

LIVE + WORK + INVEST

Kapolei

+ magazine



EDUCATION & WORKFORCE DEVELOPMENT

KAPOLEI'S FUTURE LOOKS BRIGHT:
PREPARING TOMORROW'S LEADERS

PAGE 2

INDUSTRIAL

KAPOLEI: LOGISTICS & EMPLOYMENT CENTER

PAGE 40

SUSTAINABILITY & FOOD SYSTEMS

PAGE 42

RESIDENTIAL

PAGE 16



KAPOLEI: O'ahu's Hub for Future Growth



Discover Kapolei, the fastest growing region in the state and O'ahu's dynamic business hub on the West Side. With a diverse range of job opportunities and a vibrant business community, this thriving region is the perfect blend of commercial, industrial, residential and retail offerings. At the heart of it all, Kapolei Harborside stands as a transformative project spanning 360 acres—poised to become a major center for industrial, manufacturing, and maritime development.

The James Campbell Company is committed to fueling this growth with strategic investments in commercial spaces and job creation, shaping a vibrant future for Kapolei.



JAMES CAMPBELL COMPANY LLC

www.Kapolei.com
www.JamesCampbell.com

STRENGTHENING THE EDUCATION & WORKFORCE PIPELINE



In this year's issue of Kapolei Magazine, we're highlighting education in the Kapolei Region. By fostering the next generation's learning, we're developing our homegrown leaders of tomorrow who will continue Kapolei's growth as a place where locals can work, live, and find quality education from preschool through college.

Our collective goal as a business community is to create more opportunities for students to stay in Hawai'i, and specifically here in Kapolei. We lay foundations in Kapolei—literally, with new infrastructure to ease the challenges that come with growth, such as new roads that provide additional

access routes to business centers. Some examples highlighted in this issue include new businesses locating in the Kapolei Harborside business park, the state's newest residential communities for families, and sustainable energy solutions—including the new West O'ahu Solar + Storage.

Speaking of innovations, the University of Hawai'i – West O'ahu has a new innovative certificate program for students in digital marketing for the modern era, building on its already robust offerings of career-focused programs. Leeward Community College is helping connect graduates with eager employers while the Kapolei Chamber of Commerce has grown its Student Career Expo into an event where more than 2,000 high school students can explore careers on a college campus, many for the first time, to “interview” employers and learn about career paths.

You'll also read about exciting new initiatives that equip students in the region with the skills and firsthand experience to attain meaningful careers. For example, Waipahu High School has created a first-of-its-kind health center on campus that allows students to receive real-world training from physicians, thanks to a partnership with Hawai'i Pacific Health. A program at Island Pacific Academy allows students to meet with industry professionals and executives at a variety of local companies, from design firms to luxury hotels and beyond, as part of IPA's new “Senior Experience” to imagine future careers.

In this issue, we check in with the Queen's Medical Center – West O'ahu, which marked its 10th anniversary in May. Also, Kaiser Permanente brought its first mobile health vehicle back to West O'ahu after providing much-needed free medical services for those recovering from the wildfires last year on Maui. A new partnership between Kaiser Permanente and Project Vision is utilizing the mobile health vehicle to help unhoused individuals in Kapolei find healthcare and housing solutions. Speaking of caring for our community, the Daniel Kahikina Akaka VA Clinic opened in April, offering a suite of state-of-the-art healthcare services for veterans and their families.

We're very proud of our continued role in Kapolei's growth. Join us to discover what's new.

Steve Kelly, President
Kapolei Properties Division
James Campbell Company LLC

Kapolei

Kiran Polk
 EDITOR

James Charisma
 WRITER

KAPOLEI MAGAZINE All contents Copyright © 2024. Published in partnership with James Campbell Company LLC and Pacific Business News, 737 Bishop St., Suite 1550, Honolulu, HI 96813. Telephone 808.955.8100. Printed in Hawai'i. All information contained herein is based on information currently available to James Campbell Company LLC, and is subject to change at any time without notice. Statements contained herein are not to be construed as official policy positions of James Campbell Company LLC, James Campbell Company LLC, its affiliates or any of the developers or companies involved in the building of Kapolei. No rights or benefits of any type are inferred by this publication.

ON THE COVER:

PHOTOS COURTESY OF THE UNIVERSITY OF HAWAII - WEST O'AHU, ISLAND PACIFIC ACADEMY AND THE KAPOLEI CHAMBER OF COMMERCE



CONTENTS

FEATURES

- 2** Kapolei's Future Looks Bright: Preparing Tomorrow's Leaders
- 16** Residential
- 26** Healthcare
- 32** Serving Our West O'ahu Veterans
- 38** Infrastructure
- 40** Industrial: The Logistics & Employment Center
- 42** Sustainability & Food Systems
- 46** East Kapolei
- 48** Recreation
- 54** Community

PROFILES

- 13** **GERALD TERAMAE**
 Head of School
 Island Pacific Academy
- 36** **DONOVAN ANDREW LAZARUS**
 President & CEO
 AMVETS Hawai'i
- 45** **ALEC SOU**
 President & General Manager
 Aloun Farms
- 52** **JERRY PUPILLO**
 Director of Business Development / General Manager
 Wai Kai Wave LLC

MAPS & GRAPHS

- 14** Demographic Charts and Graphs
- 30** Kapolei Area Long-Range Master Plan Map
- 60** The City of Kapolei Map



EDUCATION & WORKFORCE DEVELOPMENT

KAPOLEI'S FUTURE LOOKS BRIGHT: PREPARING TOMORROW'S LEADERS

The future is bright for the students who will become the next generation of leaders in West O'ahu and beyond. Learn how seniors at Island Pacific Academy are learning from local business pros, how UH West O'ahu is creating an exciting new certificate program, and Leeward Community College's new partnership with more than 70 employers statewide to help find careers for college graduates. While high school students are learning from doctors and nurses on-site at Kaiser Permanente, Waipahu High School has created a health center of their own right on campus, thanks to a new partnership with Hawai'i Pacific Health. Meanwhile, this year, Wai'anae High School celebrates three decades of student storytelling with Searider Productions.

GAINING REAL-WORLD INSIGHTS

Seniors at Island Pacific Academy recently had the opportunity to visit several prominent Hawai'i companies for a firsthand look at how these businesses work and what sorts of career opportunities might be available for them. In a new initiative called the "Senior Experience," 12th grade students at IPA were able to tour facilities, ask professionals about their careers, and gain insights into different professions, including those in architecture, banking, hospitality, marketing, and beyond.

"Basically, we put seniors on little field trips to different organizations in our community where they're able to learn about local companies," says Island Pacific Academy Director of Advancement Ka'i'ini Aranaydo. "Not only were they able to see what these day-to-day jobs were like, they spoke with top-level executives at these companies about career possibilities."

Over two days, IPA students visited the architecture firm G70, First Hawaiian Bank, the Four Seasons Resort O'ahu at Ko Olina, and Kalaeloa Partners

utility company. At First Hawaiian Bank, Executive Vice President Cameron Nekota explained that the banking industry also includes real estate, investments, and other fields of interest. The Four Seasons introduced students to their directors of marketing, communications, HR, and international relations to speak about internships that Four Seasons offers.

"These are great networking opportunities for our students in different industries," Aranaydo says. "More than half of our graduates stayed in Hawai'i for college this year. It's important they know about some of the different workplace options that are available to them."

This past September marked a special anniversary for Island Pacific Academy (IPA), which celebrated 20 years of academic excellence in Kapolei. September 8 to September 13, 2024, was Navigator Week—with Sept. 8 as the date when IPA originally received its certificate of occupancy and Sept. 13 being the date of the school's actual founding exactly two decades prior.

IPA hosted a lineup of events all week long, from talk story sessions with past and present faculty and staff to a pau hana networking event with the Kapolei Chamber of Commerce to a Founder's Day Celebration where students, their families, community partners, and guests enjoyed campus tours, live music, a curated art show, food trucks, and more.

"We had our in-school celebration as well as an evening of entertainment with all current and former alumni, trustees, and faculty to recognize this achievement," says Aranaydo. "Our goal is to honor the people who helped bring IPA to life and raise awareness about our first endowment, which is to help reduce the financial barriers for a student to attend school."

Island Pacific Academy was founded in 2004 by educators Dr. Dan White and Judy White, and developer Larry Caster, when they created a plan for a new school that could offer an alternative for families in West and Central O'ahu. That September, Island Pacific opened its doors to its first 200 students. Just five years later, IPA had become the

IPA creates experiences for their students to have a hands-on experience. They also celebrated their 20th Anniversary this year.
PHOTOS COURTESY OF ISLAND PACIFIC ACADEMY (IPA).



“
More than half of our graduates stayed in Hawai‘i for college this year. It’s important they know about some of the different workplace options that are available to them.

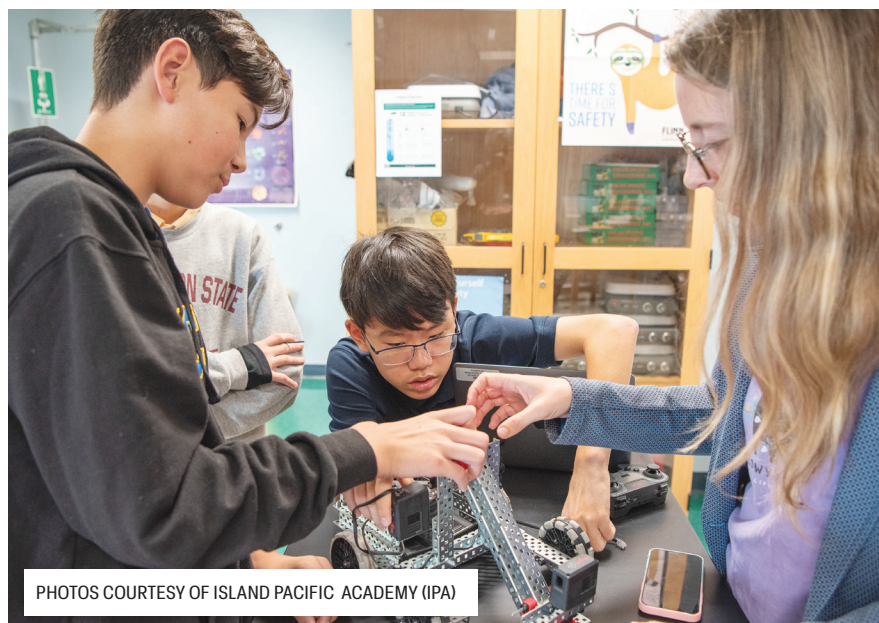
— KA’I’INI ARANAYDO—
DIRECTOR OF ADVANCEMENT,
ISLAND PACIFIC ACADEMY

13th largest independent, nonprofit school in the state.

“When our students graduate from Island Pacific Academy, they not only bring their skills into the workplace, but they bring kindness in their careers and generosity to their communities,” Aranaydo says. “Our goal is to instill school values that help them bring a sense of excellence to everything they do.”

For Ruth Ann Babas, who has taught music at Island Pacific Academy since the school first opened, this anniversary is especially poignant. “It makes me feel a little older but that’s okay,” laughs Babas. “My gift to this school is the passion that I have for music. I’ve tried to instill a love of music for all our kids in elementary school. Hopefully they’ll bring that with them to high school and throughout their lives.”

Each week at Island Pacific Academy begins and ends with singing on Monday and Friday, led by Babas. In addition to teaching music for the entire elementary school, Babas also teaches the afterschool choir program and organizes school performances at local retirement homes and shopping centers. “Our school has gone through so many changes over the years but



PHOTOS COURTESY OF ISLAND PACIFIC ACADEMY (IPA)

I’m blessed to have seen this music program I created continue to grow,” she says.

20 years ago, Babas was a flight attendant who also taught music part-time at various local schools. After September 11, Babas was furloughed from her job at the airline. One day, her sister saw a job opening in the newspaper for a music teacher position at a new school that was opening in West O‘ahu. “I was lucky and blessed that Dr. Dan White called me in to talk story. We connected from that initial meeting, day one, and he knew my passion was there. I’ve been here ever since,” Babas says.

“There’s a student I have who just finished fourth grade, and I’ve actually taught his mom and a couple of his siblings. So I’ve come full-circle in a way,” says Babas. Today, her own daughter also attends Island Pacific Academy as a junior, having started at the school in junior kindergarten. “My daughter and her friends all have a passion for music, so I’m happy about that,” she says. “But more than that, I’ve seen them all flourish at IPA over these years. That has been a gift for me.”

THE CLASSROOM TO DIGITAL CAREERS

In recent years, educators at the University of Hawai‘i – West O‘ahu’s Academy for Creative Media (ACM)

began noticing an overlap with students studying both business and media. “We saw business majors taking a lot of media classes and creative students taking marketing courses, for example, regardless if there was a certificate available or not,” says Sharla Hanaoka, director of the Academy for Creative Media at UH West O‘ahu.

Hanaoka and the ACM team realized that many of their students were already working in digital marketing outside of the classroom. Instead of having students double major in both creative media and business—or have to invent some hybrid degree on their own—UH West O‘ahu decided to create a specialized certificate program. “By offering digital marketing, we were able to institutionalize a process that students were already trying to do themselves.”

The result is a Certificate in Digital Marketing, which covers key areas, including digital advertising strategies, digital campaign creation and implementation, email and mobile marketing, social media management, web analytics, and more. Students who complete the certificate will be proficient in current digital marketing platforms, tools, and approaches, as well as have the ability to effectively establish and manage an online presence for brands and organizations. This program also addresses the fast-changing nature of



We're thrilled to join Amazon as an educational partner. Our combination of traditional academic programs and specialized, place-based offerings... prepare professionals for emerging workforce trends.

— MAENETTE BENHAM —
CHANCELLOR, UH WEST O'AHU



today's marketing industry, teaching students the skills they'll need to stay relevant that go beyond keeping up with the latest trends.

"Digital marketing encompasses so many things," Hanaoka says. "This certificate is aligned with the Academy of Creative Media in that it's about teaching students how to tell a story, how to work with businesses, and how to market."

There are many changes happening at UH West O'ahu. Last year, the University of Hawai'i was selected as the local education partner for Amazon's Career Choice program, which provides Amazon hourly employees to learn new skills for future career success. Through this initiative, Amazon employees are able to receive education and training for in-demand jobs from UH West O'ahu and Honolulu Community College while Amazon pre-pays tuition.

"We're committed to empowering our employees by providing them access to the education and training they need to grow their careers, whether that's with us or elsewhere," says Tammy Thieman, director of career development programs at Amazon.



Students in the James & Abigail Campbell Library at UH West O'ahu
PHOTO COURTESY OF UH WEST O'AHU



Students work on projects like designing the 'Delivah' app and work towards a Certificate in Digital Marketing at UH West O'ahu
PHOTO COURTESY OF UH WEST O'AHU

Nadine Castillo & Dexter Corpuz

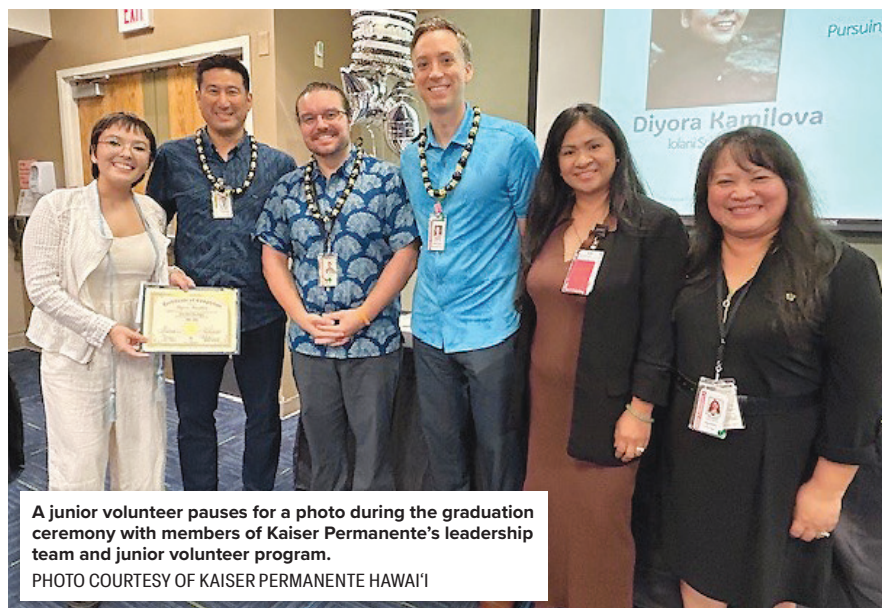
"Today, over 160,000 Amazon employees around the world have participated in Career Choice and we've seen first-hand how it can transform their lives."

Amazon opened a facility on Sand Island in August of last year; the company is investing \$1.2 billion nationwide to upskill more than 300,000 employees by 2025. The goal is to help these employees move into higher-paying, in-demand jobs at Amazon or elsewhere.

After working for the company for 90 days, employees are eligible to attend courses towards industry

certifications; for foundational skills, such as learning English; and even to receive their high school diplomas or GEDs. Amazon will pre-pay employees' tuition and reimburse books and fees, with no limit to the number of years that employees can utilize the benefit (as long as they're employed by Amazon).

"We're thrilled to join Amazon as an educational partner and offer relevant degrees or certificates to Amazon employees looking to expand their knowledge-base," says UH West O'ahu Chancellor Maenette Benham. "Our combination of traditional academic



programs and specialized, place-based offerings, both available online and/or in person, prepare professionals for emerging workforce trends.”

Earlier this year, UH West O’ahu also received a \$800,000 grant from the National Science Foundation’s Tribal Colleges and University Program to support a five-year collaboration with Kaua’i Community College (KCC) in the Partnership in Advancing Computational Thinking (PACT) project. Rooted in pilina (relationship) and aloha ‘āina (love of the land), this project centers around the development of computational thinking—a problem-solving approach that breaks down complex problems into more manageable problems, similar to how a computer operates—in college courses and career pathways.

PACT’s purpose is to improve digital readiness in the workforce and to contribute to the economic mobility of students. Researchers from UH West O’ahu, as well as Kaua’i Community College, are currently exploring a model for Native Hawaiian other Indigenous-serving institutions to better prepare students and faculty for emerging technological advances, such as generative artificial intelligence (AI).

“Engaging Indigenous communities in the conversation ... is not just about making sure everyone can

use the latest tools like AI, but also about including their perspectives in decisions about how these technologies are used,” says UH West O’ahu Principal Investigator Esther Widiasih. For example, Indigenous knowledge prioritizes principles, such as caring for the environment and community well-being (laulima). “Both are crucial in ensuring that technology benefits everyone in a fair and ethical way. By listening to Indigenous voices, we can make better choices about the future of technology that respects their rights and values.”

Educators at UH West O’ahu and Kaua’i CC are partnering and a student research cohort will span both campuses; the plan is to create computational thinking pathways for students in Early College (a UH initiative that allows high school students to take college courses), UH West O’ahu, and Kaua’i CC.

“Digital literacy, mathematical skills, and computational thinking skills are essential for our digitally intensive, modern workforce, and such skills can provide a pathway for our Native Hawaiian students to higher paying STEM jobs within their home island, the state and beyond,” says Kaua’i Community College Vice Chancellor Frankie Harriss. “Fundamentally, our island and state STEM advancements and security depend upon careers that involve these proficiencies.”

STUDENTS AND PATIENTS

When Kaiser Permanente Operations Manager Mabel Olivera attended the annual conference of the California Association of Public Hospitals and Health Systems last year, she walked away inspired. One of the guest speakers that weekend shared the successes of their hospital’s junior volunteer program, which connected students with opportunities to work with and learn from doctors and nurses in a real-world environment.

For Olivera, it sparked the idea to create a similar initiative at Kaiser Permanente, one where students from Kapolei, Campbell, and other local high schools could gain experience working in healthcare at their medical center locations, including Kaiser Permanente West O’ahu Medical Office at Kapolei, while also enriching the member experience for Kaiser Permanente patients.

“It was so exciting to hear about. We immediately wanted to create a similar program but make it unique for Kaiser Permanente,” Olivera says. “The goal was for our student volunteers to also receive mentorship from industry professionals, receive letters of recommendation that they could use for college applications or scholarships, and join a network to continue to foster their interest in healthcare.”

Students in the program volunteer at one of Kaiser Permanente’s facilities anywhere from three to four hours after school throughout the week and on weekends. “Our goal was really to allow them to volunteer when they had time,” says Olivera. Participating in Kaiser Permanente’s volunteer program helped many students broaden their career horizons and discover healthcare fields that they may not have even known existed, with opportunities in research, nutrition, diagnostic imaging, and clinical technology, and beyond.

In addition to shadowing doctors, nurses, and other hospital administrative staff, volunteers had responsibilities of their own, such as offering tea and cookies to new mothers and spending time with older

patients. “Even just talking story or playing card games was impactful for our members, especially those who may be here by themselves. Through this program, patients have been able to meet a new volunteer every day,” Olivera says.

Kaiser Permanente’s junior volunteer program has been so successful that, this past June, Olivera and the Kaiser team created a summer youth program which offers paid internships for volunteers in high school and college. “If student volunteers were consistent, worked hard, and demonstrated that they were responsible enough, we elected them as candidates for these paid internships,” says Olivera.

Many of the students in Kaiser Permanente’s inaugural volunteer program were high school seniors. According to Olivera, a vast majority have chosen to pursue careers in healthcare, making announcements in their graduation ceremonies and with their plans for college.

“Hawai‘i has a shortfall of around 4,000 healthcare workers, which affects all our residents, especially those in rural areas and who may not be receiving adequate care,” Olivera says. “If this volunteer program can help prepare the next generation of healthcare professionals in the Islands, I think that’s great.”

HANDS-ON HEALTHCARE

This past April, Waipahu High School made history by opening the nation’s first high school-based academic health center, thanks to a partnership with Hawai‘i Pacific Health (HPH) and the Hawai‘i Department of Education (DOE). This first-of-its-kind program offers healthcare services to the West O‘ahu community, while allowing high school students to receive real-life training from physicians.


“Our former principal Keith Hayashi, who is now our DOE superintendent, met with Carl Hinson of Hawai‘i Pacific Health. Together they came up with this idea that provides a top-tier learning experience for students,” says Waipahu High School Principal Zachary Sheets. “This program also assists with workforce development

in the healthcare industry, which is a major area of need.”

Located in a nearly 1,900 square-foot facility that previously housed Waipahu High School’s adult education center, this new clinic features four exam rooms, one treatment room, and a team room to support training in team-based care. HPH’s team includes

two primary care physicians, one obstetrics and gynecology physician and other clinic staff.


Throughout the year, roughly 500 students in Waipahu High School’s Academy of Health & Sciences will have the opportunity to shadow these medical professionals throughout the day, gaining hands-on experience in



COLLABORATIVE— —CONNECTIVITY

We serve West O‘ahu through partnerships that strive to elevate our community. A mix of traditional and specialized academic programs in emerging fields demonstrates our commitment to addressing regional needs and guiding our graduates toward success.

Through valued connections and a collaborative spirit, the University of Hawai‘i—West O‘ahu instills skills, strategies, and a sense of place to prepare leaders for the 21st Century.



UNIVERSITY
of HAWAII*
WEST O‘AHU
Ke Kulanui o Hawai‘i - O‘ahu Komohana

University of Hawai‘i—West O‘ahu is an equal opportunity, affirmative action institution.

a range of areas, from administrative duties to clinical positions. Additionally, students in the Academies of Waipahu Arts & Communications pathway created artwork that now decorates the walls of the new facility. In the future, the Culinary Arts students enrolled in the Academies of Waipahu Professional & Public Services will likely be helping our medical team educate patients on how to prepare healthy foods.

“Our students have been energized to see a new clinic like this on campus,” Sheets says. “If we can inspire our students to pursue future careers in fields like healthcare and stay in Hawai‘i, where we really need people, that’s really the vision. Seeing that come to life with this type of facility is very inspiring.”

Waipahu High’s Health & Sciences pathway covers a gamut of roles in the healthcare industry, including diagnostic services, medical biotechnology, kinesiology, and nursing services. In addition to serving as medical assistants or patient service representatives, students also receive training from HPH on various health care topics and policies, such as the Health Insurance Portability and Accountability Act that protects the privacy of patient health information.

HPH physicians and staff also spend time teaching students in the classroom, and assisting teachers who are creating an educational curriculum for students. In the clinic, students assist the HPH team during clinic hours, which are 9 a.m. to 5:30 p.m., Monday to Friday.

“Assisting at the clinic will be on a rotating basis. By the time they graduate, every [Academy of Health & Sciences] student will have experiences within this clinic, so the reach is outstanding,” says Sheets.

GOOD JOBS FOR GRADUATES

The high cost of living in Hawai‘i makes it difficult for many local residents—especially recent college graduates—to save for the future, raise a family, or even just make ends meet. Two focus areas at Leeward Community College are helping the next generation of Hawai‘i’s youth



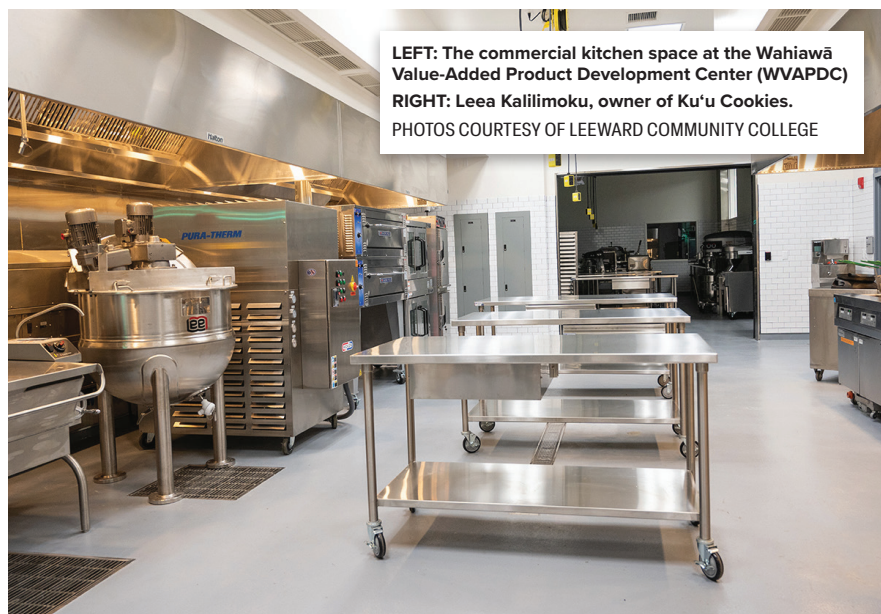
to address these challenges, in addition to supporting local economic development.

The first is Good Jobs Hawai‘i, a coalition of businesses, educators, and community partners working to help people get high quality jobs. More than 70 employers, from healthcare providers to data companies to arts agencies, are committed to increasing training opportunities, identifying positions that need to be filled, and prioritizing Hawai‘i’s local workforce in hiring and advancement. These organizations have partnered with the University of Hawai‘i Community Colleges to offer free skills training in fields, such as technology, healthcare,

clean energy, creative industries, and skilled trades.

“The program provides students with a unique opportunity to earn an industry certification before graduating and get a head start on their career and employment goals, while providing the industry with a new generation of skilled healthcare professionals,” says Colleen Leopoldino, manager of workforce development at the Healthcare Association of Hawai‘i.

Since this program launched in 2022, Good Jobs Hawai‘i has served nearly 1,000 students at Leeward Community College and provided more than \$1.8 million in free training. Many



LEFT: The commercial kitchen space at the Wahiawā Value-Added Product Development Center (WVAPDC)
RIGHT: Leea Kalilimoku, owner of Ku'u Cookies.
 PHOTOS COURTESY OF LEEWARD COMMUNITY COLLEGE



students, particularly those in high-demand industries, such as healthcare and commercial driving, are able to secure jobs soon after completing their training.

Meanwhile, Leeward's newly-opened Wahiawā Value-Added Product Development Center (WVAPDC) supports local food entrepreneurs with scaling their businesses through a new incubator program called "Āina to Mākeke." This 12-week program explores what it takes to become a successful food business entrepreneur by guiding participants through the process of scaling up a kitchen recipe into a commercial product that's ready for market.

"I was very fortunate and grateful to be a part of the inaugural cohort of this program," says Brandon Chung, owner of The Hō'i'o Guy, which specializes in locally grown hō'i'o, or fiddlehead fern shoots, for cooking, poke, or salads. "It has equipped me very well with information and resources, put me around industry professionals, great networking opportunities and hands-on learning to scale my small food business."

Āina to Mākeke instructors are local food industry professionals with the experience and expertise to teach students how to produce safe and wholesome food products, how to promote their products through

proven market channels, and how to manufacture and sell food. The program also includes sessions with business coaches who help advise in the creation of students' new businesses, discuss the logistics of sourcing ingredients, packaging, specialty food marketing, and adhering to regulatory compliance.

Getting a product to market is just the beginning. Through Leeward CC, these local food entrepreneurs are able to showcase their products at events—most recently the Made

in Hawai'i Festival and pop-ups at Pearlridge Mall—while gearing up for larger trade shows across the U.S. to boost both regional and national distribution.

"This program has continued to support us long after our cohort ... the value that it holds is incomparable," says Ku'u Cookies owner Leea Kalilimoku. "The Āina to Mākeke program has been pivotal to me in not only my business but [my] personal growth as an entrepreneur."



Over 2,000 ninth grade students visit the UH West O'ahu campus at the West O'ahu Student Career Expo for career exploration.
 PHOTO COURTESY OF THE KAPOLEI CHAMBER OF COMMERCE



Working together for Kapolei

THE KAPOLEI CHAMBER'S FOUR PILLARS:

1

ADVOCACY

'The Voice of West O'ahu Business'

As a government advocate for business, the Kapolei Chamber is the Voice of West O'ahu with access to key business, community and government leaders.

2

EDUCATION & WORKFORCE DEVELOPMENT

'West O'ahu Works—W.O.W.'

The Kapolei Chamber leads initiatives like the annual West O'ahu Student Career Expo, to cultivate our future workforce.

3

BUSINESS SUPPORT

Pau Hana Networking, BIZ Talks and BIZ Workshops, VIP Guest Luncheons, Industry Panel Discussions and MORE!

4

ECONOMIC DEVELOPMENT

Kapolei is the fastest growing region in the state. A strategic roadmap for our regional economy is critical.

- Establish a West O'ahu Innovation and Entrepreneur Center.
- Diversify the regional economy by attracting technology, film, creative industries, agriculture, and manufacturing
- Prioritize the sustainable growth and development of reliable infrastructure and essential community services.
- Build economic resilience by integrating technology and expanding broadband access and digital equity.
- Empower regional small businesses to integrate regenerative tourism.

KAPOLEI CHAMBER'S CAREER EXPO

For a 9th grader, the opportunity to imagine their lives beyond high school and explore career pathways they might never have believed possible, can be life-changing. The West O'ahu Student Career Expo is all this and more.

In 2018, the Kapolei Chamber of Commerce pioneered the first student career expo for West O'ahu schools, where more than 1,200 freshmen students from Kapolei and James Campbell high schools were given the opportunity to explore different career paths and interact with 80-plus employers.

"When water passes through the lo'i, it nourishes the kalo, our students, and they grow. But the water also picks up more nutrients and goes back into the stream, enriching our community," says UH West O'ahu Chancellor Maenette Benham, referring to the metaphoric 'auwai, or waterway, that connects students with careers. Students attending the expo—held at University of Hawai'i - West O'ahu, where many had never stepped onto a college campus before—allowed them to learn about how a university works, interact with UH West O'ahu faculty, and ask employers about different career pathways.

Growth is inevitable in West O'ahu and the West O'ahu Student Career Expo was no exception, having developed further and expanding over the past five years. Thanks to the partnership and support of organizations, such as the University of Hawai'i - West O'ahu, Kamehameha Schools, and the Hawai'i Department of Education, the student expo now brings more than 2,100 freshmen onto the UH West O'ahu campus for the two-day event.

Every year, at the end of October, students from eight west side high schools lead interactions with companies. They "interview" potential employers and ask questions about what different jobs are available, what skills are needed for specific careers, and more.

"We know that there are many pathways for our young people to become civic-minded, contributing

community members living their best life," Benham says. "Now some students will choose college, many of them have the socioeconomic capital to succeed. But there are many more high school graduates who don't know that college is a viable pathway, so they are often persuaded to seek employment, many at an entry level."

Looking beyond the expo, the Kapolei Chamber plans to work with its partners to deliver more opportunities for employer engagement with sophomores, juniors, and seniors, everything spanning from internships to early college opportunities at UH West O'ahu and beyond. "As long as we continue to grow this strong framework that involves the education sector and the business sector working together, anything is possible," says Benham.

PATHWAYS TO EDUCATION

DreamHouse 'Ewa Beach is offering new opportunities for their students to learn from real-world professionals working in a variety of industries, thanks to a new partnership with the Pilina Education Alliance. Beginning in their sophomore year, students at DreamHouse enroll in different educational pathways based on their interests and talents. These areas of focus include STEM (science, technology, engineering, and mathematics), arts & communication, building & construction, and others. Twice a week, on Tuesdays and Thursdays, experts in a variety of careers related to these pathways teach students about their industries and work together on projects.

"Typical CTE [career and technical education] programs in traditional public schools have teachers explaining different jobs. But students don't usually get an opportunity to learn directly from experts or receive firsthand training in the field because it's tough to organize," says DreamHouse Chief Education Officer Ryan Mandado. "So we thought: What if we brought industry professionals into our school instead?"

In 2024, these professionals included two architects (for students in DreamHouse's building & construction pathway), a fashion designer and one of the directors of the Hawai'i



LEFT: Dannen Timbreza-Dano '14, Denise Pawleen Cabrera '24, Keri Reese '94 and Nick Smith '04 untie a ti leaf lei.

RIGHT: Film & Media Production teacher John Allen III '97 and Co-founder Candy Suiso '73.

PHOTOS COURTESY OF SEARIDER PRODUCTIONS



International Film Festival (arts & communication), and a UX/UI designer (STEM), among others. In addition to teaching classes throughout the school year, these professionals worked with students to create projects that served the community.

For example, building & construction pathway students learned from architects who taught classes in architecture, sustainability, and the basics of building codes and zoning. Their final project was to design modular structures that could be used to help house families that have been displaced by the Maui wildfires. Students presented their projects to a group of local stakeholders at the end of the year.

“For those students, the question was, ‘How do we build sustainable homes for those who lost their homes on Maui?’ For our students in the business and entrepreneurial pathway, they had to start their own small businesses. Students in our computer science classes developed applications for the Congressional App Challenge,” Mandado says. “The most beneficial part of this program is that our students received mentorship from industry professionals who did this work for a living. They could develop their skills and get authentic feedback from community partners about their products.”

Through the Pilina Pathways program, DreamHouse students have not only been able to learn about their fields of interest and grow their skills, but also think critically about issues

affecting communities in West O‘ahu today. “Students’ end-of-year projects weren’t theoretical. They had to recognize actual situations that exist and then come up with ways to address those issues,” says Mandado. “That is what many careers are. In the future, it will be our students’ careers too.”

30 YEARS STRONG

Over the past three decades, more than 7,000 students from Wai‘anae High School have been part of Searider Productions. This multimedia technology program has grown from a single VHS camera and the vision of two teachers.

“The interest has always been there,” says educator Candy Suiso, who joined Wai‘anae High in 1986 originally as a Spanish teacher. One day, to help her students practice Spanish and review their progress, Suiso brought in a video camera. When she saw the high schoolers were immediately engaged, she connected with social studies teacher Norman Chock and created a film class. Searider Productions started in 1993 with 85 students, six cameras, two classrooms, one linear edit bay “and no air conditioning,” Suiso says.

Since then, Searider Productions has grown into a major production studio, capable of creating projects for commercial clients (any earnings go back into making Searider bigger and better) and with a plethora of national and statewide awards to its name. Through affiliations with different national organizations, Wai‘anae

High students have the opportunity to compete in media events around the country and the world.

Thanks to the efforts of Suiso, Wai‘anae High School, and the Hawai‘i Department of Education, high schoolers on the Leeward coast have the means to tell their stories and share unique visions on the global stage. “We have the talent here,” says Suiso. “We have people who can write, film, edit, animate, make music, make costumes, direct—all of it.”

This past June marked a special milestone for Searider Productions: the official opening of a \$10.7 million expansion of their Searider Productions complex, which students have been utilizing since August 2021. (The public opening was delayed due to the pandemic.)

“This expansion serves hundreds of students every term, including school breaks. The flexible spaces are used for classes for all of our Wai‘anae High School students, as well as allowing us to create events for the local community,” says John Allen III, a 1997 Searider Productions alumni and current video and journalism teacher.

“Searider Productions is a beacon of light in our community and has been monumental in my own life,” says Amee Neves, a video production teaching assistant for Searider Productions. “I am not only proud to be an alum of this amazing program, but also honored to have joined the next generation of [Searider] educators.” 🌟



CELEBRATING 20 YEARS IN WEST O'AHU



In the community. Of the community.

ISLAND PACIFIC ACADEMY is the only school of its kind serving West O'ahu, offering independent K-12 education excellence. A place where students come first and values matter. Learn more at IslandPacificAcademy.org

MAKING A DIFFERENCE IN EDUCATION

GERALD TERAMAE

Head of School
Island Pacific Academy

Ask Gerald Teramae if he ever imagined being a school administrator when he first started working in education and he would have said never. Ever since he was a kid, Teramae wanted to be a teacher. The logistics of running a school was of no interest to him. However, after serving as a public school teacher for close to 15 years, a friend encouraged him to consider a leadership role to effect change.

“In addition to making a difference in children’s lives, this was an opportunity to try and improve the overall system,” says Teramae. When he was approached with the opportunity to fill in as vice principal for a year due to a vacancy, Teramae gave the role a shot—and loved it. “I understood what teachers went through and thought of ways to alleviate some of those anxieties and pressures.”

Teramae knew firsthand the frustrations of budget constraints, class sizes, and the importance of supporting innovative teaching strategies. He adopted a leadership style that emphasized open communication, advocating for student-centered curriculums and project-based learning.

From vice principal, Teramae became principal at several different schools across O’ahu, including Ali‘iolani Elementary School, Jarrett Middle School, and Kalani High School. He was dean of Iolani’s lower school when he had the opportunity to become Island Pacific Academy’s head of school, a position he has proudly held for the past 11 years.

“When I started at IPA, Hawai‘i was still feeling the effects of the recession and there were challenges,” Teramae says. “Over the last 10 years, we’ve



“
In addition to making a
difference in children’s
lives, this was an
opportunity to try and
improve the overall
system
”

been able to increase enrollment which is an accomplishment that reflects on the great job our teachers and staff are doing here at IPA. I’m proud to be part of a great team.”

At IPA, students frequently work in teams to develop their collaboration and communication skills, allowing them to tackle real-world projects. For example, three years ago, IPA fifth graders designed new Aloha attire and presented the designs for the executives at Tori Richards, which produced the clothing line. IPA’s educational approach prioritizes giving students a strong foundation to develop critical thinking skills, problem solving, creativity, and teamwork.

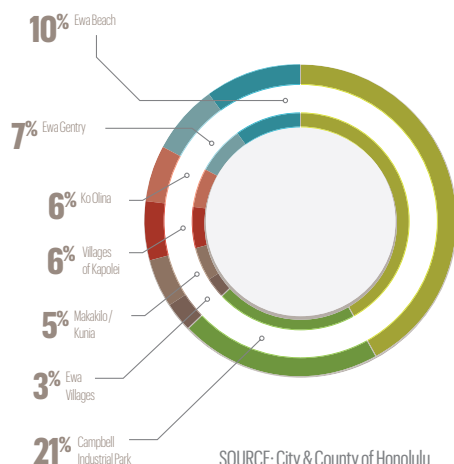
“100% of our senior class gets accepted to at least one college or university,” says Teramae. “Whether our students pursue higher education, join the workforce, volunteer for military service, or anything else after graduation, what’s important is that they are prepared with the skills to accomplish their dreams.”

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 4%, housing will grow by 52%, and jobs will increase by 77%. Kapolei is also ethnically diverse, relatively young, and well educated. 🌈

KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43
MEDIAN AGE: 31.9

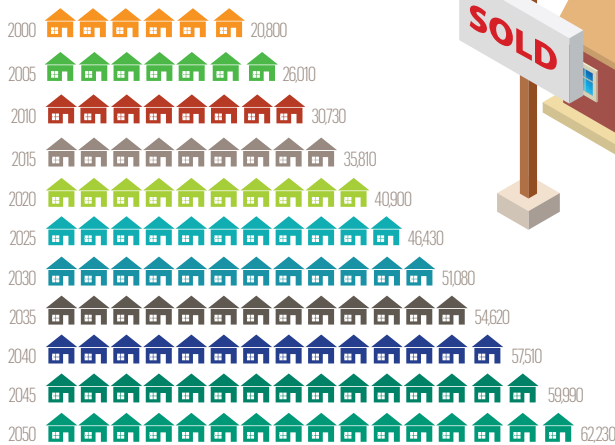
EDUCATION:
High school – 30.1%
Some college – 26.1%
Associate's degree – 11.6%
Bachelor's degree – 17.5%
Graduate degree – 6.6%

Source: 2010 U.S. Census

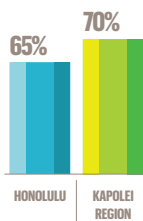


KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



HOME OWNERSHIP RATE



SOURCE: 2010 Census

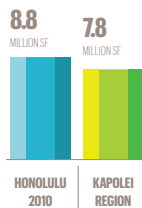
MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

COMMERCIAL SPACE

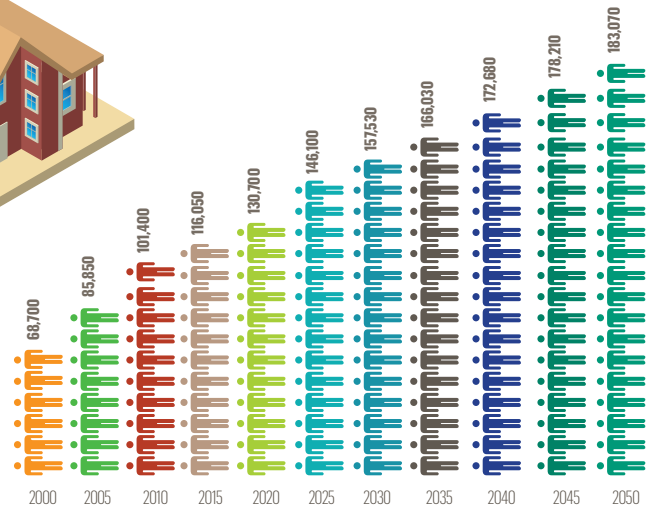
Kapolei tomorrow vs. Honolulu today



SOURCE: Plasch Econ Pacific LLC and Colliers MonroeFriedlander

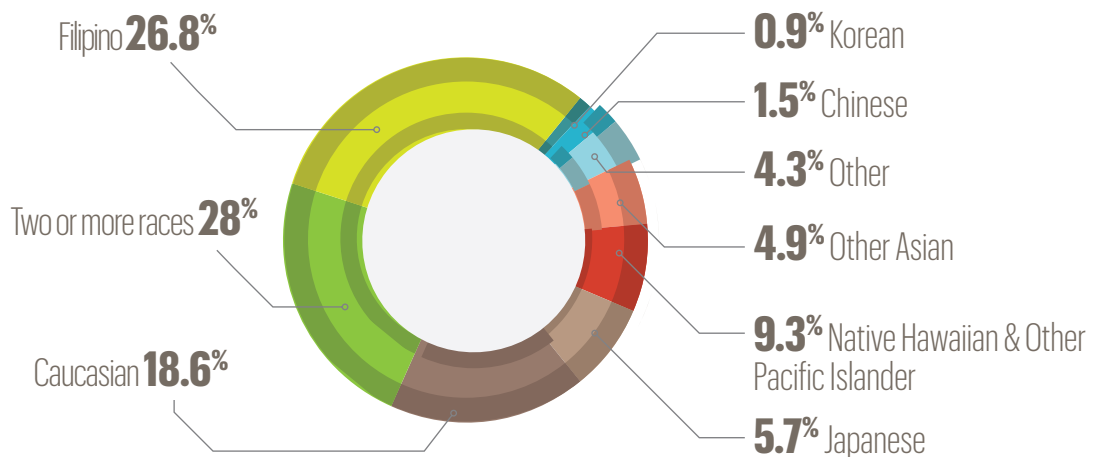
KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



RESIDENTIAL



Parkway Village at Kapolei will have over 400 affordable rental homes.
PHOTO COURTESY OF KOBAYASHI GROUP

From brand new townhomes to affordable rentals, Kapolei is offering an increasing number of housing options for O‘ahu. Learn the latest about developments in Ho‘opili and Ka‘ulu, the all-new Kalaeloa Town, and a long-awaited development in the Villages of Kapolei.

ON THE PARKWAY

Parkway Village is a new, mixed-use development in Kapolei that will create more than 400 affordable rental units, enhancing housing options for those on the west side. This \$199 million complex is being developed by Kobayashi Group and Āhē Group in partnership with the City & County of Honolulu, Hawai‘i Housing Finance and Development Corporation (HHFDC), CREA LLC, and Bank of Hawai‘i.

With a range of studios, and one-, two-, three-, and four-bedroom rentals, Parkway Village is designed to meet the diverse housing needs of West O‘ahu.

These apartments are eligible for households earning no more than 30% and 60% of the area median income (AMI); monthly rents start at \$641 for a studio (at 30% AMI) to \$2,266 for a four-bedroom apartment at 60% AMI. Units range in size from 344 to 1,305 square feet and include split-system air conditioning and energy efficient appliances, LED lighting, and high-quality windows that reduce heat.

More than just homes, Parkway Village is designed to foster a vibrant community, with three recreation rooms for entertainment, an outdoor children’s playground, picnic area, and 1.6 acres of lush green spaces. Also included are 641 parking stalls and nine laundry room facilities, and all units are pet-friendly. “We build communities by empowering our local families with neighborhoods that provide essential services for their well-being,” said Lieutenant Governor Sylvia Luke at the groundbreaking ceremony last September.

In addition to families, Parkway Village will also be home to four preschool classrooms, created in partnership with Kamehameha Schools and Keiki O Ka ‘Āina, a nonprofit family learning center. Parents and Children Together (PACT) will operate the classrooms, while 25 rental apartments in Parkway Village will be designated for trained and licensed childcare providers to support keiki under 3 years old. Early childhood care is critical, especially in West O‘ahu, where there is currently only one preschool seat available for every 48 children.

“It’s not just about housing; it’s about creating a thriving and inclusive community,” says Alana Kobayashi Pakkala, executive vice president and managing partner of Kobayashi Group. “We know the importance of affordable housing and early childhood education, especially in West O‘ahu, and we are committed to making a positive impact by providing quality

19 Projects & Counting

Building for the Kapolei Region Since 2003

EWA

KAPOLEI BUSINESS PARK WEST



DOWNTOWN KAPOLEI



808.587.7770

www.avalonhi.com

info@avalonhi.com



BELOW AND RIGHT: The NW Corner (across from the Kapolei Walmart) will be a new mixed-use community with affordable housing.
PHOTOS COURTESY OF THE MICHAELS ORGANIZATION

homes for families in our community.”

To qualify for rentals at Parkway Village, residents must be a U.S. citizen or resident alien, at least 18 years old, live in the building as their primary residence, demonstrate a positive credit history, and their total household income must not exceed the designated AMI income limits. More than 3,000 lottery applicants applied for units in Parkway Village this summer; the first phase of 167 units has been completed, with residents moving in this December.

“At Kobayashi Group, we pride ourselves in providing the best-in-class and highest quality residences in every segment of the market,” Kobayashi Pakkala says. “We’re grateful that, in addition to providing affordable rental homes, we can help meet the needs of this community.”

A NEW NORTHWEST CORNER

More than 30 years ago, the State of Hawai‘i initiated the development of the Villages of Kapolei, a master-planned community first envisioned by former Governor John Waihe‘e and the state Housing Finance and Development Corporation (today the Hawai‘i Housing Finance and Development

Corporation, or HHFDC) in the late 1980s.

Around 4,000 residential units have been built since then, two-thirds of which are considered affordable housing. Today’s Village of Kapolei spans eight villages with affordable and market-priced residences, plus schools, parks, churches, recreational centers, and retail centers spread across more than 800 acres.

This year, development is underway on the last remaining major undeveloped section of the Villages of Kapolei—the “Northwest Corner,” located near the intersection of Farrington Highway and Fort Barrette Road (across from the Kapolei Walmart). In March, the HHFDC awarded Ikenakea Development and The Michaels Organization a long-term lease to develop the 19.4-acre property into a new mixed-use community, which will complete the Villages of Kapolei.

“We’re still in the early design planning phase,” says Daniel Simonich, vice president of The Michaels Organization. “This development is unique because it transitions from the Villages of Kapolei residential areas to one of the more



The state is interested in delivering not just housing, but affordable housing. These homes are planned to be workforce housing and for those with limited incomes. The goal is to offer a broad range of affordability.

— DANIEL SIMONICH —

Vice President, Michaels Organization



concentrated commercial corridors in Kapolei. The way the site is laid out is to help transition between these land uses.”

Of the property’s nearly 846,000 square feet, 95,000 square feet will be used for commercial development. The Northwest Corner’s remaining space will be residential housing. Houses will be a mix of rental units and homes for sale.

“The state is interested in delivering not just housing, but affordable housing. These homes are planned to be workforce housing and for those with limited incomes. The goal is to offer a broad range of affordability,” Simonich says.

The Ikenakea and Michaels team plan to build out the Northwest Corner in three phases. Phase 1 will include 344 rentals across two buildings, with units priced for households earning 30%, 50%, and 60% below area median income. Phase 1 is scheduled



to be ready for tenants in April 2029. Phase 2 adds 376 rentals, as well as the 95,000-square-foot commercial space, which will be anchored by a grocery store. Phase 3 will add 50 for-sale homes in nine, three-level townhome buildings, with units priced for families earning between 80% and 140% of area median income. A full buildout with all finished

phases is scheduled for April 2033.

“This development will transform the northwest corner of the Villages of Kapolei into a mixed-use, mixed-income and balanced community,” Simonich says. “It will offer a lot of options for people in terms of housing, jobs, and commercial opportunity.”

Ko Olina is the only resort in Hawai'i owned by a local family raising generations of keiki in the islands. We are surrounded by the hearts of a Hawaiian community: we mālama our culture and community 'ohana by embracing neighbors, guests and employees with aloha. As stewards of the 'aina and ocean, we honor the foundation of our wellbeing.

We invite you to experience our Place of Joy, where aloha lives.

 Ko Olina®

KoOlina.com

Communities Built to Impact Hawai'i's Future

With more than 30 years of service in Hawai'i, Hunt Companies has long been recognized for its innovative use of underutilized government properties, as well as its commitment to creating premier master-planned communities that complement the cultural and geographical riches of the Hawaiian Islands.

Hunt has developed multiple projects focused on addressing the affordable housing crisis, facilitating veteran healthcare access, enhancing educational environments through campus communities and offering cost-effective development solutions for the state of Hawai'i.



'Āhuimanu in Kīlauea, Kaua'i is a neighborhood social center featuring shops, restaurants, groceries and more.



hālawā view
APARTMENTS

Hālawā View highlights Hunt's commitment to addressing the affordable housing crisis. Once complete, Hālawā View Phase II will create 302 new affordable apartment homes reserved for local low-income residents.



KALAELOA
TOWN
A Community by Hunt Companies Hawai'i

The April 2024 grand opening of the Daniel Kahikina Akaka VA Clinic was an important milestone for Hunt: It celebrated the first development of Hunt's master-planned community, Kalaeloa Town, and highlighted Hunt's commitment to facilitating veteran healthcare access, especially in West O'ahu.



Ka'ulu by Gentry is Kalaeloa Town's first residential community. Below it is the Daniel Kahikina Akaka VA Clinic (see P32).

PHOTO COURTESY OF HUNT COMPANIES

AT KALAELOA TOWN

Of the nearly 4,000 acres in Kalaeloa that were previously used by the Navy, more than 500 acres are being redeveloped into an exciting new development: the new Kalaeloa Town, a vibrant new community for Hawai'i families.

Built by Hunt Companies Hawai'i, which has a knack for thoughtfully reimagining underutilized government properties and more than 30 years of service in Islands, Kalaeloa Town will offer some 4,000 new homes in the coming years. This growing community will be an eco-friendly neighborhood with a small-town feel that has convenient walkability to schools, shops, and parks.

The new Kalaeloa Town includes Ka'ulu by Gentry, the town's first residential community (where the first residents have begun moving in), and the Daniel Kahikina Akaka VA Clinic, which opened earlier this spring. More than 500,000 square feet of Kalaeloa Town is earmarked for commercial and industrial use, perfect for local retail, restaurants, and more.

It's the latest chapter for an area of O'ahu rich with history. Some of Hawai'i's earliest Polynesian voyagers



The Ka'ulu by Gentry community includes two and three bedroom single family and multi-family homes over 30 acres.

PHOTO COURTESY OF GENTRY HAWAII

arrived near present-day Kalaeloa, where they established thriving communities that stretched from mauka to makai. Today, Kalaeloa Heritage Park highlights the lives of this area's first indigenous habitants who nurtured the land. Volunteers at the park educate visitors on ancient artifacts preserved from ancient times and provide unique insights into Hawai'i history.

Several centuries later, Kalaeloa became the site of Naval Air Station Barbers Point, which operated for close to 60 years before being decommissioned in 1999. The new Kalaeloa Town represents an exciting future for an area of West O'ahu steeped in history, culture, and tradition. This up-and-coming community is a place where families can be proud to put down roots and call home.



NOURISHING KA'ULU

Families have begun moving into Ka'ulu by Gentry, a new 30-acre residential development 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 in a variety of colors.

This will be the first new residential project development in decades on the former Barbers Point Naval Air Station, and will include both single and multi-family homes. 128 homes will be front-yard, single-family detached condominium units, with up to 1592 of square feet of living space. These three-bedroom, two-bathroom homes will also include a two-car garage, fenced yard, and are 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 are priced from the low \$600,000s. Of the multi-family units, 88 are reserved under the Hawai'i Community Development Authority (HCDA)'s Reserved Housing program local residents who make less than 140% of the Oahu's median income.

 GENTRY HOMES, LTD.

Ka'ulu



TOMORROW'S HOME TODAY



Waipuna Model

2- & 3- Bedroom Townhomes
with attached one car garage

From low \$600,000s

GENTRY'S VIP FEATURES = SAVINGS!

(VALUE INCLUDED IN PRICE)

- Efficient Central Air Conditioning
- Spray-in Foam/Fiberglass Insulation
- Dual Pane Low-E Windows
- LED Lighting
- Solar Hot Water System

Aukai Model



3- Bedroom, 2.5 Baths Single Family
(CPR) Homes with 2 car garage

From low \$900,000s

(808) 447-8430

www.gentryhawaii.com

Gentry Kalaeloa, LLC.

2% Commission to Brokers. Brokers must accompany client on first visit. No exceptions.

SALES OFFICE HOURS: TUES - SUN 10 AM - 5 PM MON - 12 NOON - 5 PM



People building quality homes and communities for a better Hawaii. Since 1968.



HOME IN HO'OPILI

The master-planned community of Ho'opili pairs the serenity of modern island living with the convenience of easy access to a growing urban core. Named for the Hawaiian term that means to come together and connect with one another, Ho'opili will offer six recreation centers for the whole family, more than 200 acres of urban agriculture—from parks to community gardens to steward farms—and a mix of planned shopping and dining options. To date, there are approximately 3,000 homes in Ho'opili that have been built by D.R. Horton Hawai'i for Hawai'i's families.

New communities are currently available in Ho'opili: Noho Papa and Mōlehu. Two new communities, Kapili and Alana, are also coming soon. All are located at Ho'opili Pōhaku Estates, mauka of Farrington Highway. Nestled between Kapolei and 'Ewa Beach, Ho'opili Pōhaku Estates is close to Ka Makana Ali'i shopping center; the Keone'ae and Honoliuli rail stations; and many nearby beaches, including Ko Olina Beach Park, White Plains Beach, and Pu'uloa Beach Park.

Noho Papa is a single-family community of 85 new homes in Ho'opili. There are six different floor plans to choose from, each with three- or four-bedroom layouts. In addition

to designer selected flooring packages, whole house split air conditioning, and stainless steel appliances, every Noho Papa residence comes with two-car attached garages that are both PV- and EV-ready as well as an integrated smart home system.

With 54 new homes, Mōlehu offers three- and four-bedroom detached single family condominium units with stunning modern exteriors matched by fine interior assets and fully fenced private yard areas. Kapili features 300 new homes in a one-, two-, and three-story condominium community that has two- and three-bedroom layout options and two parking stalls. In addition to the interior living spaces, many Kapili homes will also offer a fully-fenced private yard. Ho'opili's newest multi-family condominium community, Alana, will offer 187 homes with one-, two-, and three-bedroom floor plans that suit the needs and lifestyles of Hawai'i families.

Framed by the beauty of West O'ahu, these sophisticated homes come equipped with spacious open floor plans and access to all the amenities that Ho'opili has to offer, including a swimming pool, dog park, tot lot, and parks with play areas and party rental spaces. Mōlehu, Kapili, and Alana also include designer selected flooring packages, whole house split air conditioning, stainless steel appliances,

and an integrated smart home system. Homes at Noho Papa, Mōlehu, and Nahele at Ho'opili are available for sale, and condominiums at Kapili and Alana will be available soon.

Ho'opili is also welcoming new merchants to the neighborhood this year. Popular eateries, such as Sage Creamery and Domino's, as well as a variety of dental, optometry, and chiropractic services; convenience stores; and beauty salons have all opened their doors in recent months, giving residents more options to meet their lifestyle needs.

D.R. Horton Hawai'i partners with the Ho'opili Community Association to organize and sponsor events that bring neighbors and families together to foster a sense of community. For example, last November was the Urban Garden Learning Fair, which connected expert growers, gardening enthusiasts, and community leaders to celebrate the importance of food sustainability and urban gardens.

Meanwhile, at the annual Fall Festival, families have an opportunity to gather and enjoy treats from small businesses in Ho'opili while picking up a pumpkin or two to bring home. This winter, D.R. Horton Hawai'i and the Ho'opili Community Association will host a special community fair to bring extra cheer to the holiday season. 🍁



SoHo Community Center

HO'OPILI[®] PŌHAKU ESTATES

Coming soon to Ho'opili Pōhaku Estates are two new condominium communities, Kāpili and Alana. Kāpili features two building types offering 2 to 3 bedrooms ranging from 1 to 3 stories. Alana features four building types offering 1 to 3 bedrooms ranging from 1 to 3 stories. Alana also includes a unique 2 bedroom live/work FLEX[®] Home.



Kāpili Building Type 2


808.693.8004 | drhorton.com/hawaii

D·R·HORTON[®]
America's Builder
HAWAII

Offered by D.R. Horton Hawaii LLC (R). Pictures, photographs/renderings, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Home and community information, including terms, availability, amenities and included features, are subject to change at any time without notice or obligation. Homes are subject to prior sale. Equal Housing Opportunity. © Copyright 2024 D.R. Horton, Inc.



HEALTHCARE



The Queen's Medical Center West O'ahu team celebrates 10 years of serving the west side's growing population expanding with new services.

PHOTO COURTESY OF THE QUEEN'S HEALTH SYSTEMS

The Queen's Health System, Kaiser Permanente of Hawai'i, the Wai'anae Coast Comprehensive Health Center, and other healthcare providers in West O'ahu continue to lead the way when it comes to caring for our communities. From opening new surgery centers to utilizing mobile health vehicles in crisis areas to helping the houseless community get back on their feet, these organizations are going above and beyond to help protect the health of our people.

QUEEN'S CELEBRATES 10 YEARS IN WEST O'AHU

This past May marked the 10-year anniversary of The Queen's Medical Center – West O'ahu, which has been proudly serving the West and Central O'ahu communities since 2014. To commemorate this milestone on May 20, Queen's celebrated with a pop-up m^akeke (market) for employees, barbecue lunch, and hula performance by students from 'Iolani School.

Queen's employees enjoyed a mana'o cultural educational session, a keiki movie night for families, and were invited to participate in a community cleanup in West Loch as a way of giving back to the West O'ahu community. The Queen's team also made a special visit to Mauna 'Ala, the Royal Mausoleum, to honor Queen Emma and King Kamehameha IV, who founded The Queen's Medical Center in 1859.

May 20 represents an important day, not only for The Queen's Medical Center but also in Hawaiian history: It is the birthday of Prince Albert, the crown prince of the Kingdom of Hawai'i. "This date made our entrance into the West O'ahu community ten years ago so much more special," says Queen's Vice President of Regional Operations for Central and West O'ahu & Associate Chief Nursing Officer Robin Kalohelani, RN. "We have a big portrait of Prince Albert in our lobby with his parents, Queen Emma and King Kamehameha IV. Celebrating the prince's birthday every year is always meaningful for our team."

When The Queen's Medical Center – West O'ahu opened a decade ago, demand was already high. "We immediately saw more volume than we had anticipated for the emergency department," Kalohelani says. In response, the medical center created an additional patient care floor with 24 more beds. Wound care services were expanded. So were outpatient services, such as orthopedic and sports rehabilitation, neurological rehab, custom splinting, communication disorders, and more.

Year after year, Queen's – West O'ahu developed more and more to better accommodate the needs of this growing community. The healthcare provider grew their cancer program and added

radiation therapy to allow patients and families easier access to care. They also launched a transportation initiative that picked up patients who had difficulties navigating to the medical center.

"What we found was that patients were healing faster and having better recovery rates because they could receive care closer to home at Queen's – [West O'ahu]," says Kalohelani. "Offering services in a place where it's easier for people to reach has been impactful for this community and people's overall health, wellness, and preventative health maintenance."

This past summer, The Queen's Medical Center – West O'ahu opened its Same Day Surgery Center, offering multiple specialties of care, from orthopedics to ophthalmology, all under the same roof. "Instead of having west side residents commute to town for same-day procedures, Queen's can provide effective clinical care closer to home for patients, many of whom are Native Hawaiians and Pacific Islanders, says Dr. Ron Kuroda, Chief Medical Officer at The Queen's Medical Center–West O'ahu. "This service is in addition to our medical intensive care unit, which is equipped to address critical injuries and life-threatening conditions."

"A majority of our staff and caregivers live in West O'ahu. Oftentimes, they

Don't Sit On It

GET SCREENED FOR COLON CANCER



Our nationally-recognized gastroenterology services are delivered by a team of highly-skilled providers in a state-of-the-art facility. From disorders of the esophagus to the large intestine and more, we're at your side every step of the way.

The new Same Day Surgery Center at The Queen's Medical Center – West O'ahu provides easy access to colonoscopy in a comfortable and compassionate setting that's closer to home.

CALL 808-691-3150 TO LEARN MORE.



**THE QUEEN'S
MEDICAL CENTER
WEST O'AHU**





might be taking care of their family or someone that they know,” Kalohelani says. “The patient comes first at Queen’s. It’s fantastic to lock elbows with your team and know that everyone is absolutely mission-driven to provide the best care possible.”

MOBILE MEDICINE

Last year, when Kaiser Permanente launched its first mobile health vehicle—a 40-foot-long custom bus equipped with two exam rooms, a laboratory, and state-of-the-art medical equipment—this innovative healthcare tool was quickly dispatched to Maui to provide free services for those affected by the Lahaina wildfires. Kaiser Permanente’s mobile health vehicle, along with a second vehicle added a few weeks later, offered first aid, a pharmacy, and OB/GYN services for nearly 10 months.

This past August, one of Kaiser Permanente’s mobile health vehicles returned to O’ahu to continue its mission of reaching patients in communities without easily accessible health clinics. Based at the Kaiser Permanente Moanalua Medical Center, the O’ahu vehicle serves members across the island, including at the KEY Project in Kaneohe, ‘Ohana Kako’o in Wai’anae, the Filipino Community Center in Waipahu, and elsewhere. (Kaiser Permanente’s second vehicle remains in front of the Kaiser Permanente Lahaina Clinic.)

While Kaiser Permanente’s O’ahu mobile health vehicle provides health care services (including first aid, vaccinations by appointment, counseling, health screenings, and more) for their patients across O’ahu, an initiative in partnership with Project Vision is offering hygienic care and support for Hawai’i’s unhoused population right from the parking lot of Kaiser Permanente’s West O’ahu Medical Office in Kapolei. Named HieHie, after the Hawaiian term meaning “dignified,” Project Vision’s mobile hygiene program allows the local houseless community to get a shower, receive food or SNAP food benefits, and speak with social workers about housing referrals, document assistance, and general case management each Sunday outside the Kaiser Permanente’s West O’ahu Medical Office.

“For someone who has been living on the streets for weeks or longer, just taking a hot shower in a safe place can be transformative. After a person leaves one of the [Project Vision] mobile hygiene trailers, you can tell they have regained their humanity and dignity,” says David Tumilowicz, Senior Director of Marketing and Community Health at Kaiser Permanente. “The first time I saw that, it was a chicken skin moment for me. I knew we needed to support Project Vision and do everything we could to allow them access so they could keep providing this service for the community.”

Kaiser Permanente was one of the original funders of Project Vision’s HieHie program, which helps address the needs of the unhoused and improves community health across the state. Kaiser Permanente’s support for Project Vision programs dates back more than a decade, to 2013, when Kaiser Permanente first funded Project Vision initiatives aimed at expanding vision screening services, especially in schools, for children on Hawai’i Island, Kaua’i, and Maui.

“Project Vision is very community-driven and entrepreneurial in the services they provide,” Tumilowicz says. “Their team realized that, in addition to children who needed vision screening and correction, there were many unhoused folks who also needed that type of care as well.”

Project Vision helps provide case management services for Kaiser Permanente members who are unhoused, aiming to connect individuals with housing solutions and healthcare services, if needed. Kaiser Permanente has recently begun funding nurses at Project Vision to deliver medical care directly to unhoused individuals. “The average age of death for someone who is unhoused in Hawai’i is 54 years old. Being without stable housing literally takes decades off someone’s life—and it’s completely unnecessary if they can just get the treatment they need sooner,” says Tumilowicz.

“The problem of homelessness is not going to go away by ignoring it. Our partnership with Project Vision is one of Kaiser Permanente’s efforts to help reduce homelessness by providing opportunities for people who are on the streets to receive care and, ultimately, move into stable housing,” Tumilowicz says. “In addition to making sure that our members have access to affordable, high-quality healthcare, Kaiser Permanente is invested in improving the health of everyone in our community. There’s no stronger determinant of someone’s health than whether or not they are securely housed. Housing is healthcare.”



THE FUTURE OF HEALTH CARE IS HERE

WEST OAHU MEDICAL OFFICE AT KAPOLEI NOW OPEN

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



**401 KAMOKILA BOULEVARD
(CORNER OF KAMOKILA BOULEVARD
AND KAPOLEI PARKWAY)**

FEATURED SERVICES

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

kp.org/westoahu

KAISER PERMANENTE® **thrive**





KAPOLEI AREA LONG-RANGE MASTER PLAN

EWA, OAHU, HAWAII

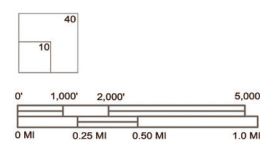
Land Use Classification

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

CIRCULATION

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

ACRES/MILES



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

© 2014 James Campbell Company LLC

The Daniel Kahikina Akaka VA Clinic opened in April 2024.
PHOTO COURTESY OF VA HAWAII



SERVING OUR WEST O'AHU VETERANS

For those who served our country, important facilities in West O'ahu—including a veterans center, healthcare clinic, and care home—are here to serve our veterans. We appreciate your sacrifice.

CLINICAL CARE

This past April, the new Daniel Kahikina Akaka VA Clinic opened to the public. More than a decade in the making, this \$130 million multi-specialty outpatient clinic provides primary and mental health care, laboratory and diagnostic services, x-ray, and a pharmacy for veterans on O'ahu and throughout the Pacific. It's a proud moment for Hunt, the

developer of this state-of-the-art facility and the largest military housing owner in the country.

For many, the new VA Clinic is seen as a game changer for veterans and military families, especially those on the leeward side. With more than 88,000 square feet of space, the clinic is equipped to provide specialty care, such as prosthetics, eyecare, dental, women's health, and audiology. Physical therapy areas feature outdoor recreation and modern equipment, like anti-gravity treadmills. The radiology department also houses the first MRI scanner in the Pacific for the VA, which reduces the need for

veterans to travel to the continental U.S.

"The new Daniel Kahikina Akaka VA Clinic will serve Veterans for decades to come," says Veterans Affairs Pacific Islands Health Care System (VAPIHCS) Director Dr. Adam Robinson, Jr. "It is our next step towards providing safe, compassionate, and quality care to those who have worn the cloth of our nation."

In addition to healthcare, this clinic is able to provide much-needed relief for veterans who previously struggled with traffic and lengthy service wait times at the VA clinic at Tripler Army

Medical Center. Parking was often particularly a challenge; this shouldn't be an issue at the Akaka clinic, which boasts 528 parking stalls, 43 of which are reserved for disabled veterans and 19 for electric vehicle charging, thanks to a partnership with Xeal Energy.

Veterans without transportation can be picked up from their homes in West O'ahu, courtesy of two dedicated transportation vehicles located at the clinic.

Named for the late Senator Daniel K. Akaka, who was a veteran who championed veteran's issues during his time in office, the VA Clinic represents a one-stop-shop for veterans in West O'ahu. "My hope is that when [veterans] know they're going to go to that center, they will smile. They will look forward to it. Because they know that they'll be greeted with aloha, that they'll feel safe in that place," said Dr. Gerard Akaka, a veteran and physician and son of Senator Akaka, at a first look of the VA Clinic earlier this year.

“ The new Daniel Kahikina Akaka VA Clinic will serve Veterans for decades to come. ”

— DR. ADAM ROBINSON, JR. —
DIRECTOR, VETERANS AFFAIRS PACIFIC
ISLANDS HEALTH CARE SYSTEM
(VAPIHCS)

“The ‘ano or the feeling in the spirit of [the VA Clinic] will be a reflection of [Senator Akaka], which was one of aloha and care and love.”

WELCOME HOME

The new Daniel K. Akaka State Veterans Home (SVH) opening on Kealanani Avenue will soon offer the

more than 85,000 valued veterans living on O'ahu a variety of long-term care services, rehabilitation therapy, hospice, adult day care, and care for those with geriatric mental health, dementia, and Alzheimer's disease. Construction is substantially complete for this state-of-the-art facility, 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).

This new veterans home will serve as a jobs creator for West O'ahu by providing an estimated 200 healthcare-related jobs. It will also offer opportunities for internships and rotations with students at the University of Hawai'i - West O'ahu and neighboring high schools. Most importantly, the SVH in Kapolei will provide 120 rooms for veterans, which more than doubles the state's current capacity. This project remains on budget and is currently in the final stages of construction.



The AMVETS West O'ahu Veterans Center is a clubhouse for various veteran groups and serves as a bridge between military and civilians.
PHOTO COURTESY OF AMVETS HAWAII



“
Our goal is for
everyone in
the West O‘ahu
community
to benefit from
this facility.

— DONOVAN A. LAZARUS —
HAWAII STATE COMMANDER,
AMVETS

”



TOP: Gold Star Families participate in a flag quilt workshop at the West O‘ahu Veterans Center.

BOTTOM: Disabled veteran practices basketball with AMVETS coach for the annual VA Pacific Islands Health Care (VAPICHS) Koa Challenge.

PHOTO COURTESY OF AMVETS HAWAII

VETERANS SERVING VETERANS

AMVETS Hawai‘i comprises eight local chapters of the nation’s most inclusive congressionally chartered veterans service organization. With over 250,000 members nationwide, AMVETS (American Veterans, formerly American Veterans of World War II) represents the interests of approximately 20 million veterans across the U.S.

In 2020, AMVETS established the West O‘ahu Veterans Center near Iroquois Point to enhance services for veterans and their families. The center provides assistance with VA disability benefits claims and employment opportunities, conducts mental health conferences

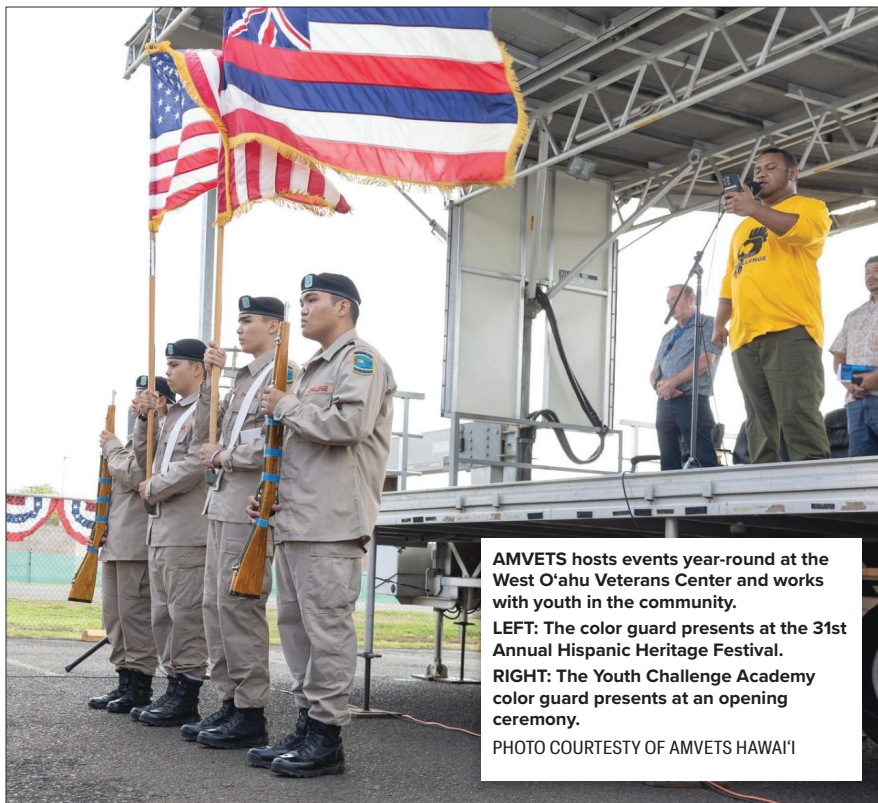
and suicide awareness training, and offers adaptive fitness programs, including basketball, softball, and martial arts training. Additionally, the center organizes food drives, environmental cleanups, visits for hospitalized veterans, and numerous charitable events.

The West O‘ahu Veterans Center also participates in community parades, wreath-laying memorial services, and VA Homeless Veterans Stand Down events, which provide health screenings, food, and clothing to homeless and at-risk veterans. For students in the University of Hawai‘i Reserve Officers’ Training Corps (ROTC) and high school Junior ROTC

programs, AMVETS Hawai‘i awards medals, certificates of achievement, and scholarships to cadets.

More than just a veterans’ clubhouse, the West O‘ahu Veterans Center serves as a bridge between military and civilian communities. “Our goal is for everyone in the West O‘ahu community to benefit from this facility,” says AMVETS Hawai‘i State Commander Donovan A. Lazarus.

For over 12 years, Lazarus has overseen operations at the veterans’ center. He also serves as President and CEO of the AMVETS Hawai‘i Service Foundation Corp, the organization’s nonprofit wing that raises funds for annual



AMVETS hosts events year-round at the West O'ahu Veterans Center and works with youth in the community.

LEFT: The color guard presents at the 31st Annual Hispanic Heritage Festival.

RIGHT: The Youth Challenge Academy color guard presents at an opening ceremony.

PHOTO COURTESY OF AMVETS HAWAII

events, including the Battle of Midway Commemoration and the Pearl Harbor Ewa Battlefield Commemoration.

The Service Foundation supports the preservation of significant historical sites such as the 'Ewa Plain Battlefield from WWII, the Naval Air Station Barbers Point Memorial, and the USS Arizona Memorial Marble Shrine Wall. It also funds critical initiatives, including AMVETS' HEAL program, which aims to reduce veteran suicide, unemployment, and homelessness related to mental and physical wellness. The West O'ahu Veterans Center serves as the hub for these and other AMVETS programs and services.

"This is the approved site for the VA's annual Veterans Games, the Koa Challenge. It's a gathering place for all," Lazarus notes. "We've hosted birthdays, graduation parties, swearing-in ceremonies for Air Force recruits, and monthly meetings for O'ahu's biker group leaders. We're grateful to the Navy for this facility, which enables us to support our community in so many meaningful ways. It's truly incredible." 🗦



a free government resource
for small businesses



We Listen

Educating small businesses about resources to help them grow

We Help

One-on-one support by phone, online, or in-person

We Connect

Connecting local businesses to FREE or low-cost services

oahubusinessconnector.org




KAPOLEI / 35

SERVING VETERANS AND
THEIR FAMILIES

DONOVAN ANDREW LAZARUS

President & CEO
AMVETS Hawai'i

Donovan Andrew Lazarus can remember the exact moment he knew he wanted to join the military. It was in 1983, at a screening of *First Blood*, starring Sylvester Stallone as John Rambo. Lazarus marveled at what he saw on screen. Not the mayhem and carnage, but Rambo's fortitude and quiet strength. His survival skills, self-reliance, and ability to navigate terrain.

"I didn't know much about the military or anything like that because no one in my family ever served in the military. So I went from wanting to be a priest to wanting to be a tough guy," says Lazarus, with a laugh. "Really, I wanted to be able to live off the land and do all those things that Rambo did."

Lazarus joined the Army at age 18 and enlisted as an Airborne infantryman. He gained specialized skills as a jungle expert and mountaineer. Lazarus' career spanned the Cold War and the War on Terror; he served as a basic combat drill instructor, platoon sergeant, and, ultimately, commandant of the 2nd Infantry Division, with deployments in the Caribbean, the Middle East, Asia, and the Pacific.

While serving as a team leader for the Joint POW/MIA Accounting Command, which searches for, recovers, and identifies remains of Americans missing or unaccounted for in past conflict areas, Lazarus founded the first American Veterans (AMVETS) post in Hawai'i in 2006. Dedicated to supporting and advocating for all those who honorably served in the U.S. Armed Forces as well as their families, AMVETS is a nationwide nonprofit that

PROFILE



“
AMVETS is about
building stronger and
better communities.
”

aims to enhance the quality of life for all veterans.

Following Lazarus' retirement from the U.S. Army in 2010, he went on to establish seven more AMVETS Posts across the state. "Community is a huge part of what we stand for," Lazarus says. "AMVETS is about building stronger and better communities; it's

what we're all about at our West O'ahu Veterans Center."

The West O'ahu Veterans Center was founded in 2018, the same year Lazarus founded the AMVETS Department of Hawai'i and the AMVETS Hawaii Service Foundation Corp, which raises funds to support AMVETS programs. As state commander, Lazarus oversees AMVETS Hawai'i's operations, setting policies and providing guidance to ensure the organization serves veterans effectively.

Outside of AMVETS, Lazarus funded the construction of schools in Vietnam and Laos, the Naval Air Station Barbers Point Memorial, and the Dr. John Henry Felix Monument in Kane'ohe. "I want to give back; that's my motivation now as a veteran," says Lazarus. ■

Membership is for everyone.

Whether it's lounging poolside, hopping on a treadmill, or trying your skill at a new musical instrument, we've got what you need at The Kroc. Families and individuals of all ages can get inspired through a variety of activities, like swim lessons, fitness training, dance classes, sports teams, worship services, and more—all in a safe environment. Learn more online or come in for a tour. www.kroccenterhawaii.org

KROC MEMBERSHIP INCLUDES

Family Pool & Slides
Competition Pool
Health & Wellness Center
Multi-Purpose Gymnasium
Cardio & Strength Training Equipment
Group Fitness Classes
Special Member Events
Member Discounts on Select Programs & Rentals



Custom events for every occasion.

From milestone birthdays to corporate meetings, Kroc Center Hawaii offers full-service event and catering solutions that take your events to the next level. Contact us today for a custom quote.

kroccenterhawaii.org/rentals • (808) 693-8350

INFRASTRUCTURE



When Phase 3 of the Kapolei Interchange Complex is completed, it will be the second permanent access out of Campbell Industrial Park.
PHOTO COURTESY OF JAMES CAMPBELL COMPANY

ON THE ROAD AGAIN

Construction is currently underway on Phase 3 of the Kapolei Interchange Complex, which is the long-awaited second permanent direct access to H-1 from Kapolei Business Park, Kapolei Harborside, Malakole Industrial Park, and Campbell Industrial Park. Designed to also relieve area congestion, this new buildout will connect to a future State Harbor Access Road, with additional connections to Hanua Street, Lauwiliwili Street, and Komohana Street, and will allow for easier access to those going to and coming from Kalaeloa Harbor and the industrial parks.

The James Campbell Company contributed the land for construction and funded the design of the interchange, while the State of Hawai'i committed funds for its construction. There have been several phases to the 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.

When Phase 3 of the Kapolei Interchange Complex is completed next year, it will become the long-awaited second permanent accessway out of Campbell Industrial Park. Construction began in the fourth quarter of 2023 and the project is currently slated for completion in 2025.

NEW HARBOR ACCESS

This past April, James Campbell Company (JCC) held a blessing for Kalaeloa Barbers Point Harbor Access Road, which will offer greater connectivity between the H-1 Freeway and Kalaeloa Harbor. When this 4,300-foot segment is completed in summer

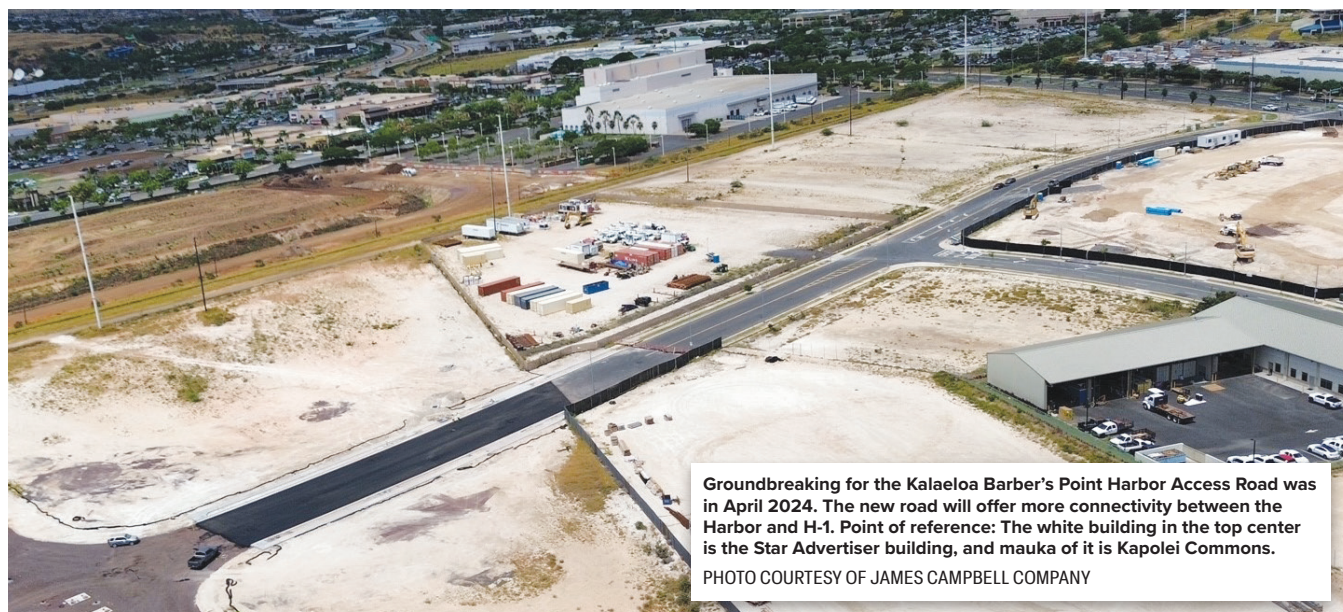


“Creating a second point of entry will help to alleviate traffic, facilitate commerce and public safety, and support future growth.

— STEVE KELLY —

PRESIDENT,
JAMES CAMPBELL COMPANY,
KAPOLEI PROPERTIES DIVISION





Groundbreaking for the Kalaeloa Barber's Point Harbor Access Road was in April 2024. The new road will offer more connectivity between the Harbor and H-1. Point of reference: The white building in the top center is the Star Advertiser building, and mauka of it is Kapolei Commons.
PHOTO COURTESY OF JAMES CAMPBELL COMPANY

2025, it will serve as the second access road into James Campbell Industrial Park, Kapolei Harborside, Kapolei Business Park, and Kapolei Business Park-West. "Improving access to this major industrial area and the second busiest commercial harbor in the state is a priority for James Campbell Company," says Steve Kelly, president of JCC's Kapolei Properties Division. "Creating a second point of entry will help to alleviate traffic, facilitate commerce and public safety, and support future growth."

This project is part of a multi-phase regional transportation partnership between James Campbell Company and the Hawai'i Department of Transportation. The first phase was completed in 2019 and will connect to the H-1. The second phase included the construction of Harbor Access Road and the Komohana Street intersection, and was completed last year.

This current \$36 million phase of the Harbor Access Road, funded by James Campbell Company, began construction last November. It will intersect with Ko'oloa'ula, Komohana, and Lauwiliwili streets, and will include a 120-foot right-of-way with 10-foot-wide sidewalks for added pedestrian safety. Future phases, which will connect to Kalaeloa Harbor and a connecting street that accesses Malahole Street, is scheduled for completion by 2028.



"The Kalaeloa Barbers Point Harbor Access Road is a tremendous step in the growth of Kalaeloa as an economic center," said Hawai'i Department of Transportation Director Ed Sniffen at

the blessing. "By supporting projects that generate opportunities for our residents in their communities, we can improve quality of life and reduce the need for long commutes." 🌴



Engineering Concepts, Inc.

**Consulting Engineers
Civil ~ Environmental ~ Sanitary**



1150 South King Street, Suite 700 | Honolulu, Hawaii 96814
Phone: (808) 591-8820 | Facsimile: (808) 591-9010
E-Mail: eci@ecihawaii.com



INDUSTRIAL

Building One is a 102,000 square foot class-A warehouse facility.
PHOTO COURTESY OF JAMES CAMPBELL COMPANY

BUILDING ONE LOOKING BRIGHT

For those looking to secure logistics and warehouse space to grow their businesses, Kapolei Harborside is a 360-acre master-planned industrial park offering one of the last opportunities for ground-up industrial development on O‘ahu. Harborside will feature more than 4.5 million square feet of commercial and industrial floor area, located near Campbell Industrial Park, Hawai‘i’s largest industrial park; and Kalaeloa Harbor, Hawai‘i’s second largest and most active harbor.

Harborside’s 175 net-developable acres could yield more than 3 million square feet of industrial building development in Kapolei, or close to 7% of the total existing space on O‘ahu, depending on uses and the market. Upon its full development, it is projected to create more than 4,000 permanent jobs. Harborside is also located in a Hawai‘i Opportunity Zone that provides tax advantages for investors (HUBZone status).

Kapolei Properties, an affiliate of the James Campbell Company, is reporting

95% completion of Kapolei Harborside’s Building One, a 102,000-square-foot class-A warehouse facility that boasts 18 loading docks, heavy power, a 32-foot clear height, and ample parking. This facility is already 100% pre-leased; plans for Building Two, with 98,000 square feet, are already in the works and mobilizing to begin construction in early 2025 and to be completed in summer 2026.

“[Building One] is an indication of Kapolei’s continued success as a logistics and employment center for the state’s economy,” says Steve Kelly, president of James Campbell Company’s Kapolei Properties Division. “Our development of a variety of logistics space for lease in Harborside is a big part of achieving the synergistic goals of growing our company’s industrial holdings, which includes over 20 million square feet in 12 states, and strengthening Kapolei as a jobs center.”

THE NEW CROSSING

At the corner of Kalaeloa Boulevard and Lauwiliwili Street, a new industrial warehouse is coming to West O‘ahu:

“
[Building One] is
an indication of
Kapolei’s continued
success as a logistics
and employment
center for the state’s
economy.

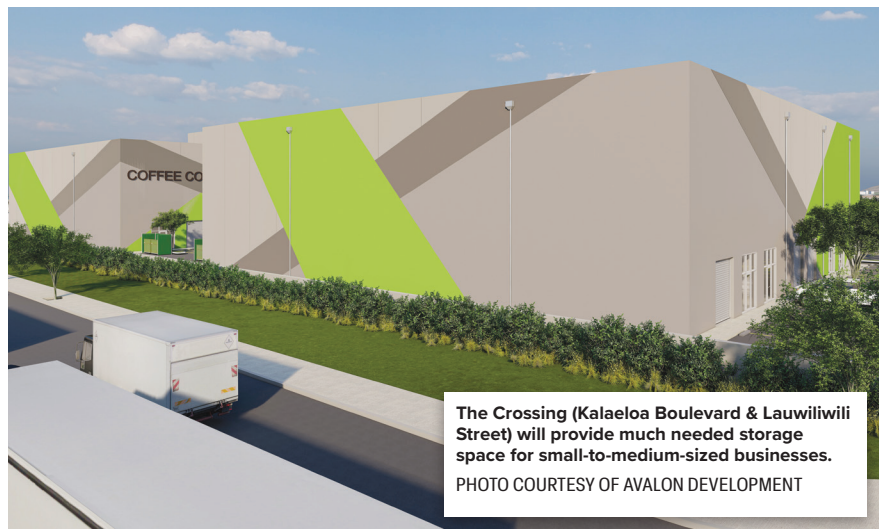
— STEVE KELLY —

PRESIDENT,
JAMES CAMPBELL COMPANY,
KAPOLEI PROPERTIES DIVISION

The Crossing at Kapolei Business Park West. With industrial vacancy rates at near-record low levels on O'ahu, The Crossing at Kapolei aims to alleviate the frustration of businesses being unable to find suitable storage facilities on-island.

Built by the Avalon Development Group, this project features more than 160,000 square feet of storage space for small- to medium-sized businesses, an underserved market in the industrial sector. "What makes this project particularly special to me is the focus on small to midsize businesses. ... Too often are our local small businesses left without room to grow," says Robert Kelley, executive vice president of Avalon Development Group.

Having enough room should not be an issue for The Crossing at Kapolei. There are approximately 28 warehouse condominiums for sale, each ranging in size from 1,000 to 45,00 square feet of contiguous space. Minutes away from the H-1, this I-2 zoned property boasts 28-foot clear heights,



The Crossing (Kalaheo Boulevard & Lauwiliwili Street) will provide much needed storage space for small-to-medium-sized businesses.

PHOTO COURTESY OF AVALON DEVELOPMENT

covered loading dock access, rooftop parking, security, fire sprinklers, and other amenities, such as high power capacity, overhead roll-up doors, access to a conduit that facilitates a connection to high-speed data lines, and more.

"This fee simple, for-sale, industrial

condominium complex represents our continuing commitment to the West O'ahu region and to business owners across the island," Kelley says. The Avalon Group held a groundbreaking and blessing ceremony for The Crossing at Kapolei this past May. The project is estimated to be completed by June 2025. 🌟


Stage, store, and secure cargo locally.



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

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

SUSTAINABILITY & FOOD SYSTEMS



West O'ahu Solar + Storage not only generates 12.5 MW of clean energy along with battery storage, local agriculture is supported with grazing sheep and bee hives at the project site. PHOTOS COURTESY OF AES HAWAII

Several new initiatives on the west side are making good progress in reducing our carbon footprint and helping create sustainable living solutions statewide. Learn how a new solar project by AES and UH West O'ahu will save an estimated 750,000 barrels of oil, the creation of sustainable gardens in a collaborative project partially spearheaded by the Council of Native Hawaiian Advancement, and how the Wai'anae Coast Comprehensive Health Center distributed millions of pounds of food that might otherwise have been wasted. Though these different organizations may have different approaches, their goal is the same: Caring for Hawai'i's land, resources, and people.

HERE COMES THE SUN

In April, AES Hawai'i and University of – West O'ahu celebrated the launch of the West O'ahu Solar + Storage project in Kapolei. Located on 66 acres of open University of Hawai'i land (adjacent to Makakilo), this new facility combines solar generation with battery energy storage for O'ahu. Over the next 25 years, the West O'ahu Solar + Storage project will produce enough energy to

reduce the state's fossil fuel use by an estimated 750,000 barrels of oil and the associated greenhouse gasses and pollution that would have otherwise been emitted.

"We had our grand opening at UH West O'ahu with Chancellor Benham, Governor Green, Mayor Blangiardi, UH students, and local stakeholders. It was a wonderful culmination of all the work that has been done to bring this project online," says AES Hawai'i President Sandra Larsen. "This project helps the university meet their 2035 net-zero energy goals and also

maximizes the use of this land, so there's a lot to celebrate."

The West O'ahu Solar + Storage project is generating 12.5 megawatts of clean energy for Hawaiian Electric's power grid, which is then distributed across the island. The project also includes a battery energy storage system of 50 megawatt hours, which means a more sustainable and resilient power grid for all of O'ahu. This facility represents a major step forward in the Hawai'i Clean Energy Initiative, which aims to achieve 100% clean energy statewide by 2045.



The West O'ahu Solar + Storage Grand Opening in April 2024. PHOTO COURTESY OF AES HAWAII



“While it will be seamless for local residents and families, behind the scenes it means the energy that’s going into the grid is from a renewable resource instead of fossil fuel from conventional power plants,” Larsen says. “This program is harnessing natural resources that will make Hawai‘i a much stronger community because we won’t be as reliant on imported fossil fuel.”

The West O‘ahu Solar + Storage project is creating green opportunities in more ways than one; a flock of grazing sheep now live at the project site to maintain the grass around the solar panels (by eating it). Meanwhile, 60 honey bee hives have been installed around the area to support food production needs on the west side.

“It’s a great way to provide dual-use for the land so we can support local agriculture as well. Because the area is not heavily populated, it’s safe for sheep and beekeeping,” says Larsen. “Recently, we had a few legislators who wanted to tour the facility and seeing the sheep was definitely part of the draw.”

In addition to green energy, AES Hawai‘i and UH West O‘ahu are also working together to support students. AES Hawai‘i offers scholarships for college and high school students in STEM education. AES is currently in dialogue with educators at UH West O‘ahu to create learning opportunities for students at the West O‘ahu Solar + Storage facility, either as part of a new curriculum in the classroom or for students to do something interactive at the project site.

“We’d love for students to be able to stay on-island instead of having to move away for jobs, and there are several career opportunities in this industry,” says Larsen, who herself graduated from Kailua High School. “We’re working with the Hawai‘i State Energy Office and the University of Hawai‘i to find ways to develop career pathways for students who want to go into the renewable energy industry that may not even be aware of this field. It’s important to give back to our community, not only through renewable energy but with workforce development and creating opportunities for our young people.”

FOOD FOR HAWAI‘I FAMILIES

Created in November 2020 as a response to the COVID pandemic, the Wai‘anae Coast Comprehensive Health Center (WCCHC)’s ‘Elepaio Social Services provides essential support to the West O‘ahu community. ‘Elepaio helps meet the needs of economically disadvantaged community members by offering wraparound human services, such as food distribution. In its first year of operation, ‘Elepaio Social Services distributed one million pounds of food; that number grew to 10 million pounds this past July.

“When we distributed our first million pounds of food in 2020, we knew we were addressing a critical need in our community,” WCCHC President and CEO Rich Bettini said in July. “Reaching 10 million pounds in just four years demonstrates both the ongoing challenges our community faces and the effectiveness of our approach.”

‘Elepaio Social Services offers

wraparound services to help meet the needs of economically disadvantaged community members. This includes hosting Mākeke Farmers’ and Green Markets at the WCCHC main campus, Wai‘anae Mall and Kalaeloa Town every Tuesday, every Saturday, and second Tuesday of the month, respectively; and managing weekly food pantries for keiki at Wai‘anae Coast schools and kupuna pantries at Community Learning Center at Mā‘ili, Wai‘anae Elementary School, Hoa ‘Āina O Mākaha, and at Lili‘uokalani Trust – Nānākuli.

Additionally, through ‘Elepaio’s Food As Medicine programs, WCCHC works with qualifying patients to manage nutrition related chronic disease (diabetes, obesity, or high blood pressure) and improve their nutrition, distributes food vouchers each month to spend on healthy food to be redeemed at our Mākeke Farmers’ and Green Markets, and devices to monitor blood pressure and weight.

Mākeke Farmers’ and Green Markets accepts SNAP (Supplemental Nutrition Assistance Program), WIC (Women, Infants, and Children), and Double Bucks programs, which promotes food access and food equity by making fresh, local produce available to low-income families. These programs help individuals and families who may face economic barriers to accessing healthy food.

SNAP allows eligible recipients to use their benefits to purchase fresh produce and other food items. WIC provides assistance to low-income pregnant women, breastfeeding women, infants, and children up to age



5 to ensure access to nutritious foods. Double Bucks programs, like Da Bux in Hawai‘i, double the value of SNAP or WIC benefits when spent on local produce, further incentivizing healthy eating and supporting local farmers. The overall purpose is to improve food security, promote healthy eating habits, and support local agriculture, creating a more equitable food system for all.

‘Elepaio Social Services is also working to preserve food for the future. Last December, WCCHC partnered with the community cultural agroforestry movement NiU NOW!, Kupuna Councils, and the West O‘ahu community to plant coconuts as part of the Ao Pulapula Agroforestry Nursery. This initiative will help perpetuate the lineage of indigenous coconut (niu) trees, which are under threat from the invasive rhinoceros beetle. Around 1,200 coconut seeds will ultimately be planted at WCCHC’s main campus, creating the largest coconut nursery in Hawai‘i.

To help ensure available food in the event of emergency, ‘Elepaio received an \$800,000 grant from the Hawai‘i State Legislature towards the construction of an emergency food warehouse. This “pre-covery pod” can safely contain more than 210,000 meals of cereal, soup, and rice with a 25-year shelf life.

More than half of local households do not meet the Hawai‘i Emergency Management Agency’s 14-

day emergency preparedness recommendations, according to a study conducted last year by the University of Hawai‘i – West O‘ahu. “This project is a key component of our ongoing efforts to establish a durable support system that ensures resilience during emergencies,” said Bettini.

HOME GROWN

After the COVID pandemic revealed the severity of Hawai‘i’s vulnerability to food insecurity across the state—with more than 80% of the food in Hawai‘i being imported from out-of-state—it became clear that homegrown solutions were critically needed to ensure access to healthy food in our local communities.

In response, the Council for Native Hawaiian Advancement (CNHA), the Hawai‘i Public Health Institute (HIPHI), the Philippine Consulate in Hawai‘i, Knights of Rizal Maysa ‘Ohana Chapter, the City and County of Honolulu, and other local stakeholders came together to create Hui Māla ‘Ai, a consortium dedicated to promote and expand gardening for health.

By empowering local households to grow their own food, Hui Māla ‘Ai aims to make a difference in the lives of those who currently have limited access to fresh fruits and vegetables. Through the creation of gardens at home, in schools, and throughout the community, this consortium is working to increase the consumption of locally grown food in the Islands.

“Hawai‘i used to have a food secure, self-sustaining system,” said Dr. Susan Mercado, who helped found the Hui in 2022. “It’s the most isolated place on Earth, so, there was ancient, Indigenous knowledge about how to survive without destroying the environment. But the generation today, they don’t know this. All they know is they go to Costco and they go to wherever and they buy the food. So when the prices increase, what do you do next? What you do next is you plant what you can eat.”

Hui Māla ‘Ai began with a flagship garden at the CNHA headquarters in Kapolei and a second at Keahumoa Parkway. Through these two gardens, more than 2,500 bundles of fresh produce—taro leaves, ong choy, bok choy, carrots, radishes, turnips, green onions, herbs, and more—were grown and distributed in three months’ time. From there, food gardens were created at the Philippine Consulate of Honolulu, Waipahu High School, CNHA, Keahumoa Place, and Lahainaluna High School.

Now, every month, Hui Māla ‘Ai gardens are able to supply more than 100 vulnerable families in Hawai‘i with fruits and vegetables that they cannot normally afford. CNHA and HIPHI, along with the other Hui organizations, are also able to mobilize volunteers, many of them youth, to reconnect with the land. For individuals involved in building these community gardens and harvesting produce, the result is more than just getting one’s hands dirty with soil and seeds; the Hui Māla ‘Ai gardens represent a commitment to food self-sufficiency and resilience.

“When I first saw the garden in April, there was only a long patch of kalo, three large wooden planters, and some papaya trees lining a loose pathway near the boxes. A few months passed, and suddenly whole new crescents of ground were opened up, ready for life to take root,” observed former HIPHI Kūpuna Collective Special Project Coordinator VISTA Kiara Louise D. Bacasen, while working in one garden last September. “The papaya trees, once bare, now bore at least 30 fruits each tree. Vines crawled up makeshift structures, creating shade where there once was none.” 🌿

GROWING CROPS—AND THE NEXT GENERATION OF FARMERS

ALEC SOU

President & General Manager
Aloun Farms

Alec Sou can remember 30 years ago when local families came together to celebrate holidays and birthdays on Hawai'i's sugar plantations. When the sugar industry ended on O'ahu in the mid-1990s, many farmhands came to work for Sou's family's company, Aloun Farms. These were skilled workers who knew crops, irrigation, the general lay of the land—and the importance of celebrating special occasions and bountiful yields on the farm. “Everything was centered around community,” says Sou. “We thought, what was the best way to rally and bring families together again?”

Sou understands the significance of family. His father, Aloun Sou, immigrated with their family to Hawai'i from Laos via a refugee camp. In 1977, the family settled in Wai'anae and leased a 5-acre plot where they farmed Asian vegetables and herbs. When the O'ahu Sugar Company closed in 1995, Aloun Farms leased 880 acres of former sugar cane fields and committed to growing the highest quality of fresh produce on O'ahu.

“At that time, pumpkin was 100% imported. We decided to grow that, along with our 20 other different crops, and opened our farm to the community every October,” Sou says. Today, Aloun Farms' annual Pumpkin Festival isn't just a fun event for families to pick their own pumpkins, enjoy a petting zoo, and go on tractor hayrides. It's also an opportunity for Sou to educate visitors about the importance of farming and strengthen ties with West O'ahu families as well as his own.

“My son is turning 15 soon. Sometimes he's sitting next to me and it seems he's still got to communicate by text,” says Sou. “As a society, we're connected digitally but we don't always spend enough time connecting in person. Being out in the field together on the

PROFILE



“
Seeing Hawai'i's
agriculture industry
grow—even just seeing
a great-looking crop
grow—that's a great
feeling. It's worth
celebrating.”

farm allows people to share the same experience together.”

Alec Sou, along with his brother Mike, has helped grow Aloun Farms from a small family farm into a commercial operation that provides full-time employment to more than 180 people. The farm spans approximately 2,500 acres between their locations on O'ahu and Kaua'i. Sou is especially proud of the company's community outreach efforts, with educational tours with schools through the Future Farmers of America, school-to-work programs, field trips, and training sessions to support the next generation of farmers, growers, and makers.

“Seeing Hawai'i's agriculture industry grow—even just seeing a great-looking crop grow—that's a great feeling. It's worth celebrating,” Sou says. 🌱



The Hawaiian Humane Society Kosasa Family Campus celebrated their one-year anniversary.
PHOTO COURTESY OF THE HAWAIIAN HUMANE SOCIETY

EAST KAPOLEI

East Kapolei is a gathering place for families and community organizations in West O‘ahu. Join us as we celebrate the Hawaiian Humane Society’s new Kosasa Family Campus at Ho‘opili, or go picking for pumpkins at Aloun Farms. There’s plenty to discover in East Kapolei—come see what’s in store.

HAWAIIAN HUMANE CELEBRATES ONE YEAR

This past May marked the one-year anniversary of the Hawaiian Humane Society’s Kosasa Family Campus at Ho‘opili. For 80 years, Hawaiian Humane had operated out of a single location in Mō‘ili‘ili on O‘ahu; this new 27,000-square-foot facility in ‘Ewa Beach represents the largest expansion in the organization’s 141-year history. What began as an animal welfare initiative founded by King David Kalākaua and 350 concerned citizens in 1883 has grown to a nonprofit whose programs and services benefit more than 13,000 animals (and their families) on O‘ahu each year.

“The Kosasa Family Campus has

provided a critically needed resource for the Central and West O‘ahu communities,” says Michelle Garcia, associate director of the Kosasa Family Campus at Ho‘opili. “The support and enthusiasm from local residents and businesses has been overwhelming, and we are committed to expanding our programs and services in the months and years ahead.”

Located on a five-acre property donated by D.R. Horton Hawai‘i, Hawaiian Humane’s Kosasa Family Campus features a state-of-the-art shelter equipped to meet the medical, behavioral, and social needs of animals in Hawai‘i. In its first year, the Kosasa Family Campus opened the Petco Love Adoptions Center and Pet Food Bank, launched the Ginny Tiu Pet Kōkua Center for animal admissions and lost and found services, expanded Hawaiian Humane’s Couch Crashers and Lap Crashers dog and cat foster programs to West O‘ahu, and launched the inaugural Keiki Critters summer camp for children to become the next generation of animal welfare champions.

“By instilling an understanding of the human-animal bond, we are building toward a future where our children are helping to create a more compassionate community for both animals and people,” says Helen “Josie” Josypenko of Josie’s ‘Ohana, presenting sponsor of the Keiki, Canine & Kitty Fest, a family-friendly festival that celebrated the first anniversary of the Kosasa Family Campus this past August.

So far, the West O‘ahu campus has found homes for 2,300 shelter pets, from dogs and cats to birds and reptiles; provided compassionate care for 3,400 animals; and reunited 288 lost pets with their owners. These achievements were accomplished thanks to Hawaiian Humane’s dedicated 30-person staff, as well as 60 volunteers who contributed 3,750 hours of animal care, dog walking, animal enrichment, and laundry services in the first year alone.

For pet owners facing financial difficulties in caring for their animals, the Kosasa Family Campus is a second

location for Hawaiian Humane's Pet Food Bank. This initiative has distributed more than 17,000 pounds of pet food to nearly 1,000 people and 5,500 pets.

"We have felt so welcomed into this neighborhood and are honored to be able to provide services for West O'ahu," says Anna Neubauer, president and CEO of Hawaiian Humane Society. "It's extremely meaningful to us for this opportunity to offer increased accessibility for our services to such a pet-friendly community."

GOOD THINGS FROM THE GARDEN

Leeward locals know that Aloun Farms in East Kapolei offers some of the highest quality, locally grown produce on O'ahu. From sweet corn to cabbage, green beans to watermelon, Aloun Farms' roughly 2,500 acres of farmland throughout 'Ewa Plains, Kunia, and (since spring of 2022) Waimea, Kaua'i, boast a diverse variety of fresh fruits and vegetables..

However, there are more ways to get

involved with Aloun Farms than just by purchasing produce. Throughout October, the farm hosts an annual Pumpkin Festival, where 75,000 visitors enjoy educational exhibits, workshops, demonstrations, food vendors, entertainment, and activities for the whole family. "We have a great harvest this year and look forward to giving everyone access to the freshest, local produce," says Aloun Farms President and General Manager Alec Sou.

Aloun Farms' Pumpkin Festival is the only place in Hawai'i where families can harvest their own pumpkin, from mini pumpkins to 100-pound giant pumpkins, straight from the vine for taking home and Halloween carving. Children also receive a copy of Kimo's Adventure Series, a 28-page booklet that creatively teaches children about the importance of agriculture, farming practices, and sustainability in Hawai'i.

During the weekdays in October, Aloun Farms also opens its gates to

educational tours on a first-come, first-served reservation basis, where visitors of all ages can learn about growing taro, the benefits that bees and beekeeping brings, and the benefits of farming.

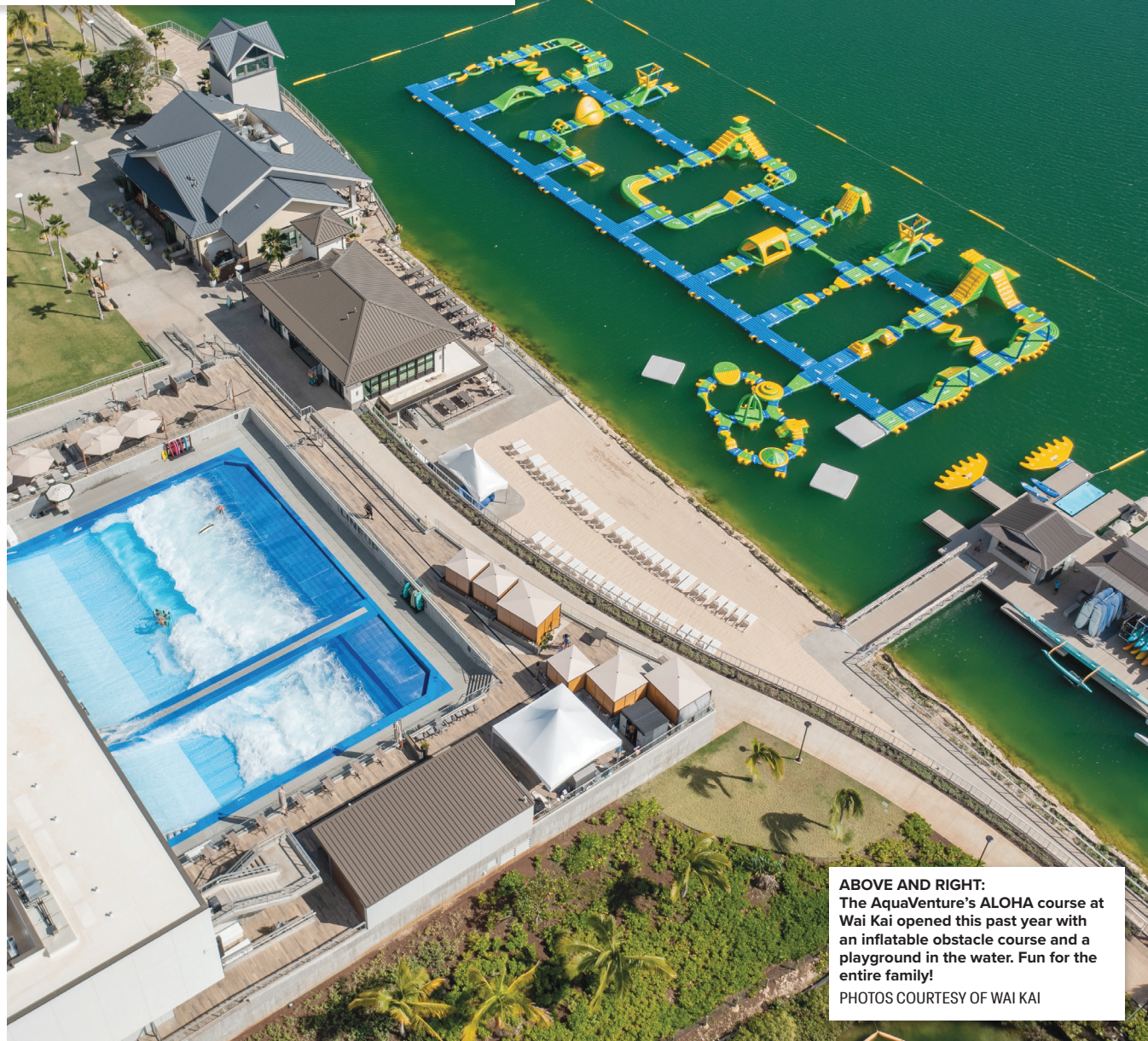
Meanwhile, in the spring, Aloun Farms hosts the Mahi'ai Gala, a celebration of farmers. Twelve teams of culinary program students from local high schools across the state participate in Aloun Farms' Annual Culinary Competition, where they compete to create the most imaginative and delicious dishes using produce from Aloun Farms. The top three dishes from this competition will be featured at the Mahi'ai Gala.

At this year's 10th Annual Gala, the farm-to-table experience raised more than \$78,000, which directly benefited each participating high school, their culinary programs, and the next generations that will be using and enjoying Aloun Farms' produce. In total, the Mahi'ai Gala has raised more than \$478,000. 🌈

At the annual Aloun Farms' Pumpkin Festival families can harvest their own pumpkin.
PHOTO COURTESY OF ALOUN FARMS



RECREATION



ABOVE AND RIGHT:
The AquaVenture's ALOHA course at Wai Kai opened this past year with an inflatable obstacle course and a playground in the water. Fun for the entire family!

PHOTOS COURTESY OF WAI KAI

ADVENTURE ON THE WATER

Last March, the highly anticipated Wai Kai—a 9-acre recreational complex featuring the world's largest deep-water standing surf wave plus restaurants, retail shopping, event venues, and a 52-acre lagoon for water activities—opened in Kapolei to great fanfare.

This fun hotspot for surfers, families,

and foodies has added a variety of new attractions in 2024, the highlight being AquaVenture, a playground on the water in the Wai Kai lagoon. This inflatable obstacle course features slides, wiggle bridges, balance beams, monkey bars, planks, hurdles, and more.

Ever wanted to try the obstacle course from *American Ninja Warrior*?

It's a little like that except it's no pressure and all fun as you navigate AquaVenture's ALOHA course (which spells out "ALOHA" when viewing the course from a bird's eye view).

"AquaVenture has been a huge hit. We sold out every weekend this past summer and had to extend the hours," says Yuko Yoshida, director of marketing at The LineUp at Wai Kai.



LEFT: Surfers can practice and catch wave action on the world's largest deep-water standing surf wave at Wai Kai.

ABOVE: Kayaking, paddling, hydrobikes, stand-up paddleboarding are a few of the activities found at Wai Kai.

PHOTOS COURTESY OF WAI KAI



AquaVenture is available for all ages from ages 4 and up. (For ages 4 to 6, there's a smaller keiki section.)

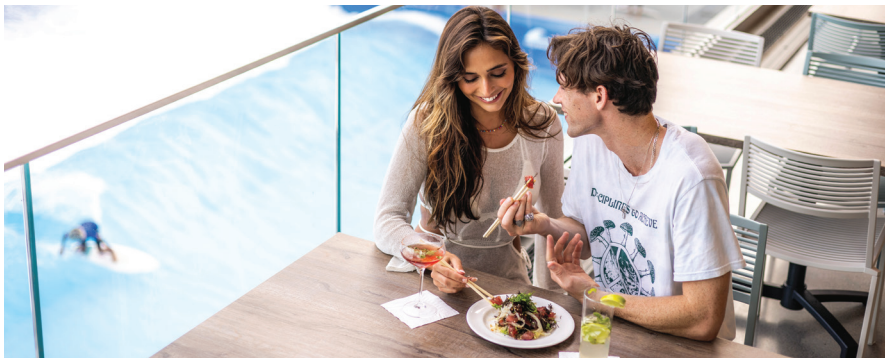
"My wife insisted on trying it and she loved it," says Timothy Deegan of O'ahu Media Group. "AquaVenture can accommodate groups of 50, or 300, at the same time. With Wai Kai's indoor and outdoor spaces, events like

company retreats can come to life. Imagine your organization bonding while watching your president and vice president racing on the AquaVenture obstacle course."

In addition to AquaVenture, there are plenty of amenities also available for families on the 3-million gallon lagoon, from paddling and stand-up paddleboarding to canoeing, kayaking,

hydrobikes, and more—all for the same price as a single rental. Guests can enjoy a package of activity bundles, from surfing, paddling, and exploring AquaVenture, and save even more.

Casual food options, including hot dogs, sandwiches, and shave ice, can be found dockside at the lagoon. Meanwhile, fine dining options—as well as football games on the



big screen in the daytime and live music at night—are available at the LookOut Food & Drink. Every Thursday, from 4 to 8 p.m., enjoy a farmers market and food-truck rally in the Wai Kai parking lot to try new cuisine from local chefs and makers.

“For families in West O‘ahu, you don’t have to drive into town for a nice holiday party, or to have a few drinks and watch the game with pals,” Deegan says. “Wai Kai gives people another option for birthday parties, weekend get-togethers, or special occasions.”

LEFT AND BELOW:
Dining at The LookOut Food and Drink overlooking the wave at Wai Kai.
PHOTOS COURTESY OF WAI KAI



Kapolei Shopping Center

The Heart of Kapolei

Serving the Kapolei Community for more than 30 years

WE'VE GOT WHAT YOU NEED!

In The Heart of Kapolei

FOOD & DINING

PERSONAL CARE

ESSENTIALS

PROFESSIONAL SERVICES

Kapolei Shopping Center
The Heart of Kapolei

590 Farrington Hwy, Kapolei | KapoleiShopping.com

PACIFIC BUSINESS NEWS

Turn company news into new business with **BizSpotlight**



BizSpotlight allows you to highlight and promote your company's news with a fresh approach to press release distribution.

- Permanent online listing with your company logo
- Detailed profile in print (*Not available in all markets)
- Contact information including website and social media sites
- Option to include a photo
- 5,000-character count to deliver your message
- Call-to-action link to drive traffic to your desired destination

...or maximize your exposure with our Enhanced Profile!

Gain visibility and drive meaningful traffic to your business!

Contact: **Delania Lustig** | dlustig@bizjournals.com
or learn more at: pacificbusinessnews.com/BizSpotlight



Scan to learn more

ENTERTAINING FAMILIES AND
CREATING EXPERIENCES

JERRY PUPILLO

Director of Business Development /
General Manager
Wai Kai Wave LLC

When Jerry Pupillo hurt his knee as a senior in high school, his plans to attend a small mainland college on a wrestling track fell by the wayside. Luckily, a friend of Pupillo was headed out to Hawai‘i. “I figured, might as well jump on that bandwagon and see how it goes,” Pupillo says.

Originally from northwest Indiana, just outside of Chicago, Pupillo felt like a fish out of water when he first arrived in Hawai‘i. He decided to study international business to capitalize on the booming Japanese market in the late 1980s, and found work at the Hilton Hawaiian Village and JTB Hawai‘i.

Grad school back on the continental U.S. led Pupillo to Japan, then Geneva, Switzerland, where he gained experience in the tourism and hospitality industries. He returned to O‘ahu and started a family, all while still learning and working for major organizations, including Kualoa Ranch.

“One day, I saw an article in *Pacific Business News* about a water park that was opening in Kapolei,” says Pupillo. He reached out to the developers and secured a consulting contract with the organization; what began as a marketing gig for Pupillo turned into him becoming president and general manager of Hawaiian Waters Adventure Park from 1998 to 2008 and, later, Wet ‘n’ Wild Adventure Park in 2013.

“When the water park first broke ground in 1998, I have photos of Kapolei from back then and it was all fields. Today, there’s a beautiful bustling city with families and plenty to do and see,” Pupillo says. “Hawai‘i is so ‘ohana-centric and it’s great to

PROFILE



“
Hawai‘i is so ‘ohana-
centric and it’s great to
create experiences
for families.
”

create experiences for families. At the end of the day, watching everyone leaving with smiles on their faces and knowing they enjoyed themselves, I like that.”

After a brief stint as director of enterprise services for Honolulu Mayor Rick Blangiardi, Pupillo today is the director of business development for Wai Kai, a waterfront community and recreational hub overlooking a 52-acre lagoon. “This is a good place where you can dine, you can surf, play, relax, and have fun with your family. That’s what people are looking for, especially somewhere they can be close to home in West O‘ahu,” says Pupillo.

“We’re trying to create a world-class destination that people can enjoy. Wai Kai offers entertainment, employment opportunities, and is an attraction for both locals and visitors. I can’t wait to see how Wai Kai, and Kapolei, continues to grow in the coming years.”

WAI KAI Aqua Venture

All-Day Kamaaina passes
starting at \$13.50!

SUNSET
Splash
50% OFF

Thursdays 3:30-5:30 p.m.
Saturday and Sundays 4-6 p.m.

CELEBRATE THE
Holidays
AT

 Wai Kai

With our Early Bird Holiday Special

91-1621 Keoneula Blvd, Ewa Beach, HI 96706 | (808) 515-SURF (7873) | WaiKai.com

LEARN MORE



COMMUNITY



The Haumana of Hālau Hula 'O Hokulani perform for May Day at Ka Makana Ali'i.
PHOTOS COURTESY OF KA MAKANA ALI'I



The 7th Annual Poke Fest by Frolic at Ka Makana Ali'i did not disappoint, despite the occasional showers.
PHOTOS COURTESY OF KA MAKANA ALI'I



Master Lei Maker Bill Char shares his creations at the annual Prince Kūhiō Lei Making Contest the annual Prince Kūhiō parade celebration, all in part of the Prince Kūhiō festivities hosted at Ka Makana Ali'i.

PHOTO COURTESY OF KA MAKANA ALI'I



The Okinawan Eisa Taiko Club performs at Ka Makana Ali'i simultaneously with Taiko drummers all around the world.

PHOTO COURTESY OF KA MAKANA ALI'I



Kapilina holds a monthly 'Paint and Taste' where participants (14 years or older) can get creative and enjoy delicious bites from their beachside eatery D-Lish. PHOTO COURTESY OF KAPILINA BEACH HOMES



Sun salutations and downward facing dog on the lagoon. What a great way to end the week every last Sunday of the month, with Yoga at Wai Kai. PHOTO COURTESY OF WAI KAI



Discover Ka Makana Ali'i - your gathering place!



Ka Makana Ali'i is your all-in-one destination, blending island casual with sophistication.

With more than 100 retailers, eateries and experiences, we offer on-trend fashions, unparalleled shopping, award-winning entertainment, one-of-a-kind cultural events, exceptional happy hours, and an incredible selection of culinary adventures.

Visit our website for our full list of shopping, dining, and entertainment options.

KaMakanaAlii.com



KA MAKANA ALI'I
The Center for West O'ahu



Held quarterly, the Residence Inn Full Moon Market is a night filled with onolicious food trucks, food tents, drinks, live entertainment, local vendors and more!
 PHOTO COURTESY OF RESIDENCE INN BY MARRIOTT

For over 22 years, Aloun Farms has hosted its annual Pumpkin Festival every October bringing all of the fun of Fall for families to enjoy! From free hayrides to pumpkin picking, food and craft vendors, live entertainment, keiki activities and carnival rides. The Pumpkin Festival at Aloun Farms will not disappoint!
 PHOTO COURTESY OF ALOUN FARMS



WEST OAHU

BUSINESS PANEL



Silver Sponsor Hawaii Pacific Health display table - Ruthie Reyes and Charlene Prieto.



Panelists - Lei Pedro, PBN; Kiran Polk, Kapolei Chamber of Commerce; Alana Kobayashi Pakkala, Kobayashi Group; Miki'ala Lidstone, Ulu A'e Learning Center; Sandra Larsen, AES Hawaii; Stephanie England, Ka Makana Alii and JLL; and Kam Napier, PBN.



Venue Sponsor Salvation Army Kroc Center display table - Matthew Mendonza, Karen Maluo, Zan Timtim, and Rickie Tan.



Supporting Organization Sponsor Hawaiian Humane Society display table- Anna Neubauer and Meredith Forbes.



The audience listens as the West Oahu Business panel is underway.



Print Partner JPG Hawaii display table - Destry Uehara and Jodi Nakama.

Mahalo to all that joined the West Oahu Business panel event on June 13, 2024 at the Salvation Army Kroc Center. Guests gained insights on current business issues on Oahu's West Side from the following panel of experts:



STEPHANIE ENGLAND

GM of Ka Makana Ali'i and VP of Retail Management for JLL



ALANA KOBAYASHI PAKKALA

Executive Vice President
Kobayashi Group



SANDRA LARSEN

President
AES Hawaii



MIKI'ALA LIDSTONE

Executive Director
Ulu A'e Learning Center



KIRAN POLK

Executive Director
Kapolei Chamber of Commerce

Special MAHALO to our Sponsors, Partners, and Featured Nonprofit!

SILVER SPONSOR



Creating a healthier Hawaii

VENUE SPONSOR



SUPPORTING PARTNER SPONSOR



HOLOHOLO SPONSOR



FAVORS SPONSOR



SUPPORTING ORGANIZATION



FEATURED NONPROFIT





KAPOLEI

AS OF
AUGUST 2024

Legend

- Projects Completed as of August 2024
- Projects Planned or Under Construction
- Land Available for Lease, or Development



- | | | | |
|-------------------------------------|---|---------------------------------------|---|
| 1 Kapolei Teleport | 23 Zippy's | - First Hawaiian Bank | - Social Security Admin. |
| 2 Wet'n'Wild Hawai'i | 24 Kapolei Entertainment Ctr. | - HomeWorld | 61 Future Mixed Use Development |
| 3 Extra Space Storage | 25 Central Pacific Bank | - Embassy Suites | 62 Future Mixed Use Development |
| 4 Marketplace at Kapolei | 26 500 Kamokila Boulevard Retail | - National Kidney Foundation | 63 Future Mixed Use Development |
| 5 Kapolei Shopping Center | 27 Wendy's | - QLT Children's Center | 64 Future Mixed Use Development |
| 6 Chili's Restaurant | 28 Texaco | - St. Jude Catholic Church | 65 Future Mixed Use Development |
| 7 Kapolei Park Square | 29 New Hope Leeward | - Marriot Residence Inn | 66a American Savings Bank |
| 8 Burger King | 30 Kapolei Parkway Shops | 50 Walmart / Kealanani Plaza | 66b Future Mixed Use Development |
| 9 Kapolei Park Plaza | 31 Outback Steak House | 51 Mokulani at Kapolei | 67 Residential — Kapolei Lofts |
| 10 Halekuai Center | 32 Home Depot | - MINI Hawai'i Kapolei | 68 Residential — Kapolei Lofts |
| 11 Shell Commercial Center | 32a McDonald's | - Carwash 808 | 69 Kapolei Village Center (Foodland) |
| 12 Kapolei Medical Park | 33 Kapolei Commons | - New City Nissan | 71-73 Kapolei Parkway housing project (Kobayashi - City & County) |
| 13 Ka Punawai Ola (Skilled Nursing) | 35 Honolulu Star-Advertiser | 53 Future Retail Development | 80 Future Mixed Use Development |
| 14 StorSecure Self Storage | 36 Ronald T.Y. Moon Kapolei Judiciary Complex | 53a Hawai'i Self Storage | 81 Kaiser Permanente Kapolei |
| 15 Kapolei Seagull School | 37 Kakuhihewa State Office Building | 54 Costco | 82a Future Mixed Use Development |
| 16 Kapolei Regional Park | 38a Assagio/Pho One | 55 Crossroads at Kapolei | 82b Future Mixed Use Development |
| 17 Kapolei Regional Library | 38b Kalapawai Cafe | - Kalapawai Market | 83 Hookele Elementary |
| 18 Island Pacific Academy | 38c Chuck E Cheese | - Chuck E. Cheese's | |
| 19 Bank of Hawai'i | 39 Kapolei Hale City Office Building | 58 Hale Moena Apartments / Mixed Use | |
| 20 Campbell Square | 40 City Transit Hub | 59b Future Aloha Federal Credit Union | |
| 21 Kapolei Regional Police Station | 41 Leihano | - Kapolei Pacific Center | |
| 22 7-Eleven | - Ilima at Leihano | - Cole Academy | |

Advocating for Kapolei Businesses



Members make new connections at Kapolei Chamber Pau Hana Networking events.



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.

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



| LIVE + WORK + INVEST

Kapolei

magazine

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

