

LIVE + WORK + INVEST

Kapolei

+ magazine

HOW WE PIVOTED

p. 4

SMALL BUSINESS

STANDING TALL

p. 24

HOSPITALITY

OPEN IN KAPOLEI

p. 38

COMMUNITY

WE ARE KAPOLEI STRONG

p. 59

HEALTHCARE AT THE FOREFRONT

p. 16

EDUCATION

MOVING FORWARD WITH RESILIENCE p. 28

INDUSTRY ON THE HORIZON

EXPANDING AND GROWING p. 51

SUSTAINABLE SOLUTIONS

POWERING UP p. 46

SHAPING THE Future.



Kapolei is the fastest growing region in Hawai'i. In just 30 years, dozens of new communities, several commercial centers, world-renowned resorts and hotels, major entertainment offerings, a government center, a growing University of Hawai'i campus, and more, have all come into existence.

The James Campbell Company is proud of our continuing investment in Kapolei while we look forward to shaping the future of this dynamic region for the next 30 years.

To see how Kapolei has grown, please visit Kapolei.com to watch a video on how far Kapolei has come.

 **KAPOLEI**

JAMES CAMPBELL COMPANY LLC

www.Kapolei.com

www.JamesCampbell.com

HOW WE PIVOTED



Despite this extremely challenging year, I sincerely hope this finds you and your family safe, healthy, and managing to navigate these difficult circumstances. There has been turmoil throughout the world this year and we have felt our share of pandemic pain here in Kapolei as the community experienced illness, school and business closures, and emotions frayed by seemingly interminable lockdowns and the resulting economic damage. This news has been omnipresent, filling our screens and papers with a torrent of bad press and stomach wrenching predictions. It is with this in mind that we focus this issue of Kapolei Magazine on some of the good news and

amazing strength in our community exhibited by the inspiring ways that we have come together to support one another.

- + In this issue, we take a look at how Kapolei remains a statewide leader in providing affordable housing with new developments providing a wider variety of living options than ever before. Healthcare has been a critical theme this year, and offerings in that sector also continue to rapidly expand. Providers at Queen's, Straub, Waianae Coast Comprehensive and Kaiser Permanente are expanding local community wellness facilities and services at this most needed time. Investments and job creation are up in our Kapolei business-industrial areas, which makes sense when you look at the modern infrastructure and facilities here that facilitate the ability for businesses to expand in the fastest growing area in the state. The growth of renewable energy sources is expanding exponentially to meet our statewide clean energy goals and much of that action is taking place in Kapolei.

As we have for the last thirty years, we remain optimistic about, and invested in, the future of Kapolei even as we get through this period and look forward to better days ahead. Our hearts go out to all who lost loved ones, jobs, businesses and educational experiences during this crisis. Looking forward, we hope you can share in the optimism Kapolei community members and businesses have historically exhibited. We will continue to put our best efforts into growing this city into a place where community and economic success is not just a slogan, but your reality.

Steve Kelly, *President*
Kapolei Properties Division
James Campbell Company LLC

Kapolei

Kiran Polk
EDITOR

Chad Pata
WRITER

KAPOLEI MAGAZINE All contents copyright© 2020. Published in partnership with James Campbell Company LLC and Pacific Business News, 737 Bishop St., Suite 1550, Honolulu, HI 96813. Telephone 808.955.8100. All information contained herein is based on information currently available to James Campbell Company LLC, and is subject to change at any time without notice. Statements contained herein are not to be construed as official policy positions of James Campbell Company LLC, its affiliates or any of the developers or companies involved in the building of Kapolei. No rights or benefits of any type are inferred by this publication.



CONTENTS

FEATURES

- 04** Kapolei: How we Pivoted
- 16** Healthcare at the Forefront
- 24** Small Business: Standing Tall
- 28** Education: Moving Forward with Resilience
- 38** Hospitality Open in Kapolei: Three serving our Community
- 40** Kapolei's Residential Communities: Affordability and Amenities
- 46** Sustainable Solutions: Powering Up
- 51** Industry on the Horizon: Growing and Expanding in Kapolei
- 56** City of Kapolei: Getting Connected and Growing
- 59** Community: We are Kapolei Strong

PROFILES

- 14** **SETH KOLLOEN**
Publisher, Howzit Kapolei
- 23** **DR. RONALD KURODA**
Chief Medical Officer,
The Queen's Medical Center - West O'ahu
- 27** **MIKE HRUBY**
President, Five Star Transportation
- 37** **ALEX TEECE**
Chief Education Officer, DreamHouse
Ewa Beach Charter School
- 45** **KUHIO LEWIS**
CEO, Council for Native Hawaiian
Advancement

MAPS & GRAPHS

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



KAPOLEI HOW WE PIVOTED

+ Now, In Other News...

We are going to skip the part talking about how tough a year it has been for everyone. We know, we lived through it too. We would rather light a candle than curse our darkness, so we want to focus on how so many of our businesses have pivoted, evolved and in some cases, grown as we adapt to our new normal.

Some are not unexpected; healthcare and construction are booming. A skyline filled with cranes has become a regular part of our lives as Kaiser Permanente fills the corner at Kapolei Parkway and Kamokila Blvd., our first high rise tower over the City center as Hale Moena opened the doors to their affordable apartments project and our east side is growing exponentially with D.R. Horton's project swelling the Diamond Head side of Kualaka'i Parkway. You can read about all these improvements later in the magazine. For now, let's look at the ones that have shown continued strength



Surfboard Factory Hawaii located in the Kapolei Trade Center features over a thousand boards, and business is booming.

throughout the pandemic.

Like the essential workers who continue to make their way into Campbell Industrial Park during the stay at home orders and throughout the pandemic. The 'other' essential worker outside of the health care field carries on, working hard to provide us with the goods and services we use daily. Like the hotels in Kapolei proper which have been experiencing 70 percent occupancy rates while most of the hospitality industry is either shuttered or experiencing single digit occupancy rates. Or maybe it's the businesses that continue to stream into Kapolei Business Park. Some of these businesses are not only sustaining but they are booming in the midst of the pandemic.

Riding It Out

Certain outdoor low contact sports have experienced a boom during these times. Surfboard Factory Hawaii in the Kapolei

Trade Center has seen an explosion in interest as so many have found a deluge of extra time. The factory, that features over a thousand boards from stand up paddle boards, to long boards and short boards, has been a mainstay in Kapolei dating back to 2002, but this year alone they have seen a 48 percent spike in their business.

"Sales probably picked up this year because a lot of surfers who were laid off had more time to surf," says Dennis Kirk, owner of Surfboard Factory. "Others wanted to learn to surf and stand up paddle since ocean sports were still allowed during the shutdown.. These are the perfect social distancing sports, and during these harrowing times, being outdoors in the ocean, with the sun shining on you, is therapeutic and has a way of lifting your spirits." While other industries are shedding employees like crazy, Kirk is desperately searching to find more employees. The increased production means he needs more

glassers, shapers and sales staff to meet the demand.

The same can be said for the land side of the recreation industry, just a block away from the Surfboard Factory is Ebikes Kapolei, who have switched to appointments only during the lockdown, but have seen a huge increase in their business with sales. "Our sales have doubled since April," says co-owner John Cho, who opened his Kapolei location in 2016. "I have noticed a strong increase in couples buying bikes together. Riding bikes is a great exercise and eases the stress related to COVID-19 in a healthy and positive way. I even find myself riding more, either by myself or with close friends and family, to catch up, watch a sunset in a healthy way."

The only downside to his business currently is trying to make sure he can meet demand, as anyone who has been to Target or Walmart can attest, bikes are in very high demand. "Sourcing the



Co-Owner, John Cho poses in front of Ebikes Kapolei

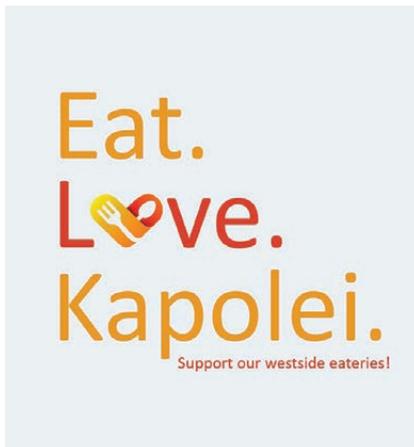
bikes is more challenging than ever for sure since everyone wants to ride for leisure/exercise and to commute short distances,” says Cho, who notes that GSD and HSD electric bikes by Tern Bicycle have been his biggest movers. “However, we order most of our bikes 6 months in advance so we generally have a great selection on hand and can custom order bikes for customers as well to cater to rider’s specific tastes.”

The Pledge

Local publisher Seth Kolloen, whose Howzit Kapolei website and newsletter have become a go-to source for all things Kapolei in the three years since he started it, knew he needed to set aside his business in the face of this catastrophe and put his mind to something that could help the community. “I had created some advertising packages, but I have stopped any kind of revenue generation things, I have people who signed up and I just told them to take their money back, you can’t predict things right now,” says Kolloen, who moved here three years ago with his wife who was born and raised here on the Ewa Plain.

Meanwhile, the Kapolei Chamber of Commerce heard the cry from struggling area restaurants and decided to help encourage local families to help support. The Chamber reached out to Kolloen to partner up in the efforts and they teamed up to create the #EatLoveKapolei pledge. The Pledge would help out the restaurants in our community that were so devastated by the fallout from the lockdowns. “It will be really upsetting if what comes out of this is a lot of the smaller restaurants close,” says Kolloen, who cites Mad Bene and Moani Island Bistro as two of his favorites. “The larger chains can afford to not be open for periods of time, but some of these smaller places don’t have the access to giant loans from banks. So we came up with this pledge to go eat at eight restaurants a month, so we don’t go back to where we were several years ago when there wasn’t much choice out here, now is the time to step up and help out.”

The pledge involved residents signing a pledge to eat out eight times in the next month, to post their meal to social media with the hashtag #EatLoveKapolei and they would be eligible for prizes from the participating eateries. In the first go round the initiative generated 71 pledges, which translated into 500 meals



Above: Mad Bene was one of the first restaurants to promote ‘family packs’. Pictured here: a popular “Pasta Family Pack”

Bringing new life to

Kalaeloa



A plan to create a new community of walkable neighborhoods, homes suited for local lifestyles, and employment opportunities is underway in Kalaeloa. Hunt Companies is currently undertaking extensive infrastructure design and master-planning to create a place where Hawaii's residents can bring new traditions to life.

To date, Hunt's multi-million dollar investment to redevelop over 550 acres at the site of the former Barbers Point Naval Air Station has attracted over 50 local businesses, including Coral Crater Adventure Park, Kama'aina Kids Preschool, DreamHouse 'Ewa Beach, and a number of other commercial and industrial tenants.

With over 28 years of service in Hawaii, Hunt is committed to a long-term vision of creating premier master-planned communities that complement the cultural and geographical riches of our island home.



DB Grill and Mad Bene consolidated their operations focusing on promoting their take out and popular 'family packs'.

that otherwise might not have been purchased. Four of Kapolei's shopping centers where many of these restaurants can be found— Kapolei Commons, Ka Makana Ali'i, Kapolei Shopping Center, and Kapolei Marketplace — set competition aside to fully support the effort with publicity and prizes. The grand prize was a \$200 gift card to the restaurant of the winner's choosing. Other prizes include restaurant and retail gift cards provided by the shopping centers. The Kapolei Chamber and Howzit Kapolei plan to renew the pledge with even more participants when the restaurants are allowed to reopen.

Together We Stand

Until then restaurants like Mad Bene

and DB Grill have been doing whatever it takes to keep their heads above water. Boasting more than 100 employees between the two eateries at the start of the year, they had to trim the staff down to 17 and consolidate their operations to just the Mad Bene side (both are owned by Henry Yoon and Jin Hong as the DB Restaurant Group). While the COO of DB Restaurant Group, Jennifer Akiyoshi says the numbers are 40 percent of pre-COVID numbers and there have been some bright spots.

"Being open minded and flexible has really allowed us to find success to be a part of our community's routine, like Wednesday is pizza night or Friday is kalbi," says Akiyoshi, speaking of their new blended menu with their very popular 'Family Packs', "We picked the

most popular on both sides and now we have a few collaborations. Our pasta we produce in house, so we are doing a tagliatelle in Ezzo XO sauce, the sauce is a Chinese condiment made from dried shellfish, with Kauai shrimp and it actually got featured on Hawaii News Now."

Although she gets an edge to her voice when she speaks of all the employees they have let go and how hard it has been, those that remain are determined to weather this storm. "It has been fun, or we are trying to make it fun," says Akiyoshi. "It really has become a bonding moment; we see no other options than to survive and we are committed to that. I have been scrubbing floors, stretching pizzas, whatever it takes to get people their food hot and happy."



Hundreds of packages are mailed out for Pop-up Makeke.



Hundreds of products are showcased on T.V. with local celebrities (L to R) McKenna Maduli, Kini Zamora, Kuhio Lewis, Josh Tatofi
Photo credit: Council for Native Hawaiian Advancement

The People's Market

It is not just the restaurants that are gutted by this crisis, but also the little mom-and-pop businesses, the microbusinesses that so many in Hawaii rely on to keep their families afloat. Think of your girlfriend on Maui who works the hotels but also sews handbags on the side, or your uncle who fishes on the weekend, then smokes and sells them under a pop-up tent after work. The stay-at-home order threatened to finish off many of them and that was where Kuhio Lewis, the CEO of the Council for Native Hawaiian Advancement (CNHA), saw an opportunity to help. "When the Merrie Monarch got cancelled it was not just sad for the halau, it was sad for the vendors who prepared merchandise all year to sell, you are talking hundreds of thousands of dollars lost for these little microbusinesses and that is when we started thinking, 'what can we do?'" says Lewis. "So, we were at the office late one night and we decided to try to pop-up

some kind of marketplace."

The result was Pop-Up Mākeke, a hybrid Shopping Network and local version of Amazon. Although anyone can participate, the products featured must be inspired, designed or manufactured here in Hawaii. Pop-up Mākeke hosted a T.V. show at the temporarily shutdown Moani Island Bistro at Ka Makana Ali'i advertising products where local celebrities tried out the goods and espoused their value. There was a space open around the corner at Ka Makana Ali'i where they set up a mini-warehouse with goods from 250 vendors across the state. It was a hit, during a short six week span they sold 11,000 products from all local vendors bringing in \$300,000 for these businesses.

Lewis brought these results to the City and County of Honolulu and Maui and they agreed to seed CNHA in partnership with The Hawaii Community Foundation with the funds from the C.A.R.E.S. Act.

The second season was implemented on a much broader scale. Advertising the marketplace in Canada and Japan, they plan to make it a jolly holiday season indeed for their now more than 400 vendors. They built out a studio in their own space at the shopping center, with the studio occupying the first third of the room and the back serving as a warehouse full of everything from dog leashes to sarongs to chili pepper water. The C.A.R.E.S. money will allow them to keep it open at no charge to the vendors through the end of the year, but with the popularity of the idea, they are seeking ways to keep it open in 2021.



A special snack cart has treats for residents at 'Ilima at Leihano Senior Living every Wednesday.
Photo credit: 'Ilima at Leihano Senior Living



Protecting our Kupuna

The camaraderie that comes from dining together being taken away from all of us has been one of the biggest hurdles for Mark Tsuda at 'Ilima at Leihano Senior Living community. “We were getting the most pushback on having to close the dining room,” says Tsuda. “Even if the residents are not talking with somebody, they just want to get out of their apartments, come down to the dining room setting and see and hear one another. It’s so important for them.” We follow the State’s restaurant dine-in closure mandates and were doing room service until the closure was lifted on September 24th. 'Ilima at Leihano and their residents have both been blessed as they have had no cases of COVID-19 among them. The residency rates have stayed the same. Not only have they been able to keep all their staff employed, they are able to provide extra hours to their part-time employees who had also worked in the resorts at Ko Olina and were furloughed due to the shutdown.

Everyone’s temperature is checked whenever they enter the community using the high-tech AccuShield touch-screen kiosk which includes health screening questions and infrared temperature

LYNDEN
Innovative Transportation Solutions

SHIPPING TO HAWAII?
We've got you covered!

Lynden is proud to provide Hawaii with regularly scheduled service. You can choose the mode – air, barge, or ship – that best fits your schedule and budget. With Lynden you only pay for the speed you need!

1-888-596-3361 | www.lynden.com



Photo credit: 'Ilima at Leihano Senior Living

check. They have registered nurses on premise, so that if anyone begins to feel symptoms, they can be spot checked, and this goes along with their weekly surveillance testing of all residents and employees tested twice a week. The community uses “pooled” Covid-19 testing – similar to the approach taken by the National Basketball Association (NBA) and National Hockey League (NHL). All classes and activities have been modified to comply with the State’s social gathering maximum of 5-persons. There is a bright spot at ‘Ilima at Leihano that most residents at assisted living facilities are not getting right now. While most families have had little or no opportunities to visit loved ones in these facilities during the pandemic, ‘Ilima at

“Staying connected with friends and family is what will see us through this. By relying on one another we are making our base stronger and it is encouraging to see so many in our community not giving up, but instead leaning into this storm and together we will come out the other side and see the sunshine once more.”

- **MARK TSUDA,**
‘Ilima at Leihano Senior Living Community

Leihano found a way to make it happen. “We are very fortunate because of the architectural design of our community we have outdoor areas where visitors can come in through a locked gate to an area, never entering the building, where they

can still visit their loved ones in person,” says Tsuda. Sessions are 45 minutes, with a 15-minute break to allow the areas to be sanitized, and must be scheduled ahead of time, but having the opportunity to see loved ones is invaluable to these kupuna.

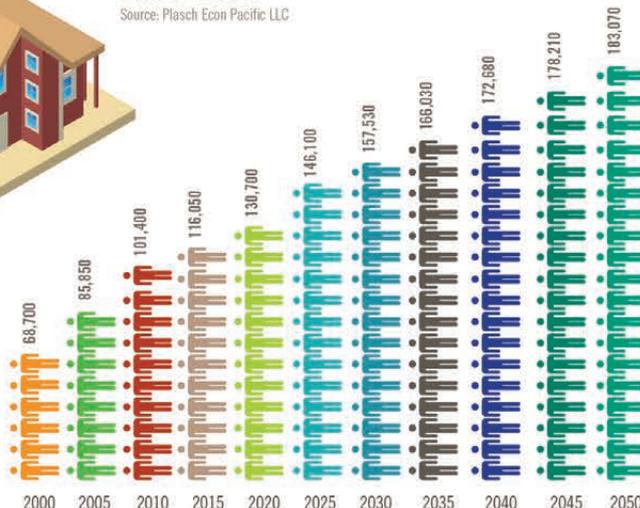
KAPOLEI HOUSING GROWTH 2000-2050

SOURCE: Plasz Econ Pacific LLC

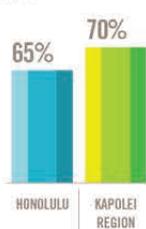


KAPOLEI'S POPULATION GROWTH 2000-2050

SOURCE: Plasz Econ Pacific LLC



HOME OWNERSHIP RATE



SOURCE: 2010 Census

MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

Kapolei tomorrow vs. Honolulu today

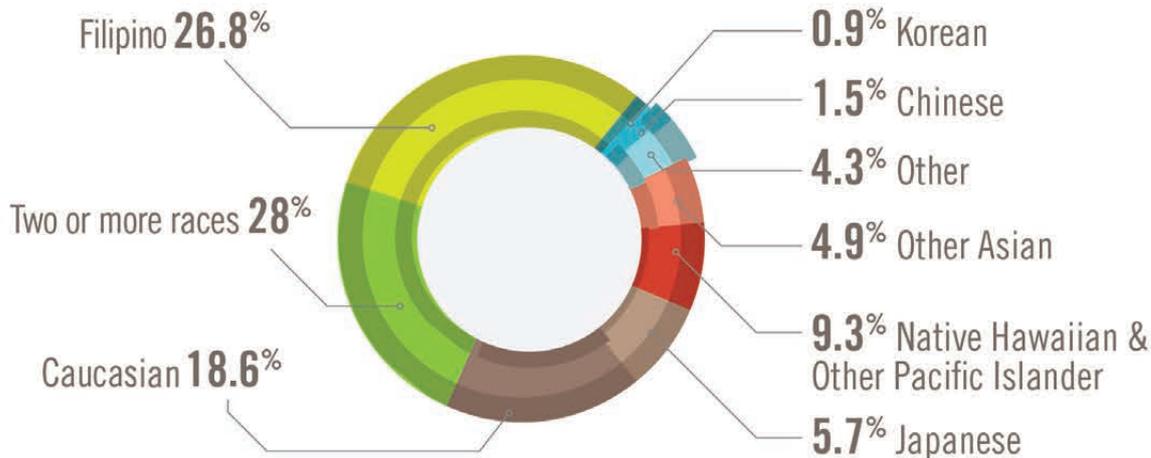


SOURCE: Plasz Econ Pacific LLC and Colliers Monroe Friedlander



KAPOLEI REGION POPULATION BY ETHNICITY

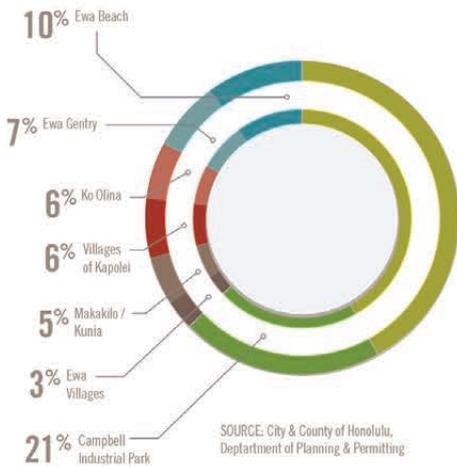
Source: 2010 U.S. Census



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 2020 as a baseline, by 2050 the population will increase by 40 percent, housing will grow by 52 percent, and jobs will increase by 77 percent. Kapolei is also ethnically diverse, relatively young and well educated. ■



PROFILE

Howzit!

SETH KOLLOEN

Publisher, Howzit Kapolei

- Sometimes in life it takes fresh eyes to see what needs to be done and for Kapolei that new vision came from online content creator and Kapolei-in-law Seth Kolloen. He came to us by marriage, meeting Kapolei resident Lindsey Gerber when she was attending Seattle University. Kolloen had moved back to the Emerald City from New York City, where he had attended New York University, and had gone to work on numerous websites such as ESPN's Grantland, Deadspin and All Recipes, where he rose up the ranks and became the head of online content for the cooking site.

Gerber, whose great-grandfather Benedict Palmiera moved to 'Ewa Beach in the 1930s, and Kolloen started dating in 2010. That was Kolloen's introduction

to Kapolei, a much sleeper town back then. "Even I can remember when the only spot to go in Kapolei was the T-Spot, there was no mall or hotels," recalls Kolloen. "Seeing how Kapolei was developing and coming from Seattle where you have sources of information about where to go, what to eat and what's good, I wanted to create a source of information for Kapolei. The smaller, local places, no one is getting the word out about them."

So, he started a blog called Howzit Kapolei, fashioning it after Time Out New York. It was envisioned as less a source of news, but rather a place to find interesting people and events. He kicked it off upon moving here nearly three years ago and while the public liked the idea of a social calendar for our new city, they were also hungry to know what was going on with infrastructure as well.

"I started getting all these questions, 'What is that building going up over there?' and 'What is that road for?' because there is no real way to find out, so

"Seeing how Kapolei was developing...[knowing other cities] have information about where to go, what to eat and what's good, I wanted to create a source of information for Kapolei."

I added that into the blog," says Kolloen, who now is putting out a newsletter as well to update all the changes in our city.

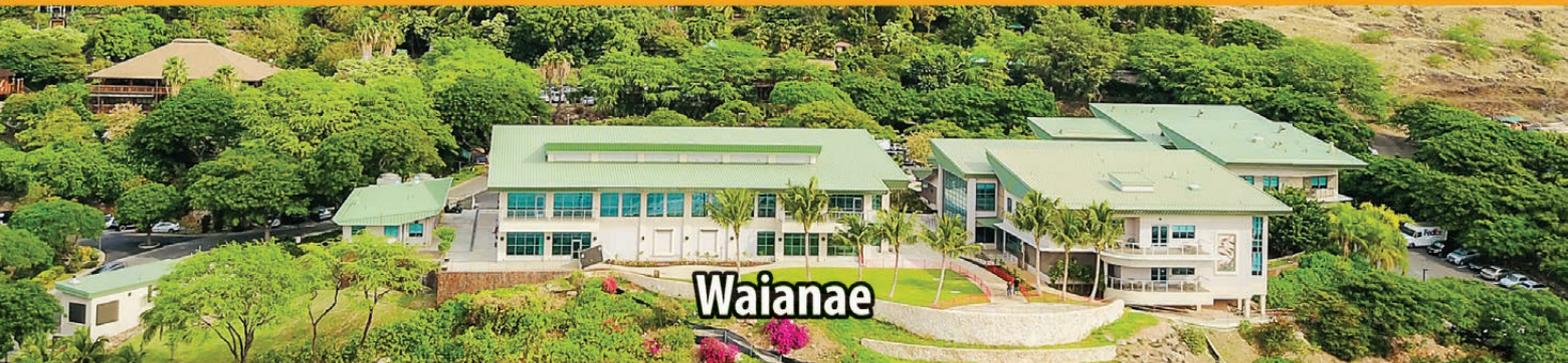
He now has a circulation of over a thousand [over 1,300 now] for the newsletter, even with the event calendar grinding to a halt in March, he continues to inform his public on the growth in Kapolei and now has a new focus on the growth at home as his son Aukai Benedict joined the two of them in April, taking his middle name from the man who brought the family here and marking a 5th generation here on the Ewa Plain.



WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER

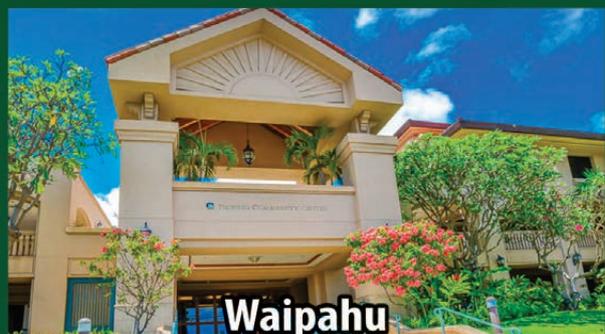
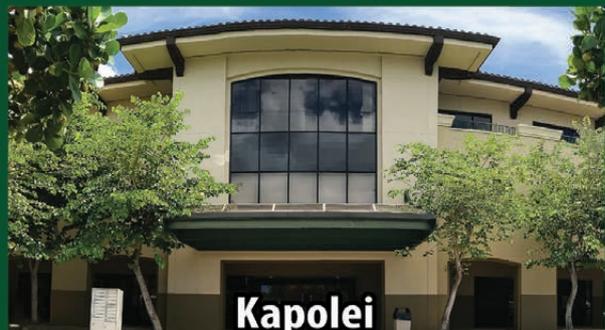
**PROVIDING QUALITY MEDICAL CARE,
BEHAVIORAL HEALTH, DENTAL, VISION, AND MORE!**

*We can also help you apply for Med-Quest,
financial aid, food stamps, and rent/utilities assistance!*



Serving West Oahu since 1972 through our 5 clinic sites.

**WITH OVER 150 PROVIDERS, WE ARE THE
HEALTHCARE HOME TO 38,000 PATIENTS**





Dr. Timothy Fei and Dr. Sakamoto-Chun donning their PPE in the halls of the new Straub Clinic in Kapolei

HEALTHCARE AT THE FOREFRONT

+ Never has healthcare been more important to our community. Access to quality treatment has become an invaluable utility and as such the providers in our area have stepped it up in the Honouliuli ahupua'a. In the past year we have seen Queen's West open new floors and add new specialists to their quiver at the only hospital on the Ewa plain. Queens and Straub have both made a foray into Urgent Care Centers that have teamed-focused treatments in Ocean Pointe and Ka Makana Ali'i. Following these recent openings will be Kaiser Permanente opening their 40,000 sq ft health center across the street from Home Depot in early 2021. So, at a time when we needed them the most, our healthcare options have never been more diverse or accessible.



Kaiser Permanente's West O'ahu Medical Office will open Spring 2021

Thriving in Kapolei

The curtain of black construction fencing is preparing to drop at the corner of Kamokila Blvd and Kapolei Parkway as the long-awaited new Kaiser Permanente facility is opening in spring of 2021. “We feel this community out here has been somewhat underserved, so we are really excited that this is going to be a wonderful place for our Leeward community,” says Michele Pooley, the assistant construction project manager for Kaiser Permanente’s West Oahu Medical Office. Sitting on just over five acres the facility is seen as a hub for all things health related, from prevention to rehabilitation. It is ringed by their Thrive Path, a walkway with stops that will have signs teaching residents about medicinal and herbal plants as well as placards instructing patients about the culture and history of Kapolei.

“We are excited that this is the first ‘Next-Gen’ facility in Hawaii, right here in Kapolei. Next-Gen is a design principle designed to better integrate high-quality care into our members’ lives,” says Pooley, “We know that people lead very busy lives – and especially the families of West Oahu. It is important that families can get the care they need, when they

need it, whether this is through an in-person visit or more and more commonly, through telehealth. So the West Oahu Medical Office is designed for a seamless patient experience, and equipped to support our members telehealth needs as well.”

Checking in can be done in three ways: traditional receptionist, a mobile receptionist who will come to you or a free-standing kiosk. No more waiting around in a waiting room for the doctor, coded displays are maintained around the facility so that one can wander the halls taking in the Hawaiian art or stroll the Thrive Path and get some fresh air while you wait. The \$60.4 million facility is certified LEED Gold with a photovoltaic system, micro-grid system and smart windows that dim automatically as the sun begins to shine on them, preserving energy and allowing customers to keep enjoying natural light without the glare and heat of the Leeward sun. “In the exam rooms there are going to be large display screens where the doctor and patient can discuss their chart, their medical history, prognosis and healthy lifestyle,” says Pooley. “They can also interface with other Kaiser physicians during that same appointment, that is going to be a wonderful thing.”

Within the building, patients can address issues as diverse as internal medicine, family practice, pediatrics, OB/GYN, behavioral health, laboratory, diagnostic services, Xray, ultrasound and mammography. Kaiser Permanente will also focus on total health with their Community Engagement Center. Kaiser Permanente sees it as an area where the community can gather, where there will be healthy lifestyle and culinary programs to teach residents about the healthy choices to make, so they can thrive and live a long and happy life.

Within the building, patients can address issues as diverse as internal medicine, family practice, pediatrics, ob/gyn, occupational health and safety, behavioral health, laboratory, diagnostic services, Xray, ultrasound and mammography. Kaiser Permanente also wants to be involved on the preventative side with their Community Engagement Center, which will be open to the outdoors. Kaiser Permanente sees it as an area where the community can gather, where there will be healthy lifestyle and culinary programs to teach residents about the healthy choices to make, so they can thrive and live a long and happy life.

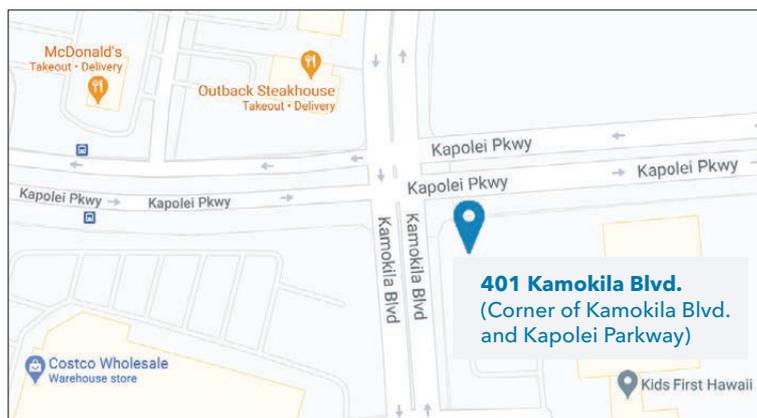
GROWING TO MEET THE NEEDS OF WEST OAHU



WEST OAHU MEDICAL OFFICE AT KAPOLEI WILL OPEN IN APRIL 2021.

We're bringing more services and personalized care to West Oahu's growing community.

Our new state-of-the-art, 40,000 square-foot facility will link our doctors – and you – to the latest technology in a spacious, soothing environment designed for healing.



FEATURED SERVICES

- Family, Adult, and Keiki Care
- Women's Health Services
- General Radiology, Mammography, and Ultrasound Imaging
- Mental Health Services
- Prevention & Wellness Programs
- Laboratory
- Pharmacy
- Urgent Care with Extended Hours
- Easy-Access Parking



EmPower Health Primary Care Clinic, Queen's Urgent Island Care and Diagnostic Laboratory Services opened in June of 2020.



Dr. Natasha Parekh, Medical Director, at the Grand Opening.

Photo credit: The Queen's Health Systems

Empowering the Public

On the penultimate day of June, Queen's EmPower Health Primary Care Clinic opened their doors to the public. Conveniently co-located in the same building with Queen's Island Urgent Care and Diagnostic Laboratory Services, the 15,000 sq. ft. facility has six providers on staff: two internists, a family medicine doctor, a pediatrician and two nurse practitioners, supported by a team of medical assistants, patient service representatives, and a nurse coordinator. It has 21 exam rooms, all outfitted with all the usual accoutrements plus a consultation table where the provider and patient can sit down and review their charts, medical history and

recommendations using the latest in tele-health equipment and a movable screen. The clinic also has a physical therapist, psychologist, pharmacist, and dietitian. "At Queen's this is a first for us to offer all these services embedded in one clinic and to be able to use our extended care team as needed," says Dr. Natasha Parekh, the medical director for the clinic. "We are really excited to be able to pioneer a new team-based primary care model for Queen's."

EmPower Health Clinic is also working to help people before they fall ill through their classroom space to teach the community about the dangers of chronic diseases like diabetes and what can be done to prevent developing them through

yoga, healthy cooking and hula classes. They even will hold workshops on areas most are afraid to tackle like advanced care and financial planning. "West Oahu has a quickly growing population where the demand for healthcare services has surpassed the supply," says Dr. Parekh, who moved here from Pittsburgh last year to open the clinic. "It has been meaningful to recognize the need for high-quality, convenient, and timely primary care in this area and pursue the opportunity to fill that need. And we are hearing from patients about how convenient our location is for them to see their primary care provider. That's really a special part of this endeavor, hearing the stories of how much easier it is for them now."



Orthopedic and Rehab Center (fourth floor of the Clinical Service Center building)



Specialty Care Center (third floor of the Clinical Service Center building)



Dynamic, Digital Radiology (DDR) X-ray (fourth floor of the Clinical Service Center building)

A New Look

Just up the road is the clinic's forebearer The Queen's Medical Center - West O'ahu, but they have not been resting on their laurels. This fall they opened their brand-new parking structure, an eight story, 540 stall building that is covered in 810 PV panels to help offset their energy use. To some, \$16 million spent on parking may seem like a lot, but Queen's has learned from experience the troubles that come from a lack of parking. "We knew we needed to build parking, because we learned from our Punchbowl campus that lack of parking for patients and staff can be frustrating," says Susan Murray, the QMC-West Oahu COO. "Additional parking was timed with the opening of our new clinic spaces."

"One of the new clinic areas is focused on sports medicine, orthopedic surgery and rehabilitation services for pediatrics and well as adults. "Fix it when it is broken, yes, but our intent as a community hospital is to outreach to help condition athletes, or even gardeners, so you don't end up needing surgery," says Murray. "Prevention is as important as a 'cure', and its much less expensive."

On that same floor they have the brand new dynamic digital radiology x-ray, which Murray says is the first in the country, that allows x-rays to be taken at a much lower level of radiation and provides much clearer images in motion. Other added services including an ear nose throat specialist, audiologists, GI specialists, neurologist, cardiologist and finally a urologist which has been in short supply on this side of the island according to Murray. "We want to become lifetime partners in health for our West O'ahu community."

Photo credit: The Queen's Health Systems



By September, Waianae Coast Comprehensive Health Center had fielded over 25,000 calls, completed 6,000 tests and distributed over one million pounds of food.



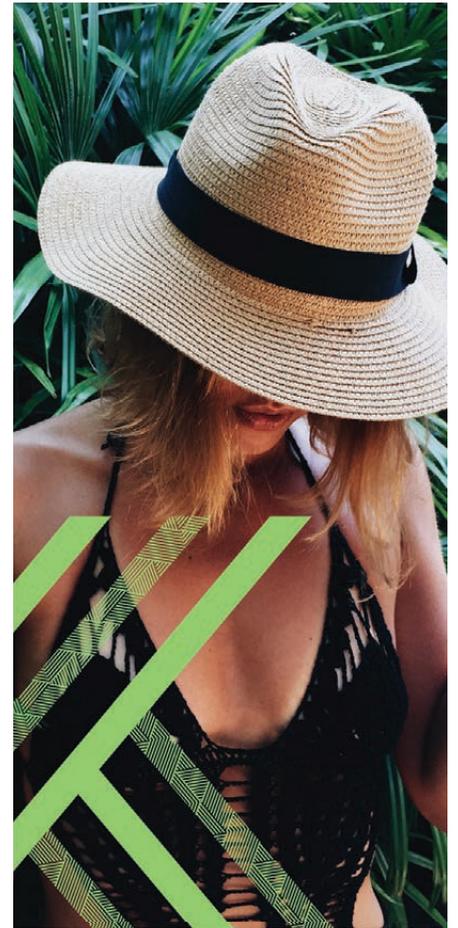
Photo credit: Waianae Coast Comprehensive Health Center

The Comprehensive Way

You can tell a lot about an organization by how they deal with pressure, as the old saying goes pressure does two things, it either makes diamonds or bust pipes. Well, we have a shining example on our Leeward side of how to deal with a crisis in the Waianae Coast Comprehensive Health Center. By March 23rd of 2020 they had a COVID-19 Hotline up and running, offering drive-thru testing and most importantly following up with those that came back positive. "We had a systematic way of checking up on each case, daily or every other day, to monitor their symptoms," says Nick Hughey, the COO of the center. "For those that were only

moderately ill we had a COVID pack for them with a thermometer, an oximeter and masks, that way we can actively manage them and if they got worse we can get them to the hospital. By actively managing them we didn't let anyone go too far before they got too sick." They had instructions for them on how to quarantine, checked on needs whether it be groceries or medicines, assisted with utilities and rents and even walked them through the process of eventually leaving quarantine.

By September, the clinic had fielded more than 25,000 calls, completed 6,000 tests, and distributed more than one million pounds of food to those affected by the



Explore.
Engage.
Be
entertained.

Kapolei Commons is an epicenter for local culture, food, shopping and innovative events. Design your day to inspire, enjoy and discover. More at [KAPOLEICOMMONS.COM](https://www.kapoleicommons.com)

 **KAPOLEI
COMMONS**

4450 Kapolei Pkwy. Kapolei, HI 96707
@KapoleiCommons



pandemic. Even more remarkable was the construction of a telehealth system out of nothing, the proverbial building the airplane whilst flying it. According to Hughey you could count on one hand the number of telehealth visits they conducted last year, but since the March shutdown they have conducted more than 40,000 such visits. This incredible pivot allowed them to bring back the hours they had to cut from employees during the slow-down in the spring so that they were back at full capacity by July.

WCCHC has grown through its history to meet the needs of West Oahu, starting with their roots on the Waianae Coast. WCCHC also has clinics serving Kapolei, Ewa, and Waipahu with this same all-inclusive approach to health care. They have been galvanized by what they have seen happening in the community. Families that had both parents gainfully employed and hopeful at the beginning of this year that now are facing housing insecurity and food shortages today. “Now you’ve got two incomes wiped out, people struggling, and we have a comprehensive system to help them with all of that,” says Hughey. “We help get them on Medicaid, get them on food stamps, get them a provider, get them dental work, that’s what we do, we are a one-stop shop.” They are expanding that mission further in Nanakuli this spring when they open their doors to their new and expansive Nanakuli Health Care Center. WCCHC’s James & Abigail Campbell Clinic is moving from their current location at Pacific Shopping Mall to the Nanakuli Village Center. The 12,400 sq. ft. facility will have 14 exam rooms and 4 counseling rooms with providers and services covering everything from family medicine, behavioral health, patient assistance services and pharmacy. Just one more way for WCCHC to assist with all the needs in the community.

The Doctor is ‘In’ (Your Phone)

Straub Medical Center - Kapolei Clinic & Urgent Care has seen a similar reaction within their new facility as in-person visits have dropped precipitously, but they are seeing triple and quadruple-digit percentage increases in the number of patient encounters being conducted via their virtual care options. “We offer our patients the opportunity to see

their care provider virtually via video or phone, or to communicate via secure messaging,” says Preston Kim, the clinic manager. “Many of our patients are taking advantage of these convenient alternatives to connect with their physicians and continue to manage their health care together.”

Since opening in July 2019 they have received strong support from the community for the many services they can now provide locally like pediatric sports medicine, pediatric orthopedic surgery, pediatric endocrinology, adult sports medicine and orthopedic surgery, general surgery, OB-GYN and gynecology. Recently they added a number of new physicians to their team including Dr. Chloe Edinger, pediatrician; and Dr. Timothy Fei, an orthopedic surgeon who specializes in the hand, elbow, and wrist.

Like the rest of us, 2020 has not been what they had planned it to be, but Kim has been proud of how they have responded. “Throughout this pandemic many people have been in a state of fear and anxiety for themselves and for their loved ones,” says Kim. “Arguably, right now is the most difficult time to be a healthcare professional, and I want to commend my staff and personnel for never neglecting their duties and still delivering the best patient service they can. Visually, we look different now. You’ll see us wearing masks and face shields instead of our big and bright smiles, but it’s uplifting to see that under all the PPE, our hearts are still shining through stronger than ever. We want to thank the community for always putting their faith and trust in us. We will get through this pandemic together!”



*The healthcare industry pivoted introducing telehealth during the pandemic.
Top: Aunty Nalani on Telehealth*



PROFILE

Protect and Serve

DR. RONALD KURODA

Chief Medical Officer,
The Queen's Medical Center - West O'ahu

+ When you talk to Dr. Ronald Kuroda you would hardly guess he is the Chief Medical Officer at the Queen's Medical Center - West Oahu. His manners are that of a soft spoken local Japanese boy, humble about his roots, wistful about being raised in his grandfather's home in Kaneohe and quick to acknowledge that his life wouldn't be possible without his parents watching his two young progeny. "Growing up I always knew I wanted to do something to help other people, nobody in my family was in medicine and it looked like something good to do," says Dr. Kuroda, who started out at Kapiolani Community College in their

"It is a privilege to get to give that input and with that comes a lot of responsibility for thinking of the impact you are having on others."

EMT program, after which he worked for three years in the field before continuing on in medical school at University of Hawaii. "As a young person you really want to be in the mix and be in the middle of things, as an EMT you got to go all over the island and see all sorts of things you would not see otherwise. When I went to medical school I learned about all the disciplines but I was drawn to emergency medicine because it clicks with my brain, what kind of problems are out there and how do you make the best of the situation that you have. In my field no one ever planned to or looked forward to meeting me."

It took him two turns to get into med school at UH, something he impresses on the students that intern at his hospital, urging them to not take for granted the opportunity they are being given. After his graduation in 2006 he was compelled to move to Florida to receive the trauma training that, thankfully, isn't readily available in Hawaii. "Luckily for Hawaii we don't have enough violent crime to get good training in bad trauma so I went to Florida and got a lot of exposure, working at a level one trauma center," says Kuroda, who thrives on being in the moment and solving problems. "You need to be trained, but you never want to get that training in your own backyard." After 15 years of being in healthcare, 6 of them working in the high-pressure environment of the Queen's Punchbowl ER he took a step into the administrative side when a priceless mentorship opportunity came up at Queen's West Oahu.

It might seem an odd choice for an adrenaline junkie like Kuroda to seek out a desk job, but the opportunity to better lives is at the center of Kuroda's world view. "I always wanted to know what was going on and what I could do to fix things, I appreciate having a chance to have a seat at the table and a say in how to fix things," says Dr. Kuroda, acknowledging how many times as a doctor that you do not have a lot of control due to all the rules and regulations.

To this end he has continued to work in the ER, to keep him grounded in what his fellow physicians are experiencing and never has his field had to face a more ominous presence than Covid-19. He acknowledges that he does not face the dangers as often as his colleagues who spend every minute at the bedside, but he feels good that he still has a finger on the life-and-death concerns they have. "As the administrator I helped buy, purchase and plan all the equipment to take care of our employees and as an ER doctor I got to try all that stuff out and see if it really worked and it has," says Kuroda, who is very conscious of the impact he could have on his parents if he were to bring the coronavirus home with him. "It has kept my kids safe, my wife safe and my parents, who are older, safe. So any time I talk to an employee who has fears, I feel better about assuring them because I am living the same experiences as they are, I put my money where my mouth is."



Five Star Transportation's supervisor, Asher Lagdrikn. Five Star Transportation moved into their 65,000 warehouse in August.

SMALL BUSINESS STANDING TALL

+ Many of our small businesses are barely treading water. According to reporting from the Small Business Administration, at the beginning of August 2020 over 947 million dollars in EIDL loans and over 2.4 billion dollars in PPP were dispersed statewide in Hawaii. Even in the midst of it all, there are two businesses in Kapolei who have repositioned themselves and found an opportunity to capture the resilience, stand tall and even grow.

The Future of Transportation

There's a new kind of moving going on in the old go kart raceway out in Kalaeloa and it has nothing to do with S-curves

or racing slicks. Five Star Transportation took over the 65,000 sq. ft. warehouse in August and has transformed it into their new hub for their trucking, logistics, fulfillment and distribution business. All told they employ 85 people and have a fleet of 30 trucks that serve as the middleman for big companies in Hawaii that have products to sell, but don't want all the added expenses of leasing a warehouse, buying trucks and supplying their retailers. A good example of this is Fujifilm, once a giant in the photography field, but with the advent of the camera phone and digital pictures have seen their market share dwindle in Hawaii. So, they turn to Five Star, who



will pick up and store their items until then they need to be delivered. “We do a lot of fulfillment and logistics, we hold people’s goods and then they dispatch us to pick, pack and mail or ship them,” says Five Star owner Michael Hruby, who in addition to Fuji has contracts with many international corporations. “We provide all those services for them, as opposed to them having to staff it, manage it, own it, insure it, all those other things.”

The logistics and delivery of goods is difficult and expensive, and according to Hruby, when those are ancillary parts to your business, many companies do it very poorly. “So as a company that is all we do, stack-and-pack multiple commodities and goods,” says Hruby who started the company 15 years ago out of the back of a rented Ryder truck with his son and nephew as the labor. “Our drivers don’t care who owns the goods or whose name is on it or if it came in on a flying saucer or a boat! That’s what we do, we do transportation.” He knows it is not glamorous work, but it is necessary and in a world that is increasing ordering all its goods online, a business that is sure to continue growing in the future. “In transportation it’s not easy, it’s not sexy or fun, to run and operate a warehouse in Hawaii is expensive,” says Hruby, whose life revolves around his six grandchildren when he’s not delivering our goods. “If you aren’t in the warehousing business and you are just storing some goods that you are hoping to sell somewhere, those costs and rent payments keep coming whether you sell the goods or not. But for us, we stack-and-pack, we consolidate all the shipments and service accordingly which is the only way you can make it work and make money.”



Dressing the Islands

In early November, Jeans Warehouse opened at Ka Makana Ali’i and at 12,000 square feet, it is the largest Jeans Warehouse location yet and houses all of the brand’s divisions — juniors, plus, kids, scrubs, shoes, accessories and even some toys. The fashion retailer originally opened Local Fever and Local Fever Kids at Ka Makana Ali’i in 2016 but decided to consolidate both stores under the more widely recognized name of Jeans Warehouse. Citing the pandemic shutdown, consolidation was the best option for the business and proved to be very exciting for the team amidst the



restrictions. “I’m so grateful to those who have supported Jeans Warehouse, especially through the pandemic,” said Cindy Mikami, COO.

Like many other local businesses, Local Fever and Local Fever Kids struggled to make sales during the pandemic, but in reopening the team has done everything to keep customers safe including frequent cleaning and sanitizing, access to hand sanitizer, returned items taken off shelves for 24 hours, installed plastic barriers, enforcing social distancing and limited capacity, among other enhanced safety measures. To stay relevant throughout the shutdown, the team innovatively implemented a system where customers can shop the store’s inventory online and pick up their orders at the store within four hours. Online

sales through the website are also a new focus for the retailer. Because Jeans Warehouse was started in Hawaii and has most of its stores in the islands, it is focused on serving Hawaii residents. Jeans Warehouse had ventured into a few tourist areas, but they really want to outfit locals with the clothes they need all year long. They opened stores in non-touristy spots like Waianae, Laie, Molokai and Parker Ranch, where other larger retailers couldn’t open. Jeans Warehouse was founded here in the Islands in 1978 with the owner originally selling jeans from her apartment. It’s steadily grown since then with 28 Jeans Warehouse and Local Fever stores total — four are in Guam and the rest in Hawaii. “We try to find areas where local families are and understand how to best serve the community we’re in,” says Mikami. “Because Kapolei and Ewa Beach are both growing communities with local families, we chose to open our flagship store at Ka Makana Ali’i.”

“I’m so grateful to those who have supported Jeans Warehouse, especially through the pandemic.”

- CINDY MIKAMI,
COO, Jeans Warehouse

Stage, store, and secure cargo locally.



The Pasha Group’s Barbers Point facility in Kapolei offers extensive acreage and warehousing that’s ideal for assembly and fabrication of in-transit construction projects.

We understand the convenience and value of storing equipment, supplies, and vehicles with quick access to construction sites all over the island, plus the peace of mind that comes with 24/7 security at our large, fenced complex. For more info, email BarbersPointStorage@pashanet.com or call (808) 842-5360.

Sit and Deliver

MIKE HRUBY

President, Five Star Transportation

- Michael Hruby never planned on owning a transportation company or living in Hawaii, he was going to be a cop in LA. But as the saying goes, “If you want to make God laugh, tell him your plans.” Hawaii was just a stopover for young Hruby, who came as a newly minted Marine in 1988 and was stationed at the Marine Corps Base Hawaii in Kaneohe. He enjoyed his time here, met a local girl, liked her, but when his time was up in the service he wasn’t sure what the next move was with her. But, he knew what he wanted to do next and he moved to Southern California to pursue his dream of donning the blue. While there a friend of his father’s invited him to come drive for him at DHL, delivering packages in Beverly Hills. Intrigued he tried it out and found he liked the easy money, but also realized that he loved the girl he left behind in Hawaii and asked for a transfer to Oahu.

So he followed his heart back to the Islands, drove trucks for DHL, started a family and was pretty content until a decade into his new life he found himself out of a job and uncertain of what to do with himself. One of his bigger clients at the time asked him what he was going to do next.

“Off the cuff I said, ‘I don’t know, I wasn’t expecting this, I may just start my own business,’” says Hruby. “And he says, ‘If you do, we are with you.’ I will never forget those words, his trust was with me and it really hit me, and that was a good piece to start the business around.” He broke out his credit card, rented two trucks and borrowed a 1930s forklift from a buddy and set about picking up and delivering goods, with a workforce of his nephew and his son. From there the business grew into a 1,000 sq. ft. warehouse with a truck of his own and as it goes, the rest is history.

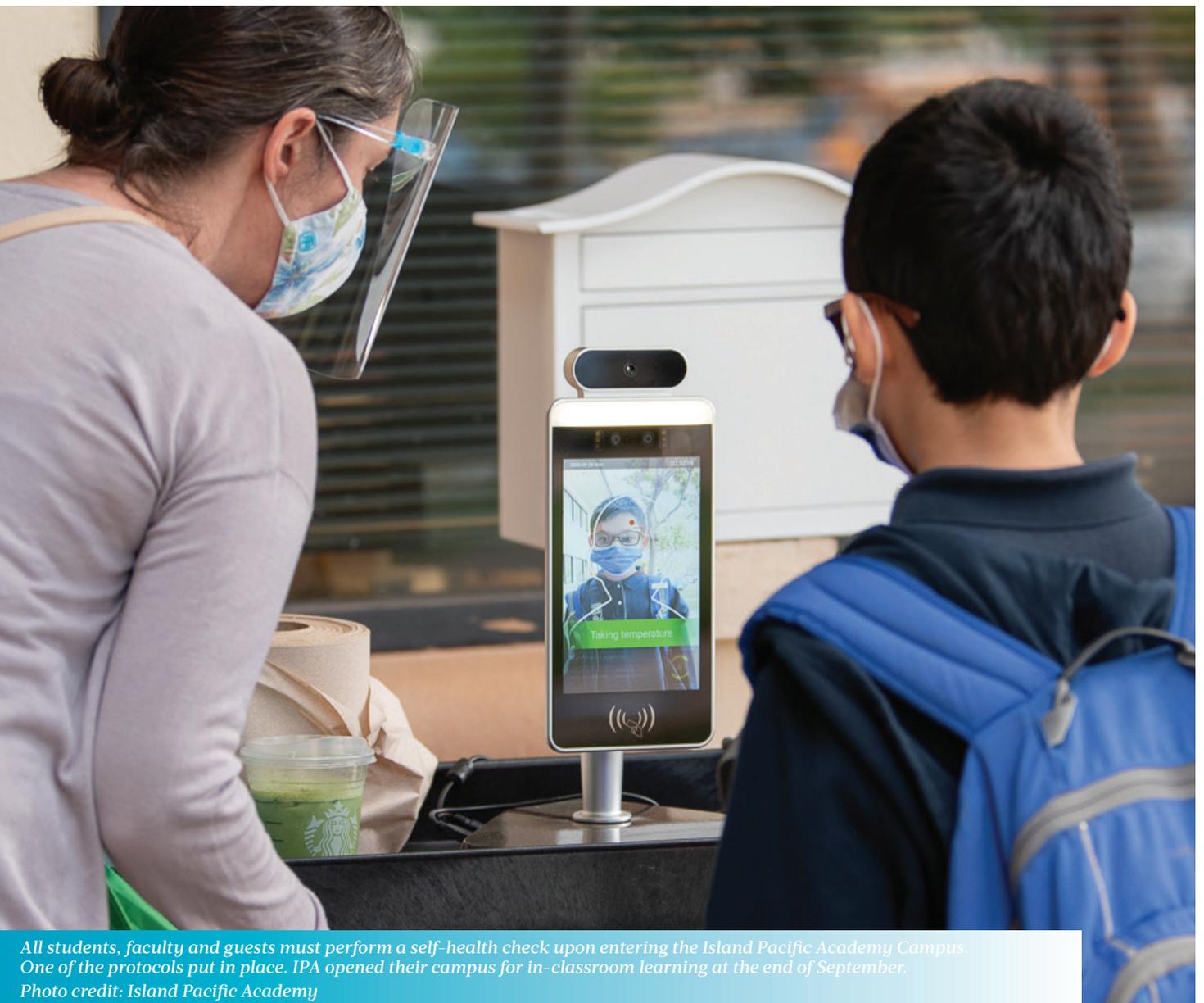
Today Five Star Transportation (it was originally going to be Mel’s Trucking after his wife Emelda) is one of the biggest transportation and logistics companies in Hawaii with a 65,000 sq. ft.

PROFILE



warehouse in a former go kart raceway building, a fleet of 30 trucks and 85 employees. “I am so proud of what we have done in 15 years and where we are going. Despite the economic outlook we are very optimistic about our outlook, model and brand because we think it is unique and special and we think it is that way because of Hawaii. This model would not work in LA or Texas, you couldn’t be a four-dimensional transportation company in those markets because each one of these segments are too big and there are too many companies. But here, with a smaller population and a closed market, it works really well for us.”

“I am so proud of what we have done in 15 years and where we are going. Despite the economic outlook we are very optimistic...”



All students, faculty and guests must perform a self-health check upon entering the Island Pacific Academy Campus. One of the protocols put in place. IPA opened their campus for in-classroom learning at the end of September.
Photo credit: Island Pacific Academy

EDUCATION MOVING FORWARD WITH RESILIENCE

- ✦ How to provide quality education to our keiki has never been so contentious as schools have been forced into making choices for how to instruct them and at the same time keep them safe, a job they have always done, but never in the face of a pandemic. It has been remarkable the thoughtful and painstaking work they all have put forth. So here we wanted to take a look at what choices have been made by the schools here in Kapolei and the reasons behind those choices, as they move forward with resilience. Also, a new school emerges to accommodate growth in East Kapolei, and a charter school moves into their newly renovated space, all in the middle of the pandemic.

I Mua Me Ka Ha'aheo

This is the motto of Island Pacific Academy, which translates to “Go Forward with Confidence”, and is just what they decided to do when they opened the doors to their school for all students on September 28th. “Our #1 priority at the start of the COVID-19 pandemic has been the safety, health and well-being of our entire school community,” says Gerald Teramae, head of school at IPA. “That being said, we developed procedures and protocols based on the guidelines and recommendations from the CDC and the DOH to address all of the precautionary measures that we felt needed to be in place before we could safely reopen our school campus.” Those measures include reducing the number of students in each classroom, creating bubble cohorts, installing a UV AC system to filter the air in all of their buildings, nightly disinfections and outdoor learning space. They have converted their parking lots into huge, tented classrooms allowing the spacing called for by the CDC and the James Campbell Company opened up the Palailai Mall to IPA employees so they have a place for their vehicles. They also have an app that everyone must use to perform a self-health check each day and everyone’s temperature is checked before they are let on campus.

Even with all these measures they do have families that have elected to use their distance learning model that they implemented in the spring, but Teramae says they have seen very little drop in attendance and is excitedly looking forward to the new year. “At Island Pacific Academy we are a mission driven educational institution that sincerely believes in our core values of what exemplifies a high-quality private school educational experience for all children,” says Teramae. “That it is our moral and ethical responsibility to ‘empower our students to unlock their potential by providing a well-rounded college and career preparatory education that values each child’s individuality, builds confidence and character, and inspires future success as engaged citizens and lifelong learners in a place where values matter’ even during this worldwide pandemic. No doubt that the COVID-19 pandemic has brought on much uncertainty and tragedy for many individuals and families. We have much empathy and compassion for everyone.

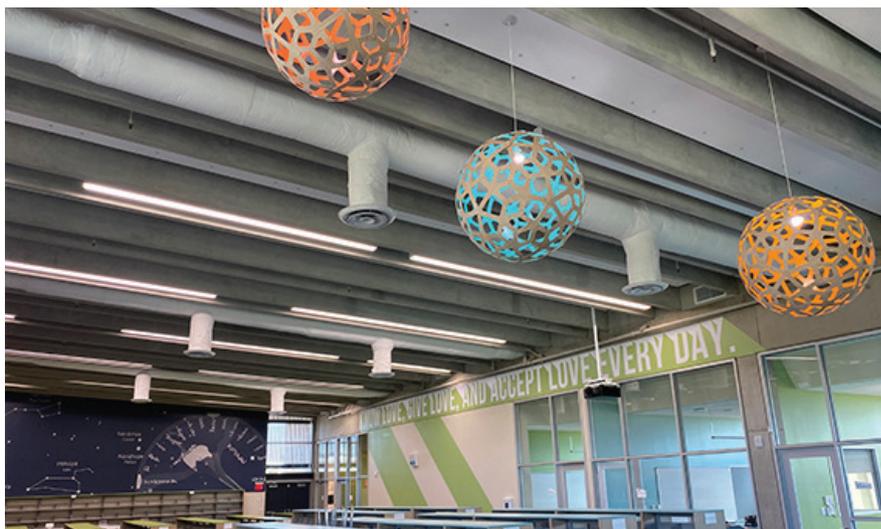
At IPA, it has created a sense of urgency and opportunity to evolve and strengthen everything we do from the business standpoint to providing relevant high quality education while being focused on the what is the best interest of our entire community.”

A New School in East Kapolei Chooses Love

With a growing East Kapolei, so comes the need for more schools to accommodate the growth. The long-awaited opening of the first phase of Honouliuli Middle School took place in July when Principal Todd Fujimori and his team stepped onto the 18 acre grounds. Fujimori beams with pride as he leads a tour of the 59 million dollar facility with 21st Century facilities. The cafeteria has more in common with the Hawaii Convention Center than your remembrances of the school mess hall with its polished concrete floors, inset speakers and

vanishing big screen and projector. They welcomed 183 incoming sixth graders this fall, with the subsequent grade levels opening up as this class advances. The opening of Honouliuli Middle School, accommodating growth, also allows for the sunset of the multi-track school systems Kapolei had in place. The new traditional school year will be in place by 2021.

Each of the three floors of classrooms comes with a science lab, conference center, counselor’s office and resource center that can be used to teach special education classes. There is also covered outdoor teaching space with a white board so that classes can be taken outside. The library has a dedicated maker space to allow students to build things and is outfitted with a 3D printer and a laser cutter. The art room comes with a full-sized kiln room and there is a home economics room where the kids can learn to cook on actual stoves. They even have a skateboard rack out front



Honouliuli Middle School’s library has a dedicated maker space to allow students to build things and is outfitted with a 3D printer and laser cutter.

“Our vision is to be a community of difference makers in the world who know love, give love and accept love. Not just to affect internally, we want the kids and families to come in to develop these kids together, the saying is ‘it takes a village’ and that is what we want to do, we want to work with the community to make this a great place.”

- **TODD FUJIMORI**,
Principal, Honouliuli Middle School

to lock up your deck before school. The school is equipped with all the bells and whistles a parent could dream of for their kid, but what about the curriculum? Well, Fujimori relishes his new facilities but gets positively giddy speaking of the program they are implementing. It is called “Choose Love,” a program set up by Jesse Lewis who lost her son in the Sandy Hook Massacre in 2012.

“Our vision is to be a community of difference makers in the world who know love, give love and accept love,” says Fujimori, a 28 year veteran of the DOE, with 15 of them being on the administration side. “Not just to affect internally, we want the kids and families to come in to develop these kids together, the saying is ‘it takes a village’ and that is what we want to do, we want to work with the community to make this a great place.”

Finding a New Course

Training up a new generation to face the challenges of the world we have found ourselves in will not be an easy one. UH West O’ahu is feeling the squeeze that colleges across the globe are experiencing but the Kapolei campus is well positioned to help our youth prepare for the businesses of the future. The timing could not be better for the opening of their brand new \$33 million Creative Media Academy facility where students will learn how to write computer code, produce movies and generate the online content that industries are so hungry for these days. In addition, UH West O’ahu continues to offer their signature programs in Cybersecurity, Creative Media, Sustainable Community Food Systems, Sustainable Hospitality, and Health Care. For those students that don’t have time to get a four-year degree, they have certifications in Disaster Preparedness, Risk Management, and Hawaiian and Indigenous Health and Healing. UH West Oahu is also considering micro credentials, which are short-term programs that provide flexible opportunities for individuals to remain up-to-date with industry demands, as well as opportunities to promote lifelong learning. The concept for the micro credentials or “stackable credentials” is that certain courses can be taken for college credit or continuing education units. The education, and in some cases, re-training of the people



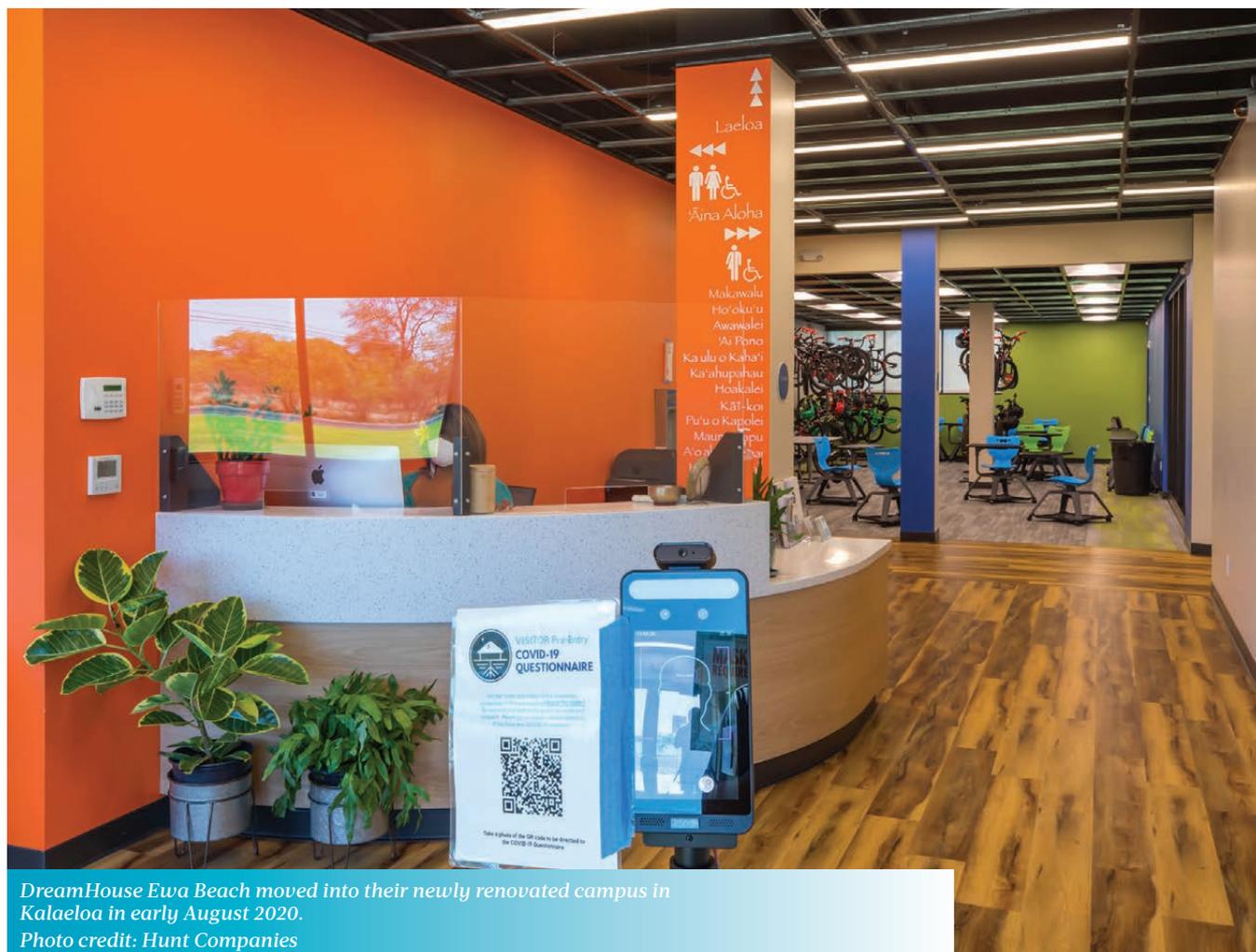
Students work on their Community Garden. One of UH West O’ahu’s signature programs is their Sustainable Community Food Systems program. Photo credit: UH West O’ahu

of Hawaii is essential to turning the economy around according to UH West O’ahu Chancellor Maenette Benham.

“As a new growth campus for the UH System, we have enjoyed the opportunities provided by targeted resources to realize generative growth of knowledge dissemination and development of critical signature programs,” says Benham. “However, given the magnitude of our fiscal crisis, UH West Oahu must stabilize its foundation by strengthening our signature programs and critically investing in economic growth areas while also meeting the workload obligations of a teaching university. And we must do all of this while ensuring we do so with integrity and humanity.”

“We all know that education has a transformative impact – we have all

experienced it ourselves and we have witnessed it in our students. It is our kâhea [calling] to help future generations to experience that transformative power. To do so will require us all to participate in building strategies grounded in our strategic action plan. These strategies will assist us to plan forward within our fiscal constraints, an affordable, quality education that culminates in a timely degree. We will need to work hard over the next two months using our expertise, experience, and common sense. And we will need to act decisively as we utilize our resources wisely and sustainably.”



*DreamHouse Ewa Beach moved into their newly renovated campus in Kalaeloa in early August 2020.
Photo credit: Hunt Companies*

Dream Big

After seven years of labor, the little idea that could become a reality as DreamHouse 'Ewa Beach Public Charter School opened its doors to its first class of incoming sixth graders in early August of 2019. Then one year later in early August of 2020 they moved into their newly renovated space in Kalaeloa. Co-founder and Chief Education Officer Alex Teece moved here from Boston in 2008 and helped come up with the vision for the school offering an alternative to the traditional public school experience. He spoke with community members and leaders, former students and parents, and they came up with what they envisioned in a school of the future. "We are a values-driven leadership program, so essentially we are a public school that focuses on leadership development and 21st Century skill building with an emphasis on positively impacting our island community," says Teece.

Unfortunately, seven months after their maiden voyage began, they had to shut down in-person learning. Undeterred they built a robust online platform that received a 90 percent approval rating from parents and students. They have decided early on to remain 100 percent distance learning for the beginning of this school year, which includes the addition of 100 new sixth graders to go along with the 100 rising seventh graders – the school doubled in size this year. And the results have followed this same arc. "This quarter we are seeing 85 to 90 percent approval from our parents and students, and overall we are meeting or exceeding the expectations of our families," says Teece. "So, if we can effectively engage our kids with an online platform we had to build from scratch last school year as the pandemic was setting in, we are pretty happy about that; keeping everyone safe remains our top priority."

The response from the community has been overwhelming for DreamHouse, as they already have 75 families on a waiting list for seats that may open this school year. DreamHouse has taken up residence in the old military barracks in Kalaeloa, on Roosevelt Ave, but the building has been transformed. "When you have a developer, a landowner, that shares your vision of investing in the people and potential of a community, that is when dreams can come true; Hunt Companies invested in us, and they have unlocked the potential of DreamHouse; the future is bright for Kalaeloa," says a grateful Teece. As to DreamHouse's demographic, 90 percent of the kids are from this area with 60 percent being Native Hawaiian, and they plan to grow a grade a year until they are a full-fledged middle and high school serving 700 students in 2025.



Kapolei Area Long-Range Master Plan

EWA, OAHU, HAWAII

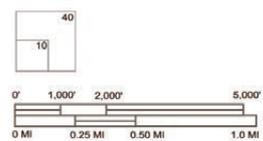
Land Use Classification

- 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 James Campbell Company LLC of the classification or configuration of any land uses depicted.

© 2014, James Campbell Company LLC





Something for everyone.



Aquatics, fitness, education, recreation, arts and faith—
all in one place.

Whatever your passion is, you're sure to find it at Kroc Center Hawaii where we offer a wide variety of classes, programs and community events—from fitness & aquatic training, sports teams, arts & music lessons, and much more*. Join the Kroc ohana today.



**KROC
CENTER**

HAWAII

*PHOTOS TAKEN PRE-COVID ERA. PROGRAM OFFERINGS MAY VARY ACCORDING TO CURRENT STATE HEALTH DIRECTIVES.

WWW.KROCCENTERHAWAII.ORG

ASK ABOUT OUR **CORPORATE MEMBERSHIP PROGRAM** (808) 693-8328

A Career Expo gone Virtual

Last year over 1300 freshman from James Campbell High School and Kapolei High School were given the opportunity to step foot onto the UH West O'ahu campus and interact and 'interview' over 80 employers as the students prepare to select their career pathway. The Kapolei Chamber of Commerce, in partnership with Kamehameha Schools, UH West O'ahu and the Department of Education (DOE) had created the "Campbell-Kapolei (CK) Student Career Expo" and pioneered these efforts in 2018. Quickly it became clear to the DOE that this freshman experience should be duplicated statewide.

Of course, as the CK partners began to plan this year's CK Student Career Expo in early 2020, their plans for an in-person Expo experience came to a screeching halt. As they re-strategized to go virtual, Hawai'i P-20 program in partnership with GEAR UP and various work-based learning intermediaries picked up the vision to take the event virtual in a pilot program for 2020. This inaugural pilot streamed live stream the last week of October and the first week of November for schools on multiple islands.

This year, James Campbell H.S. and Kapolei H.S. students joined students from DOE high schools statewide for a chance to learn 'virtually' about career options from professionals in a range of industries. Students had the opportunity to view employer sessions in virtual career "booths" and heard from expert panelists on-line who connected the high school experience to their career aspirations.

Regions still had the opportunity to host a region-specific event during the virtual expo. West O'ahu students will be able to interact with UH West O'ahu on their own regional day. "We appreciate the investment from our community and business partners like Hawai'i P-20, GEAR UP, Kamehameha Schools, Kapolei Chamber of Commerce, and the University of Hawai'i at West O'ahu," says Wes Shinkawa, principal of Kapolei High School, "Through their generosity and support, this expo will enable our students to network with higher education and business organizations to ultimately guide and inform their educational choices so that they can pursue high skill, high wage, and high demand careers that can stabilize and strengthen our state's economy and workforce."





ISLAND PACIFIC ACADEMY

WHERE VALUES MATTER



OPEN ENROLLMENT

APPLY TODAY

K-12 • islandpacificacademy.org • 674-3563

@ipahawaii



**PACIFIC
BUSINESS NEWS**

**Pacific Business News provides decision-makers and thought leaders
with the news and network they need to help Hawai'i prosper.**

Subscribe today at PacificBusinessNews.com/subscribe or 808.955.8100 | 737 Bishop St. Suite 1550 Honolulu, HI 96813



PROFILE

What Dreams May Come

ALEX TEECE

Chief Education Officer,
DreamHouse Ewa Beach Charter School

✦ It all started with an idea in 2012, “What if we build a school from scratch?” So, Alex Teece, a former educator who came to Hawai‘i with Teach for America in 2008, went to his fellow educators, parents, and entrepreneurial minded community members to imagine, together, what learning could look like in an innovative educational setting. The result was the DreamHouse ‘Ewa Beach Public Charter School which opened their doors in 2019 after seven years of planning, development, and community-building, only to find seven months into their inaugural term that a pandemic was shutting down in-person teaching and learning.

Fortunately, their Chief Education Officer Teece is no stranger to misfortune and pivoting. When he moved to the islands in 2008 he was just finding his footing at Ilima Intermediate in ‘Ewa

Beach when the Great Recession hit and shortly thereafter the Furlough Fridays rolled through and teachers were cut on a “last in, first out” basis. “I was 24 years old, making \$32,000 a year with zero job security, so I thought what’s the future for me, I don’t know if it’s public education in Hawai‘i,” says Teece, who grew up picking corn, paving driveways, and landscaping in the hills of Western Massachusetts. So he left, got his MBA, and then returned to Hawai‘i to work with Teach For America Hawai‘i in fundraising and external affairs, and eventually develop his dream of a founding a charter school centered around the children that had changed his life years before. “We are a values-driven leadership program, so essentially we are a public school that focuses on leadership development and 21st Century skill building with an emphasis on positively impacting our island community,” says Teece.

In August of 2020 they opened the school year virtually in their new home, the newly renovated and revitalized barracks on Kalaeloa that the owner, Hunt Companies, transformed into a 21st century learning environment. “It helps when you have a partner who shares your vision for leadership and

positive community impact; Hunt is that partner,” says Teece, attributing the partnership with Hunt as key to unlocking the growth and potential of DreamHouse. While full-time, on-site learning is delayed due to COVID-19, the school has received a 90 percent approval rating from both parents and students. With those high expectations, DreamHouse ‘Ewa Beach Public Charter School welcomed in another class of 100 new sixth graders this year and doubled in size. Teece himself is expecting a new student of his own in January, as he and his wife welcome in the new year and their first child at the start of 2021.

“We are a values-driven leadership program, so essentially we are a public school that focuses on leadership development and 21st Century skill building with an emphasis on positively impacting our island community.”



Residence Inn Oahu Kapolei is one of three Marriott hotels on Oahu, providing an option, for extended stay guests in Kapolei.
Photo credit: Residence Inn Oahu Kapolei

“We are more like neighbors, it is just us three soldiers out here. There are a lot of businesses that don’t have the budget to stay at a resort hotel, so we are the next organic choice. Essential workers are looking for that extended stay feel with free breakfast.”

- **KELLY KITASHIMA,**
Director of Sales, Residence Inn

HOSPITALITY OPEN IN KAPOLEI THREE SERVING THE COMMUNITY



Embassy Suites by Hilton, across the street from Residence Inn, has accommodated essential workers and government personnel throughout the pandemic.
Photo credit: Embassy Suites by Hilton

+ The Little Engines that Could

While the glitz and glamour of Waikiki’s iconic hotels have been boarded up and the majesty of Ko Olina Resort lay draped under the curtain of the closure, there are three little humble hotels here in the Second City that are chugging along.

Meet the Kapolei Triumvirate: Hampton Inn and Suites, the Residence Inn Oahu Kapolei and Embassy Suites by Hilton Oahu Kapolei, the three success stories of the year tourism paused. Hotel occupancy rates statewide are in the single digits, meanwhile this trio has maintained 70 percent occupancy rates for much of the shutdown, and the rates are only that low out of an abundance of caution, maintaining safe measures for their guests . One might guess that they would be at each other’s throats trying to gain market superiority, but again there, you would be wrong. “We are more like neighbors, it is just us three soldiers out here,” says Kelly Kitashima, the director of sales at Residence Inn. “There are a lot of businesses that don’t have the budget to stay at a resort hotel, so we are the next organic choice. Essential workers are looking for that extended stay feel with free breakfast. They also don’t want to be in Waikiki and pay all the

extras for parking and resort fees. We are so fortunate as we are one of the three Marriotts open on the island just based on supply and demand.”

Across the street at the Embassy Suites the director of sales, Nicole Nagashima, echoes the words of her former coworker, “We do nicely because clients source us, so we know their interests, so if we don’t have the availability we reach out to each other because of the location,” says Nagashima, who worked with Kitashima in the spa at the Hilton at the dawn of the millennium. “Plus we are all under 200 keys, so all of us combined are like a small Waikiki property, if we get a lead for 500 rooms we extend it with 50 rooms per hotel for a destination location in Kapolei.”

“This has been a challenging year for the hospitality industry. However, with major projects requiring essential travel to the west side of Oahu, Hampton Inn along with Embassy Suites and Residence Inn have certainly benefitted from the accommodation needs of these projects,” says Leslie Cho, Director of Sales for Hampton Inn, “Some were long term projects that are still in progress. With our Hilton CleanStay program, we have been able to succeed at making guests feel comfortable during their stays with us.” Cho says that collaboration between the three hotels has been a win-win situation. “Each hotel is able to offer something different to fit the needs of essential travelers,” Cho adds, “With the Hampton’s convenient location, amenities like free parking, breakfast, and wifi, we remain a firm favorite of our guests. We look forward to continuing to serve the needs of our guests.”

To the untrained eye the three may look similar, but they actually are geared to serve different guests with the Residence Inn being designed for apartment-style living to accommodate families with long term needs, the Hampton Inn for the single overnight guests and Embassy Suites bridging the gap between the two. But no matter their style they all have had to find ways to keep their guests safe during these times. The lobbies have been cleared of the usual swag one receives upon arrival, the couches have been reconfigured to allow for social distancing and even checking in and out have become touchless. At the two Hilton branded hotels, Hampton Inn and Embassy Suites, they have instituted



*At Hampton Inn and Suites, one of the two Hilton hotels, they offer the CleanStay Room Seal that indicates rooms have not been accessed since cleaned.
Photo credit: Hampton Inn & Suites*

the Hilton CleanStay Room Seal that indicates rooms have not been accessed since it was cleaned, assuring guests that they are entering a sanitized area. “We definitely between the three of us have learned some very good practices about how to be open during a pandemic, how to stay open and how to see it through,” says Kitashima, who has only had to lay off her restaurant personnel due to the lockdown. “Hotels will never be the same, we have been super vigilant and we have to be.”

The other major issue they have had is assuring their quarantined guests stay, well, quarantined. Fortunately for them only about five percent of their customers have been under the 14-day quarantine, most are exempted, essential workers such as nurses and service members. For those that are not, they have been dismayed at the lack of direction at the state level, however there has been a lot of coordination between the airport, the police and themselves to make sure these orders are followed. One clever method they have used is by coding the room keys themselves, at Residence Inn, the key has a one-time usage, it will let you in the room, but if you leave you can’t get back in. At Embassy Suites they give you a half hour to get in your room before the key is deactivated, assuring you don’t go spend the day seeing the sights before you head to your lodging.

“When they come to us and they are locked out we let them know this is their one and only warning, every state has different rules and we understand that but they have to stay in their rooms,” says Kitashima. This rule has led to a deluge of a different variety. “People are literally mailing all their things to the hotel, the number of Amazon boxes we get every day is unbelievable! Whether you are a traveling nurse or government worker, we have a lot of guests that will be with us through 2021.”

Adapting to our new normal has been a mantra this year and while our hotels have done an amazing job doing just that, this is not the business they signed up for serving as health inspectors and prison guards. “When you come to Hawaii you are looking for that lei greeting and how do you do that now? Hand it to them in a plastic bag? How’s that gonna work? For us in hospitality, where it is very high touch and very personable, the Aloha State, so this is very unnatural for us, it is very transactional now, the spirit of the hotel has changed,” says Nagashima.



*Kulana Hale Phase II, is slated to open in early 2021 featuring 143 affordable units for low income families and 2,300 square feet of ground floor retail space
Photo credit: Highridge Costa*

KAPOLEI'S RESIDENTIAL COMMUNITIES AFFORDABILITY AND AMENITIES

+ Rising Up in Kapolei

There is another new affordable housing option managed by The Michaels Organization is located right in the center of town in the two new Hale Moena towers. The \$130 million mixed-use project is being developed by Highridge Costa Housing Partners and Coastal Rim Properties who between them have over 50 years of affordable housing experience. The buildings stand 13 stories tall, giving their residents views from



Diamond Head to the Waianae Coast. The first tower, Hale Moena Kapuna, is for seniors only, age 62 and over, with a sliding scale for households making 30, 55 and 60 percent of the area median income. But at the starting price of \$1212 with all utilities included, one would be hard pressed to find a better price.

Next door is the Kulana Hale Phase II, slated to open in early 2021, with its 143 affordable units for low income families and 2,300 square feet of ground floor retail space. The public-private partnership is helping to fill desperate need for affordable housing in our islands, and is a great example of using state funding to attract private investment in our communities. The team at Highridge Costa is excited to bring this product to market. "On behalf of myself and the entire Highridge Costa team, I would like to thank the myriad of contributors who came together to make this exciting community a reality. Such achievements are only possible when individuals and organizations across the private and public sectors are motivated to bring real change and improvement

“Kulana Hale will enrich the lives of future residents living with low and very low incomes while being an asset that both the State of Hawaii and Highridge Costa will be proud of for many years to come.”

- **MICHAEL COSTA,**
President & CEO, Highridge Costa

STAY LOCAL AND SAVE BIG

At Residence Inn by Marriott® Oahu Kapolei, we provide spaces and experiences that allow you to escape in your own backyard. Enjoy extended-stay accommodations with a variety of amenities including daily breakfast, suites with full kitchens, and outdoor spaces with a pool and fire pit. Plus, our Commitment to Clean promise and contactless check-in ensure your health and safety is our top priority.

KAMA'AINA SAVE 20% ON ROOMS AND 50% ON PARKING

For more information or to reserve
your room, call 800.674.4480

Residence INN
BY MARRIOTT

Residence Inn by Marriott® Oahu Kapolei
731 Kunehi Street, Kapolei, Hawaii 96707
Marriott.com/HNLRI

MEMBER OF MARRIOTT BONVOY™





An on-premise cafe, two-story gym, a luxury pool, and walking path are some of the amenities residents will be able to enjoy at The Element.
Photo credit: Alaka'i Development

to the communities in which they live and work,” said Mohannad H. Mohanna, President and Managing Member of Highridge Costa Development.

This is not a new field for Highland Costa who have spent the past quarter century developing nearly 28,000 units of affordable housing across the US. “For over 25 years Highridge Costa has been creating quality new affordable senior and family housing in partnership with states throughout the U.S., including Hawaii,” says Michael Costa President and CEO of Highridge Costa. “We were very excited and proud to announce the groundbreaking of the second phase in our newest mixed-use affordable senior and multifamily community, Kulana Hale in Kapolei, Hawaii, developed in partnership with the Hawaii Housing Finance and Development Corporation. Kulana Hale will enrich the lives of future residents living with low and very low incomes while being an asset that both the State of Hawaii and Highridge Costa will be proud of for many years to come.”

In the Kupuna tower the property managers are showing extra sensitivity during these troubling times to make sure they keep the building safe for their elderly population. “It has definitely slowed down the process, but keeping everything clean has been a major priority for us,” says Hannah Lee, the community manager for the Kupuna building, noting that they completely disinfect the building twice a day. Other

added features that appeal to the seniors is the security of needing a key card to access the parking structure and building and oversized step-in showers that come equipped with safety grab bars around its interior. Currently the common areas are all closed for health and safety reasons due to the pandemic, but once it is safe to reopen them they will have access to a community center that comes equipped with free Wi-Fi and outdoor deck the size of a football field with autograph trees for shade and garden plots for the residents to raise their own vegetables. Soon they will have retail tenants in the bottom floor of the building, there is more than 7,000 square feet of space in the Kupuna Tower alone. This will allow the seniors the convenience of never having to leave their block as everyone tries to stay closer to home these days.

The Element of Elegance

The end of the year marks the beginning of another rental experience with the grand opening of The Element in Ho’opili. This will fill a void in the workforce housing market for high quality rentals with the amenities that the more discerning residents desire, such as their two-story gym, a luxury pool, walking paths and an on-premise cafe. It is being developed by Alaka’i Development who were part of the Forest City team that built Kapolei Lofts.

“The design elements come in different ways, like putting the maintenance shop at the opposite of the property from the

clubhouse to give our staff an expansive presence within our community and allow them to respond quickly,” says Cayenne Pe’a, a co-founder of Alaka’i along with Jon Wallenstrom.

Finishing touches like granite counter tops, nine foot ceilings, oversized closets and lanais make these apartments feel like something off of HGTV and the proximity to the UH West O’ahu rail station, it is literally steps away, make it ideal for a young professional once rail is operational. The first four buildings, which include the office, clubhouse, gym and first rental units open up in December with two more apartment buildings to open in January. In total there will be 318 units in 13 buildings with sizes ranging from 594 sq. ft. one bedrooms to 1,570 sq. ft. three bedrooms. They have reserved 20 percent of the apartments as income qualified affordable housing for those at 80 percent of the median income, which they estimate will rent out for \$1,400 a month. The entire project is expected to be completed by the end of 2021.

Hope in Ho’opili

The master planned community of Ho’opili is in its nascent stage having just finished their 1,000th home but there are many more homes to come. The Ho’opili community, will top over 11,000 homes, a transformation that lays on the Ewa side of Kualaka’i Parkway, stretching from the Kroc Center to H1. The rail line runs like a river directly through the neighborhoods, which will conveniently

giving residents an alternative to driving in traffic.

They are selling some very contemporary looking single family homes at their Liko community and on the other spectrum at the New Community of Hinahina have condos, and townhomes (including FLEX homes live/work) some even have three car garages, which are virtually non-existent in other communities. The project plans to have three new elementary schools along with two middle schools and a high school, which will be the first one be built in East Kapolei.

The parks and community perks are starting to take form now as well, with the Konane Park featuring a kids' play structure, grassy fields, covered area for gathering, and two large stone Konane "boards". In October they opened the "Bark and Ride" park near the UH West Rail Station and their Kohina subdivision. The park is dual use with one side fenced off as a dedicated dog park and the other side with play equipment for the keiki. In November they opened the "Bark and Ride" park near the UH West Rail Station and their Kohina subdivision. The park is dual use with one side fenced off as a dedicated dog park and the other

side with play equipment for the keiki. Targeted to open in December, the "4J Soccer Fields" offer full size soccer fields and grassy areas for other sports as well. In early 2021 they hope to debut their first Community Center and Pool as the SOHO Community Center, with SOHO referencing its location in South Ho'opili.

A Better Way Forward

At Keahumoa Place they are reimagining what affordable housing looks like according to their leasing specialist Kanoa Rosales. "I am used to doing conventional properties, coming here to an affordable property, I was very hesitant because your initial thoughts when you think of an income-qualified housing community aren't always positive. But Keahumoa has really changed that outlook and what an affordable community truly is."

The 320 units, developed by The Michaels Organization, are spread across 19 acres of property behind the Kroc Center Hawaii, with apartments ranging in size from 678 to 1076 square feet. They are LEED Platinum certified with heavily insulated walls and construction materials that are made up of recycled goods. The buildings are all surrounded

by green space and have a central lawn that will remain open for movie nights and community gatherings. Its set up is reminiscent of a condo you might rent on vacation, with central ADA accessible grills, volleyball courts and canopied picnic tables.

They even have room you can rent out for family parties with sliding glass doors that opens on to the barbeque area and a covered breezeway for neighbors to come and mingle. With its location a mile from the last rail stop, the brand new middle school up the street in one direction and a brand new elementary school slated to open on the other side it would be hard to pick a more perfect spot to raise a family. To top it all off, they pay all the utilities with the exception of electricity. But even more than providing families with an inexpensive place to live, they want to give them a hand up. "What separates us from other communities is we have a resident services coordinator, but realistically she is a social service coordinator," says Rosales. "So she gives them help with credit, finding a job, getting a GED, anything they need help with including doing financial planning."



Photo credit: D.R. Horton - Hawaii

KEALI‘I

BY GENTRY



Plan 3- Po'okela



Plan 3- Po'okela

4 Bedroom (FS) Single Family
Condominium Homes

From Mid \$900,000's

447-8420

**NORTH
PARK**

3-4 Bedroom (FS) Single Family
Condominium Homes

From Mid \$600,000's

447-8430

Makamae

4 Bedroom (FS) Single
Family Homes

Opening February 2021



GENTRY HOMES
www.gentryhawaii.com

A Hand Up

KUHIO LEWIS

CEO, Council for Native Hawaiian Advancement

+ Kuhio Lewis wasn't born to greatness, if one looked at his start in life you would be more likely to extrapolate it out to him being a custodian than a CEO, and that is what makes his story so uplifting. "Life took its own path for me," says Lewis, who was raised by his grandparents in Kalihi. "I was never involved in the Hawaiian community; I was an ordinary person who did not pay much attention to the differences between a Hawaiian and a non-Hawaiian. I wasn't the perfect child, and I went through hardship like many." Raised by his grandparents because, in his words, his parents weren't always around. He didn't graduate high school on time, partly due to being a two-time parent before his 18th birthday.

"I had my share of challenges in life and all of that culminated in where I am and what I do today," says Lewis, who serves as the CEO of the Council for Native Hawaiian Advancement (CNHA). "I went on to college after I realized I couldn't cut it working multiple 9 to 5 jobs. I graduated from UH West O'ahu and it was through college that I found my little niche." He began getting involved in civic engagement as he noticed some of the disparities and social inequities in our Islands. He even went so far as to run for office at OHA in 2010. He did not win, but he caught the eye of the higher ups at OHA who offered him a job after the election. There he spent the next eight years working his way up the ladder until he was running their largest department, the neighbor island community outreach program. In 2018 he was encouraged to apply for his position with the CNHA. "Because of the background that I have, I really see Hawaiians as helping to lift the rest of the state," says Lewis, who moved to Kapolei in 2010. "I don't think of it as Hawaiian vs non-Hawaiian, I think we are all in this together and if Hawaiians can help support and uplift the rest of the state then that is really a good place to be in. Everybody working together, especially through this pandemic and that's why the Pop-Up Mākeke is for everyone that is feeling the impact."

PROFILE



The Pop-Up Mākeke is the CNHA answer to the worldwide shutdown, an online marketplace for all the microbusinesses of Hawaii to advertise and sell their goods in a one-stop shop. The Pop-Up Mākeke show airs on television airing three times a week showcasing and promoting some of the more than 400 local vendors. They are serving as a clearinghouse for these vendors and 100 percent of the proceeds flow back to these local businesses. "This isn't a his/her or Hawaiian/non-Hawaiian situation, this is about all of us being able to get through this together," says Lewis, who houses the TV show and distribution center at Ka Makana Ali'i. "Every island is represented in this space here and what you see as I walk the

aisles here is the diversity of Hawaii, it's beautiful. Our community is so creative, so talented, but you never see it all in one place, but it is coming through in this Mākeke."

"Everybody working together, especially through this pandemic and that's why the Pop-Up Mākeke is for everyone that is feeling the impact."



Covanta Energy team members come together to kokua our ‘aina at their Beach Clean-up Day at Oneula Beach Park in Ewa Beach.”
Photo credit: Covanta

SUSTAINABLE SOLUTIONS POWERING UP

+ Trash to Treasure

As Hawaii continues its push to have 100 percent renewable energy by 2045, Kapolei will be at the forefront of that push, as they have been from the beginning. It began on the west side in 1990 with an idea from former Mayor Frank Fasi, the H-POWER plant. Located in Campbell Industrial Park it addressed the two biggest issues that face an island community: creation of energy and disposal of trash. The facility is unique in that it incorporates both technologies used in the field with the original 1990 RDF (refuse derived fuel) method that shreds the trash before burning it and the new MBN (mass burn) built in 2012 that burns the trash whole, the preferred method in cities today.

H-POWER, managed and operated



by Covanta, processes 2,900 tons of garbage each day, along with all the sludge produced from our wastewater treatment plants, saving us an estimated 800,000 barrels of oil a year while powering 39,000 homes on Oahu. The MBN unit runs at about 300,000 pounds of steam an hour, while the older RDF has two units that run at 244,000 pounds per hour each. This makes the plant responsible for generating 7 percent of the total energy used on Oahu while disposing of 90 percent of our refuse.

Over its 30 years of operation, H-POWER has processed over 16 million tons of waste, recycled over 520,000 tons of metals, and reduced greenhouse gas emissions by over 16 million tons equivalent to taking 2.7 million cars off the roads for a year.



*H-POWER managed and operated by Covanta has been in Campbell Industrial Park for over 30 years.
Photo credit: Covanta Energy*

Sunny Side of the Street

On the solar side, Hawaii has been leading the nation in PV panels per capita since 2015.

“Last year, Hawaiian Electric saw a 21 percent jump in solar generation capacity over 2018, the largest annual increase in solar capacity on the five islands served by the company,” says Shannon Tangonan, spokeswoman for Hawaiian Electric. Shannon shared that the solar arrays across West Oahu – including thousands of private rooftop solar systems and the company’s West Loch Solar Project – provide lower-cost electricity and help decarbonize our energy system. “More projects are underway,” says Tangonan, “Solar-plus-battery storage and standalone storage projects are proposed for West Oahu, including [projects] in Kalaeloa, Barbers Point Harbor and Waianae, that are seeking regulatory approval or are in contract negotiations. Hawaiian Electric is proud to partner with the West Oahu community to further the state’s clean energy goals.”

But the James Campbell Company pioneered the efforts with the Kapolei Sustainable Energy Park. It consists of approximately 4,200 photovoltaic modules covering nearly 5 acres of land. It opened it in 2011 on a brownfield site that had previously served as an illegal dump for Hawaiian Western Steel. After being declared a superfund site it was repurposed by the Campbell Company to help lead the push to close our coal-fueled power plant by 2022. Built by Forest City Sustainable Resources and owned today by Gatehouse Hawaii Solar, it currently produces about 1 MW of power, enough energy to power 6,700 homes and will have saved 120,000 barrels of oil during its 25 year lifetime.

That project was followed shortly thereafter by the Kalaeloa Solar II in 2011 and Kalaeloa Renewable Energy Park located next to the Barbers Point Golf Course in 2013. They both provide 5 MWs of power, or enough energy for each solar array to supply 11,000 homes.

Upping the ante, the Department of Hawaiian Homelands (DHHL) decided

to utilize a portion of the land at their disposal that was unsuitable for building homes due to the presence of sinkholes, archaeological significant sites and a lack of infrastructure and turn it into a solar farm on a much larger scale. The site, known as the Barbers Point Solar Project, will utilize 100 acres on the Diamond Head side of Coral Sea Road that will produce 15 MW of electricity as well as provide a four-hour 15 MW DC battery energy storage system. The bid to construct and run the system was awarded to a Canadian company named Innergex who have built nearly 4,000 MW of renewable energy sources over the past 30 years. The company says it is committed to protecting any Hawaiian historic preservation or military artifacts found on the grounds and to return the site to its original state after the 25 year project has run its course. They have struck a Community Benefit Agreement with Kapolei Community Development Corporation (KCDC) that not only gives the nonprofit a seat at the table but will pay out 1 percent of





“It is an exciting pilot program that HECO put together, the first on Oahu that is going to directly benefit the people who subscribe to the project.”

- **MATT CAIRES**,
Manager of Development, James
Campbell Company

gross sales to the KCDC to help in the running of their Kapolei Heritage Center. “We have been very happy with how Innergex has been very open and helpful with our community,” says Scott Abrigo, president of KCDC, “Many times on a project like this the company just comes in and builds it, but with Innergex on this project there has been a lot of interaction between them and our community.”

Solar for All

Currently in construction on the Makakilo hillside before Exit 2 is a huge community-based renewable energy farm being built by Tritium3. On 43 acres of hillside they are erecting 13,000 panels that will create 4.5 Mw when they fire it up in the fall of next year. There is nothing new about solar farms, we have several of them in ahapua’a, but it is what is being done with the energy that is unique to this project. “It is an exciting

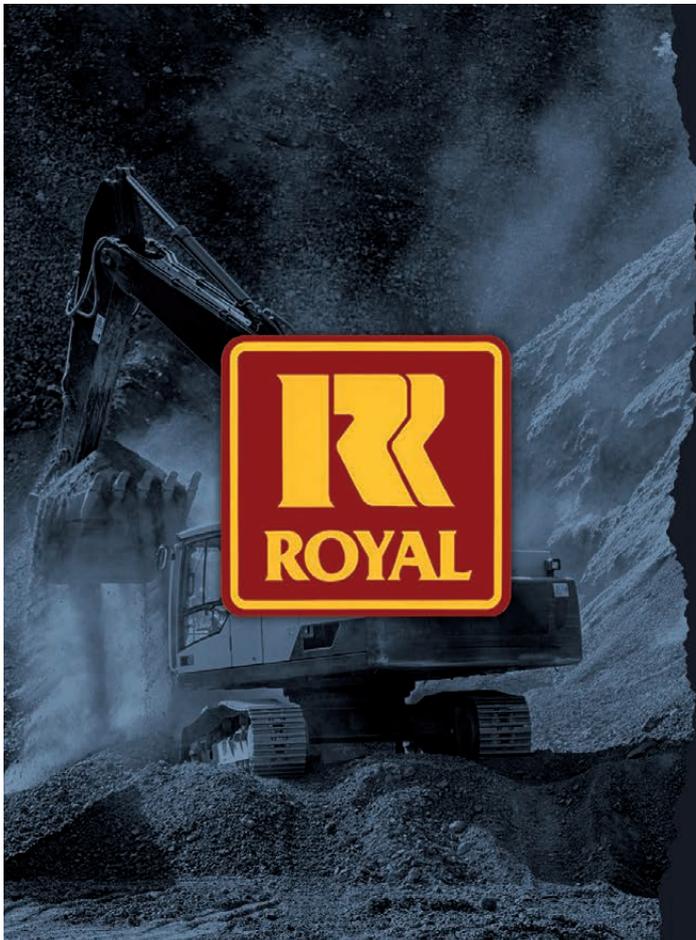
pilot program that HECO put together, the first on Oahu that is going to directly benefit the people who subscribe to the project,” says Matt Caires, a Manager of Development for the James Campbell Company. “Siting utility-scale solar projects, especially when they are near residential developments has often brought the concern - ‘What about us? What does the community that is going to absorb this project get?’ The Community Based Renewable Energy program is

unique in that for the first time, residents can subscribe to the project and see direct benefits of solar, without having to pay the upfront costs and maintenance of a project on their own home. This project also opens the door to residents who cannot afford or as in the case of renters - don't have the option to put solar on their homes, to realize these benefits as well. We're pleased that the project's developer is committed to seeing that the benefits run to the Kapolei communities immediately adjacent to the project."

In addition to helping Hawaii toward the 2040 goal of 100 percent renewable energy, it also is reusing space that once was occupied by the Board of Water Supply's wastewater treatment facility and is constructed so the land can continue to serve as a pasture for livestock.

Battery Powered Future

Storage of all this energy is the job of the Kapolei Energy Storage (KES) that is slated to begin construction in summer of 2021 on an eight acre parcel in the Kapolei Harborside project area. The project that is being built by Plus Power was met by unanimous approval by the neighborhood board, approved by the City and County and now awaits final approval from the PUC to begin their work. Once they have that the 185 MW/565 MWh battery storage project will be ready to put into use prior to the September 2022 shutdown of the coal-fired power generation plant in Campbell Industrial Park, allowing a seamless transition off the fossil fuel treadmill that has been powering Hawaii for generations.



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 roadways, 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!

ROYAL CONTRACTING CO., LTD. Lic. # ABC 2110
808.839.9006 | www.royalcontracting.com



INDUSTRY ON THE HORIZON GROWING AND EXPANDING IN KAPOLEI

“Kapolei’s industrial sector is a major driver of economic growth and modernization for the state.”

- **STEVE KELLY,**
President of Kapolei Properties Division, James Campbell Company

+ The importance of industrial to our city and economy often gets overlooked if you don’t work out in Kapolei Business Park or Campbell Industrial Park. For most residents the city ends at Kapolei Commons, but if you continue down Kalaeloa Boulevard you will find the second busiest commercial harbor in the state and a myriad of businesses big and small who have fled the overpriced and unmodern industrial market in Honolulu and found a new home out west. “Kapolei’s industrial sector is a major driver of economic growth and modernization for the state,” says Steve Kelly, president of the Kapolei Properties Division of the James Campbell Company. “Campbell Industrial Park has housed the

state's primary energy, manufacturing, and storage providers since the 1960's. Kapolei Business Park has been a distribution and light industrial business hub since the 1990's. Kapolei Harborside is the largest planned industrial expansion area in the state that will accommodate the emerging industrial logistics and ecommerce transformation in the coming decades."

Where Harbor meets Industry

Master plans for the Kapolei Harborside development, which at 335 acres is the largest single industrial-zoned parcel in the State, are moving forward. The development will be essential for region to help meet the demand. In fact, while commercial retail space has really taken a hit this year with everything going on in the world, such has not been the case in industrial investment. "Compared to other real estate sectors, demand for industrial product in Kapolei has remained strong during the COVID-19 pandemic," says Matt Caires, manager of development for the James Campbell

Company.

"We're anticipating an increased demand in light industrial uses such as logistics, e-commerce fulfillment and light warehousing. Helping our local businesses adapt to meet the needs of their customers, as well as having the space to offer them the ability to grow their operations while creating more jobs in Kapolei is a part of our vision for Kapolei Harborside."

An Expanded Training Facility for a Growing Workforce

In Kapolei Business Park Phase 1, Avalon Development is helping build a new training facility for The Hawaii Carpenters Apprenticeship & Training Fund (HCATF), a partnership of several major construction industry organizations, which trains apprentices to become carpenter, drywall and millwright journeyworkers and offers continuous learning resources for skill development around the latest trade advancements. The original training facility is next door and the two will

"Contractors in Hawaii need millwrights. We're seeing an increase in industrial work across the state and we're prepared to bridge that gap by developing a workforce that can meet Hawaii's needs and build the future."

- EDMUND ACZON,
Executive Director, Hawaii Carpenters
Apprenticeship & Training Fund



work in conjunction with one another. The \$16 million, 46,000 square foot facility will allow HCATF to increase their capacity for apprenticeships and vary the training of their young men and women. Currently they have been averaging 235 recruits each year in carpentry and drywall but look forward to increasing that in the summer of 2021 when the project is slated to finish. HCATF purchased the lot in 2007 but were waiting for the right time to develop the space. “With the continued growth of our apprenticeship program and an increase in our upgrade training for current journeymen, we knew it was time to expand our facilities,” says Edmund Aczon, Executive Director of HCATF. HCATF is also launching a brand-new program for millwright development, and the additional Center will be key in housing the space and resources needed for training. “Contractors in Hawaii need millwrights. We’re seeing an increase in industrial work across the state and we’re prepared to bridge that gap by developing a workforce that can meet Hawaii’s needs and build the future.”



*The Hawaii Carpenters Apprenticeship and Training Fund's new 46,000 square foot facility will allow HCATF to increase their capacity for apprenticeships.
Photo credit: HCATF*



*Kapolei Harborside is the largest planned industrial expansion area in the state that will accommodate the emerging industrial logistics and ecommerce transformation in the coming decades.
Photo credit: James Campbell Company LLC*

Rare finds filling fast

Where can you find land ready-to-build on with acreage for industrial use? Very few places on Oahu and Kapolei Business Park is one of them. Of the original 56 acres in Kapolei Business Park Phase 2, there is only one lot remaining at 1.5 acres in size. Over in Kapolei Business Park West is a 63-acre park with 27 industrial lots and they have already sold

half of them, including a new facility for Coca-Cola that should prove to be an anchor tenant. Also moving in the park is Pacific Honda who bought up two lots to serve as storage for new inventory coming in at the harbor and Miller’s Paving, which has spent the past quarter century providing full asphalt servicing on Oahu.

“We are still getting interest while COVID

is going on, although our closings have been affected by being delayed slightly,” says Steve Kothenbeutel, the chief development officer for Avalon Development. “But we have been able to encourage the buyers who closed on lots earlier this year to still close. Buyers still want to buy, but there’s a whole host of factors involved here. Lenders are obviously scrutinizing everything much more closely because of the pandemic, appraisers are looking at it as well. It is not about what the buyer thinks, but what the buyer can get other people on board with. Buyer enthusiasm is still there, they see the future as bright and they recognize the opportunities in buying fully entitled, ready-to-go land to build on. They recognize the rarity of what we are offering.”



Engineering Concepts, Inc.

Consulting Engineers

Civil ~ Environmental ~ Sanitary




1150 South King Street, Suite 700 | Honolulu, Hawaii 96814

Phone: (808) 591-8820 | Facsimile: (808) 591-9010

E-Mail: eci@ecihawaii.com

BOOK OF **LISTS**

Our printed edition is only the beginning.

You could be reaching more contacts and closing more leads.

If you're reading this, you've already had a taste of what the **Digital Book of Lists** can do for your business.

BOTH DIGITAL SOLUTIONS INCLUDE:

-  Actionable Contact Information
-  Timely Local Company Data
-  Information Format That Saves Time
-  More Opportunities For Growth



MOST POWERFUL

UNLIMITED DATA SOLUTION

Unlimited downloads (Easily sortable CSV)

Constantly updated. Lists are available immediately when published.

More contacts & company information than print

Industry targeted data

Yearly access

DIGITAL DOWNLOAD

One-time download

Easily sortable CSV

More contacts & company information than print

End of year snapshot (previous calendar year)

Find your solution at bookoflists.com



The Kapolei Interchange Phase 2 project opened up at Wakea St. in February 2020. Kapolei's newest commercial center, Mokulani opened up nearby. Photo credit: James Campbell Company LLC



THE CITY OF KAPOLEI GETTING CONNECTED AND GROWING

✦ It may feel like the world has screeched to a halt sometimes, but if you take a minute and look around Kapolei, in the last twelve months the city has seen growth in the business, infrastructure and housing sectors. Phase 2 of the Kapolei Interchange Complex finally opened, providing much needed relief on the heavily overused Makakilo Drive and Kalaeloa Boulevard on and off ramps while giving residents and visitors alike a

direct route into the center of town. With traffic lighter than usual throughout Kapolei, we thought we would share some new additions to our city.

Connecting our City with Infrastructure

A huge step forward was taken in February of the year as the maile was untied on the \$63 million Kapolei Interchange Phase 2 project that opened up the heart of our city at Wakea St. in February 2020. While the opening of a new viaduct may not make for splashy headlines, it does the crucial job of taking the pressure off the Makakilo Drive exit and giving all the new residents and workers a third option in and out of the city. It also marked the end of nearly 12 years of design and construction to open Phase 2 of the four-phase Kapolei Interchange Complex project.

“As Kapolei continues to grow as a community as an economic center on

Oahu , we want to continue to partner with the State to improve transportation connectivity,” says Peter Phillips, manager of projects and construction for the James Campbell Company, explaining that the James Campbell Company and its affiliates conducted nearly \$1 million in design work for Phase 3 of the project and are currently working to donate several million dollars of land to the Department of Transportation for its construction of the federally funded project. “That is where Phase 3 of the Kapolei Interchange Complex comes in. It will consist of an east bound off ramp and onramp and give direct access to and from Kalaeloa Harbor, and the Campbell Industrial Park - relieving traffic on Kalaeloa Boulevard.” The Kapolei Interchange Complex project is a great example of a true public-private partnership at work to complete large scale infrastructure projects that will serve businesses and residents for generations to come.

Open for Business

The newest commercial center in Kapolei is the freshly opened Mokulani at Kapolei project area, which lies between the water park and H1. It will have a decidedly automotive feel to it, another first for Kapolei. Two anchors plan to open there in the coming years with New City Nissan and BMW/Mini opening dealerships and service centers. But the first to open their doors will be the 808 Car Wash, followed shortly thereafter by Pau Hana Express/Aloha Gas Service Station and Convenience store at the start of 2021. There are three properties remaining in Mokulani at the time of this printing. “We are seeking businesses that are looking to take on an opportunity out here to complete the project,” says Matt Caires, manager of development for the James Campbell Company.

“As Kapolei continues to grow as a community as an economic center on Oahu , we want to continue to partner with the State to improve transportation connectivity. ”

- **PETER PHILLIPS,**
Manager of Projects and Construction, James Campbell Company



Blood Bank of Hawaii and Walmart staff celebrate donors saving lives at the Kapolei bloodmobile. Photo credit: The Blood Bank of Hawaii



Waianae Coast Comprehensive Health Center has administered over 6,000 COVID-19 screening tests. Photo credit: WCCHC



The Leeward Food Distribution is one of many food distributions in West Oahu. Hosted by: Word of Life, West Oahu, Ewa Beach Lions Club, Hawaii Food Bank. Photo Credit: State Senator Kurt Fevella

COMMUNITY + WE ARE KAPOLEI STRONG

We hear the stories of communities across our state coming together in the COVID fight with resilience and strength. They are stories of kindness and compassion, giving and loving our neighbors when they need it the most. Here are some photos that tell our story here in Kapolei. Whether it is COVID-19 testing, distributing food to thousands, donating blood to the Blood Bank, sharing resources, PPE, or simply helping our neighbor in need; the west side comes together with Aloha. Mahalo to all of our community partners, those pictured here and those who aren't. Together we are Kapolei strong.



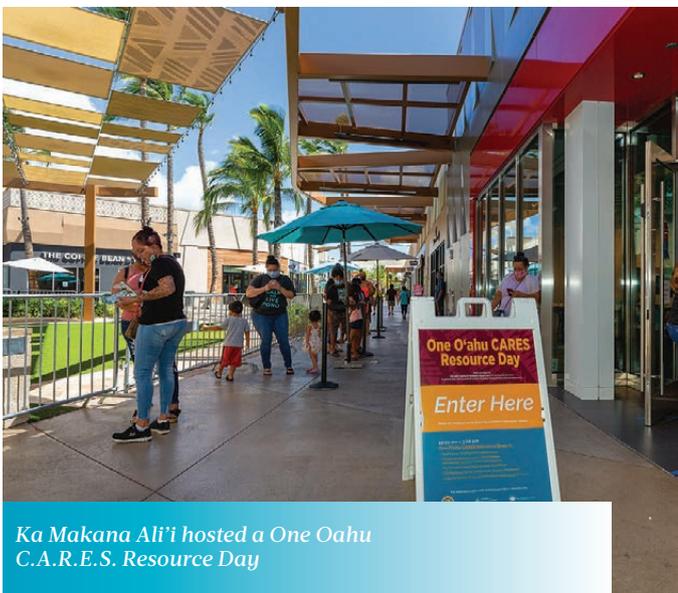
By September, Waiānae Coast Comprehensive Health Center elded more than 25,000 calls, completed 6,000 tests, and distributed more than one million pounds of food. Pictured above, Mayor Caldwell joins the WCCHC team to distribute food.



UH West O'ahu hosted several community events including a drive through COVID-19 testing. Photo credit: UH West Oahu



The Leeward Food Distribution is one of many food distributions in West Oahu. Hosted by: Word of Life, West Oahu, Ewa Beach Lions Club, Hawaii Food Bank. Photo credit: State Senator Kurt Fevella



Ka Makana Ali'i hosted a One Oahu C.A.R.E.S. Resource Day





AS OF
OCTOBER 2020

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 | - Chuck E. Cheese's |
| 2 Wet'n'Wild Hawaii | 23 Zippy's | - Ilima at Leihano | 58 Mixed-use Residential / Senior |
| 3 Extra Space Storage | 24 Kapolei Entertainment Center | - First Hawaiian Bank | 60 - Kapolei Pacific Center |
| 4 Marketplace at Kapolei | 25 Central Pacific Bank | - Hele Gas | - Cole Academy |
| 5 Kapolei Shopping Center | 26 Big K Mart | - HomeWorld | - Social Security Administration |
| 6 Chili's Restaurant | 27 Wendy's | - Embassy Suites | 62 Office |
| 7 Kapolei Park Square | 28 Retail | - National Kidney Foundation | 66a American Savings Bank |
| 8 Burger King | 29 New Hope Leeward | - QLT Children's Center | 67 Residential — Kapolei Lofts |
| 9 Kapolei Park Plaza | 30 Kapolei Parkway Shops | - St. Jude Catholic Church | 68 Residential — Kapolei Lofts |
| 10 Halekuai Center | 31 Outback Steak House | - Marriot Residence Inn | 69 Kapolei Village Center (Foodland) |
| 11 Shell Commercial Center | 32 Home Depot | - 711 | 70 The Gathering Place — Retail |
| 12 Kapolei Medical Park | 32a McDonald's | - Starbucks | 71 City & County of Honolulu |
| 13 Ka Punawai Ola (Skilled Nursing) | 33 Kapolei Commons | - Hele Gas | 72 City & County of Honolulu |
| 14 StorSecure Self Storage | 34 Retail / Mixed Use | - Raising Caines | 73 City & County of Honolulu |
| 15 Kapolei Seagull School | 35 Honolulu Star-Advertiser | - Kealanani Plaza | 74 City & County of Honolulu |
| 16 Kapolei Regional Park | 36 Kapolei Court Complex | 50 Walmart / Kealanani Plaza | 75 City & County of Honolulu |
| 17 Kapolei Regional Library | 37 State Office Building | 51 Mokulani at Kapolei | 76 City & County of Honolulu |
| 18 Island Pacific Academy | 38a Assagio/Pho One | 53 Retail | 77 City & County of Honolulu |
| 19 Bank of Hawaii | 38c Chuck E Cheese | 53a Hawaii Self Storage | 78 City & County of Honolulu |
| 20 Campbell Square | 39 City Office Building | 54 Costco | 81 Medical |
| 21 City & County Police | 40 Transit/Bus Hub | 55 Crossroads at Kapolei | 82 Hookele Elementary |
| | | 56 - Kalapawai Market | |

Advocating for Kapolei Businesses



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

To become a Kapolei Chamber member, go to www.kapoleichamber.com



LIVE + WORK + INVEST

Kapolei

magazine

James Campbell Company LLC, Kapolei Properties Division
1001 Kamokila Blvd., Suite 250 | Kapolei, Hawaii 96707
(808) 674-3541 | www.jamescampbell.com | www.kapolei.com

