

LIVE + WORK + INVEST

# Kapolei

+ magazine

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# THINK OF THE POSSIBILITIES

## FOR THE NEXT 25 YEARS IN KAPOLEI

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



Kapolei Properties Division, James Campbell Company





# THINK OF THE POSSIBILITIES

## FOR THE NEXT 25 YEARS IN KAPOLEI

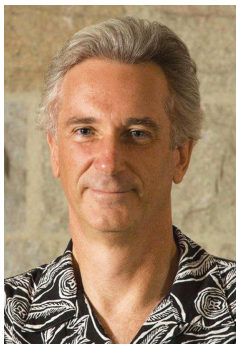
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# WOMEN OF WEST OAHU: SHAPING KAPOLEI



Over the past 28 years of Kapolei's development, there has been a long and diverse line of people from all sectors of the community that have played significant roles in guiding the direction of Kapolei growth. In this issue of Kapolei Magazine, I am proud to introduce 10 of these people who are also amazing women. They are amazing because as you'll discover, each in her own way has had lasting impacts through the work they do and the commitment they all share to make Kapolei a strong, resilient, healthy, fair, inclusive and compassionate community. We are delighted to have them tell their story in their own words.

+ Meanwhile, Kapolei and West Oahu is growing confidently into its designated role as Oahu's second major city. We see this in several encouraging ways:

- Kapolei's emergence as the indisputable hub of the state's creative media industry.
- The expansion of capacity and services in our healthcare, hospitality, housing, business and industrial sectors.
- Government and private sector investments in developing the region's infrastructure, including transportation, water and power systems.
- West Oahu as a place where families want to stay and play.

There is so much to be proud of and hopeful about in today's Kapolei. But even more so as we imagine its future and the exciting possibilities ahead — never forgetting the long line of people, past, present and future, who are the true builders of this city of such grand promise.

**Brad Myers**, President  
Kapolei Properties Division  
James Campbell Company LLC



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# Kapolei

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## WOMEN OF WEST OAHU SHAPING KAPOLEI

✦ Since the Estate of James Campbell broke ground for this new city 28 years ago, Kapolei — and indeed, all of West Oahu — has grown in ways that quite amazingly has closely followed the Estate’s blueprint Kapolei Area Long Range Master Plan for the region. It is thanks in no small part to the many hundreds of people across the spectrum who contributed and are still contributing in their own ways to its development. This includes an unheralded segment of the community — the women of West Oahu. Over the decades, they have brought their special brand of intelligence, energy, and forward-thinking to help shape the growth and development of the region. We celebrate them in this issue of Kapolei Magazine by highlighting 10 women who are having an impact in education, development, community, culture, environment, health and wellness, healthcare, the judiciary, politics, and social services.

From early on, the Estate invited members of government, businesses, developers, and the community to participate in the planning process. One resident who lived in pre-Kapolei and is still a staunch resident-advocate for the community remembers it well. “Kudos to Campbell Estate for involving all of us as partners in building this ‘new city,’” said Maeda Timson, affectionately known as the “Purple Lady” and, long-time community leader. “We were able to bring different perspectives to the table — both from people with deep roots in the community, and from people who saw the tremendous potential and promise of Kapolei as a place where people would one day live, work and play.”

Timson is typical of this special breed of Kapolei advocates that have been making consequential contributions to West Oahu’s development. She is also one of the 10 women we asked to share their experiences and perspectives based on the work they do. We asked them to respond to the following questions:

While Kapolei has come a long way in its 28-year history, it is still a work in progress. What are the challenges still facing West Oahu families and residents today, and what can we do to address them?





MAENETTE BENHAM

## EDUCATOR MAENETTE BENHAM

Chancellor,  
University of Hawai'i - West O'ahu

The challenges facing West Oahu residents are complex — that is, finding the balance between residential and commercial growth that keeps the strength of “place.” What we love about West Oahu is its historic and cultural significance, its open spaces and beauty from mauka to makai. In the midst of growth, how do we maintain what is unique about the west side?

There are no easy answers. Just hard questions: How are we planning high-density mixed use with residences and transit-oriented developments? At the same time, are we providing space and place for industry and business to build a strong and resilient economy that keeps employers and employees on the west side and not commuting to the east? How are our existing values and communities strengthened as we honor a legacy of Hawaiian Sense of Place?

From where I stand, West Oahu has an opportunity and a challenge to grow a vibrant “local” economy. That means cultivating business and industry opportunities local to the west side, defining policies and systems that make it possible for businesses to meet their goals and needs as well as provide services and products needed by west side residents.

I believe anchor institutions like UH West O'ahu are a big part of the answer. In our case, we are strategically placed to work collaboratively with other anchor institutions on community economic development that builds human capacity



and human wealth. These institutions include community service non-profits, and other major employers like our own campus, Queen's Medical Center - West O'ahu, the Department of Education, and the State Judiciary, among others. If we harness what we do well, we could leverage this power to produce targeted benefits.

It's said that institutions of higher learning can be economic engines for the communities they serve. I believe that UH West O'ahu serves that function. For example, knowing our regional needs and strengths helps UH West O'ahu to build community wealth through programs that are community relevant, such as health sciences, information science and cybersecurity, teacher preparation, hospitality, creative media, and sustainable community food systems. We are actively engaged in partnerships that link learning in our classrooms and labs to these needs through our network of business and industry, and government and non-government institutions. Our goal is to attract and retain west side businesses and prepare employees with the skills to support growth in the 21st Century. And even as we do that, UH West O'ahu can be a place where we link the community with a sense of place through historical and cultural memory that tells us who we are and where we come from.



CHRISTINE CAMP

## DEVELOPER CHRISTINE CAMP

President & CEO, Avalon Group

First and foremost, there are just not enough jobs in West Oahu. Many families spend hours in traffic instead of with their loved ones, mainly because of the lack of jobs in the region. The area could benefit from a renewed interest from government to look at ways to further Kapolei's development as a job center so that more people can work where they live, which should redirect the flow of traffic and alleviate congestion. These are all the things that were envisioned when Kapolei was planned several decades ago.

Interestingly, there is a tendency to forget that it's the state's longstanding policy to direct growth to Kapolei to manage future growth on this island. That part of the policy has certainly worked, but not in a balanced way, which





**KATHY DAVENPORT**

changes at the state and county levels. We're working with residents, community leaders, elected officials, organizations, worksites, schools, grocery stores, and restaurants to educate and create small, healthy nudges that can lead to a better quality of life. Creating cross-sector collaboration is an important part of Blue Zones Project.

What long-range impact will Blue Zones Project have on West Oahu? Imagine a community designed and built with the health and well-being of its residents at its central core. Imagine a community with safe, beautiful gathering spaces that celebrate the culture of the community. Imagine a community that promotes walking and biking with streets designed to safely accommodate pedestrians, bicycles, and cars. Imagine kids safely walking or biking to school instead of being driven just a few blocks from home. Imagine new restaurants where the menu includes locally sourced fruits and vegetables, contains healthy menu options, and helps to support a healthy lifestyle. Imagine a community with decreased rates of chronic disease, lower rates of obesity, increased longevity, and healthier, happier residents. Imagine once again, people returning to connect around the family dinner table. The influence and impact of Blue Zones Project can be all this, and more.

is why residents are plagued by traffic congestion because there aren't enough jobs to allow them to work closer to home. Government can help to relieve this by finding ways to create more jobs in the region.

While the city and state have stepped up in some ways, we could use a lot more decisive movement towards Kapolei. For example, the state government could look at developing office buildings in Kapolei. Not only will this alleviate traffic congestion, but the state would most likely get better value for its investments in the region. We hear about shortages of government office spaces and that there is a consolidated need for more than 400,000-square-feet of office space. The state owns underutilized land within the city of Kapolei that is environmentally clean, and has all the infrastructure in place. More government activity in Kapolei will attract more businesses to the region and eventually the number of jobs will catch up with the number of people who live in the area.

These actions will have a positive, lasting effect on Oahu. For one, adding more jobs to the region would improve quality of life for all. Such moves are also important because it will bring more professional jobs to the area to complement the mainly service sector jobs available in the retail stores and restaurants that serve area residents. The University of Hawai'i – West O'ahu is doing its part to train the workforce for current and future

professional jobs, and could use a lot more support to help grow its campus and services. Making these types of move would truly create the longstanding plan to deliver a second city on Oahu.

## COMMUNITY HEALTH & WELLNESS KATHY DAVENPORT

*Community Program Manager,  
Blue Zones Project Kapolei-Ewa*

The greatest challenge facing West Oahu families and residents today is the health and well being of our community members. During the planning stages for Blue Zones Project Kapolei-Ewa, our team conducted background research, focus groups, and individual meetings with residents to assess the current state of wellness in Kapolei-Ewa. We found that because of Hawaii's high cost of living, both parents usually need to work; commute times affect their ability to downshift and relax; and family dinners lose out to fast food. The challenge is how to address this busy-ness and encourage people to incorporate healthy, sustainable changes into their lifestyles.

Part of the answer is through programs like Blue Zones Project. It is based on research from five communities around the globe where people are naturally living vibrant, active lives as centenarians. Our team is working alongside the community to make improvements to the places where we live, work, and play, supported by policy





MAEDA TIMSON

## COMMUNITY MAEDA TIMSON

Community Relations Consultant,  
Ko Olina Resort

When I first came to Makakilo as a young bride, Kapolei was still just an idea on paper. We raised our kids in a community where everybody knew your name — we would ask misbehaving kids, “Who’s your mother?” — and where we looked out for one another.

So, when the Campbell Estate invited the community to give our input on the planning for the new city of Kapolei, many of us jumped at the chance. We all had our points of view, but we all wanted to make sure that Kapolei would retain a

sense of community and be a place where our kids can raise their own families in neighborhoods where people take care of one another. I felt so strongly about this that mine has been a life of community advocacy for well over 40 years.

It’s obvious that we are in much more complicated times as Kapolei has become the fastest growing region in the entire state. We have the problems of daily gridlock on our roads, over-population in our schools, lack of affordable housing and homelessness, lack of decent jobs, and so on.

Those are huge problems that require the brainpower and long-term commitment of all of us to find good solutions. But just as important is developing the spirit of community and sense of ownership that comes when residents become involved in their community. How many people are aware that community advocacy helped to bring UH West Oahu and the Judiciary to Kapolei? How many know that our desire for open spaces and gathering places in Kapolei influenced Kapolei High School’s design, which now has gathering places where kids can interact? And how many know that it was a community initiative that created the annual holiday festival, “Kapolei City Lights” which first drew just a few dozen people and now draws

over 8,000 people? These are just a few of many examples of how an engaged community can make a difference.

Even as we attack the problems that come with rapid growth, I do have a concern that Kapolei is in danger of losing its sense of place. Kapolei has a rich history and culture, which gives us a sense of who we are and where we come. I worry that kids growing up and new families coming to Kapolei don’t have an appreciation of our history. And it’s not just our Hawaiian roots, but the more recent history of how and why Kapolei came to be. Who even knows about landowner James Campbell and how his amazing foresight saw the possibilities for the dry Ewa plain? Who knows how Kapolei came to be and why? And where is Kapolei headed? Community involvement will help to steer the way.





SHIRLEY SWINNEY

## CULTURE AND COMMUNITY SHIRLEY SWINNEY

*Cultural and Community Leader*

Hāpai Pōhaku means carrying stones. Hāpai Pōhaku describes how our ancestors did their work by relying on each other to help carry the stones. My people built heiau, heat imu, made weapons, and fulfilled kuleana through hāpai pōhaku. All my life I've been inspired by those who continue the stone-carrying culture of my ancestors.

When I arrived in Kapolei in 2000, I was amongst a large group of Hawaiian homesteaders settling in this developing place. We wanted to be part of growing this new community. We needed a sense of this place as many of us knew very little or nothing at all about Kapolei's history and culture. It was when Shad Kane introduced us to Pu'uokapolei that we were enlightened. He shared stories and pointed out tangible artifacts that evidenced a profound and hearty history of Hawaiian leadership and traditions, plantation life and WWII military presence. In learning this history and significance of Kapolei, I became connected and grounded to my place here. This helped me solidify my identity as a kanaka in this new place and inspired my aloha and commitment to service within this new community.

Uncle Shad has since done something reminiscent of the old ways of passing on stones. He passed on the pōhaku of stewardship at Pu'uokapolei to Miki'ala Lidstone who today leads the efforts to maintain this significant cultural and historic site.

Hāpai Pōhaku describes people coming together to work toward a common goal.



In 2008, this concept was adopted by myself and a team of Kapolei homesteaders who envisioned a long line of people passing heavy stones from hand to hand. We kept this vision to inspire us to be a part of something bigger than ourselves. We saw this as building a foundation for a modern day pu'u, so to speak. Importantly, we saw it as a way to carry our heritage forward.

Hāpai Pōhaku is the logo for the nonprofit organization responsible for the planning and construction of a facility that would be a gathering place and hub for community

services. Hāpai Pōhaku is how the Kapolei Heritage Center came to be. Just as others before us, we look to pass the pōhaku of stewardship at Kapolei Heritage Center to the next generation of Hawaiians.

I'm honored to be considered someone who has played a key role in the development of Kapolei and West O'ahu. But really, I'm just someone who carries stones and continues to be inspired by others who do the same.





PAULINE SATO

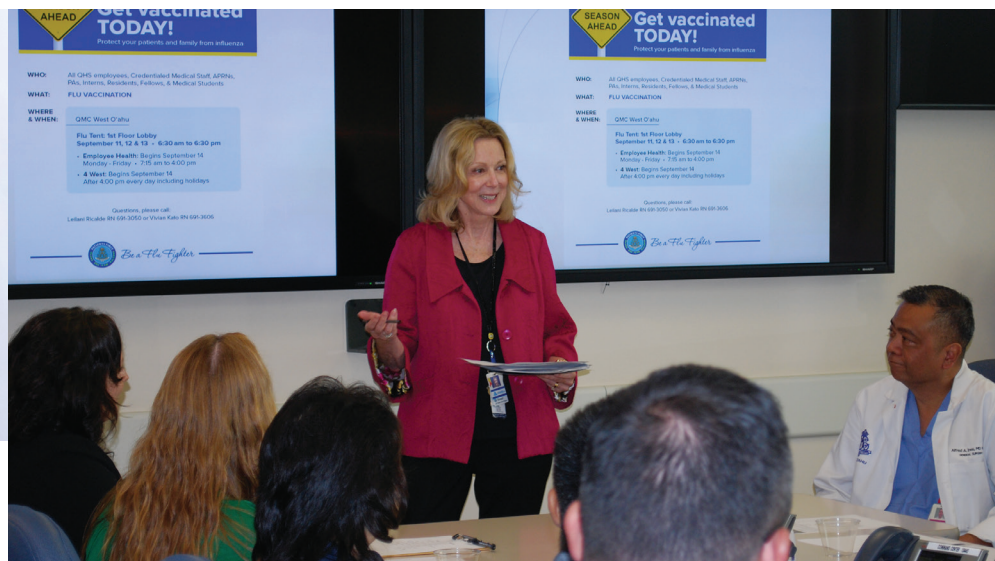
## ENVIRONMENT PAULINE SATO

*Executive & Program Director,  
Mālama Learning Center*

Although most people may place me in the environment sector, the work that we do at the Mālama Learning Center, and what I have been doing for my entire career, has melded multiple sectors including conservation, education, culture, community, health and wellness, and social justice. I believe that our lives cannot be divided into categories because everything is interconnected. For example, how can we protect our environment if people don't care? How can we expect people to care if they don't understand how nature works and their relationship with it, or how nature is connected to their culture? How can we educate children if they don't go to school regularly, or if their teachers have less time to teach because of student behavior manifested by struggles at home? And how can students learn if their basic needs for shelter, food, and safety are not addressed adequately?

Joined by my colleagues who also recognized the intersection of sectors, we created, nearly 20 years ago, Mālama Hawai'i, a network of individuals and organizations holding the vision that Hawai'i is a place where the land and sea are cared for and communities are healthy and safe for all people. Mālama Learning Center, formed in 2004, grew out of Mālama Hawai'i to focus on communities of West O'ahu using environmental education as a strategy, technique, and platform.

West O'ahu is a beautiful place with a strong sense of cultural history and communities grounded to the land and



sea. However, it is also troubled with numerous "quality of life" issues that we must address. We can do this by becoming environmentally literate. That means that we are informed, lifelong learners who value Hawai'i's uniqueness, practice environmental stewardship, and live sustainably. We know where our fresh water, food and energy come from, and where our wastes go. We understand the natural and cultural history of where we live and act in ways to preserve what is special and unique. We make daily choices to positively affect the environment and our wellbeing. Perhaps most importantly, environmentally literate people think critically. We learn to ask questions and develop answers that lead to positive action. We are motivated, empowered, and committed to fulfill our kuleana (rights and responsibility).

Through environmental education and action, I believe people and places can heal and become restored. And that is why I do what I do for West O'ahu and Hawai'i nei.

## HEALTHCARE SUSAN MURRAY

*Senior Vice President,  
Chief Operating Officer,  
The Queen's Medical Center – West Oahu*

I moved to West O'ahu five years ago when I joined Queen's to lead the renovation of The Queen's Medical Center – West O'ahu. When we opened over four years ago, we brought sorely needed medical services to the fast growing West O'ahu community. Population growth has meant that we are



SUSAN MURRAY

constantly expanding services to respond to the demand. For example, we opened a pediatric after hours care center and will soon open a family care center to meet the needs of the working community. We also do outreach work with schools and businesses to provide education and screenings. Emergency services are in high demand in the community, and while Queen's West has the second busiest emergency department on Oahu (Queen's Punchbowl is number 1), we have outgrown our space.

We fully expect demand for healthcare services to grow along with the population, so we are currently planning for more physicians, more inpatient beds, and a larger emergency department. As prevention is also a part of our healthcare services, we are planning more healthy living programs, which have proven to be popular with residents. Our challenge is to keep pace with the community's needs for health care services closer to home. Our goal is to provide the services that will lessen patients' need to drive downtown





CATHERINE H. REMIGIO

for treatment and keep them in the community where they have a family support system.

As West Oahu grows, we must align around building a healthier community where people can find good job opportunities to support a live/work community. We need to upgrade our community assets to support this growth – for example, we need more police and fire stations, and ambulance services for the first responders who serve and protect the community. We need to support more high quality education in West O’ahu so that students won’t have to commute to East Honolulu schools. If we plan in advance, much like the City of Kapolei, the more we will have a region that is well thought out in a way that anticipates the broader needs of the community. For our part, Queen’s West is working to establish effective relationships with the West Oahu community, and is developing a region-wide strategic plan to meet the region’s healthcare needs. Our goal is to serve our West Oahu neighbors with the very best care every single day.

## JUDICIARY THE HONORABLE JUDGE CATHERINE H. REMIGIO

*Senior Judge,  
Family Court of the First Circuit,  
Ronald T.Y. Moon Judiciary Complex*

Many of Oahu’s children and families face various challenges that bring them to the Family Court of the First Circuit seeking assistance. They include substance abuse, poverty, mental illness, trauma, sexual abuse, divorce, and neglect. But in my opinion, the greatest challenges facing families are domestic abuse and a lack of connection between a parent



(or caring adult) and child. Our children are exposed to violence much too early and much too often. They see it on the Internet, in movies, on social media, and at school. And they experience it at home and in relationships.

As adults, it is difficult to understand, much less cope with violence from a loved one. It is even more so for children who have neither the coping skills nor the resources like the support of a caring adult. The traumatic effect is both pervasive and life-long. We see the effects in the family court, where the majority of the children in our juvenile justice system do not have a close connection to their parent(s) or an adult. This means they lack a basic human need – to have someone who cares, even if it’s just noticing that they missed school, or that they are sad, or that they did something pretty great. The effect of a caring adult can be tremendous and can literally change a child’s future.

As a community, we need to raise awareness and be educated to notice signs of trauma in children and adults. Once we are aware, we need to be diligent in our responses. Finally, we need to support services that strengthen families and provide opportunities for children to meet caring adults.

There are programs that are working wonders with troubled youth. For example, Surfrider Spirit Sessions was started in 2006 when Girls Court Presiding Judge Karen Radius asked Cynthia DeRosier, the author of the book “The Surfer Spirit”, whether she would take a few girls surfing. The program now takes at-risk boys and girls. Their assigned mentors teach them how to surf, clean up the beach, and “when you fall off the board, how to get back on.” Another program is Kajukenbo, a Hawaii mixed-martial arts style sport that combines karate, judo and jujutsu, kenbo and boxing. Both programs teach discipline and respect, and provide positive mentorship. Kajukenbo also teaches youths how to focus, be patient, respectful, and work hard to move up in the ranks. A number of Kajukenbo graduates have also gone on to high school, and are inspired to graduate in hopes of qualifying for a full-ride scholarship from Hawaii Pacific University.

As a Judiciary, we strive to be a place of healing for children and families. But we have seen the greatest results when communities come together to meaningfully address the needs of children and families. A community that cares for its own is a thriving community.



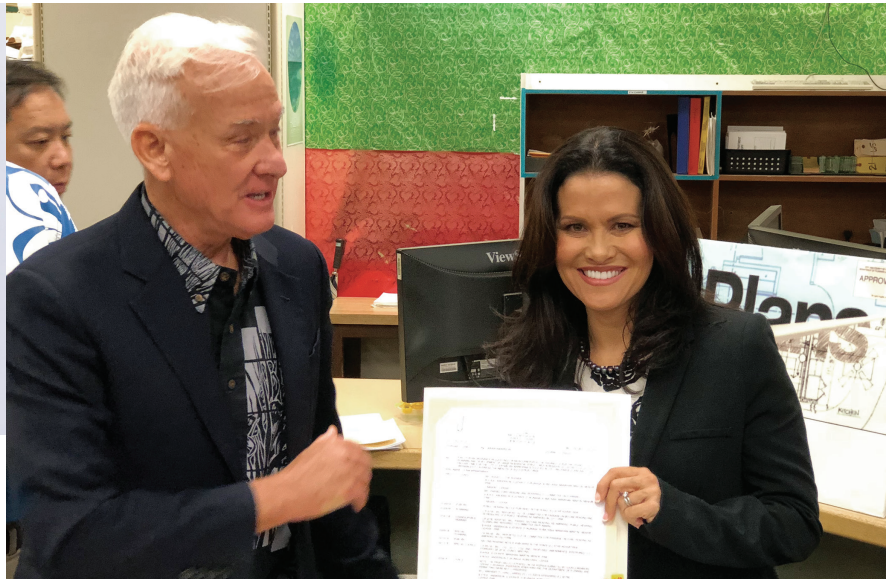


KYMBERLY PINE

## POLITICS COUNCILMEMBER KYMBERLY PINE

*Honolulu City Council, District 1*

As the councilmember of District 1, improving quality of life for West Oahu residents is my top priority. One of the greatest challenges residents still face today is traffic. Many spend countless hours commuting to and from work instead of spending that time with their families. This is why I am laser-focused



on the Hire Leeward initiative to create career opportunities in West O'ahu so that residents can work closer to home. For the past six years, the annual Hire Leeward Job Fair has connected thousands of residents with West Oahu-based jobs. Commuting residents are considering looking for career opportunities on the West Side.

When factoring in what is spent on gas and maintenance every year, they discover money can be saved by switching to a career closer to home.

Another challenge is addressing the condition of our parks. Our parks serve as gathering places for our 'ohana. Making them clean, safe and secure must be a

Stage, store, and secure cargo locally.



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KIM COOK

City priority. With strong and consistent advocacy, there has been a tremendous improvement in park funding. We have added comfort stations for One'ula Beach Park and Pu'u O Hulu Park, and we're working to improve Pu'uokapolei, one of the gems of our Kapolei community.

Since my election as a state representative in 2004 and now as a member of the Honolulu City Council, our Leeward communities have received close to \$2 billion in funding for various community improvement projects. However, we need our community's support. To help with this effort, I introduced Bill 78, which gives organizations and residents the opportunity to partner with the City through sponsorships to malama the parks in their communities. Residents can help to improve our parks by adopting and improving a park they love.

The Kapolei community has taken the lead by stepping up to take care of Kapolei Regional Park. The City installed gates to secure the bathroom facilities during park closure hours, and The City of Kapolei Association helps defray costs by paying for private security. Local business owner Todd Bedford is now working with the City's Department of Parks and Creation to donate security cameras through his company Lifeline Fire & Security.

West Oahu's growth is nothing short of amazing. If we work together to address the issues we face, we can ensure that our community will be a sustainable place to live for many generations to come. My dream for my three-year-old daughter Allie is for her to grow up in West Oahu, and then raise her own family here. My goal as a legislator and as a mom is to pass on a city she can be proud of.



## SOCIAL SERVICE KIM COOK

*Executive Director,  
U.S.VETS - Barber's Point*

As the leader of a homeless veteran service agency and a resident of West Oahu who was born and raised here, I believe there are two specific challenges that residents in my community face. The first challenge, which is a statewide problem, is the disconnect between salaries and cost of living. Currently, Hawai'i has the lowest unemployment rate in the nation at 1.7 percent with a median family income of \$96,000. But, we also have the highest cost of living in the U.S., followed by Washington D.C., California, New York, and Alaska. It's easy to see how this disconnect has contributed to Honolulu being listed as having the highest rate per capita in the United States for homelessness.

Homelessness is becoming an increased issue in our West Oahu community. I am proud to be representing an organization like U.S.VETS whose policy is to hire employees at no less than the livable wage, which is nearly \$7.00 more per hour than the minimum wage. This very small change can make a big difference in the lives of our families and neighbors.

The second greatest challenge we face is the limited career, educational and other related opportunities available to West Oahu residents, including veterans. Many are required to commute for long distances every day to access things such as a career. This creates a compromised

quality of life that is counterintuitive to the fabric of who we are as a community, with 'ohana being first and foremost. It is difficult to build the value of 'ohana and community under these conditions.

I would love to see our residents committing their time to building their 'ohana, and to giving back to the community that we are so lucky to call "home." I believe that we need to use the strengths that we all innately come with and get involved in initiatives that support positive change in our community. For instance, the Blue Zones Project is a perfect example of how residents can get involved in making Kapolei-Ewa a healthy community for generations to come.

I would encourage all our residents to evaluate the strengths they can bring to the table, find a community initiative they feel passionate about, and use those strengths to make a difference. In the words of one of my favorite 'Ōlelo No'eau: 'A'ohe hana nui ke alu 'ia – No task is too big when done together. ■



## PROFILE

**“Our vision is to create a new era of luxury on this rugged, beautiful coastline... The key to this is an outstanding guest experience, built on a deep and respectful interaction with the culture. In practical terms, it means recruiting and training the best local talent who will infuse the guest experience with the aloha spirit. I think we are on our way.”**

sporting a pair of bright orange trainers. A local comedian called me up to the stage and told me my shoes ‘were dazzling the chickens.’ I felt right at home!”

Soon after getting on board, Parker lost no time getting to know the island first hand — starting with taking a surf lesson on the North Shore, going on a helicopter ride around Oahu, driving along the Waianae coast, and hiking to Kaena Point. He also went fishing with the resort’s Chef Michael Mina near Kaena Point, where the chef hooked a 60-pound ahi. “It was an auspicious moment,” said Parker. “And one I hope to repeat.”

“This made me realize what an incredible natural environment we live in, and how much I want to share it with our guests,” he said.

Respecting the significance of cultural practices in the community, Parker received a blessing by Kahu Nettie Tiffany, a renowned cultural practitioner. He also treasures the blessing of Prince Kuhio’s racing canoe, built in 1902 and restored by the Dowsett Foundation, whose mission is to restore, preserve and display artifacts of Hawaii. The canoe now sits in the resort’s lobby.

With this immersion in the culture, Parker has a renewed vision for the resort. “Our vision is to create a new era of luxury on this rugged, beautiful coastline,” he said. “The key to this is an outstanding guest experience, built on a deep and respectful interaction with the culture. In practical terms, it means recruiting and training the best local talent who will infuse the guest experience with the aloha spirit. I think we are on our way.” ■

## DIVING INTO LOCAL CULTURE

### CHARLIE PARKER

*General Manager, Four Seasons Resort*

Wherever Charlie Parker goes, he is drawn to two things: the area’s history and the sea. When he became general manager of the Four Seasons Resort Oahu at Ko Olina, he literally and figuratively dove into learning all he could about the local culture, which happily enough, is so intimately connected to the ocean. Parker is an avid waterman with an affinity for surfing, scuba diving, ocean navigation and any ocean-related activity. What better place to be than the west side of Oahu, where it’s a way of life?

During his 22-year career in the hospitality industry, Parker took every opportunity to soak up the culture of resort locations

in Egypt, the Maldives, Qatar, the UK and the US mainland. True to form, he’s now doing it in Hawaii

Parker, who is a native of Edinburgh, Scotland, was already attuned to the connection of Hawaii’s historical connection to England, dating back to the seafaring British captains who first came to the islands. Now, he would learn first hand about the island’s history and culture from the Hawaiian perspective, and how it informs the daily life of area residents — many of them already working for the resort.

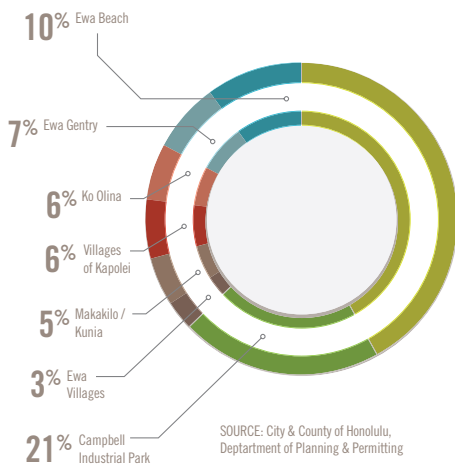
He would also come to appreciate local humor, which, when directed at you, often meant you were accepted. Parker recalled, “A few days after I arrived, I attended a Merrie Monarch fundraiser at Lanikuhonua



## CURRENT JOB CENTERS IN THE KAPOLEI REGION

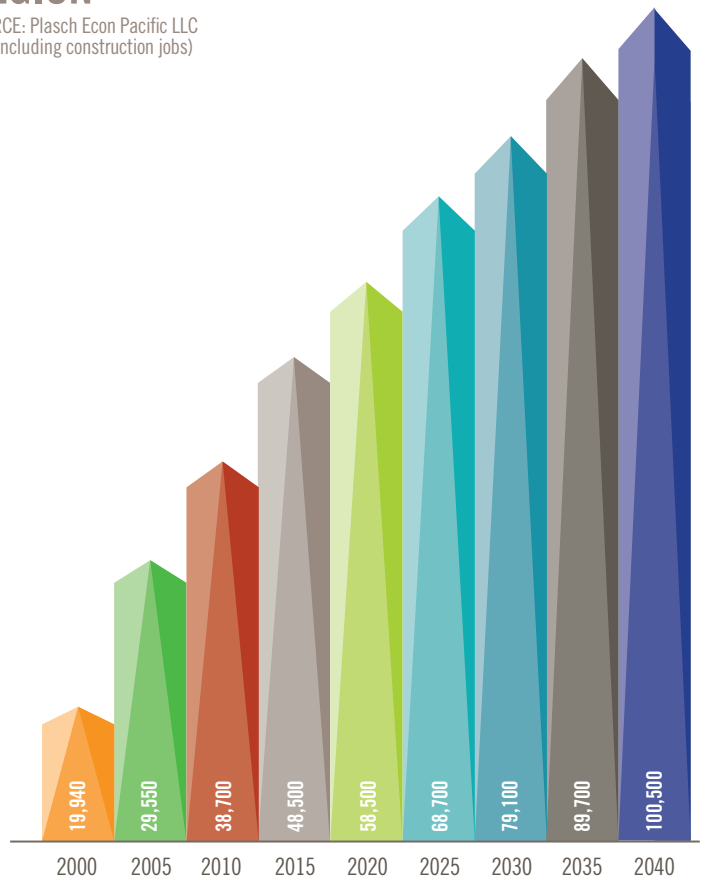
SOURCE: Plasch Econ Pacific LLC  
(Not including construction jobs)

**42%**  
City of Kapolei



## NUMBER OF JOBS IN THE KAPOLEI REGION

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



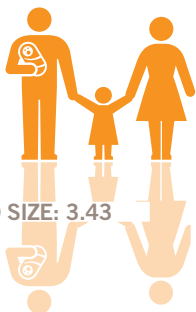
## KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

### EDUCATION:

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

Source: 2010 U.S. Census



## KAPOLEI BY THE NUMBERS

### Charting the region's growth

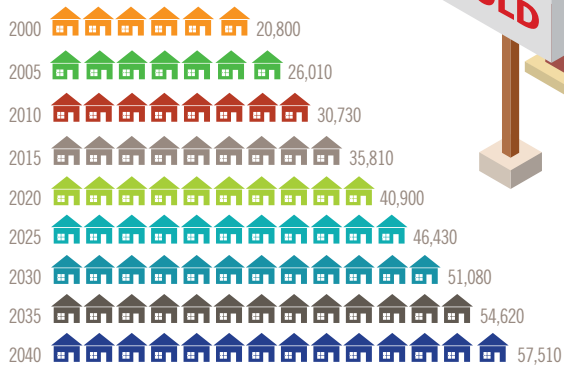
- + The numbers show that Kapolei is and will continue to be the fastest growing region in the state. As the charts show, using 2015 as a baseline, by 2040 the population will increase by 49 percent, housing will grow by 61 percent, and jobs will more than double by 107 percent. Kapolei is also ethnically diverse, relatively young and well educated. ■

\* Data provided by Kapolei Properties LLC

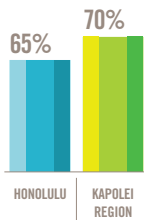


## KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



### HOME OWNERSHIP RATE



SOURCE: 2010 Census

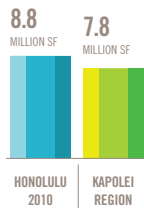
### MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

### COMMERCIAL SPACE

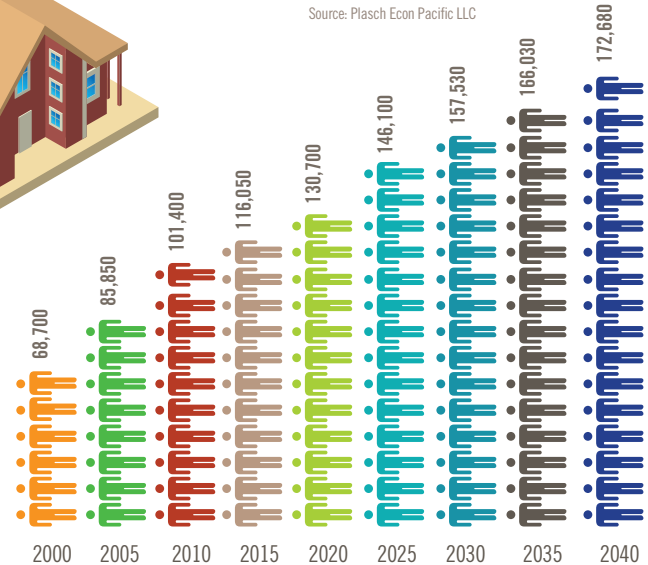
Kapolei tomorrow vs. Honolulu today



SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander

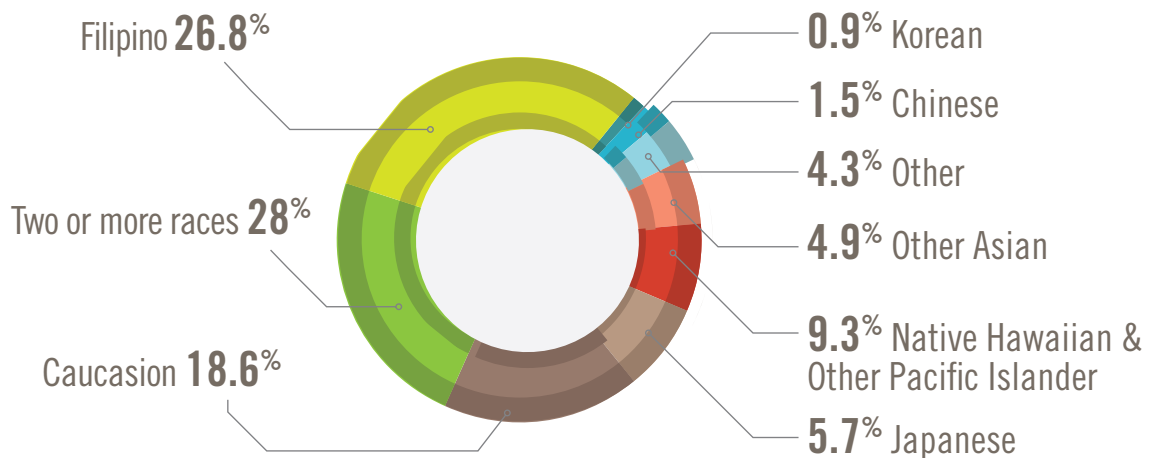
## KAPOLEI'S POPULATION GROWTH 2000-2040

Source: Plasch Econ Pacific LLC



## KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census





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▲ Top photo: The Hawaiian version of the Disney movie "Moana" debuted in June 2018 at Aulani, a Disney Resort and Spa. UH West O'ahu Creative Media students worked directly with Disney Animation.

Bottom photo: Auli'i Cravalho, who voiced Moana, records the movie in the Hawaiian language.

Photos courtesy of UH West O'ahu ACM

## WEST OAHU: HAWAII'S CREATIVE MEDIA HUB

+ This is no longer just an aspirational statement. The idea has leapt from the imagination of Chris Lee, founder and director of the University of Hawai'i's Academy for Creative Media System (ACM), to being on the verge of making the University of Hawai'i – West O'ahu campus the hub of creative media education in the state. It will take physical form in a soon-to-be built \$33 million, 42,000-square-foot Creative Media Building on the UH West Oahu campus. According to the university, the building "which is designed to engage, educate and incubate, will link complementary facilities and programs throughout the UH System and across the state as a catalyst for Hawai'i's intellectual property workforce." In other words, it will be the nexus for developing

creative media talent statewide.

The facility will be an incubator for artistic innovation, with students and faculty having 24-hour access to resources such as an industry standard 3,000-square-foot two-story sound stage for filming, emerging media labs for augmented reality and virtual reality, digital picture and sound post production suites with Foley and ADR stages, a 100-seat screening room with mixing and dubbing in Dolby Atmos, and a mill shop to create film sets and equipment cages.

As an example of artistic innovation, the Creative Media Building will include an arena for eSports, which is part of Lee's vision for the complex. eSports has exploded internationally as a form of entertainment among gamers. Online

multiplayer video games are played competitively, and have spawned tournaments and events that draw thousands of spectators and reward the best players around the world with millions of dollars in prize money. The arena will bring eSports to the university, and give students a mechanism for creating their own content for competitive eSports video games.

The design and construction of the facility was awarded to two local firms — Kiewit Building Group and Next Design — with construction set to start in January 2019, to be ready for occupancy in the Fall 2020 semester. It will accommodate up to 500 creative media majors at UH West Oahu, in addition to serving as the hub for creative media education across the state.

### Disney's Moana goes Hawaiian

Given that the Disney animated feature film "Moana" was partly inspired by the incredible voyages of the Polynesian Voyaging Society's Hokule'a that revived the art of Polynesian wayfinding, it seems only right that the film be re-recorded in Hawaiian. Even more so since it had already been translated into 45 languages, including Tahitian and Maori.

The story of the re-dubbing of "Moana" in Hawaiian was a voyage in its own right. It began with an email to ACM's Chris Lee from Kaliko Ma'i'i, an ACM graduate. Ma'i'i asked what Lee thought about doing a Hawaiian language version of the film.

"Kaliko was one of our first students at UHM ACM, and is now a cameraman for Hawaii Five-O," said Lee. "I thought it was a great idea, and set out to see if it could be done."

Using his connections in the industry, Lee met with Disney Voice Characters International head Rick Dempsey to make the pitch. While Dempsey was not against the idea in principle, he hesitated because of the work the previous versions had required. But Lee made him an offer he couldn't refuse.

"I told him that because we had developed the ACM System to include professional motion picture sound recording at Honolulu Community College's MELE program, and that we could put together a translation team, get it cast, fund and manage the process as I would



any Hollywood picture, we would make sure the process would not take up excessive 'bandwidth' from the Disney team or cost them anything," said Lee. "Everything went very well and Disney was extremely pleased with the final product."

The re-dubbing of "Moana" was a multi-campus project, with students and faculty working directly with professionals at Disney Animation. With Lee as executive producer, it was managed by UH West Oahu's creative media program with UH system faculty helping to direct it. Puakea Nogelmeier, professor of Hawaiian Language at UH Manoa oversaw a team of translators. Haili'opua Baker, professor of Hawaiian theater at UHM was the theatrical director. UH West Oahu's ethnomusicologist Aaron Sala was musical director. Working with Disney's Rick Dempsey, Heather Giugni of the 'Ulu'ulu Moving Image Archive and Sharla Hanaoka, director of creative media at UH West Oahu, were producers, with Kaliko Mai'i as associate producer.

"It was impressive to see how everyone rose to the challenge of juggling school, life and regular jobs to get this project done," said Sharla Hanaoka. "Some of the student audio engineers even flew to LA to watch the final mixing of the movie."

In casting the voice actors, a call went out for audition tapes from Hawaiian language speaking actors and singers. "I was truly delighted that over 140 local 'olelo Hawai'i speakers uploaded their audition tapes to our website," said Lee. "While a few of those cast were known performers, many of the auditions came from 'olelo Hawai'i immersion school graduates and faculty."

The known performers include Auli'i Cravalho (Moana) and Nicole Scherzinger (Moana's mother) who happily agreed when Dempsey asked them to reprise their roles. The timing was wrong for Dwayne Johnson, so UH Manoa student and singer Christopher Kaipulaumakaniolono Baker was tapped to play Maui.

"As good as the original Moana is, I truly think it's a better film in 'olelo Hawai'i

because the themes are so resonant to our native culture and the songs are just so much more beautiful," said Lee.

The Hawaiian version of "Moana" debuted in June 2018 at Aulani, a Disney Resort and Spa. A DVD of the movie is being made available free of charge to accredited schools in Hawaii from pre-schools through college to be used only for their educational programs.

## Early Start with Early College

The UH West Oahu Pathways to Success Early College Program started in 2012 as a way for West Oahu high school students to get a head start on college by taking free college level courses, then transitioning to the university after graduation. What's especially important about this program is its focus on students from low income communities who will be the first in their families to go to college, or are from under-represented ethnicities in higher education. Just as important, these young people are developing self-confidence and the belief that they can succeed in college.



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▲ The 42,000-square-foot Creative Media Building on the UH West Oahu campus will break ground soon and will be the nexus for developing creative media talent statewide.

Renderings courtesy of Kiewit Building Group Inc., Next Design LLC, and Gensler



One of the educational pathways is the Ala 'Ika Holomua program for creative media. The year-old program began as a collaboration between UHWO's Academy for Creative Media, Waianae High School's Searider Productions and Waianae High School. It gives the students a way to earn college credit including advanced coursework in creative media while they complete high school graduation requirements.

"We just marked the first-year anniversary of the program in July, and the students have done exceptionally well," said Garyn Tsuru, director of UHWO's College and Career Readiness Initiative. "They've passed their college-level coursework, and are now confident they are ready for college."

They have also proven their talent in the Pele Awards student competition:

Kureha Pambid, the first student at Waianae High School to receive her associate degree from Leeward Community College with her high school diploma, received both a Bronze and Silver College Division Pele Award (District Competition for the American Advertising Awards) this past April.

Waipahu High School's Sharmaine Allas, Jillian Panganiban, and Leanne Villanueva were also awarded Silver and Gold Keys in the High School Division Pele Awards. All four students completed their first two years of college, and will enroll at UH West Oahu this fall.

UHWO's Early College creative media collaboration has been formalized in the Creative Media Consortium, an umbrella organization that includes James Campbell High School, Kapolei High School, Waianae High School, and Waipahu High School. These students are getting an early start in preparing for careers in the creative media industry.

### West Oahu Film Studio Will Be a Game Changer

For decades, Hawaii's film and media industry's lack of stage space has prevented the state from being a full service production center. At present, the state's Hawaii Film Studio at Diamond Head, and two smaller studios on Maui and the Big Island provide just 54,000 square feet of available stage space. And the largest one, the Diamond Head facility, can only accommodate one major

production at a time. To be competitive, Hawaii must double its inventory of stage space to host more than one production at a time, and be purpose built for interior work as well as post production.

A recent feasibility study by Pro Forma Advisors LLC has shown that Hawaii can indeed be a leading production center with a new sound stage facility on Oahu. The exhaustive study, which was funded by the Legislature and commissioned by the Department of Business Economic Development and Tourism's Creative Industries Division, spelled out the infrastructure needs of such a facility, and after assessing the available options, recommended a site on the UH West Oahu campus.

"We envision Hawaii's Creative Media/Film Studio Facility to not only complement the on-campus UHWO ACM complex, but provide students and area residents opportunities to intern, work and launch new companies that service the industry and create content for global export," said Georja Skinner, DBEDT Creative Industries Hawaii's division chief. "Currently planned are multiple large and mid-size stages, offices, and an

incubator center, featuring co-working and production facilities, similar to YouTube L.A. Space. Being able to connect via dedicated broadband fiber to other media facilities on Oahu and Neighbor Islands will allow creatives to utilize the latest equipment and work collaboratively to produce commercial content for global export."

DBEDT and UHWO have a lease agreement for 30 acres adjacent to the

university's campus. In the meantime, a Request for Proposals for a public-private partnership to develop the Creative Media Film Studio Complex is already drawing a great deal of interest nationally and internationally. If all goes according to plan, the studio complex will be ready for business in 2025.

"With the current interim stages at Kalaeloa, we have proven that we can increase production, and therefore jobs,

**"As I have been working to get this [film] studio built at UHWO for over ten years, it'll be a game changer for Kapolei, the west side, and the entire state," said Lee. "It'll provide living wage jobs for our Creative Media students and west side residents and change the nature of film and television production in Hawaii...This will make West Oahu the education and commercial creative media hub for the state of Hawaii."**

- **CHRIS LEE**,  
Founder and Director, Academy for Creative Media,  
University of Hawaii System and UH West Oahu Campus

in West Oahu," Skinner said. "This sets the stage for our collaboration with UHWO and the development of a public-private partnership to create a hub for commercial media and film production."

Another advantage noted in the feasibility study is the existing creative media workforce training on UH campuses.

"Aside from CID's Creative Lab seminars throughout the state each year, most of the existing education training programs offered through the UH system are on Oahu campuses. These include the Academy for Creative Media at the Manoa and UH West Oahu campuses, Leeward Community College's Television program and degrees in Digital Media Arts and Digital Film, and the New Media Arts program at Kapiolani Community College."

All these programs will be linked at the UH West Oahu's Creative Media Building, which pleases Chris Lee immensely.

"As I have been working to get this studio built at UHWO for over ten years, it'll be a game changer for Kapolei, the west side, and the entire state," said Lee. "It'll provide living wage jobs for our Creative Media students and west side residents and change the nature of film and television production in Hawaii. Now we will finally be able to do all the interior stage work and post production that has traditionally gone back to the mainland because we don't have any facility like this. The Diamond Head Studio can only accommodate one TV show at a time and is not big enough for features like 'Jumanji' or 'Jurassic Park.' This will make West Oahu the education and commercial creative media hub for the state of Hawaii." ■

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## FROM WEST TEXAS TO WEST OAHU

### RICHARD CREAMER

*Vice President and General Manager,  
Kapolei oil refinery in West Oahu*

When Par Hawaii asked Richard Creamer to join the company as vice president and general manager of the company's Kapolei oil refinery in West Oahu, they couldn't have asked for a more seasoned leader. After all, he came to the job with more than 30 years in the energy industry. But more than that, it's in his DNA.

"Working in the petroleum industry has been a family tradition," said Creamer. "I'm a product of the oilfields. My granddad was a welder, dad was a seismic surveyor, and my brother is a driller. I am a bit of a student of oilfield history and can bore anyone for hours on that topic!"

Born in Kermit, a West Texas city, Creamer grew up in other small West Texas towns like Pecos, Abilene and Odessa where the typical population was about 1,300 people. He worked his way through college and graduated with a degree in chemical engineering from Texas Tech University.

Creamer's 30-year experience is impressive. Most recently, he worked for Flint Hill Resources as manufacturing and operations manager of the 290,000-barrel-per-day Corpus Christi Refineries, LLC, and as site director and operations manager at Port Arthur Chemicals, LLC, an ethylene plant that services the Houston, Texas market. Before that, he served in leadership and engineering roles at INVISTA in Houston, Texas, the company that produces nylon, polyester and specialty materials; at Lyondell and LyondellBasell, a multinational chemicals, plastics and refining company; and at Koch Refining in Corpus Christi, Texas.

When Creamer relocated to Hawaii in 2017 to manage the Par Hawaii Kapolei refinery, he came with his wife Amy, her 73-year-old aunt who they care for, as well as "two seven-year-old poodles and one grumpy cat." They also have three grown children who live in Texas.

Knowing the industry as he does, Creamer is aware of the challenges — and opportunities — ahead for Par Hawaii.

"As a company, Par identified and strengthened a viable niche position for the Kapolei refinery that I believe was missed or misunderstood by previous owners. The Hawaii market — combined with the refining industry in general —

**"I'm a product of the oilfields. My granddad was a welder, dad was a seismic surveyor, and my brother is a driller. I am a bit of a student of oilfield history and can bore anyone for hours on that topic!"**

is and can be a very tough playing field and there are no guarantees of success. However, our customers have responded to our ability to provide the energy and motor fuels products they desire. Today, we are the only petroleum refining operation in the state."

Creamer continued, "My vision for the Par Hawaii refinery can be summed up in a single sentence: to produce the energy products that Hawaii needs safely, cleanly, reliably, and efficiently while consuming the fewest resources. At the same time, we are working closely with government and others in the community to shift Hawaii's dependence on fossil fuels. I am grateful we have a voice and seat at the table to be a critical partner in how that transition can and will occur. There is pressure on the refining industry both inside and outside of Hawaii to adjust. New developments in technology will continue to drive us in that direction." ■





# HO'OPILI

## URBAN GARDENS

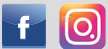
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At Ho'opili, families are forging a new way of sustainability, from yard to table. Each single-family home features a Ho'opili Urban Garden with edible landscaping, including a variety of fruit trees, fruiting shrubs, vegetables and herbs. Residents are encouraged to consume what is produced and share with neighbors!

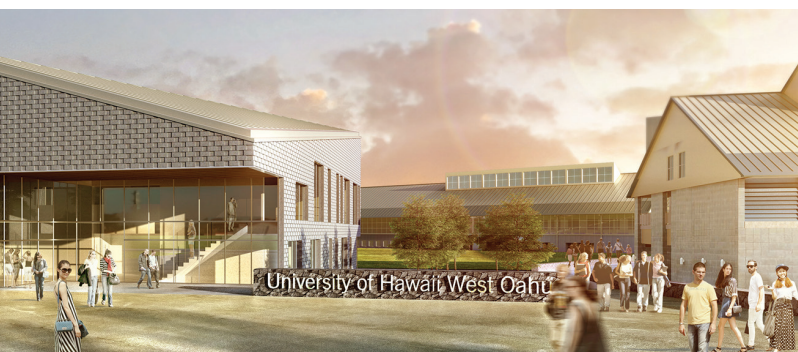
### THE HO'OPILI URBAN AGRICULTURE INITIATIVE

This initiative seeks to establish a community integrated with food production in various ways. More than 200 acres of land for commercial farming operations, eight acres of land for shared community gardens, and the edible landscaped gardens described above are all part of the Ho'opili Urban Agriculture Initiative.

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▲ The Foodland stores in the Kapolei region are Blue Zones Project approved grocery stores featuring an established Blue Zones Checkout Lane—an area free from sugary snacks and instead filled healthy snack items. Photo courtesy of Blue Zones Project Kapolei-Ewa



▲ Above: The UH West O'ahu Administration and Allied Health Facility is set to move into a dedicated building this fall. The Health Science Program will include conference rooms, classrooms, laboratories, and support service spaces. Rendering courtesy of: UH West O'ahu

Below: Kapolei-Ewa is one of three Oahu communities selected to be a demonstration area for the Blue Zones Project. Photo courtesy of Blue Zones Project Kapolei - Ewa

count), it is even more acute in the Health Science sector, which accounts for 60 percent of the healthcare workforce, with over 85 distinct occupations. This shortfall is greater than for doctors and nurses combined.

The disparity of earning power between the two groups is also quite sharp. According to the U.S. Department of Labor's Bureau of Labor Statistics, the median annual wage in 2017 for healthcare practitioners and technical occupations (for example, physicians and surgeons, registered nurses and dental hygienists) was \$64,770. In contrast, the median annual wage for healthcare support occupations (like home health aides, occupational therapy assistants and medical transcriptionists) was \$28,701 — lower than the median annual wage for all occupations in the economy.

### Earning a living wage in healthcare

There is also the phenomenon of “degree creep” which means, according to UH West Oahu's Health Science Program, that increasing numbers of health profession programs, including respiratory, physical and occupational therapy, are requiring higher levels of education and training to qualify for licensure. This, along with West Oahu's aging population and the retirement of current health professionals without adequate replacements, places even greater pressure on the workforce. UHWO's Health Science Program has a plan to address these issues with its undergraduate degree program, whose goal is to encourage West Oahu young people to consider health science careers that will pay a sustainable and living wage, which they peg at \$78,500 for a family of four.

# HEALTHCARE: FOUNDATIONS FOR A HEALTHY KAPOLEI

Healthcare is by far the fastest growing industry in West Oahu, with The Queen's Medical Center – West Oahu and the Waianae Coast Comprehensive Health Center anchoring the industry as the major healthcare providers in the region. Both organizations are in growth mode, as they work to anticipate and meet community health needs over the next five to 10 years. The enormity of the need is also being met by community-based healthcare clinics that are providing primary care, family medicine and some specialty care services for area families. At the same time, an area-wide wellness program is actively

promoting healthier life practices in all segments of the community.

The demand for healthcare services has the parallel effect of ramping up the need for trained staff to deliver services both within medical settings and out in the community. One of the often overlooked cadre of workers is the Health Science sector.

### Health Science at UH West O'ahu

In Hawaii, while there is a severe shortage of doctors (about 700 at last



The program is reaching out to high school students at Waipahu, Kapolei and Campbell High Schools through the UH West Oahu Early College Program to introduce them to the healthcare field. Students are able to take college level introductory healthcare courses that earn them three dual college/high school credits for each course. Interest is so high in introductory courses to the health professions, and clinical skills and patient care, that they are fully subscribed and have a waiting list. Many students will graduate with both high school and associates degrees and 60 dual credits, which are transferable to UHWO's bachelor's degree Health Science track

### The program is new and growing

The Health Science Program is very new — just two years old. It is designed to seamlessly advance high school and community college students to a bachelor's degree, and on to graduate degrees (MD, MPH). There are presently 10 students in bachelor's degree programs in Respiratory Therapy and Community Health. There also are plans to expand the curriculum to include Native Hawaiian and Indigenous health and healing in 2019, and pre-health professional, long term care, and health information management by 2020.

"One promising solution to the workforce shortage involves strengthening four-year undergraduate programs to train students in marketable health professions skills that are in demand in Hawaii, such as in long-term care management, care coordination, community health, and health informatics," said UHWO's Dr. Ricardo Custodio. "These bachelor's-level graduates could serve critical roles in helping to relieve health professionals like nurses and physicians of administrative duties that hamper their abilities to practice at the top of their licenses and training."

The Health Science Program is set to move into a dedicated building this fall. It will share a two-story, two-wing building with the university's administration. Located at the northernmost point of the campus, it will be known as the Administration and Allied Health Facility. The Health Science Program will occupy about 43,850 square feet, consisting of offices, conference rooms, classrooms, laboratories, and support service spaces. When the facility is fully operational, it will be able to accommodate 200 students.

Custodio said, "With this new facility in place, we are hoping to recruit 40 new students by fall 2019."

### Hawaii Pacific Health is coming to Kapolei

Plans are moving forward to open Hawaii Pacific Health's newest clinic in Kapolei in August 2019. It will be in Ka Makana Alii's second phase called The Grove, and will be one of HPH's largest clinics. It will occupy about 16,000 square feet, and provide services including primary care, family medicine, pediatrics, OB-GYN, sports medicine, and other specialty care from physicians within the Hawaii Pacific Health system. It will also have extended walk-in clinic hours as well as on-site imaging and laboratory services.

Similar to Straub Clinic at Kailua, Pearlridge and Mililani, the Ka Makana Alii clinic will be hiring for the more than 50 new jobs it will bring to Kapolei, including medical assistants, nurse practitioners, physicians and other clinical and administrative staff.

The clinic will be located between Foodland Farms and PetSmart, which are also scheduled to open at The Grove.

HPH is anchored by four medical centers including Kapiolani, Pali Momi, Straub and Wilcox, and includes more than 70 locations statewide. It is one of the state's largest healthcare providers, whose mission is "creating a healthier Hawaii."

### Blue Zones: A Blueprint for Living Longer

The Blue Zones Project's recipe for a healthier, longer life is making its way into the Kapolei-Ewa community, following nine principles that make perfect sense. These principles come not from textbooks, but from an on-the-ground search by scientists and National Geographic to find the world's longest-lived people and study them. They found them in five communities: Sardinia, Italy; Ikaria, Greece; Nicoya Peninsula, Costa Rica; Loma Linda, California; and Okinawa, Japan.

The group's research identified nine healthy lifestyle habits that their research subjects share, and these healthy habits are being encouraged in Blue Zones Project communities.

### The Power Nine



**Move Naturally.** Find ways to move more. Take the stairs instead of the elevator, park your car a little further away and get more steps in, do gardening, join a walking group.



**Purpose.** Have a purpose that gives you a reason to wake up in the morning. People who have purpose in their lives have more energy, a sense of contentment with their lives, and the ability to focus on what's important.



**Downshift.** Take time out every day to down shift and reduce stress — take a nap, meditate, meet friends for a social hour. Find a stress-relieving activity that works for you.



**80% rule.** Eat mindfully and stop eating when you're 80 percent full. That 20 percent can save you from over-eating and obesity.



**Plant Slant.** Eat a plant-based diet. Put less meat and more plants on your plate.



**Wine @ Five or Friends @ Five** — Share a drink (or social hour) with friends, but no more than 1 to 2 glasses a day.



**Belong to a Faith-Based Group** — the denomination doesn't matter.



**Family First.** Invest time with family and add up to 6 years to your life.



**Right Tribe.** Surround yourself with people who support positive behaviors.

The Blue Zones Project is a national initiative, and Kapolei-Ewa is one of three Oahu communities selected to be a demonstration area. When the community was chosen in January 2017, project leaders began working with focus groups to identify specific areas for improvement in the Kapolei-Ewa community.

Recommendations include:

- Enhance streets to provide safe movement for pedestrians, bicycles and vehicles. Among several areas reviewed, the focus group recommended that Kapolei Parkway be made safer for pedestrians and bicycles. It became a



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top priority when Councilmember Kymberly Pine introduced a resolution asking the City administration to study and implement a complete streets project on Kapolei Parkway. The City Council adopted the resolution, which sets the stage for planning and development.

- Increase education and access to healthy food at schools, implement farm-to-table program and school gardens. Blue Zones Project team is working with public and private schools, community partners, and a schools committee to establish initiatives such as farm tours, grocery store tours, healthy cooking demos, container garden workshops and garden parties.
- Encourage grocery stores to educate community members how to select healthier, more nutritious foods. Both Foodland stores in Kapolei and Ewa have become Blue Zones approved grocery stores. Both stores have signs highlighting Blue Zones food options, and have established a Blue Zones Checkout Lane—an area free from sugary snacks and instead filled with fruit, nuts, and other healthy snack items.
- Create or enhance worksite wellness initiatives to support employee well-being. The Queen's Medical Center West O'ahu is one of a few worksites and the only medical center in the state working towards Blue Zones worksite certification. When it's completed (expected in early 2019), Queen's West O'ahu will become one of only a few organizations in the nation to achieve this distinction. To become certified, Queen's is working on creating a culture where healthier choices become easier. Enhancements include providing healthier options at their onsite cafeteria, creating indoor and outdoor walking paths to provide the opportunity for natural movement, and providing community health and well-being focused events.

The Blue Zones Project is also working throughout the community to address some of the other initiatives identified by the focus groups. They include:

- Implement healthy fundraising programs at schools; promote healthy lifestyles choices.
- Create or enhance worksite wellness initiatives to support employee well-being.

- Encourage restaurants to increase locally sourced fruits and vegetables, increase healthy food options, and design menu changes to offer or increase plant-based items.
- Increase the safety of streets near schools to encourage walking and biking.

"In addition to healthy transformations happening at schools, worksites, restaurants, and grocery stores, the Blue Zones Project seeks to engage groups

and individuals by offering workshops and volunteer opportunities," said Kathy Davenport, Blue Zones Kapolei-Ewa community program manager. "We encourage groups and individuals to contact us at [BlueZonesProjectKapolei-Ewa@sharecare.com](mailto:BlueZonesProjectKapolei-Ewa@sharecare.com) to learn more about how they can be involved in creating a healthier, happier community, and we're excited to be rolling out this great project." ■



## Kapolei Shopping Center

*In the heart of Kapolei*

Kapolei Shopping Center is proud to celebrate its 25th anniversary in 2018. We salute our first tenant, Safeway, and our 13 other "original" tenants that also are celebrating 25 years of serving the Kapolei community this year.

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Fantastic Sams  
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**Bob Bruhl, President  
D. R. Horton Hawaii**



**Haakea at  
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^ Construction at Ho'opili started in 2017. Upon completion, Ho'opili will be a self-sustainable, 1,550 acre mixed-use community with 11,750 homes planned.

Photo courtesy of D.R. Horton Hawaii

# HOUSING: KAPOLEI'S COMMUNITIES HAVE GREAT HOUSING CHOICES

- + Housing choices are rich in Kapolei, where a diversity of families with specific preferences can find pretty much the type of housing they want. Major developers like D.R. Horton Hawaii and Hunt are bringing the largest share of new mixed-use master-planned communities to the region, while the Department of Hawaiian Home Lands is delivering homesteads to Native Hawaiians in its Kapolei subdivisions. A smaller but much in demand segment of the housing market is currently being met by Greystar. The company manages the City of Kapolei's only urban rental community.

## D.R. Horton Hawaii's Mehana and Ho'opili

These two mixed-use master-planned communities have large footprints in Kapolei — from Mehana just south of Kapolei Parkway to Ho'opili in East Kapolei.

### Mehana is sold out

This community just south of Kapolei's urban core has 10 neighborhoods with 1,100 homes and commercial spaces that are now completely sold out. The residential mix includes single-family, flats and live-work homes where owners can operate a business at the same location. A good 30 percent are affordable by City & County of Honolulu guidelines.

Mehana also has purely commercial spaces for businesses like a beauty salon; medical, dental and physical therapy services; and insurance and real estate offices.



Amenities enhance the livability of the Mehana community with recreational features like a pool, trike park, toddler park, dog park, a walking/bike path, and a neighborhood park. And families with school age kids are within walking distance of the new Ho'okele Elementary School that is right next door.

### Ho'opili designed to be sustainable

This 1,550-acre mixed-use community in East Kapolei will have seven communities and a planned 11,750 homes that will be built over the next 20 to 30 years. It's designed to be sustainable, meaning residents will have everything they need within the Ho'opili community.

The residential neighborhoods include both market and affordable housing with a combination of single-family homes, townhomes and condos. It will also offer live-work homes where an owner can live on the second floor and run a small shop on the first floor. Another option is to have a shop on the first floor and rent out the second floor as residential space, or any other combination. This offer could hold great appeal to buyers by giving them a financially feasible way to start a new business. There will also be options to have an Accessory Dwelling Unit (sometimes called a mother-in-law apartment) available at some of the single-family homes.

The master plan has set aside 3 million square feet for commercial uses, areas for seven community and recreation centers, 70 acres for parks and gathering places, and lands to accommodate five public schools including three elementary, one middle and one high school. It also has designated more than 200 acres for commercial farms and community gardens.

As part of its efforts to contribute to community development, D.R. Horton Hawaii has donated approximately five acres of land to the Hawaiian Humane Society for its second Oahu campus, and approximately one acre to the Waianae Coast Comprehensive Health Center for a regional community health center that will include primary care and other healthcare services.

Ho'opili is within close proximity to both the Kroc Center and the UH West Oahu campus, and will be linked by three rail stops when the Honolulu Rail Transit Project starts limited passenger service between Kapolei and Ala Moana in December 2020.

Construction at Ho'opili started in 2017, and to date two out of five neighborhoods have sold out — the Ha'akea and Lehua's single-family homes, and Hāloa's townhomes, flats, live-work homes, including some affordable. The 'Iliahi and 'Akoko neighborhoods are currently being sold.

### Hunt to develop a new community

Hunt is the master developer of nearly 540 acres of Kalaeloa and has plans to transform the area into a mixed-use master-planned community.

The company is expecting final subdivision approval from the City and County of Honolulu in the summer of 2019 for a residential subdivision of up to 1,000 homes. As the master developer, Hunt will engage with home builders and other developers, to sell fee-simple parcels. The first of those homes — potentially up to 1,000 — may come to market by 2021.

**“The pace of development in Kalaeloa has markedly increased in recent years. As the area continues its metamorphosis, we are closer to seeing the full promise of Kalaeloa with hundreds of new businesses and thousands of jobs.”**

— STEVE COLÓN,  
President, Hawaii Development Division, Hunt

This initial phase of development will bring much needed infrastructure improvements to the Kalaeloa district. The extension of Kamokila Boulevard will provide more access to the area, allow underground power to be run to the future residential subdivision, and create a small retail center. An extended Saratoga Avenue will create a main street with neighborhood shopping centers and multi-family homes. Combined with neighborhood pocket parks, the Kalaeloa district will become both an urban and suburban environment for residents.

“The pace of development in Kalaeloa has markedly increased in recent years,” says Steve Colón, president of Hunt's development division in Hawaii. “As the area continues its metamorphosis, we are closer to seeing the full promise of Kalaeloa with hundreds of new businesses and thousands of jobs.”

### Department of Hawaiian Homes Lands

Since 2001, the Department of Hawaiian Home Lands (DHHL) has placed native Hawaiian families in nearly 1,000 Kapolei homesteads in East Kapolei. It began with the Ho'olimalima project which offered affordable rental homes to families, with the option of purchasing their homes at extremely affordable prices using the Federal Low Income Housing Tax Credits after 15 years. To date, 70 families have exercised the option to purchase their homes.

This project was followed by Kauluokaha'i, a master-planned community located next to the Kroc Center for up to 1,000 single-family residential lots on 404 acres. The first increments of 160 units were offered to families in 2017. One hundred of the units are turn-key homes built by Gentry Homes Kapolei, while 60 are vacant lots that will give buyers the owner-builder option. This option allows for flexibility in choosing home designs and contractors.



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The speed with which homes are being turned over is notable. At the end of 2017, the department awarded 40 of the 100 turn-key lots. Things progressed so quickly that the first families were moving in by August, 2018, and it is expected that the balance will be in their homes by December. The last 60 units were awarded in September 2018, with projected move-in by April 2019. DHHL will also award the 60 owner-builder lots during the first half of 2019 at Kauluokaha'i.

"The Department of Hawaiian Home Lands strives every day to achieve Prince Kuhio's mission to care for our native Hawaiians in a variety of ways," said Jobie Masagatani, chair of the Hawaiian Homes Commission. "One of these ways is to build native Hawaiian homestead communities that provide families the most affordable home options in their quest for permanent housing. We're happy to be making good progress in Kapolei."

## Kapolei Lofts offers urban rental living

When it opened in 2015, Kapolei Lofts was notable for being the first new rental apartment complex to be built on Oahu in four decades, and the very first of its kind in the city of Kapolei. The project, which was developed by Forest City Realty Trust, with the James Campbell Company serving as a lead investor, was recently acquired from Forest City Realty Trust by Blackstone Group, a New York-based investment company. The property is being managed by Greystar, a real estate management company.

The complex was designed as a master-planned community with "resort-style" amenities including a clubhouse with pool, a sundeck, a poolside wet bar and outdoor grilling area, and a fully equipped fitness center. It has 499 apartments ranging from one-bedroom, one-bath to three-bedroom, two-bath units. They have high ceilings, walk-in closets in the bedrooms, and private lanais large enough for outdoor dining. Its location in Kapolei's urban core affords residents great convenience and access to their jobs and the expanding amenities of the new city.

"Greystar is still getting to know our residents, and we are dedicated to curating the best living experience for them," said Chin Arinze-Ifeajuna, senior marketing associate for Greystar's northern California region. "We are planning to bring them together by hosting community events such as 'breakfast on the go' and Yappy Hour. We'll also be organizing community outreach events to bring our Greystar giving culture to the community."

Occupancy at Kapolei Lofts averages around 90 percent, and often has a waiting list when availability is low. For more information about Greystar's giving program, please go to <https://www.greystar.com/about-greystar/greystar-giving>. ■

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# Kapolei Area Long-Range Master Plan

EWA, OAHU, HAWAII

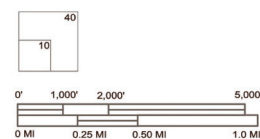
## Land Use Classification

RES	Residential
LDA	Low Density Apartment
MDA	Medium Density Apartment
COM	Commercial/Office
BP	Business Park
LI	Light Industrial
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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## PROFILE



## FROM LABORER TO LEADER

### BILL PAIK

Chief Operating Officer,  
Grace Pacific LLC

With 46 years of hard-earned experience in the construction industry, Bill Paik has done it all — from working as a laborer in his first job with Hawaiian Dredging, and up through the ranks to eventually leading two local companies as president. Now, Paik is chief operating officer for Grace Pacific LLC.

Born and raised in Kona, Hawaii, Paik holds bachelors and masters degrees in business administration. But for all his titles and achievements, perhaps the one he values most is the black belt he earned in judo at age 16, a martial art he started at age five.

“Construction is a tough and unique business, and it takes many years of experience and hard work to be successful,” said Paik. “Judo ingrained in me the lifelong skills of discipline, patience, determination, humility and hard work. You learn who you are physically, mentally and morally. Judo also teaches you to be willing to sacrifice so that your fellow judoka can also perfect the art, even as you both develop expertise in ‘the gentle way.’”

**“We want to make the company more competitive and successful by incorporating the latest technology, methods and industry practices... We are also making changes in customer service, starting internally.”**

It is this abiding philosophy that has guided Paik’s approach to life and work. It also makes him ideal for the mission he was tasked with at Grace Pacific.

Under the leadership of Pike Riegert, the company’s president, Paik is bringing fresh eyes to help lead and support an important cultural and business transition for Grace Pacific.

“We want to make the company more competitive and successful by incorporating the latest technology, methods and industry practices,” said Paik. “We are also making changes in customer service, starting internally.”

Paik believes that good customer service starts from the inside. “How we treat employees and how they treat one another sets the tone for how we treat our customers.”

This begins by making sure employees have access to the technology and training they need to be successful. It also means letting them know they are valued members of the company. Critical to this is creating a safe work environment, especially in the field, so they can return

to their families whole and unharmed at the end of the day.

“Taken all together, this will make Grace Pacific a better, stronger, more competitive company,” he said.

There is another side to Paik that speaks to the man himself.

For him, family is paramount, sharing a life with his wife of 50 years and raising four children — all now grown. Teaching, mentoring young people, and community service are his private passions. He cofounded the Mililani Judo Academy. He taught mathematics and management for 25 years at Hawaii Pacific University, where half his students were service members. Paik is himself a Vietnam veteran. He also serves on the board of directors of the Kapolei Chamber of Commerce, of which Grace Pacific is a founding member, and was a past president of the Building Industry Association, and chairman of the board for a local credit union.

“Teaching, mentoring and community service are a way for me to give of myself. Knowledge is useless if not shared and learned by others.” ■





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▲ Manako [far right], EARS to you! Based off of his VoluntEARS Hours tracked for the year, Aulani Resort Ambassador Manako Tanaka provides a donation check from Disney to his charity of choice, Awaiaulu. Photos courtesy of Aulani, a Disney Resort and Spa

# HOSPITALITY: HOW THE INDUSTRY SUPPORTS THE LOCAL COMMUNITY

➤ One of the areas where Hawaii's hospitality industry shines is the many and varied ways it connects with and supports local communities where they have a presence. In Kapolei, area resorts and hotels have their own unique ways of being good neighbors. In Ko Olina, for example, both Disney's Aulani and the Four Seasons Resort have company-sponsored programs that engage employees in distinctly different initiatives designed to have a positive impact on their employees and the community. Embassy Suites, which is in Kapolei's urban center, has a more direct connection to the community through relationships the hotel has developed with non-profits and organizations in the area.

## Disney VoluntEARS support their favorite causes

Since Disney's Aulani Resort opened in 2011, cast members (employees) have been getting involved in their communities through the Disney VoluntEARS program. For the cast members who are particularly inspired to make a difference, they can play a bigger role by serving on the employee-led VoluntEARS Leadership Council. As a group, the council decides where their volunteer efforts should be focused and what projects would make the greatest impact within Disney's priorities of family togetherness, education, supporting nature, and helping the local community.

Since the program began at Aulani, cast members have volunteered more than 7,000 hours for an eclectic mix of projects that reflect their wide range of interests. For example, a sampling of the projects includes sorting and packaging food for the Hawaii Food Bank and story time readings at local libraries. Cast members have also built three KaBOOM playgrounds on Oahu, hosted family dinner night and wrapped presents at HUGS, hosted Books on Bases events to promote family reading on local military bases, cleared ancient loi kalo at Ka'ala Farm in Waianae, and served meals for the community at Ko Olina's annual Thanksgiving Outreach.





Top photo: Disney VolunteARS participate in a project to protect the unique coastal ecosystems at Kalaeloa Pearl Harbor national wildlife refuge, home to a rare species of 'opae'ula (red shrimp).

Middle Photo: Aulani VolunteARS assist with organizing and restocking clothes at the annual Goodwill Goes Glam event at Blaisdell Exhibition Hall.

Bottom photo: In June, Aulani Cast Members participated in the worldwide 35th anniversary of the Disney VolunteAR program by sorting food at Hawaii Food Bank.

Photos courtesy of Aulani, a Disney Resort and Spa

## Earning dollars with their hours

In total, Aulani Report has given nearly \$700,000 to the community. Cast members also contribute by keeping track of their volunteer hours and converting them into cash for their preferred charity through the Walt Disney Company's Ears To You program.

There is a stellar example of how this worked for one cast member. Manako Tanaka decided to undertake a personal project. It involved the transcription of 330 pages of Hawaiian history into a digital archive. Decades of Hawaiian history written in Hawaiian exists predominantly in microfiche and in images on-line. These pages cover everything from obituaries, marriages, folklore, legends, discussions, history and songs. This huge repository of knowledge provides invaluable insight into ancient Hawaii, but all of the original papers are frail, and are difficult to access.

In order to bring to these fragments of history to the community, Tanaka started a project to transcribe, preserve and save these written legends. The effort began with a 'Ike Kū'oko'a, which is a Hawaiian literature project organized through the non-profit organization Awaiaulu. The organization's mission is to develop "resources and people that can bridge Hawaiian knowledge from the past to the present and the future."

Although the project ended after a year, because of his personal network and background in Hawaiian language, Awaiaulu gave Tanaka special permission to continue the project for another year with the help of other Aulani cast members. Tanaka spent countless hours on the project, and based on those hours, he was able to designate an impressive \$1,000 donation from Disney to an organization of his choosing through Disney's Ears To You program. Of course, he chose to designate those dollars back to Awaiaulu.

"As a student and speaker of 'Ōlelo Hawaii, it has been a true honor to lead this second wave effort of capturing these vibrant glimpses of Hawaiian history," said Tanaka. "The legends and culture of our past inspire our present and bring our home to life for the thousands of families who visit our resort each year."

"I am proud to lead a team so passionate about preserving Hawaii's sense of place," said Elliot Mills, vice president of hotel operations at Disneyland Resort and Aulani,





▲ Four Seasons Resort O'ahu believes in promoting optimal health and well-being for its employees and, by extension, its guests and the community.

A garden cultivated by Four Seasons employees is a part of the 'Polu Project', Four Seasons' name for their Blue Zones Project.

Photos courtesy of Four Seasons Resort O'ahu at Ko Olina

A Disney Resort & Spa. “The generations who come after us will always have a culture and history that is vibrant and alive due to our willingness to come together and work hard to protect everything that makes Hawaii beautiful and unique.”

## Four Seasons Oahu's Blue Zones Project promotes worksite wellbeing

As a company, one of Four Seasons' goals is involving employees and guests in preserving and protecting the planet through sustainable practices that conserve natural resources and reduce environmental impact. The company believes that sustainable tourism will be good for the destinations where Four Seasons operates for generations to come.

In Ko Olina, the resort has chosen to be a sustainability leader by becoming Kapolei Ewa's first Blue Zones Project approved larger worksite, by promoting optimal health and well-being for its employees and, by extension, its guests and the community.



### The Polu Project

Four Seasons named its Blue Zones Project initiative “The Polu Project.” Part of being approved as a Blue Zones worksite requires that at least 25 percent of employees sign a personal pledge to make changes to become healthier individuals. They also extend this pledge to making a difference in the community through wellness events like “Kupuwai: Cultivating Healthy Communities.” The events are closely related to Hawaii cultural practices. For example, they promote healthy cooking using traditional Hawaiian staples like

taro, breadfruit and sweet potato. They encourage an active lifestyle through Hawaiian-style Makahiki games and activities for the more athletic, and gentler trike rides for seniors. They also offer a Konane Board workshop, which is a checkers-like board game, and share Hawaiian culture through storytelling

To support employee wellness, Four Seasons now offers healthy food options in the staff cafeteria, runs monthly employee yoga classes, organizes on-site farmer's market with Kahumana Farms so



employees can purchase fresh produce, and provides walking paths equipped with self-monitoring health equipment to measure things like weight and blood pressure. Nursing mothers also have a New Mothers area where they can express and store breast milk, which promotes healthier babies.

### Healthy eating and food sourcing are a community affair

Four Seasons has been reaching out to share information on what other restaurants in the Kapolei and Ewa communities can do to promote health and wellness practices — from composting to patronizing local farms to alerting them to resources and programs they can access for their own sustainable practices.

The resort's five restaurants are already modeling these practices. For example, they use 100 percent compostable and biodegradable products. They source fresh caught fish on the west side, working with local fishermen who are committed to sustainable fishing. They also work with farmers along the Waianae Coast to source and serve the freshest, highest quality produce in resort restaurants — a direct farm-to-table experience in the true sense of the phrase.

These fishermen and farmers also benefit from this partnership. The resort's Taste of Oahu offers guests a way to enjoy tours, tastings, classes and dining experiences orchestrated by these very same farmers and fishermen in collaboration with Four Seasons chefs. This direct experience adds to guests' appreciation of what it means to eat fresh, healthy, straight-from-the soil food.

"Food needs to be true to itself and relevant to where it comes from. One should be able to smell the soil where the carrot was grown. That's how close it should be," said Executive Chef Richard Polhemus.

Four Seasons also promotes community-wide fitness as a sponsor of the Race Ko Olina event in partnership with Ko Olina Resort and Boca Hawaii. The event, which benefits Kapiolani Medical Center for Women and Children, tests participants' endurance in a spring triathlon or 10K and 5K runs. There's also an aquathlon and 1K run for keiki.

"It's a great reason to come out to Ko Olina, enjoy some family fun and run for a good cause," said Four Seasons General Manager Charlie Parker.



▲ To support employee wellness, Four Seasons Resort O'ahu at Ko Olina organizes an on-site farmer's market with Kahumana Farms so employees can purchase fresh produce.

Photo courtesy of Four Seasons Resort O'ahu at Ko Olina

### Embassy Suites' cause is to "Lift Where You Stand"

Embassy Suites by Hilton – Oahu Kapolei, which is the first non-resort full-service hotel in Kapolei, has a special relationship with the community based on its location in the heart of the city. As a true next door neighbor, it rubs shoulders with the local people, both physically and communally, and because of this, the hotel and its employees feel it is their kuleana (responsibility) to get involved and help their neighbors wherever they can. Thus, the guiding mantra: "Lift where you stand."

One of its signature programs is the collaboration with the Ulu A'e Learning Center, the Hawaiian cultural program led by Executive Director Mikiala Lidstone. The Center's mission is to have "an entire community knowledgeable about its history, culture and language." To this end, it delivers programs with lessons in Hawaiian language, hula, chant, music, native arts and healthy living. Embassy Suites arranged for Lidstone to bring the program directly to hotel guests by inviting local practitioners to share their mana'o (knowledge). For example, they offer complimentary workshops in such

crafts as ohe kapala, or creating intricate designs using bamboo stamps; traditional Hawaiian weaving using lauhala leaves; and kapa making, the art of making cloth using pounded bark.

"Our visitors, especially those from other countries like Japan, really appreciate the Ulu A'i program, as they feel it gives them an authentic and personal experience of the culture," said Reid Yoshida, Embassy Suite's general manager. "They also like that they are learning from people who live in the community."

Embassy Suites is often involved in multiple activities at the same time, such as providing silent auction items to help raise funds for Island Pacific Academy during its recent Annual West Fest. That same day, employee volunteers were helping at a senior event at the Ilima at Leihano senior living community by providing prizes and manning an informational booth about the hotel. The hotel also offers Ilima at Leihano residents discount rates for family members visiting from out of town who prefer not to stay in Waikiki.

Another initiative reaches out into the school community. Embassy Suites has a mentorship program with Kapolei High School, which gives juniors and seniors the



**“We are a small property, with just 100 employees — 90 percent of them coming from [living on] the West Side,...but their spirit of lifting where they stand is a testament to how much they can accomplish when they work together. As the Hawaiian saying goes: No task is too big when done together.”**

**REID YOSHIDA,**  
General Manager  
Embassy Suites O'ahu Kapolei by Hilton

opportunity to learn about the industry. A shadow program allows the students to learn first hand about the hotel's operations and expose them the career opportunities open to them.

“Many of these kids may not have thought a hospitality career was available to them,” said Yoshida. “We hope these mentorships will open their eyes to the possibilities.”

Yoshida also hopes some of them will want to work at Embassy Suites because, he said, “You can't teach ‘aloha,’ and these kids from the West Side are steeped in it.

They are so humble and sincere, and have been raised to live aloha. They also know their community and can give visitors inside tips on where to go and what to do that only local people know. This is what helps to keep visitors coming back again and again.”

One “place to go” is the local White Plains Beach in Ewa. Besides sending guests to White Plains, Embassy Suites has a beach clean-up program to keep it pristine by removing debris from the beach. With the recent tropical storms, the clean-up effort will be in full swing, with a goal of pulling together a team of 30 to 40 volunteers from the hotel and the community.

“We are a small property, with just 100 employees — 90 percent of them coming from the West Side,” said Yoshida. “But their spirit of lifting where they stand is a testament to how much they can accomplish when they work together. As the Hawaiian saying goes: No task is too big when done together.” ■



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^ Kapolei Shopping Center was the first retail center to open in Kapolei in 1983, with Safeway being the very first business to open in Kapolei.

Photo courtesy of Kapolei Shopping Center

## KAPOLEI: THE CHANGING RETAIL LANDSCAPE

- + In its 2018 Retail Trends report, KPMG Global identified the top five retail trends that are “disrupting” the retail world. The report says:

“For years we’ve heard that disruption is coming. In reality, we are already disrupted – the new retail world that we’ve been promised is here.

### **These are some of the biggest trends impacting the consumer and retail industry in 2018:**

- 1 Customer experience is more important than ever as retailers are striving to differentiate themselves in a challenging and crowded market. Consequently, experience per square foot will be the new retail metric to measure success.
- 2 Artificial intelligence will gain more clout with some executives predicting that 85 percent of all transactions will be AI-based by 2020. 2018 will be the year we see AI being deployed at scale.
- 3 The rise of the conscious customer will continue as consumers base their buying decisions on many factors beyond price. These new consumers, led and influenced by millennials, are exerting influence on retailers and forcing them to take action.
- 4 The retail world we were promised is here and it will continue to impact the path to purchase. We’ve arrived at the intersection of elevated consumer expectations and technical possibility.
- 5 A tale of two hemispheres is playing out as platform players and non-traditional retailers expand their reach and offerings. The juxtaposition of what is happening in the West and the East will dominate the retail landscape with the latter in many cases moving faster than the former.



It's worth noting that customer experience is at the top of the list. According to KPMG, successful retailing comes down to obsessing about customer experience — especially in physical retail stores.

“Despite the notion of the demise of brick-and-mortar stores, physical retail isn't actually dead, but boring retail is.”

The report says that physical stores are not dead, because “Put simply, stores that are doing well offer a customer experience that meets or exceeds customer expectations (and) customers will shop where they enjoy their experience.”

### Kapolei shopping centers are focused on the customer experience

Kapolei has seen a rapid expansion of retail centers in or near the urban core, offering different shopping choices for its customers. Whatever their demographics and market share, it is very clear that they are focusing on the customer experience as a differentiating factor. Or at the very least, as a way of engaging and keeping their customers returning again and again.

### Kapolei Shopping Center - the loyal customer

When the Kapolei Shopping Center opened in 1983, it was the first retail center to open in Kapolei. It has kept a steady mix of more than 30 retail, restaurant and service merchants, starting with Safeway, which has the distinction of being the very first business to open in the City of Kapolei.

Fourteen of the center's 33 tenants have been there from the beginning during which time they've built a loyal customer base. However, it's not just the free family-centered community events that keep them coming back again and again. It appears to be the kind of loyalty that comes from personal relationships built over the years.

For example, Cookie Corner's Pat Lopez has managed the store since it opened in 1993 and where her daughter Maile now works with her. Lopez says customers who shopped there as kids are now bringing their own children to the store.

At Loco Moco Drive Inn, many of the employees at the service counter and the back kitchen have been there from the beginning or for at least 10 years. It's the kind of place where they not only know your name, but sometimes they'll know



▲ Top photo: Families enjoy events like the annual Santa Saturday at Kapolei Shopping Center. 12 tons of snow is brought in for the keiki to enjoy. Photo courtesy of Kapolei Shopping Center

Bottom photo: Kapolei Commons has evening and weekend events to give families a better customer experience like their annual 'Touch a Truck' event. Photo courtesy of The MacNaughton Group

what you want before you even order it.

Sushi Bay is a more recent tenant, and owner Lance Yamamoto has already carved out a place for the restaurant with a huge loyal following that is mostly local. But its popularity has spread to Ko Olina where concierges have been known to recommend the eatery to visitors as a place with excellent food and service.

Even the family events have their following. At a recent Spring Event, when organizers were taking photos of a family, the dad reminisced about coming to the center's family events as a kid and remembered the ones he enjoyed. He now brings his own kids to the family events and still shops at the center to this day. Another popular event is the annual Santa Saturday, which is bringing in 12 tons of snow and

offering free photos with Santa this year.

General Manager Sylvia Nanbara credits the center's success to the loyal customer base and strong foundation built by the original tenants who developed long-lasting relationships with the Kapolei community.

“We are 100 percent leased and this is rare in the current volatile retail environment,” said Nanbara. “We credit this to our tenants' focus on customer service and consistently providing what our loyal families in the community need.”

### Kapolei Commons - come for the experience

The open-air shopping center opened in 2009, catering to west side residents and visitors from nearby Ko Olina Resort. It



**“We realize the customer experience is paramount, and we are working on developing programs and events to meet our customers’ expectations. We want Kapolei Commons to be the place where they come for the experience.”**

— **EMILY PORTER,**  
Chief Operating Officer, The MacNaughton Group

started the luxury theatre trend in Hawaii with the Regal Kapolei Commons 12, which focused on the theatre-goer experience of full reclining seats, upgraded concessions and wall-to-wall screens. The center also introduced higher-end cuisine as well as different dining experiences to appeal to customers who at the time had long bemoaned the lack of good eating places in Kapolei.

Kapolei Commons is very aware of the need to be constantly innovating as the customer profile changes.

“Typically, Kapolei Commons has been known for offering customers what they need with merchants like Target, Ross, TJ Maxx, Petco and Office Max,” said Emily

Porter, chief operating officer of The MacNaughton Group. “However, we also want to give customers what they want.”

Porter explained that with a growing Millennial population and young families in the Kapolei area, customers are looking for experiences and activities to entertain their kids while they’re shopping. “Our customers told us that there is a lack of family activities on the west side that are free, which led us to design monthly events that are entertaining and convenient,” said Porter.

The center has been rolling out weekend and evening events to give residents and families a better customer experience while attracting them to shop and do errands.

Recent events have included a movie night with “Coco” along with Mexican-themed food and mariachi music, and an Ocktoberfest Food Truck event. Plans were in the works for a family dance night, featuring family-friendly dance hits performed by a live band and DJ music, a dance off, costume and air guitar contests, and of course, food booths. There are also plans for an interactive holiday light installation and a December holiday

pop-up gift market, with more events continuing in 2019.

“We realize the customer experience is paramount, and we are working on developing programs and events to meet our customers’ expectations,” said Porter. “We want Kapolei Commons to be the place where they come for the experience.”

## **Ka Makana Ali’i - focus on healthy living**

With the growing healthy community trend taking hold in Kapolei, Ka Makana Ali’i will be undertaking a complimentary initiative in the regional center’s second phase, The Grove at Ka Makana Ali’i. The name itself is meant to pay homage to the agricultural roots of Kapolei and the Ewa plains, and its once flourishing sugar plantation. It suggests a time when people lived close to the land and derived their livelihood from its cultivation.

When it opens in 2019, The Grove will be focused on creating a gathering place to promote healthy living in West Oahu. Thus, its 109,000-square-foot space will house a variety of healthy lifestyle retailers, restaurants and services, including



▲ The Farmers Market at Ka Makana Ali’i held every Wednesday evening and Sunday morning is just one of the many customer experiences offered to our west-side residents.

Photo courtesy of Ka Makana Ali’i - The Center for West O’ahu





^ The Kapolei Chuck E. Cheese, opening in late 2018, will be the largest of the three Oahu locations with 12,500 square feet of space for kids to have magical memories in.

Photo courtesy of Chuck E. Cheese, Kapolei

Foodland Farms and a Hawaii Pacific Health clinic. It is also conveniently located adjacent to 24 Hour Fitness for fitness buffs.

To support this healthy living emphasis, The Grove will stage a series of health and fitness community events that attract and engage health-conscious families and give them good reasons to become frequent and loyal customers.

- **Makana Kids Club** – a monthly event sponsored by HMSA with crafts and activities free for the kids.
- **Susan G. Komen®** Hawaii Race for the Cure to help raise awareness and raise funds toward ending breast cancer.
- **Chinese Jaycees Healthy Baby Contest** where keiki between 12 and 30 months complete for the title of Hawaii's healthiest baby, based on physical appearance, healthiness and personality.
- **Fit4Mom Stroller Strides** (Every Tuesday and Thursday morning) when moms get a full-body interval workout with babies in tow.

- **Farmers Market at Ka Makana Ali'i** (Every Wednesday evening and Sunday morning). The twice weekly farmers market is sponsored by Pali Momi Medical Center, part of Hawaii Pacific Health.
- **Keiki Yoga** (Every Thursday) – Keiki learn to hold yoga poses, develop stillness and work with props while going on a storytelling adventure they can connect to. Sponsored by HMSA and the Kroc Center.
- **Makana Kids Keiki Fitness Friday** (2nd and 4th Friday of every month). Sponsored by HMSA and the Kroc Center, each Keiki Fitness Friday will feature a new exercise for kids ranging from Zumba to games and activities.

Ka Makana Ali'i opened in 2016 and now features more than 125 retailers, eateries, state-of-the-art Consolidated Theatres, and the state's first Hampton Inn & Suites by Hilton on property. The more than 750,000-square-foot is already a popular gathering place for West Oahu residents.

## Chuck E. Cheese - it's all fun and games

As special customer experiences go, it's hard to beat Chuck E. Cheese, the popular venue for kids and their families — in that order. Just one token per game at affordable prices (parents love this), group dance and sing-alongs with Chuck E. Cheese himself and his pals, and pizza (menu also includes healthy choices for adults) make for a memorable experience for the entire family. West Oahu families are now able to enjoy the Chuck E. Cheese experience at the locally owned franchise's newest location at 700 Haumea Street in Kapolei.

"Guests at our other franchises have been asking us when we're coming to Kapolei," said Chuck E. Cheese Kapolei's owner Jodie Hasche. "Our 12,500-square-foot Kapolei facility is the largest of our three locations, and has the latest games, an entertaining show, and our signature pizza as well as the freshest salad bar on the island."

Hasche said it's not just about pizza and games, but the experience. "We want to create a family-oriented environment that's clean and safe, where you can take your kids to have a good time and create magical memories." ■



## PROFILE



## SMALL BUSINESS MADE POSSIBLE AT HO'OPILI

### CEILEEN WALLER AND MARCELLA GRANDQUIST

Owners, Fantastic Frosting LLC

If you live in Ho'opili, DR Horton Hawaii's new mixed-used community in Kapolei, and you need a cake for a special occasion lickety-split, you're in luck. Your neighbors Eileen Waller and Marcella Grandquist, who are owners of Fantastic Frosting LLC will be happy to whip one up in your choice of seven flavors and four frostings. Most likely, you'll be able to walk or hop in your car for a short drive to pick up your order at their Fantastic Frosting Artisan Cafe at 91-960 Iwikuao Street, Unit 1008. Or you could treat yourself to breakfast, pastries, baked goods, or sandwiches in the cafe.

Open since February 2018, Fantastic Frosting already has a following — all via word of mouth. One customer wrote on Yelp: “We absolutely love this place! I get my coffee and pastries here almost every morning before heading to work ... We also ordered a birthday cake which turned out absolutely stunning.”

Another customer added a stop here to his Sunday morning routine: “Sundays

are my Bumdays. Walk the dogs around the block, hang out at the house and enjoy my time off. Now I must add one more step to that process. Pass by Fantastic Frosting before they sell out of biscuits and gravy.”

Waller said, “I'd say 50 percent of our business comes from repeat customers. The other 50 percent is from new homeowners moving into Ho'opili. That's about one to two new families each week.”

But this might not have been if it weren't for Ho'opili's live/work units that are designed so people can work where they live. For Waller and Grandquist, it was a matter of economics.

“Eileen started Fantastic Frosting in Arizona, but the baking market was already flooded with well-established companies. When she moved here in 2014, we thought there might be a way to continue the business on Oahu,” said Grandquist, who handles the financial side of the business. “But it just wasn't feasible to rent a commercial space here for this type of niche business.”

The answer came when their realtor, who knew of Waller's interest in opening

**“I'd say 50 percent of our business comes from repeat customers. The other 50 percent is from new homeowners moving into Ho'opili. That's about one to two new families each week.”**

a shop, told them about the live/work option at Ho'opili. They could live on the second floor, and use the first floor for their business.

It has worked out splendidly. The two, who grew up in Arizona and have known each other since high school, had entirely different lives. Waller worked in the food and grocery retail industry for 27 years. Grandquist served with the federal government for 22 years, during which time she earned two masters degrees in business. When she was posted in Hawaii, she fell in love with the islands and later suggested that Waller come to check out Oahu as a possible place to restart her business. Waller came, also fell in love with Hawaii, and decided to give it a shot.

“It was not easy, and may not have happened if we hadn't found out about the live/work option at Ho'opili,” said Waller. “We were incredibly lucky!” ■





# WESTERN KAPOLEI LANDS: THE NEXT PHASE OF GROWTH

- + As development of Kapolei's urban core and surrounding employment areas continue their rapid expansion, a next phase of growth is slated for the Western Kapolei area. Along with the growing Ko Olina Resort, Kapolei Business Park, Kapolei Commons, three other major projects highlight the growth potential of the coming decades:

## Kapolei West

China Oceanwide Holdings Ltd., (China Oceanwide) a Beijing, China-based global company purchased this shovel-ready, fully zoned Kapolei West property from the Kapolei Properties Division (KPD) of the James Campbell Company in 2016. Located between the City of Kapolei and Ko Olina Resort, the 514-acre property is master planned as an open space themed community with mixed-use residential and commercial, including up to 2,500 residential units, a golf course or open space, an elementary school, and a future transit hub. More than \$23 million has been invested in infrastructure improvements by KPD and China Oceanwide in 2017-2018. The improvements will be completed by the end of 2018, and will include construction of regional roadways and drainage infrastructure. The project will be developed by Oceanwide Resort Hawaii.

## Makaiwa Hills

The last coastal hillside residential area planned for Oahu, Makaiwa Hills is located on the lower foothills of the Waianae Mountains 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. Plans call for a community shopping center, a village town center, lands for two schools, and parks and open space. About 60 percent of its 1,850 acres will be preserved in open space to preserve its exceptional view planes and the site's natural topography.

## Kapolei Harborside

Undeveloped industrial real estate is a rare commodity on Oahu, with pent-up demand far outstripping available developed properties' industrial space. Kapolei Harborside's 360 acres of industrially zoned property is the largest, most contiguous industrial parcel on the island of Oahu. Its development will be the continued expansion of Oahu's largest industrial, logistics, distribution and industry center, and will augment the island's industrial real estate market with new industrial, light manufacturing, maritime, and mixed-use developments. The project is located next to Kalaeloa Barbers Point Harbor, the state's second busiest harbor; the James Campbell Industrial, the state's largest industrial park; and a Foreign Trade Zone. ■



## PROFILE



**“I have the privilege of leading a young team that is professional, energetic and very passionate about the work they do and it is fun and rewarding to come to work every day and get in the trenches with them to advance the various projects we have”**

affect change in the community,” said Lam. “As a real estate development professional, you are challenged with an immense level of responsibility to do what is right for both your community stakeholders as well as your capital partners. I frankly enjoy facing that challenge every day. I am blessed to wake up each morning and go to work in an industry that is at the cross-section of corporate finance and urban planning – two areas I am very passionate about.”

Lam said that the groundwork has been laid to begin developing Kalaheo into a thriving mixed-use community focused on the region’s growing households. “We secured fee title on a significant portion of the 550 acres and expect to complete the fee title transfer process for the balance of the project over the next few years. Infrastructure plans are being finalized and I expect to see us begin transacting on the land with development partners as well as continuing to welcome new businesses and investment into the area.”

While new to the job, Lam says what he has enjoyed the most is learning about Hunt and working with his team.

“I have the privilege of leading a young team that is professional, energetic and very passionate about the work they do and it is fun and rewarding to come to work every day and get in the trenches with them to advance the various projects we have,” he said.

But Lam is more than just about the work. Family is also his passion. He is quick to point out that he enjoys returning home each evening to answer to “an amazing wife, Mari, our 20-month-old daughter Emma, and a stubborn 15-year-old cat.” ■

## FACING CHALLENGES WITH PASSION

### MICHAEL LAM

Senior Vice President,  
Hawaii Development Division, Hunt

Michael Lam is no stranger to challenges. He has been facing them with gusto throughout his career in the commercial real estate brokerage, investment and development business. It has taken him to Shanghai, Silicon Valley, Los Angeles, Honolulu and now Kalaheo.

Lam started his career in commercial real estate as a broker with Cushman & Wakefield, where he quickly became one of the company’s top producing brokers in China. He was then tasked to co-lead cross-border business development for the company’s Asia Pacific region. After that, he was a director of cluster development for Los Angeles-based

Alexandria Real Estate Equities, a real estate investment trust. Most recently, he spent eight years with Alexander & Baldwin, where he was responsible for the acquisition and disposition of the company’s commercial portfolio.

He came to these jobs with strong academic credentials, including a bachelor’s degree in international business from Pepperdine University, a master’s in real estate development from the Massachusetts Institute of Technology, and a master’s in business administration from Cornell University.

Today, just six months on the job, Lam is senior vice president of Hunt’s development division, responsible for development and asset management of the company’s Hawaii projects. He is especially enthusiastic about the opportunity to be at the helm of transforming Hunt’s 550-acres in Kalaheo into a mixed-use community. It is also where he can fulfill a passion of his.

“I have always been interested in the built environment and its ability to positively





# THE CITY OF KAPOLEI IS THE CENTER OF THE REGION

- + Sometimes referred to as the urban core, the City of Kapolei proper is where the development of Kapolei started 28 years ago. Over that time, its 82 parcels have mostly been or are being developed for government, commercial, educational, entertainment, and residential uses, fostering a true mixed-use urban setting.

## More room to grow

Several properties in the urban core still remain undeveloped and are available for development, lease or sale. The parcels range from 3.5 acres to 1.3 acres and are fully served by the roads and infrastructure that surround them.

Just across the freeway from the urban core is a project known as Mokulani at Kapolei, a 13.78-acre site between Farrington Highway and the H-1 freeway just across from the Wet 'n' Wild water park. The land is zoned B-2 for business, and lots range from 0.7 acres to 2.7 acres. It was reacquired by the Kapolei Properties Division of the James Campbell Company LLC in 2016.



"After beginning site development in 2018, we're very excited about the level of interest from new businesses wanting to locate at Mokulani. Its visibility to the tens of thousands of vehicles that go by the site everyday makes the project a natural for commercial development," said Steve Kelly with the James Campbell Company.

Development of the project's infrastructure will be complete in 2019 with new businesses opening thereafter.

### New Hotel Development in Kapolei Takes Hold

The 40-acre mixed-use Leihano campus, which is developed by an affiliate of Kisco Senior Living, is most notable recently for introducing two of three non-resort full-service extended stay hotels to Kapolei — Embassy Suites by Hilton, which is located at the corner of Fort Barrette Road and Kapolei Parkway and opened last year, and the new Residence Inn by Marriott which is now under construction. The third hotel is Hampton Inn & Suites by Hilton located at the Ka Makana Alii shopping center. All three

hotels cater to business, kama'aina and budget leisure travelers

### Residence Inn by Marriott

The four-story, 183-suite Residence Inn, which broke ground in late 2017, is owned by Kapolei Hotel Partners II LLC — Texas-based American National Insurance Co., and Thackeray Garn Co., and Western States Lodging, both based in Salt Lake City. The hotel is located on 3.9 acres near the corner of Fort Barrette Road and Kapolei Parkway.

The new hotel will cater to business travelers with its in-suite work spaces, free wi-fi and TV. For the leisure traveler, its studio and one bedroom suites can sleep up to four people, and come with a fully equipped kitchen and dining bar, spacious bathroom with extra large shower and two TVs in the one-bedroom suite. The larger suites (two bed-room and penthouse) will accommodate up to six people, have two bathrooms, more expansive dining spaces, and three TVs.

The hotel is scheduled to open in late summer 2019.

MJ Ritschel, chief investment officer for Kisco said, "We are thrilled with the addition of the Residence Inn to the Leihano mixed-use development, as it will be complementary to the Kapolei community including local business and residents. Approximately 4.5 acres of fee land in Leihano remains uncommitted and available for future development."

### City & County planning affordable rentals in Kapolei

In July 2010, as part of a public-private partnership to build Kapolei Parkway and other critical infrastructure in Kapolei, the James Campbell Company conveyed 13.2 acres along the Kapolei Parkway to the City and County of Honolulu. In exchange, the city agreed to expedite and complete the construction of Kapolei Parkway, which connects Fort Barrette Road to Kamokila Boulevard at Costco and other related roadway and drainage improvements. The roadway was completed in 2014. The land acquisition was intended to give the city flexibility to meet future needs and support mass transit with a combined bus and rail transit center at the corner of Kapolei Parkway and Kama'aha Avenue.



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▲ Special Olympics Hawaii is in the middle of a \$12-million capital campaign to build a new permanent home in Kapolei, where 34 percent of the special education students in the State reside. Rendering courtesy of Special Olympics Hawaii

Fast forward eight years, and the city is finally advancing plans to use some of these lands to build affordable rental units. This will be helped by an affordable housing incentive bill signed into law by Mayor Kirk Caldwell during his 2018 State of the City. The bill addresses the urgent community need for affordable housing for local residents. Bill 59 was designed to promote the development of affordable housing by standardizing incentives that are required to build affordable housing available to households at lower area median incomes (AMI).

Developers who build to these AMI levels will receive an average of between \$35,000 to \$70,000 in monetary incentives per unit. And if it's an affordable rental unit, developers will get an additional \$69,000 in forgiven real property taxes over 30 years.

Another monetary incentive is meant to make the development of affordable rental units more attractive, as they are

most in demand. It will certainly sweeten the deal for developers who will have a chance to respond to a City and County Request for Proposal (RFP) for its Kapolei land at the end of the year.

### City of Kapolei affordable rentals

Three parcels along Kapolei Parkway have been earmarked by the City and County for a proposed affordable rental project. An RFP will be issued at the end of the year for the project, which is based on a 100 percent AMI.

The RFP is based on a planning study done by a housing development planner. The study presents various development scenarios based on the market and development costs, with a recommendation for three-story apartment buildings for approximately 300 units on the three parcels.

"This project is a direct response to the mayor's state of the city address, which

calls for more affordable rentals at levels that more people can afford," said Sandra Pfund, the city's director of land management.

Pfund said that keeping the AMI at 100 percent significantly lowers the rent, which is based on 30 percent of income including utilities. According to the 2018 rent guidelines set by the U.S. Department of Housing and Urban Development, rents at 100 percent AMI range from \$1,100 per month for a studio, and up to \$2,277 per month for a four-bedroom unit. More typical affordable rentals may be calculated using the 140 percent AMI. At this AMI, a studio is \$1,915 and a four-bedroom unit is \$3,188.

### Other C and C lands are for future uses

The remaining Kapolei Parkway lands owned by the city are presently in need of drainage improvements, which is



estimated to cost about \$17 million. Their future uses could include transit-oriented development if the rail transit line goes beyond the current terminus at the Kroc Center and into the city of Kapolei. The parcel adjacent to Kapolei Hale has the potential for more public uses.

## Special Olympics to build sports and wellness center in Kapolei

Special Olympics Hawaii (SOHI) is in the midst of a \$12-million capital campaign to build a new permanent home in Kapolei. The Special Olympics Sports and Wellness Center will be a training and wellness center for daily sports practices, healthy athlete initiative and volunteer management programs. The new facility will allow SOHI to consolidate operations, programming and support services in one location so it can save on escalating rents and also increase the number of athletes that participate in its programs.

Locating the center in Kapolei will allow SOHI to serve a large number of Special Olympics athletes and families in the Leeward school district.

Department of Education data shows that there are nearly 4,000 special education students in the surrounding school complexes of Campbell/Kapolei, Nanakuli/Waianae and Pearl City/Waipahu. This group represents 34 percent of all special education students on Oahu.

“Because our headquarters is currently far removed from the Leeward Coast, we have not had the ability to focus the majority of our attention on growing our Leeward programs,” said SOHI’s CEO, Nancy Bottelo. “The Kapolei location will place us in the middle of a primary services area that most needs our attention. With this new facility, we can expect to see significant increases in participants with intellectual disabilities, including doubling participants from the Waianae Coast from 300 to 600.”

The facility will also allow SOHI to expand its Healthy Athlete initiative, and maintain its accreditation as a Special Olympics Healthy Community program. The program, funded by the Golisano Foundation, supports the creation of communities where Special

Olympics athletes and other people with intellectual disabilities have the same access to health and wellness resources to attain the same level of good health as all community members. There are 17 Healthy Community programs in the world, and only seven in the United States. SOHI is one of them.

The Special Olympics Sports and Wellness Center will be located adjacent to the Kroc Center at 91-510 Maunakapu Street. ■

**“Because our headquarters is currently far removed from the Leeward Coast, we have not had the ability to focus the majority of our attention on growing our Leeward programs.”**

- **NANCY BOTTELO,**  
Chief Executive Officer, Special Olympics Hawaii

# SHOP, DINE, PLAY and Discover

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▲ The Kapolei Chamber advocates for businesses and the community by partnering in initiatives like the Hire Leeward Initiative, which is about “Connecting Leeward Residents with Leeward Jobs”.

# KAPOLEI CHAMBER OF COMMERCE: ADVOCATING FOR BUSINESS

- Launched in 2008, the Kapolei Chamber of Commerce (KCC) merged in early 2018 with the West Oahu Economic Development Association to consolidate as the “new” Kapolei Chamber of Commerce. With this merger, it became the single voice advocating for the entire business community in West Oahu.

The Chamber’s mission remains the same — which is to promote an economic climate in which businesses can grow and prosper. It gives its members a way to connect through networking opportunities with both business and government, and provides resources and programs designed to promote a robust business climate in the region.

During 2018, KCC has undertaken a full slate of initiatives.

- **Blue Zones Kapolei/Ewa Worksites** The KCC is a lead supporting organization working to engage worksites to become certified BZProject Worksites. The three-year program’s goal is to enroll a minimum of 25 of the larger employers in the region to become certified. Blue Zones BZP worksites in other demonstration locales have seen an increase in retention, better attendance and overall increased employee morale and quality of life. Joseph Hodnette of Four Seasons Resort Oahu and KCC’s executive director Kiran Polk co-chair the program.
- **CK Student Career Expo** KCC was a supporting organization and partner in the inaugural expo, which is a joint program between James Campbell High School and Kapolei High School. More than 1,300 incoming freshmen had the opportunity to “interview” businesses to find out about their companies and what skills they look for in prospective employees. The expo is part of the 9th Grade Freshman Academy, where students can explore career opportunities and discover the type of skills they need to be successful in those careers.
- **Hire Leeward Initiative** In partnership with Honolulu City Councilmember Kymberly Pine, the KCC organized the 6th Annual Hire Leeward Job & Career Fair to connect Leeward residents with Leeward jobs. The year’s fair drew nearly 1,500 attendees and 74 participating employers, who offered over one thousands jobs to job seekers. The Hire Leeward initiative’s goal is to connect resident with jobs closer to home to allow families to spend more time with the families, and at the same time relieve traffic gridlock caused by thousands of workers who must commute to and from Honolulu for their jobs.



▲ In partnership with Kamehameha Schools and the Dept. of Education, KCC helped bring over 80 businesses together to participate in a student career expo for James Campbell H.S. and Kapolei H.S. freshmen.

- **Kapolei Jobs Initiative Pilot Program** The KCC continues to advocate for and support the Kapolei Jobs Initiative that is being considered in the Hawaii State Legislature. The initiative would help to stimulate job growth by providing incentives for businesses to establish or open an additional location in the region.

The Kapolei Chamber has approximately 300 members that include proprietorships and individuals, small business and large corporation. For more information, visit [www.kapoleichamber.com](http://www.kapoleichamber.com). ■



# KAPOLEI COMMONS



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*Shopping, Dining, Entertainment*

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COOKIES CLOTHING CO.  
HAWAIIAN ISLAND CREATIONS (HIC)  
PETCO  
PIER 1 IMPORTS  
ROSS  
TARGET  
T.J. MAXX

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COLDWELL BANKER PACIFIC PROPERTIES  
T-MOBILE  
VERIZON WIRELESS

## Dining & Food

ALOHA SALADS  
BIC TACOS  
DB GRILL  
DENNY'S  
DOWN TO EARTH  
DUNKIN' DONUTS  
EATING HOUSE 1849  
GENKI SUSHI  
GYU-KAKU  
LA TOUR CAFE  
MENCHIE'S FROZEN YOGURT  
RAMEN-YA  
RUBY TUESDAY  
SUBWAY

## Entertainment

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## Furniture/Office

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[www.thekapoleicommons.com](http://www.thekapoleicommons.com)







▲ The Kalaeloa Interchange project, a private-public partnership, will help balance traffic distribution, ease traffic and linking major roadways.

Photo courtesy of James Campbell Company

# INFRASTRUCTURE: MOVING AND POWERING KAPOLEI

- + New and improved major roadways, rail transit, new sources of clean power, a more robust energy corridor, and improved water systems are the often unglamorous but vital nuts and bolts that keep cities and communities running smoothly.

## Public-private partnerships build major roadways

Partnerships between Kapolei Property Division (KPD) of the James Campbell Company and the City and County of Honolulu and the State of Hawaii have seen the completion of one major roadway improvement project, and phased progress on a massive interchange project that are both designed to ease traffic flow in and around the City of Kapolei.

### Kalaeloa Boulevard and Wastewater Pump Station

Three years and \$50 million later, KPD completed the Kalaeloa Boulevard and Kalaeloa Wastewater Pump Station improvement project in 2018. The upgraded roadway gives more than 40,000 vehicles easier access to and from the Campbell Industrial Park, Kapolei Business Park and Kalaeloa Harbor, while the wastewater project supports existing and planned development in the area. Both projects are fully operational and will be conveyed to the City and County of Honolulu.



### Kapolei Interchange Phases 2, 3 & 4

This federally funded project is designed to give drivers faster access from H-1 Freeway to Kapolei's urban core. It will provide on- and off-ramps to Wakea Street and Kamokila Boulevard and relieve congestion at Makakilo Drive. Phase 2 of the interchange is under construction with an estimated completion date of spring 2019, weather permitting. In addition to the work on the on- and off-ramps that will connect the mauka side of a new bridge to the westbound H-1 Friday, new traffic signals at the intersection of Farrington Highway and Kalaeloa Boulevard will be installed in January 2019. Future phases 3 and 4 include construction of more entrance and exit ramps at the Palailai Interchange. This will balance traffic distribution and ease traffic flow by linking major roadways throughout the region.

### RAIL: Update

It's been a busy year for the Honolulu Rail Transit Project.

Following the completion of the construction of the elevated guideway and the track work covering the first ten miles of the project from Kapolei to Aloha Stadium, there's been a lot of progress and momentum on the construction of the nine rail stations on the Ewa end of the project. In addition, the HART Board of Directors adopted the Hawaiian names for those stations. The names were recommended by a working group of community leaders, elders and cultural practitioners after it received comments and feedback from the public. The station names, moving from west to east, are:

Kualakai, Keoneae, Honouliuli, Hoaeae, Pouhala, Halaulani, Waiawa, Kalaulao and Halawa.

Trains are currently being tested on a portion of energized rail track in the Waipahu area. In addition, the five miles of track at the Rail Operations Center located between Waipahu High School and Leeward Community College has

been energized. HART has received delivery of a third 4-car train, and more trains are expected to arrive through the end of this year and next.

Construction crews are now building the columns and guideway between Aloha Stadium and Middle Street. This airport section of the project covers five miles and will include four rail stations.

Utility relocation work has begun in the City Center section between Middle Street and Ala Moana Center. This work is being done in advance of the construction of the final section of the elevated guideway and the remaining eight rail stations.

The project construction budget remains \$8.165 billion. Limited passenger service between Kapolei and Ala Moana is scheduled for December of 2020.

### Aloha Solar Energy Project

Thanks to a public-private partnership between Aloha Solar Energy Fund II (AEF II) and the Hawaiian Community Development Authority (HCDA), a new

### Building Hawaii With Pride & Aloha

Royal Contracting is proud to have played an integral part in shaping the landscape of Hawaii for the past 50 years. Over the years Royal Contracting had built or repaired roads, villages, subdivisions, golf courses, parks and bridges. These accomplishments would not have been possible without the support from those in our business.

Thank you to Subcontractors, Suppliers, Owner Developers, Government Agencies, Banks, Bonding Companies, Equipment Dealers, Special Duty, Inspectors, Engineers, Architects, Unions, Truckers, Construction Managers, Postal Workers, Insurance Agents, Sales People, Joint Venture Partners, Tire Servicers, Clerks, Secretaries, Accountants, and Office Maintenance people who helped make our jobs possible.

We sincerely appreciate the patience of the people of Hawaii who have driven through our traffic detours or been inconvenienced by one of our jobs sites.

A most special thank you goes to our Employees and their families for making Royal Contracting what it is today. We look forward to the next 50 years to come.

**Mahalo Nui Loa!**

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▲ City and State officials celebrate the blessing of the Kalaeloa Boulevard and Wastewater Pump Station improvements alongside Kapolei Properties Division of the James Campbell Company in June of 2018.

Photo courtesy of James Campbell Company

source of solar power will start to provide electricity to Hawaiian Electric Company (HECO) in phases. Phase 1 will be completed by 2018, and Phase 2 fronting the Kalaeloa Airport by the end of summer, 2019. HCDA is leasing 44 acres to ASEF II to build the solar project. The project includes a new 12-kilovolt extension line to HECO that will allow the power company to provide standard electrical service to customers along Coral Sea Road. Presently, Coal Sea Road customers are being powered by the U.S. Navy, which plans to get out of the power business. When the service ends, these customers can request service from HECO. One of the direct beneficiaries of this new service will be the U.S. Coast Guard, which already plans to hook in the 12-kilovolt line to power its Kalaeloa facilities. Other potential customers include the Department of Hawaiian Homelands, the Hawaii Army National Guard, the City and County of Honolulu, and the U.S. Navy.

## Enterprise Energy Corridor Project

The Enterprise Energy Corridor Project (EECP) is the first new Hawaiian Electric Company standard power project for the Kalaeloa Community Development District. The legislature appropriated \$13 million to design and construct the 12-kilovolt underground line extension that will start from the intersection of Kapolei Parkway and Fort Barrette Road, and travel 1½ miles to the end of Midway Street, fronting the Kalaeloa Airport. The EECP, which is slated for completion by the end of 2018, will fortify homeland security agencies like the FBI, the Hawaii Army National Guard and the U.S. Coast Guard. It is expected that the EECP will also spur new development for landowners and tenants located along and near the corridor.

## Kalaeloa Water Company

Since acquiring the former U.S. Navy water and wastewater system at Barbers Point, Kalaeloa Water Company has

focused on full-time operations, overdue maintenance, and planning for capital improvements. Installation of the water system began in the 1940s and continued through the 1990s before Naval Air Station Barbers Point was closed in 1999.

While water quality is very good, 18 years have elapsed from the closure of Naval Air Station Barbers Point to Kalaeloa Water Company's acquisition of the antiquated system in November 2017. Repairs and upgrades are expected to require several million more dollars.

The majority of Kalaeloa Water Company customers are governmental entities like the Hawaii Army National Guard, Department of Hawaiian Homelands, Coast Guard and FBI. Other customers provide an array of products and services including Kamaaina Kids preschool, Tamura's Market, Coral Crater Adventure Park, American Machinery and the Kalaeloa Professional Center, while residential customers include those living in the Kalaeloa Rental Homes community and Wakea Garden Apartments. ■





# INDUSTRIAL BUSINESSES ARE POWERING AND BUILDING HAWAII

+ Kapolei has the largest industrial presence in the state, with many companies that have been big players in powering and building Hawaii, as well as medium and small ones that manufacture and supply products and services that help to keep the economy running. We feature two big producers here — Par Hawaii, which supplies fuels for land, seas and air transportation, and Grace Pacific, which produces the paving materials for the state's roads, harbors and runways. At the other end of the spectrum, Avalon Development Company, a development, construction management and brokerage company, is helping to expand Kapolei's industrial capacity by developing industrial lots for a tight market.

## Par Hawaii

Years ago, local business icon James F. Gary had an idea for a second refinery in Hawaii that was a game-changer. With the backing of Governor John Burns, the Hawaii Legislature, and members of Hawaii's Congressional delegation, Gary embarked on a quest to construct the refinery in West Oahu.

In April 1972, the refinery began producing jet fuel for Hawaii's military.

Like Gary, Houston-based Par Pacific Holdings, Inc., the parent company of Par Hawaii, saw potential in this market and acquired the refinery, related logistics assets and retail fuel outlets in 2013 from Tesoro Corporation. Two years later, Par Pacific acquired Mid Pac Petroleum, marketer of the 76 fuel brand in Hawaii.

Since then, Par Hawaii has emerged as Hawaii's leading supplier of petroleum products and transportation fuels. This September marks Par's fifth anniversary in Hawaii.

## The Kapolei facility

The Kapolei facility is a 24/7 operation that makes a full spectrum of refined products to power Hawaii's economy. They include jet fuel, gasoline, both high- and low-sulfur diesel, marine fuels and asphalt.

As the Hawaii Clean Energy Initiative celebrates its 10th anniversary this year, Par Hawaii is keeping pace with the state's future energy direction.

Par Hawaii's vice president and general manager Richard Creamer is at the helm of the Kapolei refinery. "There is a place for reliable, cost-effective refined

petroleum products in Hawaii for the foreseeable future. We also recognize that Hawaii is on a course to wean itself off of fossil fuels as it evolves towards a clean energy future," says Creamer.

"Par Hawaii wants to be a part of that movement to help with a smooth transition," Creamer notes.

The refinery is preparing to construct a new \$27 million unit called a distillate hydrotreater, targeted for completion at the end of 2019. It will allow the refinery to produce more ultra-low sulfur diesel and will enable another processing unit, the distillate hydrocracker, to produce more jet fuel, thereby minimizing the need for imports.

With the recent news of Island Energy Services' decision to stop refining and convert to an open access product terminal, Par Pacific has agreed to buy select refining assets from IES to continue producing the fuels that Hawaii's electric utilities need to generate electricity.

Says Creamer: "This is about continuing the production of fuel that is needed today. We believe this transaction will help avoid any disruption to the supply of fuel for Hawaii's electric utilities and provide for a smooth and practical transition to Hawaii's clean energy future." The acquisition is anticipated to close by the end of 2018.

"Over the past five years, we've made significant investments to better serve the islands. I feel this demonstrates our commitment to being here for the long term," explains Creamer.

## Grace Pacific LLC

Grace Pacific LLC has a long history in Hawaii's construction industry, dating back to 1931 when John and Walter Grace incorporated the company as Grace Brothers, Ltd. The company supplied specialized equipment and materials to the construction industry in the territory, eventually distributing its products throughout the Pacific.

With statehood in 1959, the ensuing construction boom in the 1960s and the record number of tourists coming to the islands in the 1970s resulted in major airport and freeway construction in the islands. This was the opportune time for Grace Brothers to enter the paving industry.



In 1973, the company acquired a quarry at Nanakuli in Waianae, an asphalt paving operations at Halawa and on Molokai from Nanakuli Paving and Rock Company. Then in 1984, Grace Brothers acquired Pacific Concrete & Rock and secured the lease to the present rock quarry at Makakilo. With this merger, the company was renamed Grace Pacific.

This marked a time of diversification for the company, as it expanded its product lines beyond highway paving and reconstruction to include manufacturing hot mix asphalt and producing crushed basalt, limestone and sand aggregate. The company continued to grow its operations by setting up asphalt and paving operations on Maui, the Big Island and Molokai.

During the early 2000s, Grace Pacific established itself as the leader in the paving industry by acquiring Hawaiian Bitumuls & Paving, Niu Construction, Sun Industries, and Mid Pac Petroleum. It also set up three joint venture companies — GP/RM Prestress, Maui Paving and GLP Asphalt

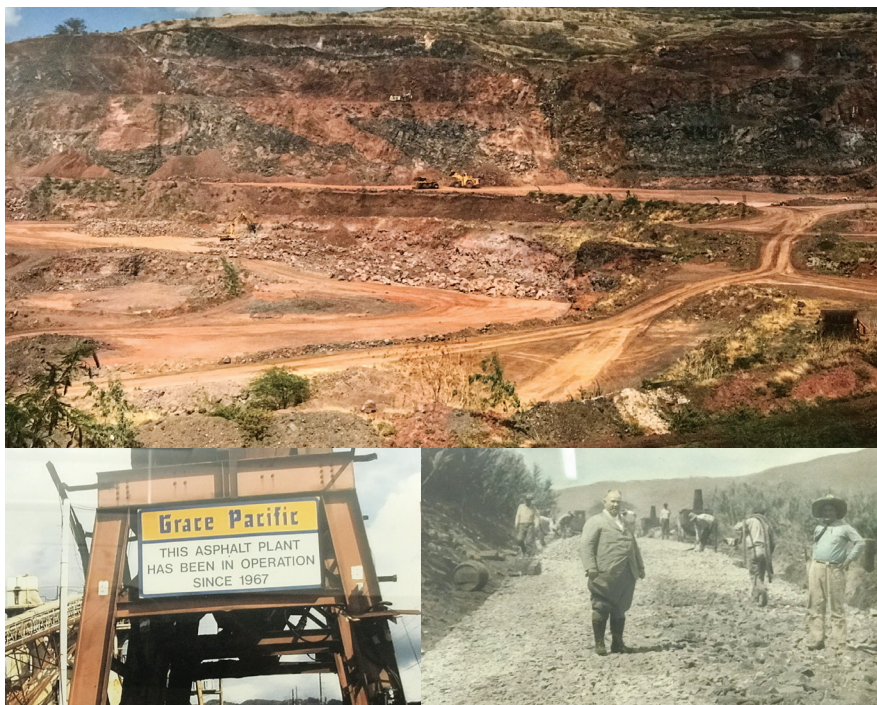
### Consolidating operations in Kapolei

Grace Pacific has long had a presence in Kapolei, starting in 1973 when it relocated its precast operation to the Campbell Industrial Park, including GP/RM Prestress, GP Maintenance Solutions, Inc., and Asphalt Hawaii.

Grace Pacific's corporate office is in the Hale O Kapolei building on Kamokila Boulevard, where the company plans to consolidate its Pu'u hale paving support operations with the company's administrative groups.

"We are moving our paving administrative group to Hale O Kapolei to reconfigure our Pu'u hale operations for more efficient paving operations," said Bill Paik, Grace Pacific's COO. "The consolidation of paving and administrative support operations is the first move to one day consolidating our operations to the greatest extent possible. It makes sense to have one location where our employees can share one facility and interact over our various business lines."

"Grace Pacific has been involved in practically all of the streets and highways through Hawaii," said Paik. "We are always looking for ways to deliver the best paving services available to keep Hawaii on the move."



▲ Grace Pacific LLC has roots dating back to 1931. Today the operations are consolidating in Kapolei where their rock quarry resides (pictured above) along with asphalt operations and some administrative personnel.

Photos courtesy of Grace Pacific LLC

### Avalon Development Company

Avalon Group's Avalon Development Company has been at the forefront of developing Kapolei industrial zoned lands to meet the pent-up demand for industrial spaces on an island where such properties are either very expensive or very limited. The company has been offering fee simple lots for sale or lease, or for built-to-suit facilities at its Kapolei Business Park for lot buyers such as American Tire Company, Medline Industries, KBP Lot 20 Holdings VII, and others. With the 48 acres of industrial lots nearly sold out in Kapolei Business Park, Phase 2, Avalon has released lots for sale in Kapolei Business Park West, Phase 1, across the street.

"We are experiencing a sale velocity of industrial lots that should close out our Kapolei Business Park, Phase 2 project by the first quarter of 2019. We are excited to see demand carry over into Kapolei Business Park West, Phase 1 and we anticipate it continuing through 2019 onward," said Steven Kothenbeutel, executive vice president and chief development officer for Avalon Development Company.

### Kapolei Business Park, Phase 2

Lots in Kapolei Business Park, Phase 2 have been moving at a good pace, with

80 percent sold as of August 2018. While lot buyers have been predominantly owner-user, this is starting to change as some buyers are now seeing an opportunity to build multi-tenant for lease warehouses in the park. The first of these facilities is Kapolei Enterprise Center, a 93,000-square-foot tilt-up concrete warehouse that is expected to open its doors by year end 2018. Developed by Avalon Development Company, the warehouse is designed as a 40' clear height facility with loading docks for its users. The facility is currently 50 percent leased with interest from users for the remainder of the space.

### Kapolei Business Park West, Phase 1

Kapolei Business Park West, Phase 1 is a 27-lot industrial subdivision that is scheduled for completion by October 2018. The project is delivering lots from 0.5 acres and up in size and are available for sale fee simple now. The company expects both owner-users and developers of leasable warehouse facilities to form the pool of buyers. Currently, the park has registrations for nearly all of the lots.

Colliers International is the listing agent for both projects.

See [www.kapoleibusinesspark.com](http://www.kapoleibusinesspark.com). ■



# COMMUNITY: STAYING AND PLAYING IN KAPOLEI

- + Residents are finding that there are lots of reasons to stay and play in Kapolei. In fact, with so much to do, families can have their own version of what visitors come here to experience without leaving their own back yard. Call it what you will. A staycation. Or you can savor the experiences one at a time with day trips to treat yourself and your family to the many diversions on offer. And the best thing of all — they're just a car ride away.

Look at all the fun you can have right here in Kapolei!



▲ Kapolei Shopping Center – Springfest



▲ Coral Crater Adventure Park – Ziplining



▲ K1 Speed Raceway – Go Kart Racing



▲ Ka Makana Ali'i, the Center for West Oahu - Live performances in Center Court



▲ Kroc Center Hawaii - Splash Pad at the Aquatic Center



▲ Kapolei Commons – Movie Night





# KAPOLEI

AS OF  
SEPTEMBER 2018

## Legend

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



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



# Helping Kapolei Businesses Thrive



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



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

## Joining the Kapolei Chamber is a Good Business Strategy

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

\*Source:  
The Schapiro  
Group study

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To become a Kapolei Chamber member, go to [www.kapoleichamber.com](http://www.kapoleichamber.com)

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*Working together for Kapolei*



| LIVE + WORK + INVEST

# Kapolei

magazine

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## EDUCATOR MAENETTE BENHAM

Chancellor,  
University of Hawai'i - West O'ahu

The challenges facing West Oahu residents are complex — that is, finding the balance between residential and commercial growth that keeps the strength of “place.” What we love about West Oahu is its historic and cultural significance, its open spaces and beauty from mauka to makai. In the midst of growth, how do we maintain what is unique about the west side?

There are no easy answers. Just hard questions: How are we planning high-density mixed use with residences and transit-oriented developments? At the same time, are we providing space and place for industry and business to build a strong and resilient economy that keeps employers and employees on the west side and not commuting to the east? How are our existing values and communities strengthened as we honor a legacy of Hawaiian Sense of Place?

From where I stand, West Oahu has an opportunity and a challenge to grow a vibrant “local” economy. That means cultivating business and industry opportunities local to the west side, defining policies and systems that make it possible for businesses to meet their goals and needs as well as provide services and products needed by west side residents.

I believe anchor institutions like UH West O'ahu are a big part of the answer. In our case, we are strategically placed to work collaboratively with other anchor institutions on community economic development that builds human capacity



and human wealth. These institutions include community service non-profits, and other major employers like our own campus, Queen's Medical Center - West O'ahu, the Department of Education, and the State Judiciary, among others. If we harness what we do well, we could leverage this power to produce targeted benefits.

It's said that institutions of higher learning can be economic engines for the communities they serve. I believe that UH West O'ahu serves that function. For example, knowing our regional needs and strengths helps UH West O'ahu to build community wealth through programs that are community relevant, such as health sciences, information science and cybersecurity, teacher preparation, hospitality, creative media, and sustainable community food systems. We are actively engaged in partnerships that link learning in our classrooms and labs to these needs through our network of business and industry, and government and non-government institutions. Our goal is to attract and retain west side businesses and prepare employees with the skills to support growth in the 21st Century. And even as we do that, UH West O'ahu can be a place where we link the community with a sense of place through historical and cultural memory that tells us who we are and where we come from.



## DEVELOPER CHRISTINE CAMP

President & CEO, Avalon Group

First and foremost, there are just not enough jobs in West Oahu. Many families spend hours in traffic instead of with their loved ones, mainly because of the lack of jobs in the region. The area could benefit from a renewed interest from government to look at ways to further Kapolei's development as a job center so that more people can work where they live, which should redirect the flow of traffic and alleviate congestion. These are all the things that were envisioned when Kapolei was planned several decades ago.

Interestingly, there is a tendency to forget that it's the state's longstanding policy to direct growth to Kapolei to manage future growth on this island. That part of the policy has certainly worked, but not in a balanced way, which





is why residents are plagued by traffic congestion because there aren't enough jobs to allow them to work closer to home. Government can help to relieve this by finding ways to create more jobs in the region.

While the city and state have stepped up in some ways, we could use a lot more decisive movement towards Kapolei. For example, the state government could look at developing office buildings in Kapolei. Not only will this alleviate traffic congestion, but the state would most likely get better value for its investments in the region. We hear about shortages of government office spaces and that there is a consolidated need for more than 400,000-square-feet of office space. The state owns underutilized land within the city of Kapolei that is environmentally clean, and has all the infrastructure in place. More government activity in Kapolei will attract more businesses to the region and eventually the number of jobs will catch up with the number of people who live in the area.

These actions will have a positive, lasting effect on Oahu. For one, adding more jobs to the region would improve quality of life for all. Such moves are also important because it will bring more professional jobs to the area to complement the mainly service sector jobs available in the retail stores and restaurants that serve area residents. The University of Hawai'i – West O'ahu is doing its part to train the workforce for current and future

professional jobs, and could use a lot more support to help grow its campus and services. Making these types of move would truly create the longstanding plan to deliver a second city on Oahu.

## COMMUNITY HEALTH & WELLNESS KATHY DAVENPORT

*Community Program Manager,  
Blue Zones Project Kapolei-Ewa*

The greatest challenge facing West Oahu families and residents today is the health and well being of our community members. During the planning stages for Blue Zones Project Kapolei-Ewa, our team conducted background research, focus groups, and individual meetings with residents to assess the current state of wellness in Kapolei-Ewa. We found that because of Hawaii's high cost of living, both parents usually need to work; commute times affect their ability to downshift and relax; and family dinners lose out to fast food. The challenge is how to address this busy-ness and encourage people to incorporate healthy, sustainable changes into their lifestyles.

Part of the answer is through programs like Blue Zones Project. It is based on research from five communities around the globe where people are naturally living vibrant, active lives as centenarians. Our team is working alongside the community to make improvements to the places where we live, work, and play, supported by policy

changes at the state and county levels. We're working with residents, community leaders, elected officials, organizations, worksites, schools, grocery stores, and restaurants to educate and create small, healthy nudges that can lead to a better quality of life. Creating cross-sector collaboration is an important part of Blue Zones Project.

What long-range impact will Blue Zones Project have on West Oahu? Imagine a community designed and built with the health and well-being of its residents at its central core. Imagine a community with safe, beautiful gathering spaces that celebrate the culture of the community. Imagine a community that promotes walking and biking with streets designed to safely accommodate pedestrians, bicycles, and cars. Imagine kids safely walking or biking to school instead of being driven just a few blocks from home. Imagine new restaurants where the menu includes locally sourced fruits and vegetables, contains healthy menu options, and helps to support a healthy lifestyle. Imagine a community with decreased rates of chronic disease, lower rates of obesity, increased longevity, and healthier, happier residents. Imagine once again, people returning to connect around the family dinner table. The influence and impact of Blue Zones Project can be all this, and more.





## COMMUNITY MAEDA TIMSON

*Community Relations Consultant,  
Ko Olina Resort*

When I first came to Makakilo as a young bride, Kapolei was still just an idea on paper. We raised our kids in a community where everybody knew your name — we would ask misbehaving kids, “Who’s your mother?” — and where we looked out for one another.

So, when the Campbell Estate invited the community to give our input on the planning for the new city of Kapolei, many of us jumped at the chance. We all had our points of view, but we all wanted to make sure that Kapolei would retain a

sense of community and be a place where our kids can raise their own families in neighborhoods where people take care of one another. I felt so strongly about this that mine has been a life of community advocacy for well over 40 years.

It’s obvious that we are in much more complicated times as Kapolei has become the fastest growing region in the entire state. We have the problems of daily gridlock on our roads, over-population in our schools, lack of affordable housing and homelessness, lack of decent jobs, and so on.

Those are huge problems that require the brainpower and long-term commitment of all of us to find good solutions. But just as important is developing the spirit of community and sense of ownership that comes when residents become involved in their community. How many people are aware that community advocacy helped to bring UH West Oahu and the Judiciary to Kapolei? How many know that our desire for open spaces and gathering places in Kapolei influenced Kapolei High School’s design, which now has gathering places where kids can interact? And how many know that it was a community initiative that created the annual holiday festival, “Kapolei City Lights” which first drew just a few dozen people and now draws

over 8,000 people? These are just a few of many examples of how an engaged community can make a difference.

Even as we attack the problems that come with rapid growth, I do have a concern that Kapolei is in danger of losing its sense of place. Kapolei has a rich history and culture, which gives us a sense of who we are and where we come. I worry that kids growing up and new families coming to Kapolei don’t have an appreciation of our history. And it’s not just our Hawaiian roots, but the more recent history of how and why Kapolei came to be. Who even knows about landowner James Campbell and how his amazing foresight saw the possibilities for the dry Ewa plain? Who knows how Kapolei came to be and why? And where is Kapolei headed? Community involvement will help to steer the way.





## CULTURE AND COMMUNITY

### SHIRLEY SWINNEY

*Cultural and Community Leader*

Hāpai Pōhaku means carrying stones. Hāpai Pōhaku describes how our ancestors did their work by relying on each other to help carry the stones. My people built heiau, heat imu, made weapons, and fulfilled kuleana through hāpai pōhaku. All my life I've been inspired by those who continue the stone-carrying culture of my ancestors.

When I arrived in Kapolei in 2000, I was amongst a large group of Hawaiian homesteaders settling in this developing place. We wanted to be part of growing this new community. We needed a sense of this place as many of us knew very little or nothing at all about Kapolei's history and culture. It was when Shad Kane introduced us to Pu'uokapolei that we were enlightened. He shared stories and pointed out tangible artifacts that evidenced a profound and hearty history of Hawaiian leadership and traditions, plantation life and WWII military presence. In learning this history and significance of Kapolei, I became connected and grounded to my place here. This helped me solidify my identity as a kanaka in this new place and inspired my aloha and commitment to service within this new community.

Uncle Shad has since done something reminiscent of the old ways of passing on stones. He passed on the pōhaku of stewardship at Pu'uokapolei to Miki'ala Lidstone who today leads the efforts to maintain this significant cultural and historic site.

Hāpai Pōhaku describes people coming together to work toward a common goal.



In 2008, this concept was adopted by myself and a team of Kapolei homesteaders who envisioned a long line of people passing heavy stones from hand to hand. We kept this vision to inspire us to be a part of something bigger than ourselves. We saw this as building a foundation for a modern day pu'u, so to speak. Importantly, we saw it as a way to carry our heritage forward.

Hāpai Pōhaku is the logo for the nonprofit organization responsible for the planning and construction of a facility that would be a gathering place and hub for community

services. Hāpai Pōhaku is how the Kapolei Heritage Center came to be. Just as others before us, we look to pass the pōhaku of stewardship at Kapolei Heritage Center to the next generation of Hawaiians.

I'm honored to be considered someone who has played a key role in the development of Kapolei and West O'ahu. But really, I'm just someone who carries stones and continues to be inspired by others who do the same.





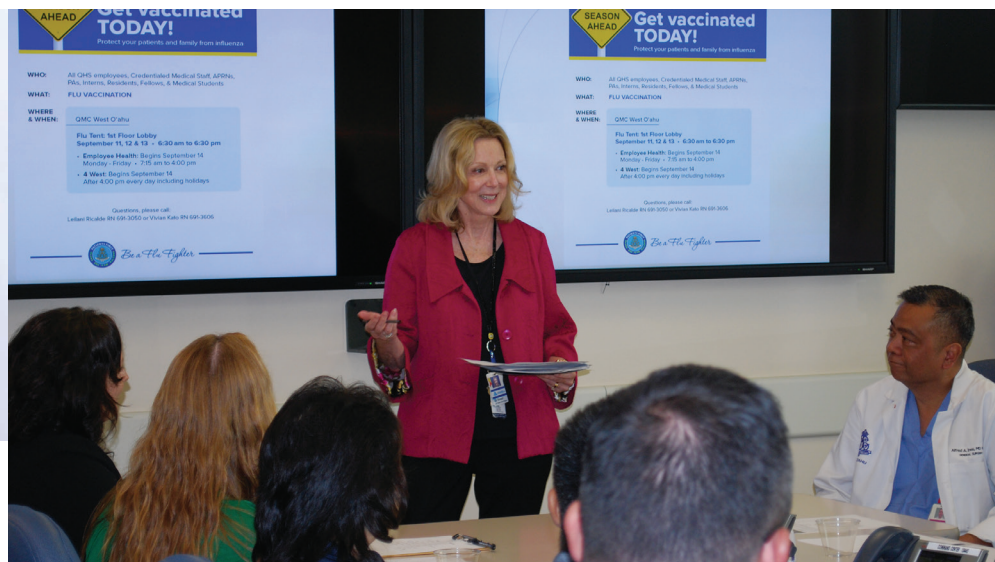
## ENVIRONMENT PAULINE SATO

*Executive & Program Director,  
Malama Learning Center*

Although most people may place me in the environment sector, the work that we do at the Mālama Learning Center, and what I have been doing for my entire career, has melded multiple sectors including conservation, education, culture, community, health and wellness, and social justice. I believe that our lives cannot be divided into categories because everything is interconnected. For example, how can we protect our environment if people don't care? How can we expect people to care if they don't understand how nature works and their relationship with it, or how nature is connected to their culture? How can we educate children if they don't go to school regularly, or if their teachers have less time to teach because of student behavior manifested by struggles at home? And how can students learn if their basic needs for shelter, food, and safety are not addressed adequately?

Joined by my colleagues who also recognized the intersection of sectors, we created, nearly 20 years ago, Mālama Hawai'i, a network of individuals and organizations holding the vision that Hawai'i is a place where the land and sea are cared for and communities are healthy and safe for all people. Mālama Learning Center, formed in 2004, grew out of Mālama Hawai'i to focus on communities of West O'ahu using environmental education as a strategy, technique, and platform.

West O'ahu is a beautiful place with a strong sense of cultural history and communities grounded to the land and



sea. However, it is also troubled with numerous "quality of life" issues that we must address. We can do this by becoming environmentally literate. That means that we are informed, lifelong learners who value Hawaii's uniqueness, practice environmental stewardship, and live sustainably. We know where our fresh water, food and energy come from, and where our wastes go. We understand the natural and cultural history of where we live and act in ways to preserve what is special and unique. We make daily choices to positively affect the environment and our wellbeing. Perhaps most importantly, environmentally literate people think critically. We learn to ask questions and develop answers that lead to positive action. We are motivated, empowered, and committed to fulfill our kuleana (rights and responsibility).

Through environmental education and action, I believe people and places can heal and become restored. And that is why I do what I do for West O'ahu and Hawai'i nei.

## HEALTHCARE SUSAN MURRAY

*Senior Vice President,  
Chief Operating Officer,  
The Queen's Medical Center – West Oahu*

I moved to West O'ahu five years ago when I joined Queen's to lead the renovation of The Queen's Medical Center – West O'ahu. When we opened over four years ago, we brought sorely needed medical services to the fast growing West O'ahu community. Population growth has meant that we are



constantly expanding services to respond to the demand. For example, we opened a pediatric after hours care center and will soon open a family care center to meet the needs of the working community. We also do outreach work with schools and businesses to provide education and screenings. Emergency services are in high demand in the community, and while Queen's West has the second busiest emergency department on Oahu (Queen's Punchbowl is number 1), we have outgrown our space.

We fully expect demand for healthcare services to grow along with the population, so we are currently planning for more physicians, more inpatient beds, and a larger emergency department. As prevention is also a part of our healthcare services, we are planning more healthy living programs, which have proven to be popular with residents. Our challenge is to keep pace with the community's needs for health care services closer to home. Our goal is to provide the services that will lessen patients' need to drive downtown





for treatment and keep them in the community where they have a family support system.

As West Oahu grows, we must align around building a healthier community where people can find good job opportunities to support a live/work community. We need to upgrade our community assets to support this growth – for example, we need more police and fire stations, and ambulance services for the first responders who serve and protect the community. We need to support more high quality education in West O’ahu so that students won’t have to commute to East Honolulu schools. If we plan in advance, much like the City of Kapolei, the more we will have a region that is well thought out in a way that anticipates the broader needs of the community. For our part, Queen’s West is working to establish effective relationships with the West Oahu community, and is developing a region-wide strategic plan to meet the region’s healthcare needs. Our goal is to serve our West Oahu neighbors with the very best care every single day.

## JUDICIARY THE HONORABLE JUDGE CATHERINE H. REMIGIO

*Senior Judge,  
Family Court of the First Circuit,  
Ronald T.Y. Moon Judiciary Complex*

Many of Oahu’s children and families face various challenges that bring them to the Family Court of the First Circuit seeking assistance. They include substance abuse, poverty, mental illness, trauma, sexual abuse, divorce, and neglect. But in my opinion, the greatest challenges facing families are domestic abuse and a lack of connection between a parent



(or caring adult) and child. Our children are exposed to violence much too early and much too often. They see it on the Internet, in movies, on social media, and at school. And they experience it at home and in relationships.

As adults, it is difficult to understand, much less cope with violence from a loved one. It is even more so for children who have neither the coping skills nor the resources like the support of a caring adult. The traumatic effect is both pervasive and life-long. We see the effects in the family court, where the majority of the children in our juvenile justice system do not have a close connection to their parent(s) or an adult. This means they lack a basic human need – to have someone who cares, even if it’s just noticing that they missed school, or that they are sad, or that they did something pretty great. The effect of a caring adult can be tremendous and can literally change a child’s future.

As a community, we need to raise awareness and be educated to notice signs of trauma in children and adults. Once we are aware, we need to be diligent in our responses. Finally, we need to support services that strengthen families and provide opportunities for children to meet caring adults.

There are programs that are working wonders with troubled youth. For example, Surfrider Spirit Sessions was started in 2006 when Girls Court Presiding Judge Karen Radius asked Cynthia DeRosier, the author of the book “The Surfer Spirit”, whether she would take a few girls surfing. The program now takes at-risk boys and girls. Their assigned mentors teach them how to surf, clean up the beach, and “when you fall off the board, how to get back on.” Another program is Kajukenbo, a Hawaii mixed-martial arts style sport that combines karate, judo and jujutsu, kenbo and boxing. Both programs teach discipline and respect, and provide positive mentorship. Kajukenbo also teaches youths how to focus, be patient, respectful, and work hard to move up in the ranks. A number of Kajukenbo graduates have also gone on to high school, and are inspired to graduate in hopes of qualifying for a full-ride scholarship from Hawaii Pacific University.

As a Judiciary, we strive to be a place of healing for children and families. But we have seen the greatest results when communities come together to meaningfully address the needs of children and families. A community that cares for its own is a thriving community.

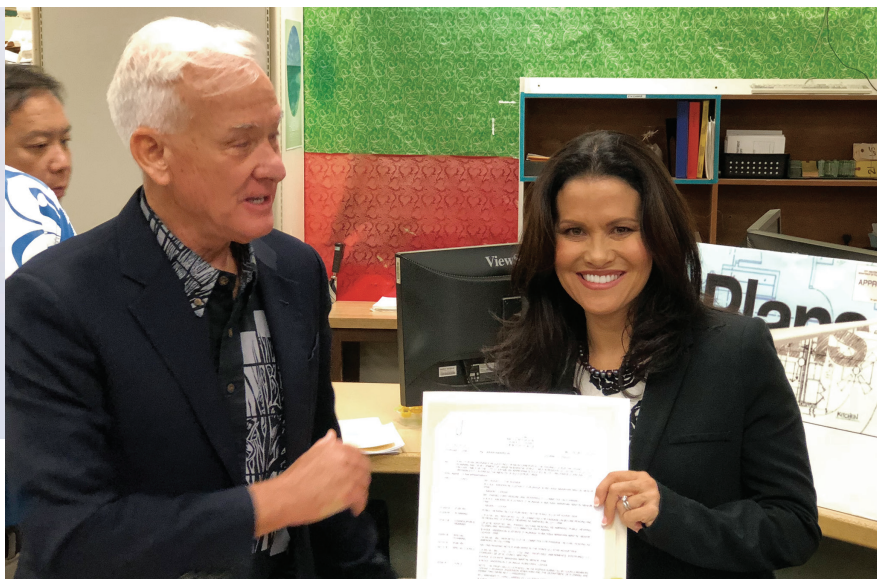




## POLITICS COUNCILMEMBER KYMBERLY PINE

*Honolulu City Council, District 1*

As the councilmember of District 1, improving quality of life for West Oahu residents is my top priority. One of the greatest challenges residents still face today is traffic. Many spend countless hours commuting to and from work instead of spending that time with their families. This is why I am laser-focused

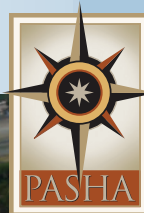


on the Hire Leeward initiative to create career opportunities in West O'ahu so that residents can work closer to home. For the past six years, the annual Hire Leeward Job Fair has connected thousands of residents with West Oahu-based jobs. Commuting residents are considering looking for career opportunities on the West Side.

When factoring in what is spent on gas and maintenance every year, they discover money can be saved by switching to a career closer to home.

Another challenge is addressing the condition of our parks. Our parks serve as gathering places for our 'ohana. Making them clean, safe and secure must be a

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City priority. With strong and consistent advocacy, there has been a tremendous improvement in park funding. We have added comfort stations for One'ula Beach Park and Pu'u O Hulu Park, and we're working to improve Pu'uokapolei, one of the gems of our Kapolei community.

Since my election as a state representative in 2004 and now as a member of the Honolulu City Council, our Leeward communities have received close to \$2 billion in funding for various community improvement projects. However, we need our community's support. To help with this effort, I introduced Bill 78, which gives organizations and residents the opportunity to partner with the City through sponsorships to malama the parks in their communities. Residents can help to improve our parks by adopting and improving a park they love.

The Kapolei community has taken the lead by stepping up to take care of Kapolei Regional Park. The City installed gates to secure the bathroom facilities during park closure hours, and The City of Kapolei Association helps defray costs by paying for private security. Local business owner Todd Bedford is now working with the City's Department of Parks and Creation to donate security cameras through his company Lifeline Fire & Security.

West Oahu's growth is nothing short of amazing. If we work together to address the issues we face, we can ensure that our community will be a sustainable place to live for many generations to come. My dream for my three-year-old daughter Allie is for her to grow up in West Oahu, and then raise her own family here. My goal as a legislator and as a mom is to pass on a city she can be proud of.



## SOCIAL SERVICE KIM COOK

*Executive Director,  
U.S.VETS - Barber's Point*

As the leader of a homeless veteran service agency and a resident of West Oahu who was born and raised here, I believe there are two specific challenges that residents in my community face. The first challenge, which is a statewide problem, is the disconnect between salaries and cost of living. Currently, Hawai'i has the lowest unemployment rate in the nation at 1.7 percent with a median family income of \$96,000. But, we also have the highest cost of living in the U.S., followed by Washington D.C., California, New York, and Alaska. It's easy to see how this disconnect has contributed to Honolulu being listed as having the highest rate per capita in the United States for homelessness.

Homelessness is becoming an increased issue in our West Oahu community. I am proud to be representing an organization like U.S.VETS whose policy is to hire employees at no less than the livable wage, which is nearly \$7.00 more per hour than the minimum wage. This very small change can make a big difference in the lives of our families and neighbors.

The second greatest challenge we face is the limited career, educational and other related opportunities available to West Oahu residents, including veterans. Many are required to commute for long distances every day to access things such as a career. This creates a compromised

quality of life that is counterintuitive to the fabric of who we are as a community, with 'ohana being first and foremost. It is difficult to build the value of 'ohana and community under these conditions.

I would love to see our residents committing their time to building their 'ohana, and to giving back to the community that we are so lucky to call "home." I believe that we need to use the strengths that we all innately come with and get involved in initiatives that support positive change in our community. For instance, the Blue Zones Project is a perfect example of how residents can get involved in making Kapolei-Ewa a healthy community for generations to come.

I would encourage all our residents to evaluate the strengths they can bring to the table, find a community initiative they feel passionate about, and use those strengths to make a difference. In the words of one of my favorite 'Ōlelo No'eau: 'A'ohe hana nui ke alu 'ia – No task is too big when done together. ■



## PROFILE

**“Our vision is to create a new era of luxury on this rugged, beautiful coastline... The key to this is an outstanding guest experience, built on a deep and respectful interaction with the culture. In practical terms, it means recruiting and training the best local talent who will infuse the guest experience with the aloha spirit. I think we are on our way.”**

sporting a pair of bright orange trainers. A local comedian called me up to the stage and told me my shoes ‘were dazzling the chickens.’ I felt right at home!”

Soon after getting on board, Parker lost no time getting to know the island first hand — starting with taking a surf lesson on the North Shore, going on a helicopter ride around Oahu, driving along the Waianae coast, and hiking to Kaena Point. He also went fishing with the resort’s Chef Michael Mina near Kaena Point, where the chef hooked a 60-pound ahi. “It was an auspicious moment,” said Parker. “And one I hope to repeat.”

“This made me realize what an incredible natural environment we live in, and how much I want to share it with our guests,” he said.

Respecting the significance of cultural practices in the community, Parker received a blessing by Kahu Nettie Tiffany, a renowned cultural practitioner. He also treasures the blessing of Prince Kuhio’s racing canoe, built in 1902 and restored by the Dowsett Foundation, whose mission is to restore, preserve and display artifacts of Hawaii. The canoe now sits in the resort’s lobby.

With this immersion in the culture, Parker has a renewed vision for the resort. “Our vision is to create a new era of luxury on this rugged, beautiful coastline,” he said. “The key to this is an outstanding guest experience, built on a deep and respectful interaction with the culture. In practical terms, it means recruiting and training the best local talent who will infuse the guest experience with the aloha spirit. I think we are on our way.” ■

## DIVING INTO LOCAL CULTURE

### CHARLIE PARKER

*General Manager, Four Seasons Resort*

Wherever Charlie Parker goes, he is drawn to two things: the area’s history and the sea. When he became general manager of the Four Seasons Resort Oahu at Ko Olina, he literally and figuratively dove into learning all he could about the local culture, which happily enough, is so intimately connected to the ocean. Parker is an avid waterman with an affinity for surfing, scuba diving, ocean navigation and any ocean-related activity. What better place to be than the west side of Oahu, where it’s a way of life?

During his 22-year career in the hospitality industry, Parker took every opportunity to soak up the culture of resort locations

in Egypt, the Maldives, Qatar, the UK and the US mainland. True to form, he’s now doing it in Hawaii

Parker, who is a native of Edinburgh, Scotland, was already attuned to the connection of Hawaii’s historical connection to England, dating back to the seafaring British captains who first came to the islands. Now, he would learn first hand about the island’s history and culture from the Hawaiian perspective, and how it informs the daily life of area residents — many of them already working for the resort.

He would also come to appreciate local humor, which, when directed at you, often meant you were accepted. Parker recalled, “A few days after I arrived, I attended a Merrie Monarch fundraiser at Lanikuhonua



incubator center, featuring co-working and production facilities, similar to YouTube L.A. Space. Being able to connect via dedicated broadband fiber to other media facilities on Oahu and Neighbor Islands will allow creatives to utilize the latest equipment and work collaboratively to produce commercial content for global export.”

DBEDT and UHWO have a lease agreement for 30 acres adjacent to the

university’s campus. In the meantime, a Request for Proposals for a public-private partnership to develop the Creative Media Film Studio Complex is already drawing a great deal of interest nationally and internationally. If all goes according to plan, the studio complex will be ready for business in 2025.

“With the current interim stages at Kalaeloa, we have proven that we can increase production, and therefore jobs,

**“As I have been working to get this [film] studio built at UHWO for over ten years, it’ll be a game changer for Kapolei, the west side, and the entire state,” said Lee. “It’ll provide living wage jobs for our Creative Media students and west side residents and change the nature of film and television production in Hawaii...This will make West Oahu the education and commercial creative media hub for the state of Hawaii.”**

- **CHRIS LEE**,  
Founder and Director, Academy for Creative Media,  
University of Hawaii System and UH West Oahu Campus

in West Oahu,” Skinner said. “This sets the stage for our collaboration with UHWO and the development of a public-private partnership to create a hub for commercial media and film production.”

Another advantage noted in the feasibility study is the existing creative media workforce training on UH campuses.

“Aside from CID’s Creative Lab seminars throughout the state each year, most of the existing education training programs offered through the UH system are on Oahu campuses. These include the Academy for Creative Media at the Manoa and UH West Oahu campuses, Leeward Community College’s Television program and degrees in Digital Media Arts and Digital Film, and the New Media Arts program at Kapiolani Community College.”

All these programs will be linked at the UH West Oahu’s Creative Media Building, which pleases Chris Lee immensely.

“As I have been working to get this studio built at UHWO for over ten years, it’ll be a game changer for Kapolei, the west side, and the entire state,” said Lee. “It’ll provide living wage jobs for our Creative Media students and west side residents and change the nature of film and television production in Hawaii. Now we will finally be able to do all the interior stage work and post production that has traditionally gone back to the mainland because we don’t have any facility like this. The Diamond Head Studio can only accommodate one TV show at a time and is not big enough for features like ‘Jumanji’ or ‘Jurassic Park.’ This will make West Oahu the education and commercial creative media hub for the state of Hawaii.” ■

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## FROM WEST TEXAS TO WEST OAHU

### RICHARD CREAMER

*Vice President and General Manager,  
Kapolei oil refinery in West Oahu*

When Par Hawaii asked Richard Creamer to join the company as vice president and general manager of the company's Kapolei oil refinery in West Oahu, they couldn't have asked for a more seasoned leader. After all, he came to the job with more than 30 years in the energy industry. But more than that, it's in his DNA.

"Working in the petroleum industry has been a family tradition," said Creamer. "I'm a product of the oilfields. My granddad was a welder, dad was a seismic surveyor, and my brother is a driller. I am a bit of a student of oilfield history and can bore anyone for hours on that topic!"

Born in Kermit, a West Texas city, Creamer grew up in other small West Texas towns like Pecos, Abilene and Odessa where the typical population was about 1,300 people. He worked his way through college and graduated with a degree in chemical engineering from Texas Tech University.

Creamer's 30-year experience is impressive. Most recently, he worked for Flint Hill Resources as manufacturing and operations manager of the 290,000-barrel-per-day Corpus Christi Refineries, LLC, and as site director and operations manager at Port Arthur Chemicals, LLC, an ethylene plant that services the Houston, Texas market. Before that, he served in leadership and engineering roles at INVISTA in Houston, Texas, the company that produces nylon, polyester and specialty materials; at Lyondell and LyondellBasell, a multinational chemicals, plastics and refining company; and at Koch Refining in Corpus Christi, Texas.

When Creamer relocated to Hawaii in 2017 to manage the Par Hawaii Kapolei refinery, he came with his wife Amy, her 73-year-old aunt who they care for, as well as "two seven-year-old poodles and one grumpy cat." They also have three grown children who live in Texas.

Knowing the industry as he does, Creamer is aware of the challenges — and opportunities — ahead for Par Hawaii.

"As a company, Par identified and strengthened a viable niche position for the Kapolei refinery that I believe was missed or misunderstood by previous owners. The Hawaii market — combined with the refining industry in general —

**"I'm a product of the oilfields. My granddad was a welder, dad was a seismic surveyor, and my brother is a driller. I am a bit of a student of oilfield history and can bore anyone for hours on that topic!"**

is and can be a very tough playing field and there are no guarantees of success. However, our customers have responded to our ability to provide the energy and motor fuels products they desire. Today, we are the only petroleum refining operation in the state."

Creamer continued, "My vision for the Par Hawaii refinery can be summed up in a single sentence: to produce the energy products that Hawaii needs safely, cleanly, reliably, and efficiently while consuming the fewest resources. At the same time, we are working closely with government and others in the community to shift Hawaii's dependence on fossil fuels. I am grateful we have a voice and seat at the table to be a critical partner in how that transition can and will occur. There is pressure on the refining industry both inside and outside of Hawaii to adjust. New developments in technology will continue to drive us in that direction." ■





# HO'OPILI

## URBAN GARDENS

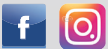
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### THE HO'OPILI URBAN AGRICULTURE INITIATIVE

This initiative seeks to establish a community integrated with food production in various ways. More than 200 acres of land for commercial farming operations, eight acres of land for shared community gardens, and the edible landscaped gardens described above are all part of the Ho'opili Urban Agriculture Initiative.

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top priority when Councilmember Kymberly Pine introduced a resolution asking the City administration to study and implement a complete streets project on Kapolei Parkway. The City Council adopted the resolution, which sets the stage for planning and development.

- Increase education and access to healthy food at schools, implement farm-to-table program and school gardens. Blue Zones Project team is working with public and private schools, community partners, and a schools committee to establish initiatives such as farm tours, grocery store tours, healthy cooking demos, container garden workshops and garden parties.
- Encourage grocery stores to educate community members how to select healthier, more nutritious foods. Both Foodland stores in Kapolei and Ewa have become Blue Zones approved grocery stores. Both stores have signs highlighting Blue Zones food options, and have established a Blue Zones Checkout Lane—an area free from sugary snacks and instead filled with fruit, nuts, and other healthy snack items.
- Create or enhance worksite wellness initiatives to support employee well-being. The Queen's Medical Center West O'ahu is one of a few worksites and the only medical center in the state working towards Blue Zones worksite certification. When it's completed (expected in early 2019), Queen's West O'ahu will become one of only a few organizations in the nation to achieve this distinction. To become certified, Queen's is working on creating a culture where healthier choices become easier. Enhancements include providing healthier options at their onsite cafeteria, creating indoor and outdoor walking paths to provide the opportunity for natural movement, and providing community health and well-being focused events.

The Blue Zones Project is also working throughout the community to address some of the other initiatives identified by the focus groups. They include:

- Implement healthy fundraising programs at schools; promote healthy lifestyles choices.
- Create or enhance worksite wellness initiatives to support employee well-being.

- Encourage restaurants to increase locally sourced fruits and vegetables, increase healthy food options, and design menu changes to offer or increase plant-based items.
- Increase the safety of streets near schools to encourage walking and biking.

"In addition to healthy transformations happening at schools, worksites, restaurants, and grocery stores, the Blue Zones Project seeks to engage groups

and individuals by offering workshops and volunteer opportunities," said Kathy Davenport, Blue Zones Kapolei-Ewa community program manager. "We encourage groups and individuals to contact us at [BlueZonesProjectKapolei-Ewa@sharecare.com](mailto:BlueZonesProjectKapolei-Ewa@sharecare.com) to learn more about how they can be involved in creating a healthier, happier community, and we're excited to be rolling out this great project." ■



## Kapolei Shopping Center

*In the heart of Kapolei*

Kapolei Shopping Center is proud to celebrate its 25th anniversary in 2018. We salute our first tenant, Safeway, and our 13 other "original" tenants that also are celebrating 25 years of serving the Kapolei community this year.

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First Hawaiian Bank  
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KFC  
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Taco Bell



Safeway grand opening, 1992.



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# *We're here for you, Kapolei!*

Hawaiiana Management Company is proud to be a continuing partner in Kapolei's story of success! Since 2001, Hawaiiana has provided community association management services which have promoted Kapolei's healthy growth and development. From the City of Kapolei, to Kapolei Villages, to Kapolei's latest community addition, Ho'opili, Hawaiiana has been here – every step of the way!

**“There are very few businesses we have chosen as exclusive partners. Hawaiiana is one of them, and we have been the better for it for over 20 years.”**



**Bob Bruhl, President  
D. R. Horton Hawaii**



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Amenities enhance the livability of the Mehana community with recreational features like a pool, trike park, toddler park, dog park, a walking/bike path, and a neighborhood park. And families with school age kids are within walking distance of the new Ho'okele Elementary School that is right next door.

### Ho'opili designed to be sustainable

This 1,550-acre mixed-use community in East Kapolei will have seven communities and a planned 11,750 homes that will be built over the next 20 to 30 years. It's designed to be sustainable, meaning residents will have everything they need within the Ho'opili community.

The residential neighborhoods include both market and affordable housing with a combination of single-family homes, townhomes and condos. It will also offer live-work homes where an owner can live on the second floor and run a small shop on the first floor. Another option is to have a shop on the first floor and rent out the second floor as residential space, or any other combination. This offer could hold great appeal to buyers by giving them a financially feasible way to start a new business. There will also be options to have an Accessory Dwelling Unit (sometimes called a mother-in-law apartment) available at some of the single-family homes.

The master plan has set aside 3 million square feet for commercial uses, areas for seven community and recreation centers, 70 acres for parks and gathering places, and lands to accommodate five public schools including three elementary, one middle and one high school. It also has designated more than 200 acres for commercial farms and community gardens.

As part of its efforts to contribute to community development, D.R. Horton Hawaii has donated approximately five acres of land to the Hawaiian Humane Society for its second Oahu campus, and approximately one acre to the Waianae Coast Comprehensive Health Center for a regional community health center that will include primary care and other healthcare services.

Ho'opili is within close proximity to both the Kroc Center and the UH West Oahu campus, and will be linked by three rail stops when the Honolulu Rail Transit Project starts limited passenger service between Kapolei and Ala Moana in December 2020.

Construction at Ho'opili started in 2017, and to date two out of five neighborhoods have sold out — the Ha'akea and Lehua's single-family homes, and Hāloa's townhomes, flats, live-work homes, including some affordable. The 'Iliahi and 'Akoko neighborhoods are currently being sold.

### Hunt to develop a new community

Hunt is the master developer of nearly 540 acres of Kalaeloa and has plans to transform the area into a mixed-use master-planned community.

The company is expecting final subdivision approval from the City and County of Honolulu in the summer of 2019 for a residential subdivision of up to 1,000 homes. As the master developer, Hunt will engage with home builders and other developers, to sell fee-simple parcels. The first of those homes — potentially up to 1,000 — may come to market by 2021.

**“The pace of development in Kalaeloa has markedly increased in recent years. As the area continues its metamorphosis, we are closer to seeing the full promise of Kalaeloa with hundreds of new businesses and thousands of jobs.”**

— STEVE COLÓN,  
President, Hawaii Development Division, Hunt

This initial phase of development will bring much needed infrastructure improvements to the Kalaeloa district. The extension of Kamokila Boulevard will provide more access to the area, allow underground power to be run to the future residential subdivision, and create a small retail center. An extended Saratoga Avenue will create a main street with neighborhood shopping centers and multi-family homes. Combined with neighborhood pocket parks, the Kalaeloa district will become both an urban and suburban environment for residents.

“The pace of development in Kalaeloa has markedly increased in recent years,” says Steve Colón, president of Hunt's development division in Hawaii. “As the area continues its metamorphosis, we are closer to seeing the full promise of Kalaeloa with hundreds of new businesses and thousands of jobs.”

### Department of Hawaiian Homes Lands

Since 2001, the Department of Hawaiian Home Lands (DHHL) has placed native Hawaiian families in nearly 1,000 Kapolei homesteads in East Kapolei. It began with the Ho'olimalima project which offered affordable rental homes to families, with the option of purchasing their homes at extremely affordable prices using the Federal Low Income Housing Tax Credits after 15 years. To date, 70 families have exercised the option to purchase their homes.

This project was followed by Kauluokaha'i, a master-planned community located next to the Kroc Center for up to 1,000 single-family residential lots on 404 acres. The first increments of 160 units were offered to families in 2017. One hundred of the units are turn-key homes built by Gentry Homes Kapolei, while 60 are vacant lots that will give buyers the owner-builder option. This option allows for flexibility in choosing home designs and contractors.



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The speed with which homes are being turned over is notable. At the end of 2017, the department awarded 40 of the 100 turn-key lots. Things progressed so quickly that the first families were moving in by August, 2018, and it is expected that the balance will be in their homes by December. The last 60 units were awarded in September 2018, with projected move-in by April 2019. DHHL will also award the 60 owner-builder lots during the first half of 2019 at Kauluokaha'i.

"The Department of Hawaiian Home Lands strives every day to achieve Prince Kuhio's mission to care for our native Hawaiians in a variety of ways," said Jobie Masagatani, chair of the Hawaiian Homes Commission. "One of these ways is to build native Hawaiian homestead communities that provide families the most affordable home options in their quest for permanent housing. We're happy to be making good progress in Kapolei."

## Kapolei Lofts offers urban rental living

When it opened in 2015, Kapolei Lofts was notable for being the first new rental apartment complex to be built on Oahu in four decades, and the very first of its kind in the city of Kapolei. The project, which was developed by Forest City Realty Trust, with the James Campbell Company serving as a lead investor, was recently acquired from Forest City Realty Trust by Blackstone Group, a New York-based investment company. The property is being managed by Greystar, a real estate management company.

The complex was designed as a master-planned community with "resort-style" amenities including a clubhouse with pool, a sundeck, a poolside wet bar and outdoor grilling area, and a fully equipped fitness center. It has 499 apartments ranging from one-bedroom, one-bath to three-bedroom, two-bath units. They have high ceilings, walk-in closets in the bedrooms, and private lanais large enough for outdoor dining. Its location in Kapolei's urban core affords residents great convenience and access to their jobs and the expanding amenities of the new city.

"Greystar is still getting to know our residents, and we are dedicated to curating the best living experience for them," said Chin Arinze-Ifeajuna, senior marketing associate for Greystar's northern California region. "We are planning to bring them together by hosting community events such as 'breakfast on the go' and Yappy Hour. We'll also be organizing community outreach events to bring our Greystar giving culture to the community."

Occupancy at Kapolei Lofts averages around 90 percent, and often has a waiting list when availability is low. For more information about Greystar's giving program, please go to <https://www.greystar.com/about-greystar/greystar-giving>. ■

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## PROFILE



## FROM LABORER TO LEADER

### BILL PAIK

Chief Operating Officer,  
Grace Pacific LLC

With 46 years of hard-earned experience in the construction industry, Bill Paik has done it all — from working as a laborer in his first job with Hawaiian Dredging, and up through the ranks to eventually leading two local companies as president. Now, Paik is chief operating officer for Grace Pacific LLC.

Born and raised in Kona, Hawaii, Paik holds bachelors and masters degrees in business administration. But for all his titles and achievements, perhaps the one he values most is the black belt he earned in judo at age 16, a martial art he started at age five.

“Construction is a tough and unique business, and it takes many years of experience and hard work to be successful,” said Paik. “Judo ingrained in me the lifelong skills of discipline, patience, determination, humility and hard work. You learn who you are physically, mentally and morally. Judo also teaches you to be willing to sacrifice so that your fellow judoka can also perfect the art, even as you both develop expertise in ‘the gentle way.’”

**“We want to make the company more competitive and successful by incorporating the latest technology, methods and industry practices... We are also making changes in customer service, starting internally.”**

It is this abiding philosophy that has guided Paik’s approach to life and work. It also makes him ideal for the mission he was tasked with at Grace Pacific.

Under the leadership of Pike Riegert, the company’s president, Paik is bringing fresh eyes to help lead and support an important cultural and business transition for Grace Pacific.

“We want to make the company more competitive and successful by incorporating the latest technology, methods and industry practices,” said Paik. “We are also making changes in customer service, starting internally.”

Paik believes that good customer service starts from the inside. “How we treat employees and how they treat one another sets the tone for how we treat our customers.”

This begins by making sure employees have access to the technology and training they need to be successful. It also means letting them know they are valued members of the company. Critical to this is creating a safe work environment, especially in the field, so they can return

to their families whole and unharmed at the end of the day.

“Taken all together, this will make Grace Pacific a better, stronger, more competitive company,” he said.

There is another side to Paik that speaks to the man himself.

For him, family is paramount, sharing a life with his wife of 50 years and raising four children — all now grown. Teaching, mentoring young people, and community service are his private passions. He cofounded the Mililani Judo Academy. He taught mathematics and management for 25 years at Hawaii Pacific University, where half his students were service members. Paik is himself a Vietnam veteran. He also serves on the board of directors of the Kapolei Chamber of Commerce, of which Grace Pacific is a founding member, and was a past president of the Building Industry Association, and chairman of the board for a local credit union.

“Teaching, mentoring and community service are a way for me to give of myself. Knowledge is useless if not shared and learned by others.” ■



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Game Room  
Special Member Events



## PROFILE



## SMALL BUSINESS MADE POSSIBLE AT HO'OPILI

### CEILEEN WALLER AND MARCELLA GRANDQUIST

Owners, Fantastic Frosting LLC

If you live in Ho'opili, DR Horton Hawaii's new mixed-used community in Kapolei, and you need a cake for a special occasion lickety-split, you're in luck. Your neighbors Eileen Waller and Marcella Grandquist, who are owners of Fantastic Frosting LLC will be happy to whip one up in your choice of seven flavors and four frostings. Most likely, you'll be able to walk or hop in your car for a short drive to pick up your order at their Fantastic Frosting Artisan Cafe at 91-960 Iwikuaoo Street, Unit 1008. Or you could treat yourself to breakfast, pastries, baked goods, or sandwiches in the cafe.

Open since February 2018, Fantastic Frosting already has a following — all via word of mouth. One customer wrote on Yelp: "We absolutely love this place! I get my coffee and pastries here almost every morning before heading to work ... We also ordered a birthday cake which turned out absolutely stunning."

Another customer added a stop here to his Sunday morning routine: "Sundays

are my Bumdays. Walk the dogs around the block, hang out at the house and enjoy my time off. Now I must add one more step to that process. Pass by Fantastic Frosting before they sell out of biscuits and gravy."

Waller said, "I'd say 50 percent of our business comes from repeat customers. The other 50 percent is from new homeowners moving into Ho'opili. That's about one to two new families each week."

But this might not have been if it weren't for Ho'opili's live/work units that are designed so people can work where they live. For Waller and Grandquist, it was a matter of economics.

"Eileen started Fantastic Frosting in Arizona, but the baking market was already flooded with well-established companies. When she moved here in 2014, we thought there might be a way to continue the business on Oahu," said Grandquist, who handles the financial side of the business. "But it just wasn't feasible to rent a commercial space here for this type of niche business."

The answer came when their realtor, who knew of Waller's interest in opening

**"I'd say 50 percent of our business comes from repeat customers. The other 50 percent is from new homeowners moving into Ho'opili. That's about one to two new families each week."**

a shop, told them about the live/work option at Ho'opili. They could live on the second floor, and use the first floor for their business.

It has worked out splendidly. The two, who grew up in Arizona and have known each other since high school, had entirely different lives. Waller worked in the food and grocery retail industry for 27 years. Grandquist served with the federal government for 22 years, during which time she earned two masters degrees in business. When she was posted in Hawaii, she fell in love with the islands and later suggested that Waller come to check out Oahu as a possible place to restart her business. Waller came, also fell in love with Hawaii, and decided to give it a shot.

"It was not easy, and may not have happened if we hadn't found out about the live/work option at Ho'opili," said Waller. "We were incredibly lucky!" ■



## PROFILE



**“I have the privilege of leading a young team that is professional, energetic and very passionate about the work they do and it is fun and rewarding to come to work every day and get in the trenches with them to advance the various projects we have”**

affect change in the community,” said Lam. “As a real estate development professional, you are challenged with an immense level of responsibility to do what is right for both your community stakeholders as well as your capital partners. I frankly enjoy facing that challenge every day. I am blessed to wake up each morning and go to work in an industry that is at the cross-section of corporate finance and urban planning – two areas I am very passionate about.”

Lam said that the groundwork has been laid to begin developing Kalaheo into a thriving mixed-use community focused on the region’s growing households. “We secured fee title on a significant portion of the 550 acres and expect to complete the fee title transfer process for the balance of the project over the next few years. Infrastructure plans are being finalized and I expect to see us begin transacting on the land with development partners as well as continuing to welcome new businesses and investment into the area.”

While new to the job, Lam says what he has enjoyed the most is learning about Hunt and working with his team.

“I have the privilege of leading a young team that is professional, energetic and very passionate about the work they do and it is fun and rewarding to come to work every day and get in the trenches with them to advance the various projects we have,” he said.

But Lam is more than just about the work. Family is also his passion. He is quick to point out that he enjoys returning home each evening to answer to “an amazing wife, Mari, our 20-month-old daughter Emma, and a stubborn 15-year-old cat.” ■

## FACING CHALLENGES WITH PASSION

### MICHAEL LAM

*Senior Vice President,  
Hawaii Development Division, Hunt*

Michael Lam is no stranger to challenges. He has been facing them with gusto throughout his career in the commercial real estate brokerage, investment and development business. It has taken him to Shanghai, Silicon Valley, Los Angeles, Honolulu and now Kalaheo.

Lam started his career in commercial real estate as a broker with Cushman & Wakefield, where he quickly became one of the company’s top producing brokers in China. He was then tasked to co-lead cross-border business development for the company’s Asia Pacific region. After that, he was a director of cluster development for Los Angeles-based

Alexandria Real Estate Equities, a real estate investment trust. Most recently, he spent eight years with Alexander & Baldwin, where he was responsible for the acquisition and disposition of the company’s commercial portfolio.

He came to these jobs with strong academic credentials, including a bachelor’s degree in international business from Pepperdine University, a master’s in real estate development from the Massachusetts Institute of Technology, and a master’s in business administration from Cornell University.

Today, just six months on the job, Lam is senior vice president of Hunt’s development division, responsible for development and asset management of the company’s Hawaii projects. He is especially enthusiastic about the opportunity to be at the helm of transforming Hunt’s 550-acres in Kalaheo into a mixed-use community. It is also where he can fulfill a passion of his.

“I have always been interested in the built environment and its ability to positively



"After beginning site development in 2018, we're very excited about the level of interest from new businesses wanting to locate at Mokulani. Its visibility to the tens of thousands of vehicles that go by the site everyday makes the project a natural for commercial development," said Steve Kelly with the James Campbell Company.

Development of the project's infrastructure will be complete in 2019 with new businesses opening thereafter.

### New Hotel Development in Kapolei Takes Hold

The 40-acre mixed-use Leihano campus, which is developed by an affiliate of Kisco Senior Living, is most notable recently for introducing two of three non-resort full-service extended stay hotels to Kapolei — Embassy Suites by Hilton, which is located at the corner of Fort Barrette Road and Kapolei Parkway and opened last year, and the new Residence Inn by Marriott which is now under construction. The third hotel is Hampton Inn & Suites by Hilton located at the Ka Makana Alii shopping center. All three

hotels cater to business, kama'aina and budget leisure travelers

### Residence Inn by Marriott

The four-story, 183-suite Residence Inn, which broke ground in late 2017, is owned by Kapolei Hotel Partners II LLC — Texas-based American National Insurance Co., and Thackeray Garn Co., and Western States Lodging, both based in Salt Lake City. The hotel is located on 3.9 acres near the corner of Fort Barrette Road and Kapolei Parkway.

The new hotel will cater to business travelers with its in-suite work spaces, free wi-fi and TV. For the leisure traveler, its studio and one bedroom suites can sleep up to four people, and come with a fully equipped kitchen and dining bar, spacious bathroom with extra large shower and two TVs in the one-bedroom suite. The larger suites (two bed-room and penthouse) will accommodate up to six people, have two bathrooms, more expansive dining spaces, and three TVs.

The hotel is scheduled to open in late summer 2019.

MJ Ritschel, chief investment officer for Kisco said, "We are thrilled with the addition of the Residence Inn to the Leihano mixed-use development, as it will be complementary to the Kapolei community including local business and residents. Approximately 4.5 acres of fee land in Leihano remains uncommitted and available for future development."

### City & County planning affordable rentals in Kapolei

In July 2010, as part of a public-private partnership to build Kapolei Parkway and other critical infrastructure in Kapolei, the James Campbell Company conveyed 13.2 acres along the Kapolei Parkway to the City and County of Honolulu. In exchange, the city agreed to expedite and complete the construction of Kapolei Parkway, which connects Fort Barrette Road to Kamokila Boulevard at Costco and other related roadway and drainage improvements. The roadway was completed in 2014. The land acquisition was intended to give the city flexibility to meet future needs and support mass transit with a combined bus and rail transit center at the corner of Kapolei Parkway and Kama'aha Avenue.



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# KAPOLEI

AS OF  
SEPTEMBER 2018

## Legend

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



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



# Helping Kapolei Businesses Thrive



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



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

## Joining the Kapolei Chamber is a Good Business Strategy

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

\*Source:  
The Schapiro  
Group study

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To become a Kapolei Chamber member, go to [www.kapoleichamber.com](http://www.kapoleichamber.com)

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*Working together for Kapolei*