

LIVE + WORK + INVEST

# Kapolei

magazine

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*The Queen's Health Systems*

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PRESIDENT & CEO,  
*HAWAII GAS*

TAPPING KAPOLEI'S

# GROWTH

INVESTORS ARE  
BULLISH ON KAPOLEI

THE DYNAMICS  
OF GROWTH

p. 12

EXPANDING  
KALAELOA HARBOR

p. 20

WESTERN KAPOLEI:  
THE NEXT FRONTIER

p. 28



# Profit Grows Here



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## Investors are Bullish on Kapolei



**W**ITH THE ECONOMY ON THE UPSWING, there has never been a better time to invest in Kapolei. The momentum of a recovering economy is fueling interest in the region, where investment

opportunities are made even more attractive with the availability of entitled, development-ready land.

Investors remain bullish on Kapolei as the public and private sectors continue to build upon the groundwork that began with a vision based on public policy - directing Oahu's growth to the region.

In this issue of Kapolei Magazine, we take a look at some of the many investors who are shaping the City of Kapolei and the broader Kapolei region. Their investments in these areas in the region are attracting new businesses and creating jobs:

- ▶ **THE CITY OF KAPOLEI**, where the public and private sector are defining the urban core;
- ▶ **WESTERN KAPOLEI**, where zoned land in three projects is ready for development and represents some of the last opportunities to get in on the ground floor in Kapolei;
- ▶ **KALAELOA**, where new life is being infused into what was once a naval air station;
- ▶ **JAMES CAMPBELL INDUSTRIAL PARK**, which provides much of the state's infrastructure;
- ▶ **EWA**, where master-planned residential communities and a sizable resident population are attracting businesses and jobs;
- ▶ **EAST KAPOLEI**, where the University of Hawaii - West Oahu anchors the area's development; and,
- ▶ **KO OLINA**, where a full-fledged resort destination offers an alternative experience to Waikiki.

Taken as a whole, they are the drivers of growth in the region, whose long-term investments are filling in the dazzling mosaic that is Kapolei. There are still facets to fill, and there was never a better time to fill them.

Brad Myers, *President*  
Kapolei Properties LLC

**Kapolei**  
»magazine

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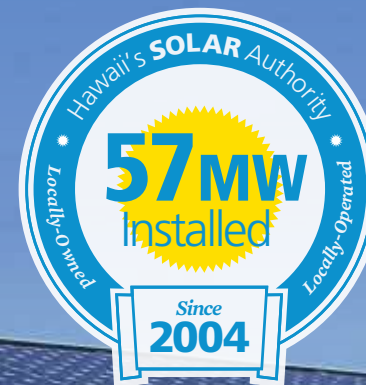
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*"From all appearances Kapolei will remain at the forefront of the next development boom as developers fulfill the vision of the city as Oahu's fastest growing economic center."*

—Mike Hamasu  
Director of Consulting & Research  
Colliers International



# Tapping Kapolei's Growth

Investor Confidence on the Upswing

► **THERE ARE CLEAR SIGNS** that we are entering a boom cycle in the Hawaii real estate market. What are those signs, and what does this mean for Kapolei and investors who are looking for business opportunities in the region?

**W**E ASKED MIKE HAMASU, Director of Consulting and Research for Colliers International to weigh in. Hamasu collects and analyzes valuable market data and is a recognized expert in the area of commercial real estate trend analysis. A number of developers, investors and companies rely on his forecasts of the Hawaii market to inform their decisions.

**Q So, is Hawaii truly entering a boom cycle?**

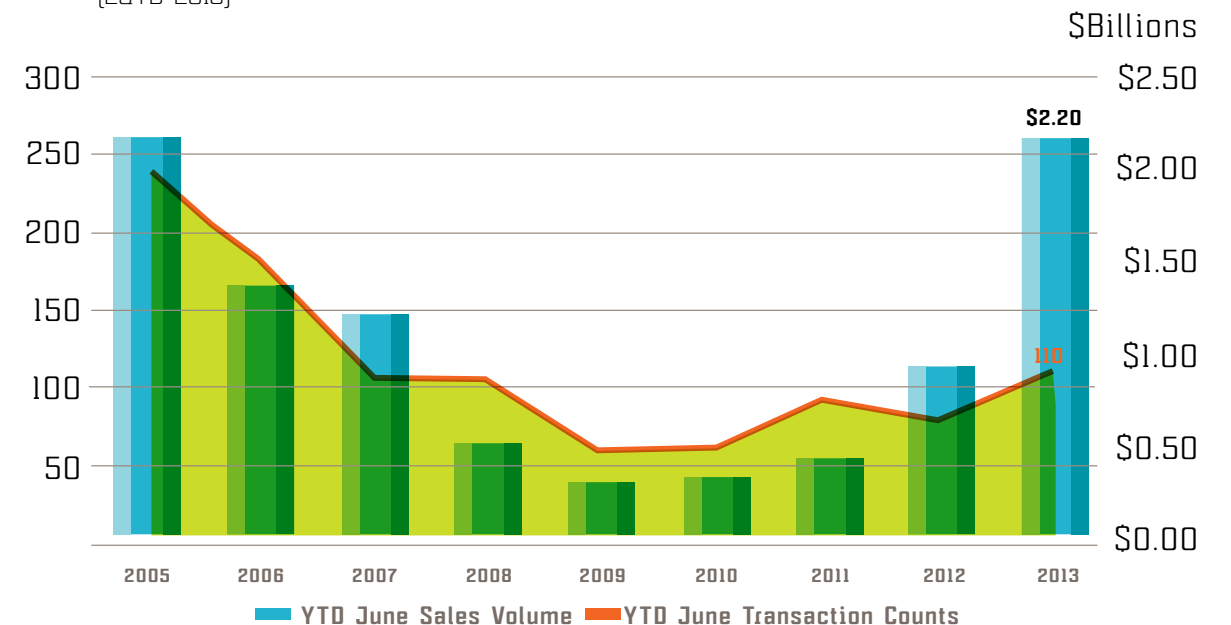
**A** From all appearances, the recession's impact is waning and Hawaii's economy is entering a boom cycle. Following the boom in tourism, Hawaii's construction sector is poised for dramatic growth as the combination of commercial development and public sector projects surge forward. Economic forecasts from the State Department of Economic Development and Tourism and the University of Hawaii Economic Research Organization point to a strengthening economy

with solid job growth and rising real personal incomes.

**Q Does this mean that real estate investment and development activity will also be on the rise?**

**A** In addition to the improvement in the economy, financial markets have stabilized after the aftermath of the global financial crisis. Bankers are aggressively seeking borrowers for loans, and low interest rates are spurring interest in real estate investment and development activity.

HAWAII INVESTMENT SALES VOLUME  
VS. TRANSACTION COUNT  
(20YD 2013)



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PHOTOS: ODEELO DAYMON



For the first half of 2013, Hawaii's commercial real estate investment marketplace posted a robust 135 percent increase in sales volume over 2012 levels. More than \$2.2 billion in properties traded hands. The real estate cycle, which corresponds with market and development conditions, is again poised for its growth and expansion phase.

**Q What does this mean for Kapolei?**

**A** It's against this backdrop of positive economic and financial news



that Kapolei begins to shine. This region of Oahu provides an opportunity to capitalize on available, affordable land for residential, commercial and industrial development. Population growth between 2010 and 2035 is forecasted to mushroom to 164,556 residents, a gain of nearly 64 percent over this timeframe and serves as the catalyst for future commercial and industrial development. Already there is construction activity on the upswing, with local and national developers jumping into the market, with the Kapolei Commons (The MacNaughton Group), Promenade (PDC

*"Population growth between 2010 and 2035 is forecasted to mushroom to 164,556 residents, a gain of nearly 64 percent over this timeframe and serves as the catalyst for future commercial and industrial development."*

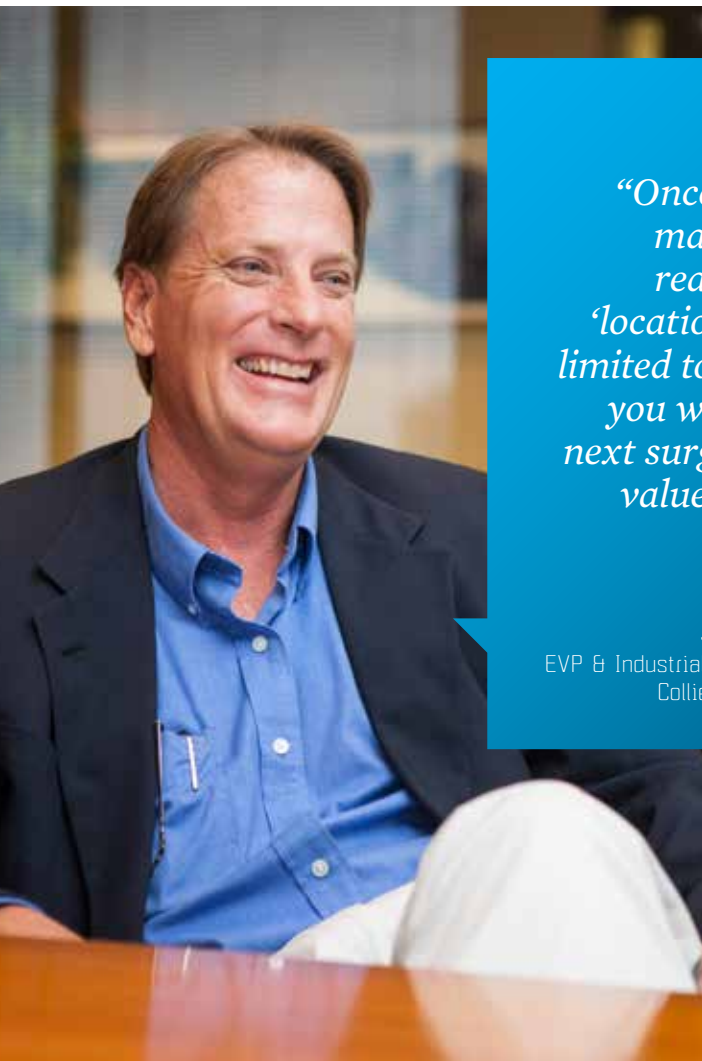
– Safeway) and Kapolei Village Center (Foodland) projects seeking to meet the rising consumer demand being generated in the area.

**Q What are some of the opportunities you see in this current market?**

**A** As retailers "follow rooftops," proposed residential developments such as Kapolei West, Makaiwa Hills, and Ho'opili will fuel even stronger interest in the area for retail development. Not to be outdone, Kapolei's industrial sector is also thriving.

CONTINUED ON PAGE 8





*“Once the user marketplace realizes that ‘location’ will be limited to Kapolei, you will see the next surge in land values in West Oahu.”*

—Scott Mitchell  
EVP & Industrial Broker/Hawaii,  
Colliers International

CONTINUED FROM PAGE 7

Hawaiian Dredging recently built a new facility and Rengo Packaging’s new facility has its walls up. Fully-entitled zoned industrial land is projected to continue to be in short supply and will likely result in an increase in land values. Luckily, several industrial parks are being planned for the area with Kapolei Business Park Phase II anticipated to receive its tentative subdivision approvals shortly. As the industrial sector continues to grow, the Kapolei market will be the focus for expansion long into the future as Kalaeloa Industrial Park and Kapolei Harborside are poised to add development opportunities for this thriving region. From all appearances Kapolei will remain at the forefront of the next development boom as developers fulfill the vision of the city as Oahu’s fastest growing economic center.

**Q We posed the following question to the other experts at Colliers International:**  
*What do you think about the Kapolei commercial real estate market?*

**A SCOTT MITCHELL,**  
EVP & Industrial Broker/Hawaii,  
Colliers International:  
“While only an occasional infill parcel may be available now, Kapolei will soon be the only choice for industrial

CONTINUED ON PAGE 10

SCOTT MITCHELL PHOTO: ODELO DAYMONDON



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*"Kapolei is an opportunity for investors and retailers to get in on the ground floor of the building of a major city."*

—Mark Bratton,  
Vice President/Hawaii  
Colliers International



*"It's an exciting time for Kapolei investors, developers, and tenants ... decisions are being made to move forward."*

—Nathan Fong,  
Vice President,  
Retail and Investment  
Division/Hawaii  
Colliers International

CONTINUED FROM PAGE 8

users to expand or construct a new facility. Once the user marketplace realizes that 'location' will be limited to Kapolei, you will see the next surge in land values in West Oahu."

**MARK BRATTON** Vice President/  
Hawaii, Colliers International:  
"Kapolei is an opportunity for investors and retailers to get in on the ground

floor of the building of a major city. It is already a successful and thriving marketplace with 20 years of solid growth ahead of it. When the second phase of high-rise development gets going we will see some really great densities created that can take advantage of the public transportation systems. We have witnessed this often on the mainland in master planned communities."

**NATHAN FONG**, Vice President,  
Retail and Investment Division/Hawaii,  
Colliers International:  
"For several years, developers faced tough conditions. It's only now that projects have found their niche, and are aggressively moving forward. It's an exciting time for Kapolei investors, developers, and tenants ... decisions are being made to move forward."■

PHOTOS: ODELO DAYMON

# Kapolei Shopping Center

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It doesn't get fresher than Safeway - Photo provided by: Kapolei Safeway



## Grocery/Drug Store

**Longs Drugs** 674-0069  
**Safeway** 674-0070

## Specialty Stores

**AT&T** 674-2208  
**GameStop** 674-1158  
**GNC: Live Well** 674-1230  
**Jeans Warehouse** 674-0009  
**Jeans Warehouse Kids** 693-8982  
**Krav'n by Jeans Warehouse** 674-6015  
**Postal Connection** 674-0927  
**RadioShack** 674-1187  
**Young Laundry & Drycleaning**  
836-1661

**Reynolds Recycling**

## Restaurants

**Baskin Robbins** 674-0131  
**Chili's Grill & Bar** 693-8722  
**The Cookie Corner** 674-0781  
**KFC** 674-0690  
**Loco Moco Kapolei** 674-0788  
**McDonald's** 674-0767  
**Panda Express** 674-1617  
**Pizza Hut** 674-2188  
**Subway** 674-6688  
**Sushi Bay** 693-9922  
**Taco Bell** 674-0225  
**Tasty Korean BBQ** 674-0588

## Professional/Medical

**Clinical Laboratories of Hawaii** 674-0618

## Salon Services

**Fantastic Sams** 674-6601  
**Gialuchi Boutique & Day Spa** 674-4424

## Banking

**Aloha Pacific FCU ATM**  
**American Savings Bank ATM**  
**Bank of Hawaii In-Safeway branch** 693-0990  
**First Hawaiian Bank branch & ATM** 674-0013  
**Hawaii State Federal Credit Union** 792-4020

## Automotive/Fueling

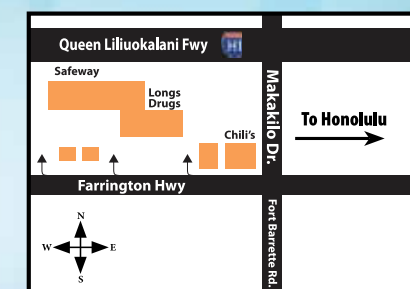
**Goodyear Tire & Rubber Co.** 674-2211  
**Napa - Kapolei Auto Parts** 674-0071  
**Tesoro** 674-2592



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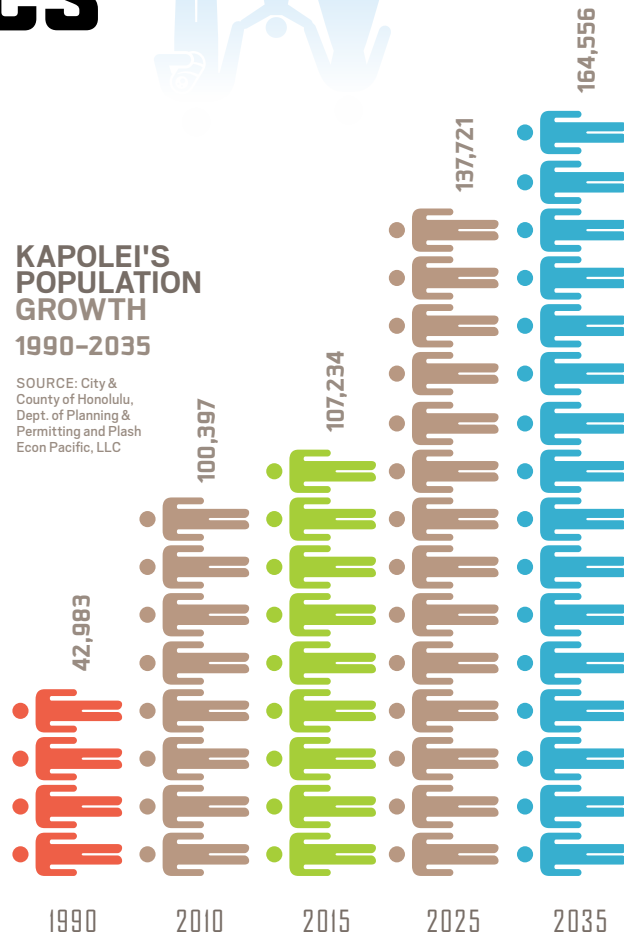
# The Dynamics of Growth

**A**S THE ECONOMIC LANDSCAPE BRIGHTENS, businesses are once again looking to Kapolei as the state's fastest growing region with some of the last, best opportunities for investment. For such investments to pass due diligence, one basic factor is crucial: Is there a critical mass of population to support the projects – both in terms of building a local consumer base and being able to tap a stable, well-educated workforce for the jobs they will create? The answer is yes.

Since 1990, Kapolei's population has grown nearly two and a half times to more than 101,000 today, with a projected increase of nearly 64 percent over the next two decades. It is a young community, with a median age of 31.9, and is well educated, with nearly 62 percent having a higher education ranging from some college to associate, bachelor and graduate degrees. It is stable, with a 70 percent homeownership rate. And it is affluent, with a median household income of \$83,300. Kapolei is also ethnically diverse, making it a rich multi-layered, multi-racial community.

## KAPOLEI'S POPULATION GROWTH 1990-2035

SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Plash Econ Pacific, LLC



## KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

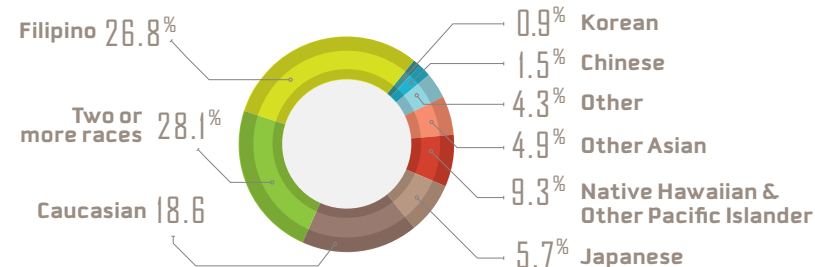
### EDUCATION:

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

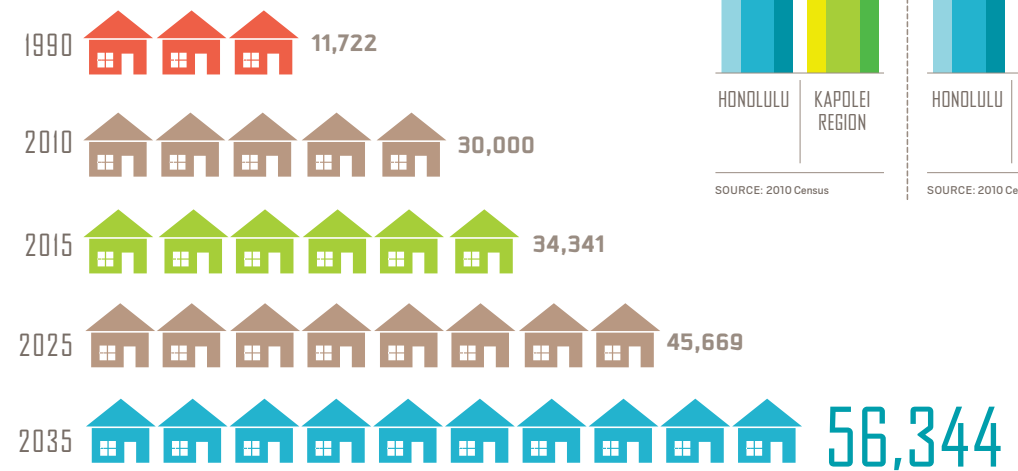
## KAPOLEI REGION POPULATION BY ETHNICITY

SOURCE: 2010 U.S. Census

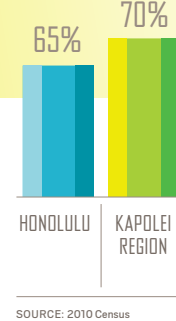


## KAPOLEI HOUSING GROWTH 1990-2035

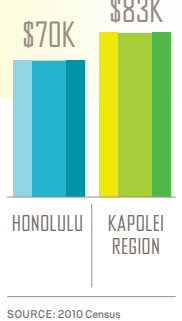
SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Plash Econ Pacific LLC



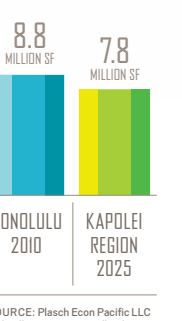
### HOME OWNERSHIP RATE



### MEDIAN HOUSEHOLD INCOME

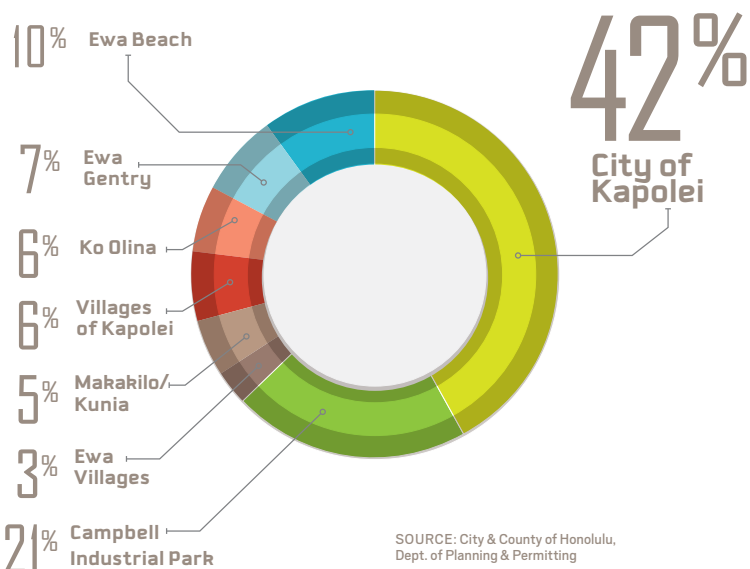


### COMMERCIAL SPACE



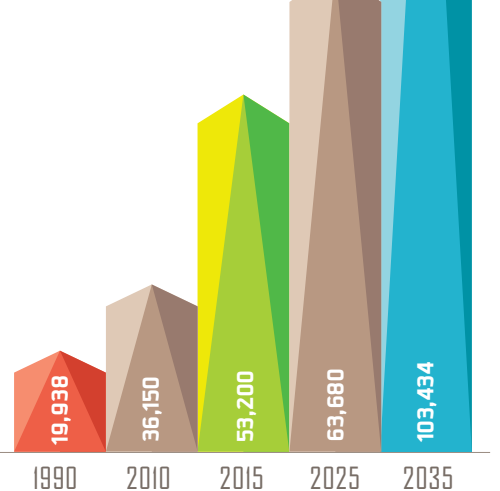
## CURRENT JOB CENTERS IN THE KAPOLEI REGION

(Not including construction jobs)



## NUMBER OF JOBS IN KAPOLEI 1990-2035

SOURCE: City & County of Honolulu, Dept. of Planning & Permitting and Plash Econ Pacific LLC







# The City of Kapolei: Room to Grow

► **IT WAS EXACTLY 20 YEARS AGO** when the brand new City of Kapolei opened for business. In 1993, the Estate of James Campbell set the pace by moving its downtown Honolulu headquarters to the new James Campbell Building on Kamokila Boulevard. At the time, it was the only building in the middle of a cane field. Just up the road on Farrington Highway, the Kapolei Shopping Center opened with its first tenant, Safeway Stores, to be joined by 26 other retail tenants.

**S**INCE THEN, THE CITY and the entire Kapolei region have grown exponentially, making it the fastest growing area in the entire state. But even as the urban core is the center of commercial and government activity for the region, it's a city with room to grow.

## Avalon Group bullish on Kapolei

"With the predominance of its city infrastructure (i.e. roads, water, wastewater, and electricity) in place, Kapolei attracts investment now more than ever. You can look anywhere in

the City of Kapolei and see that infrastructure is key in developing access for residents and businesses to all the fundamental services necessary," said Christine Camp, president of Avalon Group. "With all these elements now in place, investment in Kapolei is far more attractive for those who want to tap into a growing marketplace."

Camp should know, as her company has had a presence in Kapolei for nearly seven years, never losing her belief in Kapolei's potential even during the financial crisis a few years ago.

"We always knew that the market fundamentals existed in Kapolei," Camp said. "Where else on the island do you experience the same growth that Kapolei has historically demonstrated?"

Persistence paid off. In 2011, Avalon delivered phase 1 of its Kapolei Pacific Center with the completion of the Cole Academy preschool Kapolei campus. This past July, the company completed phase 2 with the 13,250-square-foot U.S. Social Security Administration regional office building. Plans are now underway on phase 3, which will include retail and office, with a projected delivery date of 2015.

## Kalapawai Café -- from Kailua to Kapolei

If you're one of the people who voted for this popular Kailua neighborhood café in the 2012 Hale Aina Awards, you'll be happy to hear that one of the



*"With the predominance of its city infrastructure in place, Kapolei attracts investment now more than ever."*

—Christine Camp  
President, Avalon Group

three winners in the "Best Little Neighborhood Restaurant" category is coming to Kapolei.

The father and son owners, Don and Lindsey Dymond, plan to bring this little bit of country to the corner of Kamokila Boulevard and Uluohia Street, right next to Assagio's. It will be called Kalapawai Café Kapolei.

"We want to keep the look and feel as close as possible to the Kailua café, which is very country," said Lindsey Dymond.

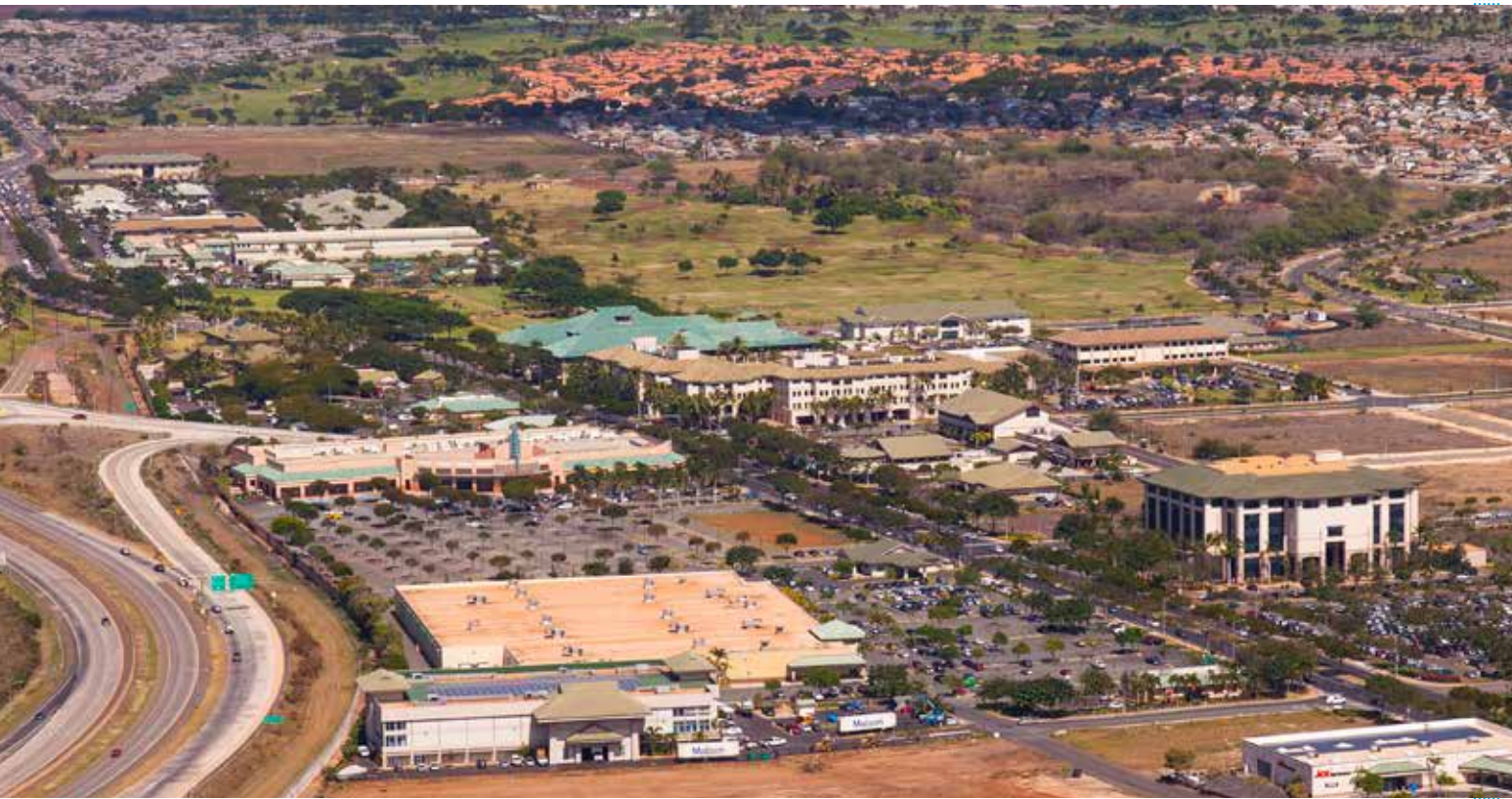
Dymond said they plan to change the look of the intersection by having a street front with retailers occupying 4,000 square feet of space on Kamokila Boulevard, and the restaurant fronting Uluohia Street in another 4,000 square feet. All parking will be out of sight in the rear.

The café will have a coffee shop and deli in the front for quick, casual breakfasts and lunches, and a full-service restaurant for lunch and dinner with a full bar in the back.

Why did they choose Kapolei? Dymond, who was born and raised in Kailua, said the Kailua has limited room to grow, and few opportunities to own land in fee.

CONTINUED ON PAGE 16





*“Not only does Kapolei have room to grow, it also has a huge population base in all different demographics.”*

—Mitch Brown, Kisco Senior Living

“Not only does Kapolei have room to grow, it also has a huge population base in all different demographics,” he said. “I also like the idea of creating jobs here so that our people won’t have to drive to work. In Kailua, I try to get employees to ride their bikes to work!”

Dymond hopes to start construction in another 12 months, with the goal of opening a year later.

#### Leihano at Kapolei

When the last piece of the nearly completed Kapolei Parkway is in place, an entire section of the urban core will open up to new opportunities for commercial and residential development. Kisco Senior Living is already moving forward on the first phase of its Leihano at Kapolei development next to the Kapolei Regional Park, the first of its kind in West or Central Oahu.

With grading and site development on 20 of its 40 acres almost complete,

Kisco will soon begin construction on Ilima at Leihano, a three-story, 84-unit senior living community with independent and assisted living, including a memory care residence and garden. The building will be set on 3.8 acres of lushly landscaped grounds in the center of the Leihano campus.

Later phases of Leihano will include a mix of residential and commercial uses, providing a compatible transition from the single-family residential areas to the east, to new mid- to high-rise office and institutional uses to the west.

“Kapolei is the ideal environment for a senior community, with its direct access to parks, services, shops, libraries, transit, and opportunities for community involvement and mentoring,” said Kisco Senior Living’s Mitch Brown. “Ilima at Leihano will be a place for seniors to thrive and engage versus retire from all that life has to offer.” ■



• PHOTOS: Above: The Cole Academy and U.S. Social Security Administration building are part of the first phase of the Kapolei Pacific Center.

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## PROFILE

# Be the Best You Can Be

➤ **Rockne Freitas** / Chancellor, UH West O'ahu



*"I realized that I could impact the lives of young people, and especially Hawaiian students."*

**I**N SOME QUARTERS, University of Hawaii West O'ahu Chancellor Rockne Crowningburg "Rocky" Freitas may be best known for his professional career in the National Football League. But this wasn't the plan, because four-year-old Rockne had other dreams. He wanted to be like his dad, a policeman.

"I remember he used to pick me up from pre-school, and I would always ask him, 'Did you catch crooks today?'"

His mother had other ideas. "She pounded it into my head that I was going to be the first college graduate in the family." And he was. After Kamehameha Schools, he graduated from Oregon State University with a bachelor's degree in animal science, before being drafted by the Detroit Lions as an offensive tackle. This was the start of a storied 12-year career in professional football.

But fate has a funny way of stepping in. Kailua High School invited the young athlete to speak to a group of

students who were having trouble with school. "They were disconnected from school, and were considered at-risk," he said. "I also learned that 60 percent of them were Hawaiian."

To his surprise, they were attentive and asked a lot of questions. This was his "aha!" moment. "I realized that I could impact the lives of young people, and especially Hawaiian students."

Freitas began to plan a new path for himself. During football "off-season," he enrolled at the University of Hawaii at Manoa and worked his way through a masters and doctoral degree in educational curriculum and instruction with a minor emphasis in educational administration.

"I majored in curriculum and instruction because they are the 'backbone' of every school," he said.

Education became his new career. He started as an associate athletic director at UH, moving up the ladder to other administrative positions including chancellor of Hawaii Community College, and a two-time vice president for student affairs and university and

community relations for UH under President Al Simone and President M.R.C. Greenwood. Then in May 2013, he was appointed chancellor of UH West O'ahu.

"I learned early, football is not the end. Education is the end," he said. But that's not to say he doesn't bring his athletic experience to his job as chancellor.

"I've never forgotten a lesson my offensive coach Chuck Knox taught me," said Freitas. "He told me, 'When you get up in the morning, go to practice and focus on one thought: Be the best tackle in the NFL. At the end of the day, look at what you did right and what you did wrong. Then the next day, keep doing what you did right and work on fixing the things you did wrong.' I've lived by that every day since."

This is a lesson he wants other Hawaiian students and underrepresented minorities to learn. But first, he wants them to have the opportunity to practice it by giving them the best education UH West O'ahu can deliver. ■





# State of Hawaii to Expand Kalaeloa Harbor

Move Supports Job Growth  
in Kapolei

► **THE IDEA FOR A SECOND HARBOR TO SERVE OAHU** was first raised in the early 1960s. The thinking was that a second harbor would open up lines of ocean commerce outside downtown Honolulu, and absorb the expected demand for capacity at Honolulu Harbor. The Barbers Point Harbor opened in 1985, which helped not only to relieve congestion at Honolulu Harbor, but also to accelerate the growth of Kapolei's industrial base centered at the James Campbell Industrial Park.

**S**INCE THAT TIME, the harbor, renamed Kalaeloa Barbers Point Harbor (Kalaeloa Harbor), has become the state's second busiest harbor – a conduit as well as an operations

and storage site for companies shipping in dry bulk cargo such as cement and other construction materials, and various types of fluids, especially energy products. It is also the hub for exporting these products to the neighbor islands.

## State acquires Campbell Company lands

Oahu's, and particularly Kapolei and West Oahu's explosive growth are already exerting pressure on the state's pipeline for materials used to construct buildings, build and repair roads, and fuel day-to-day energy demands. The adjacent planned Kapolei Harborside industrial park will exponentially increase that pressure when it begins to meet the pent-up demand for industrial property on the island. The state's solution is to expand harbor facilities at Kalaeloa Harbor, the only harbor locale with enough available lands for this kind of expansion. To this end, the State of Hawaii Department of Transportation recently acquired 54 acres of land adjacent to the harbor from the James Campbell Company.

"When more than 80 percent of the

CONTINUED ON PAGE 22



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*“These plans will be strategically vital to Oahu’s and, in particular, West Oahu’s future, as Kalaeloa is the closest port to the fastest growing region in the state.”*

—Governor Neil Abercrombie

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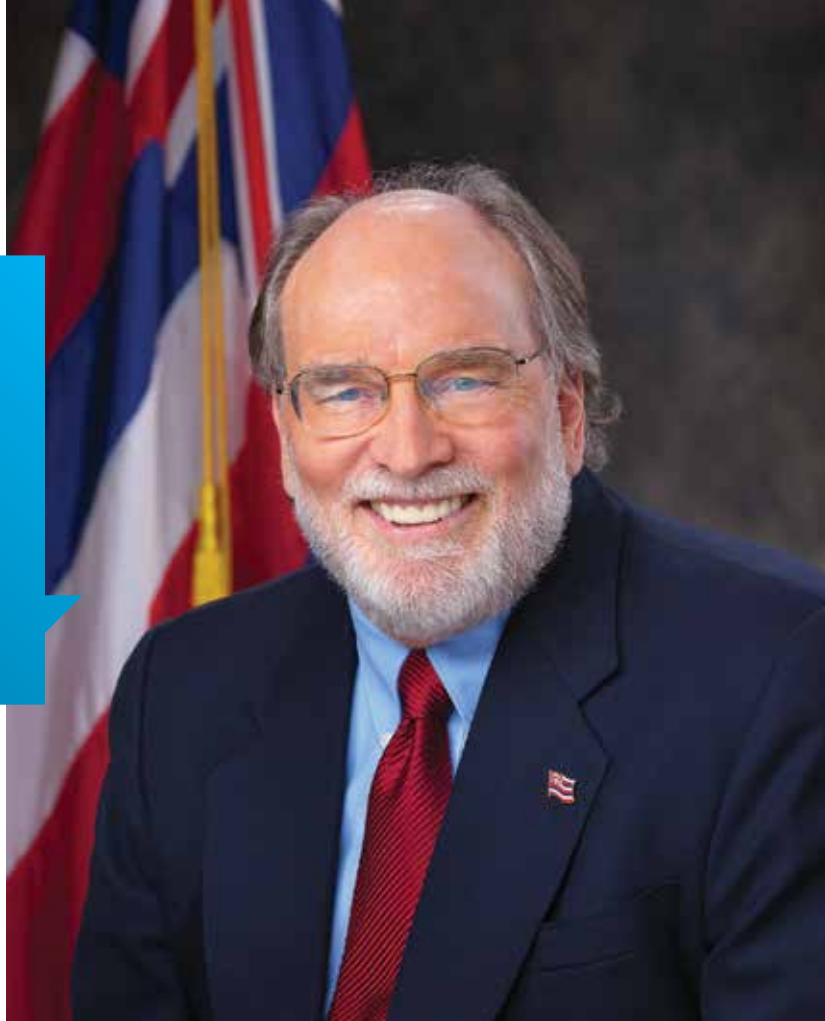
state’s consumer goods are imported, with nearly all of it coming through our harbors, we are seeing a steep increase in demand at all our harbors, especially Honolulu Harbor,” said Governor Neil Abercrombie. “It makes perfect sense to expand Kalaeloa where there’s room to grow. And just as important – it is at the nexus of Oahu’s future growth.”

The 54 acres are being factored into the State Harbors Division’s expansion plans for Kalaeloa in its Oahu Commercial Harbors 2020 Master Plan. It includes improving the harbor to accommodate larger cargo ships, which may eventually lead to containerization at the harbor.

“This comes at a very good time, as we are about to embark on updating our master plan for Kalaeloa Harbor,” said Randy Grune, deputy director for the Harbors Division. “There is already a lot of interest from harbor users who want to expand their own operations.”

Grune has also seen the rapid growth of fuel imports, particularly as the state pursues a 2030 target to supply at least 70 percent of its power from clean energy sources.

“Kalaeloa Harbor has become the energy hub, as most of the fuel brought into the state comes through this harbor,” Grune said. “So demand for pier and storage facilities is high.” Harbors is working on a plan for a dedicated fuel pier at Pier 4, with expected completion in mid-2014. This plan is



## The State of the State in Kapolei

In addition to its operations at Kalaeloa Barbers Point Harbor, the State of Hawaii’s footprint covers a broad range of government services being delivered at a number of locations across Kapolei.

- STATE OFFICE BUILDING (Kahuhikewa) houses eight state departments.
- Hale Kalanianaʻole, East Kapolei (Department of Hawaiian Home Lands)
- Kapolei Judiciary Complex (Ronald T.Y. Moon Judiciary Complex) includes the Family Court, the Waianae District Court, and the Kapolei Juvenile Detention Center
- KAPOLEI REGIONAL LIBRARY
- UNIVERSITY OF HAWAII WEST OAHU
- DEPARTMENT OF EDUCATION (Leeward District schools – K-12)

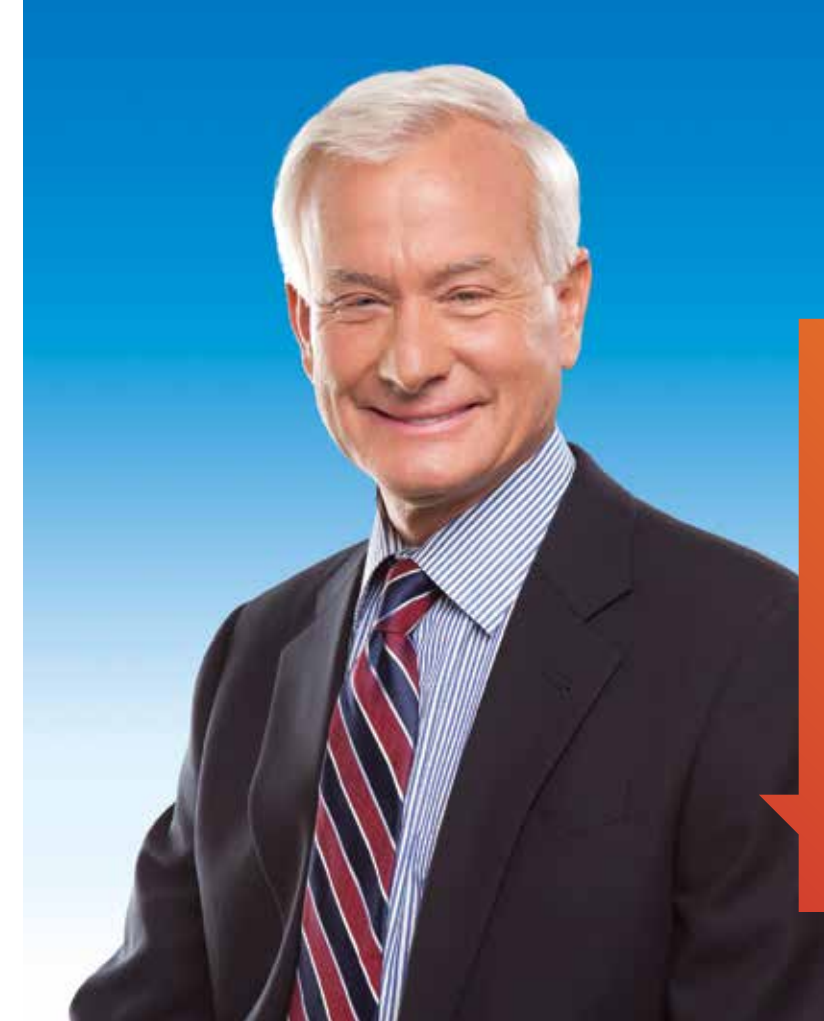
exclusive of the upcoming update of the Kalaeloa Barbers Point Harbor Master Plan, and as a result will see construction sooner.

### Updating the master plan

The new Kalaeloa master plan will be forward looking, spanning the present to 2040. During the updating process, planners will consider future trends in maritime uses as they impact Kalaeloa, develop and recommend alternative uses with the input of stakeholders and the public, then prepare a draft review and a final plan. Grune expects the plan will be completed in 2015.

In addition to the State’s master plan, the U.S. Army Corps of Engineers is developing a plan to expand, deepen and improve the nautical capabilities of Kalaeloa because of its importance to both state and federal transportation needs.

“These plans will be strategically vital to Oahu’s and, in particular, West Oahu’s future, as Kalaeloa is the closest port to the fastest growing region in the state,” said Governor Abercrombie. ■



*“Kapolei was chosen to be Oahu’s new city and I have made realizing that vision a top priority. From hosting monthly cabinet meetings and town hall meetings to serving as the headquarters for three city departments, Kapolei is already delivering essential city services.”*

—Mayor Kirk Caldwell

## Bringing Essential City Services to Kapolei

► THE CITY AND COUNTY OF HONOLULU made it official in 1977 – it selected the City of Kapolei to accommodate Oahu’s future growth, calling it the “secondary urban center.” Then in 1990, the Estate of James Campbell broke ground, paving the way for the development of the City of Kapolei.

“K APOLEI WAS CHOSEN to be Oahu’s new city and I have made realizing that vision a top priority,” said Mayor Kirk Caldwell, noting that the city has an active presence in Kapolei. “From hosting monthly cabinet meetings and town hall meetings to serving as the headquarters for three city departments, Kapolei is already delivering essential city services.”

The three departments are Human Resources, Information Technology and Parks and Recreation.

Much of this business takes place at Kapolei Hale, the region’s satellite city hall that houses about 250 employees. Kapolei Hale opened in 2000, the same year that the City opened its Kapolei Regional Police Station.

For the mayor, building and managing a city involves taking care of

nitty gritty details that are important to its day-to-day functionality, such as providing emergency services, maintaining parks and recreation areas, providing public transportation, and taking care of infrastructure. Caldwell said, “The major priorities of my administration – building rail better, improving our roads, restoring TheBus service, beautifying our parks and civic centers, and investing in sewer and basic infrastructure – all apply to Kapolei.”

One of the projects in Kapolei is the City’s partnership with Kapolei Properties LLC to complete the Kapolei Parkway, a major thoroughfare that will connect Fort Barrette Road to Kamokila Boulevard by Costco. The parkway is a crucial part of a

CONTINUED ON PAGE 25



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• **PHOTOS:** Left: One of the City & County of Honolulu's projects is its partnership with Kapolei Properties to complete Kapolei Parkway to connect Fort Barrette Road with Kamokila Boulevard by Costco. This photo shows Kapolei Hale (middle right) with the Kapolei Parkway construction in the foreground.

CONTINUED FROM PAGE 23

network of roads that will open up prime lands in the urban core for future commercial and residential development. It also gives the City direct access to the 34 acres it owns along the parkway. The land gives the City the flexibility to meet future needs and support and complement planned extensions of the rail transit system. One of the lots is slated to serve as a bus transit center, while

specific uses for the remaining parcels are yet to be determined.

Projects like this are the foundation upon which a city's quality of life depends, meaning residents are able to have convenient access to the services and resources they need to create and enjoy a better life for themselves and their families.

As an example, the mayor points to the Honolulu Rail Transit Project, which will have far-reaching impact on

Kapolei's future. He said, "In addition to providing a world-class education to Leeward residents, the University of Hawaii at West Oahu will anchor our rail system. Rail will provide Leeward residents who work in town with an alternative to spending hours in traffic each day commuting back and forth. Looking further down the road, business growth in Kapolei will leave more residents with more time to spend with their families and enjoy living in paradise."

He continued, "The City of Kapolei is already on track to allow residents to live, work, and play without the burden of a commute. Kapolei is about hope and a better future – and that future is already taking shape." ■



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## PROFILE

# Fighting Crime, Corruption and Terrorism in the Pacific

## ► Vida G. Bottom / Special Agent in Charge

**T**HE FEDERAL BUREAU OF INVESTIGATION (FBI) describes its work as combating “the most dangerous criminal and security threats facing our country – from international and domestic terrorists to spies on U.S. soil... from cyber villains to corrupt government officials...from mobsters to violent

street thugs...from child predators to serial killers.” To support this fight, the agency has 56 field offices in major cities throughout the U.S.—including the field office housed in the new 152,000-square-foot building in Kapolei. This office serves as the headquarters for the FBI’s operations in Hawaii, Guam, Saipan and American Samoa and

is headed by Special Agent in Charge (SAC) Vida G. Bottom.

Bottom began her FBI career in 1989 as a special agent in the San Diego Division working white collar crime, organized crime, and violent street gang cases. Her next posting was the San Francisco Division where she investigated government fraud and anti-trust violations, then on to FBI headquarters as a supervisory special agent in the Government Fraud/Public Corruption Unit, then to the Counterterrorism Division to work on extraterritorial terrorism cases. She returned to the San Francisco Division to lead a public corruption/government fraud/civil rights squad, and then was promoted to assistant special agent in charge in the Los Angeles Division, managing white-collar crime, public corruption, forensic



*“Honolulu has the largest territory among all the other FBI field offices, and we face our own unique threats.”*

accounting, and victim assistance programs. No surprise that she was the FBI’s choice to head up the Honolulu Division as its SAC.

Born and raised in Northern California, Bottom, unlike many of her colleagues, did not dream of being an FBI agent as a kid. She set out to be an engineer, getting a degree in electrical engineering at UCLA. But working at an aerospace company didn’t satisfy her.

“A friend from college who became an FBI agent told me about a job opening, and it turned out to be a great fit,” said Bottom. “Being an agent allows me to use both my problem solving and interpersonal skills while also serving the country.”

Even though she is one of just 11 women SACs, she does not see herself as a trail-blazing female SAC. “I’m an FBI SAC charged with leading the Honolulu Division in accomplishing its mission.”

She explained that each field office across the country has its own set of challenges. Honolulu is no different.

“Honolulu has the largest territory among all the other FBI field offices, and we face our own unique threats. Hawaii and the Pacific have a significant military footprint, which makes us a target-rich environment for foreign entities trying to access our national defense secrets,” she said. “We have exceptional relationships with our law enforcement and intelligence community partners. These relationships are very important to any FBI field office, but being on an island in the Pacific magnifies the value of those relationships.”

Being an active outdoor person, Bottom also appreciates the value of living in Hawaii. “I’m fortunate to live in a place with perfect weather year-round.”■



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• PHOTO: The planned Makaiwa Hills residential community will have panoramic ocean views overlooking Ko Olina Resort.

# Western Kapolei: The Next Frontier

➤ A NEARLY 2,900-ACRE WEDGE OF LAND delineates three projects (two mixed-use residential and one industrial) that forms Western Kapolei. It begins with Makaiwa Hills in the lower foothills of the Waianae Mountain just west of Makakilo, descending gradually down through Kapolei West, before curving to form the tip of the wedge at Kapolei Harborside, almost touching the sea. This is Kapolei's next frontier – and the last remaining opportunities for investing in zoned lands that will complete the Kapolei Area Long Range Master Plan.

“THESE PROJECTS REPRESENT some of the last opportunities for development on entitled, developable, advantageously sited lands anywhere on Oahu, and certainly in Kapolei,” said Aina Nui Corporation and Kapolei Properties LLC president, Brad Myers. “Their proximity to the centers of commerce on the one hand, and the attractions of a successful resort on the other, only serve to add value to their investment potential.”

## Makaiwa Hills

Makaiwa Hills, a Makaiwa Hills LLC project, is the last coastal hillside residential area planned on the island of Oahu. The rare nature of this project is further underscored by its picture-perfect panoramic views of the south and west coast of the island, and its proximity to the growing City of Kapolei. Another close neighbor is the Ko Olina Resort, one of the most successful resort communities in the

state, attracting the likes of the Disney company, which invested \$1 billion to build its Aulani Resort & Spa. It is Disney's first resort that is not adjacent to one of its theme parks.

Makaiwa Hills is planned as a mixed-use residential development that is zoned for up to 4,200 residential units, from executive and single family homes to multi-family condominiums. It will include a community shopping center and a village town center, and land for two schools, as



• PHOTO: A vision of Kapolei's next phase of development with Kapolei Harborside, Kapolei West and Makaiwa Hills.

*“These projects represent some of the last opportunities for development on entitled, developable, advantageously sited lands anywhere on Oahu, and certainly in Kapolei. Their proximity to the centers of commerce on the one hand, and the attractions of a successful resort on the other, only serve to add value to their investment potential.”*

—Brad Myers  
President,  
Kapolei Properties LLC

well as parks and open space. About 60 percent of its 1,850 acres will be preserved in open space to take advantage of the view planes and the site's natural topography. The project also has direct access to the region's major transportation corridors.

## Kapolei West

Just south of Makaiwa Hills, Aina Nui's Kapolei West is bordered by the City of Kapolei and regional shopping center, Target-anchored Kapolei Commons, to the east, and the Ko Olina Resort to the west. It combines the urban vibe and bustle of the city with the relaxed, amenities- and leisure-rich environment of

the resort.

“With Kapolei Commons within easy reach of Kapolei West's future residents, we can see our center becoming both a shopping and dining destination for them, especially as we continue to attract popular restaurants like Ruby Tuesdays and Olive Garden,” said Todd Hedrick, director of leasing for The MacNaughton Group.

The project's 500 acres feature a gently sloping topography from north to south, with an elevation of about 100 feet down to about 50 feet, providing spectacular mauka and makai views across the entire property.

Master planned as a resort mixed-use property, Kapolei West is unique in

that it is fully-zoned and shovel-ready, with infrastructure systems planned and being constructed to ensure readiness for its development. It is approved for residential, commercial and recreational uses, and will have about 2,500 single and multi-family residences. Aina Nui already has plans to start construction on the first residential increment in 2014. The project also includes land for an elementary school and several parks. Kapolei West is accessible from the region's major transportation corridors, and is adjacent to a planned mass transit hub for the Honolulu Rail Transit Project.

CONTINUED ON PAGE 30





• PHOTOS: Kapolei Commons continues to expand its retail offerings, attracting popular restaurants like Ruby Tuesday's and Olive Garden.

CONTINUED FROM PAGE 29

## Kapolei Harborside

Kapolei Properties LLC's Kapolei Harborside is in the rarest class of real estate on Oahu. It is the largest, most contiguous industrial parcel in a market where industrial property is extremely scarce. Located south-east of Kapolei West, it covers 450 prime industrial

acres next to Kalaeloa Barbers Point Harbor, the state's second busiest harbor which is slated for improvement and expansion, and the James Campbell Industrial Park, the state's largest industrial park and a Foreign Trade Zone. It is also minutes from the H-1 Freeway. Kapolei Harborside is in the state's fastest growing region, the only area

designated for growth by state and city. Kapolei Harborside will be at the center of the coming wave of demand for new industrial, light manufacturing, maritime, and mixed-use development, and is strategically positioned to ride that wave well into the future.■

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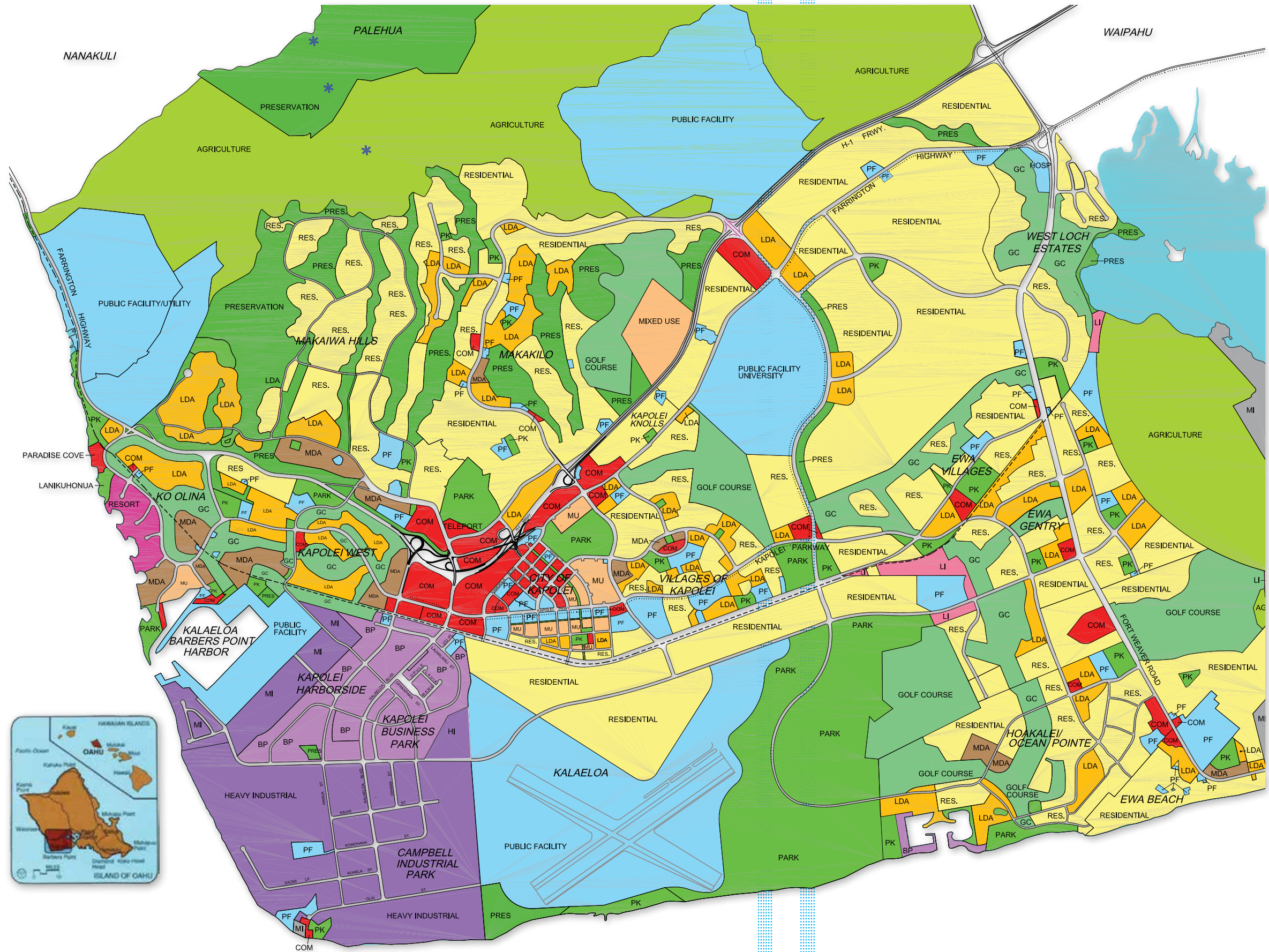


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# Kapolei Area Long Range Master Plan

EWA, OAHU, HAWAII

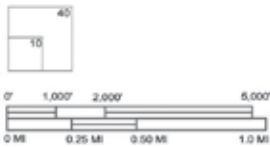
## Land Use Classification

- RES Residential
- LDA Low Density Apartment
- MDA Medium Density Apartment
- COM Commercial / Office
- BP Business Park
- LI Light Industrial
- MI Heavy Industrial / Maritime Industrial
- RES Resort
- PK Park
- 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 Kapolei Properties LLC of the classification or configuration of any land uses depicted.

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## PROFILE

## Caring for West O'ahu

➤ **Susan Murray** / COO, Queen's Medical Center—West O'ahu

**M**ORE THAN 20 YEARS AGO, a life-changing event took place. A young Susan Murray was furloughed as a Hawaiian Airlines flight attendant. To fill the gap while she waited to be recalled, Murray took a job as clinic coordinator at Straub Clinic & Hospital and made an unexpected discovery.

"I was surprised at how comfortable I felt in a hospital setting," said the chief operating officer of The Queen's Medical Center – West O'ahu. "It also had the intrinsic value of helping people at critical times in their lives, which appealed to my basic desire to serve."

*Murray had found her calling.*

Realizing she would need a graduate degree to advance in the health care field, the Punahou graduate who had a bachelor's degree in psychology from the University of Hawaii, got her MBA in Health Services Management from the University of Dallas in Texas. Credentials in hand, Murray began a career that far surpassed her earlier aspirations.

She worked for Kapi'olani Medical Center for Women and Children as director of surgical services, then as assistant vice president, managing a number of clinical services. She moved to Baton Rouge, Louisiana, as vice president at nationally respected Women's Hospital, overseeing the maternal-fetal medical center. She then became hospital administrator of the Women's Hospital of Centennial Medical Center in Nashville, Tennessee,

*"We want the community to feel connected to the West O'ahu campus, and know that we care about their needs."*



see, which is owned by the Hospital Corporation of America, the largest publicly traded hospital chain.

Then at the height of a successful mainland career, Murray decided to return to Hawaii. "It seemed the right time to come home to be close to my mother."

In 2002, she joined Kaiser Permanente as its regional hospital administrator and regional vice president for Quality, Safety & Service, a position she held for 10 years. During her

tenure, Kaiser achieved top ratings for Medicare and Medicaid services and for quality assurance from national assessment organizations. She also coordinated Kaiser's \$150 million hospital expansion.

With such impressive credentials, when Murray joined the Queen's Health System in 2012, she was tapped to become the chief operating officer for the new Queen's Medical Center – West O'ahu campus.

Murray, who lives in Ko Olina, has embraced the West O'ahu community whole-heartedly and is excited to bring back essential hospital and emergency services to the region. "The Queen's mission is centered on patient care, particularly for native Hawaiians and for all the people of Hawaii," Murray said. "This is especially true at the West O'ahu campus, which will serve communities with the largest concentration of native Hawaiians on O'ahu, and the fastest growing population in the state."

Murray will work closely with other healthcare providers in the region to enhance existing health care resources by not duplicating services. She will also reach out to employers and people in the community to listen to their needs.

"Hospitals are a central point in the community," she said. "We want the community to feel connected to the West O'ahu campus, and know that we care about their needs." ■



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(LEFT)  
A rendering of  
The Queen's  
Medical Center  
- West O'ahu  
Lobby. Queen's  
is undertaking  
an \$85 million  
renovation of this  
healthcare facility  
which will open in  
Spring 2014.

## Ewa: Bringing Services to a Booming Residential Area

► **EWA HAS PROVEN TO BE AN IDEAL MARKET** for investors, especially when viewed in the context of the Kapolei Long Range Master Plan. The plan describes Ewa as an area where residential communities would provide much-needed housing for the expected explosion of population growth in the region – nearly 165,000 residents by 2035. The area's rapidly growing resident population makes it an attractive place to invest for businesses and institutions.

**P**ERHAPS THE MOST MOMENTOUS DEVELOPMENT in the area is the Queen's Health System's acquisition of the former Hawaii Medical Center West campus, which closed in 2011. The parent company plans to open the completely renovated hospital in 2014 with a new name – The Queen's Medical Center – West O'ahu. National company Safeway Inc.'s Property Development Centers (PDC) also saw the area's potential, and recently built and opened the Laulani Village Shopping Center, the largest retail center in Ewa. The two

organizations can tap into the sizable consumer markets in the master planned communities that Gentry Hawaii and Haseko Development have been developing in Ewa over the past 26 years.

### Queen's Medical Center closes a critical health-care gap

In 1990, the St. Francis Medical Center West hospital opened, bringing critical

*"Queen's is investing more than \$85 million to build a healthcare facility for the people of West Oahu. We will bring the same standard of excellence that our founders, Queen Emma and King Kamehameha IV, envisioned."*

—Art Ushijima  
President & CEO  
Queen's Health Systems



*"West Oahu and the greater Kapolei area are the focal point of growth and new development for the island, so we are very fortunate to be here."*

—Keith Turner  
Safeway Inc.

healthcare and emergency services to the Leeward side of the island. The Ewa campus meant that residents wouldn't have to travel into Honolulu for often life-threatening emergencies. This came to an end in 2011 with the closure of the successor Hawaii Medical Center West. A year later, The Queen's Health System acquired the campus from St. Francis Healthcare System of Hawaii, and set into motion a massive renovation project with plans to open the Queen's Medical Center – West O'ahu in Spring, 2014.

The task is immense, with a punch list of over 900 critical tasks to complete in time for the 2014 opening. The original facility has been gutted down to its studs to make way for construction on the "new" hospital. To West Oahu residents, it's well worth the wait.

"When Hawaii Medical Center West closed in December 2011, over 2,000 inpatient admissions and 30,000 emergency room visits had to be moved to other area hospitals, creating significant hardships and inconvenience to West O'ahu residents," said Art Ushijima, president and CEO of The Queen's Health Systems and president of The Queen's Medical Center. "We are looking forward to working with the West Oahu community to open The Queen's Medical Center – West O'ahu under the able leadership of Chief Operating Officer Susan Murray, who previously served



as the Kaiser hospital administrator for over 10 years."

"We are committed to being good partners and good neighbors to build a healthcare facility the people of West Oahu will be proud to support and utilize," said Ushijima. "We will bring the same standard of excellence that our founders, Queen Emma and King Kamehameha IV, envisioned."

Their vision is especially appropriate to the West O'ahu region, which is "to provide in perpetuity health care services to improve the well-being of Native Hawaiians and of all the people of Hawaii."

### Safeway makes its mark in Ewa

Safeway has been doing business in the islands for 50 years, starting in 1986 when it opened its first store on Beretania Street in Honolulu. In 1992, it made its mark in Kapolei's history as the first business to open in the new City of Kapolei, and now as the developer of the largest retail project in Ewa.

This past year, Safeway opened its 20th Hawaii store in Ewa, anchoring

the company's Laulani Village Center that was developed by its subsidiary and development arm, Property Development Centers (PDC). The Center has attracted well-known retailers such as the local home improvement store, City Mill, and national companies Petco, Ross Dress for Less, and Walgreens.

"West Oahu and the greater Kapolei area are the focal point of growth and new development for the island, so we are very fortunate to be here," said Safeway Inc.'s spokesperson, Keith Turner.

The company still has plans for another shopping center in Kapolei. "Kapolei fits Safeway's model of acquiring properties that are located within core urban or suburban markets, and we look forward to being a part of this growing community," Turner said.

### Two companies - two communities

When Thomas Gentry, founder of Gentry Homes, broke ground in 1987 for the Soda Creek community, he brought with him a dream to build quality homes and better communities for Ewa residents. His experience in new home





CONTINUED FROM PAGE 37

design and construction for the 1,000-acre master planned Ewa by Gentry community resulted in over 7,500 homes with several hundred more to go. Over the years, family-friendly neighborhoods have been established, along with community amenities like schools, parks, shopping centers, bike paths, recreation

facilities and easy access to beaches and nearby golf courses for all their residents to enjoy.

This year, Bob Brant, president of Gentry Homes and his team are celebrating the company's 45th anniversary, marking it with an enhanced 'Gentry Green Living' product line, which could be the most energy efficient homes on

(LEFT) The interior of a Gentry Sandalwood development home.

the market today. "We're using the best of today's technology, and at the same time we're always looking for ways to improve the quality of the homes we build," said Brant.

Gentry Homes has earned the Energy Star Housing Award from the EPA, several Parade of Homes Grand Champion awards, and a prestigious LEED Platinum designation in a recent home design. The two newest communities are the popular Trades and Sandalwood neighborhoods, both featuring innovative design and energy efficient features. Other projects include the Department of Hawaiian Homeland's Kanehili development where Gentry designed and built over 300 homes.

Haseko Development Inc.'s first Ewa development was its master-planned Ocean Pointe community, which it started in 1998 and completed in 2008 with 2,500 homes. In 2006, the company broke ground on Hoakalei Resort's 18-hole Ernie Els-designed course at Hoakalei Country Club. It was the first project in the 726-acre master-planned resort community, which will also feature 2,300 resort and golf residences, a recreational lagoon, a boutique hotel, spa, cultural center, and shops and restaurants in a waterfront environment. Haseko is close to completing its first residential neighborhood, Ka Makana at Hoakalei, and has launched its second, Kipuka, the resort's first gated community. A planned Wai Kai Lagoon will offer recreational activities as well as a network of walking trails connecting to a shoreline wilderness park.

Richard Dunn, executive vice president of Haseko Development, Inc., believes the company's investment in Ewa is paying off. "We saw great potential and a great need in West Oahu for quality neighborhoods offering beautifully crafted homes and year-round resort living. The resort lifestyle at Hoakalei is one that can't be found anywhere else on Oahu. It continues to be a good investment because there is a lot more to come; the resort is just beginning to emerge and the future is very bright out here." ■



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(ABOVE:) A HAWAII GAS employee inspects the company's bulk propane storage facility at Kalaeloa Barbers Point Harbor, where it plans to add another 270,000 gallons of propane storage capacity before the end of the year.

natural gas), 40 percent of Oahu's electrical generation, and a whole range of other vital services that support the day to day lives of residents across the state.

The concentration of these industries in one contained area has mutual benefits. For example, many of the businesses in JCIP depend on one another for fuel, raw materials, waste disposal and shipping. This interdependency also reduces transportation costs and associated environmental

CONTINUED ON PAGE 42

*"Our facilities at James Campbell Industrial Park are critical to our Oahu and statewide operations. As we continue to grow and diversify our fuel supply, we will continue to invest in Kapolei."*

—Alicia Moy  
CEO, HAWAII GAS



# James Campbell Industrial Park:

## Providing for the State's Infrastructure

► **WHEN THE JAMES CAMPBELL INDUSTRIAL PARK (JCIP)** opened in 1958, its very first tenant was Standard Oil Company of California (now Chevron). Today, the state's largest industrial park has about 250 tenants that provide a good part of the infrastructure for the island of Oahu and for the state. This is the unglamorous but fundamental framework that allows a society to function smoothly – like transportation, communications, power, sewers, and water supply systems.

**J** CIP TENANTS PROVIDE a significant portion of the state's infrastructure, through services like a wide range of manufacturing, import/export, power generation, construction, and waste management industries. According to the

Campbell Local Emergency Action Network (CLEAN), the organization that promotes emergency preparedness and public safety in JCIP, the park provides 100 percent of Hawaii's oil refining, most of the state's gas production and distribution (synthetic natural gas, propane and renewable

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*“We believe gas can play an even bigger role in Hawaii’s clean energy future, providing tangible benefits for families and businesses throughout the state.”*

CONTINUED FROM PAGE 40

risks. And access to the nearby Kalaeloa Barbers Point Harbor and the H-1 Freeway allow for smooth commodity flow through the Hawaiian Islands and beyond. The park’s underground pipelines also provide an additional transportation corridor for refined oil and gas products to major port facilities and the greater Honolulu area.

### **HAWAI’IGAS provides clean, cost-effective, reliable gas energy**

One particular company that is capitalizing on JCIP’s advantages is HAWAI’IGAS, previously known as The Gas Company.

HAWAI’IGAS has a new president and CEO, Alicia Moy, who plans to continue to diversify the company’s fuel supply and further develop its liquefied natural gas (LNG) and renewable natural gas (RNG) initiatives. Moy was a senior vice president at New York-based Macquarie Infrastructure Company, the entity that acquired HAWAI’IGAS in 2006, and has served on the HAWAI’IGAS board since 2011.

As the state’s only regulated gas utility, HAWAI’IGAS serves approximately 68,000 customers statewide. In Kapolei, it operates a synthetic natural gas (SNG) plant, propane storage and distribution facilities, and propane barging operations, employing 75 professionals out of a statewide



HAWAI’IGAS’ synthetic natural gas plant, built in 1974, provides customers with clean gas energy via an underground utility pipeline system that runs from Kapolei to Hawai’i Kai.

workforce of over 300. At its Barbers Point Harbor facility, HAWAI’IGAS is adding another 270,000 gallons of propane storage capacity, which is expected to be in operation before the end of the year.

Additionally, HAWAI’IGAS plans to bring in LNG to not only serve as an emergency backup to its SNG production, but also as a potential new fuel supply source that can significantly lower energy costs in Hawaii—through direct use, electricity generation, and ground and marine transportation. The company also continues to pursue renewable natural gas initiatives from various sources, including wastewater treatment plants, landfills, and fats, oils

and greases.

“HAWAI’IGAS is committed to lowering the cost of energy for Hawaii, and we see our LNG and renewable gas initiatives as a key step in achieving that goal,” said Moy. “Natural gas provides clean, reliable, cost-effective and firm power, making it the ideal partner for intermittent renewable energy sources. We believe gas can play an even bigger role in Hawaii’s clean energy future, providing tangible benefits for families and businesses throughout the state. Our facilities at James Campbell Industrial Park are critical to our Oahu and statewide operations. As we continue to grow and diversify our fuel supply, we will continue to invest in Kapolei.”■

## PROFILE

# Shaping Kalaeloa’s Future

➤ **Jose Bustamante** / Vice President, Hunt Hawaii

**A**S A YOUNGSTER GROWING UP IN HONOKAI HALE DURING THE 1980S, Jose Bustamante distinctly remembers being a student at Makakilo Elementary School and seeing the makai view of vast amounts of undeveloped lands in the area. He recalls that he and his family were early and active community supporters of plans to develop Kapolei as Oahu’s second urban center. He also has vivid memories of learning and playing tennis, baseball and basketball at the courts and fields of a very active Naval Air Station Barbers Point, where he had access because his Dad and uncles were in the Navy. Later, he would frequent the base as a U.S. Army officer stationed at Schofield Barracks.

Today, as Hunt Hawaii’s vice president, these two points converge for Bustamante as he leads the real estate development, master planning and asset management initiatives for the redevelopment of Kalaeloa, his former playground at the Naval Air Station Barbers Point.

“I remember how vibrant this base was, and how it deteriorated over time after it closed,” he said. “It gives me a strong perspective and interest in revitalizing and redeveloping Kalaeloa into a productive, integrated, and sustainable mixed-use community. Kalaeloa’s prime location will play a significant role in regional growth and development in West Oahu.”

Bustamante brings a wealth of experience to the task. Before joining Hunt Companies, he completed over one million square feet of transactions as a commercial real estate broker for CBRE in San Francisco. He also participated in the redevelopment of a 400,000-square-foot mixed-use project in Lower Manhattan as a real estate

development analyst for the New York City Economic Development Corporation. His experience is not limited to the real estate industry, however. Prior to that, he led the worldwide production and distribution of high technology hardware products as an opera-

tions manager for Sun Microsystems in San Francisco. He also has extensive military experience as a captain and military intelligence officer in the U.S. Army, where he took part in wartime and peacekeeping operations throughout Europe, Asia and the U.S.

*“I am extremely proud to be from this area and look forward to working with the community and government to further shape its future.”*



All this is supported by solid academic credentials, including a master’s degree in real estate development for Columbia University in New York, and a bachelor’s degree in law from the U.S. Military Academy at West Point. He also received advanced management certification from Stanford University.

Bustamante believes in being engaged in the community, and does this by serving on the board of directors for the Honolulu Habitat for Humanity and the Kapolei Chamber of Commerce. And prospective West Point candidates will be happy to know that he is a congressional district coordinator and candidate mentor for the U.S. Military Academy’s admissions team. Of course, his main focus is on Kalaeloa’s redevelopment. “I am extremely proud to be from this area and look forward to working with the community and government to further shape its future.”■





# Renewing Kalaeloa

## Hunt Hawaii Works to Redevelop the Former Naval Air Station

► **WHEN THE U.S. NAVY CLOSED THE NAVAL AIR STATION** Barbers Point in 1999 as a part of its base realignment and closure process, it opened up a rare opportunity to master plan the redevelopment of the 3,700 acres that comprise the area known as Kalaeloa. A complex undertaking, the Hawaii Community Development Authority's Kalaeloa Master Plan seeks to balance the needs and concerns of the community with the mission and interests of federal, state, and county government and private landowners. By its very nature, the plan would require public-private partnerships for the kinds of developments that will build homes, attract business and industry, and create jobs for residents.

**ONE SUCH DEVELOPMENT** is Hunt's Kalaeloa redevelopment project. Hunt is an international real estate company that has more than 20 years

of experience in Hawaii, developing underutilized government properties to create master planned communities that complement the cultural and geographical identity of the islands. In

Kalaeloa, the company is currently engaged in revitalizing nearly 540 acres of land for commercial, light industrial, institutional and residential projects. These are expected to create more than 7,000 direct and indirect jobs, more than 1,000 construction jobs, and 4,000 homes.

"The significant investment Hunt is making to rebuild Kalaeloa as a job center is a solid strategy in a region that is slated for growth," said Steve Colón, president of Hunt Hawaii. "Hunt has made significant investments to attract businesses to the area and revitalize this job center. As a result we have more than doubled the number of our commercial tenants in Kalaeloa."

Hunt now has more than 30 tenants, including American Machinery, Barbers Point Bowling Center, Henkels & McCoy, Kama'aina Kids preschool, the Pacific Education Center, Podium Raceway, Tamura's Market, and Tripler's Warrior 'Ohana Medical Home.

At the same time, Hunt is making

CONTINUED ON PAGE 46

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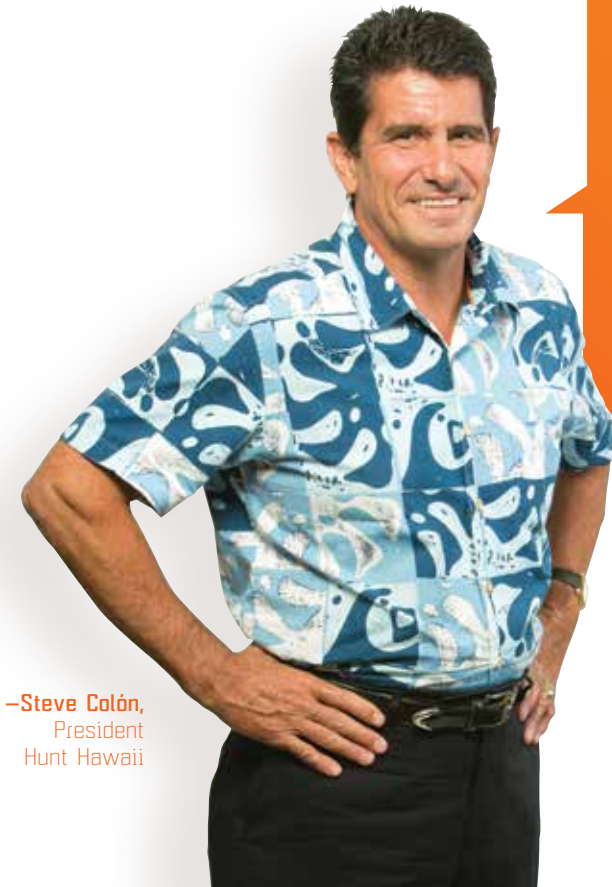
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—Steve Colón,  
President  
Hunt Hawaii

*“The significant investment Hunt is making to rebuild Kalaeloa as a job center is a solid strategy in a region that is slated for growth.”*

CONTINUED FROM PAGE 44

significant improvements to existing community resources, such as establishing a security presence to curb vandalism and other property damage, cleaning up and upgrading the landscaping, and keeping the ball-fields open for more than 20 youth teams. It is also working to address the issues related to infrastructure and connectivity for the area.

“Hunt has been a good steward of the land,” said Melissa Lyman, president of the Kalaeloa Heritage & Legacy Foundation and a Kapolei Hawaiian Civic Club board member. “They have been sensitive to the important cultural and historic sites in the area and they have worked with the community to create value—not just for Hunt—but for the community as well.”

### Government has significance presence in Kalaeloa

The city, state and federal governments have several established operations at Kalaeloa, including the headquarters for the state’s Hawaii National Guard and the U.S. Coast Guard’s Airwing, both of which use the state’s Kalaeloa (John Rodgers) Airport as a base of operations in times of emergency.

More recently, the Federal Bureau of Investigation (FBI) moved its Honolulu Field Office headquarters with its 200 employees from downtown Honolulu to a new 152,000-square-foot facility at Kalaeloa. It is the first federal agency to be headquartered in Kapolei. Headed by Special Agent in Charge (SAC) Vida G. Bottom, the Honolulu office has jurisdiction over Hawaii, Guam and American Samoa. ■

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*“More than ever, West Oahu families need rail. WOEDA, like many West Oahu residents and businesses, continues to strongly support the rail system. Not only will rail help with traffic congestion on our roadways, it will also bring new residential development and commercial activity around the rail system. Ultimately, because of its convenience and ease of use, rail will give us what we cannot regain once lost... precious time with our families. For our neighbors and friends in the construction industry, rail will create thousands of jobs, which will help to stimulate and grow our local economy. A stronger economy will give us the ability to provide better education for our children, better maintenance of our infrastructure, better services from our government and the power to live a better quality of life not only for West Oahu residents, but for all of Hawaii residents.”*

— Darian Chun, President of WOEDA

Membership is open to all businesses, government entities, non-profit organizations and student organizations that have an interest or stake in West Oahu. Applications are available online at [www.westoahu.org](http://www.westoahu.org), or you can request an application by calling (808) 842-1600.



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# DEDICATED TO HAWAI'I

For more than 20 years in Hawai'i, Hunt has built or revitalized more than 6,600 homes for Hawai'i's families and is responsible for the ongoing management of more than 2,000 acres—including one million square feet of commercial and industrial space. Hunt's Hawai'i projects reflect the company's deep roots in public-private partnerships and innovative projects, as well its commitment to creating premier master-planned communities that complement the cultural and geographical riches of the Hawaiian Islands.

Hunt's Hawai'i services include development, construction, energy and social infrastructure, affordable housing and public facility services. Large or small, public or private, every Hunt project is designed to deepen the connection between people and place.



**"Our goal is to contribute to the overall region's jobs/housing balance. Hunt has made significant investments to attract businesses to the area and revitalize this job center. As a result, we have more than doubled the number of our commercial tenants in Kalaeloa."**

Steve Colón, President, Development-Hawai'i Division • Hunt

## ABOUT HUNT

Hunt is a national developer, investor and manager of real assets. Hunt is a private family-owned company with more than 1,000 employees across the U.S. and \$16 billion in assets under management. We are dedicated to improving everything we touch—every project, every investment, every time. We stand by what we do. And we stand for **Values that Build.**

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## IROQUOIS POINT BEACH RESTORATION

The largest project of its kind ever in Hawai'i, the Iroquois Point beach nourishment project is the culmination of eight years of planning and permitting. The project is designed to improve coastal water quality and reduce erosion along the shoreline bordering the oceanfront residential community.



## KALAELOA RENEWABLE ENERGY PARK

The 5MW Kalaeloa Renewable Energy Park will be comprised of 21,000 photovoltaic (PV) panels and will generate power equivalent to the amount needed by 1,000 homes over one year. Based on U.S. Environmental Protection Agency estimates, it will produce enough renewable power to prevent nearly 11,000 tons of carbon dioxide emissions annually.

## KILAUEA LIGHTHOUSE VILLAGE

Located on Kaua'i's North Shore in the commercial expansion area of Kilauea Town Plan, this project is a 50,000-square-foot mixed-use neighborhood retail center.



## KAUPUNI VILLAGE

The Kaupuni Village project, which features 19 homes and a community center at Kaupuni Village Residences in Wai'anae, was built for the Department of Hawaiian Home Lands (DHHL) as affordable housing for residents, and is the nation's first net-zero energy and Leadership in Energy and Environmental Design (LEED®) Platinum affordable housing community.

## FORD ISLAND

Ford Island is a unique, ongoing public-private partnership between the U.S. Navy and Hunt Hawai'i. Under the Ford Island Master Development Agreement (MDA), the U.S. Navy exchanged 1,600 acres on five parcels of land across O'ahu (including 2,000 family housing units) for significant infrastructure and other improvements on Ford Island.



## PALAMANUI

The Palamanui project is a 725-acre master planned community with entitlements for more than 1,100 homes, a 70-acre business park and a 30-acre town center. The project will also provide higher education access for West Hawai'i as a result of a \$20 million contribution by Hunt toward the design and construction of Hawai'i Community College Palamanui Campus.



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• PHOTO: (L and R):  
University of Hawaii'i – West O'ahu campus

# East Kapolei: Pathways to the Future

► **WHEN THE UNIVERSITY OF HAWAII WEST O'AHU** and the Salvation Army Kroc Center opened in East Kapolei, the area began to define itself as the higher education and family services center of Kapolei. Add the Department of Hawaiian Home Lands' presence here, and it suggests another dimension to their combined impact on Kapolei and West O'ahu – the communities they serve in the Leeward area have the highest percentage of Hawaiian and part-Hawaiian residents in the state.

**A** **NOTHER FACTOR** that will help to shape East Kapolei is D.R. Horton - Schuler Homes' Ho'opili master planned community, which will bring a comprehensive and innovative approach to community building.

## UH West Oahu: A Game Changer

University of Hawaii West O'ahu's new chancellor, Rockne Freitas, has big plans for the institution. "UH West O'ahu is going to be a game changer for every

resident in the state, especially on the west side," he said.

This appears to be a sweeping statement, until he gets down to the details.

"Hawaiians are on the bottom rung of every 'good' ladder, for measures like health and academic success. They are at the top rung for things like abuse, incarceration rates and health standards. When you do well for Hawaiians, you do well for everybody else. And the answer is education, plain and simple."

With so many Hawaiians and other under-represented minorities living on the Leeward side, Freitas' game plan

is to continue actively reaching out to all intermediate and high schools in the area, and encourage students and their families to visit the campus. Already, this effort is paying off as UH West O'ahu was the only University of Hawaii campus reporting an increase in enrollment (18 percent) to 2,372 in the fall 2013 semester.

"We want to expose them to what's possible for them, because every student is smart in one way or another," he said. "Our job is to give them a good education, and help them to find good jobs in areas like teaching, health care administration and services, and business. As Kapolei grows, so will the jobs. And I want our students to be well prepared."

## Kroc Center Hawaii – The Gathering Place

When the Salvation Army opened the \$133 million (including \$79 million for construction), 200,000-square-foot Kroc Center Hawaii in East Kapolei in 2012, it became the largest community center of its kind in the state. Most

CONTINUED ON PAGE 52

# KAPOLEI

Grace Pacific and Kapolei. We've grown up together.







*“It’s our hope that The Salvation Army Kroc Center Hawaii continues to be a gathering place for West Oahu residents, especially as the East Kapolei community develops and grows.”*

CONTINUED FROM PAGE 50

notably, Kapolei was selected for the Center because it gives the Salvation Army access to the majority of the people it serves – residents of the fast growing West Oahu region. “Our vision was to have a place where families and individuals could come for recreation, fitness, education, celebration, employment and faith,” said Bram Begonia, the Center’s director of operation. “It has become that for many in the community.”

As if to prove the point, just 18 months after opening, the center has more than 11,600 members – 80 percent from Ewa and Kapolei, and 9 percent from Waianae. And an average 45,000 people come through the Center each month. It’s not hard to see why people flock to the Center, with its state of the art Aquatic Center and its fully equipped Fitness Center. The education programs

and classes are also a big draw, ranging from the Kroc Keiki Learning Center Preschool to toddler, teen and adult classes.

Kroc Center Hawaii is also providing over 300 jobs for area residents, with 56 percent of them coming from Ewa or Kapolei, and 9 percent from Waianae.

“It’s our hope that The Salvation Army Kroc Center Hawaii continues to be a gathering place for West Oahu residents, especially as the East Kapolei community develops and grows,” said Begonia.

### Home Lands for Hawaiians

Through an act of Congress in 1921, the “Hawaiian Homes Commission Act” set in place a mechanism “...to enable native Hawaiians to return to their lands in order to fully support self-sufficiency for native Hawaiians and ... the preservation of the values,

traditions, and culture of native Hawaiians.”

Today, it is the mission of the Department of Hawaiian Home Lands (DHHL) to place native Hawaiians on the land, setting up homestead communities on DHHL land holdings. While these lands can be found throughout the state on practically every island, the largest collection of homestead communities are in the Kapolei and Waianae Coast communities.

Having DHHL headquartered on Hawaiian Home Lands in East Kapolei brings the department into the heart of the communities they serve.

“Looking across the Ewa plains, we can see the positive results of our continuing effort taking shape in the form of new homes for native Hawaiian families,” said DHHL’s chair, Jobie Masagatani.

The department is developing Kanehili, a 92-acre parcel makai of UH West O’ahu that includes 403 residential lots, and East Kapolei II, a 404-acre parcel that will have 1,000 single-family lots and 1,000 multi-family units.

CONTINUED ON PAGE 54

## Isle CELL CRETE

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Moisture resistant and easy to pump, place and finish, Isle CellCrete was utilized to repair Harbor Court’s 12th floor recreation deck planters.



CONTINUED FROM PAGE 52

“We are also fortunate that the families living in these new homestead communities will have access to higher education at neighboring UH West O’ahu as well as the family-centered community services at nearby Kroc Center Hawaii. Together, these resources help to build vibrant, healthy communities on the homelands,” said Masagatani.

### Innovation at Ho’opili

D.R. Horton – Schuler Homes has been an innovator in Kapolei, dating back to 1997 when it started to develop Kapolei Knolls, with 245 single-family homes that were the first ever wired for connectivity. At that time, the company was known as Schuler Homes. The company is developing Mehana, a 1,050-home master planned community across from Kapolei High School, with

three of nine neighborhoods completed. It was here that D.R. Horton – Schuler Homes introduced another innovation, the live/work units where the homeowner can live upstairs and walk to work downstairs.

The company is now refining its master plan for Ho’opili in East Kapolei, which recently received approval from the State Land Use Commission. It will be a mixed-use self-contained community with up to 11,700 homes in all types and price ranges, many with backyards for kid and pets. Schools and parks will help to create safe, accessible neighborhoods. Planned shopping centers, restaurants and entertainment centers will add vitality to the community. In another innovative move, agriculture will be a key feature at Ho’opili with more than two hundred acres dedicated to com-

mercial farming. The community is also designed to encourage a car-free lifestyle with its pedestrian and bike paths and its transit-oriented development that will take advantage of the proposed rail stops in the community.

“I’m enthusiastic about Ho’opili because this community will really appeal to a range of local homebuyers,” said Flood. “I’ve seen an increased interest in everything from affordable housing for families making 80 – 120 percent of the median income on Oahu, to start-up homes for young families, and multi-generational homes as families begin to care of elderly family members. There’s also a strong interest in live/work units for business owners, which represents a big cost savings in terms of overhead and not having to travel to an office at another location. Ho’opili will go a long way to meeting this demand.” ■

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## PROFILE

# West of Eden

➤ **Mary Flood** / Vice President, D.R. Horton – Schuler Homes



*“In those early days, Kapolei seemed a lot farther away than it does today,” recalled Flood. “It’s amazing to see how much it has grown into the city it was meant to be. Today, it’s like a teenager coming into full bloom.”*

**M**ARY FLOOD IS A SMALL TOWN GIRL, originally from Eden (population 875 according to the 2010 Census), not far from Green Bay in Wisconsin. She is also an avowed “cheesehead,” and loyal Green

Bay Packers fan. Flood brings a lot of her small town ideals to the business of residential real estate and her role in helping families put down roots in communities that value ohana.

“I’ve been with D.R. Horton – Schuler Homes for 20 years, and have spent most of those years working with

the company’s residential projects in Kapolei,” said Flood, who is vice president of sales and marketing. “It’s been a wonderful experience helping families purchase a home, which is probably one of the biggest investments that most of them will ever make in laying the groundwork for their future.”

Flood, who started her career as a speech therapist, discovered this sense of satisfaction working part-time in real estate in Milwaukee. She finally made the switch and eventually found herself in Hawaii, when the development company she worked for transferred her to islands. That was 1991.

“When I arrived in Honolulu, I

jumped right in and made it my home,” she said.

She joined D.R. Horton – Schuler Homes, then named Schuler Homes. Not long after, the company began developing its first Kapolei project, Kapolei Knolls.

“In those early days, Kapolei seemed a lot farther away than it does today,” recalled Flood. “It’s amazing to see how much it has grown into the city it was meant to be. Today, it’s like a teenager coming into full bloom.”

She is especially proud of the role her company has played in helping to shape Kapolei, both with innovative ideas and its commitment to creating residential communities for local families.

“Kapolei is a great place for first-time buyers, retirees and move-up buyers,” she said. “The affordable townhomes that we offer are for families making 80-120 percent of the median income for Oahu. Yet the diversity of what we are building allows the parents or grandparents of these buyers to have their own single-family home or townhome a block or two away. It’s our commitment to creating diversity in communities that more closely resemble the small town experience, where people of different generations can live in close proximity.”

A lot of this is driven by the “live, work, play” theme that has become identified with Kapolei.

“You will see this in our Mehana development where families will have nine distinct neighborhoods with everything they need to live, work and play,” Flood says.

This concept will be even more pronounced in the master-planned Ho’opili project in East Kapolei, which will be a self-contained, self-sustaining community – just like a small town. “I am proud to be a part of a project that will embody the live, work, play ideal.” ■





*“Taking care of our employees by providing a table of benefits for them was my number one priority,” said Horita. “I realized early on that Paradise Cove Luau’s strength was its employees and their Aloha spirit.”*

## PROFILE

# It's Not Just a Luau

➤ **Keith Horita** / Paradise Cove Luau

**W**HEN TRAVEL WRITER JOHN FISCHER WAS INVITED to Paradise Cove Luau at Ko Olina, he was not optimistic. His experience with other Oahu luau had left him cold. But as he wrote for About.com’s travel site, “I can say that not only is it the best luau on Oahu, but one of the best I’ve attended anywhere in Hawaii.”

Other people agree, as Paradise Cove was named the 2013 Hawaii’s Best Luau in the Star Advertiser’s People’s Choice Awards.

However, it wasn’t always so.

While Paradise Cove Luau is more than 30 years old, it’s fair to say it didn’t come into its own until owner and operator Keith Horita acquired the company in 2001 from his father, the late Herbert Horita. It was a rocky beginning at best, as Horita is the first

to admit he knew nothing about the entertainment business. Also, the timing couldn’t have been worse as this was the year of 9/11.

“Taking care of our employees by providing a table of benefits for them was my number one priority,” said Horita. “I realized early on that Paradise Cove Luau’s strength was its employees and their Aloha spirit.”

Today, Horita is immensely proud of the company’s rich benefits package that is now enjoyed by over 200 mostly full time employees. It includes medical, dental, drug, vision, group life insurance, and a 401K retirement plan with a generous company match.

“Times were tough in those early years, especially in the midst of the recession,” said Horita. “We were fortunate to survive.”

Sylvia Day, a 34-year employee, remembers those days well.

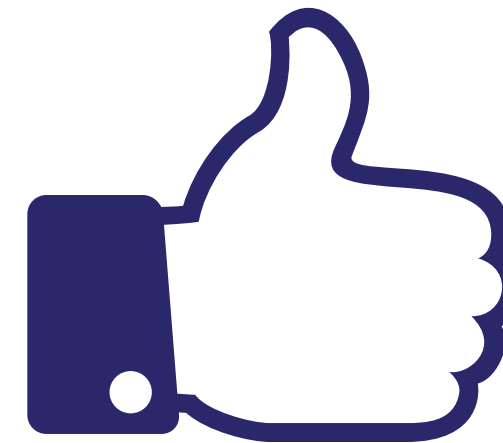
“I worked here through challenging times when other companies were

downsizing and freezing benefits,” said Day. “Keith never terminated anyone. Instead he told us, ‘Find ways to keep people working and make enough hours to maintain their benefits.’”

Over 75 percent of Paradise Cove’s employees are from Leeward Oahu where the majority of residents are Native Hawaiian. Horita is keenly aware of the community’s plight, and feels an obligation to help by providing a living wage. Thirty percent of the current employees attend college.

“I’ve known both Keith and his dad, Herbert Horita,” said Kamaki Kanahele, well-known Waianae Coast community leader. “Keith inherited his dad’s sophistication and astuteness in business.”

But it is Keith Horita’s concern for his employees and the community that most impresses Kanahele. “His care of his Waianae side employees is a blessing,” said Kanahele. “He’s aware of the difficulties native Hawaiians face and does his part by providing jobs and finding ways to benefit the community. And to his great credit, he always checks with kupuna like my mother, Agnes Cope, to make sure what he does is ‘pono’ or righteous for the community.” ■



## Joining the Chamber is 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](http://www.kapoleichamber.com)



Working together for Kapolei





# Ko Olina Resort: A Place of Joy for Investors

► **SPREAD OUT OVER SOME 600 ACRES** along the coastline of Leeward Oahu, the Ko Olina Resort is the alternative visitor destination to Waikiki, offering a different kind of experience to those who come here. There are seven gorgeous lagoons with white sand beaches, an 18-hole championship golf course, a private full service marina that can accommodate mega yachts, and a plethora of outdoors activities. It also features well-known attractions like Paradise Cove, the island's best luau, and renowned chef Peter Merriman's first Oahu restaurant, Monkeypod Kitchen by Merriman at Ko Olina.

**T**HE FACT THAT KO OLINA is now a full-fledged resort community is due largely to the presence of three big names in the visitor industry. JW Marriott, Marriott Vacation Club International, and the Disney Company. Together, they offer different visitor experiences from a full luxury hotel at the JW Marriott

Ihilani Resort & Spa, the more relaxed vacation club villas at Marriott's Ko Olina Beach Club, and a combination of hotel rooms and suites and vacation club villas at Aulani, a Disney Resort & Spa. These properties represent significant investments worth billions of dollars in a relatively new resort area. It's to their credit that Ko Olina is one of the most successful resort

communities in Hawaii.

## JW Marriott Ihilani Resort & Spa

First known as the Ihilani Resort & Spa, this JW Marriott property, which opened in 1993, was the first resort built at Ko Olina. Owned by Cornerstone Real Estate Advisers, the resort became a JW Marriott brand hotel in 1999, which is a distinct brand within the Marriott International portfolio of properties.

"The JW Marriott is part of Marriott International's luxury portfolio," said the property's general manager, Paul Toner. "It caters to seasoned travelers who are looking for understated luxury that is warm, relaxed, and totally lacking in pretense."

Toner said that Ko Olina is the ideal location, as the company only selects properties in gateway cities and distinctive resort locations around the world for the JW Marriott brand. The hotel is also the first property under

*"Our location within the Ko Olina Resort offers an exclusive and more private environment for our owners and guests who enjoy the swimming lagoons and the many amenities outside of our resort such as the golf course and marina."*

the JW Marriott brand in Hawaii, and one of only 60 JW Marriott hotels in 24 countries.

Over the past two years, the company continued to invest in the property by spending \$30 million in renovating the resort, mainly in its guestrooms, meeting and events spaces, the spa, public spaces and the building's facade. Toner also considers employing a significant number of workers from Kapolei and the Leeward coast as an important investment, who are the resort's face to its guests.

## Marriott's Ko Olina Beach Club

Marriott's Ko Olina Beach Club is one of 54 Marriott Vacation Club properties worldwide, a timeshare brand of Marriott Vacations Worldwide. This is the only one on the island of Oahu – there are four on the neighbor islands – and since its opening at Ko Olina in 2003, it has proven to be a popular choice for the company's timeshare owners and visitors. Occupancy has been robust, increasing as the Ko Olina Beach Club expanded the number of two-bedroom and three-bedroom villas over the years from 103 to its current 546 villas. At full build-out, the Beach Club will have 748 villas.

The vacation club concept is especially attractive to families and groups that prefer the more casual, self-con-

tained convenience of a fully equipped villa rather than a hotel environment.

"Occupancy is a stable mid-90 percent year round at our Ko Olina property," said Edgar Gum, regional vice president, Hawaii resort operations, Marriott Vacation Club. He believes the exceptional beachfront location makes it especially desirable to its timeshare owners, exchange and rental guests. About ninety percent of the guests are from the U.S., and most of the remaining 10 percent are from Japan.

"Marriott's Ko Olina Beach Club represents the largest and most expansive footprint of our five resorts in Hawaii," said Gum. "Our location within the Ko Olina Resort offers an exclusive and more private environment for our owners and guests who enjoy the swimming lagoons and the many amenities outside of our resort such as the golf course and marina. These elements create a more upscale and relaxing experience and we are very pleased to be a significant part of this community."

## Aulani, a Disney Resort & Spa

When Disney opened its much-anticipated Aulani, a Disney Resort & Spa, Ko Olina in 2011, it introduced an entirely new approach to creating a sense of place, meaning "Hawaii," in a resort. In the first place, it was

unique in that this stand-alone resort is not associated with a Disney theme park. Here, Aulani sought to depict the Hawaiian culture, both architecturally and in Hawaiian storytelling delivered by specially trained, mostly local "cast members."

"At our groundbreaking in 2008, Disney kicked off our investment into Hawaii, the Hawaiian culture, and West Oahu. Aulani was a business expansion to supplement the package of experiences at our existing Disney Parks and Resorts around the world," said vice president and general manager, Elliott Mills. "The architecture of Aulani tells the stories of Hawaii visually, while our Cast Members lead with a set of Hawaiian values and bring these stories to life for our guests, both kama'aina and malihini. This has been our differentiator and hallmark, and it has proven to be a hit with our guests."

In addition to its 351 hotel rooms and suites, Aulani also has 481 two-bedroom equivalent Disney Vacation Club Villas, with the final phase nearing completion. This makes it the 11th Disney Vacation Club resort.

"We watch with excitement as Ko Olina Resort and the City of Kapolei continue to grow around us," said Mills. "We are excited to be a part of that growth. We look forward to the years to come and to being a part of Kapolei and this great West Oahu community."■





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## PROFILE

# "Do the Right Thing!"

## ➤ Chef Peter Merriman

Monkeypod Kitchen at Ko Olina

*Asked why he selected Ko Olina, Merriman said the west side needs more restaurants, and the whole Kapolei area has tremendous growth potential.*

**"DO THE RIGHT THING!"** This is celebrated chef and restaurateur Peter Merriman's mission statement. Doing the right thing while celebrating the "Art of Craft" are two things all his restaurants embrace, including the newest one, Monkeypod Kitchen by Merriman at Ko Olina. What does "Doing the Right Thing!" and the "Art of Craft" have to do with food?

They have everything to do with a culinary movement that Merriman started in the early 1980s that is now known as Hawaii Regional Cuisine – a term he first coined. The statement is based on his belief that local cuisine should use and showcase products that come directly from local farmers

and ranchers. True to his word, Merriman's restaurants use 90 percent local products, much of it organic – a very high standard in Hawaii's culinary world.

Merriman is able to deliver because he has developed long-standing relationships with local producers starting in his first days in Hawaii as a chef at the Mauna Lani Bay Hotel on the Big Island. It was there that he began to make the connection between his dishes and the farmers and ranchers on the island, and went directly to them to source his menu. Besides elevating the quality of his dishes, it was a way to help stimulate the local economy. He famously told the farmers, "I want to see you guys drive up in a Mercedes one day."

Live + Work + INVEST

This is not to lose sight of the other side of Merriman – which is Merriman the chef. Over the years, he has drawn accolades for the innovative cuisine at his restaurants – from the New York Times, ("Everything at Merriman's ... features the freshest local ingredients paired in exciting ways.") to San Francisco Magazine ("His Wok-charred Ahi is to die for."), and The Los Angeles Times ("... he is 'The Pied Piper of Hawaii Regional Cuisine.'"). He was also a three-time finalist in the James Beard Foundation's "Best Chef Northwest & Hawaii" category.

While Merriman has restaurants on the Big Island, Maui and Kauai, it wasn't until 2013 that he opened his first Oahu location – Monkeypod Kitchen by Merriman at Ko Olina. He describes it as a place where beer lovers, families, and foodies can embrace his passion for regional and sustainable cuisine, using socially sustainable ingredients. "Monkeypod Kitchen celebrates the 'Art of Craft' in everything we do, from cuisine and beer, to décor and living," said Merriman.

Besides resort visitors, the restaurant has already gained a devoted local following.

"Local people are a big part of our business," he said. "We have regular guests coming from as far away as Waimea on the north shore. It's been fantastic!"

Asked why he selected Ko Olina, Merriman said the west side needs more restaurants, and the whole Kapolei area has tremendous growth potential. As for local farmers, Merriman has already developed relationships with Aloun Farms in Ewa, Ma'o Farms and Kahumana Farms in Waianae, Twin Bridge Farms in Waiialua, and Marine Agriculture, LLC in Kahuku. He's doing the right thing! ■







LIVE + WORK + INVEST

# Kapolei

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