

LIVE + WORK + INVEST

Kapolei

+ magazine

MOVING FORWARD

MAIN FEATURE: *Watching The Future Of Kapolei Unfold* p. 2

The outdoor theater at the NEW
Academy for Creative Media
Facility at UH West O'ahu.



HEALTHCARE

EMERGING WHILE CARING
FOR OUR COMMUNITY p. 14

EVOLVING EDUCATION

OPENING DOORS TO CREATING FILM
AND NEW CAREERS p. 22

SUSTAINABILITY

PLANTING THE FUTURE
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SPECIAL ADVERTISING SECTION

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.



www.Kapolei.com
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LOOKING AHEAD



How the communities of Kapolei pivoted under challenging circumstances was the theme of last year's issue of Kapolei Magazine. As we came to know with each passing month in 2021, this year would prove to be no less challenging, and Kapolei would be no less resilient in the face of an evolving pandemic and a recovering economy. As businesses continue to recover and new investment remains strong in Kapolei despite these uncertain times, we remain highly optimistic about Kapolei's vital role in expanding the state's economy. There is one key difference this year however – the availability of COVID-19 vaccines. I encourage all those who have not

yet been vaccinated to think about their widespread role throughout history in protecting society and our collective responsibility to protect those around us, thereby facilitating healthy communities and economies.

+ In this issue, we highlight a light at the end of this tunnel, a shining idea that started from a teacher's heart on the Waianae Coast. When an idea takes root, with the will of human spirit, it can change the world. This beacon of an idea has come to fruition on the UH West Oahu campus with the Academy for Creative Media. The \$37 million complex which opened this year is the next phase of the dream that Waianae High's teacher Candy Suiso had back in 1993, to expand career paths beyond tourism by creating the "Seamless Line of Creative Media" from elementary through university education. This is not to say Suiso did this alone, it took a host of UH and government officials, local businesses and the Hollywood heft of local-boy-turned-producer Chris Lee to bring this facility to life.

The building's technology is so advanced that it should help to reverse the outbound flow of hopeful media students as they can now head to Kapolei for state-of-the-art equipment and training. The entertainment industry has been here for decades, but never have residents had a chance to be a part of the production in the way this opportunity offers. Before we were the tropical background for the stories, now new stories can be created here in Kapolei.

Steve Kelly, President
Kapolei Properties Division
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Kapolei

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ON THE COVER:

The University of Hawai'i-West O'ahu Academy for Creative Media Facility outdoor theater.

PHOTO BY STACEY SAWA, UH WEST O'AHU PHOTOGRAPHY INSTRUCTOR



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MOVING FORWARD

WATCHING THE FUTURE UNFOLD

Last year, the world may have stopped, but Kapolei did not. Construction activity boomed in 2020 with D.R. Horton Hawaii completing 400 new homes in Ho'opili and Hale Moena Ohana opening its doors as the second affordable living tower joining the Hale Moena Kapuna tower in the heart of Kapolei. We saw three new educational facilities open. Honouliuli Middle School welcomed its first class of sixth graders. Waianae unveiled their \$10.7 million multimedia center for Searider Productions which will feed students directly into UH West O'ahu's brand new Academy for Creative Media (ACM). The ACM supplies hundreds of highly skilled local content producers to build our burgeoning film industry. For hospitality workers that found themselves without work due to the tourism shutdown, certificate and retraining programs were available at The Council for Native Hawaiian Advancement's Hawaiian Trades Academy and Leeward Community College's Hana Career Pathways program. The Hawaii Carpenters Apprenticeship and Training Fund's new training facility opened providing a place for apprenticeships with specialties of carpentry, dry wall and millwright. Select service hospitality offerings such as the Residence Inn Oahu Kapolei thrived. Its rooms filled with long term guests and they actually began sponsoring events to help local entrepreneurs. Kapolei added an Autoplex with MINI Hawaii at Kapolei opening their dealership in December, New City Nissan in 2022 and CarWash808 Express already providing professional level auto cleaning in under five minutes. Let's take a look at all the ways Kapolei succeeded in the past year.

THE FUTURE OF HAWAII'S JOBS

No industry in the past decade has grown faster in the Islands than film and television production, so it was

The University of Hawai'i - West O'ahu's Academy for Creative Media 33,000-square foot facility is filled with state-of-the-art technological tools including a Dolby Atmos 100-seat screening room and mixing stage,
PHOTOS TAKEN BY STUDENTS AT THE UNIVERSITY OF HAWAII'S ACADEMY FOR THE CREATIVE MEDIA





perfectly timed when UH West O'ahu opened the doors to their \$37 million Academy for Creative Media (ACM) building last fall. The 33,000-square foot space is filled with state-of-the-art technological tools including a Dolby Atmos 100-seat screening room and mixing stage, 6' wide x 9' high LED Planar video wall, e-sports arena, post-production suites, an emerging media lab, incubator space, and industry-standard sound stage. "This brand-new ACM Facility is the culmination of years of efforts to bring the best possible creative media education to the state of Hawai'i and gives our students the skills they need to help diversify our economy. It really serves as the hub for the University of Hawai'i's efforts," says Chris Lee, the ACM System founder and director.

Graduates will emerge fully prepared for an industry that in recent years has seen locally produced TV series like *Hawaii 5-0*, *Magnum P.I.*, *Doogie Kamealoha M.D.*, *NCIS Hawaii* and blockbuster movies such as *Jumanji: Welcome to the Jungle*, *Kong: Skull Island* and several of the *Jurassic Park* series. By creating the workforce here at home not only do they stop the brain drain that sees so many bright young minds leaving for the mainland, but they fill these highly remunerated positions that have been going to imported workers because we lacked local training opportunities. But even for those that land in careers outside the entertainment industry, the experiences these students will have

used industry standard equipment will prepare them for success. "It allows students to gain hands-on experiences that books cannot duplicate in an environment that promotes not only learning but exploration," says Sharla Hanaoka, UH West O'ahu's ACM director. "This leads to the growth of confidence through experimentation with complex equipment."

REVITALIZATION PLANS UNFOLD

Battling a pandemic has taken a singular focus from the elected leaders of our communities. Obtaining emergency

supplies, crafting mandates, organizing testing, and rolling out vaccines has been an all-consuming pursuit, leaving little time to look toward a future when this era has passed. "What we found was there was very little focus on what happens after the pandemic," says Eliza Talbot, the director of government relations and development at The Resort Group, the master developer of Ko Olina Resort. "We began to ask what we can do to help since the elected officials, rightfully so, are focused on emergency needs." In her role as a member of the Kapolei Chamber of Commerce Board of Directors, Talbot sat down with other business leaders in Kapolei to brainstorm ways to support economic recovery. "We all agreed that Kapolei is strategically positioned to lead the state's economic recovery because of our unique potential for economic development and growth. So, we launched the Business Revitalization Task Force of West O'ahu and identified six priorities."

The mission of the Task Force is to kickstart economic revitalization of the West Oahu business community, build economic resilience and promote state and county policies to move growth westward. "The idea is for the business community to lead the recovery efforts by supporting growth opportunities for other west side businesses and entrepreneurs," stated Talbot, the Task Force Chair.





PHOTOS TAKEN BY STUDENT IS AT THE UNIVERSITY OF HAWAII'S ACADEMY FOR CREATIVE MEDIA

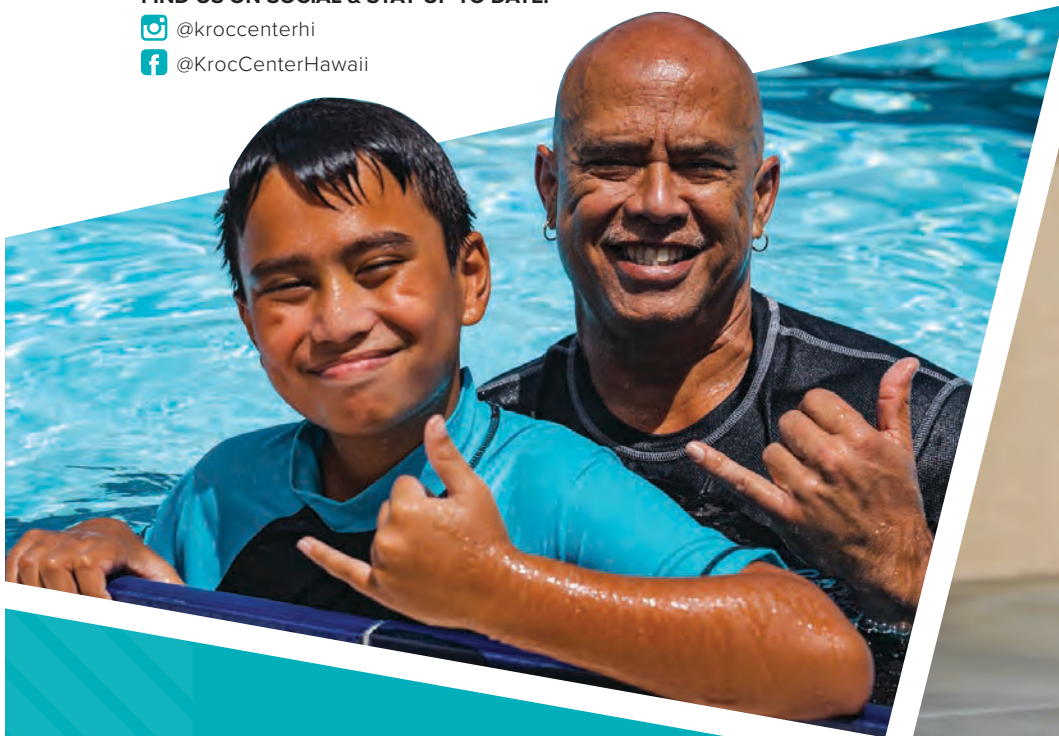
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THE TASK FORCE

» THE VISION:

The west side of Oahu is strategically positioned to lead the State of Hawaii's economic recovery. The Kapolei Chamber should lead the effort to grow business as we recover from the COVID-19 pandemic.

» THE MISSION:

1. Kickstart economic revitalization by helping the West Oahu business community stabilize, recover, grow, and become more resilient.
AND
2. Advance the City and County of Honolulu's policy to sustainably move growth westward to promote economic development.

» THE TOP SIX PRIORITIES:

- 1 Establish a West O'ahu Innovation and Entrepreneur Center with strategic partners and community-based organizations to launch an all-in-one business resource hub, a broadband connected workspace and learning and networking center for West Oahu small businesses and employees.
- 2 Develop public/private partnerships to fund scholarship programs for those looking for reskilling, retooling and certification opportunities and collaborate with diverse industries and technologies to bring new internships, trainings, and hands-on experiences to our community.
- 3 Partner with the City and State to maximize use of vacant public lands in our region to catalyze public & private investment in affordable housing, economic development and infrastructure.
- 4 Advocate for digital equity in West Oahu by forming public/private partnerships to support increased access to broadband for small businesses, students, veterans, kupuna and entrepreneurs.
- 5 Provide support and resources to West Oahu businesses interested in integrating regenerative tourism models to expand their customer reach, increase visitor spending and improve kama'aina sentiment.
- 6 Support and advocate for policies to increase the development of digital media, film production and technology infrastructure in West Oahu to build a dynamic economy and create hundreds of new jobs in burgeoning technologies, construction, healthcare and more.



CNHA's inaugural Commercial Driver's License (CDL) course had 100 applicants but could only accommodate 20 participants.
PHOTO COURTESY OF THE COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT



Only 77 percent of west side residents have access, as opposed to 91 percent on the east side of O'ahu (according to the 2010 U.S. Census).

The Hana Career Pathways Program that provides short term training in three living wage fields: healthcare, technology, and skilled trades.

PHOTO COURTESY OF LEEWARD COMMUNITY COLLEGE



assistance through the Hana Career Pathways Program that provides short term training in three living wage fields: healthcare, technology, and skilled trades. Hana translates as “work” and has significance in Hawaiian culture as the act of breathing and unleashing grace through one’s work to improve the world. “Thanks to the efforts of our workforce development office and our faculty, we have been able to provide short-term, focused training courses to help displaced workers pivot into a new career during the COVID pandemic,” says Ron Umehira, dean of Career & Technical Education at Leeward Community College.

In healthcare they are training students to work as assistants in pharmacies, to collect samples of bodily fluids for laboratory testing, to care for patients as a nurses’ aid and to manage the billing process for patients. The community college’s courses in technology include cyber security, router technologies and even the basics to work at a Help Desk troubleshooting computer issue. Skilled trades cover the HVAC field, maintenance of electrical systems and the steps it takes to get a commercial driver’s license. Most all courses have tuition waivers for those that qualify, and many come with internships to get people working in their fields straight away.

SUPPORTING OUR COMMUNITY

After a year that saw the travel industry suffer tremendous losses it is



PHOTO COURTESY OF RESIDENCE INN BY MARRIOTT, KAPOLEI

hard to find bright spots in the business, but Kapolei got to see one of them in the Residence Inn O’ahu Kapolei. While hotels in Waikiki were boarding up windows and furloughing employees, the Marriott franchise here in the second urban center has been posting 80 to 90 percent occupancy rates since June of last year. Their success whilst so many others were suffering inspired their director of sales Kelly Kitashima to look for ways to help local residents. “The pandemic has really taught me a sense of community, the community that supports you, you have to support in return,” says Kitashima. “I have felt such affection for Kapolei this past year as they have embraced our newly built hotel, the night markets were our way of giving back and that messaging really resonates even with guests because they want to support organizations that

support their community.”

The first night market Residence Inn was held right before the initial pandemic shutdown, as Kitashima looked at her empty dining room and her calendar that showed International Women’s Day approaching. “I thought ‘what a cool idea would it be to invite some local women entrepreneurs and have a little pop-up shop,’” says Kitashima, who invited a dozen Leeward businesses to come display their wares. “Fast forward through the summer of COVID and we decided to do another one around Thanksgiving, we just wanted to invite these local vendors who have been so negatively impacted by the pandemic to just come, in a safe environment and generate some income for their family.”

The idea snowballed into the Full Moon Night Market featuring 20 food trucks and 40 vendors featuring everything from locally made apparel to jewelry to kulolo. At their most recent event they had more than 2,000 visitors to the four-hour event and the economic boom it has been for these vendors has buoyed the community’s spirits. “With all the cancellations this was a way for local entrepreneurs to showcase their goods in a safe environment and a way for us to give back to the community,” says Kitashima. “Bringing Kapolei residents together to support one another, it is a really good night of fellowship and camaraderie. The stories you hear from these families that haven’t been able to produce an income, now being able to pay for their surgeries, their daughter’s health bills and rent, so many feel good stories about how our little event can positively impact so many people.”

ADVANCING THE CAUSE

The Council for Native Hawaiian Advancement (CNHA) is making a big splash combating the impacts from the pandemic. One initiative, the Pop-Up Mākeke, has brought over \$2 million of revenue to hundreds of local small businesses. Additionally, CNHA distributed well over \$40 million in direct rent and utility assistance to thousands of families across the State of Hawaii.

“CNHA stepped up to help our people manage the economic and health challenges presented by the pandemic,” said CNHA CEO Kūhiō Lewis. “Our programs are demonstrating that while Native Hawaiians are especially



Pop-Up Mākeke, has brought over \$2 million of revenue to hundreds of local small businesses.
PHOTO COURTESY OF THE COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT

vulnerable during these times, we are still able to provide innovative solutions not just for our people but for the state as a whole. Moving forward, Native Hawaiians will be critical to guiding the change necessary to meet the needs of all Hawaii's residents.”

Perhaps one of the long-term impacts CNHA is making will come from their Hawaiian Trades Academy. The Academy is open to all Hawaii residents hoping to transition into better, higher paying jobs. Previously, they had hosted a solar program teaching the

basics to installation and a carpentry program to prepare workers for entry into the construction field. Currently, they have academies on the five major islands prepping residents to take the firefighter and police entrance exams. At the same time, their hottest program is on the road.

CNHA's inaugural Commercial Driver's License (CDL) course had 100 applicants but could only accommodate 20 participants. “We only have one simulator with one seat and one truck, so if we could have taken all 100 we would

have,” says Mehanaokala Hind, senior vice president of community programs. “But we are committed to offering this because transportation and warehousing is on the landscape of industries that are going to require more employees going forward. It offers families a huge jump in pay, and you don't have to be college educated or spend a lot of time training.”

For most of the academies there is only a \$50 commitment fee that is refunded when the course is completed. The CDL course is a little pricier at \$250 but compared to \$3,000 to \$7,000 they charge at a commercial school; it is a much more affordable. “Our biggest thing is giving access to populations that wouldn't otherwise have access to these lucrative careers, ones that have proven to be the foundational industries that have kept families in homes, children educated and families together,” says Hind. “We graduated 16 of the 20 students in our newest solar academy and their reaction to the class was relief and hope, where there was not much before that.”



EMPOWERING A GENERATION OF LEADERS

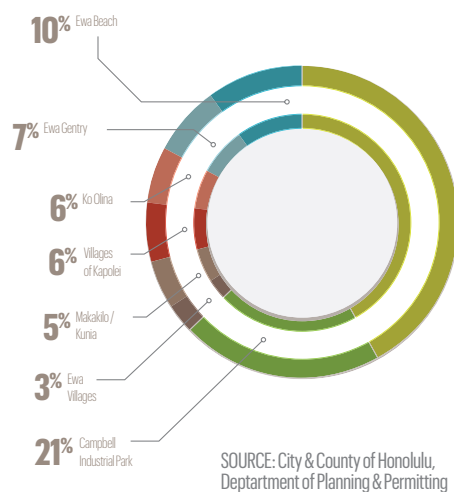
Pop-Up Mākeke • Hawaiian Trades Academy • KūHana Business Program
Financial Assistance • CNHA Loan Fund • Empowering 'Ōiwi Leadership Award
Policy & Advocacy • HUD Counseling • Hawaiian Way Fund • Membership

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 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. 🌈

KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43
MEDIAN AGE: 31.9

EDUCATION:

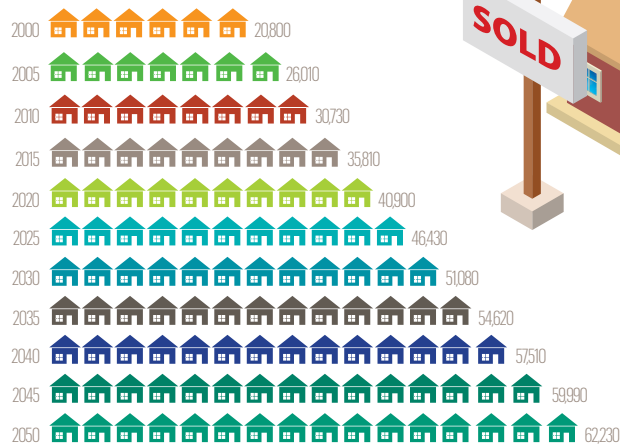
High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

Source: 2010 U.S. Census

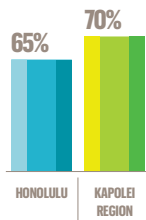


KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

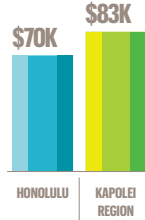


HOME OWNERSHIP RATE



SOURCE: 2010 Census

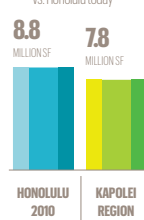
MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

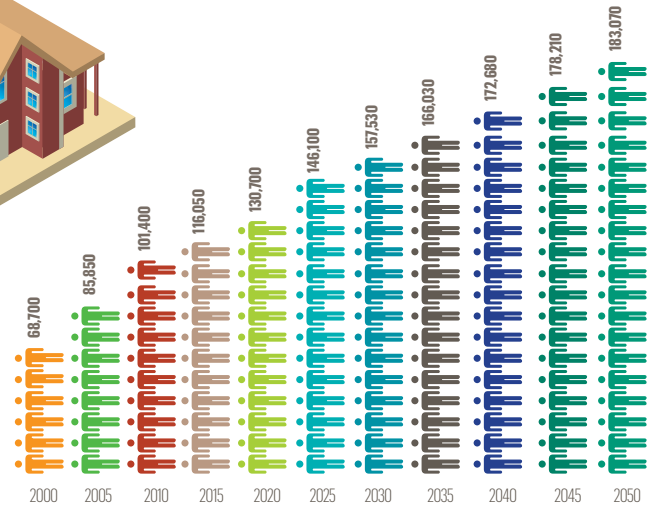
Kapolei tomorrow vs. Honolulu today



SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander

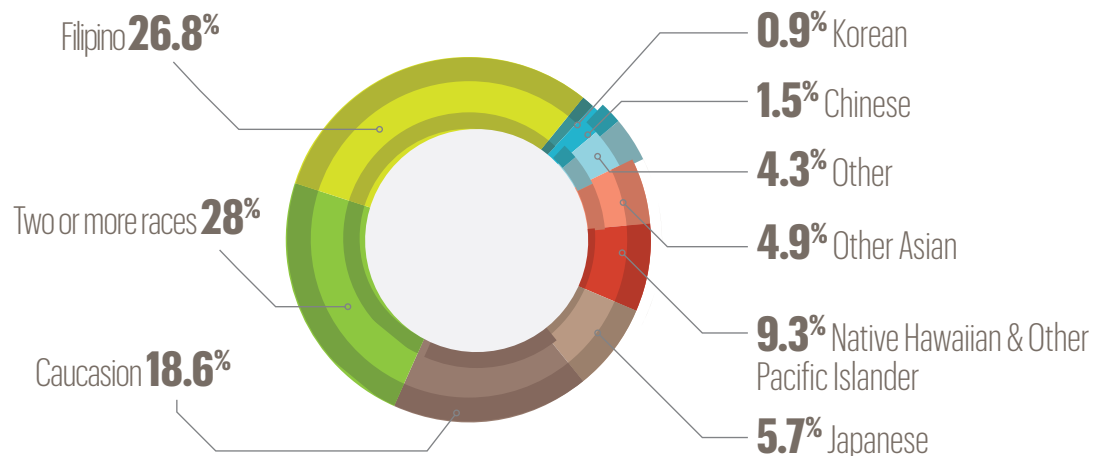
KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



CHANGE FROM WITHIN

ELIZA TALBOT

Director of Government Relations
The Resort Group, Master Developer for
Ko Olina Resort

+ One never knows what moment is going to change the course of your life, for Eliza Talbot it came in a summer internship she took after graduating from the University of Southern California in 2004. She moved back to Hawaii to be with her father and accepted an internship with the communications department in the office of then Governor Linda Lingle. “It was such an amazing experience, I learned so much in such a short amount of time, it was then that I realized that politics and policy were really my passions,” says Talbot, who is the third generation in her family living and working in the Islands. From there she went on to work for a former west side State Representative and later City Councilmember as the Chief of Staff. Along the way she earned a law degree and a masters of public administration from the University of Hawaii at Manoa. She also worked for an advocacy firm in Honolulu and in a City Manager’s office for a municipality in the Bay Area of California. Through her government work, she learned you can do the most good when you are closer to the people.

“It may sound kind of cliché, but I really do like figuring out how to make things better and I prefer the county level better because you can get more done,” says Talbot, who now works for the Resort Group, the Master Developer of Ko Olina, as their Director of Government Relations and Development. “Even though it’s on a smaller scale, you are with people every day, you have more ability to help. I felt at the state level it was harder to make a difference.”

Though now in the private sector, Talbot continues to serve as a dedicated member of the Kapolei Chamber of Commerce,

PROFILE



It may sound kind of cliché, but I really do like figuring out how to make things better.

working to help the west side overcome the losses of the pandemic as the Chair of the Business Revitalization Task Force of West Oahu. They have laid out a six prong attack to help build economic resiliency for west side businesses and residents and to help attract visitors that

will contribute to the Leeward Coast. “We are trying to figure out how to make tourism work for kama’aina, right now. It feels like tourism is at a tipping point. So the idea of regenerative tourism for the west side is a way to attract visitors that want to give back and learn about our culture and our environment,” says Talbot.

Though she spent a great deal of her life in southern California, she feels her family roots here and knows this is the place she should be. “It is home for me out here, I have spent a lot of time away from Hawaii and I missed it and I don’t plan to go back to California,” says Talbot. “I get to raise my son here, which is something that is really important to me. The lifestyle, the culture and the values are much more aligned with what I want for my son.” 🌴



THE FUTURE OF HEALTH CARE IS HERE

WEST OAHU MEDICAL OFFICE AT KAPOLEI NOW OPEN

We're bringing more services, convenience, and high-quality care to West Oahu's growing community.



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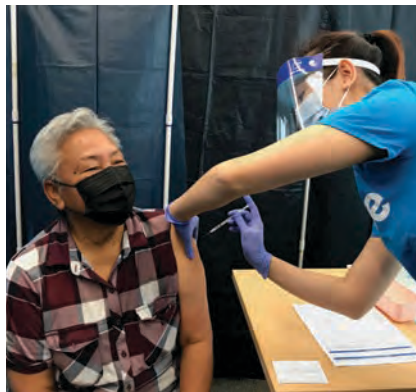
KAISER PERMANENTE® **thrive**

HEALTHCARE



EMERGING WHILE CARING FOR OUR COMMUNITY

In creating a true secondary urban center there are so many components to the infrastructure that allow it to succeed, but while sewers and streetlights are important, nothing feels so pressing as the need for adequate access to quality healthcare and the past year has seen massive growth in this area. Kaiser Permanente opened their \$60 million health center right in the heart of the city in April while The Queen's West Medical Center – West O'ahu is undergoing a quadrupling of its size to accommodate the burgeoning community here on the Leeward plain. Urgent Care needs are now being met in Ka Makana Ali'i with the addition of Straub Medical Center – Kapolei Clinic & Urgent Care and Queen's Island Urgent Care in Ewa Beach. The Waianae Coast Comprehensive Health Care Center debuted the James and



Abigail Campbell Clinic in Nanakuli, and for those who served our country the Veterans Administration ALOHA Clinic and the Daniel K. Akaka Hawaii State Veterans Home are coming to Kapolei. At the heart of it all, our health care community and frontline workers came together and worked endlessly to COVID test and vaccinate our community.

RAISING THE CURTAIN ON VACCINATIONS

Even before they opened the doors of their new \$60 million facility in April, Kaiser Permanente began making their mark on the community by partnering

with Consolidated Theatres and James Campbell Company to create a mass vaccination site in March of 2021. In the three months it was open they administered 45,000 immunizations out of the original movie house in Kapolei. "The community was very appreciative of having access to the vaccine right in their community especially as we offered Saturday hours/appointments," says Andrew Giles, assistant hospital administrator for Kaiser Permanente. "Our staff who worked at the site were honored to help their friends and neighbors protect themselves and their families against COVID-19."

Kaiser Permanente West Oahu Medical Office at Kapolei's new 40,000 square foot facility is located on the corner of Kapolei Parkway and Kamokila Blvd. and offers new and enhanced services including urgent care with extended hours to include nights, weekends, and holidays; women's health services; and general radiology, mammography, and ultrasound imaging. They also want to be involved on the preventative side with walking paths and a Community Engagement Center, which are accessible to the public. The community can gather and learn healthy lifestyle choices and participate in culinary programs.

Recently the Kaiser Permanente West Oahu Medical Office began administering flu shots and performing diabetic retinal screenings as well. “We’ve seen an overwhelming positive response from our patients and the community,” says Jennifer Cabael, a registered nurse and manager of the West Oahu Medical Office. “The busy families of Kapolei appreciate the convenience of so many services under one roof and access to urgent care in the evenings and on weekends and holidays. The walking path is used by staff, patients, and the community. The vegetables and native plants are thriving.”

In addition to making all these services available, they recently provided a grant of \$100,000 to the Council for Native Hawaiian Advancement to research the root causes of why COVID-19 is affecting their community so severely. “We have seen how COVID-19 has disproportionately affected our Native Hawaiian community, caused in part by high rates of underlying health conditions such as diabetes, heart disease, obesity, and asthma,” said Greg Christian, Hawaii market president, Kaiser Foundation Health Plan and Hospitals. “This disparity underscores the immediate need to advocate for racial equity in education, community investment, and health care for the Native Hawaiian community.”

LOOKING TO THE FUTURE

The Queen’s Medical Center – West O’ahu has begun their \$500 million makeover, that started with a brand-new parking structure that stands eight stories tall, contains 540 new stalls and is festooned with 810 PV panels to help offset their energy use. “The growth of West O’ahu is exciting, but means there will be increasing medical needs as the community evolves,” says Jason Chang, COO of The Queen’s Health Systems. “We are really proud to be the community’s hospital and are being proactive in expanding emergency care and adding services that the community needs. Our commitment to expanding the hospital is only part of our vision for the West region. We are also investing in primary care and adding specialty services here in the community.”

Knowing that the population of Oahu is rapidly moving west, some estimates have 50 percent of the total population living on the Leeward side by 2030, the



**The growth of
West O’ahu is exciting,
but means there will
be increasing
medical needs as the
community evolves.**

—JASON CHANG

COO, THE QUEEN’S HEALTH SYSTEMS

imperative to expand their campus now was felt by Queen’s. The expansion will take the campus from its current size of 250,000 square feet up to 1 million and expand their bed count to 260 single occupancy rooms, up from 104 today. The majority of residents moving west are young families and first-time home buyers so they are emphasizing their keiki services including Primary Care, After Hours Care, Emergency Care, Imaging, Ear Nose Throat, Audiology, Orthopedics, Rehab, and Sleep Lab. The vision is to have a campus that is healing to the patients, and the environment. From the photovoltaic additions to grey water irrigation for the landscape, they are looking to shrink their carbon footprint while increasing green spaces and walking paths outside and bringing in more natural light and views of nature to aid the healing inside.

Phases 1 and 2 will be constructed over the next decade, bringing about a

new three-story clinical services center with a five-story patient bed hospital tower. Phases 3 and 4 are to happen in the subsequent five years bringing in a two-story clinical services center with a three-story hospital tower, a replacement of the old Sullivan Center with two new five-story physicians’ office building, another seven-story parking structure and an expansion of the Emergency Department. In the near term, they have obviously put all their weight behind helping the community help themselves by administering 270,000 COVID vaccinations as of mid-August. “The Queen’s Health Systems is deeply committed to protecting our state from COVID-19,” says Chang. “We were the first to offer vaccinations to our kupuna and will continue to bring vaccines to each community. Mass vaccination locations have slowed considerably, so we’ve turned our attention to smaller grassroots efforts in our communities that include education, dispelling myths and getting to everyone who wants to be vaccinated.”

SERVING THOSE WHO SERVED

While the new state Veterans Affairs home under the construction near the center of Kapolei will help veterans and their families with long term care, those with outpatient medical care needs will soon be able to fulfill nearly all necessary treatments at the new \$120 million VA multispecialty outpatient clinic being built in Kalaeloa. Located just south of Costco Kapolei, the 90,000 square foot multispecialty facility will provide primary care, mental health care, radiology, laboratory, diagnostic, pharmacy, and specialty care for the area’s veterans. It is referred to as the Advanced Leeward Outpatient



The VA ALOHA Clinic, totaling 90,000 square feet will provide veterans in West Oahu much needed services.
PHOTO COURTESY OF HUNT DEVELOPMENT GROUP.



Healthcare Access project, or ALOHA Project for short. The groundbreaking is planned for December, with completion slated for late 2023, early 2024. The clinic is expected to reduce wait times and alleviate traffic jams and addresses the challenges with parking space shortages veterans face on the Tripler Army Medical Center campus near downtown Honolulu. Though slightly smaller than the town location, they still expect to be able to comfortably serve 15,000 veterans a year while creating jobs for another 200 residents.

“Leeward Oahu veterans have been waiting for years for a new facility that would improve their access to health care closer to home,” said Sen. Mazie Hirono in the VA’s news release. “This lease award brings us one step closer to making the ALOHA Project a reality for these veterans and is progress toward fulfilling the vision of Sen. Daniel K Akaka, who first spearheaded this

project working with local veterans.” Her thoughts were echoed by Rep. Kaiali’i Kahele, “The ALOHA Project will help more than 87,000 veterans on O’ahu receive the benefits, resources and services they deserve. I am honored to carry out the mission of Sen. Akaka to deliver results for our veterans who dedicated their lives to protecting our country.”

HOMEGROWN HELP

With the opening of the new James and Abigail Campbell Clinic in Nanakuli, the Waianae Coast Comprehensive Health Care knew they would need more physicians as they tripled their size from the 4,140 square foot clinic at the Nanakuli Pacific Mall shopping center to the new 12,400 square foot. clinic at the Nanakuli Village Shopping Center, so they decided to grow their own. “The Nanakuli Clinic exemplifies our mission of being a learning center that offers

health career training to ensure a better future for our community,” says Dr. Stephen Bradley, chief medical officer for the Waianae Coast Comprehensive Health Care. “Two of our Nanakuli doctors are instructors at our partner medical institution with A.T. Still University, in Mesa Arizona, training second and third year medical students at our health center in Waianae. Within the past twelve months, we’ve hired two Family Physicians of Osteopathic Medicine that have trained with us as part of the A.T. Still University medical school program.”

In addition to family medicine, Nanakuli Clinic has also hired two psychologists that have successfully trained within our accredited Behavioral Health training programs. “It is a testament that the providers we train during their educational years choose to return to work for us in a community health setting upon completing their residency and fellowships, especially during Hawaii’s statewide physician shortage which worsens when looking at federally designated medically underserved areas such as Waianae. shared Dr. Bradley. The clinic offers primary care, behavioral health, patient assistant services and an in-house pharmacy, and increases the overall access and capacity to serve an additional 2,000 - 2,500 patients from the 6,000 patients served at the old Nanakuli clinic.

LET’S GET VACCINATED!

The idea behind the West Oahu Vaccination Task Force was to bring together all the major healthcare providers, the Department of Health to work together collaboratively with



Waianae Coast Comprehensive Health Center’s newest clinic, The James and Abigail Campbell Clinic in Nanakuli also serves as a learning center.
PHOTO COURTESY OF WCCHC.

Bringing new life to

Kalaeloa



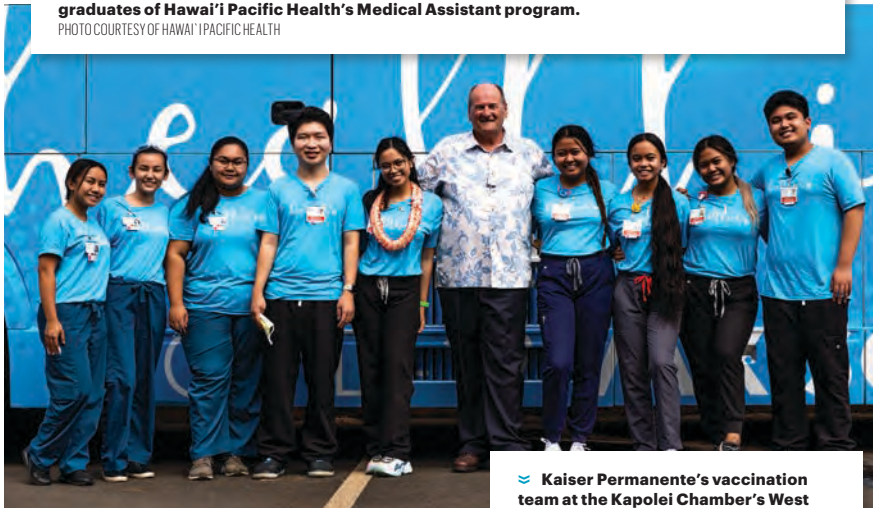
A community suited for local lifestyles with homes and employment opportunities is coming alive at Kalaeloa. The transformation of 540 acres into a thriving mixed-use community is taking place now and into the next two decades, with extensive infrastructure planning and design led by Hunt Companies.

Hunt's multi-million dollar investment to redevelop the site of former Barbers Point Naval Air Station includes Wākea Garden Apartments, comprising 100 affordable rental homes, as well as over 50 local businesses, including Gentry Homes, Coral Crater Adventure Park, Kama'aina Kids Preschool, Tripler Army Medical Center's Warrior 'Ohana Medical Home, the Advanced Leeward Outpatient Healthcare Access (ALOHA) project by the Veteran's Administration, and a number of other commercial and industrial ventures.

With 30 years of service in Hawai'i, Hunt is committed to a long-term vision of creating premier communities that complement the cultural and natural riches of our island home.

Carl Hinson, Workforce Development Director and Waipahu High School students and graduates of Hawai'i Pacific Health's Medical Assistant program.

PHOTO COURTESY OF HAWAII PACIFIC HEALTH



Kaiser Permanente's vaccination team at the Kapolei Chamber's West O'ahu Vaccination Task Force efforts in Campbell Industrial Park.

PHOTO COURTESY OF THE KAPOLEI CHAMBER OF COMMERCE.



the Kapolei Chamber of Commerce and local businesses in order to have businesses set up opportunities to get vaccinations into arms and education into minds. “Our community is way under-represented when it comes to vaccinations status, the last I saw Kapolei was still at 35 percent of residents had been vaccinated,” says Carl Hinson, the director of workforce development for Hawaii Pacific Health. “We were trying to come up with ways to involve employers and we came up with this Campbell Industrial Park pilot program, over three days with all of us, The Queen’s Medical Center – West O’ahu, Kaiser Permanente, Waianae Coast Comprehensive Health Center and Hawaii Pacific Health, all coming together and setting up vaccination pop-up clinics throughout the entire park. This is really is a great example of how the Kapolei Chamber can lead efforts pulling together all the right parties in to make sure we are doing the absolute best we can do for our community.”

The Chamber teamed up with the Kapolei Local Emergency Action Network (K.L.E.A.N.), a non-profit organization involved in a number of activities to promote the welfare of Campbell Industrial Park and its surroundings, to create this program to educate and vaccinate the workers in the Park. In addition to bringing the shots to the people, the Kapolei Chamber hosted talk story sessions with Q&A sessions to address vaccination hesitancy, bringing in health care professionals like Jacob Schafer, epidemiologist and director of infection control & employee health at

Waianae Coast Comprehensive Health Center.

“This is the most important economic issue that the [Kapolei] region faces today,” says David Tumilowicz, senior director of marketing and community health for Kaiser Permanente and member of the Kapolei Chamber Board of Directors, “We need to support our businesses with education and resources helping them to encourage their team members to vaccinate.”

GET ON THE BUS

When the health care providers started offering vaccinations, Hawai'i Pacific Health, soon realized that having everyone come to their facilities was not going to get the population vaccinated fast enough. “As we were starting to notice declining demand, it was not so much that the demand was down, but rather that people were having challenges getting to the larger vaccination sites,” says Carl Hinson, the director of workforce development

for HPH. “So, I reached out to Principal Keith Hayashi at Waipahu High School and asked the question, ‘What if we did vaccinations on campus, would that be something the Department of Education would be interested in?’ He said, ‘Absolutely!’ They started reaching out to other principals and the other schools were all interested in participating. A motorcoach previously used for tours was retrofitted into a mobile vaccination clinic with four socially distanced vaccinating areas in the front and 20 seats in the back to transport all the personnel.

Starting in early May of 2021, the Hawai'i Pacific Health Vaccination Bus rolled out to Waipahu High School, followed by several other high schools in the area. Very quickly the demand grew as Ka Makana Alii requested Saturday visits parking the Vaccination Bus next to the Straub Medical Center – Kapolei Clinic & Urgent Care As the operation became more streamlined, they ramped up to vaccinate 700 people on the bus in a day, as of this writing they have administered more than 15,000 vaccines to people who would not have otherwise gotten a shot. The staffing on the bus is filled by the usual suspects, with one notable exception. “There is a huge shortage of medical assistants across the state,” says Hinson, who once worked as a physician’s assistant himself. “We came up with the idea of setting up a medical assistant program in our high schools so that maybe we could train our children to be successful right out of high school. Once they have graduated from the program, they are certified to give vaccinations. On the bus you have students actually giving vaccines to their classmates, and one actually got to vaccinate her own father, lots of really cool stories you wouldn’t normally see going on at a high school.” The program has graduated all 71 students who have been admitted to the program over the past three years with 27 more enrolled this year. They all passed the national certification on the first exam and now are either working for HPH or are pursuing further studies in the medical field.

PROTECTING KUPUNA

No group in the past two years has seen more devastation than the elderly as retirement communities from across the country have lost swaths of their



PHOTO COURTESY OF 'ILIMA AT LEIHANO SENIOR LIVING

population to COVID-19. It was with an eye to preventing such tragedies from occurring in Kapolei that Mark Tsuda, executive director of 'Ilima at Leihano, made the prescient move to inform all his employees that vaccinations would be a requirement for employment. 'Ilima at Leihano is part of the Kisco Senior Living group who decided on the vaccine mandate for its 21-communities nationwide with different vaccination deadlines, Tsuda chose the earliest deadline of August. He made this announcement in May of this year, months ahead of when hospitals began mandates followed by Governor Ige began mandating it for state employees. Since March of 2021, 'Ilima at Leihano's vaccination rates for residents stands at 99 percent, which has allowed them to allow regular guest visitations once more. All fully vaccinated visitors can now visit with residents in their private apartments or community areas without scheduling an appointment. For the non-vaccinated and children under twelve they do still allow visitations, but only outside at the poolside lanai with a plexiglass shield between them and the resident. The result has been tremendous with zero cases found among residents for the entirety of the pandemic.

The 84-room facility is served by a staff of 81 people who have an ingrained sense of the importance of their work. "We have a strong sense of responsibility for the safety and care of our residents," says Tsuda. "The past 18 months has really given me an appreciation for our staff, residents and residents' families who have been very supportive of our safety protocols." There has been so much swirling negativity in the world

at large, Tsuda has been pleased how his team has drawn together in the face of the crisis. "It created a stronger team focused on the safety of our residents, staff and families," says Tsuda. "We improved communication with 'no silos,' employees may speak with anyone to solve problems, clarify protocols for the benefit of the entire community, it is not about going up the chain of command then going down again to get something done or find an answer. We developed strong leadership by doing the right thing and not waiting to see what everyone else is doing as evidenced by our vaccine mandate in May."

A HOME FOR HEROES

The underutilized fairgrounds at the center of Kapolei have finally found their true purpose now that local construction company Nan Inc. has broken ground on the \$98.4 million Daniel K. Akaka Hawaii State Veterans Home, finally

community, spread amongst a pair of two story residential buildings. It will also feature a nursing facility with long-term care services such as geriatric mental health/dementia/Alzheimer's care, rehabilitation therapies, hospice, respite and adult day care. The Home will target both long-term and short-term-stay veteran populations, eligible spouses and Gold Star parents and will be open to all veterans living in Hawaii and is scheduled to be open in April 2023.

Its construction is unusual in that it is a mixed-use facility of both residential and light commercial, featuring all the living space, plus a commercial kitchen and laundry, administrative offices and rehabilitation and therapy rooms. It is designed with the sun baked westside in mind with roof overhangs, sunshades and even a special glaze on the windows to reduce solar heat gain. It is employing more than 100 people during construction, but should create

The Daniel K. Akaka Hawaii State Veterans Home will have 120 beds for both long-term and short-term stay veteran populations.
PHOTO COURTESY OF NAN INC.



IMAGE COURTESY OF NAN INC.

giving westside veterans an option for long term care. Naming the facility after the late senator was a given as a World War II veteran who knew intimately the challenges that veterans face on a daily basis. When serving as the chair on the Senate Committee on Veterans Affairs, Senator Akaka fought tirelessly to expand services for veterans and would have surely been proud to finally see a second home opening up to serve a population of veterans estimated to be 118,000 in Hawaii, with two thirds of those residing on Oahu. This project will add 120 beds to serve the

200 new jobs once open, not to mention internship opportunities for students from local high schools and UH West O'ahu. This job creation is important, but Major General Kenneth Hara neatly summed up its true importance while speaking at the groundbreaking, "It is impossible to adequately pay tribute to the veterans and their families for their sacrifices protecting our beloved country. Our men and women, many of whom continue to serve today, represent just less than half of 1 percent of our population. We must remember them today and every day." 🌴



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THE RIGHT MAN AT THE RIGHT TIME

JACOB SCHAFER

Epidemiologist, Director of Infection Control & Employee Health
Waianae Coast Comprehensive Health Center

+ It is hard to overstate the importance of Waianae Coast Comprehensive Health Center (WCCHC) landing epidemiologist Jake Schafer, a man who spent a decade on the front lines of epidemics in Africa and Southeast Asia. When he took the position three years ago it was to step away from the frenzy of disease chasing and enjoy a sleepy second half of his career on the Waianae coast where he might have to deal with a smattering of Hepatitis cases or pockets of Dengue Fever. “I decided I had had enough of the crazy adventures chasing down disease outbreaks, let me take a little break and focus on community health for a minute,” says Schafer, who studied in Scotland and Belgium before heading to Africa. “Then of course, wouldn’t you know it, we had a major pandemic. It is not what I expected, but I have been training for this my whole life. We always knew the big one was coming, just a matter of when, but I had always envisioned myself with all the international stuff, but it is so fortuitous that here I am working in my own community where I live trying to deal with it.”

Makaha was home base for him when he was living internationally, so returning here to serve his community was a natural fit. He has found many of the issues he was dealing with overseas have helped inform him on how to best reach out to his neighbors. “The Westside has always had a special spot in my heart, and I think a lot of lessons learned from international development are applicable here,” says Schafer, who spent most of his adult life chasing down outbreaks and epidemics like Ebola, Cholera and Bird Flu. “We have a large indigenous population in the community and some have a historical –

PROFILE



“
[The COVID pandemic] is not what I expected, but I have been training for this my whole life.

and justifiable – mistrust of government and health institutions. Many social issues are also leading to poorer health outcomes and high rates of pre-existing conditions. We also face significant challenges with health literacy. We knew once COVID got into the westside community that it was really going to

take hold. And now we have the perfect storm of general pandemic fatigue, we have been at this for a year and half and people are sick of social distancing. We have the lowest vaccination rates in the state at 35 percent and then you have Delta, which really is a different beast.”

So how does one decide to dedicate their life to the study of infectious diseases? Blame Hollywood, of course. “My mother was a microbiologist at a cheese factory, hence the science bug, she thought it would be a good idea to show me the 1995 film Outbreak when I was about eight years old,” says Schafer, who was born and raised in rural Wisconsin. “It scared the crap out of me, but ever since then I wanted to be an epidemiologist.” In the saddest and most challenging version of life imitating art, the team at WCCHC continues to do their work battling the virus with Schafer at the lead, digging deep to make sure they can continue the slog 18 months into this fight. 🌟

EDUCATION



OPENING DOORS TO CREATING FILM AND NEW CAREERS

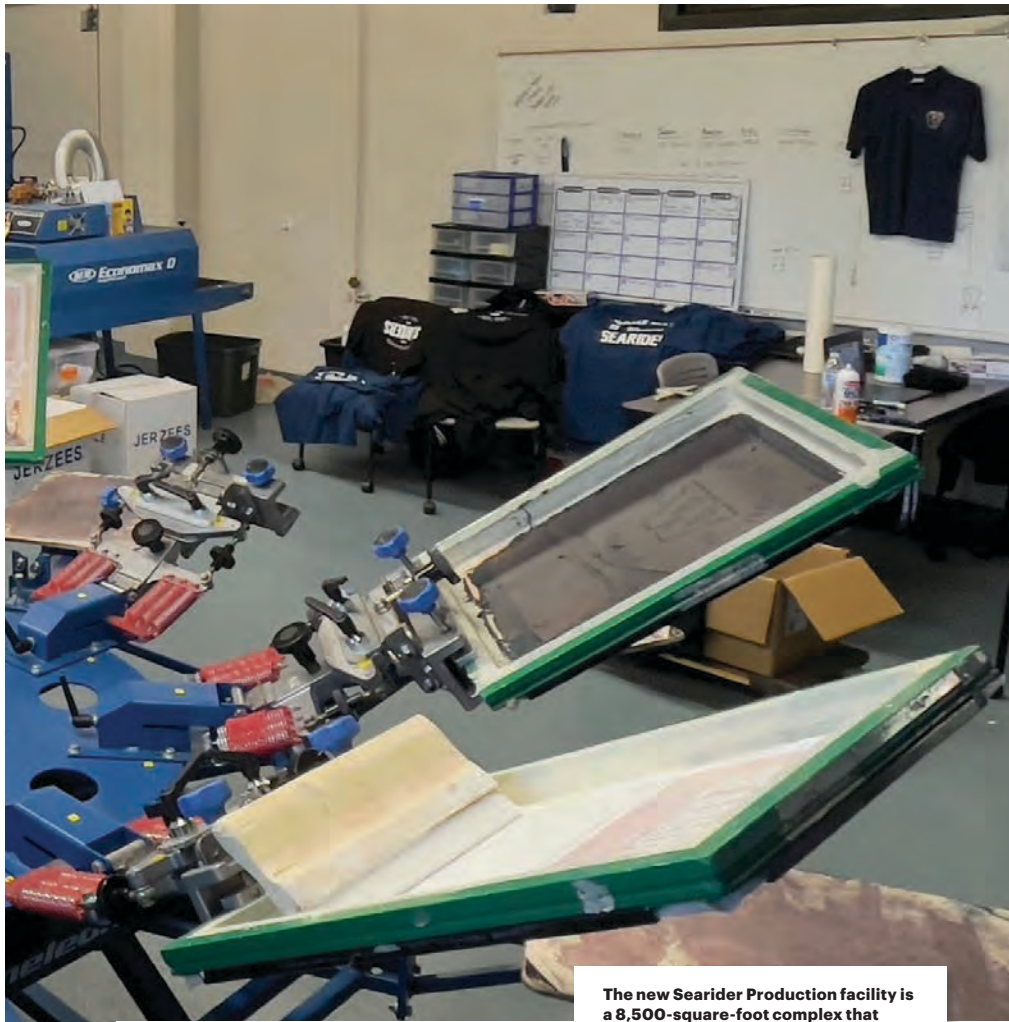
The future looks bright for our future film makers as the new Searider Production facility and the Academy of Creative Media open their doors. With our number one industry in tourism impacted, hours and jobs cut, residents are looking to shift to new careers. Spanning from UH West O'ahu to Leeward Community College

to the Hawaiian Trades Academy at the Council of Native Hawaiian Advancement, our education providers stepped up to provide the skills, know-how and certifications to start those careers in a variety of fields.

TELLING THEIR STORIES

Long before the pandemic scuttled the primary industry in our state, Candy

Suiso was looking for professional opportunities outside of tourism for her students. "We are strong believers that we have to look to an industry other than tourism to support our economy and we always felt it was creative media, in particular the film industry," says Suiso, who co-founded a creative media academy named Searider Productions in 1993 at Waianae High School. "People come here to use our background and tell our story. Our kids are now trained to tell our story, our way. They have always been strong storytellers, but now they are strong filmmakers." What began nearly 30 years ago on the Leeward coast with a couple of handheld



The new Searider Production facility is a 8,500-square-foot complex that includes a "makerspace" or shop.
 PHOTO COURTESY OF SEARIDER PRODUCTIONS

cameras and a Spanish teacher has blossomed into a \$10.7 million facility hosting 250 kids and supplying a workforce for the approaching \$1 billion industry that Suiso sees as our future. "We are creating the workforce for what is to come for Hawaii, our kids now can stay home and learn, our best and brightest don't have to leave Hawaii, they can now get trained here right in their backyard," says Suiso. "These are amazing, creative minds that will take over the future in the film industry here in Hawaii."

The new Searider Production facility is a 8,500-square-foot complex including a lobby/entry, "makerspace" or shop, two new classrooms, an office-conference room, new restrooms, covered lanai and a flexible, multi-purpose open courtyard that will be used for classes and to host other gatherings. "Another big dream becomes a reality thanks to all our students past and present and supporters who have believed in them since 1993," says Suiso. "The new facility will serve as a mini-campus for our program, which has expanded to serve hundreds of students every term and even over school breaks. And the flexible spaces will be used for classes for all of our Waiānae HS students, as well as allow us to create events that include the local community." It is true





PHOTO TAKEN BY A STUDENT AT THE UNIVERSITY OF HAWAII - WEST OAHU'S ACADEMY FOR CREATIVE MEDIA

that most of these kids will not be the next 'Spielberg', a lot of them may not work the creative media or film industry at all, but the skills they are learning through the program will aid them in whichever industry they end up in. "These kids are tech savvy, everything we do in the classroom is relatable to real life, although we teach them the skills of video production, photography or graphic arts, we really are teaching them life skills that they will need when they leave us like teamwork, cooperation, meeting deadlines and respect for others," says Suiso. "We want to make them employable no matter where they go. No matter what job you go into today you are going to need some kind of technology skills."

CREATING FUTURE FILMMAKERS

Completing what Suiso refers to as the "Seamless Pipeline of Creative Media" is the brand new \$37 million Academy for Creative Media Facility (ACM) on the east side of the UHWO campus. "The new building is a game changer for the state, the university and for the campus, it is offering facilities that otherwise you would have to go to the mainland for,"

says Chris Lee, the founder and director of the Academy for Creative Media system at UH. "We have done our best to future-proof it, but it has every toy I could want if I was going into content production. The West Oahu campus has very much been on the cutting edge of all the changes that have happened in creative media, in terms of production and the platforms that are available."

The centerpiece of the academy is the 100-seat Dolby Atmos screening room, which Lee says is comparable to what big studios use for mixing their films. In the center of it is a sound mixing board that allows them to produce films like the pros. There are also four picture suites, one color suite and a sound suite to allow them to work on all the components of movie making. There is a mill room for creating the sets with laser cutters and 3D printers and eight Foley pits, which is where sound effects are created post-production. Picture the swishing of dresses, the turning of a doorknob or the crunching of feet walking in the sand, those are all created artificially and now can be duplicated on campus. Much like Suiso, program director Sharla Hanaoka

knows all her students are not going to be making movies, but the skills they will be learning are so important for 21st century careers.

"You learn the skill stuff like how to run a camera or how to do graphic design, but how to apply those skills is what is important, how do you problem solve," says Hanaoka, who has been with the program since 2008. "A lot get media jobs, but they end up using their thinking skills more than their hands-on skills. They tell me how if they hadn't done our project-based learning they would not have been able to think out of the box. That is the secret sauce that we teach them to think on their feet. Our students are getting hired because they have this X-factor, they can do the graphics, run the social media, etc. Most of our students here on the west side are looking to get a job right away, so it's important to give them the skills to get a full-time job and benefits and then figure themselves out and work on their passion. It's important that they be able to do both, to not lose who they are but also be able to do the work to pay the bills."

BACK TO WORK

The ACM grabs all the glitzy headlines, but the nut and bolts mentality at Leeward Community College is getting residents retrained and back in the workforce in a hurry. "We offer a wide range of industry certifications for local, in-demand jobs, which can be obtained through short-term training courses," says Patrick Leddy, the program coordinator at the Leeward Office of Continuing Education & Workforce Development (OCEWD). They have computer classes ranging from the most rudimentary basic keyboarding and an introduction to computers to cybersecurity and router technology, even boasting their one day "FastCourse" model to help students brush up their existing computer skills. For the more physically minded they have motor vehicle license and certifications for anything from a tractor trailer to a forklift, both jobs in high demand with the growing warehousing and shipping businesses in Kapolei.

Healthcare is more than just doctors and nurses, with hundreds of positions available within the industry. Leeward CC can help with the basics one needs to work as a medical receptionist,

pharmacy technician or medical biller. One can build their own business program as well, showing the path to owning your own company and the pitfalls you may encounter on the way. As always, they have their CTE Programs (Career and Technical Education) that can start you on your way to being anything from an auto technician to medical records specialist. The curriculum continues to evolve as Leeward CC is installing their portion of the Oahu Back to Work initiative, a short-term employment training programs that will help residents learn skills to apply for jobs that local companies are looking to fill today.

EMPHASIS ADDED

Sometimes you don't need a whole new job field, just a fine tuning of what you are already pursuing, which is the idea behind the two new offerings at UH West O'ahu. The first is to their business administration degree with a new emphasis on data analytics, making graduates of the program much more employable. "Skilled data analysts are in demand as businesses increasingly rely on data analytics to inform their decisions," says Jeffrey Moniz, vice chancellor for Academic Affairs at UH West O'ahu. "Professionals who are able to use data analytics should continue to be in high demand as more companies rely on big data and analytics technologies." Students will learn how to use data to make better decisions for their company, the ethics behind using data and the best ways to demonstrate what the data says to their coworkers.

The second addition is that of a long-term care certificate developed by the Public Administration division. With lifetimes being ever extended by modern science, there has never been more work available then now in the field. "As a growing segment of our population ages, along with the fact that people are expected to live longer, the need for long-term care is becoming more urgent," says Moniz. "The certificate in Long-Term Care is an attractive option for those already working in health care who might be seeking to enhance their qualifications, or students might pursue it along with a bachelor's degree."

A HAND UP

Providing opportunities to improve the lives of Native Hawaiians is at the



Leeward Community College's CTE Program (Career and Technical Education) is just one of the programs at LCC for students to attain much needed skills.

PHOTO COURTESY OF LEeward COMMUNITY COLLEGE

heart of the Council for Native Hawaiian Advancement's (CNHA) mission and they know one pursuit to a better life is through career advancement. Even

before the pandemic, the Hawaiian Trades Academy offered introductory courses to different, higher paying vocational fields that may raise the

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quality of life for local families. These courses have streamlined syllabuses to be completed within 8 to 13 weeks. Their police and fire academies give participants the basics needed for the test and outline the rigors of the job so they can prepare themselves physically. The carpentry and solar courses get students ready to enter these growing fields, where workers are highly sought after. Classes are conducted at their space at Ka Makana Ali'i shopping center, but many have pivoted to hybrid, which while not ideal, has allowed them to teach courses to neighbor island residents who would not have access otherwise.

While more money certainly helps, they also want to build a sense of pride and belonging in their students as well. "No matter what curriculum they are taking, some time within the course is dedicated to teaching them more about Hawai'i in general, giving them a deeper sense of place, of culture, of people," says Mehanaokala Hind, senior vice president of community programs. "Also, what elements of Hawaiian



The Commercial Drivers License (CDL) course is one of the courses offered at the Council of Native Hawaiian Advancement's Hawaiian Trades Academy.

PHOTO COURTESY OF THE COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT

culture have to do with their particular industry, for instance in carpentry the instructor brought in elements of our history that had to do with measurement and traditional tools. Not that you are going to go back and use those tools,

but they learn how to measure using land features to figure out where the best place to put a house is. We make sure they leave with a better sense of the place they are calling home and the profession they are doing." 🌴

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PROFILE

THE ART
OF TEACHING**SHARLA
HANAOKA**

Director of Creative Media
University of Hawai'i - West Oahu

+ For Sharla Hanaoka, the director of the Academy for Creative Media at UH West O'ahu, she had a pretty typical west side upbringing. Born and raised in Waipahu, she attended Pearl City High, followed by Leeward CC and UH West O'ahu. She had no idea what she wanted to study, but her friends were studying psychology, so she followed suit. Not exactly the resume for someone chosen to run a creative media department at a university, but it was her atypical life outside of school that would set her apart. Raised by a schoolteacher mother she was immersed in all variety of extracurricular activities, dancing hula and playing piano by age four, sewing classes before kindergarten began. "I was always in an art field," says Hanaoka. "All of these things led

me to being creative. It wasn't a chosen path for me but I do realize that every aspect of my life involved creativity and that every job I had involved some aspect of applying creative thinking. There's a huge value in being a problem solver. And I think that's why I am here. I am here to provide the students the opportunity to be creative in all aspects of education and then in the work world. It's a benefit to be creative and a plus to be an artist."

The art side of her personality got a chance to raise its head after she lost her job during the 2008 Recession and was stuck on unemployment, trying to figure out what she wanted to do next. As part of the unemployment process, you have to apply for jobs so Hanaoka applied to be a digital media teacher at Leeward CC, "and here I am today!" Hanaoka said with a laugh. She has been with the program ever since, helping to shepherd it from a smattering of classes into a fully formed degree program now as they unveiled Bachelor of Arts in Creative Media that started in 2019. Two years after making it official, UH West O'ahu gave it a new home with the \$37 million Academy for Creative Media facility on the east side of campus. As



**There's a huge value
in being a problem
solver. And I think
that's why I'm here.**

the campus slowly and safely reopens Hanaoka cannot wait to see how a new batch of students flourishes in the new facility. "The bachelor's degree works better because the focus areas can have a little more depth," says Hanaoka, noting the focus areas are general creative media, communications in new media technology, design in media and game design and development. "We rely highly on adjuncts, people that are in the field that know what is going on in the industry. We have lecturers from everywhere from the Honolulu Symphony to HONBLUE. I feel it is a benefit to the students to be able to network and make connections." 🌈

Place-based education is at the core of Malama Learning Center's existence for over two decades.

PHOTO COURTESY OF MALAMA LEARNING CENTER



SUSTAINABLE SYSTEMS

PLANTING THE FUTURE

Teaching and guiding our future leaders and equipping them with the tools and knowledge to sustain our ecosystems has been a part of Kapolei's landscape for years. During the pandemic a heightened awareness of food sustainability in our state emerged and educating our youth and community about caring for our āina came to the forefront.

MALAMA AINA

In their nearly two decades of existence the Malama Learning Center has been promoting an idea that is now being hailed as revolutionary, "place-based education". Long before it became fashionable, they were taking ordinary

people, helping them get their hands dirty planting loi and removing invasive species to aid this island in return back toward its indigenous roots. Malama Learning Center is an environmental education organization with the mission to teach and inspire communities to create healthy living environments. "It is very timely now with what people in Hawai'i and throughout the world have been going through with the pandemic," says co-founder Pauline Sato. "Early on our in-person participation suffered greatly, but over time we were able to safely gather and do the conservation work we needed to get done with small groups of students and volunteers."

This summer they offered their 9th Annual Malama Aina Field School, a conservation program for middle and high school students. "We held it as a hybrid (online and in-person) session, splitting the group in half so that no more than ten students were together," says Sato. "Because we were

outdoors throughout the five weeks, we could conduct the program safely. We visited five different environmental and cultural sites and worked with our site hosts to make the land better than we found it, such as removing invasive species and building taro patches. In addition to working with students, we also engaged teachers in creating new lessons associated with the sites to truly explore 'āina-based learning."

The training may be better described not as teaching students a new career, but a better way to live life. "People seem to be attracted to learning about growing and using plants, both native and edible. That fits perfectly into our Ola Nā Kini program," says Sato. "We held online workshops to teach people about some of our favorite native plants and how to germinate them from seeds and cuttings, we gave thousands of packets of native seeds collected from our restoration sites to teachers and families, we gave away more than 1,000

plants during Arbor Day in November of 2020 to just about as many families, and we worked with volunteers to restore seven diverse sites from mauka to makai with native Hawaiian plants. We have also begun to create a two acre plot that will blend native, culturally significant, and edible plants as a demonstration site for the community.”

In rebuilding lives, it cannot just be about retraining people in new careers, but teaching them a better way to live their lives. “We have seen creativity explode as people try to figure out how to do things that we once took for granted in different ways that keep people safe,” says Sato. “We have also seen more partnerships form and people more willing to share skills and resources and work with others. We’ve appreciated giving the environment some time to breathe and heal from the constant onslaught of people. And we’ve witnessed the resilience of students and teachers who have had a really rough year and a half in school. It’s wonderful to see them want to reconnect and come back stronger and better together.”

TEACHING THE TEACHERS

When Dr. Albie Miles and his colleague Dr. Ming Weo Koh applied for a grant for his Aloha ‘Āina Academy the idea was to get middle and high school teachers excited about local,



This is part of a larger education initiative in the state to develop a well-resourced Higher Education Pathway in Sustainable Food Systems.

— DR. ALBIE MILES
ASSISTANT PROFESSOR FOOD
SYSTEMS, UNIVERSITY OF HAWAII -
WEST O‘AHU

sustainable food sources so that they could instill it in the next generation of students. The National Institute of Food and Agriculture agreed with his beliefs and made him one of 21 recipients nationwide of a two-year, \$300,000 grant to help him implement his ideas. “The major goal of the project is to provide high-quality, innovative, and practical learning opportunities for middle and high school teachers that enable them to deliver new courses,

content, and programming that fosters the development of students and engaged citizens who are both literate in the FAHN sciences (food, agricultural, natural resources, and human sciences) and inspired to become the next generation of sustainable agriculture and food system leaders in Hawai‘i, Oceania, and beyond,” says Miles.

The first course was held at the end of the summer, welcoming in 32 science and agriculture teachers from across the state. Titled “The Science of Sustainable Food Systems” the teachers learned with hybrid classes covering the ecological and social issues in agriculture, soil ecosystems and soil quality, and ecological and human health. “This is part of a larger education initiative in the state to develop a well-resourced Higher Education Pathway in Sustainable Food Systems,” says Miles. “The key long-term outcome of the Aloha ‘Āina Academy is to develop high school student competencies to prepare them for higher education programs, such as UH West O‘ahu’s Sustainable Community Food Systems program, and the workforce serving the FANH sciences system. Specifically, it will empower teachers as multi-disciplinary science instructors, and prepare students for college and careers in the FANH sciences as an integral part of green workforce development and food system change.”



Middle and high school teachers are provided the opportunity through the Aloha ‘Āina Academy to have new course content and programming for their students.
PHOTO COURTESY OF THE UNIVERSITY OF HAWAII - WEST O‘AHU

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GETTING FOOD RIGHT

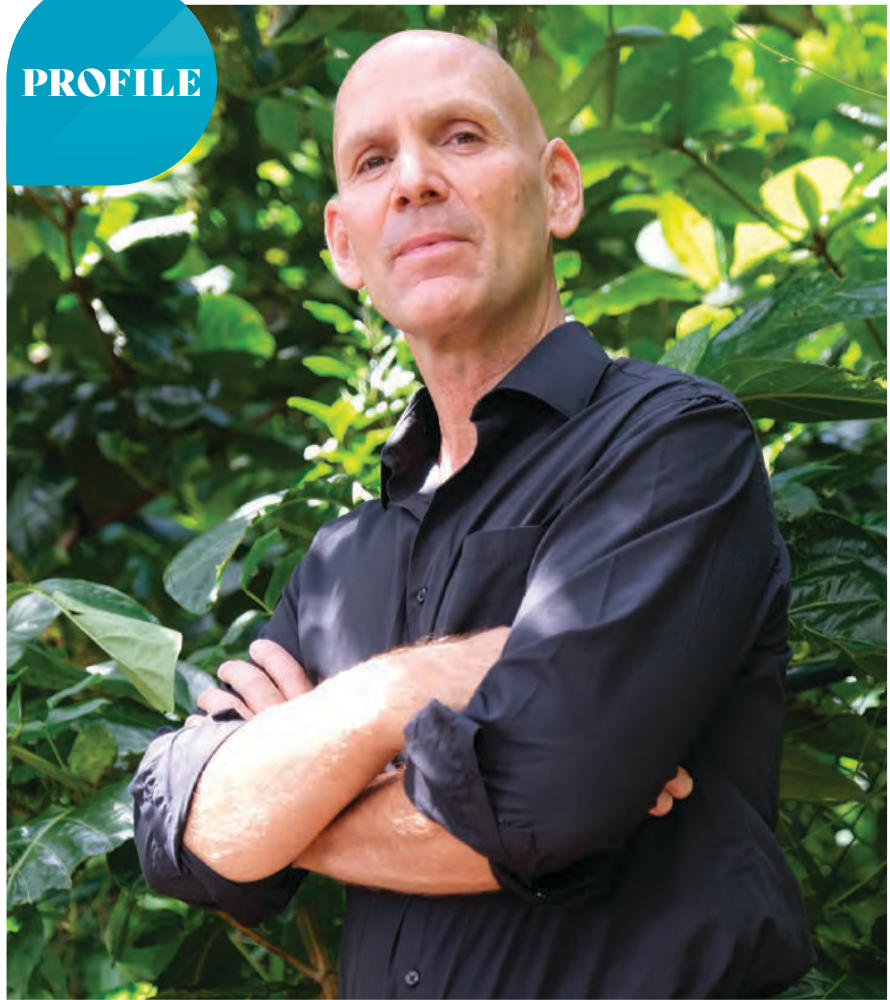
DR. ALBIE MILES

Asst. Professor of Sustainable
Community Food Systems
University of Hawai'i - West O'ahu

+ Most of us think about food for one reason: we are hungry. But for Dr. Albie Miles of UHWO, it is the key to the making or breaking of the planet itself. "If we get food right, we get everything right, but right now the food system is not performing well in some really important areas," says Dr. Miles, who is the Assistant Professor of Sustainable Community Food Systems at UHWO. "It fundamentally needs to change in order to address the negative costs it is generating to human health, climate destabilization and species loss." As the son of a beekeeper and a gardener, he was naturally drawn to nature and entered college thinking he would study how to protect it. "When I went to school I wanted to study the conservation of biological diversity," says Dr. Miles. "I quickly learned that agriculture and the broader food system is a key driver of global environmental change, species extinction, habitat conversion and negative public health outcomes. So I began to focus on the broader food system and how it can be more ecologically sustainable."

Helping younger students understand the impact the food system has on their own lives is the focus of his newest creation, Aloha 'Āina Academy. In it he trains local high school teachers how to make the subject matter comprehensible to the average teen. He cites for example how you may have an overweight aunty with diabetes, and this is clearly food related, but in a bigger way than they realize. It has to do with the food environment in which she lives and whether high quality food is available in her neighborhood considering her limited income. "It is to help people think more critically about this social and ecological system that has such a profound impact on our lived experience," says Dr. Miles. "The

PROFILE



**Right now the
food system is
not performing well
in some really
important areas.**

program is set up to translate what I teach at the college level to the high school curriculum. We are not only teaching science teachers about the science of sustainable food systems, but also helping them develop a course that can be taught across the state of Hawaii. These teachers will not be just teaching

about agriculture, the production of food, but what are the pressing issues we face in the food and agricultural system whether it is chronic illness, its contribution to climate change, biodiversity loss, etc."

After graduating from UC Berkeley with his PhD in Environmental Science, Policy and Management, he went on to train organic farmers at UC Santa Cruz. He made the move to the leeward side of Oahu because of the latitude UHWO gives him to work on the issues across disciplines and for the opportunity to work with a local social-enterprise. "I was very excited to form a collaboration with the leadership team at MA'O Organic Farms," says Dr. Miles. "I think what they are doing is one of the most innovative programs that I have ever seen as far as youth empowerment and promotion of higher education that leads to more social mobility and community self-determination." 🌱



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KAPOLEI AREA LONG-RANGE MASTER PLAN

EWA, OAHU, HAWAII

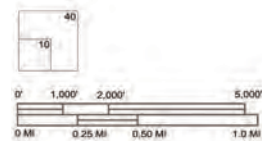
Land Use Classification

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

CIRCULATION

----	Railroad
.....	Transit

ACRES/MILES



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

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HOSPITALITY REIMAGINED

GIVING BACK



Residence INN by Marriott - Kapolei's Night Markets offered west side small businesses the opportunity to safely sustain through the pandemic.
PHOTO COURTESY OF RESIDENCE INN BY MARRIOTT - KAPOLEI

During the early days of the pandemic, the focus of those in the hospitality industry was, rightly so, on how to keep their guests and staff virus-free. Once they had put into place the protocols necessary to keep everyone safe, they began to rethink their business model and how they could adapt going forward. What has emerged is a rethinking of the one way relationship of customer and client, but rather how we can all help each other to make this a better world.

SUPPORTING SMALL BUSINESS AT THE KAPOLEI NIGHT MARKETS

There has been a tremendous amount of discussion about regenerative tourism and how we need to find visitors who will give back to the community, but how about the businesses that make the money off of those very tourists? Do they not need to bear some of the responsibility when it comes to helping our local communities? For Kelly Kitashima, director of sales for the Residence Inn in Kapolei the answer is a resounding, "Yes!" Her business has been thriving during the pandemic as they rely more on visiting essential workers and long term guests, maintaining an 80 percent or better occupancy rate since June of last year and she felt she needed to give back to help her community here in Kapolei. It started with an empty dining room and what to do with it, she thought of the small business owners and crafters of the islands, where could they go to sell their wares? So she held a small, safe event with about a dozen vendors and an idea was born. "We had all the protocols in place, we could control who was coming in and out, and we were sanitizing every hour, on the hour," says Kitashima.

The event only grew from there, quickly moving outdoors to accommodate the growing hui of vendors selling homemade mochi, handcrafted jewelry and local apparel. Food trucks began asking to be involved and before she knew it, Kitashima had a fleet of 20 trucks lining the streets by Residence Inn and she had to reach out to Kapolei High School to assist with parking (which they did for a \$5 donation per car to the school). The event was rebranded as the Full Moon Night Market, expanded to two nights and began serving thousands of customers. "The construction workers and nurses who have worked through

this whole pandemic want to give back to the people who have been out of work," says Kitashima, who acknowledges that as the event has grown, so has the overhead. "This is a community-centric event, but we do incur a lot of costs from lighting, security, etc., but with us being open during the pandemic and us doing ok as a hotel, we felt like this was the right thing for us to do."

As the mother of a senior high school student, Kelly also saw how the cancellation of seminal events like proms and graduations was negatively impacting the youth. So, the hotel organized a "prom" giveaway over

support their community."

A NEW KIND OF TOURISM

There is a movement in the travel industry toward eco-tourism or regenerative tourism in which the visitors to a place do more than just consume all there is to see and do in an area, but also give something back. The Four Seasons Resort O'ahu at Ko Olina has embraced this next generation of visitors and paired them up with Gunstock Ranch to do their part in healing the environment in the Islands. "Gunstock Ranch's tree planting program is a simple, yet powerful way



Visitors are able to give back to the community by participating in the Malama Hawai'i Program.
PHOTO COURTESY: FOUR SEASONS RESORT O'AHU AT KO OLINA

social media, allowing two lucky seniors a free non-school affiliated prom in the Residence Inn dining room with all the bells and whistles of the big dance and invitations for up to 50 of their friends. The nights were safely distanced and getting to help give kids an evening of respite helped Kitashima and her team reciprocate what they have felt from the community as a whole. "I have felt such an affection for Kapolei this past year as they have embraced me," says Kitashima. "The night markets were our way of giving back and that messaging really resonates even with guests because they want to support organizations that

to fight pollution and create a legacy that will give back to the earth and community for decades to come," says Michael Mestraud, the general manager at the Four Seasons. "The program helps to offset carbon emissions and restore Hawaii's one-of-a-kind ecosystem. As a company, Four Seasons Hotels & Resorts is committed to sustainability. Here on Oahu, we strive to fulfill a deeply rich visitor experience, while protecting the natural resources, environment, and culture that makes us unique."

Gunstock Ranch is located in Kahuku on the North Shore of Oahu and offers eco-tours, horseback riding and tree

planting opportunities in their Legacy Forest. The Four Seasons has been recommending their tours for years, but it was only recently with their new Malama Hawaii program that they teamed up to start giving back. "Our guests are very much mindful travelers, those that respect the culture and environment of the places they visit and seek to explore responsibly," says Mestraud. "Whether traveling as a family, couple or with friends, the Malama Hawaii program allows for an enriching experience that can be shared together with lasting memories." Gunstock Ranch's program includes a one hour tour and is open to all ages, giving guests the opportunity to plant a Monarch Milo tree in Gunstock Ranch's Legacy Forest. They will have the opportunity to dedicate their tree to a person or place and the Four Seasons has found that this particular activity allows their guests to connect on a deeper level with the Islands. During the eco-tour, the guides will share the history of the Hawaiian land and how the tree will contribute to healing the local ecosystem. 🌱



Our guests are very much mindful travelers, those that respect the culture and environment of the places they visit and seek to explore responsibly.

—MICHAEL MESTRAUD,
GENERAL MANAGER, FOUR SEASONS
RESORT O'AHU AT KO OLINA

Four Seasons Resort O'ahu at Ko Olina guests are able to plant a Monarch Milo tree as part of their ecotour.

PHOTO COURTESY OF FOUR SEASONS RESORT O'AHU AT KO OLINA.

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THE NEW RESIDENCES IN A GROWING KAPOLEI

A lot of businesses slowed down or were shuttered completely in the past year, but such cannot be said of the housing industry in Kapolei that is booming not just in the city center, but also on our periphery as our footprint expands to the east of Kualakai Parkway and south into Kalaeloa. The variety of homes being made available to first time buyers ensures the population growth on the plain has only just begun.

MOVING ON UP

The mark of a city's success can often be measured in its verticality and with the twin towers of Hale Moena in the heart of Kapolei it would appear the city is headed in the right direction: up. The two 13 story apartment buildings provide the affordable housing that the island is desperate for with prime location within walking distance of grocery stores, restaurants and the park. The rooms are all equipped with air conditioning, huge windows with views of the Leeward coast and all utilities included. As testament to the needs of the community, all of the units are already pre-leased with the Kupuna tower 90 percent occupied and the Ohana tower 50 percent occupied.

All three phases of the \$130 million development are being built along a three-acre block, with the residential apartments in the two towers built to LEED standards, and neighborhood-serving retail on the ground floor. Among the first high-rise residential projects in Kapolei, the community has unobstructed mountain and ocean views, along with on-site parking and outdoor community space on a nearly 10,000 square foot podium deck with garden plots for the residents. "My administration has been working hard



Hale Moena is the second of two 13 story towers in the heart of Kapolei providing much needed affordable housing.

PHOTO COURTESY OF HIGHRIDGE COSTA



to expand affordable rental housing options across the state for seniors and families who struggle to find homes they can afford,” said Governor David Ige at the blessing of the towers. “Hale Moena Kupuna is a great example of using state funding to attract private investment in our communities.”

IN THEIR ELEMENT

As the final buildings of The Element rental community in Ho’opili were completed in September, owner Cayenne Pe’a noticed a different trend than they expected as residents began filling the buildings. “With more people working remotely they are willing to explore different options such as coming out to West Oahu from other parts of the island,” says Pe’a. “Previously we saw most of the residents were just moving in from somewhere in the Kapolei area, but now at The Element we see people moving in from neighbor islands and even the mainland. We have people working for companies like Google, working remotely here and sending their kids to our schools, contributing to our economy.”

For this reason, the demand has been highest for their larger units that come equipped with built-in offices and bonus rooms and though they had no idea that a global pandemic was on the horizon, The Element is well appointed for a working from home lifestyle. They have a modern community co-working space with big screens for video conferencing, free Wi-fi in the amenity spaces and when they need a break from virtual



meetings they have a two-story fitness center with virtual workout classes and a resort style pool to relax by with gas grills for preparing dinner.

NEW LIFE IN A COMMUNITY

The transformation of Kalaeloa from a naval base to a neighborhood of the future has begun with Gentry developing 30 acres of land they are purchasing from Hunt to build a community of nearly 400 homes named Ka’ulu. Hunt has begun roadway improvements to the surrounding roadways including a portion of Roosevelt Avenue and an extension of Kamokila Boulevard. Construction of the homes is planned to begin in 2022, with first move-ins planned for the following year. The breakdown currently is 131 single-family detached homes and 258 multi-family attached homes that will be in groupings of six and eight homes. Nestled between the new Veterans Administration ALOHA Clinic and Barbers Point Elementary School, Gentry envisions a very pedestrian-friendly community with a walking connection to the school. The 30-acre



Ka'ulu by Gentry will provide 400 homes in Kalaeloa with the first move-ins planned for late 2023.

RENDERINGS COURTESY OF GENTRY HOMES



parcel is the first residential component that Gentry will unveil in Kalaeloa.

The name of the community will be “Ka’ulu”, or “the ‘ulu”, one of the first trees that was brought here to Hawaii and planted. The Native Hawaiian ancestors who brought “ka ‘ulu” to Hawaii were not looking back from where they came from but rather started a new life here in Hawaii. Ka’ulu by Gentry will be a very green and walkable community with lots of pedestrian greenways, as well as ample recreation and open space. Recreation areas in the project are being planned to include not only passive neighborhood parks, but also active, kid-friendly areas with play apparatus; a dog park; exercise equipment for adults; and gathering spaces for get-togethers. The homes will vary in size from 870 to 1500 square feet, with 20 percent of the residences set aside as reserved housing.

EASTSIDE’S ARRIVAL

Having already built more than 1,200 homes on the Diamondhead side of Kualaka’i Pkwy, the vision for the east side of Kapolei is taking shape for D.R. Horton Hawaii. Their end goal is just short of 12,000 homes when their work is complete along with three elementary schools, a middle school and a high school. Currently they have



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no inventory available, but they have been using a lottery-based system for the new homes and they encourage interested buyers to get pre-qualified so they can enter the lottery when more come available.

The community as a whole has been adding amenities like Konane Park, offering an open-air pavilion, jungle gym and a vast amount of green space for leisure. The Ho'opili Bark and Ride Park is the first of their planned dog parks with an adjacent shaded playground and surrounding benches. 4J Soccer Field opened up with two complete fields and they are expected to open the SoHo (South Ho'opili)

Community Center later this year complete with two areas for hosting events and the first community pool.

In addition they have completed their Festival Street, a private street within Ho'opili that can be closed to vehicles

to host street fairs and night markets helping bring about a sense of amity to all the new residents. 🌴

Over 1,200 homes have already been built in Ho'opili. Pictured above: Kohina at Ho'opili.

PHOTO COURTESY OF D.R. HORTON HAWAII



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Photo: Royal Contracting's Ho'opili IMX Project

MINI of Hawaii is opening Kapolei's first car dealership this November. The new full-service dealership broke ground last November.

PHOTO COURTESY OF MINI OF HAWAII



MOKULANI IN THE CITY OF KAPOLEI

A new addition of the City of Kapolei and nestled between the H-1 and Farrington Highway, across from the Wet N Wild water park is the Mokulani business and commercial center. In 2019 work began to prepare for the first business to open up on the site, CarWash808, the Shell gas station and Pau Hana Express convenience store had their grand opening on May 1, 2021. MINI of Hawaii at Kapolei, Kapolei's first full-service auto dealership, plans to open their doors in December 2021. New City Nissan is planning its first West Oahu dealership and service center on a 3.5 acre lot within Mokulani. Construction on the dealership is

expected to begin before 2022.

MINI MOVING IN

The next stage in the growth of Kapolei into a full-fledged city will take place in late 2021 as Kapolei welcomes the first car dealership. MINI of Hawaii at Kapolei will open the doors to their signature Black Box store on the mauka side of the H1. The 30,000 square foot facility will be the first MINI dealership in the country to also offer full service for all BMW models as well. "The Black Box is MINI's signature dealership design," says Dennis Short, president of BMW-MINI of Hawaii. "A large black main showroom structure, with an offset service building. The idea of

opening in Kapolei was conceived in 2014. At that time West Oahu was not being serviced, housing was booming, and the interest was growing with retail such as Kapolei Commons, Costco, etc. After looking at many other sites in central Oahu, Kapolei won hands down as a place to build the future."

The workshop itself boasts 14 bays with the latest technology and diagnostic equipment, the rooftop is covered in PV panels and the showroom is equipped with Wi-Fi and offers mobile check in and online vehicle purchases. For Tim Palms, general manager of BMW Mini of Hawaii, he is excited about introducing new people to what he describes as the MINI experience. "Opening your



**After looking at
many other sites...
Kapolei won hands
down as a place to
build the future.**

— DENNIS SHORT
PRESIDENT, BMW-MINI OF HAWAII

windows, sliding back the glass roof, letting the sun in, and driving to the North Shore with your dog and your favorite playlist just to enjoy the drive is what driving a MINI is all about,” says Palms. “The MINI experience is all about expression. Our owners and employees are passionate people who aren’t satisfied with the status quo, they want a brand and a product that is different, and they want an ownership experience that gets ‘them’. They wave to one another, gather for rallies, and





PHOTOS COURTESY OF CARWASH808 EXPRESS



relish finding the smallest parking spot in a lot! We are looking forward to being an active member of the Kapolei community and partnering with local organizations where possible. MINI is a brand centered around fun, and we're excited to be surrounded by places like Wet 'n' Wild, UH West O'ahu and the growing list of shops and restaurants, the opportunities for fun collaborations are endless."

AT THE CAR WASH

The first business to open in Mokulani was CarWash808 Express, which its owner Ricky Price maintains has the

top car washing technology in the state. The entire new \$10 million complex features a convenience store, two dozen vacuums and Shell gas pumps, but the star of the show is the 150 foot-long tunnel that can process 200 cars per hour while cleaning them with a \$1.2 million washer from Tommy Car Wash Systems. The entire tunnel is tiled, and its conveyor is a belt, not a chain, making for a much smoother ride and there are 52 cameras monitoring and allowing the machines to adjust to each car as it comes through creating a personalized wash for each vehicle. Best of all, from driving up dirty to driving away clean

is shockingly short. "Who has time to sit in line at a car wash?" asks Price, adding that they are averaging 30,000 cars a month currently. "Some places can take eight to ten minutes just to process a car, if you are the tenth car in that line, do the math. For us from the time you drive into the receiving area till you are to our vacuums is three to four minutes."

They have a Emerald Wash Club membership for the more particular car owner that allows you to have unlimited car washes per month for just \$49 or you can do a single wash for \$15. "Numerous car washes have three to four washes with a bunch of add-ons to it, we don't do that," says Price. "We have one car wash, the best one with the most premier chemicals in the industry and we only charge \$15. Why offer less than the best? Here you get the whole show." Business has been good with more than 3,600 people signing up to become Emerald Club members in their first few months. After the wash they offer high power vacuums complimentary, with oldies rock blaring over the sound of the suction. Price recently opened the service station PauHana Express directly in front of the car wash to serve as a complement to it. The convenience store features ready-to-eat meals, a large variety of beer and wines and the gas station is the only easy-off, easy-on gas pumps that can be found between Kapolei and town. "Our exit is 1-E, I say the 'E' stands for easy," jokes Price. 🌴

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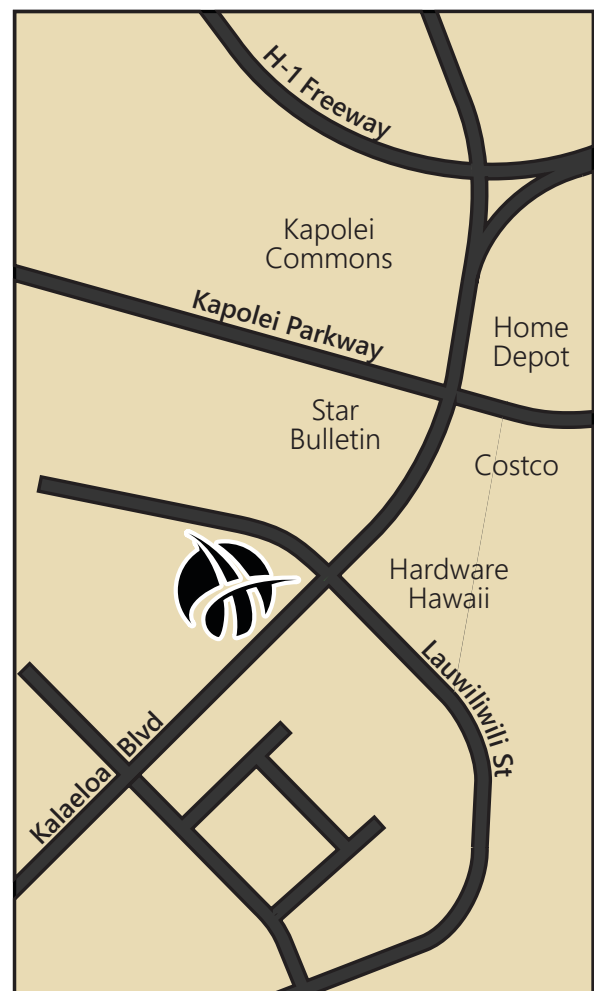
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INFRASTRUCTURE



MAKING CONNECTIONS AND ENERGY SOLUTIONS

Through the decades, the James Campbell Company has invested hundreds of millions of dollars into infrastructure. Some of this has come in the form of public-private partnerships with the City and the State, improving and expanding regional roadways and accessibility in Kapolei, consistent with the public policy of directing new growth to Kapolei. With the growing number of businesses and uses in Campbell Industrial Park and Kalaeloa Harbor, the planned Phase 3 of the Kapolei Interchange Complex will provide much-needed traffic relief. Phase 3 of the Interchange Complex will connect to a new State highway, the Kalaeloa Harbor Access Road which will serve as a connection between the Harbor and H-1 Freeway and provide a much-needed second way in and out of Campbell Industrial Park.

The Harbor Access Road will be constructed in several phases. The construction of Phase 1, just to the west of Kapolei Commons connecting to Kapolei Parkway, was completed in 2019. Phase 2 of the Road extends



PHOTO AND RENDERING COURTESY OF JAMES CAMPBELL COMPANY



Located in Kapolei West, Kapolei Energy Storage broke ground on Oahu's first utility-scale energy storage project in August 2021.



it to the south. Design for that phase is underway with construction expected to begin in 2022. . With Congress poised to deliver a massive infrastructure investment bill to the White House, James Campbell Company is working with the State Department of Transportation to prepare Phase 3 of the Interchange Complex as a “shovel ready” project, in preparation to compete for

these federal transportation dollars. Phase 3 of the Interchange Complex will provide a much-needed connection to Kapolei Parkway, relieving circulation and providing direct access to the H1 freeway from Kapolei's commercial and industrial core while relieving traffic congestion.

On August 11, 2021, Kapolei Energy Storage (KES), an affiliate of Plus Power

LLC, broke ground on Oahu's first utility-scale energy storage project. The 185 MW / 565 MWh battery storage project will provide load shifting and fast-frequency response services to Hawaiian Electric, enhancing grid reliability and accelerating the integration of readily available renewable energy. KES received approval from the Hawai'i Public Utilities Commission in May 2021.

The projected 2022 completion of the KES project intentionally dovetails with the planned closure of the AES coal-fired plant in James Campbell Industrial Park and will therefore support the state's goal of shifting from fossil fuels to 100 percent renewable energy generation. The KES project received unanimous support from the local neighborhood board, as well as support from the state's energy office, Hawaiian Electric, and other community stakeholders. Situated in I-2 (Industrial) zoning outside the Tsunami Evacuation Zone, the KES project site is an optimal location for new energy infrastructure.

It's never too late to 'go green'. Campbell Square, located in the heart of Kapolei became a newly certified LEED Gold office building, and is the first “existing” building in the City of Kapolei to achieve the prestigious recognition. LEED (Leadership in Energy

“
**Reaching Gold
 certification required a
 continuing commitment
 our sustainability goals
 and implementation of
 practical and measurable
 strategies and solutions
 to reach them.**

— CORINNE HIROMOTO,
 SENIOR ASSET MANAGER,
 JAMES CAMPBELL COMPANY LLC

and Environmental Design), developed by the U.S. Green Building Council (USGBC). LEED is the most widely used green building rating system in the world and is an international symbol of excellence in sustainability.

Campbell Square opened in 1993, the year the USGBC was established and 10 years before the organization unveiled the LEED program, in 2003. The 132,073-square-foot office complex comprises two three-story buildings (the James Campbell and Kapolei buildings) with more than 50 tenants and is also the headquarters for the James Campbell Company LLC. As a precursor to the green building movement, the James Campbell Building – the city's first office building – was designed with energy- and water-saving systems as well as building materials and furnishings selected with sustainability in mind.

“Campbell Square achieved LEED

Silver certification in 2012. Reaching Gold certification required a continuing commitment our sustainability goals and implementation of practical and measurable strategies and solutions to reach them,” said Corinne Hiromoto, senior asset manager, James Campbell Company LLC, at the Earth Day unveiling of the LEED Gold plaque. “This accomplishment would not have been possible without the efforts of our dedicated team of building engineers; our construction, facility and property managers; and the steadfast support of Campbell Square’s tenants and their employees who have embraced the sustainable practices we have put in place over the years.”

Measurable results leading to Campbell Square’s LEED Gold certification included significant reduction of annual on-site energy consumption and reduction of annual greenhouse gas (GHG) emissions.



Campbell Square is honored to receive LEED Gold®

Congratulations and Mahalo to our dedicated team of engineers; energy efficiency consultants; construction, facility and operation managers; and especially the tenants of Campbell Square, who embraced and supported our sustainability practices over the years. We couldn't have done it without you!



jamescampbell.com

From left: Desmond French, chief engineer, ABM Industries; David Marsh, general manager, Campbell Square; Peter Pacpaco, building engineer, ABM Industries; Corinne Hiromoto, senior asset manager, James Campbell Company LLC; Clayton Fukuda, director of operations, MMI Realty Services; and Ben Ohta, director of construction, MMI Realty Services.

The U.S. Green Building Council's LEED® green building program is the preeminent program for the design, construction, maintenance and operations of high performance green buildings. Learn more at usgbc.org/LEED.

INDUSTRIAL STANDING STRONG

The industrial sector of Kapolei continues to fill up as investors seek out the advantages of more favorable lease rates and direct access to the second busiest harbor in the state. As of this writing there are only two lots left, consisting of three acres total, still available in Kapolei Business Park with the Blood Bank of Hawaii planning to open their new facilities in 2022. Kapolei's industrial sector is holding strong, resilient and is leading the market, especially with projects like Malakole Industrial Park where there is a strong demand for industrial warehousing.

BUILDING THE FUTURE

The construction industry can look forward to welcoming a new crop of workers as the Hawaii Carpenters Apprenticeship & Training Fund (HCATF), opened the doors of its new 46,000-square-foot training facility the summer of 2021. Constructed next to their original facility on Lauwiliwili in Kapolei Business Park, they will be teaching apprentices the specialties of drywall, carpentry and millwright, the last of which is the installation and repair of compressors, pumps and turbines. "This is the first facility and program in Hawaii that offers training for millwright work," says Edmund Aczon, the executive director of the HCATF. "We know that many renewable energy projects require millwright labor and with Hawaii's renewable energy goals, we wanted to ensure that there is a labor pool of properly trained and skilled workers."





PHOTO COURTESY OF AVALON DEVELOPMENT COMPANY LLC



The Hawaii Carpenters Apprenticeship & Training Fund (HCATF) opened the doors on their 46,000 square-foot training facility. PHOTO COURTESY OF HCATF

The \$16 million facility will also allow them to up their output of apprentices from the 200 a year they currently produce by nearly doubling the amount of training space. “We are excited to provide this growing need and training to our members and prospective members looking to get into the construction trade,” says Ron Taketa, co-chair of HCATF. “There continues to be a need for skilled construction and tradespeople as the industry has remained steady and there is continued work in the pipeline. Our union members earn a living wage, which allows them to work and stay in their island home.” In addition to training new workers, the training center provides ongoing education for their 7,000 union members.

NEW GUYS ON THE BLOCK

At 10.5 acres, Michels Corporation’s new facility is matched only by Coca Cola in the sheer size of their parcel within the business parks. The Wisconsin-based contractor is trying to make its mark in the Islands and will be headquartered in their base yard in the Kapolei Business Park West. Their

Malakole Industrial Park located in Kapolei Business Park is comprised of 17 buildings totalling almost 230,000 square feet.
PHOTO COURTESY OF NAN INC.



family-owned business was originally founded in 1958 and specializes in underground tunneling, fiber optic cable laying and road building. Joining them in the park is Pacific Aquascapes, a locally based company that does resort style water features, from pools and spas to lagoons and waterfalls. They pride themselves on their use of natural rock to make their installations seem as natural as possible and have works to prove it from Barbados to Taiwan.

Also opened in the past year is the Fleenor Paper and Packaging warehouse, they provide moving equipment and packing material as well as a full array of professional equipment and supplies for all one's moving, warehouse and trucking needs. They also carry a full supply of retail style packing material and supplies for packing and shipping outlets, self-storage facilities and box stores. In all, despite all the hurdles put forth by the pandemic, business is still bustling in the industrial sector. "We have been closing lots during the pandemic," says Steve Kothentbeutel, chief development officer for Avalon Development. "We finished selling Kapolei Business Park Phase II about a

“
In the case of Malakole Industrial Park, we saw this project as an opportunity to meet the needs for industrial warehouse space.

—JUSTIN BARFIELD, NAN INC.

year ago, while Kapolei Business Park West has been ongoing, we have had closings, maintaining roughly the same pace as before COVID.”

EXPANDING THE FIELD

The newest entry into the warehousing and industrial park business is a name people are familiar with, but not usually in the leasing business: Nan Inc. Well known throughout the islands for their

major construction projects over the past 30 years building airport terminals, hospitals and parks. Recently here in Kapolei they have been building the new Honouliuli Middle School and the Daniel K Akaka Veteran's Hospital, so why get into warehousing? "In the case of Malakole Industrial Park, we saw this project as an opportunity to meet the needs for industrial warehouse space," says Justin Barfield, a spokesperson for Nan, Inc. "We continue to expand our horizons beyond construction/contracting as evidenced by our development projects. These benefit the construction side by providing steady work for our construction staff."

The Malakole project started in 2016, finishing up earlier this year. Already they are leasing to Charter/Spectrum, Pape Machinery and Lollicup USA with only a few bays remaining available in the 17 building complex. In total they have just short of 230,000 square feet of space, with 350 parking spots and secured yards. Each bay comes with a rollup door and height clearance ranging from 28 to 37 feet at the roof. The bays come as small as 1,200 square feet but have them as large as 15,000. 🌈

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COMMUNITY

A RESILIENT KAPOLEI SAFELY COMES TOGETHER





+ The community not only found a way to come together safely after being locked down in their homes, they found a way to 'play' again in Kapolei.

From drive-thru Trick-or-Treats for the keiki, to listening to live local music from their cars, they resiliently and safely celebrated together. Living Aloha, they gave back to those in need.

We remain Kapolei strong! 🌴



4

❶ Who has a street dedicated for Festivals? Kapolei's very own Ho'opili does! In fact the street itself is named "Festival Street". Ho'opili residents and the Kapolei community are able to safely come together for farmers markets and celebrations.

❷ The Council of Native Hawaiian Advancement (CNHA) and Moani Island Bistro & Bar served drive-and-pick-up lunches to those in need at the Community Resource Day at Ka Makana Ali'i.

❸ Kapolei residents brought in their boxes of paper to the Community Shred-it Day at Ka Makana Ali'i

❹ Drive-thru BOO! Keiki adorned their costumes for treats in the Ka Makana parking lot for a safer Halloween celebration.

❺ Farmer's markets throughout the west side still safely thrived including Ka Makana's farmer's market on Wednesdays and Sundays.

❻ Poke fans were not disappointed at Frolic's 4th Annual Poke Festival at Ka Makana Ali'i with pre-order drive-up service featuring Poke from eight poke restaurants on Oahu.



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• The Island Preparedness Group with their community partners presented 'Preparedness with a Cause' featuring a Toys for Tots food and toy drive at Kapolei Shopping Center.



👨👩👧👦 Families were able to safely attend Drive-in Concerts at Kapolei Commons, listening to local artists from their cars.



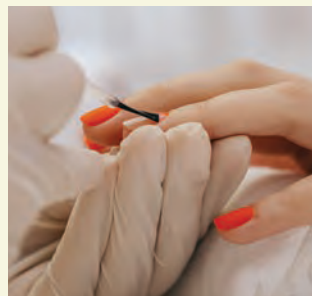
👩 Halau o Hokuani performed "Pop-up Hula" safely social distanced at Ka Makana Ali'i.



FOOD & DINING



PERSONAL CARE



PROFESSIONAL SERVICES



ESSENTIALS



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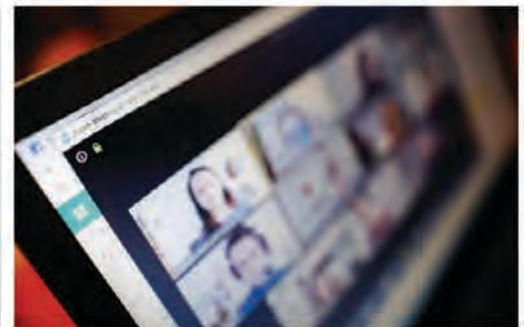
Legend

- Projects Completed as of September 2021
- Projects Planned or Under Construction
- Land Available for Sale, Lease, or Development



- | | | | | | | | |
|----|----------------------------------|-----|--|------------------------------|-----------------------------------|------------------------------|-----------------------------------|
| 1 | Kapolei Teleport | 24 | Kapolei Entertainment Ctr. | - First Hawaiian Bank | 62 | Future Mixed Use Development | |
| 2 | Wet'n'Wild Hawaii | 25 | Central Pacific Bank | - HomeWorld | 63 | Future Mixed Use Development | |
| 3 | Extra Space Storage | 26 | 500 Kamokila Boulevard | - Embassy Suites | 64 | Future Mixed Use Development | |
| 4 | Marketplace at Kapolei | | Retail | - National Kidney Foundation | 65 | Future Mixed Use Development | |
| 5 | Kapolei Shopping Center | 27 | Wendy's | - QLT Children's Center | | | |
| 6 | Chili's Restaurant | 28 | Texaco | - St. Jude Catholic Church | | | |
| 7 | Kapolei Park Square | 29 | New Hope Leeward | - Marriot Residence Inn | | | |
| 8 | Burger King | 30 | Kapolei Parkway Shops | 50 | Walmart / Kealanani Plaza | | |
| 9 | Kapolei Park Plaza | 31 | Outback Steak House | 51 | Mokulani at Kapolei | 66a | American Savings Bank |
| 10 | Halekuai Center | 32 | Home Depot | | - MINI Hawaii Kapolei | 66b | Future Mixed Use Development |
| 11 | Shell Commercial Center | 32a | McDonald's | | - Carwash 808 | | |
| 12 | Kapolei Medical Park | 33 | Kapolei Commons | | - New City Nissan | 67 | Residential — Kapolei Lofts |
| 13 | Ka Punawai Ola (Skilled Nursing) | 35 | Honolulu Star-Advertiser | 53 | Future Retail Development | 68 | Residential — Kapolei Lofts |
| 14 | StorSecure Self Storage | 36 | Ronald T.Y. Moon Kapolei Judiciary Complex | 53a | Hawaii Self Storage | 69 | Kapolei Village Center (Foodland) |
| 15 | Kapolei Seagull School | | | 54 | Costco | 80 | Future Mixed Use Development |
| 16 | Kapolei Regional Park | 37 | Kakuhihewa State Office Building | 55 | Crossroads at Kapolei | | |
| 17 | Kapolei Regional Library | | | 56 | - Kalapawai Market | 81 | Kaiser Permanente Kapolei |
| 18 | Island Pacific Academy | 38a | Assagio/Pho One | | - Chuck E. Cheese's | 82a | Future Mixed Use Development |
| 19 | Bank of Hawaii | 38b | Kalapawai Cafe | 58 | Hale Moena Apartments / Mixed Use | 82b | Future Mixed Use Development |
| 20 | Campbell Square | 38c | Chuck E Cheese | 60 | - Kapolei Pacific Center | | |
| 21 | Kapolei Regional Police Station | 39 | Kapolei Hale City Office Building | | - Cole Academy | | |
| 22 | 7-Eleven | 40 | City Transit Hub | | - Social Security Admin. | 83 | Hookele Elementary |
| 23 | Zippy's | 41 | Leihano | 61 | Future Mixed Use Development | | |
| | | | - Ilima at Leihano | | | | |

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

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