that quality goes beyond achievements and recognition and is something that I always try to practice."

He tells a story of getting a friend's text about an act of kindness she and her dad experienced at his care home. They were on a walkway blocked by cleaning supplies when a middle school-aged boy sitting nearby stood up and moved the supplies to clear the way. She thanked him but did not get his name. However, she recognized the uniform from the school where Tajima was principal. "Eventually, I found out who he was. He was a student who was not experiencing much academic success, but I was proud of this

"The ultimate for our students is to be of high integrity and character, who with high academic achievement, can be in an influential position to have a positive impact on many people."

act of kindness. He helped someone 'just because,' without expecting a reward or recognition. This is a quality that I want all our students to have."

He said, "The ultimate for our students is to be of high integrity and character, who with high academic achievement, can be in an influential position to have a positive impact on many people." ■



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The 2018 CK Student Career Expo was held at Kapolei High School. UH West Oahu will be the host sponsor for the 2019 Expo. All CK Student Career Fair Expo photos courtesy of Kamehameha Schools.

EDUCATION PASSPORT TO THE FUTURE

“An investment in knowledge pays the best interest.”

- BENJAMIN FRANKLIN

+ As Kapolei faces its next generation of development, never has this statement been more important. Key leaders in Kapolei’s development recognize that there is a lot at stake, as Kapolei’s future is still wide open with tremendous potential to be a great city, if done the right way. So it is that over recent years, education, business and civic organizations have been looking for ways to make sure today’s students are prepared to succeed and thrive in a future that depends on having a well-trained workforce. According to the latest projections, the number of jobs in the Kapolei region will grow from 56,300 in 2020 to 99,800 in 2050. To anticipate and keep pace with the demand for trained workers, certain schools have been focusing on specific workforce development programs, and collaborating with their business partners on ways to integrate the

workplace experience in the curriculum. For example, schools are focusing on training students for current industries through their career academies, while businesses and organizations offer mentorships and internships to give these students first hand experience in their career of choice. Schools are also looking to these business partners to provide guidance on how best to train students for the realities of the workplace. This means giving actual input into the curriculum to make sure it has career relevance, and that it is focusing on the skills students will need to be successful in their chosen career.

Kapolei Chamber of Commerce connects students with businesses

However, these efforts are up to the individual schools, and their business

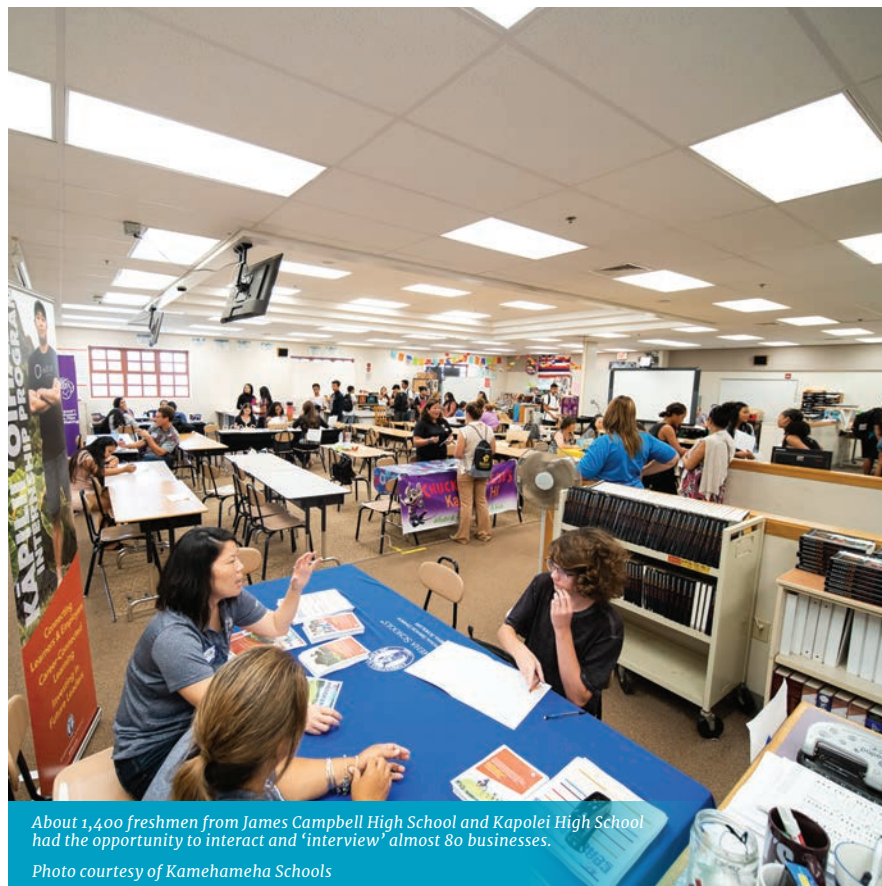


About 1,400 freshmen from James Campbell High School and Kapolei High School had the opportunity to interact and "interview" almost 80 businesses.
Photo courtesy of Kamehameha Schools



“...it [the CK Student Career Expo] inspires students to know that their aspirations can become reality. Indeed, education is both a value proposition and a valued proposition!”

- CHANCELLOR MAENETTE BENHAM
Univeristy of Hawaii - West Oahu



About 1,400 freshmen from James Campbell High School and Kapolei High School had the opportunity to interact and "interview" almost 80 businesses.
Photo courtesy of Kamehameha Schools

partners represent a small percentage of the Kapolei business community. The Kapolei Chamber of Commerce saw an opportunity to coordinate these independent initiatives in a way that would expand the number of participating businesses. The chamber believed that many more of its members would gladly play a role in workforce development if they had the opportunity. Chamber leadership reached out to then DOE Complex Area Superintendent Heidi Armstrong to talk about ways they could build a more coordinated relationship between the business community and the schools and their students. Coincidentally, Armstrong had a model for just such a program. She had attended a National Career Academy Coalition School Study Tour in Nashville, Tennessee, and learned about a career exploration fair put on by the Nashville Area Chamber of Commerce in partnership with the Metro Nashville public school system. The program is designed to give thousands of Nashville 9th graders the opportunity to talk one on one with industry professionals. It has been so successful that last year, more than 150 businesses and organizations participated.

This became the template for a career expo planned and developed by the Kapolei Chamber of Commerce, DOE Campbell-Kapolei Complex, the principals of Campbell High School and Kapolei High School, and Kamehameha Schools. It was launched in October 2018.

“The Kapolei Chamber is excited to give our future workforce the opportunity to



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meet our West Oahu business community and explore future career paths,” said Kevin Rathbun, co-chair for the expo and Kapolei Chamber officer and director.

CK Student Career Expo

The CK Student Career Expo brought together about 1,400 freshmen from Campbell and Kapolei High Schools and almost 80 employers at this daylong expo. But before the 9th graders arrived at the event, they were well prepared to get the most out of their experience. As 8th graders at Ilima Intermediate, and Ewa Makai and Kapolei Middle Schools, they completed a career interest survey that became the basis for selecting businesses and organizations for the expo. As 9th graders, and in the lead-up to the event, teachers guided them through selecting a few career areas to explore, and worked with them on interviewing skills to help them make a good impression. Each student came armed with a list of questions to ask three different businesses as they explored possible careers paths. They also learned important interpersonal skills as they interacted with business professionals. The students were particularly surprised to see the wide variety of businesses in their community.

“The response to the first expo was great from employers, schools and students. We’ve learned a lot and are working on changes to make this year’s expo even better,” said Sean Tajima, the Campbell-Kapolei area complex superintendent. “We’re looking forward to this second expo as a way for our students to see what careers are available in their immediate community. It will also be an opportunity for our schools to build internship possibilities that can lead to careers in Kapolei and keep our students in the community, rather than having them commute into town, or even leave Hawaii to work.”

With one successful expo under its belt, the organizers are working on the 2019 CK Student Career Expo, with the addition of UH West Oahu as host sponsor.

“We deeply appreciate our community partnerships with the Kapolei Chamber of Commerce, Kamehameha Schools and UH West Oahu to make this year’s CK Student Career Expo happen.” said Tajima.



Renderings of the East Kapolei Middle School courtesy of Ferraro Choi and Associates Ltd & The Miller Hull Partnership LLP.

Photo of the East Kapolei Middle School Grand Opening Ceremony courtesy of Dept. of Education.

UH West Oahu to host the Student Career Expo

As West Oahu’s university, UH West Oahu has a lead role in workforce development for the Kapolei region. Chancellor Maenette Benham sees the university’s participation as host sponsor for the CK Student Career Expo as an extension of that role.

“It is important for three reasons,” Said Benham. “First, it introduces freshmen to career opportunities in our region. Second, it helps students to align their high school academy studies with a four-year degree. And third, it inspires students to know that their aspirations can become reality. Indeed, education is both a value proposition and a valued proposition!”

Alan Rosenfeld, associate vice chancellor of academic affairs, also sees hosting the

career expo as an opportunity for 9th graders to experience a brief yet authentic sampling of a college environment. “We want them to see UH West Oahu as their home campus.”

Rosenfeld said the career expo has an important message for these young students. “On its face value, the CK Student Career Expo connects students with employers and vice versa. On a deeper level, however, the expo will also prompt students to connect with and contemplate their own futures. Even as 9th graders, they should be thinking about questions like these: What kinds of career paths align with my inner drive and passions? What kinds of skills and education are needed to obtain sustainable jobs in those career fields? How are those career fields evolving and what might they look like when I am prepared to enter?”



East Kapolei to get a new middle school

East Kapolei is a fast developing area with hundreds of new families putting down roots in the community. The children of families in the area will soon be able to attend the new East Kapolei Middle School, which is set to open in 2020. The school, which is located across the street from the Kroc Center, will open with a class of 6th graders, followed by 7th graders in 2021, and 8th graders in 2022.

School principal Todd Fujimori expects the school population will be about 1,500 students as the community grows. “We will be more than just about content,” said Fujimori. “We will be there to support our students so that they can find their passion and purpose as they move through those critical middle school years.”

The turnaround of Island Pacific Academy

Island Pacific Academy, Kapolei’s first independent private college preparatory school opened in 2004. Its vision of “inspiring and enabling our students to ‘Go Forward with Confidence’ to become caring, contributing citizens who can succeed in an ever-changing world” would become more than a lofty statement for IPA as it would face its own tough realities in an ever-changing financial world.

While IPA would prove to be very good at delivering on its promise of a well-rounded college and career preparatory education, in its early years of development the academy encountered major challenges. Financial headwinds brought on by the recession and the resulting slowdown in Kapolei’s growth threatened the school’s very existence. IPA incurred huge financial debts in order to sustain itself as it worked to establish itself and grow. It also struggled to retain students and faculty who opted for the larger, more established independent schools in Honolulu.

“If we wanted the school to survive, we had to take fiduciary responsibility and find a solution to reduce our debt and meet our financial obligations,” said IPA’s Head of School Gerald Teramae. “We also had to address the apprehension and concerns of our students, their families and the staff who were understandably worried about the school’s future. We did this by being open and candid with them every step of the way about the school’s status. We kept them informed with frequent status reports as we worked on solutions to help the school weather the financially difficult times. We also shared our commitment to make sure that IPA would not just survive, but would become a better and stronger school.”



Photos courtesy of Island Pacific Academy

The solution

For IPA to stay open, the school would have to find an investor to purchase the building and land to pay off its debts. Working with the school's board of trustees and its chief financial officer, IPA found several interested investors. The board unanimously agreed to accept the

Watumull Foundation's offer to purchase both the building and the land. Through the negotiation process with the school's creditors, the major creditor forgave their loan to IPA, and the proceeds of the building and land sale paid off the second creditor's loan. At last, IPA was debt-free and financially stable.

The school has a 40-year lease agreement with the Watumull Foundation, with the option to buy back the buildings and land at five-year intervals. "Our goal is to purchase the building and land when the time is right and in the best interest of our school community," said Teramae.

IPA currently has over 500 students, and Teramae is optimistic about the school's future.

"Today we have a waiting list for a number of grade levels," said Teramae. "Our curriculum focus continues to be extremely rigorous and relevant to the needs of our students."

"We see ourselves in the profession of educating students for careers and professions that have been not created yet, using technology that has not been invented yet, and to solve problems that we don't know are problems yet, in a culture where values matter. This philosophy and conviction will guide IPA as it works to become one of the premier independent schools in the nation." ■



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PROFILE

From survivor to serving others

KYNA-HALEY VEA

Community Development Director,
Cloudbreak Hawaii LLC

- + Kyna-Haley Vea is a survivor. She grew up under difficult circumstances in a family that battled poverty, homelessness, drug addiction, prison, domestic violence, and mental illness.

"I've always been determined not to be a victim of my childhood circumstances, but rather a survivor," said Vea. "My story isn't different from many other local families that face the same challenges. We just need a little hope, support, and an opportunity to thrive."

This is the experience she brings to her position as community development director for Cloudbreak Hawaii, LLC, a company that develops and manages affordable rental housing with a mission to serve veterans.

Vea, who was born and raised on Oahu, lives with her husband and three young sons in Nanakuli. Growing up, she dreamed of a career in social services working with children and teens. But her working life took her through various jobs in the retail and hospitality industries, until she became a stay-at-home mom with her first child.

When she decided to rejoin the workforce, she learned about a compliance specialist position at Cloudbreak Hawaii. Vea applied, got the job and has been with Cloudbreak ever since.

"I'm grateful they took a chance on a young mother with little to no experience in the field, believed in my potential, and continues to support me," she said.

"I have a true passion for our mission. There's something really special about taking a veteran from homelessness, struggling with mental illness, like PTSD, providing them support services, and a place to call home. The reward is seeing them successfully rebuild their lives. Lots of veterans fall into homelessness simply because they can't afford the cost of living when they transition out, or they aren't connected to proper support service," Vea said.

She now manages Cloudbreak Hawaii's Kalaeloa (Barbers Point) campus. She has been busy making a difference. She initiated and set up Cloudbreak's affordable housing compliance program in 2009, and was successful in getting a 2019 Hawaii Housing Finance and Development Corporation \$3.3 million award for the upcoming new construction. She also helped to house the state's first HUD Veterans Affairs Supportive Housing voucher recipients, and played a key role in Cloudbreak receiving the state's first ever Project-Based HUD VASH award.

"We [all] just need a little hope, support, and an opportunity to thrive... I want to continue to serve others in need, provide quality affordable housing, and offer services and resources so that everyone has an opportunity to reach their highest potential,"

Vea also satisfies her first ambition to work with children and teens with her part-time job as communication administrator for her church, New Hope Leeward. "What started out as ministry volunteerism turned into a job offer," she said. "Here I am able to help others get connected to different ministries that serve our keiki, youth, women, men, and homeless here on the Leeward coast."

"I want to continue to serve others in need, provide quality affordable housing, and offer services and resources so that everyone has an opportunity to reach their highest potential," Vea said. "I want my keiki to be part of a community that is rich in support. I want to be someone who helped get us there." ■





Kapolei Area Long-Range Master Plan

EWA, OAHU, HAWAII

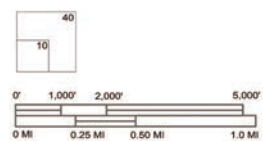
Land Use Classification

- RES Residential
- LDA Low Density Apartment
- MDA Medium Density Apartment
- COM Commercial/Office
- BP Business Park
- LI Light Industrial
- HI/MI Heavy Industrial/Maritime Industrial
- RES Resort
- PK Park/Open Space
- MU Mixed Use
- PF Public Facility/Utility
- GC Golf Course
- PRES Preservation
- AG Agriculture
- MI Military
- ✳ Palehua Telecommunications

CIRCULATION

- Railroad
- Transit

ACRES/MILES



This map is for informational purposes only, depicts approximate boundaries, and is subject to change at any time without notice. The map is produced from a variety of information provided by many sources including Kapolei area landowners and governmental agencies. The map does not itself confirm accuracy or signify approval by James Campbell Company LLC of the classification or configuration of any land uses depicted.

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The State of Hawaii purchased 890 acres from the James Campbell Estate for 8 master-planned neighborhoods: the Villages of Kapolei.

RESIDENTIAL

BUILDING COMMUNITIES IN KAPOLEI

+ In the years before ground breaking for the City of Kapolei in 1990, whole residential communities were already being built in what would become Kapolei. In 1959, Leeward Estates in Ewa opened to the first homeowners. A year later, construction started on the first homes in Makakilo. Nearby, the Honokai Hale neighborhood would be built, most of it taking place between 1970 and 1999. In 1988, Ewa by Gentry's first homeowners moved into the new master-planned community on the Ewa plain. And in 1998, the State of Hawaii purchased 890 acres from the Estate of James Campbell for its master-planned eight neighborhoods in the Villages of Kapolei. This was just the beginning of a residential development boom that would follow as the City of Kapolei was established and grew.

Today, there are thousands of new homes, both market and affordable, being built by developer D.R. Horton. There's also a significant uptick in rentals, including both market and affordable by Alak'ai Development in Ho'opili. More significantly, there are entirely affordable rental projects for seniors and families by Highridge Costa and The Michaels Organization, and for veterans by Cloudbreak Hawaii LLC. A

planned affordable rental project by the City & County of Honolulu has just been awarded to the Kobayashi Group.

Kapolei's long range master plan map shows a mosaic of residential developments throughout the region that, at full build-out, will provide housing for the area's rising population. In 2000, there were 20,800 homes for a population of 68,700. In 2020, there are an estimated 40,900 homes for 130,700 residents. And over the next 30 years, housing growth is expected to reach 62,230 for a projected population of 183,070 in 2050.

Those numbers seem staggering to longtime resident, Maeda Timson, who was here from the beginning, and who was an active community participant in the Kapolei development plan process. She shared her memories and experience of these early years with Kapolei Magazine.

How it began

Thirty-seven years ago, Maeda Timson's view from her Makakilo home was rolling sugar cane fields, and the sight of frequent sugar cane burnings. There was an active military base, originally called Barbers Point Naval Air Station.



“It’s [Kapolei] a place where you can still buy a home. It will provide job opportunities through continued development and services that will help to avoid the horrendous traffic to town. It’s a place that honors and preserves the Hawaiian culture, which is so important to our sense of who we are. And it’s giving our children and future generations ownership and pride in a place they will call home.”

- MAEDA TIMSON
Community Member

And the first communities of sleepy Makakilo and Honokai Hale with only a convenience store for shopping. Then Ko Olina came along.

“How far we’ve come!” said Timson.

“At the time, our community dreamed of having jobs, services, ‘intermediate’ and high schools, shopping, and more neighbors,” she said. “It was a delight for us when in 1989 our community was designated Kapolei, the Second City. Never did we imagine our dreams would become a mega reality!”

As an invited community member, Timson worked with the Estate of James Campbell, government, developers, and the private sector through hundreds of meetings, charettes, conferences with experts, and walk-throughs of the proposed development lands. Their work created a development plan for a live, work, play, city, and would be the roadmap for the decades-long process of building Kapolei.

“Today, Kapolei is a bustling city of connected communities from Ewa to Waianae, available services of all kinds, middle and high schools, shopping,

hundreds of job opportunities, parks, and so much more,” Timson said.

Where do we go from here?

Timson sees the Kapolei of the future as no longer the Second City, but the Best City. “It’s a place where you can still buy a home. It will provide job opportunities through continued development and services that will help to avoid the horrendous traffic to town. It’s a place that honors and preserves the Hawaiian culture, which is so important to our sense of who we are. And it’s giving our children and future generations ownership and pride in a place they will call home.”

D.R. Horton’s Ho’opili

With the 2018 completion of its sold out mixed-use master-planned Mehana community of 1,100 homes just south of the City of Kapolei’s urban core, D.R. Horton is now fully focused on its many times larger Ho’opili project in East Kapolei.

The 1,550-acre mixed-use project of seven communities with a planned



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The 276 unit Kohina neighborhood will serve as the future gateway of the Ho'opili. Rendering courtesy of D.R. Horton Hawaii.



The Element will feature 300 rental homes. Expected delivery will be summer 2020, Rendering courtesy of Alaka'i Development.

11,750 homes broke ground in 2016, and to date about 557 homes have been sold. They include different types of housing options such as single-family homes, Accessory Dwelling Units otherwise known as mother-in-law apartments, duplexes, townhomes, affordables, and the dual-use FLEX® homes, which allow the resident to live and work out of the same unit.

The FLEX® Home live-work option was first offered at Mehana, where it worked very well, and is now taking off at Ho'opili. It offers owners an affordable alternative to operating a separate work place for their businesses. For example, two of the FLEX® homes operate hair and beauty salons (Hairology and Salon 801), while another (Fantastic Frosting) is a neighborhood coffee shop specializing in homemade pastries and treats.

Ho'opili is also big on community amenities. The first one is Kōnane Neighborhood Park, a 1.8-acre green space, which has become a popular and regularly used gathering space. The spacious park has a pavilion, playground equipment, and a large playing field. And by the end of 2020, Ho'opili will have its first recreation center with pool and a dog park, both now being planned.

With five neighborhoods already completed, four new neighborhoods are presently under construction and for sale. The Kohina 276 multi-family

homes neighborhood is designed to serve as the future main gateway into Ho'opili, situated as it is at the doorstep of the future UH West Oahu rail station. It will include market and affordable townhomes, studio, more FLEX® homes and commercial spaces. Kohina is seen as the ideal place to blend residences and commercial uses, offering the potential to provide goods and services to homeowners and rail riders living within Ho'opili and beyond.

For homeowners who like to grow their own and eat fresh, the Aulu neighborhood of 85 single family homes will have installed edible landscaping throughout the home lots, including fruit trees, fruiting shrubs, vegetables and herbs. Backyard as well as front yard trees might include guava, star fruit, kumquat, Surinam cherry, mountain apple and pomegranate, to name just a few. Shrubs and ground cover could be white ginger, eggplant, Okinawa spinach, strawberries, sweet potato, salvia, and portulaca, among many other possibilities. Fresh from garden to table is a signature feature of this neighborhood.

The Ilima neighborhood is a multi-family community of 76 townhomes with private yards, and Ho'oulu's 68 single-family homes are modern plantation in design with contemporary finishes.

Looking ahead, it is likely that Ho'opili

will be fully built out in 30 years with homes, businesses, schools, parks, and community amenities. D.R. Horton envisions an all-encompassing community that will be a major part of the continued growth and evolution of the Kapolei region.

Alaka'i Development's The Element

Two principals who were intimately involved in the planning and development of Kapolei Lofts, Kapolei's first rental apartment complex, have become partners in a new company, Alaka'i Development. Cayenne Pe'a and Jon Wallenstrom are looking to reprise their success at Kapolei Lofts with a new rental apartment complex in Ho'opili. Construction will start later this year on The Element, with an expected delivery of 300 units ready to rent in Summer 2020. A little over 20% of the units will be affordable.

The complex will have one, two and three bedroom units available. Amenities will include a fitness center, pool, barbecue grills, cabanas, clubhouse with a kitchen, a café, and two boardrooms that can be used for entertaining or meetings.

The Element has an ideal location at 91-3598 Nana Hope Street, which is right across from the UH West Oahu rail station at the entrance to Ho'opili. Ka Makana Ali'i is less than 10 minutes away, and a community center garden



Kulana Hale includes two 13-story towers and a single-story commercial space with affordable rentals for seniors and families and a ground floor retail center. Rendering courtesy of Highland Costa.

and park are planned within a few blocks of The Element.

Pe'a said, "I grew up in Kapolei and watched it grow into a true second city. It is great to now do our part by making rental housing an option for those who want to live in West Oahu." It is great to now do our part by making rental housing an option for those who want to live in West Oahu."

Affordable Rentals in Kapolei

Nowhere else on Oahu can people find the range of affordable housing options that are available in Kapolei. For example, 30% of homes in D.R. Horton's Mehana and Ho'opili communities will be affordable. But there's another type of housing that is sorely needed, especially for those people who are unable to purchase a home. This is the affordable rental market. Already, the Kapolei Lofts rental apartment community designated 60% of its rentals as affordable. The Element, which is the planned rental apartment community at Ho'opili, will add about 20% of its units to Kapolei's inventory

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Keahumoa Place is a multi-family affordable rental apartment community with 320 units.

Photo courtesy of The Michaels Organization.

of affordable rentals. But there are three developments underway, and a third planned, which are strictly affordable rentals. They will fill a crucial housing need for low-income populations.

Highridge Costa's Kulana Hale

A public-private partnership is the galvanizing force behind the development of Kulana Hale, a \$130 million mixed-use and senior and multi-family affordable rental apartment community in Kapolei's urban core.

Kulana Hale is located on a single three-acre block at 1020 Wakea Street, and includes two 13-story towers and a single-story commercial space. The first tower, or Phase 1, is strictly for seniors, and will have a total of 154 affordable apartments. The second tower, Phase 2, will have 143 affordable units for low-income families. Both towers will have ground floor retail space. The final Phase 3 will be a single story retail space that will serve both residents and the larger community. Every unit in each of the 100% affordable projects will maintain its affordable status got over 60 years.

The project offers studios, one, two, and three bedroom units for rent. To qualify for a rental, residents must earn 60 percent or less of the area median income. Today, 60% AMI is the equivalent of a family of two making \$57,840, or a family of four making \$72,300. At today's AMI, rent for a one-bedroom unit would be \$1,355, while a three-bedroom would be \$1,879.

"For over 25 years Highridge Costa has been creating quality new affordable senior and family housing in partnership with states throughout the U.S., including

Hawaii. Kulana Hale will enrich the lives of future residents living with low and very low incomes, while being an asset that both the State of Hawaii and Highridge Costa will be proud of for years to come," said Michael Costa, president and CEO of Highridge Costa.

Project amenities will include a community meeting room, picnic area, community workspace with high-speed internet access, and neighborhood serving retail on the ground floor. All units will come equipped with an oven, stove, microwave, and refrigerator. Phases 1 and 2 of Kulana Hale will be built to LEED equivalent standards and feature energy efficiency in design and operations, including a rooftop photovoltaic array to reduce energy consumption and minimize the project's carbon footprint. As all utilities will be paid by the owner, residents will not be responsible for electricity and water costs.

Kulana Hale is being developed by Highridge Costa of Los Angeles and Coastal Rim Properties of Honolulu, with the help of the non-profit Hawaiian Community Development Board. The developers strongly emphasized that without the state's funding via the Rental Housing Revolving Fund administered by the Hawaii Housing Finance and Development Corporation, Kulana Hale could not have been built.

"It's been a long journey, and I would like to thank our partners, specifically, the Hawaii Housing Finance and Development Corporation and the Department of Planning and Permitting, for all their assistance in making this complex project possible. We would not be here without the help of our local government agencies and our community

leaders," said Coastal Rim Properties, Inc. president and owner Franco Mola.

"On behalf of myself and the entire Highridge Costa team, I would like to thank the myriad of contributors who came together to make this exciting community a reality. Such achievements are only possible when individuals and organizations across the private and public sectors are motivated to bring real change and improvement to the communities in which they live and work," said Mohannad H. Mohanna, president and managing member of Highridge Costa Development.

Phase 1 is expected to be completed in April 2020, with Phase 2 projected for April 2021.

The Michaels Organization's Keahumoa Place

The Michaels Organization is a New Jersey-based development and management company that has extensive experience across the country developing and managing affordable housing, student housing and military housing communities. Keahumoa Place in East Kapolei is one of the company's affordable housing developments in Hawaii.

Keahumoa Place is a multi-family affordable rental apartment community with 320 units. It offers one, two, and three bedroom units, all with lanais, at affordable rents to families earning 100% or below the Area Median Income.

The complex will have 37 two-story landscaped garden-style buildings, surface parking and open space. Community residents will have a smoke free environment with amenities such



The Cloudbreak Hawaii campus will expand with an additional 232 units and four more buildings. Photos courtesy of Cloudbreak Hawaii.

as a community center with computer lab, multipurpose room, a covered open gathering space, picnic area, bike racks, tot lot, and a pet park.

Keahumoa Place is being built in four phases on 19.72 acres along Keahumoa Parkway, which is a short distance from the Kualaka'i Transit Station, the Kroc Community Center, and UH West Oahu. The first two phases are complete with residents already beginning to occupy the units. The third is nearly complete and the fourth phase will be completed by Spring 2020.

“Through public-private partnership projects like Keahumoa Place, The Michaels Organization can work together with the State of Hawaii and the City and County of Honolulu to address the continued need for affordable housing focused on families, particularly in East Kapolei where they will be near schools, shopping, recreation, and the future rail transit,” said Karen Seddon, regional vice president. “We are excited that many families have moved in and are enjoying the new community and we encourage any family that would like to live close to the City of Kapolei to visit the onsite leasing office in the Community Center.”

Cloudbreak Hawaii

Cloudbreak Hawaii is one of many Cloudbreak Communities developed in several states including Hawaii by California-based Cantwell-Anderson, Inc. The Hawaii community is being developed by Cloudbreak Hawaii, LLC, a

privately owned property development company with the mission of providing what it describes as “service-enriched” affordable housing. While priority is given to veteran and active duty service members, housing is also open to anyone who meets rental criteria and affordable housing requirements.

The Cloudbreak Hawaii campus, which is located at 91-1078 Yorktown Street in Kalaeloa (formerly Barbers Point), currently has four buildings with the capacity to house and provide services to almost 300 veterans with programs, emergency housing and permanent housing.

There are 171 permanent housing units, which include single units, shared units, and studio apartments. The units are air conditioned and fully furnished, and utilities are included. Residents also have access to amenities such as coin laundry service, a community room, career center, fitness center, and on-site support services.

The campus is still under development with plans for four more buildings that will add 232 additional units to its permanent housing stock.

While the non-profit USVETS Barbers Point provides program support and transitional housing to its own clientele of homeless and at-risk veterans, Cloudbreak Hawaii contracted with the organization to deliver on-site support services for the community's permanent housing tenants. This is in addition to the Veterans Administration on-site support services for veterans.

“Our Cloudbreak Hawaii Community present and planned, meets a crucial and largely unmet need on Oahu for permanent supportive and workforce housing,” said Tim Cantwell, Cantwell-Anderson, Inc.'s CEO.

City and County of Honolulu

Several prospective developers responded to the Department of Land Management's request for proposal to develop affordable rental housing on the first two lots of 34 acres of property along Kapolei Parkway that the city owns. The proposal suggested an estimated 300 units for the project, based on the available sewer and water capacity. The proposal also asked developers to develop the project at 100% Area Median Income or less, which will result in significantly lower rents for tenants.

“The Kobayashi Group was selected as the highest ranked proposal for the Kapolei 6 and 7 city parcels. Final award of development rights will be subject to successful negotiation of a development agreement and form of ground lease with the Department of Land Management. Both documents would then be presented to the City Council for review and approval to execute,” said Sandra Pfund, the city's director of Land Management. “We are very pleased that we are making progress in realizing Mayor Caldwell's goal of increasing affordable rental housing opportunities.” ■



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Aloha ‘āina

DR. MARCUS IWANE

Physician and Clinic Chief, Nanaikeolai Clinic and future Chief of the Kaiser Permanente West Oahu Medical Offices

As a child, Dr. Marcus Iwane would spend weekends in Nānākuli with his grandfather, helping him on his farm and in his garden. His tutu was a native speaker and Hawaiian was his first language. He spoke to Iwane in Hawaiian and instilled in him a deep, abiding love of the culture.

“It was a special experience,” said Iwane. “He modeled for me what it means to live the culture and be one with the ‘āina.”

Iwane recalled his grandfather speaking to the kalo (taro) and other vegetables as he tended them, telling them to grow, live and be healthy. “Aloha ‘āina (love of the land) was the lesson he taught me,” said Iwane. “It’s a culturally-based understanding that to be a healthy people we have to be one with the ‘āina.”

This cultural understanding informs everything Iwane does as a physician and chief of the Kaiser Permanente Nanaikeolai Clinic. This role will expand when he becomes chief of Kaiser Permanente’s planned West Oahu Medical Office at Kapolei in 2021.

Iwane credits two renowned Hawaiian healers with influencing his understanding of aloha ‘āina in medical terms. Doctors Emmett Aluli and Kekuni Blaisdell both dedicated their practice to the betterment of health conditions of native Hawaiians. It was Aluli who said, “The health of the land, is the health of the people, is the health of our nation.”

Iwane said that in the busy-ness of taking care of patients, doctors can sometimes lose sight of the fact that without healthy communities living in a healthy environment, people become ill. “We end up with disease when we lose our connection with the land and the sea.”

In practical terms, this means making connections with patients and giving them undivided attention. “As physicians, the most important tools we have are our two ears,” he said. “Patients don’t always need medication. They may just need someone who listens to them or someone to advocate for them and

PROFILE



“They [patients] may just need someone who listens to them or someone to advocate for them and their families. Good medicine is about relationships, because that’s what’s therapeutic.”

their families. Good medicine is about relationships, because that’s what’s therapeutic.”

Iwane said that the new West Oahu Medical Office at Kapolei is being designed to harness the power of teamwork and technology to strengthen relationships and enhance care delivery. “For a physician, what’s special about

Kaiser Permanente is that we’re able to work in an integrated system that allows us to deliver the best care and most importantly do what’s right for our members.”

The medical office at Kapolei will be a “kīpuka” or oasis of healing where community members can not only seek care from doctors but also learn from each other to improve their health and wellness.

Iwane, who is a graduate of the John A. Burns School of Medicine, also lives the talk. He and his large extended family make Hawaiian culture a part of their daily lives. “It’s the Hawaiian concept of aloha ‘āina that I strive to bring to my life and practice every day.” ■



the first project in the Villages of Kapolei. When she started Avalon Development in 2006, Camp purchased a three-acre block in the City of Kapolei that is equivalent in size to Bishop Square in downtown Honolulu. The company built The Cole Academy and a Social Security Administration office building.

Camp has been astounded by the speed of growth in Kapolei. “Rome wasn’t built in a year, a decade or even a century, but the City of Kapolei was built right before my eyes within the last 30 years,” said Camp.

It is this growth and the opportunities Kapolei offers that has made Camp a true believer. Her company is currently involved in industrial development projects. She said, “We have been chasing opportunities at Kapolei Business Park since 2005, and we eventually were part of the purchase of the 54-acre Kapolei Business Park and the 123-acre Kapolei Business Park West.”

Avalon has been actively developing the land since, and today only two lots or three acres remain at the Kapolei Business Park, and just eight lots or 26 acres are left at KBP West.

Overall, the company has participated in investments of over \$185 million in Kapolei, and expects to invest an additional \$50 to \$75 million over the next five years as it continues to develop the industrial and commercial properties in its portfolio. In addition to that, lot buyers have already invested about \$96 million in building their businesses, and another projected \$250 million will be invested by other owners and tenants over the next two to three years.

“We invested in Kapolei because all the components of a well-planned city are right here and they are still of relatively good value where we can see the fruits of our labor increase in value,” said Camp.

In general, Camp believes Kapolei is a good investment for both residents and businesses. Kapolei offers quality of living in an area where homes are still reasonably priced, and land is still affordable for local businesses that are looking to build or expand an enterprise. The land is clean and has sufficient capacity to be shovel ready, while roadways and technological connectivity are planned to accommodate future growth. “These are the features that make us ready to invest in Kapolei for the foreseeable future.”

KAPOLEI WILL BE OAHU’S INDUSTRIAL CENTER

+

The industrial sector was one of the first established land uses in the region that would become Kapolei. It pre-dates the City of Kapolei by 34 years when the Estate of James Campbell opened the James Campbell Industrial Park in 1958 with its first tenant, the Standard Oil Company. Over the decades, the park grew to some 300 businesses, and at one time was Kapolei’s largest employment center. In 1992 the Estate opened the first phase of the Kapolei Business Park for light industrial uses. It complimented the adjacent Campbell Industrial Park, which had mainly heavy industrial businesses.

Kapolei Business Park’s first tenant was Dial Electric Supply, which was followed soon after by Allegiance Healthcare Corporation, Neiman Marcus and many others. The park continued its expansion over the last 25 years and demand for

industrial properties is currently at peak levels. Today, Kapolei’s industrial market is the most active of all its business sectors, which should pick up speed when the 360-acre Kapolei Harborside begins development in the next several years. Industry watchers fully expect it to become Oahu’s industrial center in the coming decades.

Two companies are investing in Kapolei’s industrial properties — one as a developer and the other as an owner.

Avalon Development is one of Kapolei’s earliest investors

Avalon’s founder and owner, Christine Camp, first saw Kapolei’s potential as early as 1990 when she worked for Castle & Cooke Properties and was responsible for the close out of Kumu Iki, which was



Alexander & Baldwin acquired Kapolei Enterprise Center in 2019, a newly constructed 93,000-square-foot class A warehouse. Photo courtesy of Alexander & Baldwin

Alexander & Baldwin’s new investment strategy includes industrial real estate

Alexander & Baldwin is one of Hawaii’s oldest companies dating back 150 years to territorial days. It started as a sugar company, growing sugarcane on Maui. Over the decades, A&B evolved and adapted, diversifying into land development, real estate, and shipping. Most recently, the company has been focused on simplifying its business rather than diversifying further. For example, in 2013, A&B refocused its strategy on Hawaii by bringing back its investment capital that was tied up in various real estate assets across the mainland. It completed these efforts in 2018, and now concentrates on two asset types.

“Today, we are the state’s leading owner and operator of grocery-anchored retail

centers, and own a variety of industrial properties across the islands,” said Jeff Pauker, A&B’s senior vice president for investments. “We have chosen to focus on these two asset classes due to their limited supply and resulting steady growth in earning and value in line with the local Hawaii economy.”

While Komohana Industrial Park on Malakole Street has been part of A&B’s commercial real estate portfolio since 2010, it wasn’t until January 2019 that the company made its first major investments in Kapolei.

It started with the purchase of two class A warehouses, representing 150,000 square feet of prime industrial space, as part of a sale/leaseback transaction with Covan World-Wide Moving. In April, the company acquired Kapolei Enterprise Center, a newly constructed 93,000-square-foot class A warehouse

leased to Best Buy and Hawaii Transfer Company. In May, it added another quality asset with the acquisition of Kapolei Business Park West Lot 31, the precast yard for the HART rail construction project.

“Over the years, we have considered various opportunities to make additional investments in Kapolei, but never found the right fit,” said Pauker. “The genesis of the recent investments was the sale of our former agricultural lands on Maui back in December 2018, which prompted us to look for ways to reinvest those proceeds in Hawaii in a manner consistent with our focus on income producing commercial real estate. As part of that reinvestment, we acquired six assets in total, three of which were in Kapolei. We’re excited about these assets as they complement and strengthen our overall portfolio.”



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Avalon Development has been developing in Kapolei Business Park since 2005 including Kapolei Business Park West, Phase One.
Photo courtesy of Avalon Development

“Rome wasn’t built in a year, a decade or even a century, but the City of Kapolei was built right before my eyes within the last 30 years,”

- **CHRISTINE CAMP**
President & Chief Executive Officer, Avalon Development

Why are Kapolei industrial assets such an attractive investment?

Pauker explained that as most industrial buildings in Hawaii were constructed decades ago when warehouse size requirements were smaller, and many Honolulu industrial properties sit on leasehold land controlled by a concentrated group of owners, it is rare to find industrial investment opportunities of scale on Oahu.

“Historically, Kapolei’s availability of fee simple land at more affordable prices has prompted larger users seeking

more functional warehouse space to be attracted to the submarket,” he said. “As we sought ways to grow our industrial exposure in the islands, it quickly became clear that Kapolei would be a natural place for us to find the kind of Class A, functional industrial assets with strong tenancy that we prefer.”

Pauker believes the development of Kapolei Harborside will strengthen Kapolei’s industrial market.

“Given the low availability of undeveloped industrial land across the rest of Oahu, high industrial rents in the urban core,

and increasing demand for functional industrial space driven by e-commerce, Kapolei is likely to continue to be the fastest growing industrial market on the island.” he said. “With close proximity to the population centers of Oahu and availability of high-quality industrial land and warehouse space, Kapolei should be the first stop for any business seeking to upgrade its distribution network or otherwise expand its operating capacity in Hawaii.” ■



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CITY OF KAPOLEI INFRASTRUCTURE IS CRITICAL FOR FUTURE GROWTH

✦ The growth of any city depends on good infrastructure. It is especially true for new cities like the City of Kapolei. Cities need continual infrastructure investment and lots of it, as what is built from under the ground up also needs to be upgraded during its lifecycle. But infrastructure development is an increasingly massive and expensive proposition, requiring complex government approvals and both public and private funding in the billions of dollars. Nevertheless, it is the essential backbone of a city's development.

Over the past 30 years, investments in Kapolei's infrastructure laid the groundwork for the city's economic development and growth. But Steve

Kelly, president of the Kapolei Properties Division (KPD) of the James Campbell Company, said that if Kapolei is to see the benefits of growth over the next few decades as it builds out, these investments, both large and small, must continue.

"These range from mostly invisible infrastructure underground such as sewers, drainage, electrical, and fiber optics, to the more noticeable improvements such as regional and local roadways," said Kelly.

"There is also life changing facility infrastructure, such as new government buildings and services to increase job opportunities in Kapolei, and new



schools to relieve overcrowding as well as educate and train our young people who will be our future workforce,” he said.

“We’ve tried to pace our infrastructure investments with Kapolei’s growth through the years. Every community has growing pains, but both public and private infrastructure investment should support the public policy of directing growth to Kapolei to relieve the pressure of growth from other areas of Oahu,” said Kelly. “Major public investments, such as expanding the Kapolei Interchange Complex and Kalaeloa Harbor, need to continue to be prioritized.”

Current infrastructure projects pave the way for future developments

KPD completed construction of over \$80 million of major multi-year regional infrastructure projects in 2018. These projects, such as the widening and improvement of Kalaeloa Boulevard and a regional wastewater pump station and transmission lines, will pave the way for the development of the 360-acre Kapolei Harborside in the coming years. Another early 2019 milestone was the completion of the first phase of infrastructure and grading in the Kapolei West project area, which will ultimately serve Western Kapolei. These improvements included the first segment of a Harbor Access Road State Highway which will serve as a link between the H-1 Freeway and Kalaeloa Harbor.

Kapolei Harborside

Kapolei Harborside’s 360 acres of industrially zoned property is the largest, most contiguous yet to be developed industrial parcel on the island of Oahu. Its development is expected to



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Pat Lopez, Cookie Corner manager (right) and daughter Maile

Jackie and Lance Yamamoto, owners, Sushi Bay

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A photograph of a person in the middle of moving. They are wearing light-colored pants and dark shoes, with one leg raised as if stepping over a cardboard box. A small white dog with black spots is looking up at the person's foot. There are several cardboard boxes and two brown backpacks on the floor. The scene is brightly lit, suggesting a sunny day.

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Photo courtesy of Flagship Express Car Wash



begin in earnest over the next two years, and will be the focal point of industrial development and employment growth in Kapolei over the next two decades. It will usher in the continued expansion of Oahu's largest industrial, logistics, distribution and industry center, and will augment the island's industrial real estate market with new industrial, light manufacturing, maritime, and mixed-use developments. The project is located next to Kalaeloa Harbor and the James Campbell Industrial Park, the state's largest industrial park; and a Foreign Trade Zone. These employment centers are also within an Opportunity Zone, which was created by the 2017 Tax Cuts and Jobs Act to spur economic development and job creation in select communities throughout the country.

Kapolei West

China Oceanwide Holdings Ltd., a Beijing, China-based global company purchased Kapolei West in 2016. Located between the City of Kapolei and Ko Olina Resort, the 514-acre property is master planned as community heavy on open space with mixed-use residential and commercial, including up to 2,500 residential units, a golf course or open space, an elementary school, and a future transit hub. More than \$23 million has been invested in infrastructure improvements by KPD and

“Mokulani is the first place you come to off the freeway, and we’ll be right there for people to gas up, and while they’re at it, get a car wash and do a little quick shopping at our full service convenience store. Then when they’re done, they can hop right back onto the freeway to wherever they’re headed. That’s what I like — easy on, easy off.”

- RICK PRICE

Owner, Fastlube, Inc. and the future Flagship Express Car Wash and Express Mart

China Oceanwide. The first phase of these improvements was completed in 2018, and includes construction of regional roadways and drainage infrastructure. The project will be developed by Oceanwide Resort Hawaii.

Makaiwa Hills

Makaiwa Hills is located on the lower foothills of the Waianae Mountains just west of Makakilo. It is Oahu's last coastal hillside residential area and is planned for a mixed-use residential development zoned for up to 4,200 residential units, including single family homes and multi-family condominiums. Plans call for a community shopping center, a village town center, lands for two schools, and parks and open space. About 60 percent of its 1,850 acres will be preserved in open space to preserve its South Oahu view planes and the site's natural topography.

Mokulani at Kapolei ready for new businesses

With site development now complete on this 13 acre project area just mauka of the H-1 Freeway along Farrington Highway in Kapolei, businesses in Mokulani are preparing to start construction on their projects by the end of 2019 and into 2020. These include the first two automobile dealerships to locate in Kapolei, as well as gas station, car wash and retail store facilities.

“Easy on, easy off” location attracted Fastlube, Inc.

Fastlube, Inc.'s owner Rick Price said that its location right off the H-1 Freeway sold him on Mokulani as the next site for a Flagship Express Carwash and a Flagship Express Mart.

“Nowhere along the H-1 Freeway from the airport to Kapolei is there an exit

where you can pull off and find a gas station,” said Price. “Mokulani is the first place you come to off the freeway, and we’ll be right there for people to gas up, and while they’re at it, get a car wash and do a little quick shopping at our full service convenience store. Then when they’re done, they can hop right back onto the freeway to wherever they’re headed. That’s what I like — easy on, easy off.”

The Flagship Express Carwash will be high volume, with the capacity to service 240 cars per hour. And drivers can finish the job by using one of 30 complimentary vacuums. “Our Waipio car wash is extremely successful, and it’s not as big as this one will be,” said Price.

Design and planning for the facility are nearly complete, with grading expected to begin in November for a projected opening in August 2020, depending on the permitting process. JRD Electrical and Construction Corporation is the general contractor.

Price also likes Mokulani as a property. “It’s a beautiful piece of property, and Kapolei Properties Division did a great job of putting it together. I’m excited to



be here and can’t wait to start building.”

There’s another reason for Price to like this location. He lives close by in Kumulani at the top of Makakilo. After living most of his 40 years in Hawaii in Central Oahu, he likes the advantages of living in Kapolei - in addition to his spectacular hilltop view, he likes the access to the beaches on the west side, Ko Olina, all the amenities of the city itself, and of course, the people. ■

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The Hoakalei Country Club Clubhouse opened in April 2019.
 Rendering courtesy of Hoakalei Country Club.

HOSPITALITY CHOICES EXPAND



The 183-all-suite extended stay hotel is the second Residence Inn in Hawaii. It is conveniently located in Kapolei's urban core on 3.9 acres within the Leihano mixed-use development campus.

- + Hospitality as an industry has grown very nicely in Kapolei. Ko Olina Resort has the Four Seasons Resort O'ahu; Aulani, a Disney Resort & Spa; and Marriott's Ko Olina Beach Club for the higher end leisure travelers. The City of Kapolei has Hampton Inn & Suites and Embassy Suites by Hilton, which are non-resort hotels that cater to business, kama'aina and budget travelers. This year, the industry has expanded with the addition of another recently opened non-resort hotel in the urban core, and a new resort-like country club in Ewa.



Residence Inn by Marriott, Oahu Kapolei

The 183-all-suite extended stay hotel is the second Residence Inn in Hawaii. It is conveniently located in Kapolei’s urban core on 3.9 acres within the Leihano mixed-use development campus.

The Residence Inn, which has a projected opening of October 2019, offers studio suites, and one and two bedroom suites. It will cater to diverse domestic and international travelers with such amenities as in-suite work spaces, free Wi-Fi and TV, concierge services, and the daily complimentary hot breakfast. The hotel also has on-site laundry facilities and a business center. Leisure travelers will appreciate the fully equipped kitchen, grocery delivery service, and an on-site outdoor resort pool with outdoor fire pit and barbecue.

While it is staffing up to fill six management positions and more than 65 hourly employees, Residence Inn said they are actively looking for Leeward residents to encourage a work life balance that avoids a long daily commute.

There was already steady demand for the hotel’s services well in advance of opening. Director of Sales Kelly Kitashima said that reservations were



coming in over the summer, including several corporate extended stay groups. Holiday season reservations were also filling up, with 50% of the Christmas dates already reserved four months prior to arrival.

Kitashima said that the hotel has local kama’aina discounted and introductory rates which residents can check via the website at www.marriott.com/HNLRI or by calling the hotel directly at 808-674-4480.

“Our goal is to grow Kapolei as an alternative destination on Oahu and embrace the Leeward community while



“We understand guests are used to life on the go, but strive to place an equal value on work, home, and FUN. At the Residence Inn – our motto is ‘Travel Like you Live.’ They will enjoy the style and comfort of our upscale hotel with the added amenities of their Hawaiian home away from home at the Residence Inn Oahu Kapolei!”

- **KELLY KITASHIMA**
Director of Sales,
Residence Inn by Marriott, Kapolei



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Hoakalei's amenities include a 350-yard natural grass driving range, a clubhouse with a golf shop, and the Reflections Restaurant offering Pacific Rim cuisine. There's also a whirlpool hot tub and an infinity swimming pool with poolside service for social members.

contributing to our local economy,” she said. “We understand guests are used to life on the go, but strive to place an equal value on work, home, and FUN. At the Residence Inn – our motto is ‘Travel Like you Live.’ They will enjoy the style and comfort of our upscale hotel with the added amenities of their Hawaiian home away from home at the Residence Inn Oahu Kapolei!”

Hoakalei Country Club

The Hoakalei Country Club is a private golf course membership club centered around a challenging Ernie Els designed championship golf course in Ewa Beach. At 7,413 yards from the back tees, the course is the longest in Hawaii. However, the course has regular tees that measure 6,226 yards for members who prefer a more relaxing round.

The clubhouse opened in April 2019 and memberships are offered in several tiers: Resident and non-resident individual and corporate golf membership; social membership with golf once a month and access to facility amenities; dining membership with access to the Reflections Restaurant; and military membership for active duty or common access card holder, which is the standard identification for active duty uniformed service personnel.

Hoakalei's amenities include a 350-yard natural grass driving range, a clubhouse with a golf shop, and the Reflections Restaurant offering Pacific Rim cuisine. There's also a whirlpool hot tub and an infinity swimming pool with poolside service for social members.

The club's membership and marketing manager Trisha Griffin said the club is ideal for both business and social uses. “Hoakalei Country Club has something to offer anyone who is looking for a ‘home-club.’ It's where avid golfers can enjoy challenging golf play. Our business members have excellent facilities where they can entertain clients or colleagues. Or our social members can enjoy a date night or entertain friends with a nice dinner close to home.”

Griffin says that the Hoakalei Country Club already has a good mix of business and personal memberships, and as it grows, she expects that Hoakalei will become Kapolei's social club of choice. ■



“Hoakalei Country Club has something to offer anyone who is looking for a ‘home-club.’ It’s where avid golfers can enjoy challenging golf play. Our business members have excellent facilities where they can entertain clients or colleagues. Or our social members can enjoy a date night or entertain friends with a nice dinner close to home.”

- **TRICIA GRIFFIN**

Membership and Marketing Manager, Hoakalei Country Club



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Seniors at the Kapuna Wellness Fair engage in wellness initiatives like the Blue Zones Project.

COMMUNITY

CARING FOR KAPOLEI'S KEIKI AND KUPUNA

- + Kapolei's community life is rich with an abundance of programs and activities that appeal to the tastes, interests and needs of its very diverse population. Two annual fairs stand out for their unique focus — the health and wellbeing of Kapolei's keiki (children) and kupuna (elders). Both combine the serious business of taking care of our youngest and oldest populations, mixed with a lot of fun.



Nearly 50 organizations participate in the Kapuna Wellness Fair providing resources and information. The annual Fair is open to the public.



Kapolei Keiki Wellness Resource Fair

This annual event is the brainchild of Representative Sharon Har, who collaborates with community partners to bring resources together in one place for families and their keiki. This year's fair was held at the Kapolei High School gym, and had nearly 50 participating providers focused on the health, safety and wellbeing of Kapolei's littlest residents. For example, they could get a Keiki ID card from Hamada Financial Group, free vision screenings from Eyes Plus, Inc., mini dental check-ups by Hawaii Dental Hygienists Association, and a child safety helmet from Queen's Medical Center West Oahu. There were also lots of games, live entertainment, activities and prizes to keep the kiddies entertained.



Kupuna Wellness Fair

'Ilima at Leihano Senior Living hosts this annual event on its spacious campus in the heart of Kapolei. This year's free senior event offered a mix of healthy senior living information and resources by major healthcare organizations like The Queen's Medical Center West Oahu, Kaiser Permanente, and HMSA, as well as Alzheimer's Association, Hospice Hawaii, Kapolei Eye Care, and Miracle-Ear. Honolulu Police Department was also on hand to provide Kupuna IDs that contain medical and contact information in the event a senior gets lost or needs help. On the lighter side, the fair had live performances, food, cooking demonstrations, crafts, prizes, and other fun activities. As an added bonus, the fair provided complimentary valet parking for all attendees. Nearly 50 organizations participated in the fair. ■



Free vision screenings and mini dental check-ups are just a couple of the resources at the Kapolei Keiki Wellness Fair.

PROFILE

Working for future generations

REPRESENTATIVE SHARON HAR

State Representative,
Hawaii State Legislature



+ Sharon Har's entry into political life was challenging — from facing a long entrenched incumbent to being bitten by dogs and chased off peoples' property as she walked door to door.

"The odds were stacked against me, as I had to win over people who didn't like that I was running against the incumbent," said Har. "But I met so many people along the way who to this day are my dearest friends and supporters."

Har would face another challenge. Her father was diagnosed with stage four pancreatic cancer days after she filed to run for House District 40. "I wanted to quit, but my father insisted that I run and he was determined to help however he could."

Between treatments, he would sign-wave with his daughter every day during her campaign. There were days when Har believed she couldn't win, but seeing her father working hard for her even as he was dealing with his mortality kept her in the race. She won by a modest 369 votes, which was considered a feat as she had bested an incumbent.

"My dad sat next to me on the House chamber floor when I was sworn in. It

was the greatest gift I could have given him," said Har. Her father lived for another two years after that.

This anecdote says more about the character of the person, Sharon Har, than the accomplished lawyer and politician she became. Her career has been impressive. After completing her education at the William S. Richardson School of Law at UH Manoa, Har became a clerk for Judge Eden Elizabeth Hifo (formerly known as Bambi Weil). Although fully intending to work in the law after her clerkship, she became an aide to Lieutenant Governor Mazie Hirono, often testifying for her before legislative committees. Her next career would finally be as a lawyer at Bays Lung Rose & Holma, a Honolulu-based firm specializing in land use, construction and real estate development, where she still practices. However, the call to service was strong, and that's when Har ran for the House of Representatives in 2005.

As West Oahu's representative, Har has been deeply involved in the top-of-mind issues for constituents— traffic, education, jobs, and the many problems that face a new and growing community.

"I have always wanted to make a difference for future generations, but now that I'm a mother, I want to make Hawaii better not only for future generations, but for my girls."

But yet again, it would be the personal that would influence her work as a state representative.

"My twin daughters, Marchesa and Milan, have had the greatest influence on me as a legislator," said Har. "I have always wanted to make a difference for future generations, but now that I'm a mother, I want to make Hawaii better not only for future generations, but for my girls."

As a legislator Har still tackles the big issues. As a mother, she is helping to solve problems on the community level. One example is her annual Kapolei Keiki Wellness Resource Fair that is devoted to the health, safety and wellness of West Oahu keiki. "This is as much for my girls as it is for all our children." ■



KAPOLEI

AS OF
SEPTEMBER 2019

Legend

- Projects Completed as of September 2018
- Projects Planned or Under Construction
- Land Available for Sale, Lease, or Development



- | | | | |
|-------------------------------------|---------------------------------|-----------------------------------|--------------------------------------|
| 1 Kapolei Teleport | 22 7-Eleven | 41 Leihano | 62 Office |
| 2 Wet'n'Wild Hawaii | 23 Zippy's | - Ilima at Leihano | 66a American Savings Bank |
| 3 Extra Space Storage | 24 Kapolei Entertainment Center | - First Hawaiian Bank | 67 Residential — Kapolei Lofts |
| 4 Marketplace at Kapolei | 25 Central Pacific Bank | - HomeWorld | 68 Residential — Kapolei Lofts |
| 5 Kapolei Shopping Center | 26 Big K Mart | - Embassy Suites | 69 Kapolei Village Center (Foodland) |
| 6 Chili's Restaurant | 27 Wendy's | - National Kidney Foundation | 70 The Gathering Place — Retail |
| 7 Kapolei Park Square | 28 Retail | - QLT Children's Center | 71 City & County of Honolulu |
| 8 Burger King | 29 New Hope Leeward | - St. Jude Catholic Church | 72 City & County of Honolulu |
| 9 Kapolei Park Plaza | 30 Kapolei Parkway Shops | - Marriot Residence Inn | 73 City & County of Honolulu |
| 10 Halekuai Center | 31 Outback Steak House | 50 Walmart / Kealanani Plaza | 74 City & County of Honolulu |
| 11 Shell Commercial Center | 32 Home Depot | 51 Mokulani at Kapolei | 75 City & County of Honolulu |
| 12 Kapolei Medical Park | 32a McDonald's | 53 Retail | 76 City & County of Honolulu |
| 13 Ka Punawai Ola (Skilled Nursing) | 33 Kapolei Commons | 53a Hawaii Self Storage | 77 City & County of Honolulu |
| 14 StorSecure Self Storage | 34 Retail / Mixed Use | 54 Costco | 78 City & County of Honolulu |
| 15 Kapolei Seagull School | 35 Honolulu Star-Advertiser | 55 Crossroads at Kapolei | 81 Medical |
| 16 Kapolei Regional Park | 36 Kapolei Court Complex | 56 - Kalapawai Market | 82 Hookele Elementary |
| 17 Kapolei Regional Library | 37 State Office Building | - Chuck E. Cheese's | |
| 18 Island Pacific Academy | 38a Assagio/Pho One | 58 Mixed-use Residential / Senior | |
| 19 Bank of Hawaii | 38c Chuck E Cheese | 60 - Kapolei Pacific Center | |
| 20 Campbell Square | 39 City Office Building | - Cole Academy | |
| 21 City & County Police | 40 Transit/Bus Hub | - Social Security Administration | |

Helping Kapolei Businesses Thrive



Kapolei Chamber Members make new business connections and stay informed at the Chamber's Pau Hana Networking Events, Panel Events and Luncheons



Board of Directors at Pau Hana Networking Event
Left to Right: Richard Creamer, Director; Kevin Rathbun, Board Secretary; Michele Otake, Director; Martha Camacho, Board Treasurer; Kiran Polk, Executive Director; Theresia McMurdo, Director; Todd Bedford, Board President; Todd Hedrick, Director.

Joining the Kapolei Chamber is a Good Business Strategy

- ▶ When consumers know that a small business is a member of the chamber, they are more likely to think favorably of it and more likely to purchase goods or services from the company in the future.*
- ▶ When consumers know that a large business is a member of the chamber, it tells them that the business is an industry leader and has good business practices.*

*Source:
The Schapiro
Group study

To become a Kapolei Chamber member, go to www.kapoleichamber.com



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