

Residents celebrate Kapolei Parkway opening

Neither cloudy skies nor thundershowers could rain on their parade. Indeed, the skies cleared as Mayor Kirk Caldwell led a troop of boy scouts and the Kapolei High School marching band down the newly opened Kapolei Parkway on October 7, 2014, where several hundred people turned out to celebrate the parkway's grand opening.

"This long awaited segment of Kapolei Parkway is a crucial thoroughfare as it allows for direct connections between Kapolei's residential communities, businesses and government," said Mayor Kirk Caldwell. "In addition to the tremendous relief it will bring to drivers, in the longer term, it will help to stimulate economic growth by opening up more opportunities for business development and job creation in the area. Building and improving Kapolei's infrastructure to support the area's development continues to be a priority for my administration."

Mike Formby, the director of the City and County of Honolulu's Department of Transportation Services, whose department was responsible for completing this last critical segment of the Kapolei Parkway, has a broad view of the parkway's role in Kapolei's development.

"Kapolei Parkway opens up opportunities for more economic growth and development in the Kapolei region."

— Richard Dahl



"The parkway is more than just a major connector between Kalaeloa Boulevard and Fort Barrette Road. It's really part of a larger network of transportation modes that give the community more options for getting around and beyond the city," Formby said. "While Kapolei Parkway will ease traffic flow within the urban core, it will also be the hub for the extension of rail into Kapolei and the City's bus intermodal transit center. It supports the development of a transit-oriented community where residents can live, work and play closer to home using public transit."

Kapolei resident and Friends of Kapolei Hale executive director Joy Wilson has been enjoying the ease of navigating the city's streets. "It's wonderful, especially during rush hour traffic as the new roadway really helps to relieve the congestion on Kamokila Boulevard," said Wilson. "I used to avoid going to the Kapolei Shopping Center, but not anymore. Also, I'm only five minutes away from Costco and Target. I love it!"

"In the larger scheme of things, Kapolei Parkway is like one of the critical pieces of a jigsaw puzzle which helps to connect up the other elements that will complete the vision for the City of Kapolei,"

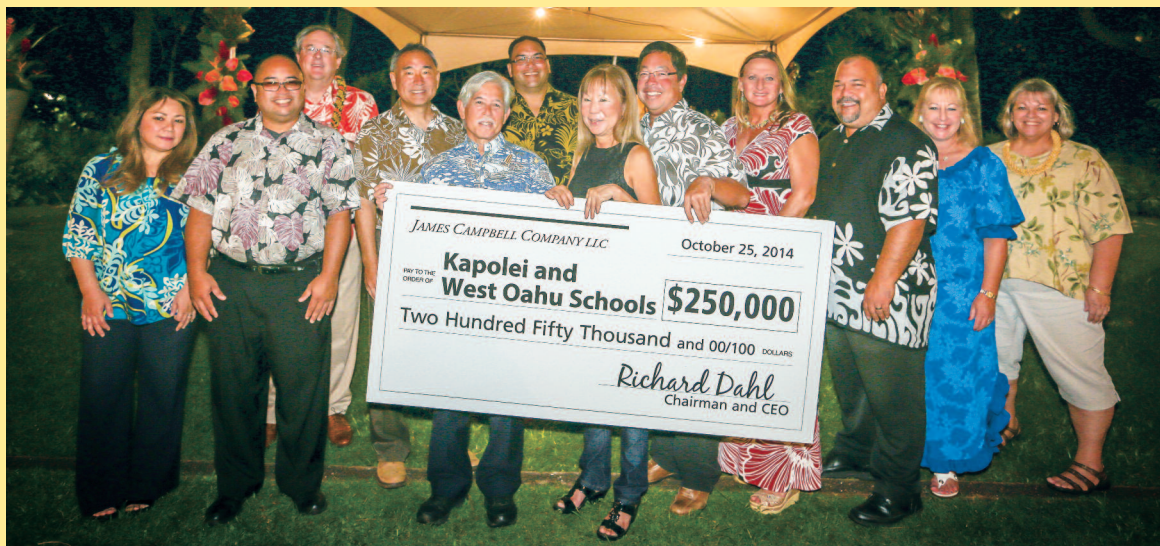
said Richard Dahl, president and CEO of the James Campbell Company. "It also opens up opportunities for more economic growth and development in the Kapolei region."

The construction of Kapolei Parkway was made possible by a 2010 agreement between the City

and County of Honolulu and Kapolei Properties LLC that conveyed 34 acres of land to the City. In exchange, the City would build infrastructure such as Kapolei Parkway. The project represents the first phase of improvements the City will provide under the agreement.



James Campbell Company gives \$250,000 to Leeward schools



James Campbell Company Chairman and CEO Richard Dahl (back left) presents a \$250,000 check to nine West O'ahu public schools at the Mele & Hula event on October 25. The funds will be used for general support. (L-R): Principal Lauren Dunn (Hookele Elementary), Principal Elden Esmeralda (Kapolei High), Principal Bruce Naguwa (Kapolei Middle), Vice Principal Cosmo Arakawa (Kapolei Elementary), Principal Darin Piliialoha (Nānākuli High & Intermediate), Principal Claudia Nakachi (Barbers Point Elementary), Todd Fujimori (Makakilo Elementary), Principal Shelley Ferrara (Mauka Lani Elementary), Vice Principal Tumoana Kenessey (Campbell High School), Complex Area.



Kapolei Lofts | A new community for renters

It's been a long time coming. Not since the 1970s has there been a new rental apartment project built on O'ahu. But that will change very soon as construction is now underway on Forest City Hawaii's \$140 million rental apartment complex in Kapolei's urban core.

Kapolei Lofts is being constructed on 17 acres of land the company is leasing from Kapolei Properties LLC (KP) under an agreement that allows Forest City Hawaii to use the land's value towards project financing. KP is also providing funding for project improvements.

"We believe we're filling a tremendous need for rental housing in Kapolei," said Jon Wallenstrom, president of Forest City Hawaii. "Building at this location means bringing people to live in an exciting urban community where they're minutes away from work and everything they need will be within easy reach. This will be a new kind of urban living."

Located at the corner of Kapolei Parkway and Wakea Street across

from Foodland, the master planned community of 499 rental apartments will be distributed over 14 three-story buildings. The units range from 400-square-foot one-bedroom units to 1,200-square-foot three-bedroom units at projected market rental rates from about \$1,250 to \$3,200. Twenty percent of the units will be affordable, targeted at renters earning 80 percent of the state median income.

Who will rent?

Kapolei Lofts is designed to appeal to a wide range of renters such as young professionals, new families, empty nesters and retirees. Its location in Kapolei's urban core puts renters in close proximity (in many cases, a walk or bike ride away) to the city's commercial, retail, entertainment, and government centers. It also fits nicely into the transit oriented development model of creating housing and jobs around multi-modal transportation systems like those planned along Kapolei Parkway to reduce traffic and cut down the dependence on driving.



"Kapolei urban"

Kapolei Lofts will also offer renters a vibrant city dwellers lifestyle much like the one enjoyed by residents of the revitalized Pearl District in Portland, Oregon. Here, urban renewal turned a former blighted industrial area into a thriving mixed-use urban community. The District is environmentally sensitive, yet still very stylishly urban with all the attractions of a city, along with lots of jobs, housing and transportation choices.

Residents of Kapolei Lofts will enjoy their own brand of what might be called a "Kapolei urban" lifestyle. Apartments will have 9-foot ceilings, central air, LEED fixtures, walk-in closets, soaker

tubs, and lanais large enough for outdoor dining. A community center will include a resort-style swimming pool, exercise facilities, a cyber café, barbecue area, and private rooms for meetings and entertainment. Walking paths, pedestrian and bike-friendly roads, and a central park will encourage a healthy, outdoor lifestyle. And of course, everything they need for everyday life — jobs, shopping, services, entertainment and transportation — will be close at hand.

Pre-leasing for Kapolei Lofts will begin in summer 2015, and the first homes are expected to be ready for occupancy in fourth quarter 2015. For more information, go to www.kapoleilofts.com.



KAPOLEI LOFTS LANDSCAPE CONCEPT PLAN



KAPOLEI PROPERTIES LLC

Kapolei Properties LLC is an affiliate of the James Campbell Company with a focus on the development of the City of Kapolei, and on economic development and job creation in the Kapolei region.

FOR MORE INFORMATION ON KAPOLEI, PLEASE VISIT:

www.kapolei.com

or contact Dave Rae at daver@kapolei.com or Steve Kelly at SteveK@kapolei.com

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