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# Kapolei

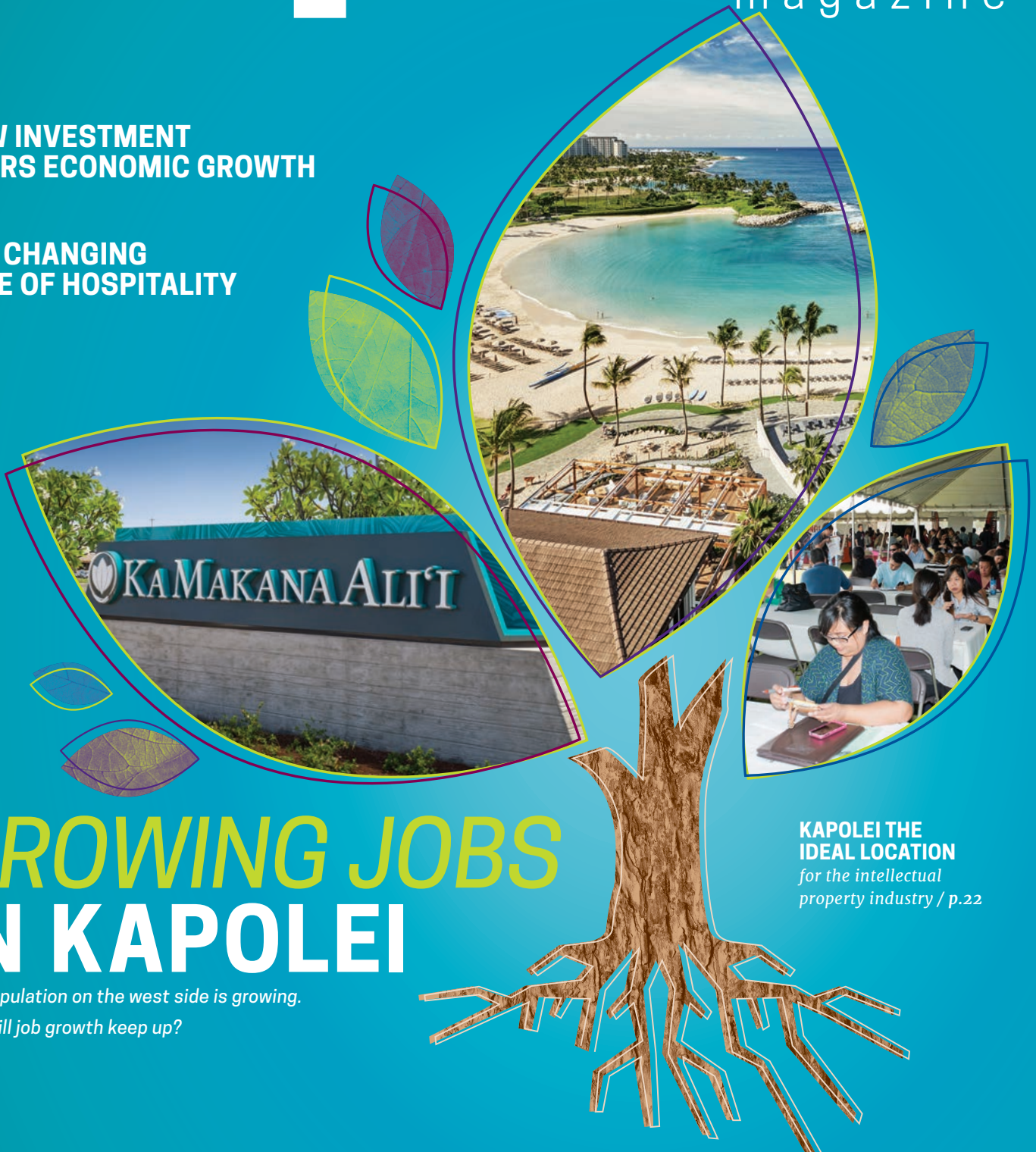
magazine

## NEW INVESTMENT SPURS ECONOMIC GROWTH

p.16

## THE CHANGING FACE OF HOSPITALITY

p.23



## GROWING JOBS IN KAPOLEI

The population on the west side is growing.  
How will job growth keep up?

**KAPOLEI THE  
IDEAL LOCATION**  
for the intellectual  
property industry / p.22





# Kapolei is always booming, now more than ever.

The billions invested in Kapolei between 2009 and 2012 helped to lead the state through recession. That says a lot and there is more being invested now than ever before. Oahu's new urban center is the fastest growing region in the state, providing a diversity of jobs and homes unlike anywhere else in Hawaii.



Kapolei Properties Division, James Campbell Company

# Playing the Long Game



At last, the mainstream media has acknowledged what we already know – that the idea of Kapolei as a city is real. In the September 6, 2016 Honolulu Star-Advertiser, the opening line of the paper's editorial said: ***“Developers are heeding the call to ‘Go West’ – and with every project planned and coming on line, Oahu’s ‘Second City’ appears to be taking shape. It’s about time.”***

The editorial noted that the “Second City” concept dates back to the 1970s. It then described some of the big developments that are evidence that the city is finally coming into its own in the housing, commercial, resort and governments sectors. It also noted that with growth comes growing pains.

No one feels this pain more than the thousands of West Oahu residents who must endure the punishing daily commute into downtown Honolulu and beyond to get to their jobs. Our lead story tackles the issue of job creation and what business, government and organizations are doing to accelerate the process of closing the gap between the population and jobs.

We also look at some of the major developments and their investors who, over the past year, have been advancing the growth and development of Kapolei in the following areas:

- **Commercial and industrial** – Companies are investing millions in office, retail and industrial developments to meet market demand.
- **Hospitality** – Both resort and limited stay hotels are expanding the range of accommodations that appeal to the luxury and budget-conscious market.
- **Housing** – Mixed-use living gives new meaning to the live/work/play concept.
- **Infrastructure** – Projects are improving mobility via land, sea and sky.
- **Community** – Cultural, social, recreation, and healthcare services are helping to create a thriving community.

As with all endeavors on the scale of building a city from the ground up, it's a process that takes time and the commitment of very dedicated people who are ready and willing to play the long game. It's paying off.

Brad Myers, President  
Kapolei Properties Division  
James Campbell Co. LLC



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# Kapolei

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# Closing the Gap: Bringing Jobs to Kapolei

“The population of the Kapolei region is now larger than that of the County of Kauai,” said Bruce Plasch of Plasch Econ Pacific LLC. “Kapolei’s population is a little more than 116,000 as compared to Kauai’s 71,400. And by 2040, the region’s population will reach about 172,680 residents, which is more than Maui County’s current 168,000 residents.”

While these comparisons give us an interesting perspective on the rate of growth in Kapolei, they also illustrate how fast Kapolei is growing – and all by design. It’s the natural consequence of the State of Hawaii’s long-standing policy of directing growth to Kapolei.

To get an updated look of what this means, Plasch recently crunched the numbers to derive estimates and projections for Kapolei region’s population, housing and employment from 2000 to 2040. They are based on the City and County of Honolulu’s Department of Planning and Permitting’s “*Annual Report on the Status of Land Use on O’ahu*” for Fiscal year 2014, as well as U.S. 2010 census data.

## **Jobs are lagging population growth**

Growing pains are part of the package, and conditions on the ground tell the story. Today, Kapolei has just sixty percent of the jobs on Oahu, explaining why more than 40 percent of Kapolei residents commute to jobs in downtown Honolulu – some enduring more than 60 grueling minutes of travel time on a good day – with another 37 percent driving about 30 minutes each way. Only 21 percent of the resident population has an easy commute of about 10 to 15 minutes to their workplace.

Plasch says that by 2040, 36 percent of new jobs on Oahu will be in Kapolei. But in the meantime, job growth is lagging population growth and until that changes, residents will continue to suffer the long, frustrating daily commutes to their jobs.





### Working on a solution

To tackle this jobs gap, the Kapolei Chamber of Commerce advocated for and worked with Kapolei area legislators to introduce a bill that is designed to narrow the gap.

*"The Kapolei Chamber of Commerce's mission is to work on behalf of members and the entire business community to improve the regional and State economic climate and help Kapolei businesses thrive. A strong job market is a critical part of economic development, and we believe the Kapolei Jobs Initiative will help to stimulate job growth in the region by encouraging more businesses to expand and/or establish operations in our second city," said Todd Bedford, president of the Kapolei Chamber of Commerce Board of Directors. "The State's long-standing policy of moving growth to West Oahu has made it the fastest growing area in the state in terms of population. Now we must balance that growth by attracting more businesses and creating more jobs, which will help to reduce traffic congestion and improve the quality of life for all Oahu residents."*



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***“We have the work force here - all we need are more jobs to come to Kapolei. It is a win-win, when employers can be nearer to its workforce and the residents have career options where they live and play.”***

- CHRISTINE CAMP, President and CEO, Avalon Development

#### **The Kapolei Jobs Initiative**

The new legislation titled The Kapolei Jobs Initiative was introduced in the Legislature in the 2015 - 2016 session. According to the proponents of the bill, its public purpose is to:

- **Increase the number of jobs**
- **Reduce traffic congestion**
- **Realize the State's long-standing policy of directing growth to Kapolei**

The bill is a 10-year initiative specifically directed at increasing the number of jobs in Kapolei by providing tax incentives for businesses willing to establish themselves or open a new location in the Kapolei region.

Representative Ty J.K. Cullen and his colleagues successfully shepherded the bill through the House. *“First and foremost I would like to thank the Kapolei Chamber of Commerce for partnering with the legislature to advocate for HB2486 relating to economic development and the Kapolei Jobs Initiative. The bill's primary purpose is multi-pronged in approach – create new jobs in West Oahu, and encourage economic growth, development, and diversification. By creating new economies, we are increasing household revenue as well as state revenue and putting*

*more of our West Oahu residents to work. It will also help improve the quality of life for those living in our West Oahu communities. Another great benefit is that it would reduce the need for people to drive into town and battle traffic to get to work. If we can save people an hour of their time in traffic then that is an extra hour that they can spend with their children and families.”*

#### **Who's eligible to participate?**

- Participating businesses must be relocating or establishing their business in the 96707 and 96706 zip codes.
- Businesses must have a minimum net increase of 10 full-time employees.
- Businesses participating in the Enterprise Zone Program (EZ) cannot participate in the Kapolei Jobs Initiative. While EZ benefits are mirrored by the Initiative, EZ participants are severely restricted to certain types of businesses. The Initiative has no such restrictions.

#### **What are the State tax incentives?**

##### **State Income Tax Credit**

- Businesses will be entitled to receive an income tax credit starting at 80 percent and declining by 8 percent each year over a 10-year period.

#### **State Unemployment Insurance Premium Credits**

- Businesses participating in the initiative will be entitled to a tax credit against State taxes due equal to a percentage of the unemployment taxes paid starting at 80 percent, declining 8 percent each year for a 10-year period.

A carryover of tax credits will allow a business in a loss year to skip that year until the next income year is reported for which the credit percentage is applied.

Christine Camp, Avalon Development's president and CEO said, *“From the business side, given that it takes significant investments to move or expand, the Jobs Initiative will help offset some of the investments while the business attempts to make a profit. We have seen that it takes the most qualified companies at least three or more years to break even. Coupled with investments into a new location, the incentives will certainly help accelerate the jobs creation process for the region.”*

The legislation was passed in the House of Representatives, and while it died in the Senate, there remains strong support for the bill when it is reintroduced in the upcoming legislative session.

With this bill in place, it is estimated that 300 jobs will be created each year, totaling 3,000 jobs over 10 years.

Camp said, *“We have the work force here - all we need are more jobs to come to Kapolei. It is a win-win, when employers can be nearer to its workforce and the residents have career options where they live and play.”*

#### **Connecting Leeward Residents with Leeward Jobs**

Now in its fourth year, the annual Hire Leeward Job & Career Fair is the one major event where Leeward job seekers can connect with Leeward employers to see what job opportunities exist and, perhaps, even contemplate a career change. Started by Councilmember Kymberly Marcos Pine in 2012, the fair just had its best year yet, with a record 78 employers participating, including newcomers Ka Makana Ali'i, which was the presenting sponsor, and the Four Seasons Resort Oahu at Ko Olina, which also conducted free career development seminars for attendees. Nearly 3,000 residents turned out for the event hosted by the University of Hawaii West Oahu.





# KALAELOA: GROWING IN THE RIGHT DIRECTION

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Since 2008, Hunt has been working with government, business and community partners to renew Kalaeloa into a thriving job center with nearly 50 businesses and organizations providing close to 500 jobs. Local businesses – including commercial offices, retail stores, entertainment venues, recreation destinations and community services – continue to recognize Kalaeloa's value and choose to establish operations here.

In July 2015, we welcomed our first residents to Kalaeloa with the opening of Wākea Garden Apartments. Within 20 years, Kalaeloa is expected to grow to include 4,000 homes and create 7,000 additional jobs.

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*“Hire Leeward isn’t just a career change, it’s a lifestyle change. Hire Leeward is about connecting our Leeward residents with Leeward jobs... this program has continued to allow many residents in our district to increase their quality of life after finding a job closer to home..”*

- Councilmember  
**KYMBERLY MARCOS PINE**

Hampton Inn & Suites by Hilton Oahu - Kapolei >  
was one of 78 employers who participated in this year’s Hire Leeward Job & Career Fair.



▲ Joseph Hodnette, Director of Human Resources for Four Seasons Resort Oahu at Ko Olina presented free career development seminars for attendees at the Hire Leeward Job and Career Fair

The Kapolei Chamber of Commerce was the fiscal sponsor and partner with Hire Leeward for this year’s job fair.

*“Hire Leeward isn’t just a career change, it’s a lifestyle change,” said Pine. “Hire Leeward is about connecting our Leeward residents with Leeward jobs, so that residents can reduce their commute times, spend less time waiting in traffic, and finally cherish more time with their family and keiki. Through hosting our 4th Annual Hire Leeward Job & Career Fair this year, this program has continued to allow many residents in our*

*district to increase their quality of life after finding a job closer to home.”*

Pine is also focused on attracting a wide range of jobs types, and is encouraged by what she sees. “As businesses are growing on the Leeward Coast such as the recent opening of the Four Seasons Resort Oahu at Ko Olina and the new Ka Makana Alii Shopping Center, more valuable job opportunities with competitive salaries and comprehensive benefits packages are now a reality for our Leeward residents. Jobs that are better paying and more professional allow residents who are currently working in executive level positions in town to transfer their career back to the West Side and completely transform their quality of life.”

While the job fair is the major, high profile event for Hire Leeward, the organization manages a free job posting engine at [www.hireleeward.com](http://www.hireleeward.com) that is open year round for employers to post new jobs and for job seekers to search job listings.

Hire Leeward also actively connects with new employers to encourage them to post their jobs on the free site. In time, Hire Leeward hopes to be able to refine job searches by matching employers and job seekers by job type. ■





▲ Photos Courtesy of: Brian Miyamoto,  
University of Hawai'i - West O'ahu



## The Academy for Creative Media Competing in a Global, Broadband-Connected Economy

There's a high-energy buzz of creative media activity on the University of Hawaii West O'ahu campus. Its Academy for Creative Media (ACM) is just two years old, with two graduates who have landed local jobs in the field, one who has started his own media company in Hawaii, and even a current student who was just named Social Media Intern for The Tonight Show, Starring Jimmy Fallon in NYC. Interest has exploded and the numbers are high, with the Academy's enrollment now at 110, including 63 transfers.

Chris Lee, founder and director of the Academy for Creative Media System which supports media programs at all eleven campuses of the UH System says, "I am delighted by the extraordinary growth in the number of Creative Media majors at UHWO. ACM was designed as a catalyst to diversify Hawaii's economy and offer opportunities for our talented students to stay in the islands with living wage jobs, and the new program at UHWO is quickly becoming the hub for Creative Media education at UH."



*“I am delighted by the extraordinary growth in the number of Creative Media majors at UHWO. The Academy of Creative Media was designed as a catalyst to diversify Hawaii’s economy and offer opportunities for our talented students to stay in the islands with living wage jobs, and the new program at UHWO is quickly becoming the hub for Creative Media education at UH.”*

- CHRIS LEE, Founder and Director of the Academy of Creative Media, University of Hawaii

He explained how ACM will play a part in what he calls “the global, broadband-connected economy.”

“ACM is much more than just a ‘film school,’” he said. “ACM recognizes that every company today – whether Sheraton, Oceanit, a restaurant, a hospital or insurance company – needs content producers and a social media strategy. Every tech company needs someone who can animate their products for investors and clients. Every executive needs a team who can build an App or PowerPoint or website, or produce YouTube videos for their company. And in this ‘gig’ based economy, students need to understand how to build their own intellectual property, market their personal brands, and access free global platforms for distribution, whether that means becoming a star on YouTube like Hilo’s Ryan Higa or designing a mobile video game for the Apple Store.”

ACM student interns have already shown their creative chops when they produced a community trailer for this year’s grand opening of the Regal Kapolei 12 Theatre at Kapolei Commons. The trailer so impressed Regal and their local partner, The McNaughton Group, that UHWO’s

ACM program was given \$25,000 for student scholarships and programmatic support. Students have also produced a series of spots highlighting Hawai‘i’s agricultural industry and a commercial commemorating the 40th Anniversary of UHWO, which debuted during the Olympics.

Thanks to new articulation agreements between all of the community colleges and UH West O‘ahu, students from across the state now have a seamless pathway to a four-year Creative Media degree. To cement UHWO’s ACM program as the hub of creative media education for the state, the Legislature recently approved \$37 million in planning and construction funds for a new, dedicated Creative Media building on the campus. A \$1 million gift from the Roy & Hilda Takeyama Family Foundation will help to outfit the Creative Media building with state-of-the-art equipment, and support students with tuition, books, fees, professional development, computer hardware and software equipment, internships and scholarships. ■



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Oahu”  
HAWAII

*“I couldn’t believe my good luck... No more long commutes into town!”*

## PROFILE

# There’s a Small Hotel

## Leslie Cho

Director of Sales, Hampton Inn & Suites  
by Hilton O’ahu – Kapolei

Born in Norman, Oklahoma and raised in Hawaii, Leslie Cho would spend a good part of her life living and working in Europe and traveling all over Asia and the U.S. But her odyssey began at age seven, when she started to learn hula starting with kumu Joan Lindsey, eventually becoming a kumu at age 19.

For the next 10 years, she would live in Holland and Germany as a military dependent, raising her kids and teaching hula at the halau she started. *“This experience was wonderful, as I loved traveling and would take the kids to visit castles and vineyards. They would have to translate for me as they were fluent in Dutch and German!”*

This experience would inform her new working life when she came back to Hawaii. She would spend the next 25 years in the travel industry, with 17 of them in the hotel industry. She began with Hertz, then became a flight attendant with Northwest Airlines, and eventually went to work in sales at the Ala Moana Hotel.



Cho loved her job, but the commute from Makakilo into town was grueling. She applied at all the hotels in West Oahu, with no luck – until she learned that Hampton Inn & Suites by Hilton was looking for a sales director for its first hotel in Kapolei. She was hired. *“I couldn’t believe my good luck,”* said Cho. *“No more long commutes into town!”*

But more than that was the experience that was in store for her. *“I came from a hotel with 1,200 rooms to one that has 175 rooms,”* she said. *“This was quite a change, but a good one.”*

She discovered that teamwork is important in a small hotel. She added, *“We’re a lot closer, like ohana, and we work well together.”*

The biggest surprise, however, was the response when the hotel opened.

*“We hadn’t even finished the blessing ceremony, when people were coming in to make reservations for the same day,”* she said. *“It caught us off guard!”*

Since then, there have been many walk-ins from the community who just wanted to stay at the hotel.

*“It’s been amazing.”*

The Hampton Inn’s target market is mainly corporate, government, military, and kama’aina, and people from these sectors were already waiting for the hotel to open. *“It’s a lot closer than having to drive in from Waikiki to do business, which is what we were counting on,”* said Cho. *“It also turns out that kama’aina are happy to have an affordable place in Kapolei where visiting family and friends can stay. For the budget conscious, we are the best alternative to staying at a hotel in Waikiki or Ko Olina.”* ■



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CAN SAVE YOU MORE THAN **40%** on the cost to run your car. With Hawaiian Electric's EV rates, you can charge your EV when rates are at their lowest.



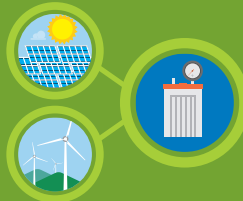
## CLEANER FUELS

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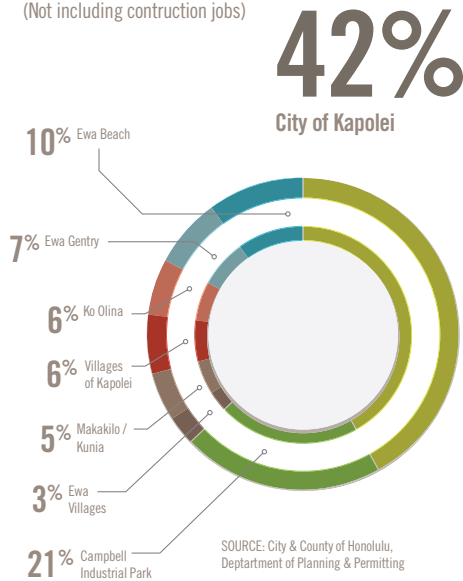


# Kapolei by the numbers

## Why job numbers have changed

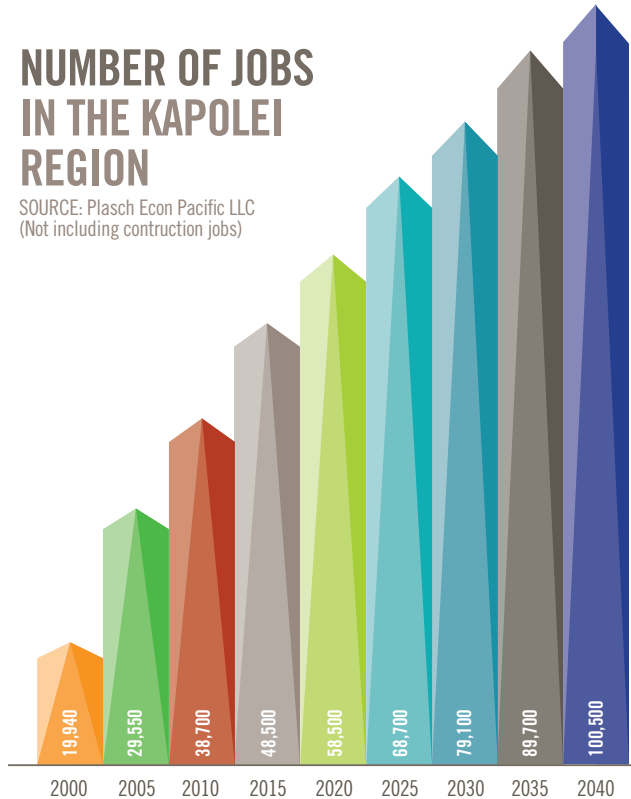
### CURRENT JOB CENTERS IN THE KAPOLEI REGION

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



### NUMBER OF JOBS IN THE KAPOLEI REGION

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



Each year, Kapolei Magazine reports on population, housing and job estimates for past years and projections for future years in the Kapolei region. These numbers are provided by Plasch Econ Pacific LLC (PEP). While this year's population and housing numbers show small changes from 2015, this was not the case for jobs. The job numbers are significantly lower than 2015. Our job figures are preliminary because of incomplete and inaccurate regional job counts due to a nationwide change in methodology by the U.S. Census Bureau (Bureau).

Until 2000, the Bureau's estimates for regional employment were based on responses from a large percentage of residents who answered a question on the "long census form" about the work location of each household worker.

However, more recent estimates are less reliable for a number of reasons. First, job estimates by location are now based primarily on survey responses from businesses. Some businesses that have employees at multiple locations may not accurately report the job site of each employee (e.g., large construction companies with many job sites, companies with many regional offices, etc.). Second, the Bureau now omits some sectors of the U.S. economy, including but not limited to government, crop and animal production, self-employed, and private households. Third, for some regions and sectors, the Bureau reported declines in jobs where declines did not occur. For example, the Bureau reported that, for the 2000–2010 period, Kapolei experienced a major loss of jobs in retail trade, which was not the case.

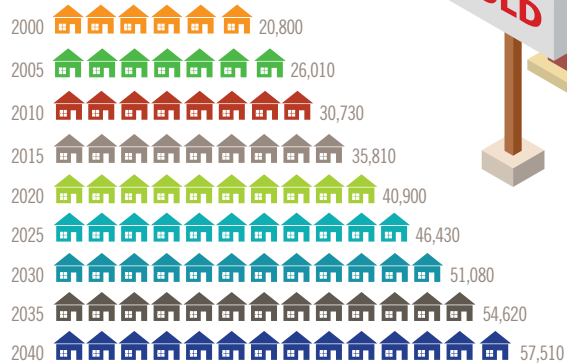
The City and County (City) revised its most recent Kapolei job figures downward to be consistent with the Bureau's latest estimates. The City added government jobs, but did not adjust for jobs that were not counted or were undercounted by the Bureau.

PEP's job estimates and projections in past years were generally consistent with those developed by the City. This year, however, the job numbers are higher than the City's because PEP made adjustments and corrections to the Bureau's estimates. Even so, PEP's numbers are lower than its past ones. Since these numbers are no longer complete and accurate, PEP chose to provide estimates and projections that are more conservative. ■

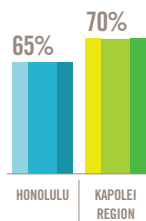


## KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



### HOME OWNERSHIP RATE



SOURCE: 2010 Census

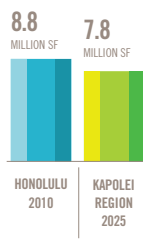
### MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

### COMMERCIAL SPACE

Kapelei tomorrow vs. Honolulu today

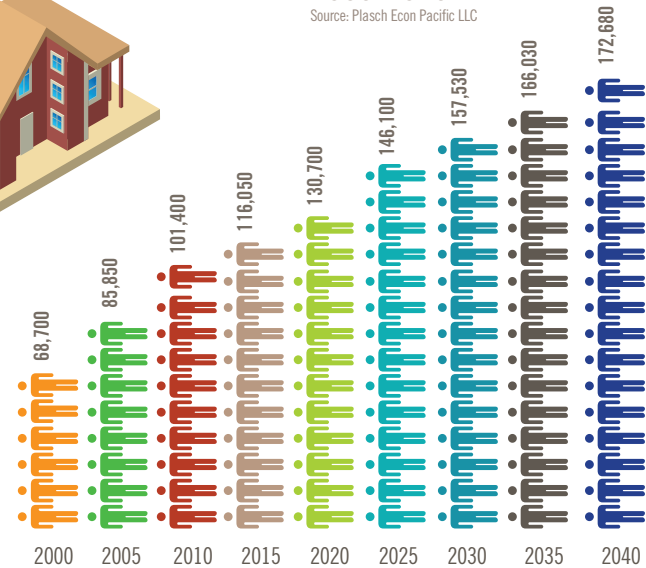


SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander



## KAPOLEI'S POPULATION GROWTH 2000-2040

Source: Plasch Econ Pacific LLC



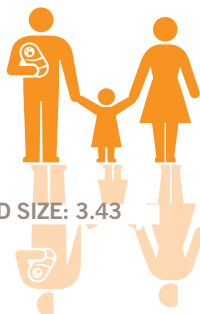
## KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

### EDUCATION:

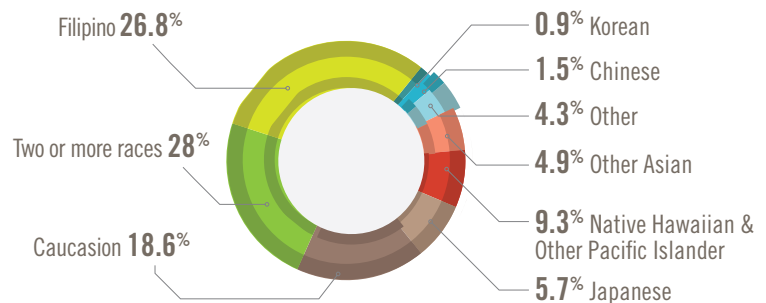
High school – 30.1%  
Some college – 26.1%  
Associate's degree – 11.6%  
Bachelor's degree – 17.5%  
Graduate degree – 6.6%

Source: 2010 U.S. Census



## KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



\* Data provided by Kapelei Properties LLC.



# ***New Investments Spur Economic Growth***

As Kapolei grows and evolves, so will the pattern of economic development in the region. Since 2010, western Kapolei, which includes the City of Kapolei, Kalaeloa, West Kapolei and Ko Olina, has been the major growth center in the region, accounting for 53 percent of the jobs. While western Kapolei will still hold its own as the region's civic and commercial center, East Kapolei is the next area of expansion. According to projections, by 2040 East Kapolei is expected to deliver 29 percent of the jobs in Kapolei, as western Kapolei's share declines to 46 percent.



# Ka Makana Ali'i fuels the shift to East Kapolei and benefits native Hawaiians

The impetus for this shift started with the development of Department of Hawaiian Homelands (DHHL) holdings and the openings of the Salvation Army's Kroc Family Center and the University of Hawaii West Oahu campus.

Perhaps the biggest boost to date is the more than \$500 million Ka Makana Ali'i, the 1.4 million-square-foot mixed-use regional mall being developed by DeBartolo Development. Phase One recently opened with anchor Macy's, and will have a lineup of about 100 international, national and local tenants when completed. It will also include Hawaii's first Hampton Inn & Suites that caters to business and neighbor island travelers.

▼ Below: Ka Makana Ali'i prepares to open in October 2016.



At full build out, Ka Makana Ali'i will have more than 150 shops and restaurants, a luxury movie theater, two hotels, and LEED-certified office space. DeBartolo envisions the mall as a major visitor destination with Phase Two enhancements set to include a collection of luxury tenants, distinctive dining concepts and a major entertainment venue. The mall is expected to create thousands of jobs for residents.

According to Rich Hartline, vice president of development for DeBartolo Development, Ka Makana Ali'i offers excellent opportunities for businesses to invest in Kapolei. *"From international retail giants to local boutiques and businesses, our tenants understand the incredible business opportunity that exists here in Kapolei. That's why we were very fortunate that so many great companies chose to open new locations here at Ka Makana Ali'i."*

One of the most significant impacts of the mall will be felt by native Hawaiians. The mall sits on Hawaiian Homelands property under a 65-year lease agreement that is expected to generate more than \$1 billion in revenue over the life of the lease. The funding will support the construction of thousands of new homes for DHHL beneficiaries, as well as programs and resources that benefit native Hawaiian interests statewide.

## City of Kapolei has room to grow

Multiple projects in the urban core are bringing an interesting mix of entertainment, retail, health, social, and church services to Kapolei.

## Regal Kapolei Commons 12

Kapolei Commons sits on the western edge of the City of Kapolei with Ko Olina Resort to the east. The lifestyle shopping center consistently attracts a steady stream of shoppers to big name national retailers like anchor tenant, Target, TJ Maxx, Ross, Office Max and Petco, as well as 30 other retailers including local favorites like Aloha Salads, Down to Earth, Ruby Tuesday, Hawaiian Island





*“Attendance figures [at Regal Kapolei Commons 12] have far exceeded our expectations .... Kapolei is a very family-oriented community with higher than average population in the 12- to 18- year-old demographic.”*

- JEFF DINSMORE, Director of Development and Asset Manager, Kapolei Commons



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Creations, Kua Aina Sandwich, and Eating House 1849 by Roy Yamaguchi, which is scheduled to open in Fall 2016.

The center recently expanded with its latest attraction, Regal Kapolei Commons 12, the first of its kind luxury theatre in the islands. Since opening in April, theatre-goers have been enjoying the pleasure of oversized, fully reclining seats with food and beverage trays. And an expanded menu goes beyond the usual concession fare. Imagine a gourmet

“kimchi” hot dog, fresh pizzas in three flavors – Margherita, Lemongrass Chicken and Kalua Pork – and popcorn with flavors like Jalapeno Cheddar, Zebra (drizzled with chocolate and white chocolate) and Coconut Bliss.

It’s hardly surprising that the theatre is one of the busiest in the state. “Customer response has been fantastic,” said Jeff Dinsmore, director of development and asset manager for the owners, The MacNaughton Group, Kobayashi Group

and Craig Realty Group. “Attendance figures have far exceeded our expectations. We’ve even seen an increase in traffic to Kapolei Commons since the theater opened. The number of cars entering the property is up 26 percent since opening.”

Dinsmore said that attendance is very high at “G” and “PG” movies, with lots of kids attending with their parents, grandparents, aunts and uncles. “Kapolei is a very family-oriented community with higher than average population in the 12- to 18- year-old demographic.”

#### Leihano

Leihano is Kisco Senior Living’s 40-acre mixed-use development in the City of Kapolei, whose centerpiece is the Ilima at Leihano senior living facility. The facility sits on 3.8 acres, leaving a spacious campus for other uses. Kisco’s strategy of selling one-to-five acre fee simple parcels to buyers has been going well, with two organizations already in operation, and two others with facilities in the planning stages.

#### National Kidney Foundation

The National Kidney Foundation of Hawaii (NKFH) recently broke ground on a dual-function, three-story





building for its West Oahu operations. Plans call for “The Senator Daniel K. Akaka Community Center” to occupy the ground floor. It will be open to community organizations at no or very low cost, and will include a conference room and a library for Senator Akaka’s career papers and books. The rest of the building will be the “The Kidney Resource Center,” which will include a certified teaching kitchen, fitness rooms, health education classrooms, and private rooms for counseling. It will also house the clinical, research and outreach staff, in addition to most of the executive and administrative personnel. Residents will have access to free kidney screenings and lifestyle education classes. NKFH also plans to lease out office space to physicians and other allied health professionals. The facility is targeted for completion in 2018.

NKFH spokesperson John Aeto said that locating this major facility in Kapolei was a no-brainer. *“It is clear that Native Hawaiians/Pacific Islanders and Asians are among the ethnic groups with the highest risk of chronic kidney disease, and we found that these groups are concentrated in West Oahu. We also found that more and more of our staff is in West Oahu. Our decision to ‘Go West’ was also influenced by Kapolei’s growth.”*

#### **Lili’uokalani Trust**

The Lili’uokalani Trust, which serves orphan and destitute Native Hawaiian children and their families, selected Kapolei for the site of its next regional office.

▲ Top left: The National Kidney Foundation of Hawaii’s new facility will feature the Senator Daniel K. Akaka Community Center on the ground level.

➤ Top Right & Right: The Kalaeloa Professional Center expects to welcome a range of businesses including medical and administrative offices.

*“The numbers we serve in West Oahu are growing, and our Kapolei location will better serve our beneficiaries in West Oahu communities,”* said Kau’ilani Arce, the Trust’s special projects manager.

The Trust is operating out of the former sales center for Kisco’s Ilima at Leihano, which sits on the two-acre parcel it purchased. The facility serves as a temporary office and meeting space while the Trust makes plans for a permanent facility to be constructed in a few years. In the meantime, Trust staff members throughout the state are currently using the building as a hub for planning and coordinating future trust activities.

*“As the facility has only recently become operational, we are still determining the facility’s long-term use,”* said Arce.

#### **C.S. Wo**

Although West Oahu already makes up a good part of their customer base, C.S. Wo has been looking for a Kapolei location for years – the better to enhance customer service and convenience, and be part of a growing and thriving community. They finally found it on the Leihano campus.

The 60,000-square-foot store, now under construction, will be Kapolei’s







▲ Above: CS. Wo's 60,000 square foot Kapolei store is Oahu's 5th location on Oahu.

home furnishings center, according to Mike Wo. "We're bringing our HomeWorld, Ashley Homestore, Red Knot and SlumberWorld brands to give customers a wide selection of styles and values all under one roof."

"It will be the first store we've designed from the ground up in a very long time," he said. "It will incorporate the latest technology, lighting and display features as well as a photo voltaic system."

Opened in October, the store will employ about 30 team members. It is already about 85 percent staffed, with the great majority from West Oahu. This will be the C.S. Wo's 5th location on Oahu.

#### St. Jude Catholic Church

With six parishes in its geographic area from Waipahu to Waianae, St. Jude Catholic Church was looking for 10 to 12 acres in a central location and in their price range to build a 1,200- to 1,500-seat church for its parish. The Leihano site fit the bill.

"We anticipate that by 2035, over 70,000 people will be within our geographic boundaries, which would compute to about 3,600 active parishioners," said Marlene De Costa, director of real estate for the Roman Catholic Church in Hawaii. "We are planning to hold five masses a weekend, so this 1,200-1,500 seat church is our goal."

While the church is in the design stage, a construction schedule will depend on construction costs in a time when the industry is at its peak. Future plans include an elementary school, an outreach center and a gathering area for the church community.

#### Kapolei Business Park Phase 2

In this hot industrial real estate market, Kapolei Business Park Phase 2 is already 74 percent sold or committed. Construction is also active as projects come on line. Currently, Avalon Development Company is project and construction managing American Tire Company's 24,000-square-foot warehouse, which is nearly complete. At the same time, it is also project and construction managing the new Medline Industries, Inc. 100,000-square-foot distribution facility, with completion expected in April 2017. Medline is the largest manufacturer and distributor of health care supplies in the U.S.

"Medline has been searching for space to expand into for years," said Steven Kothenbeutel, Avalon Development's executive vice president and chief

development officer. "Understanding that the industrial leasing market was tight and quality spaces were limited, they opted to purchase four acres from us. Since then, we've collaborated with Medline through our project and construction management divisions to deliver their new 43-foot-tall 100,000-square-foot concrete tilt-up facility."

Avalon is also developing a 94,000-square-foot tilt-up concrete warehouse for lease. The facility will feature 40-foot interior clear height, loading docks for 40-foot containers, and ample parking. Anticipated delivery is Spring 2018.

#### Kalaeloa Professional Center

As Hunt Hawaii revitalizes nearly 540 acres of land in Kalaeloa, it has brought to market a newly renovated single-story office building with over 34,000 square feet of leasable office and retail space. If tenants wish, they can use available architectural and construction services to customize their spaces, which can range from 960-square-feet to large contiguous spaces of over 8,900-square-feet, and are ready for build-out. The Center also has eye appeal, with an attractively landscaped central garden atrium, plus ample tenant and customer parking.

The Center's current tenant is The Warrior 'Ohana Medical Clinic, an approximately 13,000 square foot Tripler Army Medical facility, that has operated in a portion of the Kalaeloa Professional Center since 2011. In coming months, Hunt Hawaii expects to welcome a range of businesses into the Kalaeloa Professional Center, including medical offices and services, retail, and administrative offices for a number of businesses. This will bring more critical services and jobs to the area.

"Including Kalaeloa Professional Center, we have renovated over 3.5 million square feet of commercial industrial, office and retail space," said Thomas Lee, senior vice president at Hunt Companies.

"This revitalization of Kalaeloa has drawn 40 new businesses to the area, each of which has meant much needed jobs for West Oahu residents, as well as products and services that are that much more convenient." ■



PROFILE

## Creating a New Industry

Chris Lee

Founder and Director, Academy for Creative Media,  
University of Hawaii System and UH West O'ahu Campus

Why did Chris Lee, a Hollywood mogul (president of production for TriStar Pictures and Columbia Pictures) who oversaw such Academy Award-winning films as Jerry Maguire, Philadelphia and As Good As It Gets, decide to come home to Hawaii to set up and head the University of Hawaii's 11-campus Academy for Creative Media System (ACM)?

Lee hasn't forgotten how challenging it was for a local boy to break into the Hollywood motion picture industry. Counting on the fact that local ties are strong, he connected with Bonni Lee, a studio executive, and sister of well-known Hawaii producer and filmmaker, Edgy Lee. After he had started as a freelance script reader for TriStar Pictures, Bonni Lee took him to dinner (Chinese), gave him a list of contacts and, as the cliché goes, the rest is history.

In a sense, this is what Lee wanted to do for Hawaii's young talent. "I didn't want to export talent to Hollywood," said Lee. "I wanted to develop local talent so they can work in Hawaii and use their creative media skills to produce content for any company or client, and for themselves as well."

**"A city [Kapolei] is not a city until you have manufacturing capacity. This is the ideal location for the new intellectual property industry."**

There's a broader vision driving ACM. "I see the potential for a 4th leg in our economy that will move us away from over-reliance on service jobs," Lee said. "It will also keep our students in the islands because they'll be able to earn living wages in this new creative IP (intellectual property) industry."

Unlike manufacturing, the IP industry is broadband-based, which uses computer animation, cinema, video games, smart phone apps, social media, and transmedia to reach global audiences. Lee is excited that UHWO's program will be getting a new \$37 million student production building cementing the campus as the hub of creative media education in the state.

Lee, who is an Iolani and Yale graduate, sees a lot of talent in West Oahu, like the students at Waianae High School's Searider productions. "They're so engaged in media that they were already doing augmented reality years before Pokemon Go or any campus at UH."

Lee said that YouTube and the iPhone didn't exist back then. Ryan Higa, a 26-year-old Hilo native, is a good example of how a talented comic first used YouTube to share videos with

family and friends, and ended up getting millions of hits (68 million for a single video) for the now wildly popular videos on his YouTube channel <https://www.youtube.com/ryanhiga>.

All this being said, Lee's heart is never far from movie production. While he's still producing films, though not as frequently, he has his eyes set on another goal – building a movie studio in West Oahu. "The State is working on a report that will identify possible sites for a new production studio, but I think the only place that makes sense is West Oahu," said Lee. "It's the only place that has enough available industrial lands to build a studio that will accommodate big productions."

He believes this will also be good for Kapolei. "A city is not a city until you have manufacturing capacity," he said. "This is the ideal location for the new IP industry. And it's clean."

Lee imagines a studio with enough space for multiple stages and a filmable back lot, which would also be a tourist attraction that generates revenues to sustain the studio. "Like a mini-Universal Studios." ■





## ***The Changing Face of Hospitality***

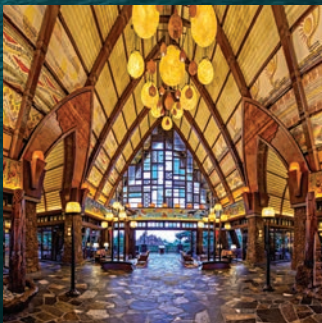
There's a new glossary to describe hospitality accommodations in West Oahu. They include the existing and upcoming five-star resorts in Ko Olina Resort, as well as a new focused-service hotel and an all-suite full service hotel in Kapolei. Ko Olina's luxury full service destination resorts will be the draw for affluent national and international visitors, while the Kapolei hotels will appeal to more practical business, government and budget conscious travelers, especially those from the neighbor islands.





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### Four Seasons Resort brings luxury to the senses

The newly opened Four Seasons Resort O'ahu at Ko Olina is the first Four Seasons property on Oahu. It offers signature Four Seasons luxury at the 17-story ocean side resort along the spectacular Ko Olina shoreline. Each of its 371 spacious and well-appointed guest rooms and suites has furnished private lanais, where guests will have a sense of living in the outdoors.

The resort indulges all of the senses, particularly in its five distinctive restaurants. While each eatery has its own character, they all share the same basic approach. In shaping the various restaurant concepts, Executive Chef Martin Knaubert says, *"Who knew we'd be able to get locally grown asparagus and watercress on Oahu? Having access to local, organic farms producing the highest quality products and an unexpected harvest, and the bounty of fresh and rare catch offered by the island's top fishermen, creates an extraordinary opportunity for me as a chef, but most importantly for our guests to experience fresh, innovative cuisine."*

*"There's an incredible level of skill and creativity found among Hawaii's next generation of chefs," Knaubert says of his handpicked team. "And there's such a strong multi-cultural history here that we felt confident in opening five distinct food and drink establishments, each offering its own tasting palate."*

### Five distinctive dining experiences

**Fish House** – A line-to-table seafood restaurant for lunch, dinner and drinks, this toes-in-the-sand restaurant sits on the edge of the resort's white sand beach. Expect gigantic seafood towers, buckets of iced fresh catch, Hawaiian-style lobster and clam bakes, enjoyed with a local draft beer created exclusively for Four Seasons by Chef Knaubert. Even the classic Bloody Mary is loaded with spicy grilled shellfish and pickled veggies. Land-based dishes are also featured.

## The Soul at the Center of the City of Kapolei

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*“Four Seasons Resort O‘ahu at Ko Olina indulges all of the senses, particularly in its five distinctive restaurants.”*







**La Hiki** – An update of the exotic pan-Asian restaurant, La Hiki offers the best of traditional Chinese, Japanese, Korean, Malaysian, Thai and Vietnamese cuisines. Interactive stations bring guests and chefs together, and small plates encourage a communal dining experience and the opportunity to try something new.

**Noe** – The best choice for special occasions, its changing menu offers dishes best described as Capri-meets-Oahu. Southern Italy's characteristic light flavors shape dishes inspired by local seafood, top quality meats and homemade pastas accompanied by Italian wines – many never before available in Hawaii.

**Waterman Bar & Grill** – This vintage Hawaiian surf-style restaurant pays homage to Hawaii's legendary watermen and their exceptional connection with the sea. Light lunches, sunset cocktails and early dinners bring the state's famous food truck cuisine with shrimp-shack specials, microbrews, umbrella cocktails and even booze-soaked popsicles for a refreshing change of pace.

**Hokule'a** – The open air lobby lounge is the perfect place to start the day with morning coffee and a light breakfast, or for late afternoon cocktails, tapas and music by local artists.

#### **A sensual blend of luxury and traditional healing**

*Naupaka Spa & Wellness Center* offers an abundance of health and wellness treatments that are inspired by Hawaiian healing practices. The spa occupies four floors, and features fourteen indoor treatment rooms, indoor hot and cold plunge pools, steam room, sauna, needle shower, two Himalayan salt chambers, relaxation areas and change rooms, and the resort's fourth pool that includes an outdoor lap pool and whirlpool. A barbershop and a feng shui-inspired Billy Yamaguchi Salon complement spa offerings. Outdoor treatments are offered in tranquil muliwai massage hailes overlooking the Pacific and the Resort's lush gardens. There are even Keiki O Ka 'Aina therapies for children aged 11 and under, and 12 to 17 aimed at teaching the necessity of self-care and body awareness.

All five senses are fully engaged at the Four Seasons Resort O'ahu at Ko Olina.

#### **China Oceanwide Holdings plans five-star resort at Ko Olina**

Oceanwide Resort HI LLC acquired more than 17 oceanfront acres in Ko Olina with plans to build a five-star resort that will include three mid-sized towers – two towers for two separate hotels totaling 450 luxury hotel rooms, and one tower with 150 luxury residential condominium

< *Hampton Inn & Suites by Hilton, a focused-service hotel, offers guests affordable, quality accommodations in Kapolei at the Ka Makana Al'i mall.*



units. The property is bordered by the Beach Villas at Ko Olina and Marriot's Ko Olina Beach Club.

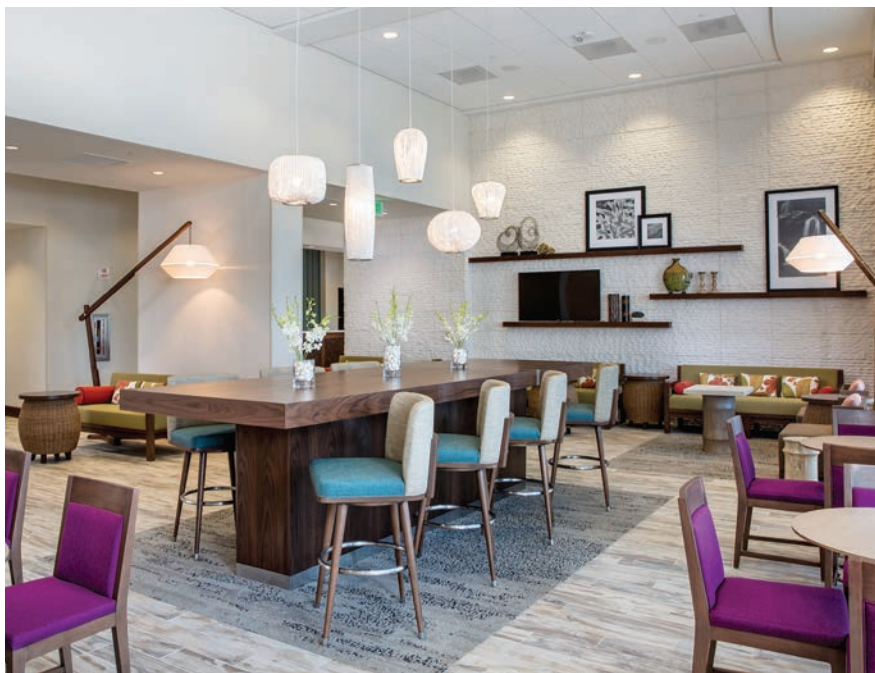
The resort is still in the planning stages, according to Steven Wang, senior vice president of Oceanwide Resort HI LLC. *"We plan to start construction in the first quarter of 2017, and anticipate completion in the last quarter of 2020."*

While Wang could not disclose the particular resort brand, he confirmed that it will be a five-star brand, targeting domestic and international markets, including China, Japan, Korea and Canada. *"We believe the weight of the China market will be elevated, but not excessively,"* he said. *"We also think the visitors we draw will complement the current guest profile for Ko Olina, and may even attract a group that would not normally visit the resort. This will enhance the resort as a whole."*

The nearly \$200 million Ko Olina acquisition represents the company's first investment in Hawaii, but according to Wang, will not be the last. The China Oceanwide Holding Group Co., Ltd., which is headquartered in Beijing, China, is a global company that engages in finance, real estate, energy, culture and media, and strategic investment businesses.

*“We’ve received many applications from those living on the west side who find the opportunity to work close to home very appealing.”*

- WADE GESTEUYALA,  
General Manager,  
Hampton Inn & Suites by Hilton



#### **Hawaii’s first Hampton Inn & Suites opens in Kapolei**

Billed as a focused-service hotel, Hampton Inn & Suites by Hilton opens this fall at the new Ka Makana Ali’i shopping center in east Kapolei. This upper mid-priced hotel serves budget conscious travelers who want quality accommodations in a convenient location – in this case, within the shopping center itself.

“The hotel is Oahu’s only Hampton Inn & Suites,” said Wade Gesteuyala, general manager. “It brings Hilton Worldwide’s well-known brand standards at an affordable price, including complimentary daily breakfast for guests and all the benefits of the Hilton Honors program.”

Gesteuyala said the hotel will be appealing to members of the military, kama’aina, vacationers, and Hilton Honors members looking for a good quality, affordable option. *“It will also be a good choice for many school sports tournaments, and the new tennis competition coming to Oahu.”*

The 175-room hotel is owned by Ka Makana Ali’i Hotel LCC and managed by Aqua-Aston Hospitality. It is staffing up with local applicants, including West Oahu residents. He said, “We’ve received many applications from those living on the west side who find the opportunity to work close to home very appealing.”

#### **Embassy Suites at Leihano**

The high-end all-suite Embassy Suites by Hilton will be the first non-resort

full service hotel in Kapolei. Now under construction and slated to open in late summer/early fall 2017, the Kapolei Embassy Suites will offer an upgraded travel experience for both short and extended-stay visitors coming to Kapolei for business or pleasure.

Guests will have two-room suites with a separate bedroom and living area, and a door in between for privacy. They will appreciate the free cooked-to-order breakfasts to start their day, or wind down at the complimentary Evening Reception with free appetizers and both alcoholic and non-alcoholic beverages. The Kapolei Embassy Suites will also have a paid restaurant and bar, swimming pool, and meeting rooms.

Kapolei Hotel Partners LLC, a development partnership of Utah-based Thackeray Garn Co., and Western States Lodging, has franchised with Hilton Worldwide to bring its all-suite Embassy Suites to Kapolei. The planned \$60 million, seven-story, 180-room hotel will be located on nearly three acres within the Leihano campus in Kapolei. The partnership purchased the land from Kisco Senior Living, owner of the Leihano campus.

“We’re excited to be involved in this project,” said Andy Pettingill, Western States Lodging’s vice president of hotel operations. “It will be the first full service hotel in Kapolei outside Ko Olina Resort. We believe it will be a great addition to the City of Kapolei.” ■



## PROFILE

## A Gathering Place for Family and Friends

### Jobbie Domenden

Chef, Four Seasons Resort  
O'ahu at Ko Olina

Molokai born and raised, Jobbie Domenden grew up fishing with his father to catch the evening meal for the family and helping with the gardening to put fresh vegetables on the table.

*"On Molokai, the barge came twice a week with food and supplies, but they were expensive and jobs were scarce, so families like mine learned to live off the land and sea," said Domenden. "We also learned not to overfish, so we never caught more than we needed for a meal."*

It was a simple, frills-free life. *"We didn't know anything else, and I can honestly say it was a happy childhood,"* he said.

The Domenden house was a gathering place for family and friends, and they often had potluck get togethers. *"We cooked 'big' and we would barbecue and prepare typical Filipino and local comfort food,"* he said, recalling one of his favorite dishes – fresh grilled fish served with a soy chili pepper water dipping sauce.

During high school, Domenden worked as a butcher for the town's grocery store, Friendly Market, where he learned different food preparation skills. But it was the family feasts that stimulated his creative juices. He loved to cook!

Seeing Jobbie's passion for cooking, his brother and sister-in-law would often prod him to consider becoming a chef. He watched a television commercial from the Western Culinary Institute of Le Cordon Bleu in Portland, Oregon and wondered, *"Why not?"*

After graduation from Le Cordon Bleu, he came home to an internship at the former Palomino Restaurant in Honolulu. He so impressed the chef that he was offered a job, and worked his way up from prep cook to sous chef. From that point on, his career took off.

He went on to hone his skills in desserts and pastries with Restaurants Unlimited, and from there fast tracked to executive chef at restaurants in the Pacific Northwest and Hawaii, where he would create Polynesian, Asian and Mediterranean dishes.

Then in 2015, when the Four Seasons O'ahu in Ko Olina was hiring, he decided to apply for a sous chef position. Executive Chef Martin Knaubert had other ideas. After tasting the dishes Domenden prepared during the interview,

he offered him the role of chef at La Hiki, the Resort's Pan Asian destination dining outlet. Domenden remembers thinking, *"For real? Am I dreaming?"*

There couldn't be a better chef for La Hiki, where the atmosphere is relaxed and communal, very much like the gatherings at Domenden's family home on Molokai. The cuisine is familiar local fare – traditional Chinese, Japanese, Korean, Malaysian, Thai and Vietnamese.

Now, Chef Domenden is creating his own family in Ewa, where he and his wife are about to welcome their first child in early 2017. But his roots are never far from his mind. Whenever he can, he goes back to Molokai where he and his younger brother still get together to fish for the family dinner. ■









# Kapolei Area Long-Range Master Plan

EWA, OAHU, HAWAII

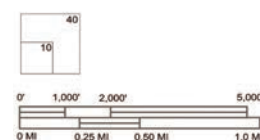
## Land Use Classification

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

## CIRCULATION

-----	Railroad
.....	Transit

## ACRES/MILES



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

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## ***Live, Work, Play: Mixed-use living***

The marketing tagline that has become synonymous with Kapolei is playing out in several new neighborhoods and communities within Kapolei. For some, it's as literal as residents actually living, working and playing in live-work homes that have both residential and commercial spaces. Others have all the amenities and services of a city within close proximity – even within walking distance – to where they live. Many others have all those options within a master planned mixed-use community that's designed around the live/work/play concept.



### Mixing it up at Mehana

With nine out of 10 planned neighborhoods already complete, D.R. Horton Hawaii's Mehana at Kapolei is a good example of a well-planned, walkable, mixed-use community. Located in the heart of Kapolei just south of Kapolei Parkway, at full build out Mehana will have about 1,000 affordable and market-priced homes, including more than 100 live-work homes. The development also has commercial and retail units for businesses looking to relocate or expand their enterprises. And there's a brand new elementary school, Ho'okele, located on 1.7 acres donated by D.R. Horton, which is within walking distance for young residents.

The community also has its own "play" amenities. These were strategically designed and located from the earliest stages of planning. For example,

- The centrally located (MAC) Mehana Activities Center features a 2,900-square-foot pool, a large multipurpose room for parties, meetings and gatherings, and a smaller meeting room.
- A unique feature is the 18,500-square-foot Pawsome Park, the off-leash dog park that's open to residents every day of the week from 7 a.m. to 7 p.m. Two separate areas within the park are set aside for smaller and larger dogs, where they can run freely. Their two-legged owners can also sit and relax at tables and benches scattered throughout the park.
- Sundial Park is a playground built especially for toddlers and small children who live in Mehana. The main attraction is a covered play structure ideal for sliding and climbing.

Other amenities are still under construction – the Rail Trail walking and biking path around the entire perimeter of the community, the TRAC (tricycle park) and Kapolei Green Park, a neighborhood park that will eventually be turned over to the City & County of Honolulu.

### Ilima at Leihano – Kapolei-style senior living

Now in the midst of its soft opening, Kisco Senior Living's Ilima at Leihano independent living, assisted living and memory care community already has more than a dozen independent living residents and a growing number on the



wait list. The community just recently received its Assisted Living Facility license and looks forward to celebrating its grand opening in January 2017.

The three-story complex sits on 3.8 acres within the Leihano campus, and has 84 residences, including 16 memory care residences that are located in its own secure area with a large outdoor garden. Residences range from 410 to 995 square feet, and are available in studios and two-bedroom, one-bath residences.

But Ilima at Leihano is more than just a residence for seniors. It's also an active community that stresses The Art of Living Well for all of its residents. They can engage in activities such as ukulele lessons, art classes, educational speakers, on-site games and off-site excursions for shopping and sightseeing.

"There's already a real sense of community at Ilima at Leihano," said Mark Tsuda, executive director. "For us, it's about fostering independence and a feeling of ohana so that our residents can be as active and social as they want to be as they enjoy their next journey in life."

*"There's already a real sense of community at Ilima at Leihano. For us, it's about fostering independence and a feeling of ohana so that our residents can be as active and social as they want to be as they enjoy their next journey in life."*

- MARK TSUDA,  
Executive Director,  
Ilima at Leihano





< Photos Courtesy of Kapolei Lofts

Tsuda said in addition to filling the need for a senior living community in West Oahu, they have also hosted the events of local groups including area public schools and fitness clubs. Most recently, they hosted the National Kidney Foundation of Hawaii's groundbreaking ceremony for its Kidney Resource Facility and Senator Daniel K. Akaka Community Center. They also look to hire locally whenever possible. *"Several recent graduates of Kapolei High School have avoided the downtown commute by hiring on to our Dining Room staff. They are great! We look forward to more opportunities to support the community as we grow."*

#### Renters love Kapolei Lofts

With its fourth and final block completed in July of 2016, Kapolei's first rental apartment community, Kapolei Lofts,

has introduced a new style of city living to Kapolei. Located at Wakea Street and Kapolei Parkway, it is within the urban core.

The apartments are contemporary, sophisticated and well designed. One-, two- and three-bedroom units are available in 17 different floor plans. They have spacious lanais, nine-foot ceilings, walk-in closets, central air, Whirlpool appliances – including washers, dryers and dishwashers – granite counters, kitchen islands with built-in storage, wood-grain laminate flooring, wall-to-wall carpet in bedrooms and porcelain tile flooring in bathrooms.

Residents are particularly happy with the complex's amenities, which include a resort-style swimming pool, sun deck

with cabanas, wet bar and grilling areas, a fitness center with exercise equipment, and a cyber café with complimentary Wi-Fi and a big screen TV.

Another big hit is the self-service pet spa, where four legged residents can get the full treatment – shampoo, conditioning, flea treatment, rinse and blow dry. Pets and their owners can also get some exercise along Palailai Mall, a linear park with sidewalks and open space that runs through the property. There are also pet waste stations throughout the community.

The less obvious, but equally important amenities are the 6,000 photovoltaic panels that produce energy for common areas and demand-response water heaters in apartments, and the 18 electric vehicle charging stations.

When all its features are taken together, it's no surprise that Kapolei Lofts won NAIOP Hawaii's 2016 Green Building Award and New Project Award. It also won the Builder Magazine Golden Nugget Award recognizing developments that improve their communities through exceptional concepts in design, planning and development. ■





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# Western Kapolei: The Last Frontier

As Kapolei builds out, there are three projects (two mixed-use residential and one industrial) that are the last frontier for development on entitled, developable, advantageously sited land anywhere on Oahu, and certainly in Kapolei. Besides being prime candidates for development, their locations close to Kapolei's commercial centers to the east and the Ko Olina Resort to the west add significant value to their investment potential. They also have the advantage of easy access to the region's major transportation corridors and a planned mass transit hub for the Honolulu Rail Transit Project.

## Makaiwa Hills

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

## Kapolei West

Just south of Makaiwa Hills, Kapolei West is bordered by the City of Kapolei, the Kapolei Commons regional shopping center, and the Ko Olina Resort. Kapolei West is master-planned as a resort mixed-use property. It is unique in that it is fully zoned and shovel-ready with infrastructure systems planned and being constructed. It is approved for residential, commercial and recreational uses, and will have about 2,500 single and multi-family residences. The project also includes land for an elementary school and several parks.

## Kapolei Harborside

Kapolei Harborside is the largest, most continuous industrial parcel on the island of Oahu where industrial real estate is a rare commodity. This project by Kapolei Properties Division covers 335 prime industrial acres next to Kalaeloa Barbers Point Harbor, the state's second business harbor; the James Campbell Industrial Park, the state's largest industrial park; and a Foreign Trade Zone. Minutes away from H-1 Freeway, Kapolei Harborside will be at the center of new industrial, light manufacturing, maritime, and mixed-use developments that will expand the industrial real estate market on Oahu. ■



## PROFILE

## An Island Attitude at 'Ilima at Leihano

### Mark Tsuda

Executive Director, 'Ilima at Leihano,  
a Kisco Senior Living Community

There's a certain sensibility that marks island-born people. For someone who was island born (Oahu) and raised (Guam), and spent almost his entire working life in the hospitality industry in Hawaii, Guam, the Caribbean and South Pacific, Mark Tsuda has a real appreciation for island attitudes. And he brings this unique perspective to his position as executive director of 'Ilima at Leihano, a Kisco Senior Living Community.

Tsuda was introduced to the travel industry through a part time job at the Outrigger Waikiki Surf – the best he could find while a student at the University of Hawaii at Manoa. It turned out to be a pivotal experience.

*"Something new is always happening at a hotel," he said. "You're also learning about different people and cultures, and making sure they have a great experience."*

He got his degree from the University of Hawaii School of Travel Industry

Management, and began his career with Oahu hotels owned by Azabu USA. He was then recruited by another hotel group to work in Guam. The next break came when Mandara Spa (Steiner Leisure Group) recruited him to develop and operate spa operations as well as sales/marketing and financials in Hawaii, Guam, Saipan, Fiji French Polynesia, and sales and marketing in the Bahamas and Aruba. He was later recruited by Blackstone Real Estate Advisors' Golden Door/LRX Spas to do the same in Florida and Jamaica.

*"I would never trade these experiences for anything, but they took me away from home for months at a time, which was tiring," he said. He finally came back to Hawaii when he was recruited to head up Jams World.*

Then recruiters came calling again. This was for the position as executive director of 'Ilima at Leihano. Tsuda underwent a vetting process that included telephone interviews, on-line competency and personality tests, and a trip to the

company's Carlsbad home office for interviews lasting an entire day.

*"This was the most rigorous interview process I've ever experienced,"* said Tsuda, who later learned that the company had been searching for an executive director since the construction phase of the community.

Now, Tsuda is putting his hospitality and operations management experience to full use. "At 'Ilima, we're operating a senior living facility, but we're also creating an place where residents are made to feel like family. This is where island culture comes in. The food and culture may be different, but island people everywhere are warm and unpretentious people who live in close-knit communities. Family comes first, and everyone is made to feel welcome. This is what our staff, who are mainly from West Oahu, brings to our residents in the most genuine way. It's a happy place."

It's also important for staff to be happy, and Tsuda's greatest satisfaction is giving them the chance to develop their skills and balance their work and home life with jobs in the community. A long-time resident of Kapolei, he no longer has to commute to town as he is just two miles away from the office. "This has changed my lifestyle by giving me back over three hours a day every day." ■





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## **Kapolei: Leading the Wave of Investment and Economic Development**

### **Eugene Tian**

*State Economist,  
Hawaii State Department of Business, Economic Development & Tourism*

Kapolei Magazine invited DBEDT's Eugene Tian to give us an overview of national and local economic conditions, and how they are impacting Kapolei's development. It confirms what we already know – Kapolei is the fastest growing region in the state.



### Fastest Growing Community

To get an idea of how fast Kapolei has grown, it's instructive to compare growth rates from 2000 to 2014. Over that time, Kapolei's population saw a growth rate of 58.5 percent to 109,233 souls, outstripping Oahu's 11.4 percent and the state's 15 percent growth rates. In terms of share, Kapolei accounted for 11.2 percent of Oahu's total population.

Kapolei also saw an increase in housing, with the number of units growing by 52 percent from 20,800 to 31,575 – bringing it to a little over 9 percent of total housing units on the island.

### Global and national economic conditions

As projected by the 50 economic forecasting organizations and published in the September 10, 2016 Blue Chip Economic Indicators, all of the major economies in the world are expected to grow at a steady rate in 2017 and beyond. The U.S. economy will grow at a steady 2 percent through 2020. Equally good news is that Canada and Japan, two countries that have heavy investments

in Hawaii, will also be experiencing steady economic growth.

In Hawaii, our economy is on the expansion path with real gross domestic product (GDP) growing at around 2 percent over the next few years. Our labor market conditions were the best during the first eight months of 2016, with the labor force, employment, and job counts at historical record levels. Our statewide unemployment rate (3.3 percent) was the fourth lowest in the nation, and our statewide median household income at \$73,486 in 2015, is the third highest in the nation.

This current economic boom is mainly driven by tourism, health care, professional and business services, and in particular, construction.

The year 2015 was a record time for construction in the state with \$8.1 billion completed value. This boom was mainly attributed to the construction in the Kakaako area, where nearly 6,000 residential condominium units are planned and 1,700 units were completed as of June 2016.

In the meantime, Kapolei is seeing its share of construction activity. By September 20, 2016 when this article was written, a total of \$210.4 million worth of building permits had been authorized for Kapolei. Among the large construction projects are the new solar farm by the City and County of Honolulu valued at \$18.6 million, Malakole Warehouse at \$6 million, Ewa Elementary School new classroom building addition at \$5.3 million, and the alterations of the Four Seasons Resort at \$3 million.

### Kapolei Future Economic Driver and Investment Center

Looking ahead, the next wave of construction will be in the Kapolei area and will be driving Oahu's and the State's economy. For example, with total construction valued at \$6.5 million, the largest project is the Ho'opili community development, with the first phase of 293 homes breaking ground on September 8, 2016.

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The community will have 11,750 homes, three million square feet of commercial space, five schools and 200 acres of farmland.

Other residential and commercial development will soon be in the pipeline, such as the university dormitories around UH West Oahu, and the additional

development that will come with the rail stations in the near future. In general, development opportunities in Kapolei will continue to attract investors who can see the benefits the Second City has to offer.

For example, compared with other areas on the island, Kapolei has many advantages for residents and investors: (1) Affordable housing. The average single-family home sold between 2008 and 2015 was \$527,193, the lowest among all the areas on Oahu. The average condominium home price was \$372,708, also the lowest sold price on Oahu. (2) More open space in the Kapolei area. (3) A family-oriented community. With more than 80 percent of the households in Kapolei being family households, it is easier for children to find friends in the community. (4) Convenient shopping and entertainment facilities. And (5), having three rail stations in the Kapolei area will make transportation to downtown Honolulu easier and faster. ■

*“Kapolei also saw an increase in housing, with the number of units growing by 52 percent from 20,800 to 31,575 – bringing it to a little over 9 percent of total housing units on the island.”*

▼ Below: Ho'opili's master planned community will include park space about a 5 minute walk from every home.











# ***Infrastructure: For Land, Sea and Air***

A smooth functioning economy requires that its physical systems -- roads, sewers, harbors and airports -- are efficient and fully operational regardless of the volume of use. In Kapolei, there is the double demand of upgrading existing systems, while building new ones to keep up with exploding growth in the region.





#### Kalaeloa Boulevard is being improved

Within the City of Kapolei, Kalaeloa Boulevard is the road that takes the most brutal beating from the more than 40,000 cars and heavy trucks traveling daily to and from the James Campbell Industrial Park, the Kapolei Business Park and the Kalaeloa Harbor. It has also outlived its planned capacity.

Kapolei Properties Division of the James Campbell Company is investing more than \$50 million to widen and rebuild the 50-year-old roadway from Lauwiliwili Street to Malakole Street, and construct a new sewage and wastewater system to serve the growing Kapolei Business Park. Now about 50 percent complete, Kalaeloa Boulevard's new 15-inch thick asphalt surface is designed to last 30 years – three times longer than the original 4-inch thick surface. With an estimated completion by the end of 2017, Kalaeloa Boulevard will have substantially expanded capacity with three travel lanes in each direction, and 6-foot wide bike lanes on both sides. The new wastewater and sewer system is also nearly 50 percent done and is slated for completion in April 2017.



#### Kapolei Interchange Phase 2 is underway

This massive interchange project is designed to give motorists easier access from H-1 Freeway into the urban core via on- and off-ramps to Wakea Street and Kamokila Boulevard.

Phase 1 of the Interchange was completed in 2011, and Phase 2 is under construction. This phase, which includes additional ramps and a new overpass from the Wakea Street extension to westbound

lanes on H-1 Freeway, is now 15 percent complete with a target finish date of May 2018. Future phases include construction of more entrance and exit ramps at the Palailai Interchange. These additions will balance traffic distribution by linking major roadways throughout the region, and greatly ease traffic flow.

The Kapolei Interchange, which is a federally funded project, is a public/private partnership between the State of Hawaii and Kapolei Properties Division.






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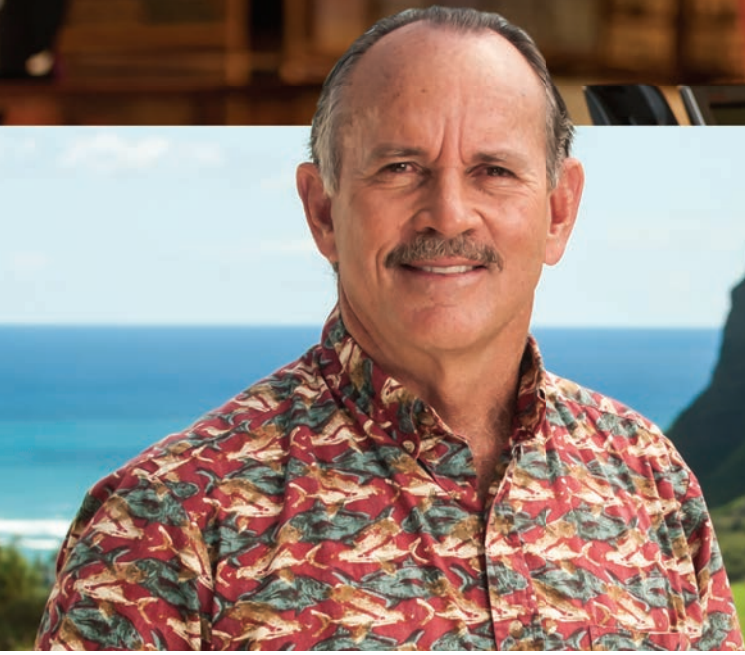
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#### Kalaeloa Barbers Point Harbor improvements planned

Kalaeloa Barbers Point Harbor (KBPH) is Hawaii's 2nd busiest harbor in the State's 10 commercial harbor system processing primarily bulk cargo shipments (coal, cement, sand and fuels), and is second only to Honolulu Harbor, which is the state's primary transportation hub for containerized cargo. Last year, the State Department of Transportation's Harbor's Division (DOT Harbors) completed its 2040 Master Plan for KBPH, which is designed to keep up with the expected demand for its use.

Based on the plan, DOT Harbors is now working on an environmental impact statement for a dedicated fuel pier and for supporting infrastructure improvements to make the harbor and back lands developable for interested maritime related businesses. According to Harbor's Division deputy director, Darrell Young, demand for these lands is great.

*"We plan significant improvements to ensure the harbor efficiently and effectively serves Hawaii's needs now and in the future," said Young.*

*"They include a dedicated fuel facility at Piers 3 and 4 that will improve scheduling and reliability of deliveries to the neighbor islands, and allow us to increase cargo throughput as the need arises."*

- DARRELL YOUNG,  
Deputy Director,  
State of Hawaii Harbors Division



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*“We plan significant improvements to ensure the harbor efficiently and effectively serves Hawaii’s needs now and in the future,” said Young. “They include a dedicated fuel facility at Piers 3 and 4 that will improve scheduling and reliability of deliveries to the neighbor islands, and allow us to increase cargo throughput as the need arises.”*

Moving fuel barges to Piers 3 and 4 provides fuel suppliers with their own facility, unlike today where coal ship, cement ship and fuel barges need to coordinate scheduling on a shared pier. The move also frees up the cargo yard areas at Piers 5 and 6 and related berths for additional cargo capacity, whether bulk or container.

Related to this, infrastructure improvements are also moving forward that allows for electrical, water, mass grading, roadway, and lighting improvements that will promote maritime tenant development with subdivided lots throughout the harbor. DOT Harbors also has plans for future improvements such as a second access road into KBPH and regional drainage improvements for West Kapolei.

#### **Kalaeloa Airport is undergoing major improvements**

Considered a reliever airport for Honolulu International Airport, Kalaeloa Airport plays another critical role in the state’s aviation-based military and emergency response capabilities. The airport is used for military training and emergency and disaster response, ocean search and rescue operations, air rescue and fire-fighting services, and as a training and hangar base for general aviation.

Kalaeloa Airport has been undergoing some extensive facilities improvements, both large and small, which is good news to its many civilian and military users. The Department of Transportation’s Airport Division (DOT Airports) has just completed 3 of 5 phases of renovations to Hangar 110 for both functionality and safety, including replacing water, sewer, fire protection, and exterior storm drain lines. It also will include improvements such as new electrical equipment and lighting, repairs to windows and walls, and a new elevator in the hangar during phase 4 renovations.

The airport tower has had its share of improvements with new restroom facilities, security cameras on the tower between hangars 110 and 111, and newly installed parking lot lights. Roof repairs are set to begin at the end of the year.

To meet growing demand, general aviation users will have additional access to protected storage for their aircrafts when eight new t-hangers are constructed, starting at the end of the year. An additional 10 t-hangers are planned for construction by the end of 2017.

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Stuart Lowe (left) and Todd Bedford (right)



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### Rail is making progress

It's been three years since the Honolulu Authority for Rapid Transportation (HART) restarted construction of the rail project following a series of court cases that were resolved in the City's favor.

And the project has come a long way in those three years.

There are more than nine miles of the elevated guideway constructed between Kapolei and the area around Aloha Stadium, and more than six miles of steel track have been installed on the guideway.

There are 283 columns to support the guideway between Pearl Highlands and the Kroc Center with most of the guideway work in the Kapolei and Waipahu areas now completed. Drivers will also notice that Farrington Highway between Kualakai Parkway and Fort Weaver Road has been restored and improved with fresh asphalt, striping and some new guardrails.

Work has also begun on the West Oahu Stations Group, which includes the stations at the Kroc Center, UH West Oahu and Hoopili.

Meanwhile, HART's Rail Operations Center is now home to the rail system's first four-car train. The four buildings on the 43-acre site have been completed and testing of the train cars is underway. More trains are undergoing final assembly in California and will be delivered to Honolulu the early part of next year.

The first ten miles of the rail system between Aloha Stadium and the Kroc Center may be up and running toward the end of 2020. The full route from Kapolei to Ala Moana Center is now scheduled to be in operation five years later in 2025. ■





# WORKING TOGETHER TO BUILD A BETTER KAPOLEI



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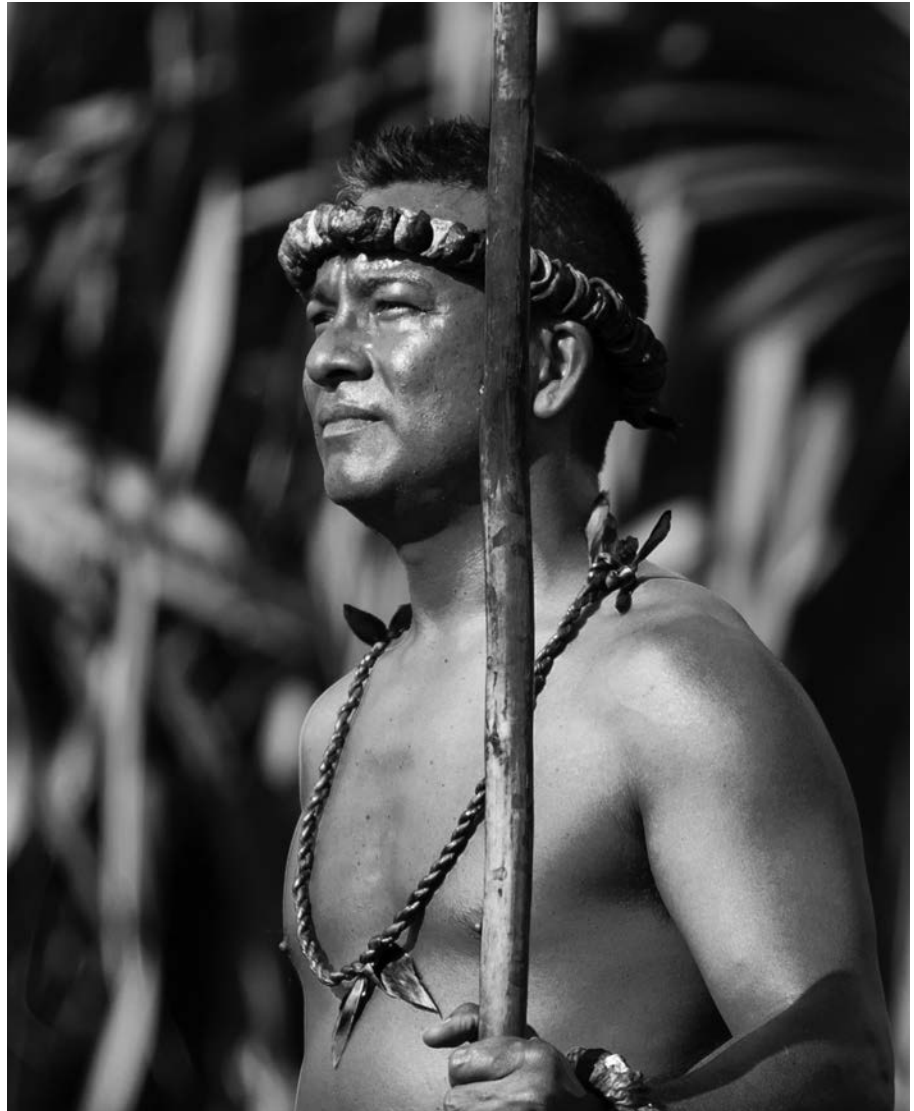




# ***Community: Culture, Lifestyle and Wellbeing***

Kapolei is blessed with attributes that make it a great place to live and raise a family. It's a place where cultural traditions are the underpinnings of the community's identity, while a wealth of social, recreational and health and wellness services create a dynamic environment where residents can live well and thrive.





#### **Pu'uokapolei – the cultural piko of Kapolei**

Kapolei takes its name from Pu'uokapolei, a small cinder cone in the eastern corner at the top of Kapolei Regional Park. It was once the largest and most sacred heiau in all of Honouliuli. It served as a place of governance when Kamaunuanoho was the konohiki (chief) of the Honouliuli ahupua'a, the land division that encompasses modern day Kapolei. The site was used for solar observation and to celebrate the changing of the seasons. It was also a landmark for travelers on their way to Wai'anae.

Today, there are a number of community-based groups that are dedicated to the practice and perpetuation of Hawaiian culture in Kapolei. One such group is Ulu A'e Learning Center, a program that promotes Hawaiian values and customs. Founded by cultural practitioner Mikiala

Lidstone, Ulu A'e is taking steps to encourage the living practice of hula and mele by challenging halau to compose their own mele and to perform them at the Kapu'uola Hula Festival slated for May 6, 2017 at Pu'uokapolei.

*"The purpose of the festival is celebrate the oratory and performing skills of native Hawaiians, past and present, through hula and chant," said Lidstone. "We are empowering composers and storytellers of mele to preserve Hawaii's unique form of storytelling through use of language and performance."*

To this end, Ulu A'e is soliciting up to 10 halau to take part in the festival. *"Participating halau are being asked to create a unique mele following the storytelling culture of our ancestors, develop a hula to tell this story as our ancestors did, and share this story with others in the community, again, as our ancestors did," said Lidstone.*





Judges will evaluate the performance of the mele and how well it supports the story being told. The free festival is open to the community and will take place at the pa hula (hula mound) at Pu'uokapolei. Lidstone said that it was the vision of the late kumu hula John Ka'imikaua and Olga Kalama to build the pa hula here, and that one day it would be used for a hula festival. Their dream will be realized at the Kapu'uola Hula Festival.

#### **Kroc Center Hawaii – growing with the community**

For the past four years, West Oahu residents have been enjoying the benefits of a \$1.5 billion bequest to The Salvation Army from Joan Kroc, widow of McDonald's founder Ray Kroc. The gift was earmarked to build state-of-the-art community centers across the country to provide opportunities for underserved communities. Kapolei was selected as the site for a West Oahu center.

Since it opened, Kroc Center Hawaii has been phenomenally successful. The first month after it opened, nearly 4,000

people signed up for membership. Today, that number has grown to an average of 14,000 members, with nearly 38,000 people taking advantage of the facilities each month. They come for the wide array of programs – arts and education, ministry, health and wellness, aquatics, athletics life enrichment, and Sunday worship services.

The Center has been expanding its programs to meet member interest. For example, the arts program now has a ceramics class thanks to a gift from Gulab and Indra Watamull to purchase a kiln, and the Athletics department started a wrestling club and a volleyball club. And the flourishing Kroc Youth String Orchestra is already holding concerts in the Worship and Performing Arts Center.

Part of the Joan Kroc funding includes membership and program scholarships in keeping with her wish to make the Center available to the underserved. Up to 30 membership scholarships are awarded each month.

***“We are empowering composers and storytellers of mele to preserve Hawaii’s unique form of storytelling through use of language and performance.”***

**- MIKI'ALA LIDSTONE,**  
Executive Director,  
Ulu A'e Learning Center









*“...we aim to help our 14,000 members thrive, keep programs fresh, grow deeper with our growing congregation, and build better relationships with our amazing West O‘ahu Community.”*

- BRAM BEGONIA,  
Director of Operations,  
Kroc Center Hawaii





*"As we head into our five year anniversary we realize our community is booming and want to be ready to meet their needs. So we aim to help our 14,000 members thrive, keep programs fresh, grow deeper with our growing congregation, and build better relationships with our amazing West Oahu Community," said center director, Bram Begonia. "We've been humbled and blessed by the support we receive from the community who make The Salvation Army Kroc Center their home away from home."*

#### **Coral Crater Adventure Park – A new recreation destination**

This is not for the faint of heart. Coral Crater Adventure Park is the place for people whose idea of a good time includes a 40-mph zip line ride over cliffs, off road racing on deeply banked dirt trails, climbing and rappelling on steep rock walls, or a heart-stopping 50-foot freefall on a giant swing.

The 35-acre park, which is the only full service outdoor activity playground in Hawaii, is in the former U.S. Navy's coral quarry on the corner of Roosevelt Avenue and Enterprise Street in Kalaeloa. All the thrills and chills take place in a 10-acre crater, while the surrounding

lawn is used for gentler activities. There's even an observation deck for the tamer souls who would rather watch the action from a safe distance.

The upper level park has a 6,000-square-foot picnic area with barbeque grills and imu pits for private luaus and family events. There's ample parking for all kinds of vehicles and buses, and restrooms are at the entrance to the park.

*"I have always believed that Kalaeloa could be a recreation destination in addition to a thriving, family-friendly community," says Jim Owen, Coral Crater Adventure Park's CEO. "That's why we chose Kalaeloa for our adventure park."*

Owen said that the Park will provide 30-plus permanent jobs for residents in the area, which means 30 fewer people commuting to Honolulu for work.

For more information, visit [www.coralcrater.com](http://www.coralcrater.com).

#### **Queen's West O'ahu: Good care for good health**

In the initial planning, it was The Queen's Medical Center's intent to open a general hospital that provided quality health care services for the often-

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*"I have always believed that Kalaeloa could be a recreation destination in addition to a thriving, family-friendly community. That's why we chose Kalaeloa for our adventure park."*

- JIM OWEN,  
CEO, Coral Crater Adventure Park



## Join the Lot Buyers Who Call Kapolei Business Park HOME



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underserved West Oahu region. But what emerged was an expansion of the Queen's mission, set forth by its founders Queen Emma and King Kamehameha IV, to serve Native Hawaiians and all the people of Hawaii. This meant growing with the community and being dedicated to meeting its many particular health care needs.

Since opening in May 2014, Queen's - West O'ahu immediately saw how much its hospital services were needed. In the first year, inpatient admissions grew by more than 27 percent to 4,541 visits. Emergency room visits grew by well over 16 percent to more than 52,000 visits. And imaging referred visits soared by nearly 42 percent to 27,122.

It also became clear that certain specialties were needed. For example, the medical center now has outpatient specialties in gastroenterology, neurology, surgery, cardiology, and infusion. It added colonoscopy screening, bone density scanning along with CT scanners for inpatient and outpatient use. It also brought in new physicians and other health care providers. Interestingly, the center added a K-9 unit to its Security Department (the first program of its kind in Hawaii) to ensure the safety of patients, visitors and staff on the campus.



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▲ Left to right: Mike Aimoto and German Shepard Westy, and Aaron Takenaka and German Shepard Jaro of the new K-9 unit of the Queen's - West Security Team. This is the first in health care in Hawaii, which helps to protect patients, visitors and staff.

Queen's - West O'ahu's commitment to community building and engagement has taken its message of the importance of family health and wellness to numerous community events and neighborhood schools. It also teams up with West Oahu organizations to reach deeper into the community to share best practices and learn how to partner to make the greatest positive impact.

Queen's - West O'ahu also has targeted initiatives, such as its health and wellness program specifically for Native Hawaiian families, and special events for its neighbors and community.

#### **Innovation drives new programs**

Innovation and responding to community needs have also driven the start of two new programs. West Oahu has a high incidence of diabetes in the population, as well as a great need for cancer care in the community. The newly opened Sullivan Care Center is offering related services including wound care, chemotherapy/infusion, and a sleep center.

A planned After Hours Clinic targets a specific group - pediatric patients. The hospital's emergency department sees 700 to 800 pediatric patients every month. It turns out that many of these would have seen their pediatricians if their offices were still open. To ease the burden on the ER and at the same time provide after hours care to young patients, Queen's - West O'ahu brought on a medical director who is double boarded in pediatrics and internal medicine to head up the clinic. The clinic is slated to open in January 2017, and will later add after hour services for adults.

*"It's gratifying to see how the community has embraced our West O'ahu campus and the great trust they've placed in us as their health care provider," said Susan Murray, Queen's - West O'ahu's chief operating officer. "With these two new initiatives, we are working on filling the gaps in our continuum of care so that patients no longer need to make the long drive into town. It's our goal to bring comprehensive health care to the entire West Oahu community."* ■



▲ Queen's - West employee Eric Barsatan and his 'ohana can't wait for the Pediatric After Hours Clinic to open in January 2017

***"It's gratifying to see how the community has embraced our West O'ahu campus and the great trust they've placed in us as their healthcare provider ... It's our goal to bring comprehensive healthcare to the entire West O'ahu community."***

- SUSAN MURRAY,  
COO, Queen's - West O'ahu



## PROFILE



## Choosing Her Path

### Miki'ala Lidstone

Executive Director,  
Ulu A'e Learning Center

Hula is a big part of Mikiala Lidstone's life today. But it wasn't something she always wanted. In fact, it was decided for her. Lidstone was one of seven kids, and each was allowed one extracurricular activity. Her mom decided she would do hula, and sent her at age five to learn from Mapuana DeSilva of Halau Mohala Ilima.

So for Lidstone, hula wasn't a love affair, but a commitment. *"I danced hula because it was what I did, and going to practice was a kuleana, a responsibility I had."*

Lidstone actually wanted to be an animal trainer, and before leaving Hawaii for college, she spent four years at Sea Life Park as the girl that swam with the dolphins and whales.

It wasn't until years after she graduated from college and came home that hula

staked its claim on her. A friend invited her to a hula class, which was held in a small room in Kaneohe. The kumu was Mei Klein. *"As soon as I stepped foot in that class, I was home. I became a student, and sixteen months later, graduated as a kumu hula. The year was 2003."*

Lidstone starting working at Kapolei High School shortly after, but had no intention of starting a halau. However, several students and parents encouraged her to do it.

*"Since Kapolei was not my home, I found it a bit pretentious to just open a halau with no connection to the place,"* she said. *"I didn't feel like I was a part of this community or that the community had meaning for me."*

Lidstone's next step would be fateful. She asked the Kapolei Hawaiian Civic Club if she could speak to a kupuna from the area. They sent her to Uncle Shad Kane.

Her intention was to ask for his blessing to open a halau. Instead, she spent the entire day with Uncle Shad, who took her to Palehua and Pu'uokapoleito and shared mo'olelo (stories) about the place and their history.

*"Something happened to me that day at Pu'uokapolei,"* Lidstone recalled. *"As the sun set along the horizon and Uncle Shad made connections to the place and the people of this area past and present and went on about the history of the pu'u and the stories of the pā, I felt my feet sink deeper into the soil beneath. I felt myself being planted with each word he spoke. It was a surreal feeling. I knew immediately that this would be my home forever."*

Then Lidstone remembered to ask Uncle Shad for his blessing to start her halau. Instead, he gave her advice: *"If you are going to teach our keiki the ways of our kupuna, you need to do it in the way they did it. Three things. One, you need to teach them that they are special. Two, you must teach them that you, their kumu, are special. And three, you need to teach them that the place where they are learning is special."*

Lidstone has been committed to these directives ever since. She also appreciates this bit of Hawaiian wisdom: *"Our kūpuna say that you don't choose your path in life, it chooses you."* ■




**KAPOLEI**

 AS OF  
OCTOBER 2016

**Legend**

- Projects Completed as of October 2016
- Projects Planned or Under Construction
- Land Available for Sale, Lease, or Development



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



# Helping Kapolei Businesses Thrive



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



Board of Directors at Pau Hana Networking Event Left to Right: Todd Hedrick, Secretary; Todd Bedford, President; Martha Camacho, Treasurer; Interim UH West O'ahu Chancellor Doris Ching, Director; Steve Kelly, Vice President; Kiran Polk, Executive Director; Joshua Magno, Director.

## Joining the Kapolei Chamber is a Good Business Strategy

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

\*Source:  
The Schapiro  
Group study

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