

LIVE + WORK + INVEST

Kapolei

+ magazine

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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
www.JamesCampbell.com

THE BIG PICTURE



In this year's issue of *Kapolei Magazine*, we're highlighting new industries and investments in the Kapolei Region, which will generate opportunities for generations to come.

As Hawai'i's economic rebound continues, Kapolei is seeing more activity than ever, from the opening of exciting new businesses—including restaurants led by Michelin award-winning chefs, a 100-foot-wide wave pool, and the Region's first Chick-fil-A—to the creation of hundreds of new homes for future neighbors in our community to the launch of Kapolei Energy Storage, which has the capability to power up to 20% of O'ahu. These investments provide benefits for

Kapolei's communities while bolstering the state's economy.

Speaking of the economy, we've long expected Hawai'i's film and television industry to establish its presence in Kapolei. In these pages, we speak with Chris Lee, founder of the University of Hawai'i's Academy of Creative Media, and learn about the benefits of filmmaking in Kapolei. Educators and graduates working in the film industry share their experiences on how storytelling through creating media has made an impact on their lives—and how a strong local film and multimedia industry can help bring former locals back to the islands for work.

Kapolei is also experiencing amazing innovations in education that create workforce opportunities. Island Pacific Academy opened a functional credit union for elementary students to learn about finances, Hawai'i Pacific Health opened their first student medical teaching clinic at Waipahu High, and DreamHouse 'Ewa Beach had the groundbreaking of their brand new high school. Area high school students also have an opportunity to get an early start on college thanks to new education pathways from the University of Hawai'i - West O'ahu, while adult learners are able to earn important certifications at Leeward Community College to help them secure work. Many new jobs will be in future employment centers, such as Kapolei Harborside, a project which will continue the decades expansion of Kapolei's business park and technology centers.

We're proud to celebrate the 15th anniversary of the Kapolei Chamber of Commerce and we look back at how the Chamber has supported businesses in the Region. We will also be able to get to and from Kapolei easier than before, thanks to the opening of the Skyline rail transit system this past June after over 12 years of construction.

While there's always something happening in Kapolei and we hope you will join us to discover what's new, please know that our friends and fellow citizens on Maui will need our support for years to come. Kapolei's ties to Lahaina run deep as James Campbell began his business pursuits as a founder of Pioneer Mill, the success of which led to his investment in Honouliuli on O'ahu, and his estate's ultimate investment in Kapolei. Please find a way to support the residents of Maui as the island's communities continue to recover.

Steve Kelly, President
Kapolei Properties Division
James Campbell Company LLC

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ON THE COVER:

PHOTOS (L to R) COURTESY OF UNIVERSITY OF HAWAII - WEST O'AHU; THE HONOLULU FILM OFFICE; WAI'ANAE SEARIDER PRODUCTIONS
AERIAL COURTESY OF JAMES CAMPBELL COMPANY LLC



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THE BIG PICTURE

GROWING THE FILM INDUSTRY IN WEST O'AHU

When she was little, Sheena Galariada knew she wanted a career in sports. Not necessarily as an athlete, but somehow near the action and excitement. Galariada didn't have a specific career in mind—she imagined herself equally happy filming games as a camera operator or reporting as a sports writer—just as long as she was in the mix of it all.

While attending Wai'anae High School, Galariada needed to take another elective course besides P.E. She decided on Searider Productions, a multimedia technology program that allowed students to tell narrative projects across virtual platforms, such as video productions, graphic design, and digital journalism. “Telling stories always interested me. Searider [Productions] wasn't like the rest of my other classes; it was fun,” Galariada says. “Looking back, this was such a great way to get high school students involved in creative digital arts.”

Searider Productions taught Galariada how to make a movie, from storyboarding her ideas on paper to filming using video cameras to cutting together footage using video editing software. She learned more about the logistics of filmmaking and storytelling than she did even while getting her bachelor's degree in media studies later at college, which focused more on the business and legal aspects of the entertainment industry.

After getting her master's degree in film and television, then working as a production assistant on movies, such as *Up in the Air* and *Percy Jackson & the Olympians: The Lightning Thief*, Galariada made a name for herself in the industry. She has since become a producer on TV shows, including *Coyote Peterson: Brave the Wild*, *Tanked*, and *American Restoration*. Today, when she's not traveling to scout locations and manage productions as the supervising producer for *Pawn Stars Do America* (a road show spinoff of History Channel's *Pawn Stars*), Galariada lives and works in Nevada. She loves her career, but she still misses West O'ahu.

“I would give anything to be able to work in Hawai'i. To give my kids the life that I had and to be around the rest of my family,” Galariada says. “If the opportunity presented itself, I would definitely come home.”

PICTURE PERFECT

In recent years, Hawai'i has seen a slew of movies and television shows filmed in the Islands, including CBS' *Magnum P.I.* and *NCIS: Hawai'i*, Disney+'s *Doogie Kamealoha, M.D.*, Netflix's *Murder Mystery 2*, *Aquaman and the Lost Kingdom*, *White Lotus*, *Jungle Cruise*, Apple+'s *Chief of War*, and countless others. According to the Motion Picture Association, the film and television industry is directly responsible for more than 3,630 jobs in the Islands, which includes more than \$192 million in wages statewide. Hawai'i's Motion Picture, Digital Media and Film Production Income Tax Credit production reports data indicates that local hires are at 80% on average, if not higher.

This is due to many of these productions which bring in their own professionals for crew positions and above-the-line or creative talents from the mainland. There are opportunities to employ Hawai'i people across a range of sectors, from construction, catering, costuming, camera, postproduction, and beyond.

Although television or streaming series may employ talent for up to 10 months a year, when film projects hire locals, the work is otherwise temporary and often inconsistent. For those who know Hawai'i's film industry, the solution is clear: Maintaining a stable film tax credit program and building a film studio in West O'ahu can bring some serious revenue into the state and help connect the pipeline—from local high schools and colleges that are training students in media to living-wage jobs that are in the entertainment industry—and on island.

“Over the course of the last four or five years, film and television in Hawai'i has been a strong \$400 million production industry. If we had additional infrastructure, such as a film studio, it would be much closer to a \$1 billion industry, which means more economic activity, more support for small businesses, and more jobs for people who could remain home in Hawai'i—or return to Hawai'i,” says Georja Skinner. As head of the state's Creative Industries Division (CID), in Hawai'i's Department of Business, Economic Development and Tourism (DBEDT), Skinner is committed to supporting workforce and talent development programs, infrastructure and access to capital for local creatives to develop skills required



LEFT & ABOVE:
NCIS Hawai'i filming on location in West O'ahu
PHOTOS COURTESY OF THE HONOLULU FILM OFFICE



Students at the Academy of Creative Media - University of West O'ahu
PHOTO COURTESY OF UH WEST O'AHU

for successful careers here at home. She also oversees the Hawai'i State Film Office, which resides in CID. Currently her focus is on accelerating initiatives that increase skills development and professional internship opportunities for creatives statewide. "Our work in partnership with UH and the U.S. Economic Development Administration (EDA) Good Jobs Hawai'i program is ramping up, with partners including kindergarten to 12th grade through higher education, labor unions in entertainment and other industry guilds to increase job generation in the state.

"Creative Industries is focused on getting real world experiences for our local talent so they can move up the professional ladder across the spectrum of arts, media, and entertainment," Skinner says. "Someone fresh out of college may not immediately become a TV showrunner making a 10-episode series with a multimillion budget. But our job is to prepare a pipeline and pathways for people to have those skills to gain entry level opportunities that can lead to above the line jobs in this industry. Strategically, there is no better learning experience than on-the-job training which is what we will offer via UH Good Jobs Hawai'i and Creative Labs Elevate programs, either in above-the-

// The production industry is an essential component of the diversification of Hawai'i's economy.

— Chris Lee —

Founder, Academy of Creative Media (ACM) - University of Hawai'i

line positions, where they might join as a producer's assistant or apprentice in a writer's room or other creative roles. Or below-the-line positions, which are more technical, like craft areas, such as costumers, editors, camera operators, and assistant directors."

In 2016, DBEDT conducted a study that examined several key factors: What is the state of the film industry worldwide, what is Hawai'i's place in that industry, and how can Hawai'i grow its presence in that industry? The results of the study concluded that film production in Hawai'i could yield greater economic benefits with

improved local infrastructure. When considering the availability of space on O'ahu and the concentration of talent, the number one recommended site for increased infrastructure was the Leeward coast. "Through the funding from the Hawai'i State Legislature, and the commitment by governors past and present, a multi-stage facility is necessary to keep jobs here in the state and grow our workforce," says Skinner.

After all, West O'ahu is already a go-to location for film and television productions, and has been for decades. The upcoming live action *Lilo & Stitch* recently shot at Mākaha Beach Park. *Jumanji: Next Level* filmed at Kalaeloa Airport, near the same patch of runway where *LOST* once staged a scene in Iraq. Nickelodeon's teen drama *Beyond the Break* filmed two seasons exclusively on the west side in the early 2000s, while the beaches of Keawa'ula stood in for sandy Mexico, where Dudley Moore watches Bo Derek jog in the 1979 romantic comedy *10*.

"When you look at the ecosystem of what makes a thriving film and media development industry, a big part of that is the location. There's a benefit to having students coming out of programs like Searider Productions and the [University of Hawai'i]

Academy of Creative Media in West O'ahu and having nearby access to training facilities and soundstages," says Skinner. Since 2015, DBEDT and the University of Hawai'i have been developing a partnership to open a film production studio in West O'ahu. This past October, proposals were received from developers interested in building a private film studio, as well as other related commercial purposes, on approximately 34 acres of land located between Farrington Highway and Kualakai Parkway. (The UH Board of Regents' selection committee is scheduled to make a decision by this December.)

There are currently only three major soundstages in Hawai'i. One is the Hawai'i Film Studio, which was previously the home for network shows, including *Hawai'i Five-o* and *Magnum, P.I.*, and is located on a 7.5-acre lot at the base of Diamond Head crater. The other is a set of adapted hangars at Kalaeloa leased by the state, which only has the capacity to accommodate one show, *NCIS: Hawai'i*. This means that blockbuster films, such as *Pirates*

of the Caribbean, *Jumanji*, *Godzilla*, and *Jurassic Park*, are forced to complete the bulk of their interior shooting, visual effects, and post-production processes elsewhere. This limits the total amount of a film's budget that can be spent in Hawai'i when a movie comes to the Islands. Last year, the local film industry generated upwards of \$480 million in revenue. Many, including Skinner, the Film Offices, Governor Green, and Honolulu Mayor Rick Blangiardi, believe the creation of a new studio that helps keep productions in Hawai'i could double those numbers.

STUDENTS ON SCREEN

"The production industry is an essential component of the diversification of Hawai'i's economy," says Chris Lee, founder of UH's Academy for Creative Media (ACM). In 2003, Lee was tapped by UH leadership to lead a new academy to serve as a catalyst for Hawai'i's creative intellectual property industry. Six years later, the Academy for Creative Media at UH Mānoa saw its first graduating class. "Since then, ACM has graduated hundreds of students that contribute to our creative economy with living wage

Student at Wai'anae
Searider Productions

PHOTO COURTESY OF WAI'ANAE SEARIDER
PRODUCTIONS



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jobs here in the Islands.”

With 300 majors and 16 programs across all ten University of Hawai‘i campuses, ACM is the fastest growing program at UH. Last year, the academy opened a \$37 million Student Production Center at UH West O‘ahu. This state-of-the-art facility boasts the best production and post-production facilities in the state, with a 3,000-square-foot soundstage, 100-seat Dolby Atmos theater, foley stage for creating sound effects, color mixing studio space, film production equipment room, an esports gaming arena, and an interactive immersive screen environment.

“Technology changes so quickly, so we focus on more of a holistic approach to the creative process. How do you express yourself? How do you tell a story? This way, no matter what the latest camera or computer or software is, our graduates are still able to communicate their message effectively,” says Sharla Hanaoka, director of the Academy for Creative Media at UH West O‘ahu. When students graduate from ACM at any of the UH campuses, they have useful experience in a variety of multimedia, from graphic design and video production to creative writing and how to lead a team.

These students often find meaningful careers in media, either in some aspect of film production or other

digital marketing roles, such as communications directors, public information officers, content creators, and more. Hanaoka estimates the university has a 85% success rate. “Of course, students can aim to become the next Steven Spielberg. But the goal of our degree program is that they’re equipped to enter any industry where media is key, whether that’s in the federal government, education, the business sector, or a wide range of other career fields,” Hanaoka says. “If the next Marvel movie begins production in Hawai‘i tomorrow, our graduates have the skills to serve on the crew. But if that doesn’t happen, they can still work creatively in media for any number of companies here, and make good money.”

“Seeing is believing: If West O‘ahu students realize that Hawai‘i is investing in the film pipeline by creating a studio here and having growing educational programs, like ACM, they’ll become more invested too,” says Hanaoka. “That saying is true: If you build it, they will come.”

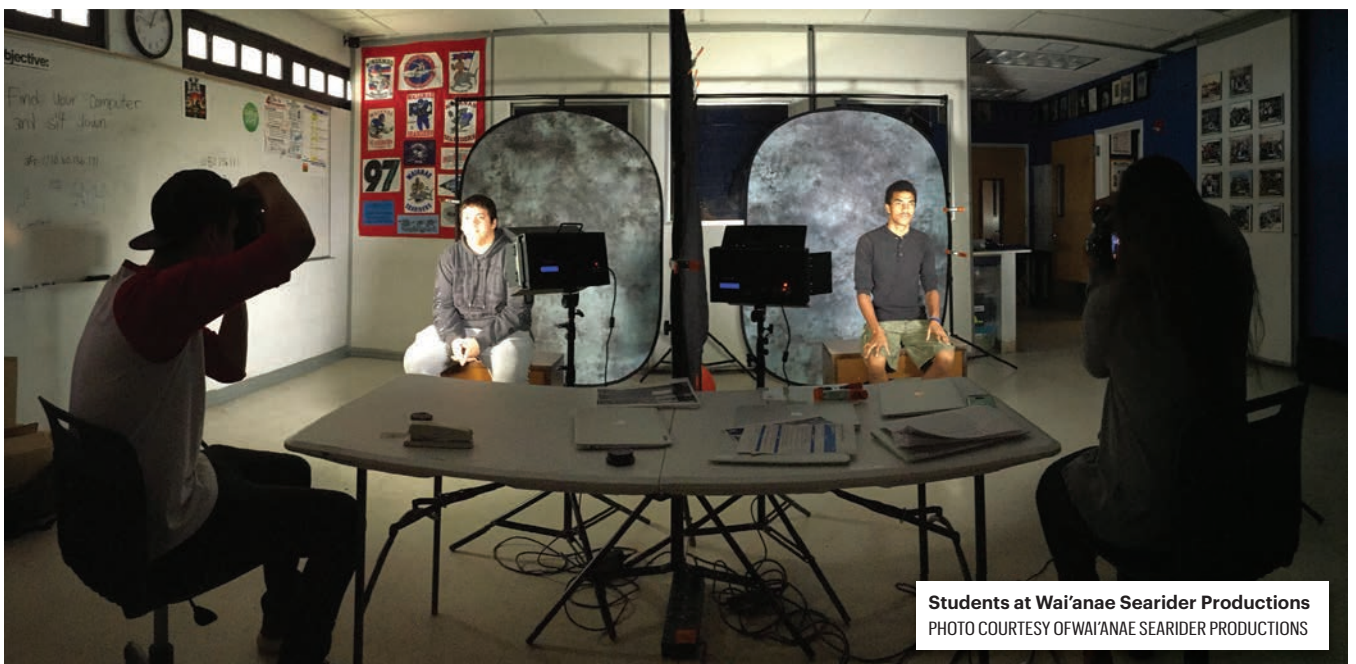
“I have believed in the potential of West O‘ahu as the logical place to grow our industry for decades,” says Lee, who visited the 34-acre lot for a proposed film studio back in 2007, before UH West O‘ahu’s permanent campus had even been built. “I asked, ‘Why not pass legislation to create a special

media economic zone with specific incentives to attract the knowledge-based businesses that your students are preparing themselves for? Why not create a new brand for yourselves and Hawai‘i? Call it Kapolei, Hawai‘i’s Digital Media City.’”

HOW THE (SOUTH)WEST WAS WON

Those unsure whether or not the “if you build it, they will come” approach works need look no further than New Mexico for the perfect case study on how the creation of a film studio and incentives can revitalize an entire economy. When former *X-Files* producer and co-writer Vince Gilligan was planning his next show—a yet-unknown AMC drama series called *Breaking Bad*—it was originally set to take place in Riverside, California. However, New Mexico was offering a generous 25% film production tax rebate in 2007, which became a major selling point.

“I got really lucky that the production guys at Sony said to me, when they read the pilot episode of ‘*Breaking Bad*,’ ‘What do you think about shooting it in Albuquerque?’” Gilligan told *The New Yorker* in a 2022 interview. “[They said] ‘New Mexico has this rebate they’re giving filmmakers. It’s a much sweeter deal financially than anything Southern California’s going to offer us. ... It was a very meat-and-potatoes, dollars-and-cents decision. And it turned out to be



Students at Wai‘anae Searider Productions
PHOTO COURTESY OF WAI‘ANAE SEARIDER PRODUCTIONS



L to R: Tori Anderson & Vanessa Lachey of NCIS Hawai'i at Kahe Point Beach Park
PHOTO COURTESY OF THE HONOLULU FILM COMMISSION

the greatest thing creatively.”

Over the course of *Breaking Bad*'s five seasons from 2008 to 2013, the show contributed an estimated \$70 million to New Mexico's economy through production expenses alone. Of the approximately \$1 million earned with each episode, *Breaking Bad* received \$300,000 at most in return (a 2013 New Mexico bill increased the tax incentive from 25% to 30% for TV series of six or more episodes), leaving the state with a net profit of \$700,000 per episode. *Better Call Saul*, the spinoff to *Breaking Bad*, would later bring in more than \$120 million to the state over the show's first four seasons, according to the New Mexico Film Office. This includes the hiring of 1,600 crew per season and a total of 11,300 extras.

The filming headquarters of *Breaking Bad* and *Better Call Saul* was Albuquerque Studios, a 366,000-square-foot film and television production facility originally built in 2007 at a cost of \$94 million. The studio has since been used for numerous productions, including Marvel's *The Avengers*, Disney's *The Lone Ranger*, *Independence Day: Resurgence*, *Logan*, *Army of the Dead*, and the fourth season of *Stranger Things*. Netflix purchased the existing studio for \$30 million in 2018. In 2020, the



Students at Wai'anae Searider Productions
PHOTO COURTESY OF WAI'ANAE SEARIDER PRODUCTIONS

company announced it would expand the studio by 300 acres—and commit an additional \$1 billion in production spending. This investment is estimated to create about 1,000 production jobs in the state over the next decade, as well as nearly 1,500 construction jobs to complete the facility's expansion. Netflix also committed to providing training programs with the New Mexico Film Office and local universities.

“New Mexico provides an outstanding production and business environment,” Netflix Co-CEO Ted Sarandos said at Netflix's purchase announcement in 2020. “The expansion will bring many new high-tech and production jobs to

the region.” Cities around the world are learning from Albuquerque's success. Atlanta, Glasgow, and Auckland are all currently investing in building film studios or expanding existing soundstages to attract film and television productions—and grow their economies.

FOR THE FUTURE

“Students' interest in media was there when we started more than 30 years ago. The interest has always been there. The interest will always be there. But if we don't build some way for our kids to do what they love to do and what they were trained to do, they will continue to leave,” says Candy Suiso, founder of Searider Productions at Wai'anae High School.

“The saddest part is: We have the talent here. We have people who can write, film, edit, animate, make music, make costumes, direct—all of it. We’ve been training them since the early ‘90s. And now they’re working all over the world because they can’t find work in Hawai‘i.”

Suiso joined Wai‘anae High in 1986 as a Spanish teacher. One day, she brought in a video camera so students could practice the language and review their progress. The high schoolers were immediately engaged. “I realized this camera is the hook to teach something. I just happened to be the Spanish teacher,” Suiso says. She soon connected with social studies teacher Norman Chock and created a film class. (“We had 85 students, six cameras, two classrooms, one linear edit bay—and no air conditioning,” she muses.) Searider Productions started in 1993; within a decade, students in the program were working on commercial client projects, that’s how good their reputation had become. Any earnings go back into making Searider Productions bigger and better.

With classes ranging in videography,



The Academy of Creative Media - UH West O'ahu
PHOTO COURTESY OF UHWO

graphic design, photography, and animation, Searider Productions has earned Wai‘anae High School regional and national Emmy Awards. Graduates of the program go on to become graphic artists, teachers, photographers, and working in film roles for every major television station on the island, according to Suiso. Searider Productions also helped inspire others across the state to develop their own multimedia programs, including Chris Lee and the Academy for Creative Media.

For decades, Suiso’s former students—including Sheena Galariada—have

gone on to build careers in media. Now, Suiso wants to see more local stories on screen created by local filmmakers and storytellers in Hawai‘i. So do the thousands of Searider Productions and ACM graduates, and the countless number of people working in the film industry or industry-adjacent jobs. “Every year, all these movies and shows keep coming out and they feature Hawai‘i. All eyes are on us,” says Suiso. “And yet, people haven’t even begun to hear all the incredible stories in these Islands. Who better to tell these stories than our own people? It should happen here and it can, if given the right opportunity.”

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JESSE MILLER

MBA, CPM, CAPS

Director of Real Estate - Hawai'i
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At 19 years old, Jesse Miller was living in Washington state, attending community college, and looking for work. He had a part-time job in direct sales but it was a difficult, sell-or-go-broke grind, and Miller knew he wanted something more stable and (hopefully) more fulfilling. After faxing his resume to every single job opening in the classifieds ("I didn't even know what jobs I was applying for," Miller recalls), he interviewed to be a leasing consultant.

Miller didn't know anything about the role, other than that the title of "leasing consultant" sounded very grown-up and sophisticated, and his interview was in a fancy apartment building with a waterfall. He spoke with the building's property manager and learned that a leasing consultant helped property managers find qualified tenants to lease properties to. The job involved a lot of different skills, from accounting to marketing to human resources. However, the job appealed to Miller. He realized that his sales experience, albeit limited, could be applied to a more meaningful purpose: Finding people housing.

Miller took the job, then went on to find similar work in Nevada, Oregon, and California. He went back to school and secured every property management credential and related certification he could get—CPM, CAPS, NAAEI, ARM, CAM, NALP, among many other letters—and even taught property management at Portland State University. Miller has since become involved with the National Apartment Association and the Institute of Real Estate Management, won several national awards for his work in the housing field, and lectured on behalf of property management at the International Asset Management

PROFILE



“
This career has the
opportunity to positively
impact peoples’ lives by
helping connect them
with a home.
”

Summit in Beijing, the Japan Property Management Association in Tokyo, and Singapore’s University of Technology.

“No kid says, ‘When I grow up, I want to become a property manager,’ or decides to go to college to study property management. People usually wind up in

this field,” Miller says. “But this career has the opportunity to positively impact peoples’ lives by helping connect them with a home. In some ways, there’s nothing more meaningful.”

Miller is now bringing his talents to Hawai‘i, where he is creating the state’s first housing association that supports rental housing providers. That, and help develop 50,000 housing units in five years to address Hawai‘i’s severe housing shortage. By strengthening—and growing—the local housing market, it also creates jobs for those simply looking for work, which is where Miller was not so long ago. “One of my goals is to get the property management industry into the mainstream. So when people hear about careers in real estate, they don’t just ask, ‘Do you sell houses or something?’”

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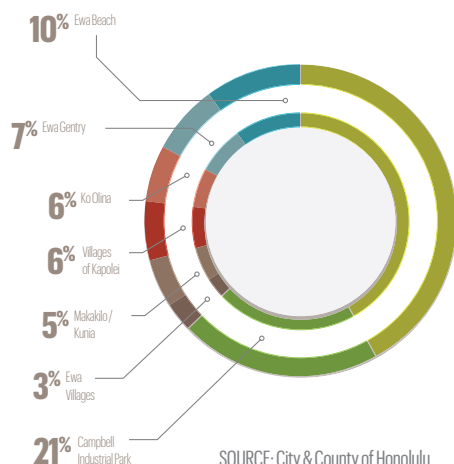
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CURRENT JOB CENTERS IN THE KAPOLEI REGION

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

42%

City of Kapolei



SOURCE: City & County of Honolulu,
Department of Planning & Permitting

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

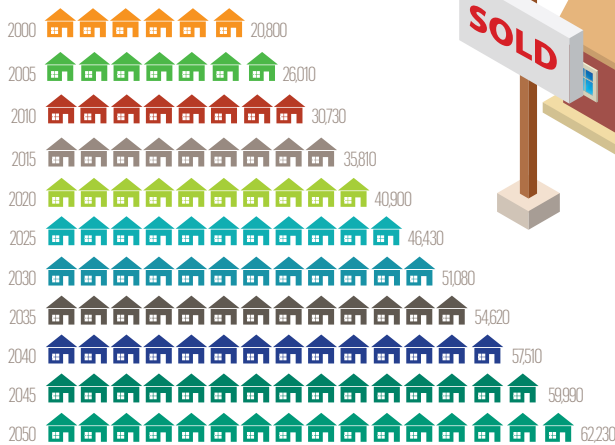
EDUCATION:
High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

Source: 2010 U.S. Census

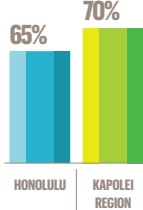


KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

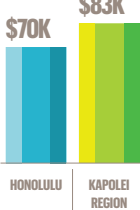


HOME OWNERSHIP RATE



SOURCE: 2010 Census

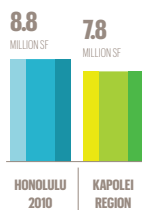
MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

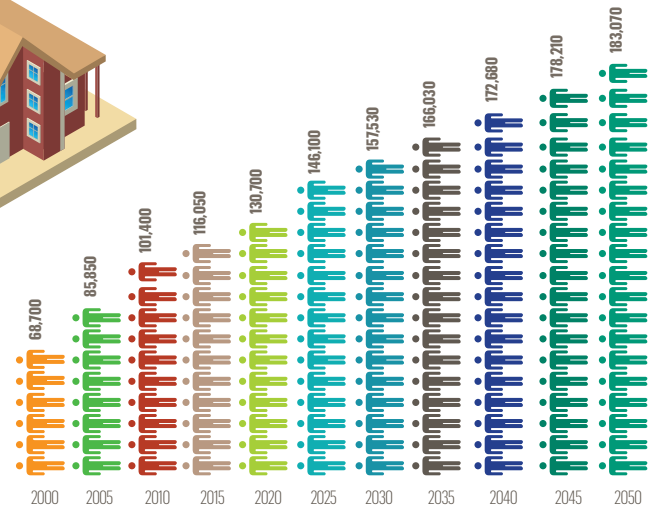
Kapolei tomorrow vs. Honolulu today



SOURCE: Plasch Econ Pacific LLC and Colliers MonroeFriedlander

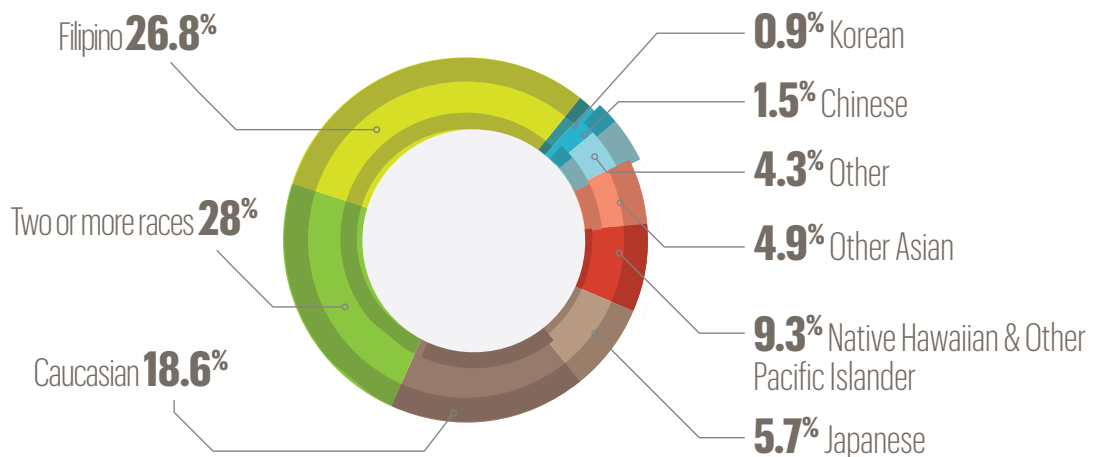
KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census





Q&A: KAPOLEI AND OUR CURRENT ECONOMIC FORECAST



TRENT THOMS

Senior Vice President, Industrial and Land Services Division, CBRE

So far, 2023 has been a challenging year for commercial real estate. Though inflation has been easing since its peak of 9.1% in June 2022, the Fed continued to raise rates until a marked reduction in inflation to reach its 2% target. A higher cost of capital and weakened fundamentals generally lowered asset values.

Meanwhile, real estate demand continues to be affected by the growth of the digital economy, ESG considerations,

a shortage of skilled workers, and other factors. That being said, industrial real estate continues to be a highly resilient sector. Occupancy growth in Hawai'i's industrial market reached record highs in recent years, with many listings in West O'ahu.

For a clearer picture of current real estate market trends, inflation insights, what investors should be mindful of—and what opportunities might be available during these tumultuous

times—Kapolei Magazine spoke with Trent Thoms, first vice president of CBRE's Industrial and Land Services Division.

Q: What surprised you the most during Q1 and Q2 of 2023?

A: For the last six months, the consensus among economists has largely been that the second half of the year would bring the United States to the brink of a recession and



PHOTO COURTESY OF JAMES CAMPBELL COMPANY, LLC

possibly push it over the edge. Recently, a surprisingly resilient consumer and labor market has challenged this narrative. However, while the labor market is objectively tight, it is softer than one year ago when we saw higher quit rates and stronger wage growth. Tighter credit conditions are likely to catch up with America's small and medium-sized industries in the service sector in the next two quarters. The chief concern is that it typically precedes a recession when credit conditions tighten at the current magnitude.

Q: Inflation rates are slowing but prices are still high. How long might high inflation rates last? What should investors be mindful of during this time?

A: In the second quarter of 2023, our stats paint an interesting picture of the Kapolei submarket. The Kapolei submarket is holding its own with a 2.6% availability rate, just below O'ahu's 2.7% availability rate. What's even more intriguing is that Kapolei remains steady when it comes to rents: on average, businesses are paying \$1.81

per square foot per month (\$1.34 in base rent), up from \$1.74 a square foot gross rent per month (\$1.27 in base rent) a year ago. The increase in gross rents is directly attributed to the increase in base rent, as operating expensive have remained stable over the last year. Compare that to O'ahu's \$1.88 per square foot gross (\$1.43 base rent), and you'll see that Kapolei is a cost-effective industrial submarket.

Q: How has the industrial real estate market in Kapolei performed in recent months?

A: Inflation is slowing as the pandemic's impact wears off; however, higher interest rates, tight financial conditions, and economic uncertainty have kept capital on the sidelines through most of the year. These conditions significantly reduced commercial real estate investment across the united states this year and is expected to continue throughout the rest of 2023. That being said, CBRE expects that investment volumes will likely improve near the start of 2024 as economic conditions become more clear and interest rates begin to stabilize.

Q: Is the Kapolei area uniquely positioned to offer real estate opportunities for investors?

A: The Kapolei area has several big draws for investors. For one, it's the fastest growing region in the state. Kapolei features large-scale tracts of land available for development with the highest number of zoning types, from industrial to commercial to residential. There are government incentives for investors looking to build on O'ahu's "second city," such as HUB and opportunity zoning. Kapolei also boasts Hawai'i's second largest harbor at Kalaeloa, as well as Ko Olina, UH West O'ahu, and other destinations.

More and more business clients can be found in Kapolei as an increasing number of working professionals choose to reside on the west side, due to the affordable cost of living. Residential projects, such as Ho'opili, continue to offer housing solutions for locals and with the newly opened Skyline, it has become easier than ever to navigate in and out. Kapolei will only continue to flourish in the coming years. 🌴

LAYING THE FOUNDATION OF POSSIBILITY

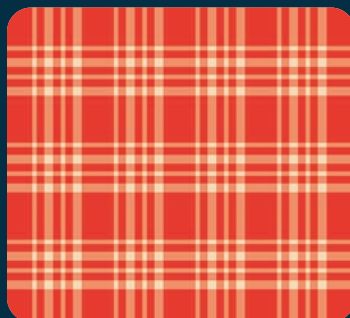


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RESIDENTIAL

Ho'opili's master planned community of 12,000 homes has a wide offering from studios to five bedroom residences.

PHOTO COURTESY OF D.R. HORTON HAWAII

From new townhomes and condominiums in Ho'opili and Ka'ulu, more and more attractive homes are coming to Kapolei. To help Hawai'i homeowners looking to rent units, learn how a new housing association specifically helps rental housing providers with logistics and resources to better support local renters.

RESOURCES FOR RENTALS

When most people think of apartment associations or rental associations, the first image that likely comes to mind may be the board of directors for a highrise condominium or possibly the executive officers of a multimillion dollar housing management company. However, rental housing providers in Hawai'i exist in many forms. Whether it's a couple renting out the bottom floor of a duplex or a multigenerational family renting out their second home or a local

company that rents out affordable units in a walk-up apartment building, those who provide housing in the Islands offer a vital service for local renters.

In cities and states across the United States, housing providers are often supported by housing associations that assist with educational or legal resources. Unfortunately, there had been no housing associations that supported rental housing providers in Hawai'i—until now. Thanks to the creation of the Pacific Housing Association (PHA), a new 501(c)6 that offers access to resources and professional guidance, rental housing providers now have the tools they need to succeed.

“The core function of this association is to protect and enhance our limited and very precious rental housing supply that we have in Hawai'i, for

both affordable rentals and market rate units,” says Jesse Miller, MBA, CPM, CAPS, founder at Pacific Housing Association. “By offering resources to rental housing providers, it'll elevate the rental industry as a whole, which, in turn, will provide a better experience for our residents who are renting. It will ultimately encourage more rental housing development for people of all income levels so we can help solve this statewide housing crisis here.”

With the Pacific Housing Association, rental housing providers can better ensure that they're in compliance with Hawai'i law, such as having the most up-to-date templates for different types of rental leases and addenda, which are updated annually. They can attend training sessions to understand the differences between managing a single family unit versus a large apartment



The SoHo Community Center Pool (“So” for south, “Ho” for Ho’opili) is just one of the many amenities Ho’opili residents can enjoy.
PHOTO COURTESY OF D.R. HORTON HAWAII

“[The Pacific Housing Association] will ultimately encourage more rental housing development for people of all income levels so we can help solve this statewide housing crisis.

— Jesse Miller —

Founder, Pacific Housing Association

community of anywhere from 150 units to 500 units to 1,500 units. The PHA will also include classes that are necessary for housing providers to receive specific certifications or credentials, if needed.

“A rental housing provider could be someone who just inherited a house. Or a couple that bought a home for retirement in the future, or an ‘ohana who is trying to increase their family income—but they have no experience with rental housing management.



Jesse Miller teaches at the Japan Apartment Association in Tokyo, Japan.
PHOTO COURTESY OF THE PACIFIC HOUSING ASSOCIATION

The Pacific Housing Association can educate these folks on what’s needed, best practices, and how to take care of their renters,” Miller says. “It’s also going to be a hub for rental owners and property managers to connect with service providers and vendors to repair rentals, improve rentals, and so on.”

In terms of education, the Pacific Housing Association will host workshops on important topics, such as proper maintenance, how to manage single or multi-unit apartments, and on the leasing process. Training sessions will include segments on fair housing and tenant landlord law. “This way, owners, property managers, and operators can have a better understanding of what fair housing is and how to fairly treat their tenants and those who are renting,” says Miller. “We can collectively elevate the rental industry as a whole, which provides a better overall experience for

people who are coming in to rent. The ultimate goal is to make renting and leasing a smooth process where more people will want to invest and build rental housing since it’s extremely needed.”

The Pacific Housing Association can also play a critical role in helping to drive the dialogue about the need for additional rental units for local residents and to reimagine solutions for housing in the Islands. “I was at a conference and there were physicians discussing the shortage of healthcare providers in Hawai‘i. We spoke about why these professionals aren’t coming here if there are local medical organizations actively training and recruiting healthcare providers, and one of the key factors ended up being the lack of affordable housing in Hawai‘i,” Miller says. “It’s important to raise awareness that a lack of housing affects other industries, especially in

the medical field and education. The [Pacific Housing Association] can serve as a unified voice for the rental housing industry and forge public and private partnerships to create solutions, especially for issues like affordable rental housing.”

HOME TO HO‘OPILI

From cozy studios to spacious five-bedroom residences, the master-planned community of Ho‘opili nestled between Kapolei and ‘Ewa Beach offers the serenity of modern island living alongside easy access to exciting urban centers and family entertainment. Whether you’re looking for a simple starter condominium or a forever home for your growing family, Ho‘opili’s nearly 12,000-home development is a rising community in West O‘ahu that’s ready to welcome you.

For those looking for convenience and vertical living, the four- and five-story condominiums of Nahele at Ho‘opili offers elegant one- to three-bedroom floor plans. In addition to newly built roofing, plumbing, wiring, sprinklers, fixtures, and all modern appliances, each unit is equipped with smart home technology, including smart speakers, electronic door lock, smart light switch, and a video doorbell that lets you see and hear visitors, all of which is integrated by an automation platform hosted by Alarm.com. Installation of charging systems are made easier with EV ready features, while specialty siding, perimeter insulation, and dual-glazed windows help increase energy efficiency.

Meanwhile, the communities of Kanalani and Ikena offer three- and four-bedroom homes with two-car garages that are EV and PV ready. Each house features a covered lanai, solar hot water system, stainless steel appliances, whole house split air conditioning, and smart home technology. Front and backyard landscaping comes with irrigation and a raised garden bed for planting flowers or edible plants, perfect for growing citrus fruit, fresh herbs, and more.

For upscale residences, consider The Bluffs at Nānaina, an exclusive community of 57 three- to five-bedroom homes located along

Ka‘ulu at Gentry’s multi-family attached condominium units will offer families two and three bedroom homes.
PHOTO COURTESY OF GENTRY HOMES



Ho‘oluana Drive that range from 2,204 to 2,397 square feet. With four unique floor plans to choose from, these coveted properties boast quartz countertops, waterfall kitchen islands, nine-foot ceilings at ground floor, stainless steel appliances, solar hot water systems, contemporary finishes, and smart home technology.

There’s no shortage of attractions to explore nearby, from Ka Makana Ali‘i and Kapolei Marketplace, to sports areas right within Ho‘opili, such as the SoHo Community Center (“So” for south, “Ho” for Ho‘opili), temporary 4J soccer fields, and a Bark and Ride Park for dogs. Not to mention nearby walking trails, bike paths, and 10 different golf courses within an eight-mile radius of home. And with three Skyline rail stations in and around this community now open, it’s easier than ever to get around Ho‘opili, West O‘ahu, and beyond.

AT KA‘ULU BY GENTRY

In Kalaeloa, Gentry Homes is currently building 390 new homes as part of Ka‘ulu by Gentry, a new 30-acre residential development that will be located on Franklin D. Roosevelt Avenue, behind the Kapolei Costco. Named for the nourishing ‘ulu (breadfruit) tree, the homes at Ka‘ulu are being designed to emphasize sustainability and energy efficiency with a modern plantation aesthetic and a variety of colors to select from. This will be the first new residential project development in decades on the former Barbers Point Naval Air Station, and will go a long way towards providing additional housing on O‘ahu.

It’s a tale of two communities in one: 128 homes will be front-yard, single-family detached condominium units, each with almost 1,600 square feet of living space. These three-bedroom, two-bathroom homes will also include a two-car garage, fenced yard, and will be priced from the low \$900,000s. Meanwhile, 262 homes will be multi-family attached condominium units ranging in size from 866 to 1,324 square feet. These two- and three-bedroom homes will include enclosed single- and two-car garages and will be priced from the low \$600,000s. 88 of the multi-family units are reserved under the Hawai‘i Community Development Authority (HCDA)’s Reserved Housing program for local residents who make less than 140% of the area’s median income.

In 2021, Hunt Companies selected Gentry Homes to build nearly 400 homes in Ka‘ulu, after Gentry’s successful completion of more than 14,000 homes statewide, including ‘Ewa by Gentry and Waipi‘o Gentry. The HCDA approved the Ka‘ulu residential community with a unanimous vote in 2022. Homes will generally be sold in increments of six to eight units beginning in November 2023. (The entire development is scheduled to be completed by late 2026.) Potential buyers should be prepared with a prequalification letter in order to apply through a home lottery system. There may be financing incentives from Gentry Home Loans, including possible down payment requirements as low as \$1,500 and partnerships with nonprofit organizations to provide homebuyer education programs. 🌴



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GROWING HAWAI'I'S HEALTHCARE WORKFORCE

CARL HINSON

Director of Workforce Development
Hawai'i Pacific Health

After more than 18 years at Hawai'i Pacific Health (HPH), Carl Hinson has a lot to be proud of.

In partnership with the state Department of Education (DOE), HPH helped establish a Hawai'i chapter of the Health Occupation Students of America (HOSA), an international career and technical student organization that helps prepare and empower students to enter healthcare fields. Today, Hawai'i now has nearly 1,500 members representing more than 40 chapters on five islands; through this organization, students from Hawai'i get to compete against students from chapters across the country. There are also the training programs that HPH helped set up in local high schools, in partnership with the DOE—which includes a new academic health center at Waipahu High School. All of which offers learning and career opportunities for Hawai'i students and the community.

"Our goal is to make communities healthier and continue to grow the workforce by developing the talent we have at home. As [HPH] president and CEO Ray Vara often says, this is about more than just providing healthcare," Hinson says. "We have to make sure our children are getting the opportunities necessary to be successful, and doing what we can to ensure the next generation receives the training required to earn a living wage job in Hawai'i."

Healthcare and workforce development are two of Hinson's passions that emerged during his youth. Born and raised in New Jersey, Hinson became a certified emergency medical technician when he was just 14 years old and rode along in ambulances. At age 18, Hinson earned his paramedic license and joined the Navy out of high school, becoming a hospital corpsman. After receiving his degree, he trained to become a physician's assistant and later worked in the emergency room.

PROFILE



“
Our goal is to make
communities healthier
and continue to grow
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developing the talent
we have at home.”

Hinson traveled extensively while serving in the Navy and it became obvious to him that there weren't enough people going into healthcare.

Eventually, the Navy asked if Hinson could help recruit physicians; he was reassigned as a medical programs officer in Minneapolis. "I really loved talking to physicians about joining the Navy, but I also loved treating patients, which I kept doing," says Hinson. When he got out of the Navy, Hinson accepted a job as a physician recruiter in Sioux Falls while continuing to moonlight as a physician's assistant in the emergency department. Ultimately, he gave up his license and certification in order to focus on growing the healthcare workforce.

"West O'ahu has so much to offer," says Hinson. "We know there are communities that need better access to care so we're working with our partners to expand that access, both in medical centers and the classroom." ■



EDUCATION & WORKFORCE DEVELOPMENT

There have been many exciting innovations and developments in West O‘ahu schools this past year. Learn about the creation of a new health clinic that will also help teach students in Waipahu, how UH West O‘ahu is strengthening the pipeline from high school to college, and how adult learners can get ahead at Leeward Community College. DreamHouse High School broke ground this year as well, while the Wai‘anae Coast Comprehensive Health Center is breaking new ground in the area of training future physicians, and Island Pacific Academy is starting financial education for students as early as elementary school. After all, there’s always something to learn at any age.

A HEALTH CLINIC ON CAMPUS

Students at Waipahu High School will soon have a new learning opportunity that also provides a valuable service for the West O‘ahu community, thanks to the creation of a fully operating health clinic located on campus. By March 2024,

the Hawai‘i Department of Education, in partnership with Hawai‘i Pacific Health, will open the Academic Health Center, a fully operational health clinic that offers primary care to patients—and the first clinic of its kind to be created on a high school campus in Hawai‘i. A family medicine physician and an OB-GYN specialist will be available. Plans also call for family medicine resident physicians from Pali Momi Medical Center and OB-GYN residents from Kapi‘olani Medical Center for Women & Center to both train and teach students at the clinic.

“We recognized the need to provide more authentic training opportunities in our high schools and we wanted to go beyond simply giving students equipment and supplies in a classroom. So we asked ourselves: Why not create a working clinic on a high school campus?” Hawai‘i Pacific Health Director of Workforce Development Carl Hinson says. “Academic health centers like this are already at colleges across the country; staff are teaching students while they’re

treating patients. We feel this is a unique, hands-on learning opportunity for our students right on their campus where they can also care for the community.”

Located at the front of Waipahu High School and with designated parking stalls for patient convenience, the new Academic Health Center will feature five exam rooms, a procedure room, two offices, and a waiting area. This primary care clinic is equipped to handle medical checkups and the capability to handle minor procedures. (Walk-in patients won’t be accepted but people can book same-day appointments.) Students at Waipahu High School’s Health & Sciences Academy will receive hands-on training that ranges from administrative work to clinical work, including handling medical instruments, and charting vitals. “This clinic will function to meet basic medical needs while allowing these students to gain real-life experience and make an impact,” says Hinson.

The opportunities presented by the

Academic Health Center aren't only limited to students in the Health & Sciences Academy or those interested in healthcare. For example, Waipahu High School also has a strong culinary program. Hinson and the HPH team are looking into bringing in dietitians and nutritionists to teach WHS students about the benefits of healthy foods and eating nutritious meals. Students in WHS's business and communications academies can also work with the Academic Health Center to create promotional materials and other media.

"We're trying to show students that there are a lot of opportunities in healthcare. It's not just doctors and nurses; there are so many people who make up healthcare. A lot of these positions provide excellent opportunities for career growth and a chance to earn living wages, Hinson says. "We think the Academy Health Center will help students see how great many of these opportunities can be. We can't wait to see more health centers on high school campuses across O'ahu and the neighbor islands."

SUPPORTING THE WATERWAY

At the West O'ahu campus of the University of Hawai'i, a number of new programs are developing or have recently been put into place that foster an interest in education, increase college attendance rates, and create opportunities for students to find meaningful work. By bolstering the pipeline (or 'auwai, the waterway) from K-12 primary school to higher education to the workforce, UH West O'ahu is helping future generations of learners and leaders achieve their professional goals on the west side.

Consider Puku'i 'Oihana, a new career hub that was created in partnership between UH West O'ahu, the Kapolei Chamber of Commerce's Education and Workforce Committee.

The goal of Puku'i 'Oihana is to build a comprehensive, work-based learning framework that hosts and supports activities—such as career expos, internships, and community events—which connects students, teachers, and businesses. Creating a framework of this kind involves several key steps. The first is collecting and assessing data to determine current capacity and needs. The second step is



Students at Waipahu High School's Health & Science Academy will receive hands-on training at the new Academic Health Center.

PHOTO COURTESY OF HAWAII PACIFIC HEALTH



He Paepae Aloha is a program offers high school students college credit at UH West O'ahu.

PHOTO COURTESY OF UH WEST O'AHU

creating a collaboration between UH West O'ahu, west side high schools, community-based organizations, and local businesses to offer students work-based preparation, internships, and apprenticeships. Finally, these combined efforts should also be directed towards sustainability planning for the future. "The project has just begun. The goal is to support workforce development efforts with education, recruitment, and generating new jobs, especially in emerging industries," says UH West O'ahu Chancellor Maenette Benham.

One such event that is already making a positive impact is the Kapolei Chamber of Commerce's Student Career Expo, where thousands of West O'ahu freshmen interview businesses to explore possible future career paths and learn what different skills are necessary. Formerly the Campbell - Kapolei Student Career

Expo, this important event for youth has grown substantially and now includes students from Nānākuli and Wai'anae High Schools as well as Island Pacific Academy, in addition to freshmen from James Campbell High School and Kapolei High School.

Another key initiative is He Paepae Aloha, a grant-funded program dedicated to preparing high school students and their families for college at UH West O'ahu. By exposing students to the rigors and responsibilities of college while still in high school (and while receiving academic and social support), this early college high school program helps empower students and creates a culture that encourages college attendance after graduation. He Paepae Aloha offers students high school and college credit, access to services (such as financial aid, workshops, assistance in resume

writing, tutoring, peer mentoring, family engagement, and more), and embraces all participants as 'ohana.

"One of He Paepae Aloha's priorities is creating a college-going culture for not only those students who are interested and eager to attend college, but also to inspire average and so-called 'under achieving' students as well," says UH West O'ahu interim Associate Vice Chancellor for Academic Affairs Camonia Graham-Tutt. "We want all students on the west side to become community leaders, global citizens, and 21st century thinkers."

At Wai'anae, Campbell, Kapolei, Mililani, and Nānākuli high schools, lower income youths, minority students (particularly Native Hawaiian students), and first-generation college goers are largely underrepresented in higher education. The UH West O'ahu Early College High School Program Consortium was created to increase college and career readiness by helping students cultivate the necessary skills to succeed in school and beyond. The Consortium works with partners in the UH System to


offer high school sophomores, juniors, and seniors the opportunity to earn 15 college credits or more, free of charge. Through this initiative, the Consortium is committed to supporting the State of Hawai'i's educational goal of increasing the number of college graduates to 55%, while also supporting UH West O'ahu's strategic plan of creating globally engaged leaders that contribute to society on state, regional, and international levels.

For those looking to pursue a career in healthcare, the UH West O'ahu's Health Sciences and Health Professions Concentrations (BSNS-Health Sciences) offers a diverse curriculum in the medical fields as well as opportunities to gain real-world experience through research, practicum, and internships. The Health Sciences concentration at UH West O'ahu includes coursework on clinical healthcare, cultural knowledge, the human body (and factors related to human health and disease), as well as opportunities to participate in clinical experiences in Kapolei and the west side.

Graduates of the BSNS-Health Sciences

program are well-versed in appropriate laboratory techniques; CPR, AED, and first aid triage methods; correct handling of bloodborne pathogens (through OSHA certification); and have the necessary skills to direct and complete patient care related to medical procedures and privacy protocol (as outlined by HIPAA requirements). Students are equipped with the skills necessary for further graduate studies or healthcare careers, such as hospital management, health administration and education, school health programs, community health, behavioral health, and more.

UH West O'ahu also offers a Bachelor of Applied Science, Health Professions (BAS-HP) concentration that allows students to specialize in a variety of fields, including pre-medical, pre-nursing, pre-physician assistant, pre-pharmacy, pre-physical therapy, and pre-occupational therapy. The UH West O'ahu's Pre-Nursing Pathway was specifically designed to help address the nursing shortage on the west side of O'ahu. In addition to a dynamic academic experience complete with state-of-the-art simulation equipment, the pre-



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nursing curriculum incorporates Native Hawaiian values, principles, and ‘āina-based learning that fosters a holistic and culturally mindful approach to healthcare.

CERTIFICATIONS FOR SUCCESS

There are more than 80 degree and certification programs at Leeward Community College for the 6,200-plus students enrolled at the college in a wide range of disciplines, from liberal arts to accounting to sustainable agriculture. But for many students, it can be difficult to set aside the time or the money required to secure a full degree in a particular field. They may need to support a family, be working full time, or have previous financial obligations to fulfill.

To help address these potential hurdles to education, Leeward CC offers a variety of certificates and other learning programs for students to still gain critical skills needed for employment but without the financial or time commitment that a traditional two- or four-year degree might present. Students who complete one semester (typically three to five courses, or nine to 15 credits) can receive a Certificate of Competence in a specific field of study. Students who complete two semesters can receive a Certificate of Achievement.

“We view it as a step ladder: Students can attain a certificate in one semester or two. If they have the time and interest, they can go on to earn an associate degree or transfer to other UH campuses to earn a bachelor’s degree and beyond,” says Ron Umehira, dean of Career and Technical Education at Leeward Community College. “But if students have to exit school after only one or two semesters, they’ll still be able to demonstrate they have the essential knowledge and skills needed to apply for the job they’re looking for.”

Leeward CC’s certificate program isn’t limited to entry-level career paths. The college boasts one of the largest STEM divisions in the UH system, with certifications available in information security, network support, software developer, and others. There’s the Automotive Technology Program, where students are taught by Automotive Service



Leeward Community College's (LCC) culinary arts students receive hands-on training.
PHOTO COURTESY OF LCC



Wai‘anae Coast Comprehensive Health Care Center's new Family Medicine Residency Program for Physicians will offer residency slots for medical students interested in family medicine.
PHOTO COURTESY OF WCCHC

Excellence (ASE) certified instructors, as well as the Ford Automotive Student Service Educational Training (ASSET) apprenticeship work study experience, which combines practical, hands-on training in the classrooms and labs with paid work in a Ford dealership. There’s also the Culinary Arts Program, where students receive hands-on training in four state-of-the-art kitchens and a fine-dining restaurant by certified and industry experienced chef instructors.

Another example is Leeward CC’s diverse Teacher Education Program, which offers three Certificates of Competence pathways, depending on students’ areas of interest. The Alternative Certification for CTE Licensure Program prepares candidates seeking licensure through the Hawai‘i Teacher Standards Board and for employment in the Hawai‘i Department of Education (DOE) system. The Certificate in Special/

Inclusive Education is a 16-credit certificate that guides students when working with those with disabilities or developmental challenges, including how to deliver appropriate instruction, establish a safe learning environment, and assess student learning. The 13-credit Culturally Responsive Teaching Certificate prepares future paraeducators or teachers to be versed in indigenous Hawaiian knowledge, pedagogy, and worldview.

“The value that these programs have is in creating a curriculum that’s necessary for our workforce partners but which is flexible to the different lifestyles that our students have,” says Leeward CC Chancellor Carlos Peñaloza. “Whether students are on a longer career path, such as healthcare, and looking to get their start here or they are even shifting career paths entirely and want to start out simple, our certification programs offer them that level of accessibility.”

WHOLE PATIENT CARE

According to the latest Hawai'i Physician Workforce Assessment Report, Hawai'i has a severe shortage of physicians, especially in West O'ahu. Despite former Governor Ige signing bills in 2022 to combat the shortage of doctors and healthcare professionals, the state still faces a deficit of as many as 1,000 physicians compared to regions with similar populations across the country, with the greatest need being primary care specialists. "We are really looking at ways that we can attract and encourage and keep health care professionals to serve our communities," Ige said at the signing.

As local doctors retire, move to the mainland for better salaries and a lower cost of living, or experience burnout due to COVID, Hawai'i continues to struggle with a diminishing number of available primary care physicians. To help address the health care shortage, the Wai'anae Coast Comprehensive Health Center (WCCHC) is in the planning stage of a new Family Medicine Residency Program for Physicians through the Wright Center, a Teaching Health Center which aims to ensure a viable



primary care workforce for low-income communities by providing training at federally qualified health centers and similar sites. Research shows that residents who train in federally qualified health centers (HQHCs) and Look-Alikes are more likely to practice in medically underserved areas--and to feel more prepared to do so.

As the fourth family residency in Hawai'i, this new program will be able to offer residency slots for medical students interested in practicing family medicine in the Islands. Currently, many local medical students travel to the mainland

for family residency programs and often end up staying in those areas. WCCHC's goal is to create a healthcare pipeline that trains local community members to become their healers that will serve our community.

"In our 12-plus years of having a medical school on our campus, only two students who attended our medical program returned to work for [WCCHC] and that was because they completed their residency here," says WCCHC President and CEO Rich Bettini. "This new residency program aims to create more opportunities that will

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keep our future healthcare providers in Hawai‘i.”

DREAMHOUSE HIGH COMES HOME

This April, the public charter school DreamHouse ‘Ewa Beach celebrated a new milestone: the groundbreaking of their brand new high school. Although the school’s ninth graders are currently being taught at Kapolei Marketplace, the longtime goal has been to secure a permanent home for DreamHouse’s entire high school class. Thanks to help from the Avalon Development Company and the State of Hawai‘i, that home is in the Kapolei Pacific Center, a three-story facility with DreamHouse on the top two floors and retail space on the ground floor (to offset the cost of the site’s lease).

“The groundbreaking was a success. Mayor Rick Blangiardi, our friends at Avalon and district officials as well as other local stakeholders all helped us celebrate where we are now and where DreamHouse is going,” says DreamHouse Chief Education Officer Ryan Mandado. “Construction on the new building has begun. We’re now determining logistics in terms of what this new facility is going to look and feel like, and planning for a smooth launch next year.”

It’s the latest exciting development for one of the newest and fastest-growing charter schools in Hawai‘i, the idea for which began more than a decade ago. In 2012, former Teach For America educators, parents, and community members began designing a new school for West O‘ahu to alleviate overcrowding and offer local families an alternate option. Their objective was to create a place that could empower the next generation of home-grown leaders to make a difference in their local Hawai‘i communities.

Seven years of development later, DreamHouse ‘Ewa Beach opened in Kalaeloa in August 2019, with the goal of growing one grade at a time with each new class of students, over the course of seven years. “Putting a school in a mixed-use building is not typical in commercial real estate,” says Steven Köthenbeutel, chief development officer of the Avalon Development Company. “However, it’s a different sort of endeavor that we’ve experienced with, having completed the Cole Academy and other schools in



Students at Island Pacific Academy operate their own Navigator Credit Union. PHOTO COURTESY OF ISLAND PACIFIC ACADEMY

recent years. Education is a community-centric type of development focused on the children. We’re looking forward to having DreamHouse here for many years to come.”

DreamHouse welcomed its first class of 100 sixth graders in 2019. In 2020, the school graduated those students to seventh grade, while a new class of sixth graders enrolled. By 2025, DreamHouse is expected to reach a capacity of close to 700 students across grades 6 to 12. “While our high school building is being constructed, our 10th graders are attending classes on the UH West O‘ahu campus. Which is exciting because DreamHouse students are going through their high school curriculum, but they’re also interacting with college students and having the experience of being on a college campus,” Mandado says. “When DreamHouse opens the high school in Fall 2024, these new juniors will be the first class in our new complex.”

“This isn’t a conventional classroom but DreamHouse isn’t a conventional school,” says Mandado. “We’re creating a unique space where students can L.E.A.D. by learning leadership, empowerment, agency, and development for an education rooted in community. And by being located in the community—where students can take field trips to learn about business operations and local organizations that are located nearby or just downstairs—it creates learning bridges for students to consider what they’re passionate about and what are ways they can become involved in their community?”

FINANCIAL LITERACY FOR YOUTH

Another school incorporating innovations in childhood education is Island Pacific Academy, which offers the first elementary school-run credit union in

Hawai‘i. Since 2017, fourth graders at IPA have operated their own Navigator Credit Union in partnership with HawaiiUSA Federal Credit Union. Children conduct all banking operations—opening real accounts, making actual deposits, and so on—for fellow students in other grades, their own teachers, and visiting parents. The student-run credit union is “open” every Thursday morning from 7:30 to 8:15 a.m. (with HawaiiUSA FCU staff on-hand to assist).

“Students get to be the tellers, customer service representatives, marketing, managers... There’s even a Navigator Credit Union Cafe where families coming in to make a deposit can enjoy a donut or hot chocolate with their child,” say school administrators. “People who hear about this often say it’s cute the kids are running a mini credit union cafe, and it is. But this is also part of a comprehensive schoolwide program that teaches [IPA] students about finances at all grades.”

At IPA, financial education begins at kindergarten with a token economy that gives students access to a treasure box based on good behavior. In first grade, different classes operate their own farmers market, while second graders learn about supply and demand through classroom trades. Through these initiatives, children attending IPA gain an understanding of numbers with a connection to finance and business. For example, one project involves students creating their own resumes (they might include info such as their favorite class in school, what clubs or afterschool activities they’re involved in, and brief letters of recommendation from teachers, coaches, or parents) and “interviewing” for possible jobs. “It’s a safe space for students to learn. We give them feedback, like making sure their spelling is correct on their resumes and making sure their shoes are tied for their interview.”

“We started all these programs as a way to answer the question of, as a school, what can we do to help students gain a good understanding of how money works? And how can we help encourage responsible decisions for saving?” school administrators say. “Today, these programs are really student-led and we let them make decisions. They have a lot of pride in their credit union and these experiences are very empowering for our young people.”

THEN TO NOW



A LOOK BACK AT 15 YEARS OF THE KAPOLEI CHAMBER OF COMMERCE

IN THE BEGINNING

When the City of Kapolei first opened for business in 1992, community leaders realized that Kapolei would benefit from a strong, unified voice that advocated for economic growth and prosperity throughout all of West O'ahu. These business leaders formed the West O'ahu Economic Development Association (WOEDA) in 2001 to focus on job creation, economic development, and to lobby for a mass transit solution for the region.

However, it soon became apparent that business owners themselves needed

support in the form of resources and opportunities. In response, the Kapolei Chamber of Commerce (KCC) was created in 2008 to help offer programs and resources that promoted a robust business climate in West O'ahu, to connect its members with networking opportunities in business and government, and to advocate and promote policies that support a healthy economic climate for businesses. Kapolei Property Development, a division of the James Campbell Company, provided the seed capital for the new organization; Theresia McMurdo was tasked with establishing the Kapolei Chamber.

"Dave Rae of Kapolei Property Development recognized the need for an organization to serve as the voice for the burgeoning business community," says Theresia McMurdo, the Kapolei Chamber's first executive director. "When we first started the Kapolei Chamber, the number of businesses in Kapolei had grown to about 800 despite the slow economy everywhere else in the state. There was also a pent-up demand for networking opportunities where business people could meet and learn about what's new and what's coming down the pipeline. Advocacy and networking were the chamber's major priorities."

More than one hundred people attended the kickoff luncheon for the new chamber, including then-Honolulu Mayor Mufi Hannemann, and the Kapolei Chamber of Commerce's reputation grew quickly. For McMurdo, the key to KCC's success was involving key business leaders as founding members. In addition to Kapolei Property Development, the early support of organizations, such as Grace Pacific Corporation, Hawaiian Electric, D.R. Horton Hawai'i, and First Hawaiian Bank made the difference, and these organizations continue to support KCC today. With their efforts, the Kapolei Chamber was able to play a key role in accomplishing some major goals, including the construction of the Kapolei Judiciary complex, helping to grow the University of Hawai'i - West O'ahu, and advocating for rail transit.

"Not only did people refer to Kapolei as the 'second city,' many reporters at the time would refer to it as the 'so-called' second city, as if in disbelief," McMurdo recalls. "In those early days, the chamber had a lot of work ahead to change the perception of Kapolei from that of a bedroom community to that of a job center where people could live, work, and play."

THE VOICE OF WEST O'AHU BUSINESS

A decade after the launch of the Kapolei Chamber of Commerce, the organization recognized that its mission overlapped with that of the West O'ahu Economic Development Association, and the two groups saw the advantage of combining their forces. In 2018, KCC and WOEDA merged into a "new" Kapolei Chamber of Commerce to become a single voice advocating on behalf of its members and West O'ahu's entire business community from Waipahu to Mākaha. Its combined mission became to improve and promote an economic climate on the west side in which businesses could grow and prosper. Meanwhile, new homes, roads, schools, and businesses helped transform West O'ahu into a dynamic community.

At that time, the Kapolei Chamber had several new initiatives in development. The first was introducing legislation known as the Kapolei Jobs Initiative Pilot Program. If passed it would have

Kapolei Is Booming. So Are We.

Dynamic. Growing. A great place for business. That's Kapolei. And that's The Kapolei Chamber of Commerce.

Learn more at www.KapoleiChamber.com

KAPOLEI CHAMBER of COMMERCE

Working together for Kapolei

Mayor Mufi Hannemann installed the charter members of the Kapolei Chamber of Commerce. Top row (L-R): Cameron Nekota, Dan Plaskett, Kyle Chock, Michael Cusato, Jeff Dinsmore, Nestor Garcia, Theresia McMurdo. Bottom row (L-R): Jerry Pupillo, Todd Hedrick, Robert Creps, Attilio Leonardi, Mayor Hannemann, Dave Rae, Greg Sitar.

There were about 100 in attendance at the Kapolei Chamber of Commerce's inaugural event in 2008.

ARCHIVED IMAGE FROM KAPOLEI MAGAZINE 2008

focused on bringing more living wage professional jobs into West O'ahu (to help keep pace with the area's increasing population growth) through income tax credits for businesses that establish or expand in the region.

WEST O'AHU WORKS

Another key initiative for the Kapolei Chamber was the Hire Leeward Initiative, a nine-year effort which connected West O'ahu residents with jobs closer to home, featuring an annual job and career fair with more than 80 employers and attracting thousands of attendees. As a result, families have been able to spend more time together, which also improves employee morale and retention. Education and workforce development efforts continue today with KCC's West O'ahu Works Initiative,

and KCC continues to support hiring fairs throughout West O'ahu.

In 2018, KCC pioneered the first student career expo in the state, where about 1,500 ninth graders have the opportunity to visit the University of Hawai'i - West O'ahu campus and interact with almost 100 employers to explore different career pathways. Today the West O'ahu Student Career Expo now serves five high school campuses on the west side.

LEADING THE WAY

In 2021, the Kapolei Chamber of Commerce created a Business Revitalization Task Force of West O'ahu to help kickstart economic recovery after COVID. These priorities include the creation of a West O'ahu



THE BUSINESS REVITALIZATION TASK FORCE

» TOP 6 PRIORITIES

- 1** Establish a West O'ahu Innovation and Entrepreneur Center with Strategic Partners.
- 2** Develop Public/Private partnerships to improve access to jobs in diverse industries and technologies in the region.
- 3** Advocate for development of vacant public lands in our region to catalyze public and private investment in affordable housing, economic development and infrastructure.
- 4** Advocate for digital equity on the Westside to improve infrastructure and increase access to broadband.
- 5** Provide support and resources to businesses to increase Regenerative Tourism in the region.
- 6** Advocate for job growth in digital media, film production and innovative technology industries in West O'ahu.

Hosted at UH West O'ahu, the West O'ahu Student Career Expo, enables 1500 ninth graders to explore careers.
PHOTO COURTESY OF UH WEST O'AHU



Innovation and Entrepreneur Center, identifying ways to optimize the use of vacant lands, improving access to careers in diverse industries, helping small business integrate regenerative tourism, and advocating for more film production opportunities. Additionally, the Chamber is pushing to increase digital equity on the west side with stronger internet access and improved digital literacy throughout the region. "West O'ahu has limited meeting areas for small businesses and lacks the coworking spaces and centralized business center services found in other parts of O'ahu," says current Kapolei Chamber Executive Director Kiran Polk. "There is a substantial need for a physical place where businesses can be empowered and encouraged to innovate, stabilize, and grow."

Working in partnership with the Council for Native Hawaiian Advancement (CNHA), the Kapolei Chamber began the plans to establish the West O'ahu Innovation and Entrepreneur Center as a collaborative hub for West O'ahu where entrepreneurs can access working spaces, network with other entrepreneurs and business owners, meet clients, host events, and more. The project aims to reach traditionally underserved populations on the west side, including Native Hawaiians, Pacific Islanders, women, kupuna, veterans, and LGBTQ+ community members.

At the end of 2022, U.S. Senator Brian Schatz, chairman of the Senate Appropriations Subcommittee on Transportation, Housing and Urban Development, secured \$500,000 in

earmarks (congressional directed spending) to establish the West O'ahu Innovation and Entrepreneur Center. The Kapolei Chamber anticipates the Center will offer educational resources such as business workshops, mentorship, and professional counseling, as well as inspirational BIZWorkshops and BIZTalks to educate and inspire local entrepreneurs on innovation and growing their businesses.

"Advocating for the west side and being the voice of West Oahu Business is most important to us as we lead the way in terms of growth in our state," says Kapolei Chamber Executive Director Kiran Polk. "We feel the Kapolei Chamber is in a position to lead economic revitalization efforts. We're excited to see where the next 15 years are going to take us."

15 years since the creation of the Kapolei Chamber of Commerce—and more than 30 years since Kapolei first opened for business—one factor has become apparent: Positive growth is the norm in West O'ahu.

"I had lunch at Ka Makana Ali'i recently and was in awe at the number of people around the center. Then just this past weekend, I rode the rail system for the very first time from the Halawa Station to the Kualakai Station in East Kapolei. It felt strange and inspiring at the same time to be able to see the tangible results of our years of advocacy," McMurdo says. "To top it off, I don't even remember the last time I heard someone refer to Kapolei as the 'so-called second city.' That is something indeed." 🌴

Kaiser Permanente's West O'ahu Medical Office at Kapolei was LEED Gold Certified.

PHOTO COURTESY OF KAISER PERMANENTE



SUSTAINABILITY

There are many ways to care for a community. Learn how Kaiser Permanente incorporates smart design decisions that benefit the environment and their patients. Meanwhile, Kapolei Energy Storage harnesses renewable energy to replace coal and reduce greenhouse gas emissions. These organizations may be different but their goal is the same: Serve as healthy stewards for Hawai'i and its people.

SUSTAINABLE FACILITIES FOR COMMUNITY CARE

The relationship between climate and health is tightly wound. Rising temperatures can cause heat-related illness and death. Increasing air pollution can worsen asthma symptoms and cardiovascular disease. Sea level rise can introduce contaminants into drinking water sources.

Kaiser Permanente appreciates the very real connection between the climate and environment, patients' physical health, and the cultural health of a community.

"There are social and cultural determinants of health that influence people's overall wellness. So when it comes to having environmentally friendly buildings and health care facilities that help address climate change, these are factors that impact the health of our entire community," says Marcus Iwane, MD.

Efficient water use, solar energy, and ample access to public transportation are just some of the many sustainable features that were built into Kaiser Permanente's West O'ahu Medical Office at Kapolei. The facility is equipped to provide mental health services, a laboratory, pharmacy, and prevention and wellness programs, in addition to primary and urgent care. Kaiser Permanente Hawai'i's technological advances also directly apply to patients as Hawai'i's first NextGen Health Hub. This state-of-the-art digital platform assists physicians and hospital staff by more quickly and accurately analyzing data, maximizing the value of patient visits, evolving in response to changing

health care needs, supporting care team collaboration, making patient info easier to secure and share between internal departments, and improving quality of care.

In 2021, Kaiser Permanente's West O'ahu Medical Office at Kapolei was awarded Leadership in Energy and Environmental Design (LEED) Gold certification by the U.S. Green Building Council, which promotes sustainability in the design, construction, and operation of buildings in the U.S. To be recognized as a LEED green building, a project must implement measurable and practical strategies and solutions that address energy, health, water, waste, and indoor environmental quality as well as undergo a strict verification process in the effort to create better buildings. Not only is the West O'ahu Medical Office at Kapolei certified as LEED Gold, the facility itself is three times larger than the former Kaiser Permanente Kapolei Clinic, which allows for more patients to be treated in less time.

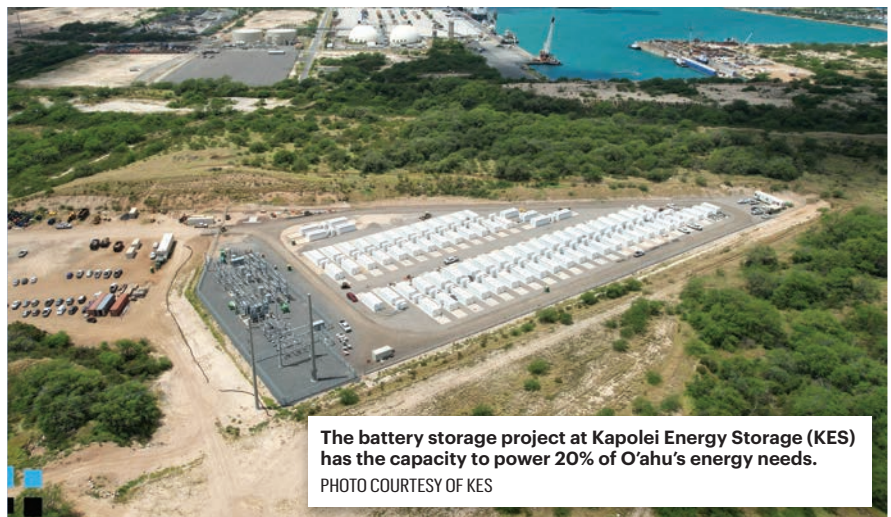
Kaiser Permanente's West O'ahu Medical Office is powered by a solar energy system with backup power storage. Interior plumbing fixtures are designed to conserve water while room-occupancy sensors save energy by minimizing LED lighting when rooms are not in use. Outside, digital exterior windows are programmed to dim during the hottest hours of the day, which reduces cooling needs inside. The landscaping and garden also use reclaimed water to irrigate plants. The 40,000-square-foot facility boasts charging stations for five electric vehicles and 11 hybrid vehicles.

"Kaiser Permanente Hawai'i was the first health care organization in the state to sign the [U.S. Health and Human Services] climate coalition pledge, which asks organizations to commit to act with speed, track carbon emissions annually, create a plan to reduce emissions, and share progress transparently," says Iwane. Kaiser Permanente's next goal is to cut its greenhouse gas emissions in half by 2030 and reach net-zero emissions by 2050. "It's a commitment to reduce our greenhouse gas emissions and be healthy stewards of this 'āina for the people of Hawai'i."

FROM COAL TO CLEAN POWER

Last September, Hawai'i closed its last coal-fired power plant, a major milestone towards reaching the state's Clean Energy Initiative goal of 100% renewable energy by 2045. The 180-megawatt AES power plant near Kalaheo had been in use since 1992 and was responsible for producing as much as 20% of O'ahu's electricity. However, the facility also emitted 1.5 million metric tons of carbon dioxide, making it one of the main sources of greenhouse gas emissions in Hawai'i.

To replace the power formerly generated by the coal plant, the state has more than a dozen wind, solar, and geothermal projects set to open in the coming months. One of the most exciting is Kapolei Energy Storage (KES), located on eight acres in West O'ahu. This state-of-the-art battery storage project has the capacity to hold 185 megawatts and discharge energy up to 565 megawatt hours, which will be enough to power 20% of the island's energy needs at peak



The battery storage project at Kapolei Energy Storage (KES) has the capacity to power 20% of O'ahu's energy needs. PHOTO COURTESY OF KES



demand. KES harvests energy from solar, wind, and geothermal sources to supply clean, viable power to Hawaiian Electric with a lifespan of at least 20 years.

"Think of KES like a sponge. In the middle of the day, when there's a lot of solar going into the power grid, KES can absorb the excess energy and hold onto it. At night, when people come home and start turning on lights and using power, KES can help provide that energy," says Polly Shaw, head of policy and communications for Plus Power, which owns and operates KES.

Storing energy is a benefit—not only to supply homes (at an estimated cost savings of roughly 28 cents per month on average over the 20 year life of the facility) but also to take pressure off the power grid. Moving electricity from a generator at Point A to a user at Point B isn't always simple. As energy

continuously gets dispatched from assorted power plants to different areas of demand, congestion can occur if there's more power than the transmission system can handle. Moreover, renewable energy assets (such as wind, solar) often have highly varying output, which can further tax the grid. During these periods, energy storage can absorb energy from the grid or release energy into the grid as needed to help prevent the system from becoming overloaded.

"KES is able to help stabilize the frequency of the entire power grid by providing virtual inertia in the form of short bursts of energy. It can even help jumpstart the grid in the event of a collapse, due to a natural disaster, for example," Shaw says. "These services are akin to what a coal plant provides for energy grids. Similar to a pacemaker, KES supports power reliability." ■

ALOHA
FOR THE ANIMALS

ANNA NEUBAUER

President and CEO
Hawaiian Humane Society

As early as she can remember, Anna Neubauer loved animals. Growing up with a houseful of pets throughout her childhood, there was no question in her mind when Neubauer imagined what she wanted to do for a living: become a veterinarian. At just 14 years old, she was already working with animal welfare organizations and veterinary clinics in northern California. (Neubauer was born in Kansas but lived with her family all over the country.) When she wasn't directly assisting with a variety of animals, from dogs and cats to birds and reptiles, Neubauer was cleaning kennels and working behind the scenes.

The more she learned about the different career paths available in animal care—and the more she began to appreciate the special bond between humans and animals—Neubauer began focusing specifically on animal welfare. “Caring for animals has always been my passion,” Neubauer says. “I was fortunate to have found my calling at a young age and I appreciate the many paths this direction has guided me on.”

Neubauer earned a bachelor's degree in biological science from Colorado State University and a master's in public administration with a focus on nonprofit management from the University of Colorado at Denver. At the Dumb Friends League in Denver, one of the nation's leading animal welfare organizations, she worked her way up to vice president of operations before joining the Hawaiian Humane Society as president and CEO after a nationwide search in October 2019.

“When I started, what was important for the organization was to build a strong team and implement best practices for animals that provided a high standard of care,” says Neubauer. “Our priority was:

PROFILE



//
**I was fortunate to
have found my calling
at a young age and I
appreciate the many
paths this direction has
guided me on.**
//

How do we best care for our animals, and how do we best serve the people in our community? As a nonprofit, how do we build up the resources that allow us to complete the lifesaving work we accomplish every day?”

Despite the challenges and difficulties posed by COVID these past few years, the pandemic became an opportunity for the Hawaiian Humane Society to connect with the community. Neubauer oversaw the development of exciting new initiatives, including expanding their Pet Food Bank, adjusting adoption practices to connect more pets with loving homes, and the creation of a second Hawaiian Humane campus in West O‘ahu.

“I’m incredibly proud of this team and the work we’ve been able to achieve so far. There are people that have interacted with the Hawaiian Humane Society decades ago or even just five years ago and they probably think we’re still the old organization we used to be,” Neubauer says. “I encourage people to get to know who Hawaiian Humane is today. It’s an honor to be here.”



KAPOLEI AREA LONG-RANGE MASTER PLAN

EWA, OAHU, HAWAII

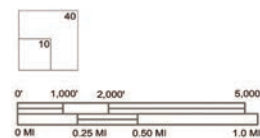
Land Use Classification

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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EAST KAPOLEI



The Hawaiian Humane Society's Kosasa Family Campus at Ho'opili opened in May 2023 and has programs ranging from pet adoption, foster programs for adult dogs and a pet food bank.

PHOTO COURTESY OF THE HAWAIIAN HUMANE SOCIETY

East Kapolei is a gathering place for families and businesses in West O'ahu. Visit the Hawaiian Humane Society's new Kosasa Family Campus at Ho'opili, stop in for a bite at Chick-fil-A, or enjoy a coffee (or stronger beverages) at Local Joe West and Punt Wine Provisions. Everyone seems to be setting up shop in East Kapolei—come see what's in store.

CARE FOR OUR (FOUR LEGGED) FAMILY

This May, the Hawaiian Humane Society (HHS) opened the doors to its long-awaited second location in 'Ewa Beach. For the past 80 years, the national animal-welfare nonprofit had operated out of a single location in Hawai'i. But now, anyone looking to adopt a pet, have one spayed or neutered, or volunteer with animals can visit HHS' new, 27,000-square-foot Kosasa Family Campus at Ho'opili designed to provide behavioral, medical, and social needs for more than 10,000 animals each year.

"We have felt so welcomed into this neighborhood and are honored to be able to provide services for West O'ahu," says Hawaiian Humane



The Punt Wine Provisions is a neighborhood bottle shop in Ho'opili.

PHOTO COURTESY OF THE PUNT WINE PROVISIONS

Society Manager of Communications Brandy Shimabukuro. "Two out of three households in West O'ahu report owning a pet, so it's extremely meaningful to us for this opportunity to offer increased accessibility to such a pet-friendly community."

Planning the Hawaiian Humane Society's second location on O'ahu has been in development for more than a decade. The donation of a 5-acre site in Ho'opili from D.R. Horton five years ago helped make this dream a reality. "The Hawaiian Humane Society offers services islandwide and we have an incredible network of more than 1,000 active volunteers. Having a

second location is critical to reaching many more people across the island," Shimabukuro says. Despite pandemic lockdowns and supply chain shortages, the groundbreaking ceremony for the new facility was held on May 5, 2021. The doors opened two years later on May 20, 2023, complete with an admissions center, animal holding rooms, dog-friendly parks, cat pavilions, a surgical suite, and classrooms for education and outreach.

Designed by Pacific Asia Design Group in consultation with Animal Arts (a design firm specializing in animal care facility architecture) and constructed by Allied Builders, HHS' Kosasa Family Campus was created with animal care in mind. Shelter best practices were incorporated in order to minimize stress and the risk of disease transmission. For example, the facility features increased open-air circulation, individual drainage in kennels and play yards, larger dedicated exercise spaces, and soft-close kennels. "We move animals, such as dogs and cats, in and out of kennels every day for enrichment. Some of these animals may have triggers, like the sound of scraping metal, which we wanted to minimize,"

says Shimabukuro. “One of our biggest goals was to make sure we were providing the best possible temporary home for animals in our care.”

Those looking to adopt a pet can visit the facility’s Petco Love Adoptions Center every Wednesday through Sunday from 11 a.m. to 7 p.m. (A real-time listing of available animals is also posted on the Hawaiian Humane Society’s website.) For those that are interested in adopting but want to try it out before making a lifelong commitment can become involved in the Humane Society’s Couch Crashers program, which is a short-term foster program for adult dogs to live with foster families for a period of time. For pet owners who are struggling to feed their animals, HHS’ Pet Food Bank is a temporary assistance program that offers a month’s worth of food for those experiencing food insecurity.

“We distributed more than 71,000 pounds of dog and cat food last year. When people surrender animals, one big reason is the high cost of living in Hawai‘i. Programs like the Pet Food Bank are intended to help keep pets together with families,” Shimabukuro says. “Our shelters nationwide are over capacity with animals. So being in West O‘ahu—where we’re often seeing people adopting more pets and larger dogs, because there are newer single family homes with yards—it’s wonderful to see the positive response to the Humane Society here. This is why we come to work every day.”

A HOMECOMING

A long-anticipated Chick-fil-A will be opening soon in Kapolei at Ho‘omaka Marketplace, marking the chicken sandwich restaurant chain’s fourth location in the Islands, after opening spots in Kahului, Ala Moana Center, and Makiki. Located at the corner of Kapolei and Kualaka‘i Parkways, Ho‘omaka Marketplace is anchored by Longs Drugs, Seven-Eleven, and a Hele gas station; Chick-fil-A will occupy close to 5,000 square feet of the center’s 46,000 total square feet and will feature a double-lane drive-thru to accommodate traffic. In addition to offering breakfast, lunch, and dinner options for customers, the restaurant eventually plans to introduce mobile pickup, third-party delivery, and catering options.



Excitement at one of the Hawai‘i Chick-Fil-A openings. Chick-Fil-A is opening at Kapolei Pkwy. and Kualaka‘i Pkwy with Hawai‘i’s first dine-in Chick-Fil-A restaurant.
PHOTO COURTESY OF CHICK-FIL-A

At the helm of Chick-fil-A Kapolei Parkway & Kualaka‘i is local Owner-Operator Spencer Goo, a Kahuku High School graduate who previously worked as a real estate project manager and practice administrator of a dental group in Utah before returning home to O‘ahu. “This is a homecoming for me. All my immediate and extended family lives on O‘ahu and I’m humbled and excited to bring this restaurant to the west side and specifically to the Kapolei community,” says Goo, who is the third generation of his family born and raised on O‘ahu. “I want to invest in my team members and the young people who live in Kapolei. My experiences at Kahuku [High School] will be relatable to the team members who I recruit and help mentor.”

Goo’s journey to becoming a Chick-fil-A owner-operator began with a visit as a customer. While serving as a dental administrator, he stepped into a Chick-fil-A for lunch. The experience stayed with him long after he left. “I was thinking about how to improve [dental] patients’ experiences and I thought, ‘how do I replicate Chick-fil-A’s hospitality?’” They’re doing something incredible here, these young people are smiling and enjoying what they’re doing,” Goo says. “I felt a wonderful sense of comradery. They just made you feel like you were special, and I wanted to replicate that; I wanted to capture

that feeling.” Goo ultimately began working for Chick-fil-A in Utah, where two of his children also later worked.

Now, with his wife Megan and six children, Goo is able to return to the Islands and bring some of Chick-fil-A’s hospitality with him (plus take up old hobbies, like surfing). What does Goo order when he goes to Chick-fil-A these days? “I love our Greek Yogurt Parfait as an afternoon snack, it’s made with organic vanilla bean Greek yogurt and topped with fresh berries plus your choice granola or cookie crumbs,” he says. “A lot of folks also don’t know that we offer breakfast. I’m excited for the west side to fall in love with our fluffy biscuits handmade from scratch every morning. I order the Chicken Biscuit and I love to put honey on it, it’s a great way to start the day.”

“I want Chick-fil-A Kapolei Parkway & Kualaka‘i to be a gathering place for the community,” says Goo. “I want this to be a safe haven for my team members and guests to feel like they’re at home.”

WINE TIME

At the end of Maunakapu Street, be on the lookout for a sandwich board sign along the sidewalk advertising that “The Punt is Open,” with an illustration of a champagne cork popping off. Located amongst the homes in Ho‘opili, that sign is an indicator that you’ve found

what you're here for—The Punt Wine Provisions—and that it's time to celebrate because the shop is open for business. This new neighborhood bottle shop (named after the concave indentation on the bottom of many wine bottles) may be small at only 167 square feet, but owner Morgan Scott has filled the floor-to-ceiling shelves with hundreds of bottles of wine, beers, and other spirits. Not sure what you're looking for? Luckily, Scott can help; she's also a wine aficionado, having worked in the alcohol industry for more than a decade.

"When my future husband and I were dating and he was going to grad school, I got a job at a winery and loved all of it—picking the grapes, sorting and crushing them, managing the tasting room, everything," Scott says. "I also worked in a specialty retail store. So when we bought this house and were able to set up a business downstairs, I figured, why not open a wine and beverage shop?"

Scott and her husband live in a mixed-use FLEX Home, a type of unit that's zoned for commercial space on the bottom floor with living quarters above. Though it took a bit of time to get approved from the Honolulu Liquor Commission (which had simply never before encountered a wine store that was technically in someone's house), The Punt successfully opened earlier this year. At her shop, Scott can greet customers, discover what they love to drink, and help guide them to some great beverages—whether that's a sauvignon blanc from New Zealand or a Napa Valley Opus One—all from the comfort of her home. Scott does all the buying, which includes the local artwork on display throughout the shop. She prioritizes bottles from smaller producers, female winemakers, and family-run wineries. (Basically, the really good stuff that you won't find at Longs or Foodland.)

In addition to a diverse wine selection, The Punt offers a wide range of local beers, including those from Hana Koa Brewing, Aloha Beer, Kalihi Beer, and Beer Lab. There are also some rare specialties, such as limited edition bottles of Maker's Mark, Taiwanese-style Kavalan single malt whiskey, Japanese sake, and Kweichow Moutai from China. Plus nonalcoholic seltzers



from Lucid Lush, an all-natural beverage company founded in 'Ewa Beach last year. "I love these little community shops; it's like having a city within a city where you can find anything you need right here," says Scott. "I've had people visit from as far away as Kāne'ohe who are just happy to support a local business. We're grateful for the response and looking forward to our future here."

GREAT CUP OF JOE

The road to Local Joe West opening at The Element luxury apartments in 'Ewa Beach is a journey that technically begins in the south of France. Born in the harbor town of Toulouse near the Mediterranean Sea and raised in West Africa, founder Charles Asselbaye first discovered coffee straight out of college in 1996 while working at a small coffee roaster in Maryland. Though not a regular coffee drinker at the time, Asselbaye quickly fell in love with the taste and aroma of coffee, and how to make the perfect cup. After a three-year apprenticeship, he became a master roaster, with a dream to one day own a cafe of his own. Asselbaye made his way to Hawai'i and, after spending a few years working as a scientist for a local engineering firm, opened Local Joe Coffee Roasters in downtown Honolulu in 2015.

"At some point, Charles mentioned that he's thinking about opening a location in West O'ahu. My wife and I live on the west side so we said, we'll be there. And we probably won't stop visiting the downtown shop either," recalls Jeff Haynes. Jeff and his wife, Jessica Haynes, are both real estate

agents who began visiting Local Joe as the perfect go-to place for client meetings, to recharge after hikes, and as a community hub. "When we found out this was a Black-owned coffee shop and that Charles had a commitment to social justice and ethically sourcing and brewing high quality coffee, we became big fans of what he was doing and we built a relationship from there," Jessica Haynes says.

Asselbaye and the Haynes became fast friends. When an attractive 700-square-foot space on the ground floor of The Element became available, Asselbaye asked if the couple were interested in becoming partners in Local Joe West. "We knew we'd be supportive but we didn't know just what was in store. When that location opened up, everything fell into place and we jumped on board," says Jessica Haynes.

As part of The Element, Local Joe West is in a prime spot to offer a diverse selection of artisanal coffees, snacks, and breakfast and lunch items to those living in the apartment complex's 318 units as well as visitors passing by. (The developer, Jon Wallenstrom of Alaka'i Development, was a frequent customer of Local Joe's downtown and was the one who first put The Element on Asselbaye's radar.) It took close to two years to secure the permits and another six months for the buildout, which involved installing new counters, lighting (and an espresso machine, of course). But the diligence was worth it: When Local Joe West opened this April, it was an immediate hit. With beans sourced from the Big Island and roasted on-island; housemade treats, such as bagels and banana bread; and bags of fresh coffee available for purchase to make at home, there's something at Local Joe West for everyone to enjoy.

"We're not a place where you walk up and have to demand your order. We love for people to ask questions, we want to foster that sense of community in a positive environment," says Jeff Haynes. "Outside of the coffee shop, we're also organizing events like a monthly beach cleanup on every third Sunday and hosting other environmentally friendly and social justice activities. Come down, have a coffee or a bite and see what Local Joe is about." 🌿



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HEALTHCARE



The Queen's Health System, Kaiser Permanente of Hawai'i, the Wai'anae Coast Comprehensive Health Center, and other healthcare providers on the west side are leading the way when it comes to medical initiatives for the future. From the expansion of medical clinics to implementing state-of-the-art new cancer screening technology to the use of mobile health vehicles in crisis areas, West O'ahu's medical centers are doubling down on their efforts to ensure that all communities throughout Kapolei and greater O'ahu can be cared for.

This coverage also extends to O'ahu's

veteran population with the opening of a healthcare clinic and care home. We appreciate the sacrifices made by those who served our country; these new facilities are now here to serve them.

CREATING A COMPREHENSIVE CANCER CENTER

At The Queen's Medical Center – West O'ahu, 2023 has been a transformative year. Amid difficulties and uncertainty due to the pandemic these past few years, Queen's has continued to thrive in Kapolei, expanding access to care and opening new departments to handle the west side's growing population.

The healthcare provider's sports medicine clinic opened in March 2023, while the expansion of Queen's cancer clinic and chemotherapy infusion center—plus the addition of a new radiation therapy department—has created a single comprehensive cancer center. Women's Health services expanded too, as Queen's – West O'ahu recently installed a second three-dimensional tomosynthesis mammography unit for breast cancer screenings. This state-of-the-art technology combines multiple X-rays to create a 3D digital image of the breast to aid in the detection of cancer (and reduce false-positive results in dense

breast tissue). Having a second machine at the medical center means increased access and availability to this critical imaging test. In October, Queen's also received a second 128-slice computed tomography (CT) scanner, which utilizes 128 detectors to capture multiple images of the body, and will be used to scan for issues with a heart's structure, valves, arteries, and aorta.

Helping spearhead recent efforts to further improve patient care is Robin Kalohelani, RN, MSN/Ed, CCM, who was named vice president of operations and associate chief nursing officer for Queen's – West O'ahu. In addition to her responsibilities overseeing daily hospital operations, Kalohelani is also the first female executive leader of Native Hawaiian ancestry for the health system. Her unique experience and background can help provide care for patients in a culturally sensitive way.

"Queen's [West O'ahu] is committed to providing patients with high quality and compassionate care in a safe environment," Kalohelani says. In fall 2022 and spring 2023, the West O'ahu medical center was awarded the Leapfrog Hospital Safety Grade of "A," a national distinction that recognizes achievements made in protecting patients. This year, Queen's was also recertified as a Blue Zones Certified Worksite. Different initiatives to improve worksite wellness—such as an employee resiliency program which helps caregivers manage stress, a dining room offering tasty and healthy food options, and the outdoor Ho'okipa Lanai for employees to take breaks and downshift—all contributed to the recertification by allowing people to incorporate healthy habits where they work. "We continue to prioritize the health and well-being of our employees as our greatest asset," says Kalohelani.

Next year marks Queen's 10-year anniversary in Kapolei. A decade in, the healthcare provider continues to serve as a trusted neighbor (as well as a crucial asset) for West O'ahu. "We've participated in food drives for the Hawai'i Food Bank, school supply drives, health fairs, career fairs..." Kalohelani says. "Whether it's painting bleachers at Waipahu Intermediate School, walking in the Illuminate Walk fundraiser, or

hosting tours of our hospital, we look forward to being a beacon of partnership for those in our community for many years to come."

MOBILE MEDICINE

Earlier in April, Kaiser Permanente launched a new initiative that brings healthcare access from the exam room to the streets with a new mobile health vehicle offering a diverse range of medical services. Equipped with two full-size exam rooms, a state-of-the-art laboratory, medical prep area, physician documentation station, and all the necessary medical equipment to provide care while on the road, this 40-foot long vehicle named Keēwemauiola ("The sprout of health and wellness") extends Kaiser Permanente's reach even further into the community.

"The intent was to be able to bring our primary care services to our members in remote parts of the island where they might have difficulty getting to one of our brick-and-mortar medical facilities," says Kaiser Permanente's Marcus Iwane, MD. "For a lot of folks in rural communities across the state, access to medical care continues to be a challenge—especially those in vulnerable populations, such as our kupuna, people with disabilities, and individuals from disadvantaged backgrounds."

The need for a mobile health vehicle became apparent during the pandemic. While evaluating social determinants of health that influence health outcomes (which are non-medical factors, such as economic stability, neighborhood resources, access to education and

health care, social context, and the conditions where people live, work, play, and spend time), the Kaiser Permanente team realized the need to reach people where they are to deliver quality care such as vaccinations, wellness screenings, chronic disease management, and counseling.

The goal is for Keēwemauiola to soon be available in several neighborhoods on a rotating weekly basis, allowing members to schedule appointments in advance. In August, the vehicle was deployed to Lāhainā to support those impacted by the Maui fires. Medical services including first aid; adult and pediatric care; ob-gyn and pharmacy services, have been made available to everyone in the Lāhainā community at no cost using the mobile health vehicle.

"What we're hoping to accomplish with Keēwemauiola is to grow and expand into other communities," says Iwane.

WHOLE-PATIENT CARE

Last year marked a significant milestone for the Wai'anae Coast Comprehensive Health Center (WCCHC) as the West O'ahu healthcare provider celebrated its 50th anniversary. Since its founding in 1972, this organization has come a long way since it began with a starting staff of just one single doctor and five employees operating out of a portable building. This year, WCCHC has another reason to celebrate: the expansion and modernization of the facility's dental clinic is currently underway and scheduled to be completed before the end of 2023.

Though the renovation of a building





may not necessarily seem like cause for celebration, it represents the culmination of more than a decade's worth of work for WCCHC. This new dental clinic is the final renovation in a multi-phase construction plan that dates back to 2009, which began with the completion of WCCHC's Family Medical Building, home to the health center's pediatrics and women's health clinic. In 2013, the Adult Medicine & Pharmacy Building was built, followed by an Emergency Medical Services Building (complete with imaging and laboratory services, emergency department and administrative offices) in 2018. The \$4.9 million renovation will increase the size

of WCCHC's dental facility from 2,200 to 4,200 square feet and allow for a minimum of 25 to 35% more patients to be seen each day.

"These renovations will upgrade and modernize our existing dental facilities, and it's also going to increase our capacity by adding 10 new dental operatories for patients," says WCCHC President and CEO Rich Bettini. "Our patients deserve quality services. Even though many of our 35,000-plus patients live below the poverty line, our board has always championed the fact that everyone deserves the best medical facilities possible."

As part of Waiʻanae Coast Comprehensive Health Center's commitment to providing whole-patient care, the healthcare provider also launched the 'Elepaio Social Services program, which offers food and social services in an expanded and streamlined capacity for communities in need. Created in 2021 as a holistic response to difficulties in resource distribution amid COVID, 'Elepaio provides food pantries, keiki produce prescription programs, and more. These offerings are often integrated with Native Hawaiian cultural practices, such as with community wellness workshops and other events.

"During the pandemic, I remember visiting an elementary school and seeing kids get off the bus in the morning and run to the cafeteria before it closed because that was a key meal in their day that they otherwise would not have," Bettini says. "We began to see how many people were hungry and out of work, which is where the idea for 'Elepaio started. The goal wasn't to duplicate existing services but network and strengthen organizations already involved in this critical effort."

Working with a dozen different government agencies and local food banks, WCCHC's 'Elepaio program helped create a distribution network in West Oʻahu that distributes millions of pounds of food each year. Families in need of food assistance can register their household for regular food distribution events and pick up supplies. Pregnant women, parents of children under 2 years old, and children ages 2 to 8 can also qualify to receive \$60 in monthly vouchers for fresh local fruits, vegetables, and poi as part of 'Elepaio's Produce Prescription Program. WCCHC recently received a grant-in-aid from the Hawai'i State Legislature to build a new warehouse to store emergency food and a medical housing facility for people experiencing homelessness. This new construction is part of the first planned phase for a new healthcare campus that WCCHC intends to build next door to their primary campus off Farrington Highway.

"There's a major correlation between social needs and health. Food, housing, and transportation all contribute to health outcomes," Bettini says. "When



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The Daniel Kahikina Akaka Dept. of Veteran Affairs Community Based Outpatient Clinic is located on the corner of Kamokila Blvd. and FDR Ave.
PHOTO COURTESY OF HUNT COMPANIES



you address these needs, it does correlate to more positive health outcomes and a better quality of care for patients.”

A HOME FOR VETERANS

For the more than 110,000 valued veterans living in Hawai‘i (85,000 of which live on O‘ahu), the new Daniel K. Akaka State Veterans Home (SVH) opening on Kealanani Avenue will offer sanctuary in the form of long-term care services, rehabilitation therapy, hospice, adult day care, and care for those with geriatric mental health, dementia, and Alzheimer’s disease. The SVH’s services extend to all veterans living in Hawai‘i, plus eligible spouses and Gold Star parents. The facility is funded by a \$44.7 million federal grant from the U.S. Department of Veterans Affairs and \$53.7 million in appropriated state funds for planning, design, equipment, and construction.

Working alongside Hawai‘i’s first veterans home in Hilo, the SVH in Kapolei will provide 120 rooms for veterans, which more than doubles the state’s current capacity. The veterans home will also serve as a jobs creator for West O‘ahu, by providing an estimated 200 healthcare-related jobs, as well as facilitating opportunities for internships and rotations with students at the University of Hawai‘i – West O‘ahu and

the neighboring high schools.

With the veterans home’s groundbreaking on Memorial Day 2021, the completion of the SVH was originally scheduled in April 2023. However, due to nationwide supply shortages of raw materials, a decline in the labor force, and transportation delays, the highly anticipated veterans home is now expected to be completed in January 2024. Despite these challenges, the project currently remains on budget and is in the final stages of construction, with the interior finishes and landscaping underway.

VETERAN CARE BEGINS HERE

Located at the (newly redesigned) corner of Kamokila Boulevard and FDR Avenue, the Daniel Kahikina Akaka Department of Veterans Affairs Community-Based Outpatient Clinic is a \$120 million multispecialty clinic that provides primary health care, as well as laboratory and diagnostic services, mental health services, physical and occupational therapy, audiology, prosthetics, dental services, and a pharmacy for O‘ahu’s 85,000-plus veterans. The Akaka VA Clinic will also increase the availability of health providers while reducing wait times and insufficient parking that veterans often experience while visiting the highly frequented Spark M. Matsunaga Veterans Affairs Medical Center at Tripler.

Named for the late former Senator Akaka, who was an outspoken advocate for veterans rights, longtime chair of the Senate Veterans Affairs Committee, and a World War II veteran himself, the Akaka VA Clinic had been a goal for lawmakers for decades. In March 2021, a 15-year lease in Kapolei was secured for the nearly 89,000 square-foot facility, with Hunt Development Group Hawai‘i as the developer and Nan, Inc. as general contractor. Despite procurement delay issues due to nationwide supply shortages, the project is more than 90% finished, with the building’s exterior nearly complete with window and glazing installation, plus interior light fixtures, doors, and flooring added in the clinic.

When the Akaka VA Clinic opens, it will roughly double the capacity of the VA Pacific Islands Health Care System. The building itself will boast more than 1,300 solar panels and a photovoltaic system that will power the facility. By early 2024, this system is projected to produce close to or nearly one million kilowatt hours of solar power. Hunt is also installing 19 vehicle charging stations to fulfill the emerging need for EV chargers on the west side and to help foster an environmentally sustainable community in Kalaeloa. 🌱

A LOCAL CAFÉ OUT WEST

JEFFREY & JESSICA HAYNES

Partners
Local Joe West

When Jeffrey and Jessica Haynes moved to Hawai'i in 2016, they had two priorities: Be respectful of local culture and help local families. Although they were first living in Waikiki, the couple eventually settled in West O'ahu, and quickly made friends through yoga and participating in environmental events, such as beach cleanups.

Back in Michigan where the Haynes were from (they first met in high school), Jessica had previously worked as a teacher and Jeff was in security for a time. However, they found a shared passion in real estate and saw the transformative power of buying property, improving homes, and community—and wealth—building through homeownership. Once the Haynes were settled in the Islands, they began helping friends and neighbors with real estate too.

During COVID, they were able to help educate local buyers on the homebuying process, including how to be strategic on offers and taking advantage of record low mortgage rates in late 2020 and early 2021. "I helped my first clients in Hawai'i purchase their first home. They were a local family, born and raised, and it was a dream come true for them to be able to put their kids in their own bedroom for the first time... It was impactful and very empowering," says Jessica Haynes.

During these past few years, the Haynes have also seen their West O'ahu community grow — from a handful of cafés and shops into a bustling region with new shopping centers, restaurants, stores, homes, and more. When there was a chance to help bring their favorite

PROFILE



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**If we can take care of
the environment and
promote social justice
while serving amazing,
locally grown coffee,
that's what it's all about.**
//

downtown Honolulu coffee shop to the west side also, the couple jumped on it. The Haynes still work in real estate but they're also proud partners of Local Joe West, located in The Element in 'Ewa Beach. "There's so much happening. UH West O'ahu is booming, there's a

rail stop right in front of the café, and we're meeting people every day who are coming out to this side of the island for the first time and are loving it," Jeff Haynes says.

Whether visitors are stopping by the café before they leave for work, or they happen to discover Local Joe West while exploring West O'ahu, or if they're even just fans of the original Local Joe in downtown and want to see the new location, the Haynes have an open door and a fresh (and sustainable) cup of coffee waiting for them. "We're trying to have low waste and a low carbon footprint. For example, we offer discounts for customers who bring in reusable cups," says Jessica Haynes. "If we can take care of the environment and promote social justice while serving amazing, locally grown coffee, that's what it's all about." 🌱

PHOTO COURTESY OF THE CITY AND COUNTY OF HONOLULU

INFRASTRUCTURE

After decades of planning, learn about the opening of the new Skyline rail system in West O‘ahu (plus all the logistics on how to ride the train, where it goes, and how much it costs). The west side is also easing traffic in other ways, with new highway interchanges and extensions.

SKY HIGH

On June 30, Honolulu’s long-awaited rail system, which had been officially named “Skyline” by city officials earlier in June after five years of deliberating, opened for the first time to the public. Elected officials—including Governor Josh Green, Honolulu Mayor Rick Blangiardi, U.S. Senator Brian Schatz, Honolulu Authority for Rapid Transportation (HART) Board Chairperson Colleen Hanabusa, and Honolulu Department of Transportation Services (DTS) Director Roger Morton, among others—held a grand opening ceremony with hula, music, speeches, and a preview of rides. “This is an extraordinary moment,” Senator Brian Schatz said at the event. “This project faced multiple near death experiences along the way. It was challenging, it took a lot of grit, it took a lot of arguing, it took a lot of money, it took a lot of determination and skill and political risk.”

That Friday, nearly 9,000 passengers had the chance to test out Skyline. By Tuesday (after a five fare-free day period), that number grew to more than 70,000. Ridership continues to increase; after a year of service, DTS estimates that the rail system’s average weekday ridership will be between 8,000 to 10,000 riders daily. “The strong demand throughout the fare-free period demonstrated our island’s resident and visitor interest in learning about our newest, high-capacity transportation option,” says DTS Deputy Director Jon Nouchi. “A project 55 years in the making, from first plans to last week’s grand opening, we are honored to debut this long-awaited service for the benefit of everyone, now and into the future.”

Skyline is the first fully autonomous urban metro system in the United States. Although the final route for Honolulu’s rail transit system is still planned for 21 stops along a 20-mile long corridor on Oahu’s south shore, passengers today can ride on the first nine-stop segment of Skyline, which stretches nearly 11 miles from East Kapolei to Hālawā. “So far, we’re noticing that people are using the train for more recreational purposes. They’re going to Pearlridge Mall, Ka

Makana Ali‘i, and the [Aloha Stadium] swap meet. They’re getting used to it and learning how the system works,” says DTS Information Specialist Travis Ota. “When Skyline reaches the airport and Middle Street, that’s when we expect more people to start taking the train to travel or get to work.”

Skyline’s elevated rail system is served by 20 four-car trains that can each hold up to 800 passengers. The total length of a train is 260 feet with open gangways between cars to allow passengers to walk freely and use all available space. Trains offer air-conditioning, free Wi-Fi, and space for bicycles, baby strollers, luggage, surf boards, and more. There are also dedicated spaces that allow free wheelchair movement for disabled passengers to get on and off trains. Hitachi Rail has been responsible for the design and construction of key systems, including fire detection, alarms, and the passenger screen gate system. “We’re delighted to have delivered Honolulu’s largest ever infrastructure project, which will have a major impact reducing congestion and emissions on the island. Reducing car journeys by up to 40,000 a day once the full system is complete, this will make a huge difference to travel in Hawai‘i,” Hitachi Executive Vice

President Energy and Mobility Alistair Dormer said at the opening.

A round-trip ride on the current route takes approximately 45 minutes, while traveling from one end to the other is closer to 22 minutes. Trains depart every 10 minutes and operate Monday to Friday from 5 a.m. to 7 p.m., and from 8 a.m. to 7 p.m. on weekends and holidays. Park-and-ride lots are located on the University of Hawai'i - West O'ahu campus, Ho'opili, and Hālawā stations. Parking is free but all lots do close and cars are not allowed overnight. Passengers can ride on Skyline using a HOLO card (which also works on TheBus) for \$3 per ride for adults. Riders will receive a transfer that's valid for 2.5 hours of the original ride to board a bus or another train. Senior, student, and disability fares can also be used on Skyline.

The second segment of Skyline, which will expand the route to Middle Street and include stops at Pearl Harbor, the Daniel K. Inouye International Airport, and Lagoon Drive, is projected to begin operating by mid-2025. The third segment will add six stations and reach Kaka'ako in 2031. The fourth segment will extend Skyline to Ala Moana Center and will be complete sometime after 2031. Skyline, which is all electrically powered, is intended to not only help ease traffic along O'ahu's east-west corridor, but also offer a sustainable transportation option that helps the Island move away from car pollution for residents and tourists.

"I understand the train doesn't go all the way to town yet. But there's still so much for people to enjoy on Skyline, from students who can reach the Leeward Community College and UH West O'ahu campuses to families who are able to support local restaurants and mom-and-pop stores in communities like Waipahu and Pearlridge," Ota says. "I encourage people to check Skyline out, soak in the views, save on gas—and enjoy the ride."

NEW PATHWAYS TO KAPOLEI

There are several phases to the Kapolei Interchange Complex: Phase 1 involved the creation of an eastbound on- and off-ramp on H-1 for the interchange at Kamokila Boulevard and Wakea Street,



plus a westbound freeway off-ramp located near Wet 'n' Wild Hawai'i. Phase 2 created new connections to Farrington Highway, on and off ramps, an elevated bridge overpass, and various roadway modifications. By providing motorists with an alternate way into Kapolei (through a westbound H-1 offramp to Wakea Street) and an alternate way out of Kapolei (through a westbound Farrington Highway onramp from the Wakea Street extension), the new interchange has been able to increase the flow of traffic.

Phase 3 is designed to also relieve area congestion. After the completion of the Harbor Access Road—which connects H-1 to Kalaheo Harbor, serves Kapolei Commons, and eases the traffic on Kapolei Parkway—Phase 3 of the Kapolei Interchange Complex and a new State Highway connecting the H-1 Freeway to Kalaheo Harbor will become the long-awaited second permanent accessway out of Campbell Industrial Park. This new buildout will connect to Malakole Street and Hanua Street, and will allow for easier access to those going to and coming from Kalaheo Harbor and the industrial parks. The James Campbell Company and the State of Hawai'i have a public-private partnership to build this critical regional infrastructure system, and there is now a contractor in place for the Kapolei Interchange Phase 3 project. Construction of the interchange is expected to begin in the fourth quarter of 2023 and is slated for completion in 2024-25. Construction of the new State highway is underway.

EXPANDING ROADWAYS

Last year, construction was underway on several major infrastructure projects around the intersection of Kamokila Boulevard and Franklin D. Roosevelt (FDR) Avenue near Costco. The first was the expansion of FDR Avenue from two lanes to four lanes to help accommodate increased traffic along this road. FDR Avenue's new segments will also offer sidewalks on both sides of the road, which increases walkability in the area.

The second was the extension of Kamokila Boulevard southwest from the FDR Avenue and Kamokila Boulevard intersection to a (newly built) Boxer Road. The extension of Kamokila Boulevard will provide access to the Daniel Kahikina Akaka Department of Veterans Affairs Community-Based Outpatient Clinic and a new subdivision of Gentry Homes. The Kamokila extension also features bike lanes on both sides of the road. The first half of Boxer Road provides two vehicular lanes for additional east to west travel. Finally, Copahoe Avenue, which runs parallel to Kamokila Boulevard and adjacent to Barbers Point Elementary School, is being upgraded to City & County standards. The upgrades will make Copahoe Avenue a safer roadway for families heading to and from Barbers Point Elementary School.

Currently, the first three roadways (FDR, Kamokila, and Boxer Road) are nearing completion; asphalt has been installed, streetlights have been put in, and the landscaping has been finished. The final steps include getting City & County approval for revised roadway striping and energizing the streetlights so they turn on at night. For these three roadways, it has been a fairly smooth process, which is impressive considering these projects have been underway amid supply chain shortages, transportation issues, high inflation, and a global pandemic.

"We had a good workflow," says Anthony Gaston, senior vice president of Hunt Development Group Hawaii. "A major focus during the construction process was ensuring continuous travel through the roadways. There were some temporary traffic obstructions for two months or so, but that's been all. We're very excited to be near the final stages of the project and to bring this needed infrastructure to support the new development." 🌟

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INDUSTRIAL



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KAPOLEI – WHERE OAHU’S INDUSTRIAL GROWTH IS HAPPENING

As our local economy evolves with an increasing need for the smooth provision of goods and services, the need for logistics and warehouse facilities is critical to ensure economic efficiencies and growth. However, on an island with an already tight supply and restrictive land use policies, industrial vacancy rates remained at below 1% in the first quarter of this year.

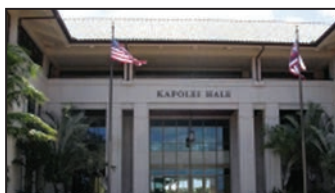
A new development in West O‘ahu aims to change that. Kapolei Harborside is a 360-acre master-planned industrial park offering one of the largest opportunities for ground-up industrial development on O‘ahu for those looking to secure logistics and warehouse space to grow their businesses. Located in the midst of Kapolei Business Park, Campbell Industrial Park (Hawai‘i’s largest industrial park) and Kalaeloa

Harbor (Hawai‘i’s second largest and most active harbor), Harborside has the potential to house more than 4.5 million square feet of commercial and industrial floor area and the jobs that come along with that space.

Harborside is located in a Hawai‘i Opportunity Zone that provides tax advantages for investors (HUBZone status). It is projected to create more than 4,000 permanent jobs upon its full development.



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“
This first building represents not only the launch of our industrial building development platform in Kapolei Harborside, but it’s an indication of Kapolei’s continued success as a logistics and employment center for the state’s economy.”

— Steve Kelly —

President, Kapolei Properties Division,
James Campbell Company

”



PHOTO COURTESY OF JAMES CAMPBELL COMPANY LLC

The James Campbell Company’s Kapolei Properties Division, broke ground this summer on the construction of Kapolei Harborside’s first building. Building One is a 102,545-square-foot class-A warehouse facility that boasts 18

loading docks, heavy power, a 32-foot clear height, and ample parking. With a flexible building configuration that can accommodate up to four potential tenants, the property can be customized to allow for individual office entrances and drive-ins. 🌈

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Lei makers, hula dancers, artists, and kumu shared their knowledge at the 6th Annual Tourism Day. Supporting native farms and local small businesses is an example of regenerative tourism.

PHOTO COURTESY OF KILOHANA BY CNHA

HOSPITALITY

REGENERATIVE TOURISM AND RESPONSIBLE STEWARDSHIP

According to American Express Travel's 2023 Global Travel Trends Report, travelers want "authentic experiences that give them a taste of local culture and let them explore hidden gems" that others don't know about. But how do visitors have authentic experiences when they may not even know what "authentic" looks like, which is often the case for many tourists in Hawai'i (especially those who never step outside Waikiki). Worse, what happens when the act of traveling itself is damaging to the place where visitors want to go?

Tourism in Hawai'i reached a tipping point in 2019 with more than 10 million visitor arrivals in the Islands. Although COVID brought that number down to 7 million in 2022, the annual number of tourists visiting Hawai'i from just the continental United States is five times higher on average than the combined population of the entire state. These

visitors represent a lot of money—between January and June 2023 alone, tourists spent a total of \$10.7 billion in the Islands, roughly \$8.5 billion of which were spent by visitors from the U.S. However, tourists also consume critical resources, create waste, and strain local infrastructure, such as roads to beaches.

Luckily, there's another key statistic in American Express' Travel Trends Report: "[Travelers] also want to know that the decisions they make while traveling can have a positive impact on the destinations they visit, and want the money that they spend on vacation to support the local community."

This is where Kilohana comes in. As the tourism division of the Council for Native Hawaiian Advancement (CNHA), Kilohana is a new initiative that brings together researchers, strategists, creatives, and Native Hawaiian cultural experts to reimagine and overhaul Hawai'i's longstanding management approach to visitors in

the Islands. Kilohana, which translates to the fine outer layer atop a decorated sheet of kapa, represents excellence through wisdom that is refined over generations. The purpose of the program is to promote Hawai'i as a world class destination while protecting and perpetuating traditional culture—and keeping community and 'āina at the forefront.

"If you look at the data that the Hawai'i Tourism Authority collects, it's clear that visitors are looking for opportunities to gain a deeper appreciation," says Kilohana Chief Administrator Tyler Gomes. "But when tourists come to these Islands, it's important they understand that this is not one big resort. Visitors are shoulder to shoulder with people who are living, raising children, going to school, and trying to make a living here."

Part of Kilohana's approach is to utilize a regenerative model of tourism to combine visitor experiences with community service activities that



Chief Administrator Tyler Iokepa Gomes participates in coral reef restoration efforts with non-profit organization Kuleana Corals at Ko Olina.
PHOTO COURTESY OF KILOHANA BY CNHA

positively impact Hawai'i's natural resources. Regenerative tourism is a holistic approach to travel that essentially means leaving a place better than you found it. Unlike sustainable tourism, which only aims to minimize carbon emissions and reduce negative impacts, regenerative tourism takes it a step further by utilizing visitors as a force for good to create a positive impact. The goal is for visitors to become active partners in sustainability rather than neutral consumers of culture and place. However, the idea doesn't simply mean having sunburnt tourists reluctantly picking up trash on the beach. At its best, regenerative tourism can be a transformational experience that educates and inspires guests while improving communities and the environment.

For example, one critical step in this process involves working to ensure that Native Hawaiian artists, musicians, and cultural practitioners have access to resort areas for the opportunity to authentically (and accurately) share local culture. "It's also informing visitors about what's important to us and what we want them to do," Gomes says. "The parent organization of KiloHana is the Council for Native Hawaiian Advancement, which, at its core, is about responsible stewardship."

"Regenerative tourism is largely about balancing out what's extracted by our visitor industry versus what's given back to the community. That could mean volunteer tourism. Or increasing our tax base by making sure visitors



Learning the fundamentals of water sports at The Lineup at Wai Kai's Nā 'Ōpio Kai ("ocean youth") program.
PHOTO COURTESY OF THE LINEUP AT WAI KAI

are spending in our local businesses, locally owned eateries, or in our agriculture sector, which desperately needs support," says Gomes. "But in a nonliteral sense, it's also about mutual respect and being a good guest. This isn't Treasure Island or Swiss Family Robinson—you have to follow the rules and respect nature and think about the impact on the communities you're flooding so you can get your Instagram photos."

MAKING WAVES

There's a new destination for those looking to catch waves, try their hand at pedal boarding or kayaking, and enjoy pūpū and drinks looking out on the water: Wai Kai, a 9-acre recreational complex that features the world's largest deep-water standing surf wave, three

restaurants, event venues, a retail store, a grand lawn with a waterfront fire pit, and an adjacent 52-acre lagoon perfect for a variety of water sports. This new gathering place for surfers, families, and foodies is located in 'Ewa Beach's Hoakalei Resort, a 726-acre master-planned community that includes four residential neighborhoods, the private Hoakalei Country Club, golf course, resort spa, and wellness center. Wai Kai opened in March 2023 and the response so far has been tremendous.

"We get a lot of people who hear about Wai Kai on social media or from friends or family so when they come to visit they're amazed at everything, from the environment to the offerings," says The LineUp at Wai Kai Director of Marketing Nicole Fuertes. "Whether you're coming here for a surf session or getting a bite to eat or shopping, there's so much to explore and do."

Surf enthusiasts headed to Wai Kai will immediately flock to The LineUp, which features an artificial wave pool with 30-foot, 65-foot, and 100-foot-wide waves. Created in partnership with X Games Gold Medalist and former world #2 ranked pro surfer Shane Beschen, the Wai Kai Wave boasts patented technology that creates a natural wave shape with a perfect glassy surface (and foam padding to cushion falls). Unlike wave pools at water parks or on cruise ships that generate shallow sheet waves, which often require specialized finless boards that resemble skateboard decks, the Wai Kai Wave Pool has deep water in front and behind waves that allow riders to use traditional surfboards with fins to carve turns. Up to 10 surfers can ride the wave during one session, while retractable pool dividers can create multiple channels to allow for multiple guests on each wave, contests, and different waves for people of varying skill level. Beginners, have no fear: You can get great tips from the surf team or partake in a learn to surf lesson with skilled surf instructors on staff. Helmets are also provided for safety.

Overlooking the wave pool is The LookOut Food & Drink, which offers a wide array of pūpū—ahi poke, seared kanpachi, jidori chicken cutlet, and boneless kalbi, among others—and sophisticated takes on classic cocktails,



Friends and family gather at cabanas and The LookOut at Wai Kai.
PHOTO COURTESY OF THE LINE UP AT WAI KAI

such as a Windward Mule (made with Ko‘olau Old Pali Road whiskey, ginger beer, lemon, pineapple, and lilikoi) and a Casamigos Colada (made with Casamigos Reposado tequila, chili pepper simple syrup, yuzu, and coconut cream). The LookOut is the perfect spot to enjoy dinner and watch The Wai Kai Show, a thrilling surf show that tells the story of wai (fresh water), kai (ocean water), and the history of Hawaiian river surfing performed Mondays on the wave pool.

Wai Kai also features Kitchen Door Napa, a dual-concept restaurant led by Michelin award-winning chef Todd Humphries. For a sophisticated dining experience, visit the Plaza Grill to enjoy freshly caught fish, 16-ounce Kurobuta pork chops, and robust pappardelle pasta. Downstairs, the Boardwalk Cafe specializes in breakfast (mochi pancakes, acai bowls, kalua pork loco moco) and lunch (poke bowls, chicken banh mi, market catch of the day) in a relaxed, open-air environment.

In addition to the brick-and-mortar attractions, Wai Kai hosts regular events too. For example, there’s a weekly farmers market from 4 to 8 p.m. on Thursdays on the event lawn that brings families together. “It’s an opportunity for the community to come together and eat, drink, and talk story. If parents or children feel like it, they can



A surfer on The Line Up at Wai Kai’s artificial wave pool that creates .30-foot, 65-foot, and 100-foot-wide waves.
PHOTO COURTESY OF THE LINE UP AT WAI KAI

also surf or go out on the lagoon too,” Fuertes says. There’s also a live band at The LookOut every night of the week (except Mondays, due to performances of the Wai Kai Show). During the summer months, The LineUp hosts Nā ‘Ōpio Kai (“ocean youth”), a multi-day keiki program where children learn fundamental skills of water sports, such surfing and paddling, as well as the culture of the waterman lifestyle. Lessons include a dry land educational component focusing on water safety, weather conditions, and waterman etiquette.

“For parents who are looking for something new that their keiki can get involved with and learn from, this is a wonderful program that The LineUp offers. Nā ‘Ōpio Kai is a weekly program when schools are on break and it becomes an after-school and weekend activity throughout the school year,” says Fuertes. “Wai Kai offers many activities and programs for families and individuals alike, bringing the community together, whether that’s in the water, over a meal, or at a live performance. There’s plenty happening at Wai Kai.”

COMMUNITY



The 7th annual Ko Olina Children's Festival serving more than 700 families, fundraising for a good cause. The event raised \$50,000 for the new Martha B. Smith Cancer & Infusion Center at Kapi'olani Medical Center for Women & Children.

PHOTO COURTESY OF HAWAII PACIFIC HEALTH





The historical Prince Kūhiō Parade and Hō'ike at Ka Makana Ali'i, held for the first time in Kapolei, March 2023. The parade ended at Ka Makana Ali'i for a huge ho'olaule'a.

PHOTO COURTESY OF THE COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT AND KA MAKANA ALI'I



Ko Olina helps define wellness for the world.

As the largest employer in West O'ahu, it is our kuleana to be mindful of the importance of the environment to Hawai'i's culture - to mālama the ocean, the 'āina and our 'ohana - and to embrace new neighbors, guests, friends and employees with aloha. These are the foundations of wellness at Ko Olina – holistic and meaningful experiences that can't be found anywhere else in the world.



KoOlina.com



Left and right: Moani's West Fest - Some of the biggest names in Hawai'i music jammed out at Ka Makana Ali'i during the Moani's West Fest music festival in April. ALL PHOTOS ON P56 COURTESY OF KA MAKANA ALI'I



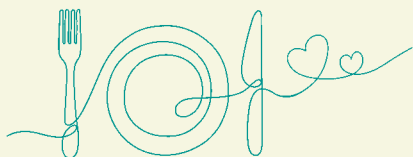
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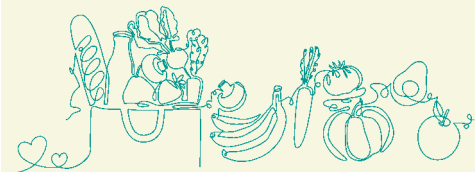
FOOD & DINING



PERSONAL CARE



ESSENTIALS



PROFESSIONAL SERVICES





Above: Chinese New Year 2023 Ka Makana Ali'i and the Kapolei community rang in the Year of the Rabbit with a festive Chinese New Year celebration.

Below: May Day Celebration - The haumana of Hālau Hula 'O Hokulani put on a joyful show for May Day at Ka Makana Ali'i.



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590 Farrington Hwy, Kapolei | KapoleiShopping.com  

The annual Touch a Truck event at Kapolei Commons returned in 2023 providing keiki with the opportunity to explore a variety of trucks and vehicles. Fun for the entire family!

PHOTOS COURTESY KAPOLEI COMMONS



CULTIVATING A MINDFUL
VISITOR EXPERIENCE

TYLER IOPEKA GOMES

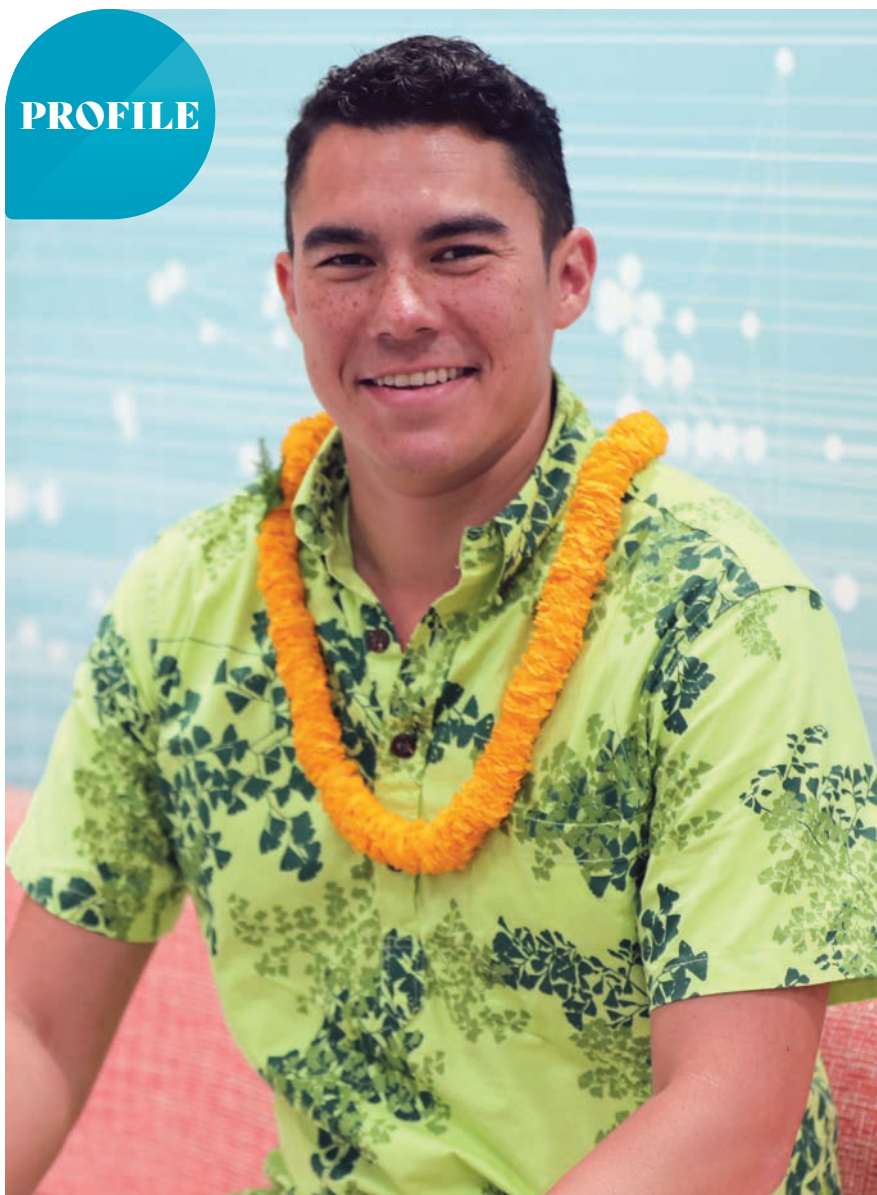
Chief Administrator
Kilohana by the Council of
Native Hawaiian Advancement

Having grown up in Maunawili and Kailua, Tyler Iokepa Gomes has seen firsthand the effects of tourism when it is allowed to go unchecked, from the closure of hikes for repairs to an increase in traffic to visitors simply wandering into private areas. “After spending my entire life on the windward side of O‘ahu, I’ve witnessed the explosion of visitors over the years. I’ve seen the nonstop tour buses that would just shuttle people in. But, in the past, there was never a discussion about, how many people is appropriate? How many tourists are enough, or too many?” Gomes says. “We have to think more responsibly about all the elements in a particular ecosystem, especially those places that are attractions for visitors.”

As a young adult, Gomes’ first job was actually working for a destination management company; today, he is the chief administrator of Kilohana, a division of the Council for Native Hawaiian Advancement dedicated to transforming Hawai‘i’s longstanding approach to tourism in order to better preserve and share local culture, enrich the lives of residents, and ensure stewardship of Hawai‘i’s land and values.

Gomes previously served as the deputy director for the Department of Hawaiian Homelands (DHHL) under former Governor Ige. CNHA worked closely with DHHL, especially during the pandemic, when CNHA was able to provide emergency relief for more than 13,500 households to pay rent, utilities, security deposits, and other housing-related expenses through DHHL’s Rent Relief Program. (Hawai‘i’s rent relief program would later receive acclaim for being one of the most successful rent assistance initiatives in the United States

PROFILE



“
We have to think more responsibly about all the elements in a particular ecosystem, especially those places that are attractions for visitors.
”

after quickly distributing more funds per capita than any other state.) Not long after, CNHA CEO Kūhiō Lewis approached Gomes about continuing to work together, which led to Gomes joining Kilohana.

“The pandemic showed everyone what too much looks like, when it comes to tourism, but also what nothing at all looks like,” Gomes says. “Coming out of the pandemic, it’s important to take these experiences and learning opportunities to reimagine how we manage our local spaces when it comes to visitors.”

“My personal goal is to shift our approach to make sure that we’re inviting—and helping cultivate—more mindful travelers,” says Gomes. “I’d also like to see local resident sentiment towards visitors improve in a genuine way. I want residents to feel like there’s been a shift in terms of caring for them, their spaces, homes, families, and communities.”



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My IPA experience was pivotal in shaping how I got to where I am today and I wouldn't have been as impactful without mentors and in my life supporting me and my goals. I'm happy to be able to have the opportunity to return the favor and support a new generation of leaders."

— Annamarie Licina '13



KAPOLEI

AS OF
AUGUST 2023

Legend

- Projects Completed as of August 2023
- Projects Planned or Under Construction
- Land Available for Sale, Lease, or Development



- | | | | |
|-------------------------------------|---|---------------------------------------|--------------------------------------|
| 1 Kapolei Teleport | 24 Kapolei Entertainment Ctr. | - First Hawaiian Bank | 61 Future Mixed Use Development |
| 2 Wet'n'Wild Hawaii | 25 Central Pacific Bank | - HomeWorld | 62 Future Mixed Use Development |
| 3 Extra Space Storage | 26 500 Kamokila Boulevard Retail | - Embassy Suites | 63 Future Mixed Use Development |
| 4 Marketplace at Kapolei | 27 Wendy's | - National Kidney Foundation | 64 Future Mixed Use Development |
| 5 Kapolei Shopping Center | 28 Texaco | - QLT Children's Center | 65 Future Mixed Use Development |
| 6 Chili's Restaurant | 29 New Hope Leeward | - St. Jude Catholic Church | 66a American Savings Bank |
| 7 Kapolei Park Square | 30 Kapolei Parkway Shops | - Marriot Residence Inn | 66b Future Mixed Use Development |
| 8 Burger King | 31 Outback Steak House | 50 Walmart / Kealanani Plaza | 67 Residential — Kapolei Lofts |
| 9 Kapolei Park Plaza | 32 Home Depot | 51 Mokulani at Kapolei | 68 Residential — Kapolei Lofts |
| 10 Halekuai Center | 32a McDonald's | - MINI Hawaii Kapolei | 69 Kapolei Village Center (Foodland) |
| 11 Shell Commercial Center | 33 Kapolei Commons | - Carwash 808 | 80 Future Mixed Use Development |
| 12 Kapolei Medical Park | 35 Honolulu Star-Advertiser | - New City Nissan | 81 Kaiser Permanente Kapolei |
| 13 Ka Punawai Ola (Skilled Nursing) | 36 Ronald T.Y. Moon Kapolei Judiciary Complex | 53 Future Retail Development | 82a Future Mixed Use Development |
| 14 StorSecure Self Storage | 37 Kakuhihewa State Office Building | 53a Hawaii Self Storage | 82b Future Mixed Use Development |
| 15 Kapolei Seagull School | 38a Assagio/Pho One | 54 Costco | 83 Hookele Elementary |
| 16 Kapolei Regional Park | 38b Kalapawai Cafe | 55 Crossroads at Kapolei | |
| 17 Kapolei Regional Library | 38c Chuck E Cheese | 56 - Kalapawai Market | |
| 18 Island Pacific Academy | 39 Kapolei Hale City Office Building | - Chuck E. Cheese's | |
| 19 Bank of Hawaii | 40 City Transit Hub | 58 Hale Moena Apartments / Mixed Use | |
| 20 Campbell Square | 41 Leihano | 59b Future Aloha Federal Credit Union | |
| 21 Kapolei Regional Police Station | - Ilima at Leihano | 60 - Kapolei Pacific Center | |
| 22 7-Eleven | | - Cole Academy | |
| 23 Zippy's | | - Social Security Admin. | |

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.

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Kapolei

magazine

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