

LIVE + WORK + INVEST

Kapolei

magazine

NEW

REACHING NEW HEIGHTS

Mokulele Airline's
DARRYL GRACE
Aims High



110

BILLION
REASONS
TO INVEST
IN KAPOLEI
pg.12

INDUSTRIAL
INVESTMENT ON
THE RISE pg.22

RAISING
THE RETAIL BAR
pg.28

LIVING &
THRIVING IN
KAPOLEI pg.42

Profit Grows Here



Hurry, only a few investment opportunities remain

Everything is growing in Kapolei. Jobs. Population. Housing. Infrastructure. Rail transit. Income. Investments. And profits. Take advantage of the benefits of Hawaii's fastest growing region and find out how you can invest in success like Costco, Target, Disney Vacation Club, University of Hawaii-West Oahu, Gentry Investment Group, MacNaughton Group, Kobayashi Group, Avalon Development Co., The Maryl Group and more. They know a good deal when they see one. Find your opportunity now and become Kapolei's next success story.



For more information contact:

Kapolei Properties LLC
www.kapolei.com

Investors Fuel Kapolei's Growth



WE'RE EXPERIENCING A MOMENTOUS TIME in Kapolei's development. The investments made by our many business, government and community partners over the past 24 years have been fueling the incremental development of the new city as it was imagined in the Kapolei Long Range Master Plan.

In this issue of Kapolei Magazine, we take a look at some of the key developments over the past year that have raised the city to new heights – symbolically depicted on our cover by Mokulele Airlines which began commercial flight service out of Kalaeloa Airport in July 2014. The investors responsible for these developments are contributing significantly to the economic strength of the region and creating jobs for its expanding workforce. So much so that it is estimated that the total economic activity over the next 20 years will exceed \$110 billion.

- **Industrial Growth** – with major investors opening up prime industrial lands to meet the long pent-up demand for industrial space.
- **Transportation** – with multi-modal access increasing mobility in and out of Kapolei by air, rail and roads.
- **Retail** – with the city's largest retail center adding fresh attractions as it expands, while a new investor promises a creative twist to the shopping center concept.
- **Healthcare** – with the state's largest private hospital bringing back critical emergency room and hospital services to West Oahu.
- **Education** – with higher education options expanding for traditional and non-traditional students.
- **Revitalization** – with redevelopment of Kalaeloa transforming the character of the community.
- **Community Development** – with rich community resources extending East Kapolei's impact beyond its borders.

These investors are indeed the fuel driving the economic engine that is Kapolei. As new investors come to take advantage of the opportunities for growth and expansion in the fastest growing region in the state, Kapolei will realize its potential as a dynamic new city where Oahu's future lies.

Brad Myers, President
Kapolei Properties LLC

Kapolei
magazine

Theresia McMurdo
EDITOR

Maya Leland
WRITER



CONTENTS

FEATURES

6 **Kapolei Reaches New Heights**
 12 **110 Billion Reasons to Invest in Kapolei**
 16 **Staying Well and Living Well in Ewa**
 20 **A New Industrial Revolution**
 22 **Q&A: Industrial Investment on the Rise**
 28 **Kapolei: Raising the Retail Bar**
 36 **Education in Kapolei: Pathways to the Future**
 42 **Living and Thriving in East Kapolei**
 48 **Kalaeloa's Growing Job Center**
 58 **Ko Olina Resort: Keeping it Fresh**

PROFILES

15 **Darryl Grace**
 Flying High & Having Fun
 18 **Dan Grabauskas**
 RAIL Spells Relief
 26 **Christine Camp**
 The Power of a Vision
 34 **Rick Nakashima**
 The Entrepreneurial Spirit
 40 **Todd Bedford**
 Making Connections in Kapolei
 46 **Bob Bruhl**
 From Wall Street to Merchant Street
 56 **Linda Painter**
 Right Up Her Alley

MAPS & GRAPHS

12 **Demographic Charts and Graphs**
 32 **Kapolei Area Long Range Master Plan Map**
 62 **The City of Kapolei Map**



KO OLINA
HAWAII

SUN · EARTH · OCEAN

Visit KoOlina.com for resort, dining, and activity information.

JW MARRIOTT
IHILANI KO OLINA

Ko Olina
GOLF CLUB

AULANI
A Disney Resort & Spa
KO OLINA, HAWAII

Ko Olina
MARINA

KO OLINA
CENTER
KO OLINA
STATION

Beach Villas
AT KOOLINA

Marriott
VACATION CLUB
Ko Olina Beach Club
OAHU, HAWAII

WATABE
WEDDING

THE RESORT GROUP

Welcome to the resort life.



WHEN YOU LIVE IN HOAKALEI EVERY DAY FEELS LIKE A VACATION.

Imagine being greeted every day by breathtaking views of Ernie Els' signature Hoakalei Country Club golf course. Lounging by your own neighborhood pool and spa. Walking or jogging along the scenic shoreline trail.

Imagine kayaking and paddleboarding in the sheltered waters of the spectacular new Wai Kai Lagoon. And then returning home at the end of the day to the island-inspired luxury of your new home – here in Hoakalei, Hawai'i's year-round, family-friendly resort.

Hoakalei
RESIDENCES

Come tour our newest neighborhoods. Models are open daily 10am-5pm.

Learn more at HoakaleiResidences.com

From the \$600,000s to over \$1 million (FS).

*Ewa Beach, O'ahu. 3% broker participation. Broker must accompany client on first visit.



A MASTER-PLANNED COMMUNITY BY HASEKO DEVELOPMENT, INC.

The proposed Wai Kai Lagoon, the neighborhood pools and spas, and other amenities included in the master plan for the Hoakalei Resort are in the conceptual planning stages, are subject to governmental approvals, and are subject to change without notice. Purchase of a residence at Hoakalei Resort includes the use of the respective project's neighborhood pool, spa, and barbecue area (when developed). Costs related to a project's pool, spa, and barbecue area (when developed) will be included in the mandatory monthly Homeowners' Association fees. Purchase of a residence at Hoakalei Resort does not include membership in the Hoakalei Country Club Golf Course. Access to golf and other amenities (including access to the planned lagoon) may be subject to the payment of certain fees, charges, membership requirements, and other requirements and restrictions. The prices of our residences are subject to change at any time without prior notice or obligation and are subject to availability. This does not constitute an offer to sell or solicitation of offers to purchase in any jurisdiction where prior registration is required. Void where prohibited by law. Broker participation is subject to revocation at any time without prior notice. Offered by: Haseko Realty (Hawai'i) Inc., 91-1001 Kaimālie Street, #205, 'Ewa Beach, Hawai'i 96706 Tel: 808.689.7772 ext 281

Kapolei Reaches New Heights

With planes, rail and roads

TRANSPORTATION is an important component of Kapolei's economy. It's the lifeline that opens up opportunities within and beyond the region – from better access by air, rail and roads to jobs, goods and services, to the expansion of markets for investors who in turn create jobs and help to fuel a robust and growing economy.

This year, Kapolei's transportation system took flight, so to speak, with this trio of mobility modes.



Guideway construction is no easy task, as each span (between columns) has approximately 12 concrete segments, each of which weighs 50 tons.



- The children of Kapolei eagerly assist Mayor Kirk Caldwell (center) and (L-R) Rep. Ty Cullen, Rep. Mark Takai, Councilmember Kymberly Pine, Councilmember Ron Menor, Sen. Mike Gabbard and Rep. Sharon Har with the opening of Kapolei Parway, which will greatly enhance mobility in the region.



PHOTO: OLIVIER KONING

Air -- Mokulele Airlines launches first commercial air service at Kalaeloa

July 1, 2014 -- Kona-based Mokulele Airlines launched its inaugural flights out of Kalaeloa Airport to Kahului, 15 years to the day since the U.S. Navy deactivated the former Barbers Point Naval Air Station John Rodgers Field and turned it over to the State of Hawaii.

This was significant because it marked the start of commercial air service out of Kalaeloa (Airport code: JRF for John Rodgers Field), with six daily round trips between Kalaeloa and Kahului, Maui.

It was almost happenstance that brought this about, according to Chief Operating Officer David Berry. Over a year before, the company was looking at Kalaeloa hangar space to do maintenance work on their fleet.

"When we saw the airport and how underutilized it was, the proverbial light bulb went off," said Berry.

The benefits were certainly compelling: The airport is in a key location within the new city's growth corridor. The air routes were already established, which meant Mokulele could use existing FAA approved routes. The small terminal and airport facilities

were in good enough condition to allow operations to begin without big capital improvements. And there were already a number of businesses and attractions present in the area.

Then there were the benefits that would appeal to the traveling public: Short travel time to the airport for local residents and Ko Olina guests flying inter-island (no H-1 Freeway traffic to Honolulu International Airport). No TSA screening required for nine-passenger planes. Easy and ample parking. No long waits to board or deplane. And as an added extra, dramatic views of the islands from flying at lower altitudes.

"We started doing our research on the community and assessing the area's need for additional transportation options," said Berry.

Airline executives received enthusiastic support from members of the community and the neighborhood boards, and a year later, Mokulele started air service between Kalaeloa and Kahului.

"When you start a new service where none existed before, it's hard to predict what the response will be," Berry said. "Our numbers are up and better than our projections, and they keep getting better every day."

Mokulele's expansion plans call for new routes from Kalaeloa to Molokai and Kapalua, Maui in the fall, with Kona and Lanai to follow later. The airline plans to roll out cargo service once its new reservations system is complete sometime in the early fall.

Mokulele also offers a corporate program for business travel. "It's still the best in the state, with no enrollment fees, free bags, no change fees, and qualifications have been lowered to just 50 segments per year," said Berry. Businesses can get information about setting up a corporate account at corporate@mokulelehawaii.com

Rail – HART moving forward on rapid transit construction

When construction stalled on the Honolulu Rail Transit Project because of court delays, there were just 16 completed guideway columns dotting the East Kapolei landscape. As soon as the court cleared the way in the fall of 2013, work resumed immediately on column production for the elevated rail guideway. Construction moved at a steady clip, and at the time of this writing, Kiewit Infrastructure West's crew had brought that



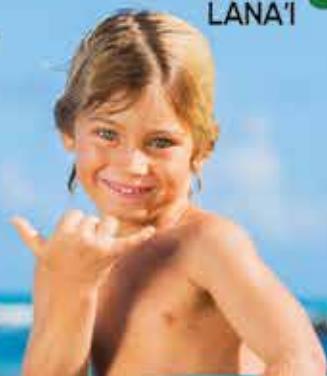
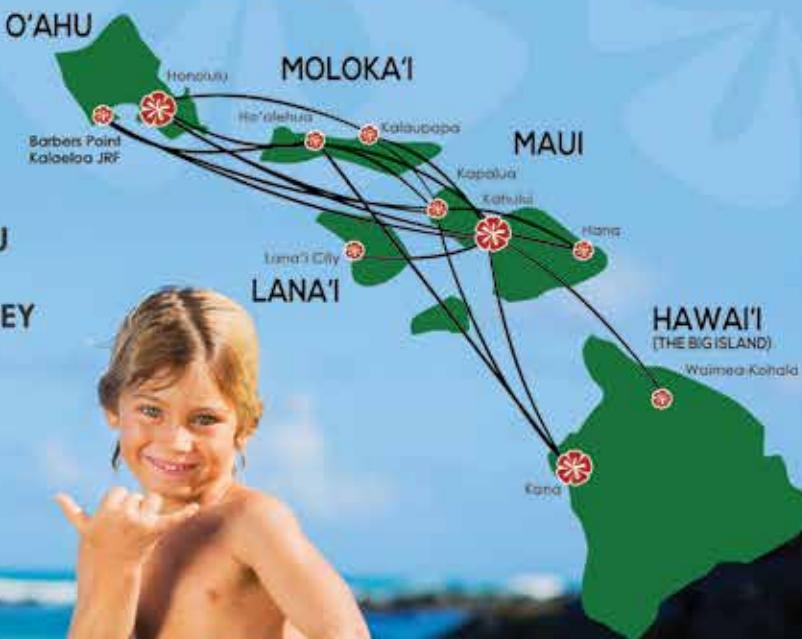
ANNOUNCING EXPANDED SERVICE IN & OUT OF KAPOLEI

Kalaeloa to Moloka'i, Kapalua and Kahului
with connections to the Big Island

AVOID H1 TRAFFIC FROM HONOLULU

BOOK ONLINE TO SAVE TIME & MONEY
@ MOKULELEAIRLINES.COM

TEXT MOKULELE TO 71441 FOR A
CHANCE TO WIN 2 FREE TICKETS!



MokuleleAirlines.com
866.260.7070



number to more than 100 columns.

This represents a major milestone for the project, according to HART CEO Dan Grabauskas. "We completed the first spans for the elevated rail guideway, on which the trains will run," he said.

Guideway construction is no easy task, as each span (the portion of the guideway between one column and the next) has approximately 12 concrete segments, each of which weights 50 tons. To get an idea of the enormity of the project, it will take more than 5,200 of these segments to complete the first 10 miles of the guideway from East

"Kapolei residents will be able to take the bus to the City transit center and make the connection to the rail station, or drive to the station via Kapolei Parkway."

— MICHAEL FORMBY, DTS director

Kapolei to Aloha Stadium.

The rail project has created more than 1,100 jobs thus far, with more than 140 construction people working at Kiewit's 34-acre casting yard in Kapolei.

The first 10 miles of the system is expected to open in 2017, with the full 20 miles in operation in 2019.

Roads — Kapolei Parkway completes major connections

The City and County of Honolulu's Department of Transportation Services (DTS) just completed Kapolei Parkway in October 2014 and with this critical new connection, residents have an alternative route to the area's residential and commercial centers as well as the H-1 Freeway.

The opening of Kapolei Parkway also completes the foundation for the extension of rail into Kapolei and the

fuller development of a transit-oriented community where residents can live, work, connect and play using public transit," said Michael Formby, the City's DTS director.

The alignment of the fixed-rail guideway extension into Kapolei meets up with Kapolei Parkway, and the Kapolei Rail Station is near the City's planned bus intermodal transit center. "Kapolei residents will be able to take the bus to the City transit center and make the connection to the rail station, or drive to the station via Kapolei Parkway," said Formby.

The Kapolei Parkway extension also connects to Kapolei Properties LLC's recently completed city center streets that complete the internal grid in the urban core. Alohikea Street now connects between Haumea and Ku'ou Streets, and Alakahawai Street connects Uluohia and Wakea Streets. ■

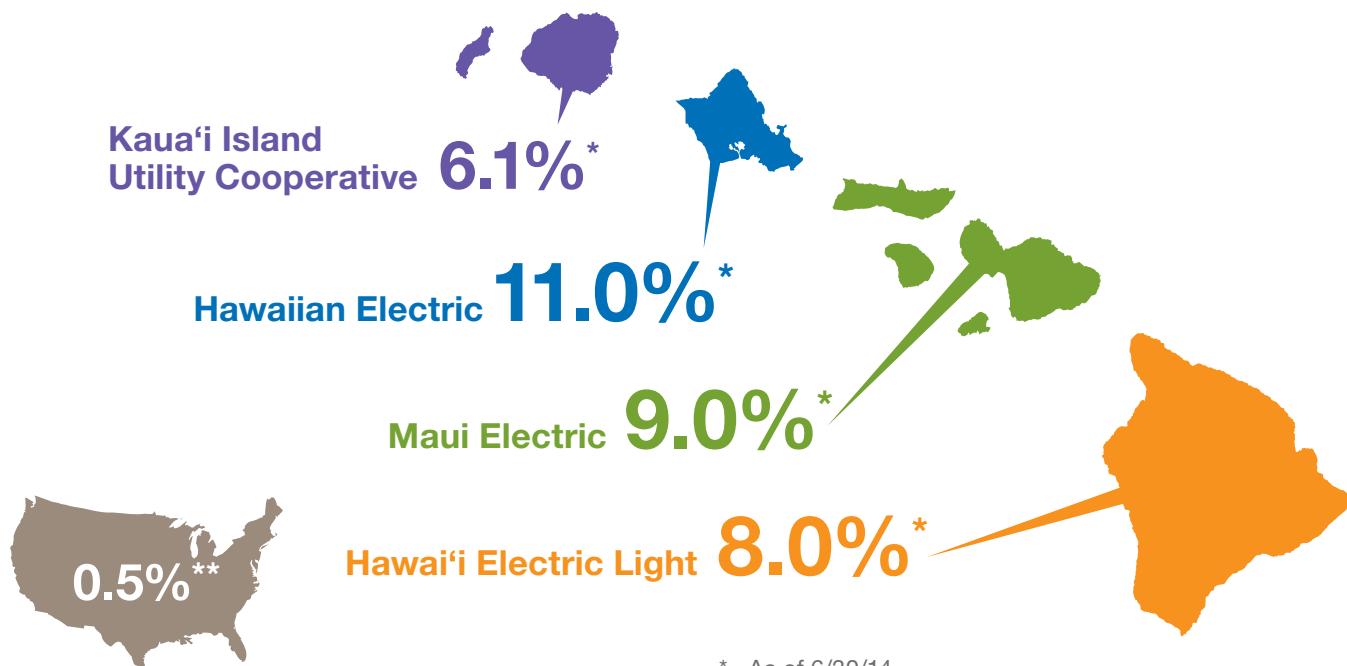
Sharing a future in Kapolei where culture and design thrive.

WILSON OKAMOTO
CORPORATION
ENGINEERS | PLANNERS | CONSULTANTS

www.wilsonokamoto.com

Leading the nation in solar energy.

Percentage of customers in Hawai'i with solar



Rooftop solar has grown dramatically in Hawai'i in the past several years. **Hawai'i is now first in the nation for installed solar PV systems per customer.**

Solar power, both utility-scale and rooftop systems, is part of our state's diverse clean energy portfolio. With energy from solar, wind, waste-to-energy, biofuels, hydro and geothermal facilities, **Hawai'i receives 19% of its energy from renewable sources.**

Through continued renewable growth and increased energy efficiency, **our goals for 2030 are to:**

- Triple the amount of distributed solar power
- Achieve more than 65% renewable energy

Hawai'i is setting new standards for others to follow, so that future generations can live in a cleaner, more sustainable world.

Find out more at www.hawaiianelectric.com.



Hawaiian Electric
Maui Electric
Hawai'i Electric Light

110 Billion Reasons to Invest in Kapolei

Kapolei's Total Economic Activity over the next 20 years is projected to exceed \$110 billion.

\$110 B

HERE'S A BIG NUMBER TO CONSIDER:

Over the next 20 years, Kapolei's total economic activity is projected to exceed \$110 billion.

With an uptick in growth across all sectors of the

state's economy, Kapolei is in a particularly ideal position to attract investors looking for expansion opportunities.

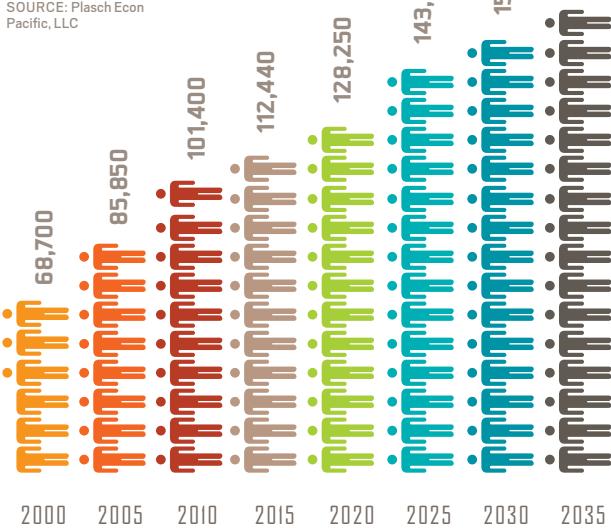
This is especially true in the industrial sector, where Kapolei is poised to be the center of an industrial real estate boom for years to come. Business, too, is flourishing with the growth in the commercial and retail sectors. Underpinning all this is the phenomenal growth Kapolei has been seeing in the region's population.

To put this in perspective, in 1990 Kapolei's population was 68,700. That number is projected to increase by nearly 64 percent to 112,440 in 2015, and another 50 percent by 2035. Kapolei 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 nearly 75 percent homeownership rate,

KAPOLEI'S POPULATION GROWTH

2000-2035

SOURCE: Plasch Econ Pacific, LLC



and affluent, with a median household income of \$83,300. Kapolei is also ethnically diverse, making it a rich multi-layered, multi-racial community.

KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43

MEDIAN AGE: 31.9

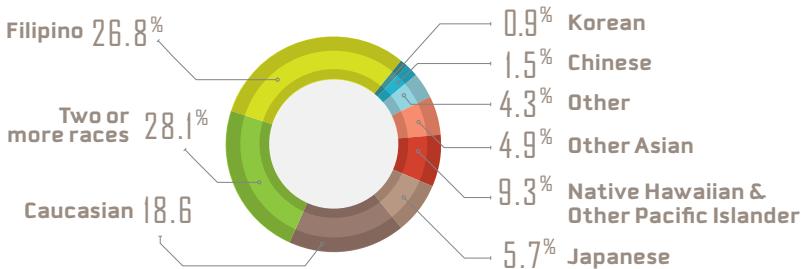
EDUCATION:

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

2000-2035

SOURCE: Plasch Econ Pacific, LLC



HOME OWNERSHIP RATE

65% 70%

HONOLULU KAPOLEI REGION

SOURCE: 2010 Census

MEDIAN HOUSEHOLD INCOME

\$70K \$83K

HONOLULU KAPOLEI REGION

SOURCE: 2010 Census

COMMERCIAL SPACE

Kapolei tomorrow vs. Honolulu today

8.8 MILLION SF 7.8 MILLION SF

HONOLULU 2010 KAPOLEI REGION 2025

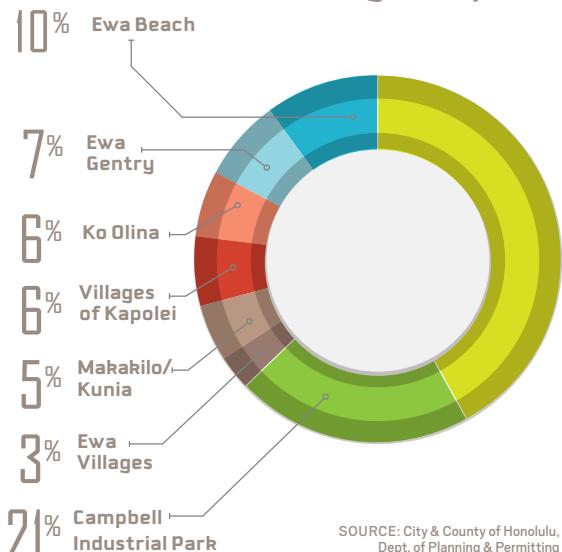
SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander



CURRENT JOB CENTERS IN THE KAPOLEI REGION

(Not including construction jobs)

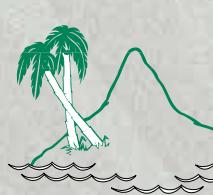
42%
City of Kapolei



NUMBER OF JOBS IN KAPOLEI 2000-2035

SOURCE: Plasch Econ Pacific, LLC

Year	Jobs
2000	19,940
2005	37,940
2010	46,180
2015	62,660
2020	72,970
2025	84,090
2030	94,090
2035	103,430



Isle CELL CRET

Lightweight Cellular Concrete Technology



Isle CellCrete is a polymer-based, lightweight cellular concrete produced for Geotechnical, Structural and Floor Leveling applications at densities ranging from 35 to 120 pounds per cubic foot (pcf).



All the advantages of concrete and more

- Strength
- Durability
- Termite & Fire Resistance
- Low Maintenance Cost



*Island Ready-Mix
Concrete, Inc.*

Phone: 682-1305 Fax: 682-4478
91-047 Hanua Street • Kapolei, Hawaii 96707



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

PROFILE



PHOTO: OLIVIER KONING

Flying High & Having Fun

► Darryl Grace / General Manager, Mokulele Airlines

WHEN KONA-BORN and -raised Darryl Grace graduated from Konawaena High School in 2001, he fully expected to follow his dad into construction by getting an engineering degree. At least, that was the plan. He was in community college when his sister, Lilinoi, who was learning to fly, took him up for a flight with her instructor.

"I thought, I could do this," said Grace. "Flying is like operating heavy equipment!"

Destiny opened the door when he received a football scholarship to Central Missouri State University. He immediately got to work on a B.S. in aviation technology with a focus on becoming a professional pilot, and followed up with an M.S. in aviation safety.

After college, Grace returned home and became a flight instructor to build up time and experience, and a year later joined Mokulele Airlines as an air

tour captain.

"It was a terrific experience," said Grace. "I was flying and selling the air tours. It gave me a much broader exposure to the business."

It wouldn't be too long before he would move up the ladder when, three years after joining Mokulele, he was named general manager shortly after the airline was purchased by Transpac Aviation in 2011.

Since the acquisition, Mokulele's passenger load has more than doubled, and the demand for service has grown to the point that the airline recently added a new route to Kalaeloa in Kapolei. This made it the very first commercial air service at Kalaeloa Airport.

"We're surprised at how well received we've been in the Kapolei community," Grace said. "We were counting on the fact that the community would appreciate the ease of travel from Kalaeloa to Kahului, and especially not having to battle the H-1 traffic to get to the Honolulu International Airport. The response has been so good that we will soon be adding new routes to Molokai and Kapalua."

By bringing commercial air service to Kalaeloa, Mokulele is positioned to play a part in Kapolei's development, according to Grace, who recently became a Kapolei Chamber of Commerce member. "This service and the addition of more routes will open up more opportunities for businesses in Kapolei and the whole West Oahu region, which will also help to stimulate job growth."

In the meantime, Grace is having a good time. "I get up in the morning and don't feel like I'm going to work," he said. "Just imagine – every day I get to fly and have fun!"

However, he still has a debt to pay. His sister never completed her flying lessons. She followed a different career path and is now project director of the Children's Defense Fund Freedom Schools in Kona. "It's time to help her get her pilot's license." ■



PHOTOS COURTESY QUEEN'S HOSPITAL

Staying Well and Living Well in Ewa

STAYING WELL AND LIVING WELL" is certainly an apt description for this community whose roots extend back to the late 1900s, when sugar was king. Sugar is no more, but Ewa has grown and changed with the times, and is now an area with its own exemplary healthcare system, and several master-planned residential developments with the latest in home construction technology and community amenities.

A Lifeline Restored

When the Hawaii Medical Center West in Ewa closed in 2011, it left a critical gap in the region's healthcare network of services, particularly in cases of medical emergencies, when patients would face long and harrowing drives into the nearest emergency room and hospital in Honolulu.

For Makakilo resident, Gloria Florendo, it was at least a 30-minute drive to Pali Momi when her mother, Bernardino, had a medical emergency. "Even longer, if we had to drive to Queen's

Medical Center in town," said Florendo.

Fortunately, in 2012, The Queen's Medical Center acquired the facility and began a massive renovation and expansion of the existing structure to build a virtually brand new, state-of-the-art emergency and hospital services medical center. They named it The Queen's Medical Center – West Oahu. Queen's – West Oahu opened in May 2014, three years after the closure.

The new medical center provides all the services essential to a community hospital such as emergency room, inpatient and outpatient surgery, imaging,

cardiology and specialty clinics. The hospital has 80 beds, with the capacity to increase up to 135 beds as volume grows.

After the opening, the response was astounding, with a record 940 emergency room visits and 126 inpatient admissions during the first seven days of operation. The overwhelming numbers led to a redeployment of staff from the Queen's Punchbowl campus to help with the volume.

"Our Queen's ohana is very grateful for the West Oahu community's response and support," said Susan Murray, senior vice president of The Queen's Health Systems, West Oahu Region, and chief operating officer of The Queen's Medical Center – West Oahu. "Every one of us at Queen's is committed to providing our patients with access to quality healthcare."

Not long after the new facility opened, Gloria Florendo had to take her mother to the emergency room. What she found was a world of difference from her previous ER experiences, starting with a mere 10-minute drive to the hos-



pital from their home in Makakilo and the level of care in a busy ER.

"What impressed us the most was the compassion and caring of the entire staff, even though the ER was very busy," said Florendo. "The nurses and doctors were very focused and took the time to make sure they had a list of all her currents meds and instructions for care."

Michael Kamegawa of Makakilo had a similar experience when he went to the ER for an emergency procedure. He couldn't stress enough the importance of Queen's – West Oahu to the entire community. Kamegawa said, "With Kapolei expanding, there are so many more people who need this level of service close to home, especially in times of emergency."

Ewa by Gentry offers the best of both worlds

Gentry Homes has been building the master planned community of Ewa by Gentry for over 27 years, and part of the company's success can be attributed to providing consistently well-built homes at an affordable price.

With the escalating cost of real estate in Hawaii and a limited inventory of new or used homes, homebuyers are faced with higher prices. Gentry's answer to this is ParkSide, its newest single-family condominium community next to Coral Creek Golf Course.

ParkSide offers the best of both worlds – single-family living in a planned condominium community. Each home is detached with privacy, a small yard and

a full-sized enclosed garage enjoyed by owners of other single-family homes. On the other hand, there's the condominium affordability factor, with three-, four- and five-bedroom homes priced from the high \$400,000s and ranging from 1,294 to 1,596 square feet.

Another affordability factor is energy savings. Today, every Gentry home integrates the award winning "Gentry Green Living" energy efficient features using the very latest in technology designed to be gentle on the environment and at the same time, greatly reduce homeowners' energy costs. This will be especially true at ParkSide, where homeowners will see significant savings in their monthly housing expenses.

"We are able to keep the prices low, starting at below \$500,000, and increase inventory that is affordable," said Rick Hobson, Gentry's vice president of Sales & Marketing. "Because it is constructed as a single-family home, residents bypass the typical condominium hassle of open parking garages and crowded elevators, but more importantly, they are not connected to another home."

Resort Living at Hoakalei

As Haseko's Hoakalei Resort unfolds, the elements of a resort community are taking shape at the 726-acre master-planned development in Ewa Beach. The stage was first set with the 18-hole Ernie Els-designed course at Hoakalei Country Club, followed by the first residential neighborhood, Ka Makana at Hoakalei, which is nearly sold out.

In total, Hoakalei will have 2,300 resort and golf residences. Construction is now underway at the resort's first gated community, Kipuka, which offers a series of single-family condominium homes that have views of either landscaped greenways or the fairways and lakes of the Hoakalei Country Club golf course. Nearby, another newer neighborhood, Kuapapa, has launched two new collections of island-inspired seaside-style cottages with eight models starting from the mid-\$700,000s. Kuapapa also has golf course views.



Both neighborhoods provide access to the recently opened private Wai Kai Hale Club, where Hoakalei residents can launch a kayak, canoe and other small watercraft, or sunbathe and barbecue. The Club is the first development along the planned Wai Kai Lagoon. In the near future, residents and visitors alike will be able to take advantage of the southern shore's exceptional weather for recreational activities in and around the lagoon, including a planned protected swimming area, and explore a network of walking trails connecting to a shoreline wilderness park.

According to Richard Dunn, Haseko Development, Inc.'s executive vice president, Hoakalei is designed to provide its residents a year-round, family-centered resort lifestyle. "We continue to see great demand for our homes at Hoakalei," he said. "I think a lot of that has to do not only with the quality of craftsmanship but also the quality of resort living. You can't find anything else like Hoakalei Resort on O'ahu and more is yet to come." ■

RAIL Spells Relief


PROFILE

► **Dan Grabauskas** / Executive director & CEO., HART

NEVER HAS THERE BEEN a larger, more high profile public works project in the state of Hawaii than the Honolulu Rail Transit Project—one that has taken nearly 50 years of planning to finally get off the ground. The magnitude of the project would require a seasoned professional at the helm, and Daniel Grabauskas, executive director and CEO of the Honolulu Authority for Rapid Transportation (HART) brings impressive credentials to the table.

Previously, he was general manager of the Massachusetts Bay Transportation Authority, the oldest and fifth largest multi-modal transportation agency in the U.S., encompassing subway, commuter rail, bus and boat operations throughout the Commonwealth of Massachusetts and Rhode Island. He also served as Secretary of Transportation for the state of Massachusetts.

So what attracted Grabauskas to the HART project at this farthest point in the U.S. from Boston?

“This is an amazing project,” said Grabauskas. “Honolulu will be on the cutting edge in designing and building the first fully-automated, driverless urban metro system in the United States. We will be leading the nation.”

As the CEO of HART, Grabauskas is the face of the project and brings a refreshing directness to the job.

“I have always believed in being upfront and direct,” he said. “Particularly on such an important project of this size and scope—this is the largest public works project in Hawaii’s history—I want to make sure we are as transparent as possible. No surprises: That’s what I tell my staff, and I believe that’s what the public expects from us at HART.”

Grabauskas thinks residents will

“We believe that we are making good on a promise made decades ago to West Oahu residents to provide a safe and reliable transportation option ...”

see the benefits of the project. “I believe that when the system is up and running people will wonder how we got along for so long without it. It will ease the gridlock, and provide a safe and efficient transportation option,” he said.

This is especially true in Kapolei, where the project has its genesis.

“Kapolei is a special place for us here at HART. We consider Kapolei our home base. We believe that we are making good on a promise made decades ago to West Oahu residents to provide a safe and reliable transportation option—an option to sitting in traffic for hours every day commuting to and from work, with the sun shining in their eyes. I believe this will significantly improve the quality of life for so many of our residents, not just in West Oahu, but island wide. And for the residents of Kapolei, our message is simple: Relief is coming; it’s on its way.” Finally, Grabauskas wanted to make sure the team behind the project was acknowledged. “What I like most about this project is the dedication and talent that my staff brings to this job



each and every day. We have some of the best minds in the transit industry working on our rail system. These are the people who will help deliver a safe, efficient and high-quality transit line that will serve our community for generations to come. And I am proud to be part of that.” ■

QUALITY • LIFESTYLE • CHOICES



ParkSide - Wailua Model - Plan 3



ParkSide

- GE Artistry Appliance Package
- Nest Learning Thermostat
- LED lighting package
- Solar water heating system

3-5 Bedroom (FS) Single Family Condominium Homes

From HIGH \$400,000's

447-8430

SANDALWOOD

- Stainless Steel Appliance Package
- Low-E dual paned vinyl windows
- Fluorescent light package
- 1 kW photovoltaic system

3-4 Bedroom (FS) Single Family Homes

From HIGH \$500,000's

447-8425



3% Courtesy to Brokers
Brokers Must Accompany Client on First Visit

SALES OFFICES HOURS ARE TUES - SUN 10 AM - 5 PM MON - 12 NOON - 5 PM 

www.gentryhawaii.com

**People building quality homes and communities for a better Hawaii.
Since 1968.**



A New Industrial Revolution

Move Supports Job Growth in Kapolei

ACRITICAL SHORTAGE OF INDUSTRIAL SPACE on Oahu is set to cause severe pain for businesses being displaced by the take back of industrial lands for urban renewal in Honolulu. It couldn't come at a worse time, with the construction industry booming, wholesale/distribution businesses that use the bulk of industrial space posting record sales, and businesses scrambling to find expansion or relocation space in a rapidly overheating market. The squeeze is already on in the face of a 2.37 percent vacancy rate, which Colliers Hawaii forecasts will fall below 2 percent by year-end 2015.

BUT RELIEF IS ON THE WAY in the form of a fortuitous partnership between Christine Camp's Honolulu-based Avalon Development Company and Walton Street Capital, L.L.C., a Chicago-based private equity real estate investment firm that will revolutionize the indus-

trial real estate market on Oahu. The partnership acquired 177 acres of prime industrial land in Kapolei, with plans to subdivide and bring them to market starting in early 2015.

"We plan to subdivide the lands into lots ranging from a half acre up to seven

acres," said Camp.

Camp said that having 100 percent funding and construction plans in place gives them control of the entire 177 acres, with the flexibility of offering various options – from half acre lots up to as much as 20 acre lot sizes. The company can also build a turnkey operation for those businesses that prefer to move into a ready-to-use facility and bypass the complexities of real estate planning and construction.

The project includes 54 acres in Kapolei Business Park, and 122 acres in Kapolei Business Park West. The project is master-planned in five phases, starting with the Kapolei Business Park and working its way to Kapolei Business Park West. Camp said that Phase 1, which broke ground in August, is already approved for sale and should be ready to close escrow by early 2015.

Camp has long been a strong proponent of Kapolei, dating back to 2006 when her company began development of the mixed-use retail/office Kapolei Pacific Center in the City of Kapolei.

Western Kapolei

Along with Kapolei Harbor-side, two mixed-use residential projects, Makaiwa Hills and Kapolei West, are some of the last opportunities for development on entitled, developable lands in Kapolei.

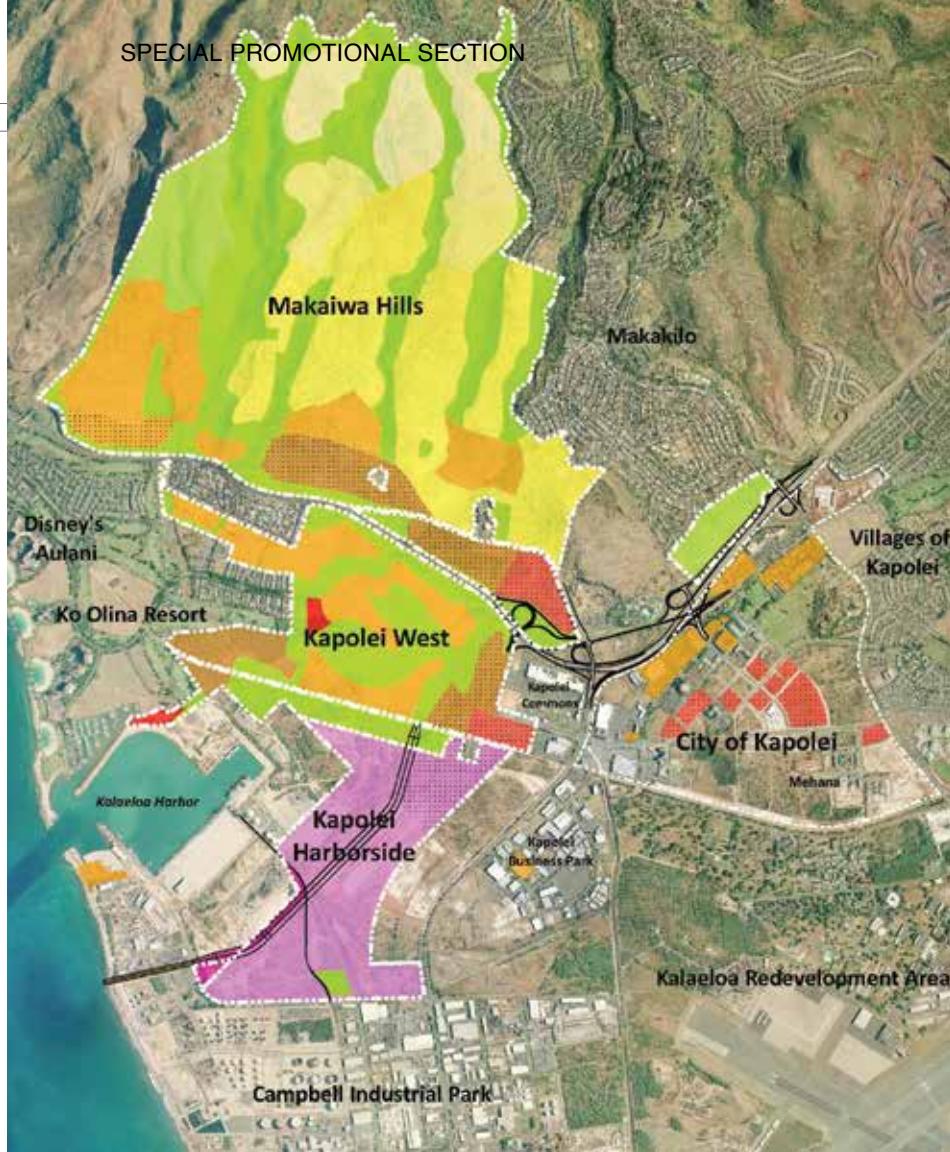
Makaiwa Hills, a Makaiwa Hills LLC project, is the last coastal hillside residential area planned on Oahu, and offers stunning views of the southern and western coastline. Aina Nui Corporation's Kapolei West is bordered by both the City of Kapolei and the Ko Olina Resort and combines the appeal of urban and resort living.

The three projects are advantageously located in close proximity to the centers of commerce in the City of Kapolei, and to the Ko Olina Resort.

With two phases complete, phase 3 is now being planned to roll out over the next few years.

In the meantime, Camp fully appreciates the value of being in the right place at the right time in the industrial market. "For all of the reasons cited by the Colliers Hawaii industrial real estate experts, Kapolei is the only place to be now and in the foreseeable future," she said. "We see a migration of industrial space users looking for a place to call home. With very few opportunities in town, Kapolei has become a target for businesses seeking to relocate or expand their operations."

She continued, "Our Kapolei industrial project offers users the opportunity for fee simple ownership, clean flat usable land, new infrastructure, lower land



"With very few opportunities in town, Kapolei has become a target for businesses seeking to relocate or expand their operations."

—CHRISTINE CAMP
Avalon Development Company

costs, close proximity to the growing use of Kalaeloa Harbor, and being able to operate in a State Enterprise Zone, all while interest rates are historically low."

Camp said the Kapolei industrial projects would also generate employment opportunities for the community. "With all the growth in the economy, Honolulu has one of the lowest unemployment rates in the country," she said. "Kapolei provides employers the opportunity to be closer to the state's fastest growing employee base. And for those people who have made West Oahu their home with its lower cost of housing and a myriad of new housing options, we believe our project will help foster job growth and add to the quality of life for residents who want to work where they live and play."

Kapolei Harborside

Just west and south of Avalon's Kapolei Business Park West industrial development lies Kapolei Properties LLC's Kapolei Harborside, the largest, most contiguous industrial parcel on the island of Oahu. Its 450 prime industrial acres are immediately adjacent to Kalaeloa Barbers Point Harbor, the state's second busiest airport, and the James Campbell Industrial Park, the state's largest industrial park and a Foreign Trade Zone. Just minutes away from the H-1 Freeway, Kapolei Harborside will be at the center of new industrial, light manufacturing, maritime, and mixed-use development that will re-energize and expand the industrial real estate market on Oahu. ■



Scott Mitchell



Guy Kidder

Q&A: Industrial Investment On The Rise

HAWAII'S REAL ESTATE is experiencing a realignment of land uses, especially on Oahu, which is transforming the industrial real estate market. What is this realignment, and how will it impact Kapolei and investors who

are considering business opportunities in the region?

Kapolei Magazine talked to Colliers International Hawaii's experts in the company's Industrial and Investment Services Division.

WILLIAM (BILL) FROELICH
Vice President, Industrial and Investment Services Division, Colliers International Hawaii

Q **What is the general state of the industrial real estate market in Hawaii?**

A Extremely supply constrained. Oahu is unique in that its population of around one million is served by less than 40 million square feet of industrial space. Compare it to a city like San Jose, CA where a similar population supports 400 million square feet of industrial space.

This is one reason that rental rates

are three times the national average, and our vacancy rate is the lowest in the country -- even lower than Los Angeles at 2.37 percent at mid-year. A 7 percent vacancy rate is generally recognized as equilibrium where tenants and landlords have equal bargaining power. Even during the recession, we didn't see vacancy rates much above 5 percent.

Q **What are the supply/demand factors for industrial space?**

A Our supply of industrial spaces is currently dwindling due to the recapture of one million square feet of industrial space at Kapalama, rail-related eminent domain takings,

future upzoning in Transit Oriented Development areas, as well as a condo development boom in Kakaako. All of this is pushing out industrial space. In the future, most of the near term supply will be in the form of raw land, which does little to help our compressed vacancy rates over the next three years.

Although we do not have the abilities to attract businesses from neighboring states, we have many factors creating strong demand for industrial space stemming from overall economic improvement, tourism being at an all time high, strong military spending, rail, sewer and road upgrades, and Kakaako and Ala Moana developments. All these factors affect industrial demand.



Bill Froelich

GUY V. KIDDER

Vice President, Investment & Industrial Services Division, Colliers International Hawaii

Q **We know that there is a scarcity of industrial space in Honolulu. What does this mean for Kapolei?**

A You're right! There is and will continue to be a scarcity of industrial space in town. We have already seen millions of square feet of improved industrial space disappear from the Honolulu market. With this growing trend of gentrification of industrial land in town, we will see more space lost. Since all the other industrial areas are nearly full, we expect almost all the future growth in industrial buildings and jobs will be in Greater Kapolei in the near to mid-term.

BUILD BETTER



CUSTOM METAL ROOFING @ UH HILO



WALL PANELS & ICINGA EWP @ HOLIDAY INN, KONA



STEEL FRAMING @ KA MALANAII, KAILUA



CONCRETE ACCESSORIES @ KAISER, KONA



VISIT US AT THE
CAMPBELL INDUSTRIAL
PARK IN KAPOLEI AND
WE'LL HELP YOU
BUILD BETTER

HPM
BUILDING SUPPLY

FOR STATEWIDE SERVICE

CALL US TOLL FREE 1-877-841-7633
OR VISIT US ONLINE AT HPMHAWAII.COM

“The next step or opportunity will be for owner/users to acquire parcels and expand their facilities.”

—SCOTT MITCHELL,

Q How do you see vacancy and rental rates trending over the next few years?

A Warehouse properties in town are disappearing from our inventory and being reclaimed by government or being redeveloped by the private sector into higher and better uses. In a supply constrained market, reductions in supply can cause our current situation in a strong market – severe lack of available warehouse space (2.37 percent island wide vacancy) combined with strong demand. This creates conditions

that will encourage land values and lease rents to spike in the near future as an offset to the imbalance in the supply side of the supply demand equation.

As we wait for the new supply to flow into the market, industrial land prices and lease rents across the island will continue to rise. My indicators point to a 30 to 50 percent increase in lease rates and land values by the end of 2016. That being said, these increases are far less dramatic than the 300 percent growth in land values we saw in the 2004 through 2008 land sales in Waipahu and greater Kapolei.

SCOTT MITCHELL

*Executive Vice President,
Investment & Industrial Services Division,
Colliers International Hawaii*

Q How do you see the market for industrial land now and over the next few years?

A Existing Industrial stock is becoming the victim of urban renewal at an ever accelerated pace. The pressure that has been exerted on the remaining inventory has caused vacancy to decline to unprecedented levels and any remaining infill development parcels have already been absorbed.

If you throw into that mix, a public

*Building Hawaii
with Pride & Aloha*

Royal Contracting Co., Ltd
677 Ahua Street • Honolulu, HI 96819
(808)839-9006
www.royalcontracting.com



and private sector construction boom, a flourishing tourism industry and inexpensive capital, you cannot help but to be bullish on anything industrial for the next several years.

A recent study based on businesses being displaced from urban Honolulu and job growth identified demand for industrial land at an average of approximately 34 acres per year over the next five years. But the study also noted that in times of supply constraint and intensified construction activity, out-sized demand over the averages can occur.

Q **What are the opportunities for industrial real estate investors in Kapolei in the current market?**

A Any near and midterm investment into the industrial marketplace can only, and will be in Kapolei. Three industrial parks totaling a little over 200-acres will be brought to market over the next several years.

In this cycle we expect industrial investment opportunities to cover all aspects of development.

The first step in the process has already occurred with the re-trading and recapitalization of bulk land parcels in Kapolei. This happened as the market was bottoming post-recession and will complete once infrastructure is built and finished lots can be delivered to the marketplace.

The next step or opportunity will be for owner/users to acquire parcels and expand their facilities. Pent up demand is building now and seeking an outlet.

We are expecting space rents to spike this year. Once these rents approach the \$1.25 per square foot per month level, we will see "speculative" and

"Build-to-Suit" construction as well.

Lastly, and this will take place on an island-wide basis, you will see the rehabilitation of older, functionally obsolete facilities as tenants demand more for

their increased rents.

For the most part, and with the exception of the rehabilitation of functionally obsolete facilities, the only place this can happen is in Kapolei. ■



Ruby Tuesday Hawaii

My New Stop For Breakfast

Serving Breakfast Daily

Breakfast Coupon

Come in Monday through Friday from 8AM to 11AM and buy one breakfast entree and receive the second at 50% off (of equal or lesser value).

Subject to availability. Dine-In Only. One coupon per table per visit. Cannot be combined with other offers, discount cards or coupons.

Ruby Tuesday
Hawaii

Kapolei Commons
4450 Kapolei Parkway
Kapolei, Hawaii 96707
Telephone: 808.492.1395

"Like" Us on Facebook!
RTHawaii.fbfollow.me

Visit us at:
RubyTuesdayHawaii.com

PROFILE

The Power of a Vision

► Christine Camp / Avalon Development Company

TO MANY PEOPLE who only know the public Christine Camp, it may seem that she has led a charmed life. In a sense, it has been charmed, but entirely because of her personal drive in pursuing her goals, and very hard work.

Camp was 10 when she came to Hawaii from South Korea with her family. When she arrived, she knew very little English, except "My name is Hyun Hee Camp" and "I am hungry." And she knew her ABCs.

Life had been hard in Korea, and it was hard in their new home, but they managed to make ends meet. The children were expected to help out, and Camp started working at age 12. Making the transition to a new country and to public school was challenging, but sympathetic teachers helped her to blossom and do well. The straight-A student was also strong willed and in an act of defiance against her disciplinarian mother, she left home at age 15 and moved into a rundown apartment house in Kaimuki.

Most of her neighbors were women, some with kids, living in grinding poverty. "I saw what it felt like not to have hope," said Camp. "The only bright light was two college students who were a couple. They were smart, happy, and they had hope for the future."

"From the first day that I arrived in Kapolei, I believed in the vision that it would one day become a thriving city."

It was then that she realized that education was her future. "I packed up my ego and went home," she said.

Camp completed her high school education, and her first full-time job was with a development company, RK Development, where the owner saw her potential and gave her the opportunity to learn and grow. She would work her way through college, gaining the skills she would need to be a developer.

After RK Development, Camp went on to a successful career working for Castle & Cooke and Alexander & Baldwin. Then in 1999 at the young age of 32, Camp started her own firm, Avalon Development Company.

"It started as a one-woman office on a shoe string budget," said Camp. Today, Avalon is a multifaceted vertically integrated real estate business with a team of 25 professionals. The company has developed retail centers, an industrial park, condominiums, offices and rental apartments. It also provides fee development, facility and property management, and brokerage services.

Camp has a long relationship with Kapolei, beginning with Castle & Cooke's first single-family project, Kumu Iki, in the Villages of Kapolei in 1990. She eventually made a personal \$6.7 million investment in 2006 to buy a block in Kapolei's urban core, where she built a school and the regional Social Security Administration office building.

"From the first day that I arrived in Kapolei, I believed in the vision that it would one day become a thriving city," said Camp. "I believe that it has already reached that status, and I feel fortunate that Avalon will be a part of its growth for the foreseeable future." ■



Kapolei Shopping Center

in the heart of Kapolei

Your Center for Shopping, Dining and Professional Services



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
Postal Connection 674-0927
RadioShack 674-1187
See's Candies 693-9986
Young Laundry & Drycleaning
836-1661
Reynolds Recycling

Restaurants

Baskin Robbins 674-0131
Chili's Grill & Bar 693-8722
The Cookie Corner 674-0781
Kapolei Corner BBQ 674-0588
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

Professional/Medical

Clinical Laboratories of Hawaii 674-0618
Prudential Locations, LLC 690-9550

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
First Hawaiian Bank ATM
Hawaii State Federal Credit Union 792-4020

Automotive/Fueling

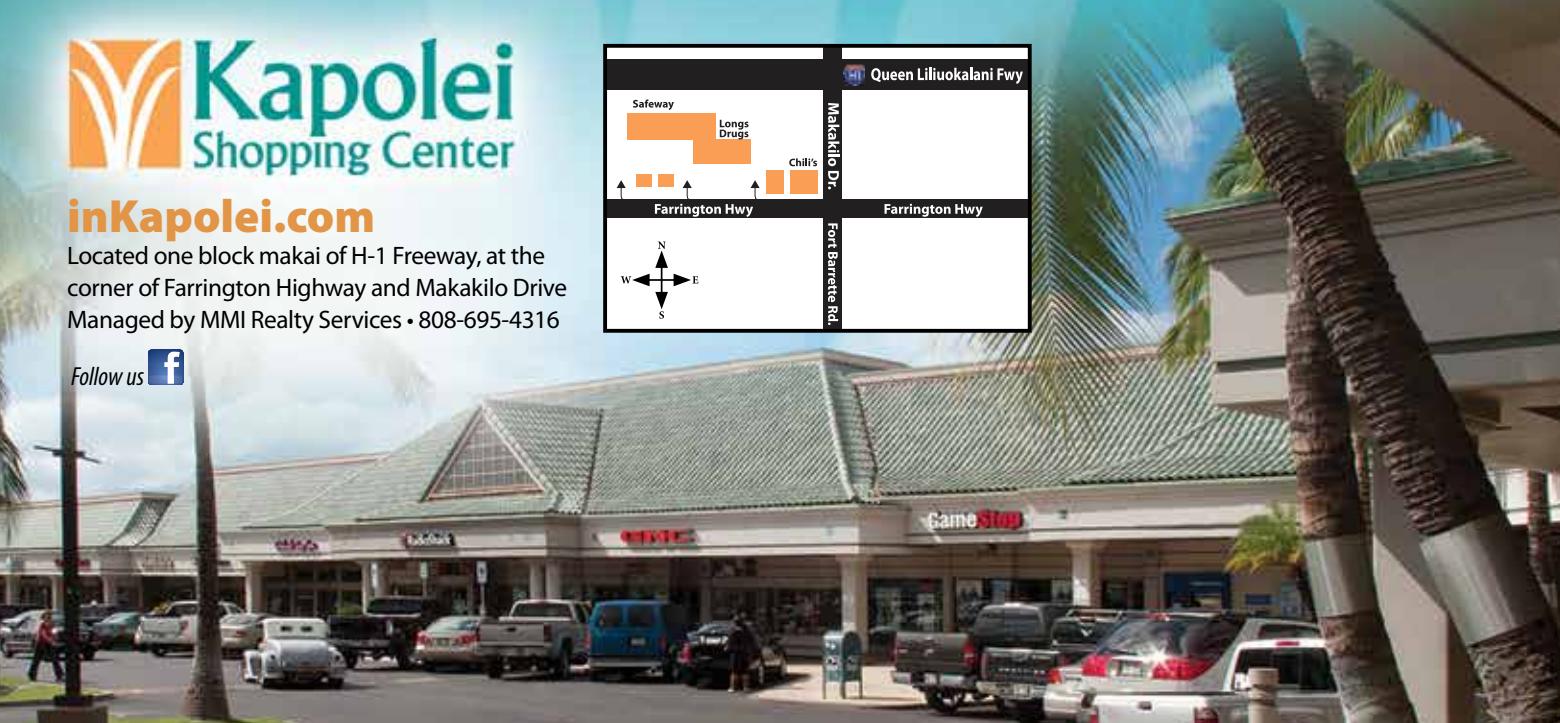
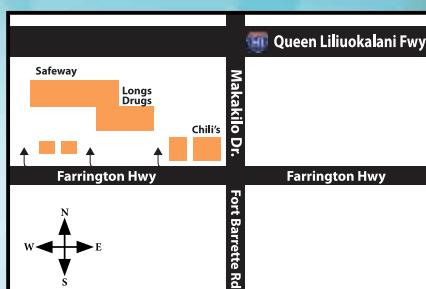
Goodyear Tire & Rubber Co. 674-2211
Napa – Kapolei Auto Parts 674-0071
Tesoro 674-2592



inKapolei.com

Located one block makai of H-1 Freeway, at the corner of Farrington Highway and Makakilo Drive
Managed by MMI Realty Services • 808-695-4316

Follow us





• Get ready for the Regal treatment at the
Regal Cinemas Kapolei Commons Stadium 12.
Illustration only. Subject to change.

Kapolei: Raising the Retail Bar

WHEN KAPOLEI COMMONS OPENED IN 2009, it generated a flurry of excitement among Kapolei shoppers who turned out in droves for the big name grand openings – from anchor tenant

Target, to The Sports Authority, Office Max, and Petco. Since then, other well known retailers have followed suit, including Down To Earth, Denny's, Kua Aina, Ruby Tuesday, and most recently, Pier 1 Imports. Coming in 2015 will be TJ Maxx, Gyu-Kaku, and the biggest news – the Center's latest phase, an entertainment center that will be anchored by Regal Cinemas.

Kapolei Commons also raised the retail bar in the region, laying the groundwork for other retail developments that are on the horizon.

Regal treatment at Kapolei Commons

The Regal Cinemas Kapolei Commons Stadium 12 won't be the usual Regal Cinemas most theatergoers expect. It will be what Regal Entertainment Group calls its Regal experience – from crystal-clear, all digital projections to custom-built sound systems, 3D and – here's the “regal treatment” – king size leather reclining seats with multiple adjustable positions, headrests and padded footrests. Not your typical movie experience, and the closest thing to being in your own living room in your favorite recliner and watching your big screen TV -- only better.

While Regal has more than 570 theaters in 42 states across the U.S. mainland, as well as in Guam, Saipan,

American Samoa, and Washington D.C., only nine have the king size leather reclining seats, with 10 more coming. This includes the Kapolei theater, which will be the first one in Hawaii with this feature. The Regal Cinemas Kapolei Commons Stadium 12 will be 52,000 square feet and will anchor Kapolei's newest entertainment center.

“We are excited Regal Cinemas has chosen Kapolei Commons as the first location in Hawaii to debut the most cutting edge entertainment technology available and plan on complimenting this new theatre with additional fun and exciting dining and entertainment options,” said Duncan MacNaughton, chairman of The MacNaughton Group. MacNaughton said that restaurants, cafes and retail stores will be a part of the entertainment center’s mix.

“We are excited Regal Cinemas has chosen Kapolei Commons as the first location in Hawaii to debut the most cutting edge entertainment technology available and plan on complimenting this new theatre with additional fun and exciting dining and entertainment options.”

—DUNCAN
MACNAUGHTON
Chairman,
The MacNaughton
Group

A yakiniku experience at Gyu-Kaku

They call it “Kando Sozo” – or putting a smile on the customer’s face. A Japanese yakiniku franchise, Gyu-Kaku, which has more than 600 restaurants in Japan, is growing internationally with more than 50 restaurants scattered across Asia, Southeast Asia, Canada, and the U.S., including three in Hawaii.

One of the Hawaii restaurants is owned by local entrepreneurs Rick Nakashima and his partner Ted Davenport, which makes it their second investment at Kapolei Commons. “We opened the Windward Mall Gyu-Kaku about three years ago, and I’m so proud of our staff, because in 2013, we were named the Gyu-Kaku Restaurant of the Year among the 25 locations in the U.S.” said Nakashima. “I’m very excited about opening at Kapolei Commons as

I know from our experience with the Ruby Tuesday there that Kapolei is a terrific location for us.”

Nakashima and his partner have six Ruby Tuesday locations in Hawaii, including the one at Kapolei Commons. “We have three of the top Ruby Tuesdays in the world – the restaurants at Moanalua, Windward Mall and Kapolei Commons,” he said. “I believe we have strong numbers because we have a strong team. That will be the key to our success at our Kapolei Commons Gyu-Kaku restaurant.”

Nakashima also believes the yakiniku style of dining will be popular with Kapolei residents as well as tourists at Ko Olina. “It’s a very social experience that invites conversation and is a lot of fun, because diners cook for themselves on their table grills. It’s also a healthy way to eat as all the ingredients are fresh.”

The full service restaurant will occupy 3,500 square feet, with about 115 seats. Nakashima said they expect to hire about 80 people.

On the Horizon – “The Gathering Place”

Atalanta Realty Investments promises to bring its signature approach to shopping center design, architecture and ambiance to the company’s planned 55,000-square-foot lifestyle center, The Gathering Place in Kapolei. The center will have two two-story buildings and five one-story buildings on 4.46 acres at the intersection of Kapolei Parkway and Fort Barrette Road near Kapolei High School.

Founded by Managing Principal Jennifer N. Taylor, Atalanta is a





“Atalanta stands out as one of the most interesting and creative developers in the state. The firm saw, and is taking advantage of, a special opportunity to bring a whole new level of distinction to the West Oahu community lifestyle.”

—WENDELL BROOKS III
*Senior Vice President,
 Jones LaSalle's Hawaii
 Retail Brokerage team*



California-based women- and minority-owned company, which has a long and successful track record in the Hawaii commercial real estate market. Taylor said that The Gathering Place, which is scheduled to open in Spring 2016, will be the crown jewel of Atalanta's growing portfolio in the state.

“It is already attracting a great deal of interest from prospective tenants who are intrigued by our merchandising approach,” said Taylor. “We are planning a center that will welcome shoppers with one-of-a-kind shops, wares from local artisans, and a mix of first-to-market retailers and restaurateurs. We also envision a lively environment with amenities and activities that will invite shoppers to stay awhile. For example, we will have seasonal events, greenbelts and rest areas, a pop up foun-

tain play area, and of course, we will be highlighting local culture at the center.”

Taylor said the center's design will combine Kamaaina architecture with global sophistication that, along with its unusual retail mix and amenities, will make The Gathering Place a popular Kapolei destination.

“The Gathering Place's marketing efforts have generated tremendous activity and this project is proving to be one of the most inquired about,” said Wendell Brooks III, senior vice president and leader of Jones Lang LaSalle's Hawaii Retail Brokerage team. “Atalanta stands out as one of the most interesting and creative developers in the state. The firm saw, and is taking advantage of, a special opportunity to bring a whole new level of distinction to the West Oahu community lifestyle.” ■



KAPOLEI COMMONS

West Oahu's destination for SHOPPING & DINING



TARGET



SPORTS
AUTHORITY

Ruby
Tuesday



WORLD TRADE
JEWELRY



OfficeMax



Pier 1 imports



SUPERCUTS
every time



...T...Mobile



Great Shops · Convenient Parking · Active Community Partner

Located at 4450 Kapolei Parkway · 5 minutes from Ko'Olina
www.thekapoleicommons.com

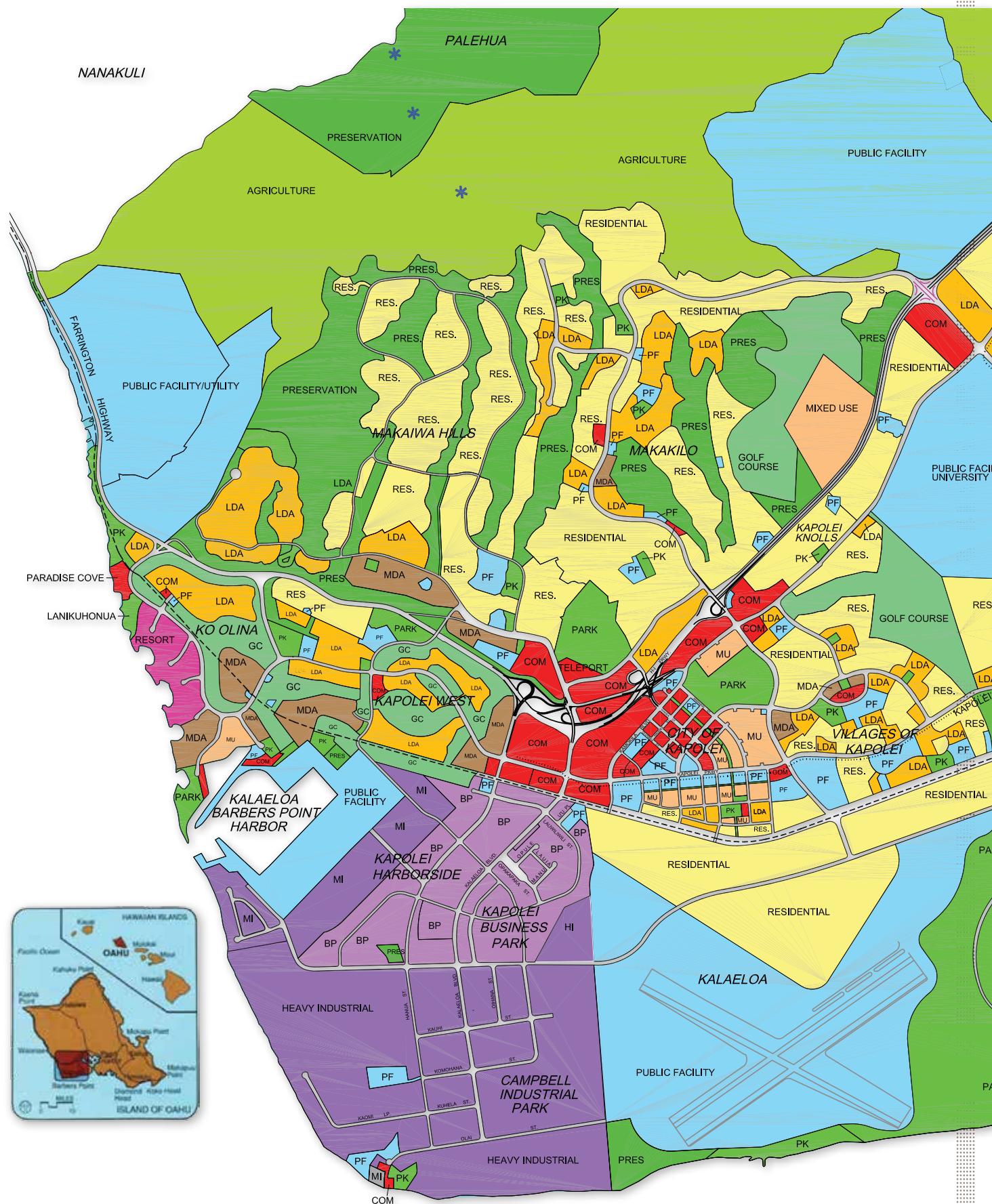
COMING SOON:



A joint venture development by The MacNaughton Group, Kobayashi Group and Craig Realty Group.
For leasing information call Todd Hedrick at (808) 203-2210.

SPECIAL PROMOTIONAL SECTION

Live+Work+INVEST





Kapolei Area Long Range Master Plan

EWA, OAHU, HAWAII

Land Use Classification

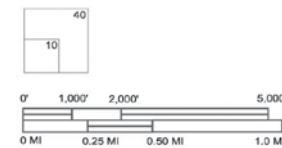
RES	Residential
LDA	Low Density Apartment
MDA	Medium Density Apartment
COM	Commercial / Office
BP	Business Park
LI	Light Industrial
HIMI	Heavy Industrial / Maritime Industrial
RES	Resort
PK	Park
MU	Mixed Use
PF	Public Facility / Utility
GC	Golf Course
PRES	Preservation
AG	Agriculture
MI	Military
*	Palehua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

© 2014 Kapolei Properties LLC

PROFILE



“We’re in an area where growth is huge, and the food and beverage business hasn’t caught up. There’s such a need for different types of restaurants and bars, that we see all sorts of opportunities here.”

The Entrepreneurial Spirit

► Rick Nakashima / Owner, Ruby Tuesday and Gyu-Kaku

RICK NAKASHIMA’S ENTREPRENEURIAL SPIRIT MAY have come from his father, who was a U.S. Army paratrooper, a policeman, and a U.S.A.F. jet fighter pilot. Or his mother, who was a school-teacher before she became a realtor and owned her own real estate company. Perhaps it also came from his parents’ experience in the internment camp in Jerome, Arkansas, where they met and left with the determination to succeed.

Nakashima was born at the Tachikawa Air Force base in Japan, and grew up in California, before coming to Hawaii

at age 12. He went to Niu Valley Middle School and Kaiser High School, where his business partner, Ted Davenport, was a classmate.

His career started with a job as concierge at the Hyatt Regency Waikiki, before he struck out on his own to operate a limousine business with Davenport. “It’s a 24/7 business, and it soon fell apart.” The partners went their separate ways, with Nakashima starting up a construction company, doing landscaping and finish carpentry.

The company was doing well, and his

life had settled down with his wife and two children. Then Davenport discovered Ruby Tuesday while on vacation and got excited. He sold Nakashima on the idea of becoming franchisees, and now a little over 10 years later, they have six Ruby Tuesdays, the most recent in Kapolei. Then, Davenport discovered Gyu-Kaku, and again the partners went on to become the first franchisees in Hawaii.

With Ruby Tuesday, they aggressively grew the franchise to four restaurants in under three years. Nakashima is looking to repeat this with Gyu-Kaku. More than anything, he’s looking forward to opening the restaurant in Kapolei.

“Kapolei is the place to be,” he said. “We’re in an area where growth is huge, and the food and beverage business hasn’t caught up. There’s such a need for different types of restaurants and bars, that we see all sorts of opportunities here.”

He is also high on Kapolei Commons, where they’ve already experienced success with Ruby Tuesday. “This is the most excited I’ve been about signing a lease,” he said. “First of all, we’re on the ‘money corner,’ which is the busiest and most visible corner in the center. And I believe customers will really enjoy this yakiniku style restaurant because it adds a different way to make dining out a real occasion. Yes, I have a good feeling about this.” ■



We believe that life
is best lived in
communities designed
for people not houses.
And that it all starts
with being in the
right place.

Be connected. Live sustainably.
Enjoy a healthy lifestyle.
www.hoopilioahu.com



D·R·HORTON®
America's Builder
SCHULER DIVISION



• University of Hawaii
West O'ahu

Education in Kapolei: Pathways to the Future

IN KAPOLEI, a number of higher education institutions offer different pathways for traditional and non-traditional students to develop their full potential and prepare them for successful futures in a global, highly competitive economy. At the other end of the educational spectrum, primary education is keeping up with population growth with a new elementary school planned in Kapolei.

University of Hawaii West O'ahu – striving for excellence

As the lead institution of higher learning in the West Oahu region, UH West O'ahu is the educational launching pad that will propel its students on their way to a future rich with opportunities. The university serves the entire West Oahu region, which includes a significant population of underserved native Hawaiians and Pacific islanders. UH West O'ahu

Chancellor Rockne Freitas firmly believes that a good education is the best way to prepare them for good jobs that will allow them to lead successful, productive lives.

To Freitas, a good education means educational excellence. Over the last two years since the permanent West O'ahu campus opened, the Chancellor and his faculty have been working towards this goal of bringing the best academic experiences and resources to students. They are making impressive gains in this mission. For example,

STEM - UH West O'ahu received a nearly quarter million dollar grant from the Office of Naval Research to establish a Science Technology Engineering Math (STEM) Center of Excellence at the university.

Agricultural Innovation - The University's Ho'oulu Pacific team developed Waimanalo Aquaponics, a social enterprise agricultural project designed to improve Pacific Island communities' health. It involves backyard aquaponics systems (soilless farming

technology) and agricultural practices that allow families to grow their own vegetables and fish. The project has won numerous national and local awards, and the prize money will be used to scale the project throughout the state and the Pacific.

Creative Media - UH West O'ahu has an agreement with all seven UH Community colleges to give their students currently taking Creative Media coursework a smooth transfer to the university to pursue their bachelor's degree.

Honouliuli Internment- Breaking the Silence: Lessons of Democracy and Social Justice from the World War II Internment and POW Camp in Hawai'i is a collection of articles covering the many impacts of confinement in Honouliuli, where more than 2,000 local residents and nearly 17,000 captured enemy nationals were detained. The book features social science research by nine UH West O'ahu faculty members and community partners.

Hawaii Tokai International College – an international gateway

More commonly referred to as Tokai, Hawaii Tokai International College (HTIC) is a part of Japan-based Tokai University's network of international educational institutions. HTIC is an accredited American two-year liberal arts college, which was co-founded in 1992 by former University of Hawaii vice president and founder of UH's community college system, Dr. Richard Kosaki. His vision was of a small liberal arts college based on the "learning community" concept, which would be a gateway for students interested in bridging the educational systems of the East and West. Currently based



UHWO students will have the option of taking East Asian Studies courses and participate in special programs such as the "Discover East Asia: Language and Culture Immersion Program" and "Peace Studies Program" at HTIC. In addition, an articulation agreement

The new campus, which features a larger and environmentally friendly facility, is designed to accommodate the projected growth in student numbers in the next few years.

in Honolulu, HTIC will relocate to a new campus currently being built next to UH West O'ahu (UHWO) in Spring 2015, and bring a decidedly international flavor to West Oahu.

"The proximity of our new campus to the University of Hawaii-West O'ahu (UHWO) campus and our cooperative relationship with UHWO will enable both institutions to work together for the mutual benefit of the students of HTIC and UHWO," said Chancellor Naoto Yoshikawa. "Since most of the HTIC students are foreign students, mainly Japanese students, and most of the UHWO students are U.S. students, sharing facilities and carrying out extracurricular activities together will allow the students of both institutions to mutually benefit from the global atmosphere."

HTIC students will have access to the UHWO library, resource center and dining services. They will also be able to take certain courses at UHWO, and

with UHWO will ensure seamless transfers of HTIC graduates to the University, which will allow them to work towards a bachelor's degree.

HTIC offers both a Liberal Arts Program where students earn an Associate in Arts degree, and a College Preparatory Program, which prepares non-native English speaking students with the English language and academic skills to succeed in the Liberal Arts program. The college also has an International Program, which offers short and mid-term intensive English language programs combined with classes on American and Hawaiian culture, and field trips to historic and culturally significant sites in Hawaii.

Currently, HTIC has an enrollment of about 200 students, while the International Program hosts about 700 students primarily from Japan, and some from China and Korea. When the college opens in Kapolei, there will be a projected 250 students, and a goal of



• Illustrations above:
Hawaii Tokai International College

increasing the International Program students to about 1,200 annually. The new campus' classrooms can accommodate a little more than 500 students, while the dormitory will house nearly 250 resident students. The new campus, which features a larger and environmentally friendly facility, is designed to accommodate the projected growth in student numbers in the next few years.



• A second elementary school is under construction in Kapolei.

It's Elementary

As the population grows, Kapolei's primary education choices are also expanding. To meet the growing demand, construction is underway on a second elementary school in the residential community of Mehana across from Kapolei High School. Named Hookele Elementary, the facility will accommodate 750 students, and will allow both the existing and the new schools to go on a single-track calendar.

"We're looking forward to opening Hookele Elementary, which will help to alleviate the large enrollment at Kapolei Elementary and serve our growing community," said Heidi Armstrong, superintendent of the Department of Education's Campbell-Kapolei Complex.

The school is scheduled to open in time for the next academic year, 2015 - 2016.

Parents of prospective students can follow the school's progress by visiting www.kapolei-ii-elem.com.

University of Phoenix - for working adults

University of Phoenix (UOPX) is the working adult's pathway to a higher education. In that context, the University focuses its curriculum on the knowledge and skills students need to meet industry demands and succeed in the working world. It also offers flexible learning options for classroom and online learning to accommodate students' needs to balance school with work and family.

"University of Phoenix has been providing a higher education alternative in Hawaii since 1993 when we established a Hawaii Campus in Honolulu, and then further expanded our on-campus locations in 2000 when the Kapolei Learning Center opened," said Kristine Averill, University of Phoenix Hawaii campus director.

UOPX's Kapolei Learning Center focuses on current industry demands in the area by offering degree programs in the arts and sciences, business and management, education, human services, nursing and healthcare, and technology. Prospective students can learn more about future online and on-campus course offerings at phoenix.edu. ■

kloeckner metals



Metal Roofing

- Specify Kloeckner Products
- ULTRA-Cool® heat reflective coating creates an **Energy Efficient "Cool" Roof** that's durable and adds value to any project
- ENERGY STAR® listed & LEED compliant



Steel Service Center

- Hawaii's largest steel inventory
- Our dedicated team delivers great service
- 60 locations serving North America



Hot-Dip Galvanizing

- Superior long-term corrosion protection
- Protecting steel for generations



Serving all Islands since 1959



Engineering Concepts, Inc.

Consulting Engineers
Civil ~ Environmental ~ Sanitary



1150 South King Street, Suite 700
Honolulu, Hawaii 96814
Phone: (808) 591-8820
Facsimile: (808) 591-9010
E-Mail: eci@ecihawaii.com



**RUN. SWIM. TRAIN. CREATE. EAT. PLAY.
WORSHIP. DISCOVER. LEARN. CONNECT.**

JOIN US TODAY.

**KROC
MEMBERSHIP
INCLUDES:**

Family Pool with Water Slides • Health & Wellness Center
Competition Pool • Multi-Purpose Gym • Cardio Equipment
Cardio & Strength Classes • Strength Training Equipment
Aquatic Fitness Classes • Game Room • Special Member Events



**Unique full-service event
and party space available.
Book your event today.**



**KROC
CENTER**
HAWAII

WWW.KROCCENTERHAWAII.ORG





PROFILE

"The prospect of growth and the opportunity to be closer to our customers brought us to Kapolei and it has been the best move ever."

Making Connections in Kapolei

► Todd Bedford

President, Lifeline Fire & Security and President, Kapolei Chamber of Commerce

THAT'S HOW Todd Bedford describes his role as the Kapolei Chamber of Commerce's president. "To be able to serve the Kapolei Chamber of Commerce is a real blessing," he said. "I am able to connect with other businesses and business owners, and at the same time help them to connect with one another, which helps to build the momentum in Kapolei's thriving business community. We are creating jobs and opportunities in our own backyard every day."

The Kapolei Chamber of Commerce serves as an advocate for business, with the mission of working "to improve the regional and State economic climate and help Kapolei businesses thrive."

Bedford is the owner of Lifeline Fire & Security, an independent security integrator specializing in security,

access control and video surveillance (CCTV) systems, serving both residential and commercial security markets on all islands. Lifeline is the sole authorized Honeywell security dealer in the state.

Bedford acquired the small three-year-old company in 2006, and started with a staff of three – himself, a technician and an administrator. Then in 2007, he relocated to Kapolei Business Park.

"The business was originally located on Nimitz Highway, but the prospect of growth and the opportunity to be closer to our customers on the fast-growing Leeward Coast brought us to Kapolei, and it has been the best move ever!" he said. "We have a staff of 13 of the hardest working, fun and dedicated

people, and almost our entire team – including my wife and I – all live, work and play on this side. And we're here to stay."

Lucky for Kapolei, as Bedford brings an impressive resume to both his business and to the Kapolei Chamber of Commerce.

Born and raised in Windsor, Ontario, Canada, Bedford has studied mathematics and has a degree in psychology. He started his career in sales, moving up the ranks of national companies like Ricoh, ADT and Royal Bank. Over the next 15 years, he gained experience in different business models in various industries, including consulting agreements that took him all over Canada, parts of the U.S. and Australia.

"It was exhausting, and I didn't enjoy the time away from my wife," he said. "After hectic careers managing national organizations in Canada, my wife and I moved to Hawaii on an investors visa in 2005 to settle down and have some kids."

Less than 18 months later, the Bedfords had twins – son Tristan, and daughter Caitlyn.

"Kapolei is a very exciting place to be, and the future just keeps getting better," he said. "We want to be a part of that future." ■



Pacific Architectural Millwork has over 20 years of experience in producing the finest wood doors, windows, and commercial millwork.



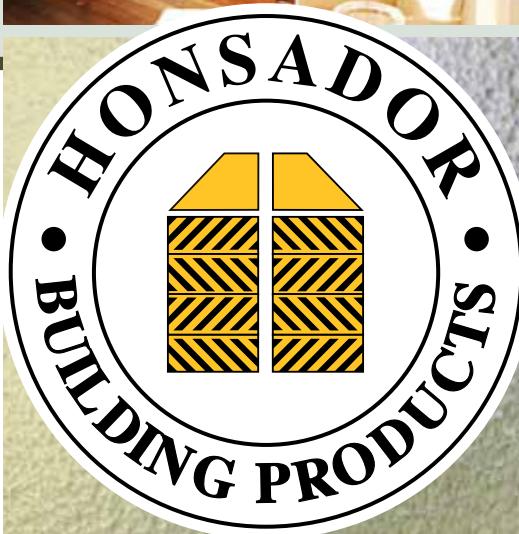
Built around you.™

Marvin Windows and Doors offers unparalleled value with craftsman-quality construction, energy-efficient technology and the industry's most extensive selection of shapes, styles, sizes and options.

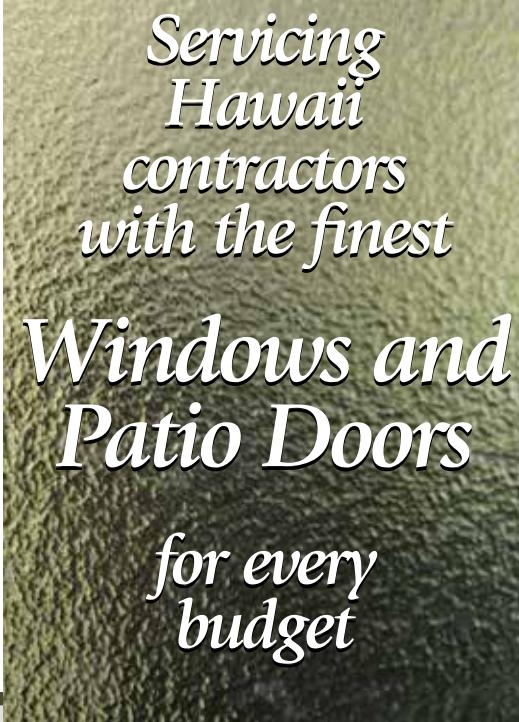


Clearly the best.™

Milgard is one of the largest and most trusted names in home windows and doors. We take steps to offer a local, personalized experience to make the windows purchase experience easy.



Whether you're looking for economy or variety, energy efficiency or architectural authenticity, hi-tech materials or low-maintenance design, you can count on Andersen for quality craftsmanship and reliable performance, no matter where you live or how you live.



Ply Gem Windows and Patio Doors are made with your vision in mind. With a broad range of innovative, energy efficient and aesthetically pleasing new construction and replacement windows and patio doors.

Honsador has window experts at all branch offices throughout the state. People you can sit with, open up your plans and share your ideas and wishes. Come in - Let's "talk story".

Oahu 808.682.2011

91-151 Malakole Rd. Kapolei, HI 96707

www.honsador.com

Maui

250 Lalo Pl.
Kahului, HI, 96732

Ph: 808.877.5045

Kona

73-5580 Kauhola St.
Kailua-Kona, HI 96740

Ph: 808.329.0738

Hilo

100 Kukila St.
Hilo, HI 96720

Ph: 808.961.6000

Kauai

3371 Wilcox Rd.
Lihue, HI 96766

Ph: 808.246.2412



Living and thriving in East Kapolei

EAST KAPOLEI IS AN EMERGING COMMUNITY where opportunities are abundant from resources that have impacts far beyond its geographical borders. It's the center of higher education for the entire West Oahu region, has the largest community center of its kind in the entire state, will be home to thousands of families in new residential communities, and is the base for a new agricultural movement.

Enriching Lives

When the Salvation Army's Kroc Center Hawaii opened its 200,000-square-foot community center in 2012, it was an immediate

magnet for residents from the entire West Oahu region as well as from surrounding areas. That first year, more than 10,500 people signed up for membership, and two years later the number exceeds 13,000.

An average of 33,000 people come through the Center each month to work out in the Health & Wellness Center, and take advantage of rich programming including swim lessons, art classes, sports clinics, and life enrichment workshops, and to attend worship services.

The programs are constantly being expanded and improved. For example, music is now part of the Center's Arts and Education program, with piano and voice classes. This will soon expand to include strings, ukulele,

guitar, bass and drums. Kroc Center Hawaii now has its own swim team in partnership with the Hawaii Swim Club, and competes in USA-sanctioned swim meets. And kids can try out a new sport such as water polo, or sign up for the Oahu Futsal League for indoor soccer, which the Center runs. Teams in the league can compete in state tournaments and can earn an invitation to national competitions.

"Since our opening in February 2012, we have been blessed with being able to provide new learning experiences and growth opportunities to people who live and work in West Oahu," said Bram Begonia, the Center's director of operations. "2014 has been amazing thus far as we've expanded the services and classes available at Kroc Center Hawaii."

"We are excited about the opportunities for our homesteaders in East Kapolei."

—JOBIE MASAGATANI
Department of Hawaiian
Home Lands Director

We look forward to growing along with this community and positively impacting the families and individuals who call West Oahu their home."

Homes for Native Hawaiians

In 2008, the Department of Hawaiian Home Lands (DHHL) was the first established presence in East Kapolei with its headquarters at Hale Kalaianao. The department, whose mission is to place native Hawaiians on Hawaiian Home Lands, oversees land holdings statewide, with nearly 500 acres in East Kapolei slated for various forms of residential and other development.

The 92-acre Kanehili parcel just makai of the UH West Oahu campus is more than half way developed, with more than 340 of its 403 residential lots already completed. The majority are turnkey houses by Gentry Homes. Some are self-help houses by Habitat for Humanity, others are self-help houses developed through the Council for Native Hawaiian Advancement, and several others were constructed by the owners themselves. Also within the Kanehili subdivision is the new Kapolei fire station, and parcels for various community activities and



The Fox 'ohana is one of the 341 native Hawaiian families who live in the Kanehili Hawaiian Homestead in East Kapolei.

services.

Makai of Kapolei Parkway is the 67-acre site on which the Ka Makana Ali'i regional shopping center will be developed on land DHHL will lease to the DeBartolo Company. This development will not only be a major source of revenues to the department, but opportunities for area residents to work, shop, and play.

East Kapolei II is the larger parcel, which comprises 404 acres mauka of the Ewa Villages Golf Course. This development will have about 1,000 single-family residential lots for DHHL beneficiaries, and roughly 1,000 multi-family residential lots that will be developed by DHHL and other developers. The recently opened Sal-

vation Army Kroc Community Center is located in this master planned development, as will be the Special Olympics Hawaii, and two schools. The western terminus of the City's HART system is located just outside the subdivision on Kualaka'i Parkway.

"We are excited about the opportunities for our homesteaders in East Kapolei," said Jobie Masagatani, Hawaiian Homes Commission chair and DHHL director. "Our lessees will be part of a vibrant community that will include access to state-of-the-art educational opportunities at UHWO, recreational opportunities with Kroc Community Center and entrepreneurial and business opportunities created by community driven organizations



Shin Ho with Cameron Nekota

"We see the importance of striking a balance between community development and the responsible stewardship of the environment."

—CAMERON NEKOTA
Vice President, D.R. Horton

like the Kapolei Community Development Corporation. In addition, commercial developments like Ka Makana Alii, anticipated to be the third largest shopping mall on Oahu, will provide an employment base for residents literally in their own backyard."

“Grown in Ho`opili”

There's a new agricultural movement taking root in Ho`opili, the D.R. Horton Hawai`i master-planned, mixed-use community of 11,750 homes in East Kapolei. While the residential component is in the planning stages, already a rich harvest of produce grown in Ho`opili are appearing in both traditional and health food grocery stores and restaurants throughout the state. This explosion of locally grown produce on the market is the result of a D.R. Horton Hawai`i ag-

ricultural initiative called Grown in Ho`opili.

“The Grown in Ho`opili program and its colorful label represents all produce grown in Ho`opili,” said Cameron Nekota, vice president of D.R. Horton Hawai`i. “The program honors the agricultural heritage of the area, which D.R. Horton Hawai`i supports by dedicating more than 200 acres to commercial farming and working closely with local farmers to help establish their operations here.”

Ho Farms became the first Grown in Ho`opili farmer when they moved their operations to 60 acres in Ho`opili. Ho Farms now labels its produce, including fresh tomatoes, cucumbers, squash and okra with the Grown in Ho`opili logo.

“We're proud to be the first farm in the Grown in Ho`opili program,” said Shin Ho of Ho Farms. “Our first

harvest at Ho`opili was huge, and we love seeing our name next to the new Grown in Ho`opili logo. Our family is looking forward to growing even more top-quality produce for our neighbors in Ho`opili and beyond.”

Ho said that their produce is carried by supermarkets including Times, Safeway, Foodland, Whole Foods, Don Quixote, Down to Earth, Kokua Market, Tamura's Market and community supported agriculture programs (CSAs) like Oahu Fresh, Kula Fresh and Holoholo General Store. They are also on the menu in restaurants like Alan Wong's, and MW Restaurant. According to Nekota, Grown in Ho`opili is just one of several sustainability initiatives in the Ho`opili master plan, which includes modern educational facilities, transit alternatives, and the latest in energy-efficient technology advances for the home, such as energy-saving appliances and water-conserving plumbing. “We see the importance of striking a balance between community development and the responsible stewardship of the environment,” said Nekota. “They are not mutually exclusive if we are to have healthy, thriving, self-sustaining communities.” ■

KAPOLEI

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

Kapolei Aerial Photograph (C) 2014 Ed Gross/The Image Group.



Lic. # AC 6887, 11501, 15179

PROFILE

From Wall Street to Merchant Street

► **Bob Bruhl** / President, D.R. Horton Hawai‘i

IT WASN'T MUCH OF A STRETCH to return to Hawaii for Bob Bruhl, D.R. Horton Hawai‘i's president, even though it was ten years before he gave up investment banking on Wall Street. Drawn by the leadership and vision of the company's president, Mike Jones, and its founder, Jim Schuler, he would begin a new career in real estate development with what was then Schuler Homes. He has been with the company ever since -- now D.R. Horton Hawai‘i, headquartered on Merchant Street.

for all the neighborhoods that so many families are creating in the communities we're building."

Bruhl says he and his 53-member team can only provide the framework where families can do the real work of building a neighborhood.

"It's really our job to build communities that are most reasonable and right and comfortable for the long term for the buyers, whether they're families setting down roots or those coming back to Hawaii," he said.

"It's really our job to build communities that are most reasonable and right and comfortable for the long term for the buyers."

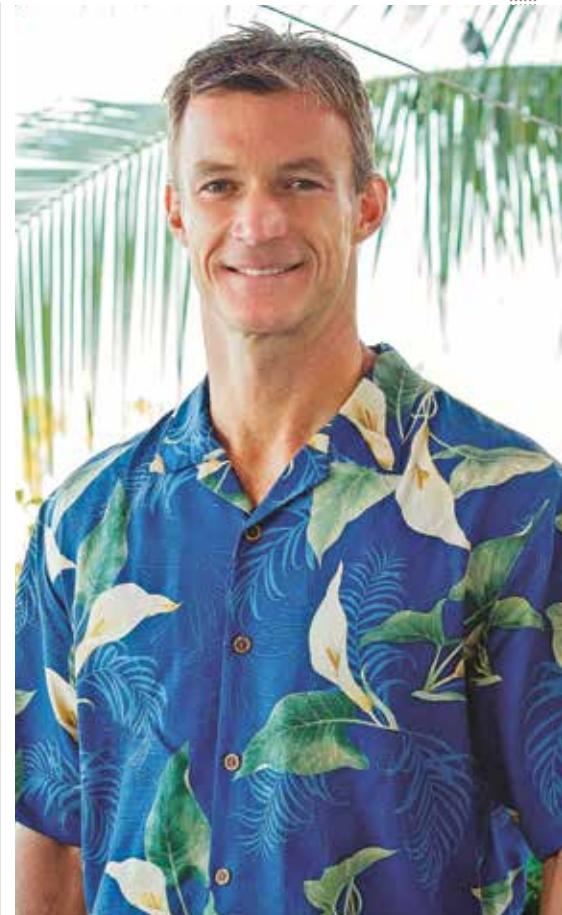
Bruhl, although not born here, is as local as they get, growing up eating more crack seed than candy bars. He came to Hawaii from the East Coast at age six months, his family of five relocating with his father, who was the 13th agent in the local FBI field office.

For the first 18 years of his life, he was a typical local kid, living in what he calls an "interior" Kahala neighborhood, where everyone knew each other, and the kids hung out together.

"It was an established, old style neighborhood, and I still have that nostalgia for the way things were that were good," said Bruhl. "It's that spirit of 'romantic goodness' that I envision

To Bruhl, a neighborhood takes on a life of its own. "You see it in the kids skateboarding down the street, and the bikes in the front yard," he said. "Whenever we hit a rough patch, I encourage the team to just take a drive through one of our established communities and get a sense of the robust vibe there. That's why we're in this business."

This is especially true in Kapolei, where D.R. Horton Hawai‘i has been building homes since 1997. Today, the company is developing Mehana, a 1,050-home master planned community across from Kapolei High School, and is moving forward with its plans



for Ho‘opili in East Kapolei.

"There are so many interests all working together to make Kapolei another great place in Hawaii," said Bruhl.

He's also aware of the company's responsibility to work with these varying interests in the painstaking business of building an entirely new city and community. "One of our competitors said it best: Them Equals Us," he said. "We're a small part of this effort to create something that will be better for everyone, and it will be better, but only if we're willing to work together."

For Bruhl, this collaboration starts within the company. "Our management team's experience is deep and wide," he said. "They have 125 years of combined experience in development, and 70 percent of those years have been with the company, so, really, *they equal us.*" ■

WE'RE TURNING THE LIGHTS BACK ON



KALAELOA'S GROWING JOB CENTER

Working with government, business and community partners we are revitalizing Kalaeloa (formerly Naval Air Station Barbers Point). It is now a growing job center with over 100 businesses and organizations providing more than 2,000 jobs. More businesses like Mokulele Airlines are recognizing Kalaeloa's value and excellent prospects. In 20 years, Kalaeloa is expected to grow to 4,000 homes and 7,000 jobs. **Now that's a bright future.**



Kalaeloa's Growing Job Center

AS THE REDEVELOPMENT OF KALAELOA, the former Barbers Point Naval Air Station, unfolds, there's a distinct character emerging for the area. Perhaps a less well-known community in the greater Kapolei region, the Hawaii Community Development Authority's Kalaeloa Master Plan envisions a thriving future for Kalaeloa. It sees a "Center for Excellence" where education, research, technology, environment, defense, commerce, sports, culture and the arts will flourish. Already, there are more than 2000 people

working at approximately 100 businesses and organizations in Kalaeloa.

A major driver of this transformation is Hunt Companies which controls 540 acres of the 3,700-acre Kalaeloa District. Hunt has begun implementing a strategic plan to revitalize the area with a mix of residential, commercial, light industrial and institutional projects that is estimated to bring 4,000 homes and 7,000 jobs over the next 20 years.

"Hunt's significant investment in Kalaeloa is paying off," said Steve Colón, president-Development, Hawaii Region, Hunt Companies. "We have more than doubled the number of businesses in the areas we manage and

the environment in which people live and work in Kalaeloa has improved dramatically since Hunt became involved five years ago."

360° Strong: Leaving no muscle behind

One of Hunt's newest tenants is 360° Strong which bills itself as Kapolei's first Functional Training & Triathlon Training Center, where they promise to work you out in a "360° manner, leaving no muscle behind."

Operated by owner and trainer Eden Monteilh, 360° Strong is based in a 3,500-square-foot training facility

Welcome to Queen's at West O'ahu

COMMITTED TO THE BEST PATIENT CARE
FOR OUR COMMUNITY WITH ALOHA



The Queen's Medical Center – West O'ahu is your Community Hospital with:

- 10 ICU Beds
- 4 Operating Suites
- 40 Telemetry Beds
- 2 Endoscopy Suites
- 30 Medical / Surgical Beds
- 23 Emergency Department Bays

OUR SERVICES INCLUDE:

• Cardiology	• Imaging	• Mammography	• Pulmonology
• Diabetes Management & Education	• Inpatient Laboratory	• Neurology	• Respiratory Therapy
• Emergency Department	• Inpatient Pharmacy	• Ophthalmology	• Sports Medicine
• Gastroenterology	• Inpatient Rehabilitation	• Orthopedics	• Urology
• General Surgery	• Internal Medicine	• Pathology	• Women's Health & Wellness



**THE QUEEN'S
MEDICAL CENTER
WEST O'AHU**

For more information, please visit our website at www.queens.org or call 691-3000

The Queen's Medical Center is a 501(c)(3) nonprofit corporation.



“I decided to overcome my limitations and believe that I could get strong enough to be an athlete in my own way.”

—EDEN MONTEILH
Owner, 360° Strong



in Kalaeloa. She bills it as a boutique gym, as they focus on small classes and a more personalized approach to training. It also takes a “hard core” approach to training – meaning, regardless of fitness level, members can expect to be challenged both physically and mentally in classes that range from the trademark TRX boot camp, swim/run/bike training, and metabolic meltdown, to Pilates, different forms of yoga, and ballet conditioning. All the classes are original formats created by Monteilh and other 360° Strong instructors.

“You won’t find a Zumba class or other fad formats that big chain fitness centers offer,” said Monteilh. “We’ve developed classes that will challenge

you starting from whatever your fitness level is. Our goal is to inspire you and help you to believe you can achieve whatever you set your mind to. It’s amazing what you will discover about yourself!”

Monteilh says they have been attracting a wide range of members – from serious athletes and service members from the Coast Guard and the Hawaii National Guard, to families with children, and young athletes. She says they are working on a Youth Conditioning program to encourage youngsters to get fit in fun, non-traditional ways.

Behind all of this is Monteilh’s own experience. “As a child, I got stuck believing I was physically limited due to a rare case of scoliosis and that I would



R. M. TOWILL CORPORATION

SINCE 1930



For over 25 years, the R. M. Towill Corporation has provided engineering services for projects throughout Kapolei. Our knowledge, skills, and dedication can be found in the infrastructure and amenities that make up your community. We're where you live, work, drive and play. And we're proud to be part of Kapolei.



R. M. TOWILL CORPORATION

Planning
Engineering
Environmental Services
Surveying
Photogrammetry
Project Management
Construction Management

Honolulu Office
2024 N. King Street
Suite 200
Honolulu, HI 96819-3494
V: 808.842.1133
F: 808.842.1937

Kona Office
73-5574 Maiau Street
Suite 11
Kailua-Kona, HI 96740
V: 808.329.4494
F: 808.329.4495
email: rmtowill@rmtowill.com
www.rmtowill.com



“The area was selected because of the high concentration of military families living on the West side of the island.”

— MARY NILGES,
Group Practice Manager

likely end up in a wheelchair,” she said. “I decided to overcome my limitations and believe that I could get strong enough to be an athlete in my own way. This is the reason this gym is open because what gets me the most excited is when I see someone go from ‘I can’t, this is hard, I think I’m going to die...’ to proving themselves wrong with every baby step of achievement and progress. At 360° Strong, we want you to get your mind strong and believe!”

Warrior Ohana Medical Home for those who served

In 2010, the Department of Defense’s U.S. Army Medical Command introduced a community-based model of health care for active-duty family members, retirees and their dependents. The aim was to respond to an increasingly fragmented, expensive, uncoordinated, disease-oriented health-care market. The idea was to provide primary care access closer to where the patients live, which would reduce emergency room visits, improve the quality of care both on and off post, and also increase the satisfaction of both the patients and the professionals providing the care. The plan called for opening 27 Community Based Medical Homes in 10 markets, including Kapolei. The Warrior Ohana Medical Home opened in 2011 in a building redeveloped by Hunt in Kalaaoa.

“The area was selected because of the high concentration of military

LIFELINE
FIRE AND SECURITY

Local Office, Local Staff, Local Service since 2002

Professional licensed contractors installing:

- Alarm systems
New Installations
Takeover existing systems
- Intercom systems
- Access control
- High Definition (HD)
Video Surveillance
- Remote access from IOS/
Android devices
- Home automation and
Remote Control of:
Lights
Locks
Thermostats
Cameras
Garage door control
Gate notification

Give Your New Kapolei home a Voice
Total Connect by Lifeline 

Call 548-LIFE (5433)



Honeywell
Authorized Security Dealer



2045 Lauwiliwili St. #405 Kapolei, HI, Lic #C-24413



PEARL RIDGE

EXPERIENCE ONE GOOD THING AFTER ANOTHER



Check out all your favorite stores at the closest major shopping center on the west side, Pearlridge Center, where Hawaii loves to shop. There are more than 200 stores, restaurants and theatres to explore. Pearlridge Center has fashion and entertainment for everyone in the family.

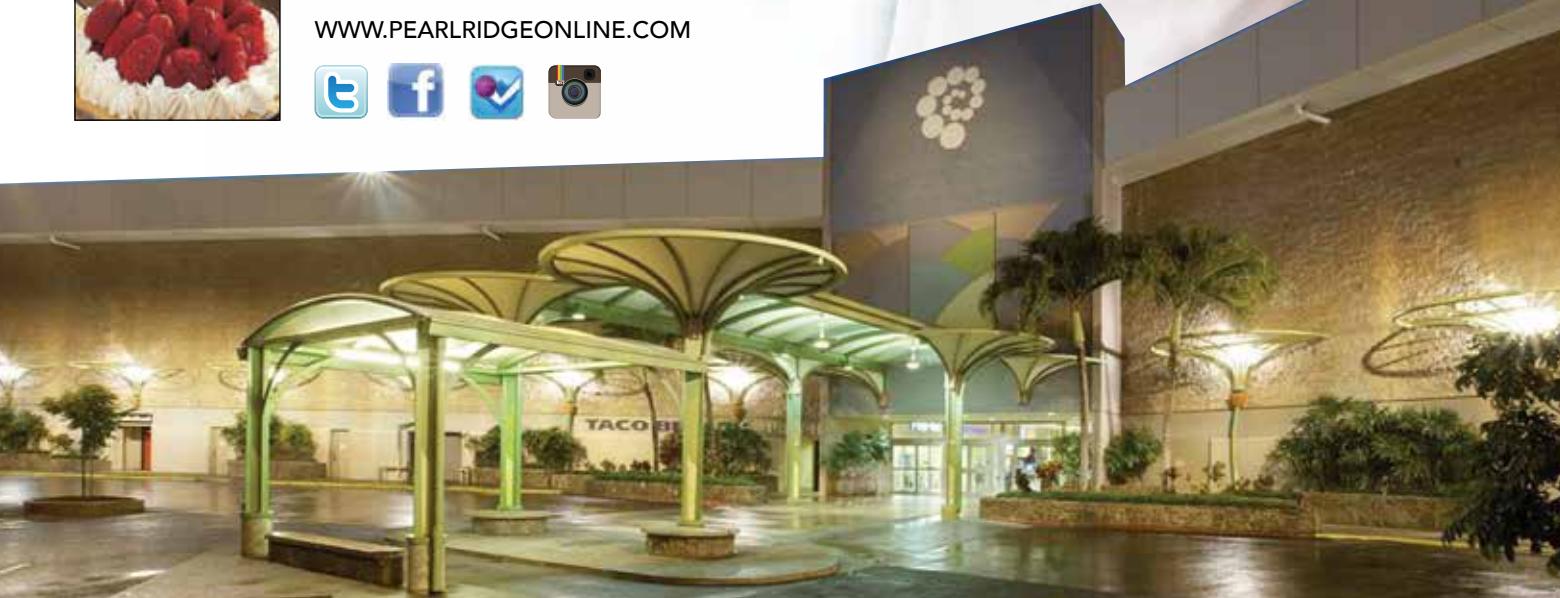


Conveniently located off Kamehameha Highway at Pali Momi Street



Mon - Sat: 10am - 9am
Sun: 10am - 6pm

WWW.PEARL RIDGEONLINE.COM



families living on the West side of the island," said Mary Nilges, Group Practice Manager.

Nilges said that current enrollment is close to 5,600 patients, and those interested in enrolling at the clinic can call United Healthcare 1-877-988-9378. Each patient has a clinician-led core team that includes either a medical doctor or nurse practitioner, and two practical nurses. The patient maintains an ongoing relationship with the team, which coordinates and integrates the patient's care across all elements of the healthcare system.

The Community Based Medical Home goal is to provide convenient and timely access options for patients, and ensure that they are paired with the right provider at the right time in the right venue. Nilges said that the objective is to facilitate patient prefer-



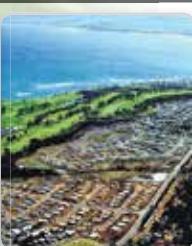
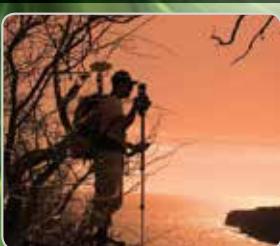
ences for care, and give them same day access to that care.

Available services include full scope family medicine, pharmacy, minor complexity lab, immunizations, OB/GYN, OMT, and behavioral health. Warrior Ohana Medical Home also provides adult and pediatric physical therapy and telebehavioral health. In the near future

the clinic plans on adding teledermatology services as well. Patients can access radiology services at nearby military treatment facilities such as Schofield Barracks Health Clinic or the Tripler Army Medical Center. The Warrior Ohana Medical Home is open Monday through Friday from 8 a.m. to 4:30 p.m., and closed on weekends and federal holidays.

Austin, Tsutsumi & Associates, Inc.

is honored to be part of the Kapolei community



HawaiiBusiness
TOP 250
2014



CIVIL ENGINEERING

ENVIRONMENTAL

LAND SURVEYING

TRANSPORTATION

As an early pioneer of Hawaii's engineering community, Austin Tsutsumi is much more than a consulting company.

We embrace change and continue to challenge ourselves to do more for our associates, clients and community.

Vision | Community | Service

 Austin Tsutsumi

Honolulu, Oahu | Wailuku, Maui | Hilo, Hawaii

www.atahawaii.com



• Kamaaina Kids center in Kalaeloa



"It is the ideal staging area in cases of state disasters because we can now mobilize the battalions right where they're based, and deploy them quickly from the Kalaeloa airport."

—LT. COL. CHARLES ANTHONY,
Hawaii National Guard

Always Ready: Hawaii Army National Guard

Since the mid-1990s, The Hawaii Army National Guard (HIARNG) had been looking for a place to relocate and consolidate its statewide operations. This includes its operations and personnel previously based at Fort Ruger and other locations on Oahu. HIARNG finally brought it all together this past August, when its dedicated its new \$31 million 29th Infantry Brigade Combat Team Readiness Center at Kalaeloa.

"While some of our units were already using former Navy facilities

at Kalaeloa, this consolidation brings our brigade operations together in one strategic location," said Lt. Col. Charles Anthony, the Hawaii National Guard's chief public affairs officer. "It is the ideal staging area in cases of state disasters because we can now mobilize the battalions right where they're based, and deploy them quickly from the Kalaeloa airport."

The other strategic advantage is Kalaeloa's location. "A very large percentage of our soldiers live on the Leeward side, stretching from Pearl City out to Waianae. This makes it easier for them to get to their units for their

weekend drills and annual training."

The 29th Infantry Brigade currently has 2,100 soldiers who are in Kalaeloa for the weekend and annual trainings, while about 200 full-time soldiers are there Monday through Friday to maintain the facilities and to plan the training of the traditional or part-time soldiers. Many of the soldiers are also attending schools like University of Hawaii West Oahu, and the pay and tuition assistance they receive as soldiers helps to defray their tuition expenses.

The Hawaii National Guard is also proud of its Youth Challenge Academy, a military-style program that works with high school dropouts to give them the skills and discipline they need to complete their education and succeed as adults. About 20 percent move on to active duty military, while a majority of them go on to community college and job training programs.

"In addition to our security role, we also want to be a force for good in the community," said Anthony. ■



PROFILE

Right Up Her Alley

► **Linda Painter** / Owner, Barbers Point Bowling Center

WHEN LINDA PAINTER came to Hawaii from Michigan in 1992, it was to open a Subway Sandwich shop with her partner. But the sound of rolling balls and the clash of bowling pins were never far from her mind. In fact, shortly after moving to the islands, she gravitated to the Barbers Point Bowling Center, then owned by the U.S. Navy, where she would bowl and run the youth program until 2006. That was the year the Navy closed the center, and a new landowner, Hunt Companies, took over.

"We were fortunate to be in the right place at the right time, as we convinced Hunt that letting us take over and reopen the center was a good option for the Kalaehoa area," said Painter. She was also able to bring

back the youth program.

The idea of running a bowling center was not a whim. The sport was always part of Painter's life, both as a family activity and as a family business.

Painter's mother went to work at a bowling center where she eventually became its manager and ran the youth bowling league. She would also open a bowling pro shop and a trophy shop, where the whole family was involved in operating the business.

"Running a business is just natural for me, and even better that it's a bowling center," she said.

Painter also brings a lot of bowling expertise to the business. She was a certified coach at 14, and holds a collegiate singles title from her years at

Michigan State University. She was the 1991 Michigan Queens Champion and was inducted into the local Monroe, MI Hall of Fame. Her winning ways continued in Hawaii where she became the first woman to shoot an 800 series 1993 – a title she held for 10 years before the record was broken.

"As you can see, I like the competition, but the social side of bowling has always been the best part for me," Painter said. "I have made wonderful friends here and all over the mainland through bowling."

The part that brings her the greatest satisfaction from operating the Barbers Point Bowling Center, which has about 20 employees, is the families who come there. "When my partner and I sit in our office and hear the laughter of families having a great time, we know we made the right decision."

"For those that are looking for a family outing, bowling is a great choice," she said. "A family of four can go out to see a movie, spend over a hundred dollars for tickets and snacks, and sit in the dark for two hours NOT talking to each other. That same family can come to the bowling center, spend half the money, get real food, and spend two hours talking, laughing and bonding with each other. The choice is obvious, especially in Hawaii where family is so important."

For the competitive bowlers, the Barbers Point Bowling Center also has leagues running every day of the week for adults, seniors and youths. But mainly, it's all about affordable family fun. ■

Joining the Chamber is Good Business Strategy



The Kapolei Chamber welcomes Mokulele Airlines as one of its newest members

- ▶ 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



Working together for Kapolei



Ko Olina Resort: Keeping it Fresh

WITH THE UPSWING IN TOURISM STATE-WIDE, resort destinations across the islands have been welcoming an influx of visitors looking for paradise – Ko Olina among them.

The 600-acre resort on the Leeward coastline of Oahu has been keeping pace with the trend, with healthy occupancy rates in the 90s as visitors discovered a different, more relaxed experience than Waikiki. Spectacular white sand beaches with seven jewel-like lagoons, championship golf, a private full service marina large enough to accommodate super yachts, and name brand resorts are part of the

Ko Olina experience. While each of the resorts appeals to a different kind of visitor – from the Marriott Vacation Club timeshare, Ko Olina Beach Club, to the family-centered Aulani, a Disney Resort & Spa, the one thing they have in common is the constant attention to keeping the properties updated and refreshed – both in their facilities and services.

Marriott's Ko Olina Beach Club

With 54 Marriott Vacation Club resorts worldwide, Hawaii as a region has a solid demand of a little more than 90 percent year-over-year. But Marriott's Ko Olina Beach Club is doing even better – pushing closer to the mid-90s.

There are five Marriott Vacation Club resorts in Hawaii, with the Ko Olina property the only one on Oahu.

"It is the largest of our Hawaii resorts, with an unbeatable location within the Ko Olina Resort," said Edgar Gum, regional vice president, Hawaii resort operations, Marriott Vacation Club. "To keep the property fresh, we are constantly renovating and expect to have a major update of our 110 villas in the Hale Kona building this fall."

The resort's attention to the quality of its facilities also extends to a concern for its impact on the environment – an effort that earned it platinum certification and designation by Audubon International as a Certified Green Lodging Property.



BUILDING PATHWAYS *for the future*



Delta Construction constructed portions of Kapolei Parkway, a critical east-west roadway, which opened in October 2014.

DELTA
CONSTRUCTION
CORPORATION

91-255 Oihana Street, Kapolei, Hawaii 96707
Phone: 808.682.1315 • Fax: 808.682.5629 • Toll Free: 1.800.342.1513
www.deltaconstructionhawaii.com



Another part of the updating extends to its cultural programs, including the resort's weekly luau show. The new show, *Legends of the Sea*, tells the stories and legends of Oahu's west coast, from the time when ancient mariners settled there, to the ali'i who were drawn to the area for spiritual renewal.

"The new luau adds a cultural dimension to our guest experience, by sharing the rich culture of Hawaii and Polynesia through hula (dance) and mele (song) and storytelling, all presented by local artists," said Gum.

Aulani, a Disney Resort and Spa

It's official. Disney's Aulani is the top family resort in the U.S. That's

according to the readers of *Travel + Leisure* in the magazine's 19th annual World's Best Awards.

Aulani, which is Disney's only stand-alone resort not affiliated with a theme park, is a product of the company's famed storytelling magic. The entire resort tells the story of Hawaii, both in its architecture and the presentation of Hawaiian culture through specially trained, mostly local "cast members."

Just three years old, the resort is constantly keeping the Hawaiian experience fresh for its visitors, including local residents. A recent addition came in response to the most popular requests from guests: more water fun and more food options.

The answer took shape in an expansion of the popular Waikolohe Valley



water play area: Ka Maka Landing. It features an infinity pool with a realistic grotto, a fun splash zone for smaller kids, and a new location for poolside and beachside dining – all of which extends to the very edge of the beachfront property.

The new Ka Maka Landing brings to life the legend of Maui, the trickster demi-god. According to legend, Maui brought the island to the surface with his great fishhook. Elements of the legend are seen in and around the Ka Maka pool area.

"We took great pains to deliver a Hawaiian experience," said vice president and general manager, Elliott Mills. "For example, guests can swim to the sounds of whales and dolphins underwater, and at night they can see the constellation Manaikalani, representing Maui's fish hook, in the overhead grotto."

Even toddlers have a place to cool off. Keiki Cove, the tide-pool-themed water play area, is a fun and safe place where the little ones can splash around as low-pressure water jets gush up from below, courtesy of a friendly *he'e*, or octopus, whose tentacles stretch across the cove floor in a bright blue mosaic.

No wonder Disney's Aulani was named the best family resort in the U.S. ■



WOEDA Board of Directors

HELP SHAPE THE FUTURE OF WEST OAHU

West Oahu Economic Development Association (WOEDA) was formed by local businesses and community leaders in 2001 to promote West Oahu as the best place for residents and visitors to live, work, play and learn in Hawaii. Our current efforts are aimed at increasing the number of jobs in our region and we do that through advocacy, partnerships and program development.

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 or you can request an application by calling (808) 842-1600.



Working to bring jobs to where people live.

P.O. Box 700972 • Kapolei, Hawaii, 96709-0972 • (808) 842-1600
www.westoahu.org

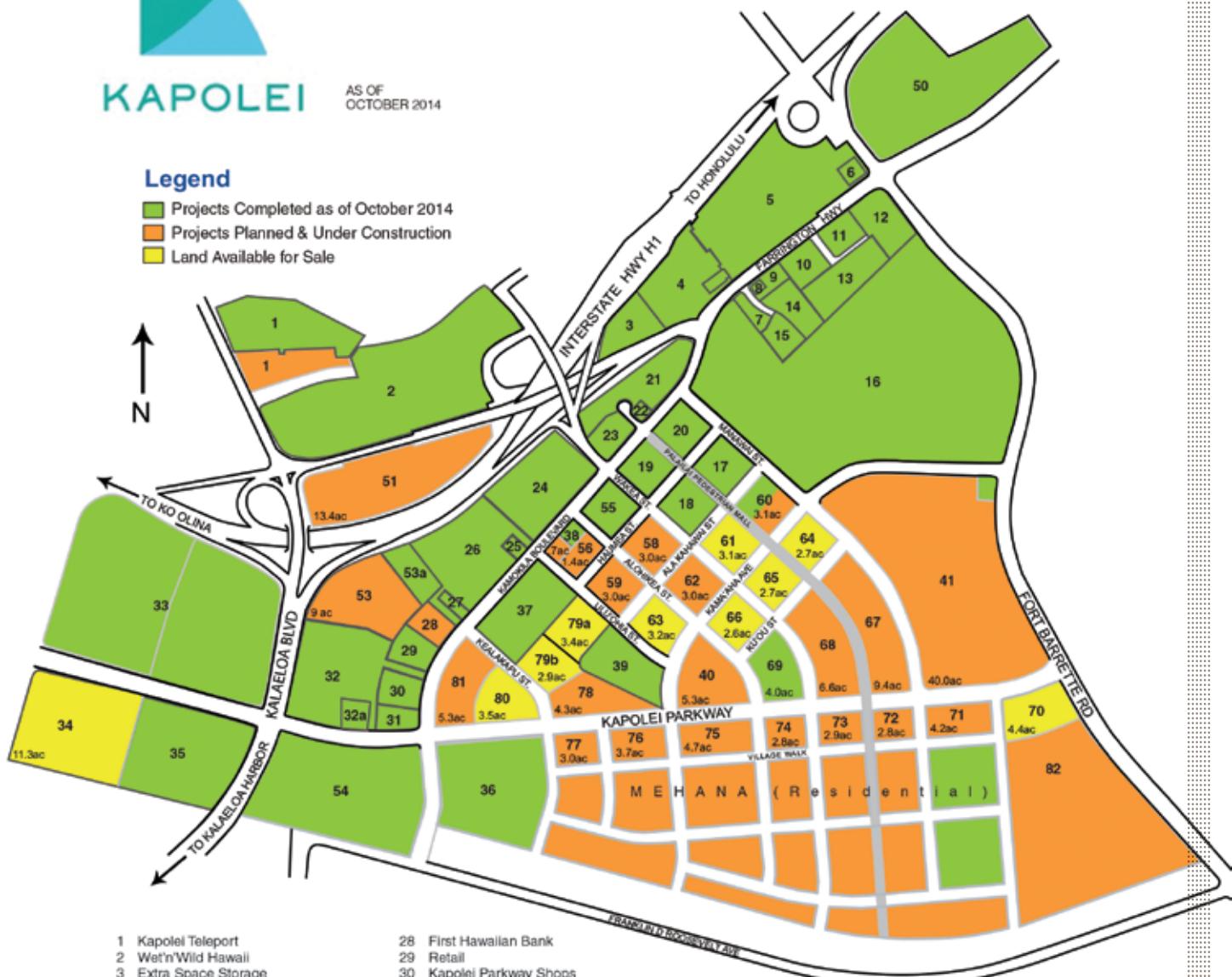


KAPOLEI

AS OF
OCTOBER 2014

Legend

- [Green Box] Projects Completed as of October 2014
- [Orange Box] Projects Planned & Under Construction
- [Yellow Box] Land Available for Sale



1 Kapolei Teleport	28 First Hawaiian Bank	67 Residential – Mixed Use
2 Wet'n'Wild Hawaii	29 Retail	68 Residential – Mixed Use
3 Extra Space Storage	30 Kapolei Parkway Shops	69 Kapolei Village Center (Foodland)
4 Marketplace at Kapolei	31 Outback Steak House	70 Retail
5 Kapolei Shopping Center	32 Home Depot	71 City & County of Honolulu
6 Chili's Restaurant	32a McDonald's	72 City & County of Honolulu
7 Kapolei Park Square	33 Kapolei Commons	73 City & County of Honolulu
8 Burger King	34 Retail	74 City & County of Honolulu
9 Kapolei Park Plaza	35 Honolulu Star-Advertiser	75 City & County of Honolulu
10 Halekai Center	36 Kapolei Court Complex	76 City & County of Honolulu
11 Shell Commercial Center	37 State Office Building	77 City & County of Honolulu
12 Kapolei Medical Park	38 Assagio/Pho One	78 City & County of Honolulu
13 Ka Punawai Ola (Skilled Nursing)	39 City Office Building	81 Medical
14 StorSecure Self Storage	40 Transit/Bus Hub	82 Hookele Elementary
15 Kapolei Seagull School	41 Leihano (Senior Community/Mixed Use)	
16 Kapolei Regional Park	50 Walmart	
17 Kapolei Regional Library	51 Kapolei Promenade (Retail)	
18 Island Pacific Academy	53 Retail	
19 Bank of Hawaii	53a Hawaii Self Storage	
20 Campbell Square	54 Costco	
21 City & County Police	55 Crossroads at Kapolei	
22 7-Eleven	56 Retail	
23 Zippy's	58 Office	
24 Kapolei Entertainment Center	59 Maryl Group (Office)	
25 Central Pacific Bank	60 Kapolei Pacific Center/Cole Academy/ Social Security Administration	
26 Big K Mart	62 Kapolei Credit Union Plaza	
27 Wendy's		



**AMERICAN
MACHINERY**
www.americanmachineryhawaii.com



LIVE + WORK + INVEST

Kapolei

magazine

KAPOLEI PROPERTIES LLC
1001 Kamokila Blvd., Suite 250 | Kapolei, Hawaii 96707
(808) 674-3541 | www.kapolei.com

