

LIVE + WORK + INVEST

# Kapolei

+ magazine

**SAGE**  
CREAMERY

## CELEBRATING SMALL BUSINESS

MEET A FEW ENTREPRENEURS  
SHAPING WEST O'AHU'S FUTURE  
PAGE 2

## EDUCATION & WORKFORCE DEVELOPMENT

ADAPTIVE PROGRAMS ARE EQUIPPING STUDENTS  
WITH REAL-WORLD SKILLS  
PAGE 14

## RESIDENTIAL

BUILDING VIBRANT COMMUNITIES WHERE  
FAMILIES CAN PUT DOWN ROOTS  
PAGE 24

## INFRASTRUCTURE

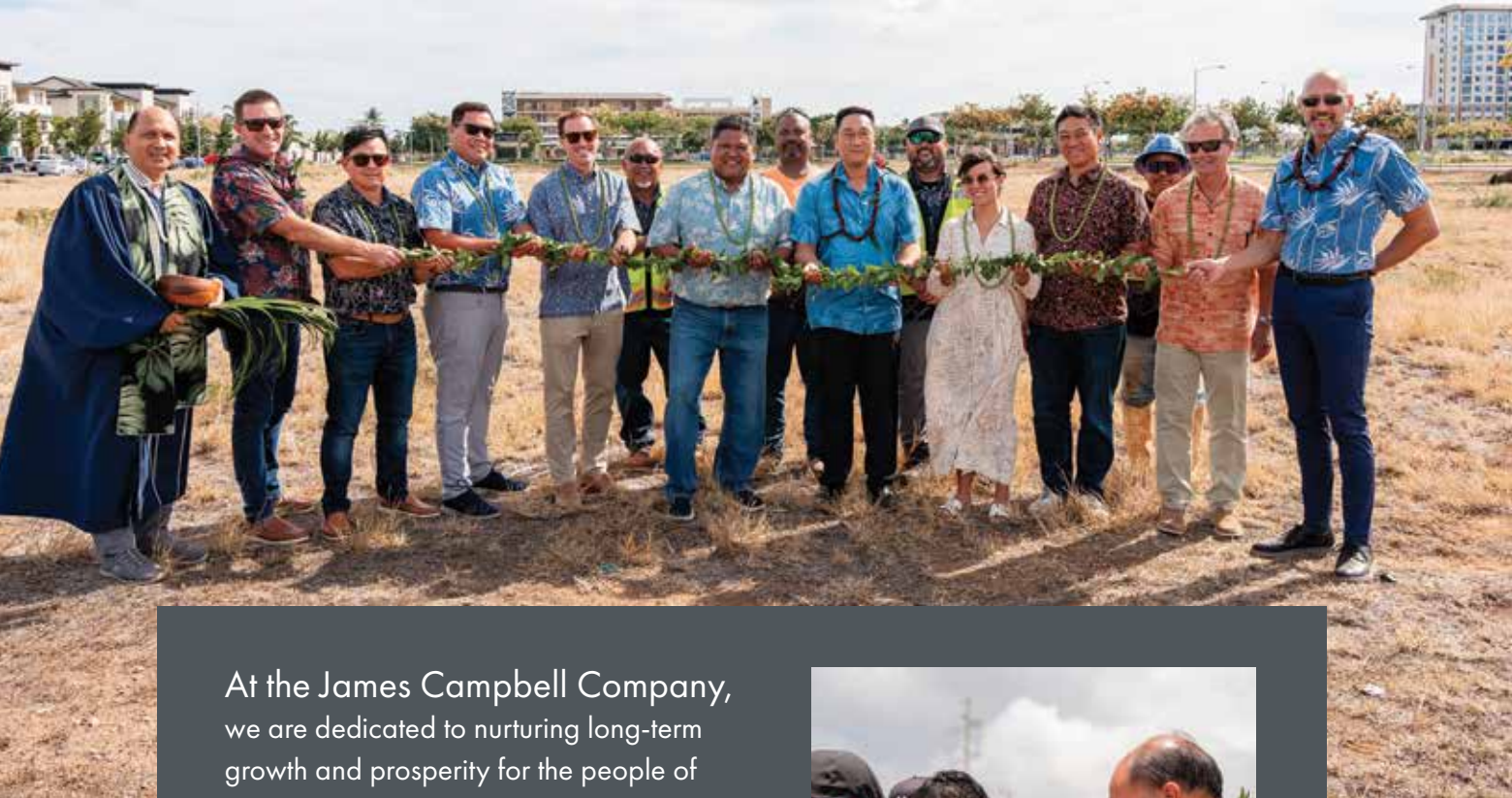
PAVING THE WAY FOR SMOOTHER TRANSIT  
PAGE 48





JAMES CAMPBELL  
COMPANY

# Partners in Kapolei's Development



At the James Campbell Company, we are dedicated to nurturing long-term growth and prosperity for the people of Hawai'i. Our recent ground blessings for industrial and residential projects in Kapolei mark the beginning of new developments that foster community, support local businesses, and enhance West O'ahu's future. With over \$300M of new development starts in Kapolei, we honor our kuleana to the land and to the community by building spaces that create lasting value and opportunities for generations to come.



**Top:** Site blessing for a future residential project in Kapolei with James Campbell Company, Moss Construction, TCA Architects, HNL Development and GLI Advisors.

**Above, inset:** Site blessing for Kapolei Harborside Building 2 industrial project with James Campbell Company, Honolulu Builders, RM Towill and Lowney Architecture.

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# CELEBRATING SMALL BUSINESS



In this year's issue of Kapolei Magazine, we're proud to highlight the power of small businesses in West O'ahu, and the growing ecosystem of support helping them thrive. Entrepreneurs are finding new ways to grow, connect, and contribute to our vibrant local economy on the west side.

The Kapolei Chamber of Commerce's newly launched BIZ Academy is meeting the unique needs of local business owners with expert-led workshops, talks, and networking events. Similarly, the City and County's Idea2Biz incubator, launched this summer by the Office of Economic Revitalization, is

helping turn early-stage business ideas into real opportunities.

We spotlight three local businesses thriving in Kapolei: American Floor & Home, which recently opened a second showroom; Sage Creamery, now scooping up small-batch ice cream in East Kapolei; and Haus of Puas, a standout floral shop blending Hawaiian heritage and creative expression. Together, these diverse companies reflect the energy and potential of West O'ahu's business community.

Preparing the next generation of professionals starts today. The investments being made in West O'ahu's schools are helping ensure our young people are equipped to lead and serve their communities. DreamHouse 'Ewa Beach now operates from its first-ever permanent high school campus. At Wai'anae High School, a new Healthcare Learning Lab and Patient Services Representative Program are preparing students for real careers in medicine.

At the university level, UH West O'ahu's Academy of Creative Media will soon offer students immersive production roles on projects with 'Ōlelo to give them hands-on experience and real-world portfolio content. Meanwhile, the new Academy for Healthcare Innovation is helping local residents access certificate-based training for high-demand healthcare jobs, supporting workforce needs while expanding economic opportunity.

Speaking of healthcare, the Queen's Medical Center – West O'ahu recently broke ground on a three-story expansion to meet growing demand, tripling its current emergency department capacity. And in a major milestone, the Blood Bank of Hawai'i will relocate its headquarters to Kapolei Business Park after more than 85 years in Honolulu.

The hospitality sector is seeing renewed energy as well, with a \$140 million redevelopment that will soon transform the former Paradise Cove site into a cultural and community hub. Wai Kai's new AquaPeakz floating playground and a dual-branded Hyatt Place and Hyatt House hotel set to open in 2026 are further strengthening West O'ahu as a destination for families and visitors alike.

More rental homes are on the way with the launch of Laulima, a new 500-acre master-planned community that will include 750 affordable rental units in its first phase. The James Campbell Company is also working on a 300-unit multi-family residential project in the heart of Kapolei. Nearby, Ho'opili continues to grow as a thriving residential community that's home to around 3,200 families. These folks will be able to get around easier than ever thanks to major infrastructure upgrades, such as the Kapolei Interchange Project and the Kalaeloa Barbers Point Harbor Access Road, which will improve traffic flow.

We hope you enjoy this issue and join us in celebrating the people and progress moving West O'ahu forward.

**Kevin Penn**

President & CEO, James Campbell Company

# Kapolei

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**ON THE COVER: ZACH + COURTNEY VILLANEUVA, CO-FOUNDERS OF SAGE CREAMERY LOCATED IN HO'OPILI. PHOTOS COURTESY OF PACIFIC BUSINESS NEWS AND ANTHONY CONSILIO**



## CONTENTS

### FEATURES

- 2** Celebrating Small Business
- 14** Education & Workforce Development
- 24** Residential
- 38** Healthcare
- 44** Hospitality
- 48** Infrastructure
- 52** Industrial
- 54** Community

### PROFILES

- 5** **ZACHARY & COURTNEY VILLANUEVA**  
Co-Founders  
Sage Creamery
- 7** **IPOLANI DUVAUCHELLE & ZABRINA ZABLAN-DUVAUCHELLE**  
Co-Owners  
The Gay Agenda Collective & Haus of Puas
- 9** **DANIEL ARITA**  
President  
American Floor & Home
- 22** **KATRINA ABES**  
Head of School  
DreamHouse 'Ewa Beach
- 25** **KEVIN PENN**  
President & CEO  
James Campbell Company

### MAPS & GRAPHS

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





# CELEBRATING SMALL BUSINESS

**W**est O'ahu's small business landscape is thriving, fueled by passionate entrepreneurs and strong community support. Our cover story this year, introduces you to some incredible businesses making an impact on the west side. From American Floor & Home's new Kapolei showroom bringing trusted home design services closer to residents, to Haus of Puas redefining floral traditions with inclusivity and sustainability, and Sage Creamery serving up locally crafted artisanal ice cream, our local businesses reflect this region's vibrant entrepreneurial spirit.

Complementing this growth are innovative government programs like Idea2Biz and the Kapolei Chamber BIZ Academy, which provide essential training, funding, and networking tailored to West O'ahu's unique needs. These collective efforts are empowering local owners to build sustainable ventures and strengthen our economy.

# REIMAGINING HOME (AND FLOORS)

After more than half a century of helping O‘ahu residents reimagine their homes with flooring, remodeling, and top-to-bottom design solutions, American Floor & Home has found a second home of its own in Kapolei. Their new location, just across the parking lot from Home Depot and next to Kids City on Kamokila Boulevard, opened its doors last September. More than just a physical expansion, this second spot represents a commitment to homeowners on the west side.

“Right around our 50th anniversary, we were looking at what more we could do to serve this community,” says Aaron Okamoto, vice president of sales at American Floor & Home. “We saw the Leeward side as an underserved area. Folks there usually have to drive all the way into town to take on a home project. We thought: Why not bring our services to them?”

Founded in 1974, American Floor & Home has come a long way from its beginnings as a carpet retailer. Previously known as American Carpet One, the company rebranded in 2021 to better reflect its wide-ranging services, from flooring and kitchen remodels to appliance installations and full-home renovations. Today, the business offers top-to-bottom design-build capabilities.

“We’re licensed contractors so we can do it all: kitchen remodels, upgrade your floors, add a new room...” Okamoto says. “We want to be that one-stop shop. We like to say, ‘your vision, our blueprint.’ From the moment you walk into our showroom, you’re dealing with someone who cares about your project.”

It’s a customer-first approach that’s part of the company’s structure. Since 2013, American Floor & Home has operated as an employee-owned company (ESOP). Which means every team member has a direct stake in the business’ success. This model helps set the company apart from big-box

competitors and even other local firms. Okamoto points to American Floor & Home’s more than 1,000 five-star reviews and decades-long employee retention as proof of this dedication to quality. “We’ve built our reputation on trust and relationships,” he says.

To celebrate American Floor & Home’s 50th anniversary last year, the team launched “We Love Local”, a yearlong campaign in support of 50 other small businesses across the state. They celebrated organizations like Rainbow Drive-In, purchasing hundreds of plate lunches and giving them away to customers via social media.

The goal? Give back to the local community that has supported American Floor & Home for five decades. “We wanted to thank people by uplifting others who are doing great work. It’s been incredibly rewarding to give back,” says Okamoto.

Now, with American Floor & Home’s new Kapolei showroom also doing great work, the company is seeing a positive response from West O‘ahu homeowners. Many of whom appreciate the conveniences of a local option that isn’t a national chain (and isn’t far away). “People work hard and they

“

**We want people to know they’ve got a true partner, right in their own neighborhood in West O‘ahu.**

**AARON OKAMOTO,**  
VICE PRESIDENT OF SALES,  
AMERICAN FLOOR & HOME

want to take care of their homes,” Okamoto says. “Now they don’t have to drive across the island to do it. Instead of waiting until the weekend, they can also come in right after work or even during their lunch break.”

Although American Floor & Home still handles deliveries and installations from their main Honolulu hub, their new Kapolei location serves as a satellite showroom that’s still fully staffed with flooring experts that are ready to help, one step at a time. “We’re ready to support any project, big or small,” says Okamoto. “We want people to know they’ve got a true partner, right in their own neighborhood in West O‘ahu.”



**American Floor & Home opened its doors in Kapolei in September of 2024.**

PHOTOS COURTESY OF AMERICAN FLOOR & HOME



# AUTHENTIC FLAVORS

When Sage Creamery opened its doors in Ho‘opili’s master planned community, husband and wife owners Zachary & Courtney Villanueva brought locally crafted ice cream to West O‘ahu as well as a commitment to authentic flavors, a tribute to family, and a vision for a space where neighbors can gather and connect. On any given afternoon in Kapolei, you can see them: friends and families lining up for scoops of Sage Creamery’s latest small-batch flavors. Kids peeking over the counter to watch their orders being made. Regulars chatting with Zach and Courtney by name, asking what new flavor might be coming next.

The couple’s journey began in 2016 with a \$20 ice cream machine bought online and a dream. But it wasn’t until the pandemic hit in March 2020 that things got serious. With lockdowns in place, the Villanuevas started selling their ice cream online, offering free delivery around the island. Their ice cream quickly became a hit. “We were making everything out of Courtney’s mom’s garage. It just kept selling out on Instagram,” Zach Villanueva says.

By August 2020, when farmers markets reopened, Sage Creamery transitioned from the garage to in-person events. After months of weekly pop-ups and a growing Instagram following, the Villanuevas began operating a mobile ice cream cart, which brought them face-to-face with repeat customers. A visit to Kapolei soon after sparked the idea of a permanent storefront. “It was a perfect fit for what we were looking for: A new neighborhood, lots of young families moving in. We’re right on the corner of the main intersection.”

Today, Sage Creamery operates as a full-service cafe, serving housemade ice cream alongside a coffee and matcha bar. “We make all of the syrups. We get our coffee and matcha locally.” At a time when it can be difficult to tell what’s made from scratch and what’s not, Sage Creamery leans into transparency and craft. Their syrups



**Sage Creamery makes all of their ice cream in house with locally sourced ingredients collaborating with other small businesses across the island.**

PHOTOS COURTESY OF PACIFIC BUSINESS NEWS AND ANTHONY CONSILIO

are infused with pikake and vanilla from Lā‘ie, and they collaborate with producers like Mānoa Chocolate and Mānoa Honey, supporting fellow small-scale artisans across the island. “We’re an ice cream shop that makes all of the ice cream in house,” Zach Villanueva says proudly.

It’s a business that’s also deeply personal for the couple. Sage Creamery is named in memory of Zachary Villanueva’s late brother Daniel, an entrepreneurial hopeful who offered constant support before his passing in 2018. After his death, the Villanuevas discovered journals filled with Daniel’s thoughtful reflections. The name

“Sage” felt like the perfect tribute.

The response has been warm and enthusiastic. “There are a lot of local families who visit and are very kind and grateful to have really good ice cream made by local people who are their neighbors and friends,” says Courtney Villanueva. She sees Sage Creamery as part of a wave of homegrown businesses bringing artisanal products made in Hawai‘i to the west side. The couple is passionate about inviting West O‘ahu to enjoy what they consider to be a taste of aloha with every scoop; it’s a sweet blend of craftsmanship, community spirit, and family history.

## FAMILY COMES FIRST

# ZACHARY & COURTNEY VILLANUEVA

Co-Founders  
Sage Creamery

In 2016, driven by a sweet tooth and a lack of ice cream diversity in Hawai'i, Zachary Villanueva remembers when he bought his first ice cream machine off Craigslist for \$20. "Hawai'i didn't have too many options when it came to really good ice cream that's ingredient-focused and not packed with artificial flavors, colors, stabilizers, stuff like that," says Villanueva, who began experimenting at home.

Around the same time, he and Courtney Villanueva (then Ro) were working at Diamond Head Market (Ro's uncle's business), where Villanueva began making small batches of ice cream and sherbert. Villanueva's original flavors—honey lavender, spicy chocolate, cookies and cream, among others—quickly became hits. "His first ever flavor was vegan cashew ice cream, which actually was terrible. It was so bad," Ro admits. "Luckily, he kept trying."

Villanueva kept refining his craft. Meanwhile Ro, who launched her own bookkeeping business in 2017, had the flexibility to support Villanueva when the duo decided to officially launch their own ice cream company, Sage Creamery, in 2019. With family roots on the west side, Sage Creamery's brick-and-mortar location in East Kapolei feels like a homecoming for Villanueva.

"We're 15 minutes from our house," says Villanueva. "My grandpa's family is from 'Ewa and they had a kiawe charcoal business here back in the '30s. So it feels kind of full circle for our family."

## PROFILE



“  
Our ultimate goal  
is to live a fulfilled  
life, not just focus  
on expansion or  
maximizing profits but  
quality of ice cream  
and quality of life.”

Family is everything for Villanueva and Ro, who named Sage Creamery after Villanueva's late brother Daniel, who passed away in 2018. "We referred to him as our sage," says Villanueva. "He was an aspiring entrepreneur who was looking into starting his own business when he passed."

"Daniel passed away at 36. It put everything into perspective about what's really important: health and family," Villanueva says. "Our ultimate goal is to live a fulfilled life, not just focus on expansion or maximizing profits but quality of ice cream and quality of life." 🌟

# HONORING HERITAGE AND IDENTITY

**H**aus of Puas is more than just a place to pick up a beautiful flower bouquet or fresh lei. This floral shop is challenging floral industry norms while honoring Hawaiian heritage, queer identity, and sustainability. Zabrina Zablan-Duvauchelle, owner of the wedding and event planning company The Gay Agenda Collective, co-founded Haus of Puas in 2023 with Brianna Ornelas. Haus of Puas has no floral minimums, which is a stark departure from the \$4,000-plus threshold common in the wedding industry. Their mission? Making high-quality flowers accessible to all.

“We primarily work with LGBTQ+ couples who maybe don’t fit into the traditional luxury market but still want to have very meaningful events,” says Zablan-Duvauchelle. For couples who often feel left out of the mainstream wedding industry, the process can be isolating and draining. “Haus of Puas gives people the option to have beautiful arrangements without burning out their aunts and cousins by DIY-ing it all.”

It’s a community-first ethos that inspired another unique approach: rethinking where Haus of Puas’ flowers came from in the first place. “What if we stopped ordering from the continent and started sourcing from the Islands?” Zablan-Duvauchelle asked. The result is a growing network of Hawai’i farms and floral partners that now make up the heart of Haus of Puas’ sustainable model. Roses and other imports are still available, but the business prioritizes garden-style blooms from island farms. “Local folks don’t necessarily want purple orchids. They want pikake, they want pakalana,” she says. “They want the lei that smells like home.”

Another inspired addition is a consignment-style lei fridge filled with pieces made by local makers, many of whom were previously selling one or two lei per week out of their homes. Haus of Puas becomes a one-



**Haus of Puas has prioritized garden-style blooms from local farms.**

PHOTOS COURTESY OF HAUS OF PUAS

stop shop for these assorted artisans (who get a fair cut of the proceeds) while customers get access to fresh, beautifully made lei.

Just months after opening this past April, Haus of Puas has become a gathering place. The shop’s interior is now part of a larger THRD HAUS (pronounced “third house”) collaborative space that hosts community events, including craft nights, choir practices, and thoughtful workshops; one recent event had guests learning kokedama, the Japanese art of creating moss balls from a plant’s roots.

“Maybe you don’t necessarily need to

buy flowers or aren’t getting married but still want to get involved in something that gets you out of the house,” says Zablan-Duvauchelle. “[THRD HAUS] is a place where people can just gather and be part of a community.”

Haus of Puas is named for the LGBTQ+ term “Haus,” referring to a chosen family that honors kinship beyond bloodlines. “Pua,” Hawaiian for flower, evokes literal blooms as well as the deep cultural significance of lei making in Hawai’i. “It’s not just about flowers,” Zablan-Duvauchelle says. “It’s about the people who grow them, the people who arrange them, and the people who give and receive them.”



MAKING MEANINGFUL  
EVENTS HAPPEN

# I POLANI DUVAUCHELLE & ZABRINA ZABLAN- DUVAUCHELLE

Co-Owners  
The Gay Agenda Collective & Haus of Puas

In another life, Zabrina Zablan-Duvauchelle might have been rehabbing knees and fitting ankle braces. After all, that was the original plan: get the degree, become a physical therapist, and help people recover. But after working in clinics and realizing it wasn't the right fit for her, Zablan-Duvauchelle looked for a change. She took a job as a restaurant host at Roy's Restaurant in Pasadena, where she worked her way up to managing corporate events. There she found her true calling: designing, organizing, and creating experiences.

"I liked what I was doing, I was having fun, and I realized, I'm pretty good at this," says Zablan-Duvauchelle. At the time, she was in the midst of planning her own wedding to her partner Ipolani Duvauchelle. But as an LGBTQ+ couple navigating an industry that often defaults to heteronormativity, the experience came with its own set of challenges; there weren't many vendors offering genuine inclusivity.

After getting married, the Duvauchelles decided to launch a company in 2018 that did exactly that: The Gay Agenda Collective, a Kanaka and queer-owned wedding and event planning business for LGBTQ+ and local couples who deserved to see themselves fully reflected in their celebrations. "It's more than just planning events," Zablan-Duvauchelle says. "A lot of

## PROFILE



times we're holding space for people who may be brokenhearted during this process because they may not have their biological family standing next to them. This can be a very emotional and complex process."

The Gay Agenda grew quickly and the Duvauchelles soon saw more possibilities: clients often wanted beautiful flowers but didn't have thousands of dollars. Zablan-Duvauchelle, alongside co-founder Brianna Ornelas, started Haus of Puas, a floral shop with no minimums as a practical solution for those looking to get married, throw an event, or even just pick up a single lei or bouquet.

For Zablan-Duvauchelle, who was born and raised in 'Ewa, there's something poetic about returning to the same neighborhood she once longed to

“  
When I was a teenager,  
all I wanted was to get  
out [of 'Ewa]. Now I love  
being here and I hope to  
be here for others and  
the next generation of  
kids like me.

leave. "When I was a teenager, all I wanted was to get out. Now I love being here and I hope to be here for others and the next generation of kids like me." 🌿

# SUPPORTING SMALL BUSINESS: MEETING ENTREPRENEURS' NEEDS

**T**his past summer, a new program led by the City and County of Honolulu's Office of Economic Revitalization (OER) helped turn entrepreneurial dreams into real-world opportunities for aspiring business owners in West O'ahu. Idea2Biz, a 13-week small business incubator, launched in June at the Kalaniho'okahā Community Learning Center in Nānākuli with an inaugural cohort of 20 participants. Selected from more than 100 applicants, the group represented a wide range of business ideas, from food products and sustainable clothing to cultural education and wellness services.

"This cohort reflects the talent, innovation, and creativity already present in our communities," says Office of Economic Revitalization Executive Director Amy Asselbaye. "We're excited to connect local entrepreneurs with the tools necessary to develop their business ideas and prepare them to take the next steps."

Idea2Biz is designed to transform early-stage ideas, whether side hustles or passion projects, into viable businesses. Weekly evening workshops covered essential topics such as entrepreneurship fundamentals, business model development, financial planning, business registration, marketing, and more. Each participant was paired with a Resource Connector, a member of OER's outreach team who offered ongoing support between sessions in the form of encouragement, answering questions, and connecting participants to additional resources depending on their needs. Graduates also received at least \$1,250 in early-stage funding to help launch or grow their ventures from the City's Economic Revitalization Commission.

The Idea2Biz program is powered by the O'ahu Business Connector, the City's first comprehensive small business development initiative.



PHOTOS COURTESY OF THE CITY & COUNTY OF HONOLULU OFFICE OF ECONOMIC REVITALIZATION

Created to strengthen O'ahu's economy, OBC connects entrepreneurs with a network of more than 80 resource partners providing support in staffing, marketing, financial management, and beyond. Like with Idea2Biz, OBC's Resource Connectors work directly with businesses across the island, guiding them to free or low-cost services. To date, OBC has supported thousands of small businesses, both through in-person outreach and its online hub ([oahubusinessconnector.org](http://oahubusinessconnector.org)).

"This program is about investing in local talent and ensuring the next generation of entrepreneurs has the tools to succeed," says Honolulu Mayor Rick Blangiardi. "By focusing on the Wai'anae Coast, we're helping create more economic opportunities for local families by bringing these resources directly into [this] community."

**“**  
...by focusing on  
the Wai'anae Coast,  
we're helping create  
more economic  
opportunities...  
by bringing these  
resource directing into  
[this] community.**”**

**RICK BLANGIARDI**  
HONOLULU MAYOR



## A HANDS-ON APPROACH IN HOMEBUILDING

# DANIEL ARITA

President  
American Floor & Home

**D**aniel Arita never set out to lead one of Hawai'i's largest home renovation companies.

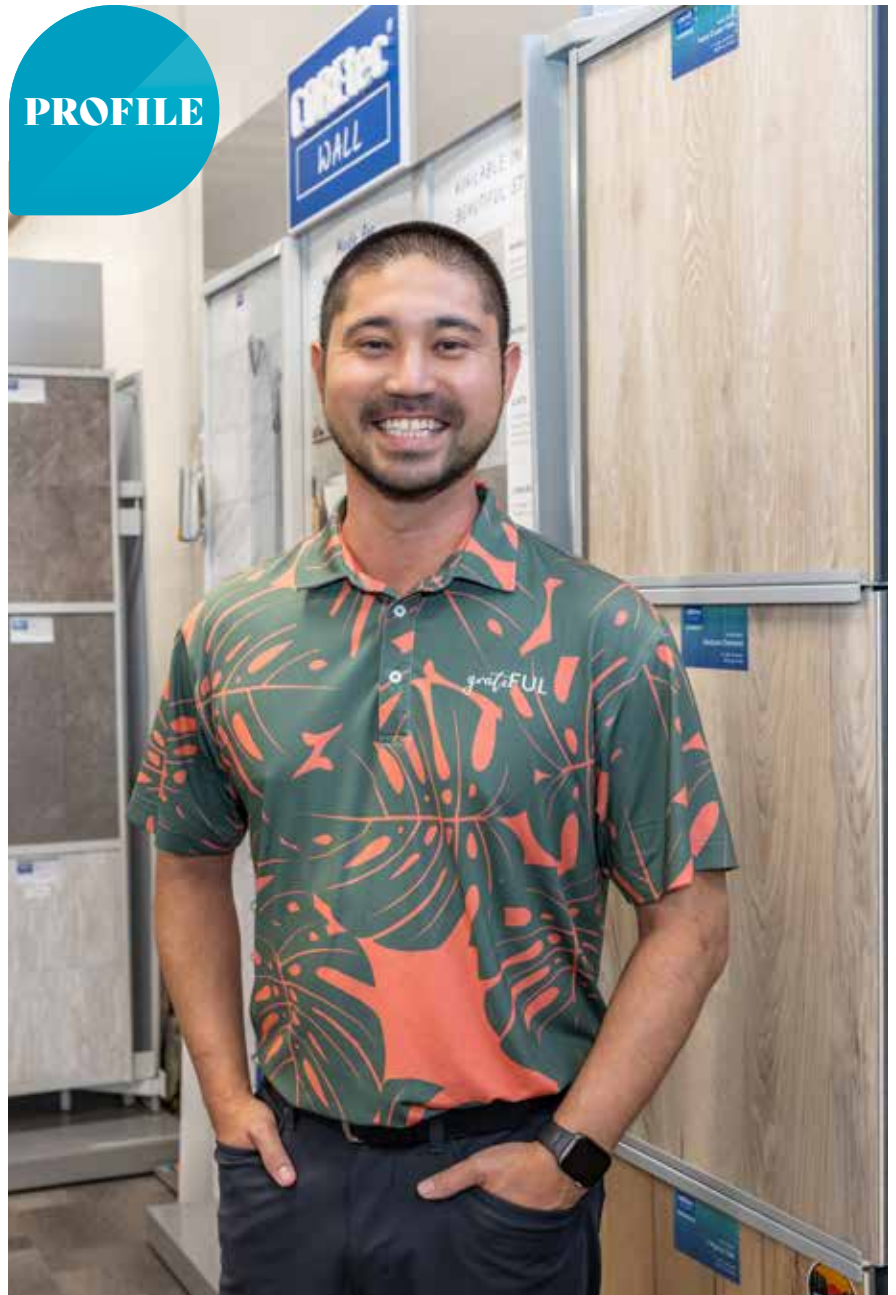
In fact, at age 14, his first job at American Floor & Home (then American Carpet One) ended with a quick reassignment after a short stint in the company's accounting department didn't quite stick. "I definitely am not an accountant type of person," Arita laughs. "I just wanted to be in the warehouse doing manual labor and working."

Years later, this hands-on approach still shapes Arita's leadership as president of the 50-year-old family business. Originally founded by his father David, American Floor & Home became the place where Arita worked every summer and holiday break before returning full-time after college. After briefly considering a career in the surf industry, he committed to the business, growing into his role while learning tough but valuable lessons from his father.

"When you're 22 years old and graduate with a bachelor's degree, you think you know how to do business," Arita says. "I was humbled pretty quickly. My dad was able to show me the ropes. He said, 'You learned business, but this is doing business.'"

Under Arita's leadership, American Floor & Home has expanded far beyond carpets, now offering full-service remodeling from top to bottom—flooring, kitchen, bath, window coverings, cabinets, and more. In 2018, the company became employee-owned, a move that Arita says created a greater buy-in from employees and a deeper transparency with clients. In 2023, the company opened their

## PROFILE



“  
Whether it's a  
warehouse worker  
moving up or a  
salesperson closing  
their first deal, I love  
seeing our people  
succeed.”

Kapolei showroom, bringing their services to the west side and meeting customers where they are. "We had people telling us, 'When we get home [to West O'ahu], we don't want to leave again.' We wanted to make things more convenient."

Still, Arita's favorite part of the job isn't growth metrics. It's watching people thrive. "Whether it's a warehouse worker moving up or a salesperson closing their first deal, I love seeing our people succeed," says Arita. "When they win, I feel like I win too." 🌿



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. You will have access to key business, community and government leaders.

2

### EDUCATION & WORKFORCE DEVELOPMENT

'West O'ahu Works—W.O.W.'  
As a career hub, the Kapolei Chamber leads initiatives like student career expos and connecting our business community with students to cultivate our future workforce.

3

### BUSINESS SUPPORT

Pau Hana Networking, Breakfast Panel Discussions, Luncheons, the Kapolei Chamber BIZ Academy: BIZ Workshops, BIZ Networking and BIZ Talks and MORE!

4

### ECONOMIC DEVELOPMENT

Kapolei is the fastest growing region in the state. These are the Chamber's priorities:

- 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.
- Building economic resilience through the integration of technology and advocating for broadband and a digital economy.
- Empower regional small businesses to integrate regenerative tourism.

# SUPPORTING SMALL BIZ: RESOURCES ON THE WEST SIDE

Small business owners in West O'ahu now have access to a wide range of practical support and expert-led training thanks to the newly launched Kapolei Chamber BIZ Academy. Established by the Kapolei Chamber of Commerce and made possible with appropriations administered by the U.S. Small Business Administration, this innovative program is designed to meet the unique needs of entrepreneurs on the west side with workshops, talks, and networking events all aimed at helping local businesses thrive without having to look to town for resources or connections.

"Small business owners juggle multiple responsibilities and often lack the time or resources to access everything available, especially when it's happening far from their location," says Kapolei Chamber of Commerce Board Chair-elect Eliza Talbot. "The Kapolei Chamber BIZ Academy is dedicated to providing support and creating opportunities right here at home."

At the heart of the Kapolei Chamber BIZ Academy is a series of in-person and virtual BIZ Workshops, launching with a mix of topics at the end of the year and continuing into 2026. These range from accounting basics, marketing, customer service, social media, integrating AI into small business operations, and more. The Kapolei Chamber will partner with business support government agencies and other non-profit organizations to host workshops in their available meeting spaces on the west side, allowing the academy to stay nimble and reach different communities.

Complementing the educational programming are new BIZ Networking events, which build on the success of the Chamber's existing large-scale Pau Hana Networking mixers (think 100-plus business owners and area stakeholders) but with a more intimate approach. These smaller, moderated gatherings of 15 to 20 attendees create a setting where participants

“

**Our Mission is to support the growth of West O'ahu, one business at a time.**

ELIZA TALBOT,

BOARD CHAIR-ELECT,  
KAPOLEI CHAMBER OF COMMERCE

can share more about their business, exchange advice, and forge meaningful connections.

The third pillar of the Kapolei Chamber BIZ Academy is BIZ Talks. This live speaker series, hosted in partnership with the University of Hawai'i – West O'ahu's Academy for Creative Media, involves on-camera storytelling sessions featuring local business owners and leaders sharing their entrepreneurial journeys in front of a small studio audience of students and business owners. Each talk is followed by a live Q&A; recorded sessions are shared online as an evergreen resource for academy members.

The Kapolei Chamber also plans to offer post-event mentoring opportunities for attendees looking to connect more deeply with the speakers. "BIZ Academy is dedicated to delivering resources to those who need them most in ways that are both accessible and actionable," says Talbot. "Our mission is to support the growth of West O'ahu, one business at a time."

"The mission of the Kapolei Chamber has always been to support business growth locally, so our residents can work and thrive right where they live. West O'ahu is the fastest growing region in the state, so by helping our small business owners access the tools they need to overcome challenges, we support a vibrant future for the entire West O'ahu community," Talbot says. 🌟





# A place to learn.

# A place to grow.

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# BUILDING THE FUTURE: WHAT SOME OF WEST O‘AHU’S SMALL BUSINESSES HOPE TO ACHIEVE

*What do you want to accomplish for your business this coming year?*

American Floor & Home’s goal is to be the first option for all flooring and home remodeling. We love the support for the last 51 years of our business and we appreciate when people decide to buy local!

— DANIEL ARITA, Business Development, American Floor & Home



Moani’s hopes to always be a gathering place for all, especially with Kapolei’s growth. Our simple goal... good food, good music, good people!

— KAPUA KEOLANUI, Owner/Operator, Moani Island Bistro and Bar

Our hope this year is to expand our offerings on the west side, from florals and lei to event planning and community gatherings. We want to remind folks that you don’t have to leave Kapolei or ‘Ewa to experience the kind of joy, beauty, and celebrations you often only see in town, they belong here too.

— ZABRINA ZABLAN-DUVAUCHELLE, Owner, Haus of Puas/The Gay Agenda Collective



We’re planning to welcome our first baby in 2026. Hoping for a successful adjustment for our family and business!

— ZACH & COURTNEY VILLANUEVA, Cofounders, Sage Creamery





**This coming year, I look forward to growing our Made In Hawaii offerings from our Micro-factory and bringing our customization options to the retail market. As the holidays approach we are excited to bring new Native Hawaiian inspired designs to market.**

**— JALENE KANANI BELL, Owner, NOHO HOME by Jalene Kanani**

**This coming year, we aim to establish ourselves as the go-to design agency in Kapolei and West O‘ahu, helping our community elevate their businesses and branding with award-winning design. Our goal is to be the leading creative partner and trusted provider for all businesses in our area.**

**— MARIO PATINO, Founder/Creative Director, Patino Graphic Design**



**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.

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# EDUCATION & WORKFORCE DEVELOPMENT

In West O'ahu, schools and training programs are transforming how students of all ages prepare for their future and their communities. At Wai'anae High School, a cutting-edge Healthcare Learning Lab and patient services certification program are opening career doors for teens, while the new Academy for Healthcare Innovation is providing working adults with affordable, flexible healthcare training close to home.

Students at UH West O'ahu are gaining hands-on experience through partnerships with 'Ōlelo Community Media and interactive online courses that expand access statewide. Meanwhile, DreamHouse 'Ewa Beach celebrates its first graduating class, and the Hawaiian Trades Academy is building creative careers through production training programs rooted in Native Hawaiian values. From beauty to business, health care to media, these initiatives are building bridges between education and workforce, creating powerful pipelines to opportunity.



PHOTOS COURTESY OF THE ACADEMY FOR HEALTHCARE INNOVATION (AHI)

Healthcare systems in Hawai'i, like much of the nation, are facing serious staffing shortages. According to the Healthcare Association of Hawai'i, around 1,000 nurse aide jobs and 300 medical assistant positions remain unfilled statewide. Meanwhile, training opportunities for surgical support roles are limited. Due to a lack of consistent certificate-based programs in Hawai'i, local hospitals have often had to rely on internal, ad-hoc training efforts—until now.

Launched this past June, the Academy for Healthcare Innovation (AHI) aims to address critical workforce gaps by providing accessible, certificate-based training programs uniquely tailored for Hawai'i's high-demand healthcare roles. With flexible schedules, affordable tuition options, and partnerships with healthcare providers, AHI creates ways for Hawai'i residents to advance in healthcare careers. This strengthens Hawai'i's medical system while supporting economic

opportunities for the community.

"We want to stabilize the labor shortage while also offering pathways to keep people in healthcare," says AHI Executive Director Bridget Lai, RN. "With this opportunity to learn and grow, people can increase their education and earning potential all while staying in Hawai'i to take care of their own families and communities."

Designed especially with adult learners in mind, the Academy for Healthcare





PHOTOS COURTESY OF THE ACADEMY FOR HEALTHCARE INNOVATION (AHI)

Innovation's certificate programs break down traditional barriers to education and help create a much-needed pipeline of skilled professionals to Hawai'i's healthcare sector. AHI's courses meet learners where they are, with programs that combine online instruction with in-person evening or weekend classes lasting from 8 to 40 weeks. This hybrid approach allows students to study during non-working hours: early mornings, lunch breaks, or after bedtime routines. For some students, AHI may represent their first-ever experience with higher education.

"Our programs are for the 18-year-old who graduated from high school and doesn't think that two- or four-year colleges are an option," Lai says. "It also offers opportunities for the mom whose kids are now in high school and are ready to pursue something new, or the person who is looking to change careers."

For many adults, the cost of education or workforce training is often another major hurdle. Thanks to partnerships with local healthcare employers, such as 'Ohana Pacific Health, 75%

## “ We want to stabilize the labor shortage while also offering pathways to keep people in healthcare.”

BRIDGET LAI, RN  
AHI EXECUTIVE DIRECTOR

of the Academy's inaugural students had their tuition fully covered, often with pathways to employment upon graduation. Classes are held at the Leeward YMCA and Pearlridge clinics, reinforcing a community-based learning approach rooted in West O'ahu.

"The students were very energized and engaged," says Lai. "So many of our students told us they were honored ... and are very proud that they are training to work in an area of high need." The average age of students in AHI's first cohort was 28, with more

than a quarter identifying as Native Hawaiian or Pacific Islander. Many were first-generation college students.

The Academy currently features four key certification tracks for medical assistants, nurse aides, surgical technologists, and surgical instrument processing technicians (SIPT). These areas not only support current demand (for example, nurse aides and medical assistants help fill urgent frontline care gaps) but they also have long-term benefits, with surgical technologists and SIPTs now able to receive training locally without having to leave Hawai'i to get certified. "AHI is an additional resource for the hospitals, creating a pipeline to train people for these essential positions," Lai says.

"Part of our goal of supporting healthier communities is by embedding education in specific populations that may need more opportunities," says Lai. "As a school and organization, we believe that if we can train people to learn and care for others within their community, the overall trust in healthcare and engagement goes up, and health outcomes improve."



**LEFT:** Students have the opportunity to work alongside seasoned professionals as they film an interview.

**TOP RIGHT:** Courses are delivered online and include real-time virtual class sessions and independent study sessions.

PHOTOS COURTESY OF UH WEST O'AHU

# CULTIVATING CREATIVE PROFESSIONALS AND COMMUNITY LEADERS

**T**wo dynamic initiatives at the University of Hawai'i - West O'ahu are cultivating the next generation of creative professionals and community leaders by aligning higher education with real-world opportunities.

The first centers on storytelling that serves the community, thanks to a new partnership between UH West O'ahu and 'Ōlelo Community Media. Beginning in spring 2026, students in UH's Academy for Creative Media will have the opportunity to learn camera operations, editing, and field production through immersive roles on 'Ōlelo film projects, such as public service announcements on topics ranging from health awareness to

sustainability. All while building their portfolios and industry connections. Interns will benefit from access to professional-grade production equipment and facilities from both UH West O'ahu and 'Ōlelo, plus mentorship from seasoned media experts.

"This partnership brings together our program's strength in preparing students through a dynamic, industry-relevant curriculum with 'Ōlelo's deep commitment to community storytelling," says Sharla Hanaoka, director of UH West O'ahu's Academy for Creative Media. "[This creates] a pathway where students gain hands-on experience while both organizations stay responsive to the evolving needs of Hawai'i's media landscape."

It's a collaboration that marks a full-circle moment for UH West O'ahu alum Gabriel Peters, now 'Ōlelo's community engagement coordinator and a driving force behind the collaboration. "As a proud graduate of UH West O'ahu's Creative Media program, I've always believed in its potential to shape the next generation of storytellers and content creators," Peters says. "Workforce development is key, and this collaboration allows us to support students while expanding 'Ōlelo's mission to serve our communities in more impactful ways."

Another workforce initiative is UH West O'ahu's Office of Distance Education and Learning (ODEL), which is making high-quality education accessible to





**This partnership brings together our program's strength in preparing students through a dynamic, industry-relevant curriculum with 'Ōlelo's deep commitment to community storytelling.**

**SHARLA HANAOKA,**

DIRECTOR OF UH WEST O'AHU'S ACADEMY FOR CREATIVE MEDIA

working adults and transfer students across the Hawaiian Islands. With seven fully online programs, including 23 concentrations and 12 certificates, ODEL supports students pursuing upper-division coursework in high-demand fields such as business, public administration, and the social sciences.

Whether students begin their academic journeys at UH West O'ahu, a community college, or another institution, ODEL plays a critical role in closing education gaps and helping people complete their degrees without having to uproot their lives. The office provides a robust suite of services for both students and faculty, including instructional design consultations, educational technology assistance, distance learning compliance guidance, and course reviews aligned with nationally recognized quality standards.

Courses are delivered online and may include real-time virtual class sessions and independent study sessions. For residents on the neighbor islands, some programs are also offered via interactive television modules, linking learners at campuses such as Kaua'i Community College and Maui College to real-time instruction from UH West O'ahu faculty.

Whether it's through digital storytelling that fosters civic engagement or flexible online programs that empower working adults, UH West O'ahu is equipping students with the skills to thrive. Initiatives like the 'Ōlelo Community Media partnership and the Office of Distance Education and Learning reflect the university's dedication to developing a tech-savvy and community-driven workforce that contributes to the future of Hawai'i.

 A large photograph of an outdoor community event at the University of Hawai'i - West O'ahu. A large crowd of people is gathered under a modern, open-air pavilion structure. In the foreground, a large wooden table displays a map of the island of Hawai'i. The background shows a building with a large digital screen and a red umbrella. The entire image is framed by a red border with white text and graphics.
 

**UNIVERSITY  
IN COMMUNITY.  
COMMUNITY  
IN UNIVERSITY.**

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 21<sup>st</sup> Century.

 The official logo of the University of Hawai'i - West O'ahu, featuring a circular emblem with a torch and the university's name.
 

**UNIVERSITY  
of HAWAII  
WEST O'AHU**

# PIPELINES FROM SCHOOL TO CAREERS



PHOTOS COURTESY OF WCCHC

**T**wo innovative training programs are taking root in West O‘ahu that aim to build new bridges between local youth, medical residents, and long-term careers in healthcare. These initiatives are helping meet critical healthcare needs in Hawai‘i while investing in the next generation, especially those in underserved communities.

The Wai‘anae High School Patient Service Representative (PSR) Program was developed by the Healthcare Association of Hawai‘i in partnership with Wai‘anae Coast Comprehensive Health Center (WCCHC), Wai‘anae High School, and Leeward Community College. Now entering its fourth year,

this program gives high school seniors an opportunity to earn a patient services representative certificate during class periods throughout the day at Wai‘anae High School’s Health Academy. This equips them with frontline customer service skills to talk to patients, training in office procedures, electronic medical records, the basics of medical terminology, healthcare privacy protocols, and the groundwork to launch possible careers in healthcare.

“Our goal at WCCHC is to create a pipeline,” says WCCHC Director of Business Development & Community Partnerships Denise Della-Sabas. “It begins with PSR training and some

move on to become medical assistants, enter our licensed practical nurse program, or pursue a Bachelor of Science in Nursing. Some even go on to our nurse practitioner residency or medical school. Students can continue to move up the career ladder from there.”

Between 2022 and 2025, 36 students participated in the PSR Program. Of those, 12 students, or one-third of each cohort, were hired at WCCHC as clinical assistants, scheduling specialists, and referral clerks.

The PSR Program was just the beginning. In June, Wai‘anae High School broke ground on the state’s first





modern Health Learning Lab in their current Health Academy Classroom. This simulated state-of-the-art medical facility—led by Healthcare Association of Hawai‘i in partnership with the Hawai‘i DOE and private funders, Hawai‘i 3Rs, and designed by local firm G70—will include a mock patient reception area, phlebotomy area, primary care and acute care rooms, and dedicated zones for long-term care training when it is completed next year.

While the PSR Program and the Learning Lab support students just beginning their journey, WCCHC is also welcoming new resident physicians with the Ho‘okahua I Ke Ola Family Medicine Residency Program, the first family medicine residency based in West O‘ahu and one of only five in the state. “This program was something that our board, President and CEO Rich Bettini, and Dr. Stephen Bradley, our Chief Medical Officer, have been

thinking about for close to a decade now,” says WCCHC Residency Program Director Dr. Meghann Martelly.

Following a national wave of Teaching Health Center Graduate Medical Education models (which support primary care residency training in community based settings and demonstrate that resident physicians are more likely to stay and practice medicine within five miles of where they train), WCCHC’s Family Medicine Residency Program teaches both clinical skills and cultural understanding needed to provide care in Hawai‘i.

Named Ho‘okahua I Ke Ola, which means “the building of a strong foundation of holistic health,” WCCHC’s Family Medicine Residency Program allows residents to rotate through Queen’s Medical Center – West O‘ahu and Manamama/Punchbowl for inpatient care while receiving outpatient and community training at WCCHC.



**Resident Physicians are supported by WCCHC’s new Ho‘okahua I Ke Ola Family Residency Program**

PHOTOS COURTESY OF WCCHC

Hawai‘i faces a shortage of about 800 physicians, with more than 150 needed in primary care alone. This program allows residents to train in primary care with specialty care rotations, endocrinology, orthopedics, podiatry, and more, without leaving the Islands.



PHOTOS COURTESY OF HAWAIIAN COUNCIL

## UPLIFTING LĀHUI IN MEDIA

**H**awai'i's creative industries are giving rise to a new generation of production professionals, thanks to a groundbreaking new program from the Hawaiian Trades Academy, an initiative of the Hawaiian Council (formerly the Council for Native Hawaiian Advancement) aimed at uplifting lāhui and building pathways to economic empowerment.

The inaugural Production Arts Technical Training Program, which ran from January to June 2025, marked a major step forward in workforce development for live entertainment and stage production in the Islands. Fully subsidized by Kamehameha Schools, Hawai'i Community Foundation, and the Hawaiian Council, the 21-week

pilot program graduated 18 students who collectively earned 170 industry-recognized certifications across areas such as Vectorworks design software, set lighting, OSHA safety, CPR/AED, forklift operation, stage crew skills, and more.

Graduates were invited to continue their training through an apprenticeship with Hawai'i Stage and Event Production, gaining hands-on experience at major events, such as this year's Nā Hōkū Hanohano Awards and the Apple TV+ premiere of Chief of War in July.

"This academy marked the first of its kind," says Hawaiian Trades Academy Director Manasseh Santos. "We're now exploring opportunities not only

to continue production arts offerings, but also to expand into other creative industry fields, further diversifying workforce development academies available to the community."

Since 2019, the Hawaiian Trades Academy has delivered more than 45 academies across four islands, helping over 1,000 students gain skills in fields including carpentry, construction, solar energy, commercial driver's licensing, and more. Each program is designed with built-in support for job readiness, financial education, and a grounding in Native Hawaiian culture and values. With more programs in the works, the Academy continues to create pathways not only to employment but to lasting opportunity.



# RESHAPING BEAUTY EDUCATION



**W**aipahu's Beauty Theory School of Cosmetology isn't just teaching students how to style hair, it's also reshaping what beauty education looks like in Hawai'i. Founded by industry veteran Lesa Almond, this career-focused school combines technical training with real-world business lessons, all through the lens of inclusion and empowerment.

"I felt like traditional beauty schools are doing students an injustice by only teaching them enough to get licensed, but not enough to really have a career in beauty," says Almond, who brings more than 30 years of experience and previously taught at two Paul Mitchell schools in Atlanta, where she's originally from. "I want my students to be ready to succeed as soon as they graduate. That means financial literacy, product knowledge, social media, and how to actually run a business. Not just how to cut and color hair."

Almond founded Beauty Theory in 2023 to fill a gap she saw across both the local and national beauty industries: a lack of comprehensive training

**Students receive hand-on instruction on hair color and styling at the Beauty Theory School of Cosmetology.**

PHOTOS COURTESY OF THE BEAUTY THEORY SCHOOL OF COSMETOLOGY

that equips students not just to pass exams, but to thrive in their careers. The school's 12-month, 1,800-hour cosmetology program provides hands-on instruction in hair, skin, and nail services. After 600 hours, students begin working with real clients in the on-site salon, building confidence and client skills in a professional environment.

However, it's Beauty Theory's culturally responsive approach that truly sets the school apart. "Hawai'i is an international melting pot," Almond says. "Yet most local stylists are only typically trained to work on straight 'mainstream' hair. There aren't many stylists here who are properly educated to be able to do hair for all different types." Beauty Theory trains its students to work with all textures and tones, helping future stylists to serve clients across cultures.

Beauty Theory also offers a hybrid schedule (three in-person classes a week plus virtual instruction on Tuesdays and Thursdays) with working adults in mind. "Statistically, beauty students quit early or don't finish school because they can't afford not to work. Most beauty schools require people to come to school 40 hours a week, five to six days a week. How can you do anything else?" Almond says. "Our program allows people to still work, still pay their bills and contribute to their household."

The community response to Beauty Theory School has been hugely positive, especially among West O'ahu residents who no longer need to travel off-island or even to town for beauty education. "It's convenient and it's built to help people win," says Almond. "This is more than a school. I care about every student who walks through our doors."

## LEADING A NEW CHAPTER FOR STUDENTS

# KATRINA ABES

Head of School  
DreamHouse 'Ewa Beach

**B**efore she became head of school at DreamHouse 'Ewa Beach, Katrina Abes sat in the audience as a parent, watching her son deliver a speech.

It was a middle school portfolio defense, where students had to make the case for why they were ready to advance to the next grade. For Abes, who had spent years working in education and higher ed, it was a familiar setup. She understood this was a key part of DreamHouse's leadership-focused curriculum. But seeing her son speaking to the crowd—confident and reflected—made an impact on her.

“As a parent, I completely saw my child very differently,” she says. “I didn’t just see him as my son. I saw him the way his teachers saw him, as a leader.” It was a moment that changed Abes as a parent. And eventually, it changed her career.

Five years after enrolling her son at DreamHouse, Abes now leads the school through one of its biggest chapters as DreamHouse prepares for their first-ever graduating class. “The school’s mission and vision really aligned with the kind of experience I wanted for my child. Now I get to help shape that experience for others.”

Abes brings a background in both teaching and administration to her role at DreamHouse, with past work at Hawai'i P-20 Partnerships for Education and UH West O'ahu. But her leadership philosophy is grounded in relationships. “My kids, my faith, and our amazing DreamHouse team, that’s what keeps me centered. And water therapy,” Abes laughs. “There’s

## PROFILE



**The school’s mission and vision really aligned with the kind of experience I wanted for my child. Now I get to help shape that experience for others.**

nothing like being in the ocean to wash away the stress.”

Abes knows the road ahead won’t always be smooth. But, like the students

she leads, Abes and DreamHouse are learning and growing too. “We’re still figuring things out. But we know who we’re doing this for and that keeps us moving forward.” 🌟



# A NEW HOME FOR DREAMHOUSE

For years, students at DreamHouse 'Ewa Beach learned in borrowed spaces. It was a campus spread across multiple sites, often separated by grade level and location. That changed last November, when the fastest growing public charter school in West O'ahu moved into a brand new building. For the first time in DreamHouse's history, 9th to 12th grade students are learning under one roof in a mixed-use development.

"We always wanted a space where our students feel they're part of the real world, not apart from it," says DreamHouse Head of School Katrina Abes. "That's part of how we help youth grow into leaders, by rooting them in a sense of community."

Community is built into the daily curriculum at DreamHouse. Students in the school's business pathway take walking field trips to learn from nearby retailers. English classes visit the local library, just one block over. P.E. classes use the neighborhood park. Even DreamHouse seniors navigated O'ahu's public transit system to attend a leadership conference last year.

It's a type of integration that helps break down the artificial divide between the classroom and city life. "Where we're strategically located, our students and our coaches [teachers] have really utilized and been part of the community," Abes says. The result is a sense of belonging for both students and community members; one nearby senior living facility has become an informal touchpoint, with kūpuna often stopping to chat with students on their daily walks. Community groups are invited in for lunchtime events and workshops. "The goal isn't just to send students out into the world. It's to help them see they're already involved in it."

DreamHouse's academic approach reinforces that philosophy. Designed so students "LEAD" (through leadership, empowerment, agency, and development), the school's unique



**DreamHouse High School students are gathered in their new school which opened in November 2024.**

PHOTOS COURTESY OF DREAMHOUSE 'EWA BEACH

approach emphasizes personalized and purposeful learning to create homegrown leaders. "It's about helping students explore and think about their own identity," says Abes. "How do we use our voice to advocate so that we can take care of Hawai'i and the people who live here?"

This year, DreamHouse's approach comes into sharp focus as the school prepares to graduate its first class of seniors. Seven years ago, these students were DreamHouse's first class of sixth graders. Now they're looking ahead to college, careers, and beyond. "Now we get to see: What does a DreamHouse graduate look like? What do DreamHouse alumni look like, and how will they serve their community?"

As a prototype for community-based education in Hawai'i, DreamHouse is transitioning from its startup years into a more stable (and scalable) phase. That means fine-tuning and refining what works, improving what doesn't, and documenting the systems that can support future growth, both at DreamHouse and beyond.

"We're still learning and we're still growing," Abes says. "Our students are in the classroom but I'm also grateful to the parents and families who've stood with us through the growing pains and opportunities. I'm proud of the partnerships we've made so far, not just with our DreamHouse 'ohana but in the community as well." 🌿

# RESIDENTIAL

**F**rom affordable rentals to long-awaited homesteads and master-planned communities, West O‘ahu continues to expand its housing horizons. At Ho‘opili, new neighborhoods like Kāpili, Alana, and ‘Ahakea offer a diverse mix of homes with smart features and shared green spaces that create connection. Nearby, Ka‘ulu by Gentry introduces attainable homeownership options in Kalaeloa, while DHHL’s Ka‘uluokaha‘i makes dreams come true for Native Hawaiian families decades in the making.

In Kapolei’s heart, the James Campbell Company is adding 300 new rental units to address a growing need. Just across from Kapolei Commons, the long-vacant site of Laulima is now being transformed into 750 affordable rental homes, with parks, trails, and gardens. Across the region, these new developments reflect a shared goal: building places to live that feel like home, where local families can thrive.

## NEW HOMES IN KAPOLEI



IMAGE COURTESY OF JAMES CAMPBELL COMPANY LLC

**A** new residential rental development from the James Campbell Company is set to play a key role in Kapolei, bringing 300 new rental units to the heart of West O‘ahu. Located at the corner of Kama‘aha Avenue and Manawai Street, this \$170 million project will feature five stories of residential units wrapped around a six-story structured parking garage on 2.7 acres of land. A portion of these units will be reserved as affordable income qualified apartments. Additionally, the structured parking and amenity

package will provide a premium rental experience.

“This apartment complex will deliver 300 much needed rental units at a time when very few for-rent buildings are making it off the drawing board,” says Kevin Penn, president and CEO of James Campbell Company.

Architectural firm TCA Architects, known for specializing in high-density residential developments, has crafted a design that maximizes vertical space while offering residents modern,

amenity-rich living. Construction will be led by Moss and Associates, one of Hawai‘i’s leading general contractors specializing in low-rise multifamily projects.

More than just new housing, this residential development project represents an opportunity for families in West O‘ahu. “There’s a well-known and significant undersupply of housing for residents on O‘ahu,” Penn says. “So we’re especially excited to be bringing this development to life.”



## HONORING RESPONSIBILITY IN WEST O'AHU

# KEVIN PENN

President & CEO  
James Campbell Company

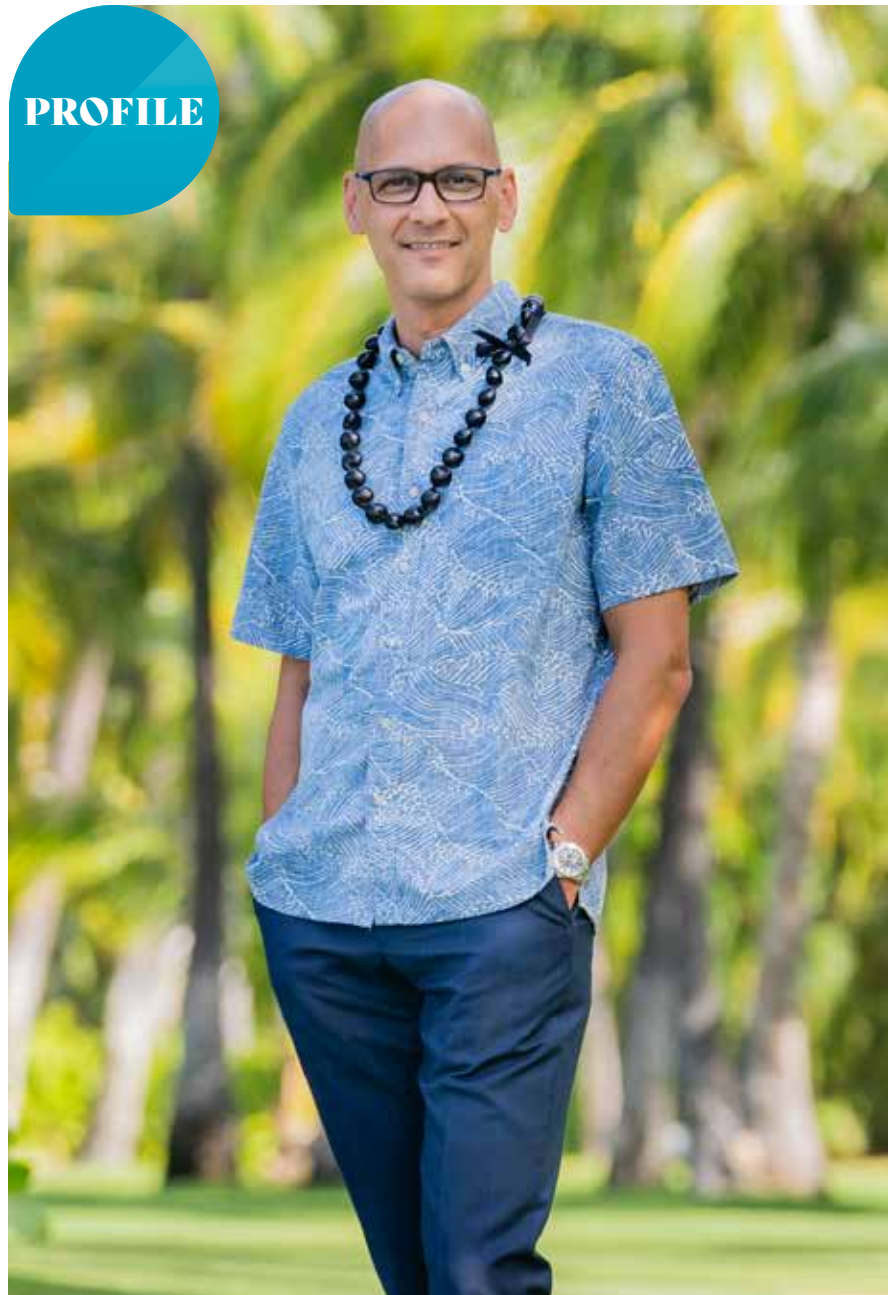
When Kevin Penn became president and CEO of James Campbell Company (JCC) in January 2024, he knew he wasn't just leading a real estate business. He was stepping into a legacy woven into the fabric of Hawai'i's history. For more than 160 years, the name James Campbell has been a cornerstone of the Islands, shaping communities and supporting generations of residents.

For Penn, whose family ties to Hawai'i stretch back generations, this role represents both a professional milestone and a personal homecoming. A Punahou graduate who married a classmate, and with a mother who attended Kamehameha Schools, Penn felt a deep pull to return to Hawai'i and lead a company that balances business growth with community stewardship.

"I've known of this company since I lived here as a teenager," Penn says. "This role is incredibly meaningful to me because it speaks to both my head and my heart. And to the kuleana I feel to the Campbell 'ohana and to Hawai'i. I'm honored to be a steward of this organization standing on the shoulders of those before me."

In his first 18 months, Penn has focused on positioning the company for a vibrant future and building the team to achieve it. JCC was at an inflection point when he arrived, working to meet the diverse needs of its shareholders. In Hawai'i, the company was also shifting from a horizontal development model—centered on infrastructure, entitlements, and land sales—to a strategy of vertical development and long-term ownership. Today, with more than \$300 million in active projects underway, Penn is enthusiastic about the company's trajectory as it

## PROFILE



**This role is incredibly  
meaningful to me  
because it speaks to both  
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And to the kuleana I feel  
to the Campbell 'ohana  
and to Hawai'i.**

continues to honor its responsibility to the Kapolei community.

For Penn, JCC's scale (nearly \$5 billion in holdings across Hawai'i and the continental U.S.) provides the strength, capacity, and resources to steward its national portfolio while reinvesting at home in the Islands. "James Campbell Company isn't only a West O'ahu company," Penn says. "We're a Hawai'i-based company with a broad reach, and we're committed to building a sustainable future here." 🌱

# REALIZING THE DREAM OF HOMEOWNERSHIP



Families gather in August of 2025 after being on the wait list for decades for Hawaiian Homelands ownership.

PHOTOS COURTESY OF DHHL

**T**his past August, 115 Native Hawaiian families finally received the call they had waited decades to hear. Through the Department of Hawaiian Home Lands' (DHHL) Ka'uluokaha'i development in Kapolei, generations of beneficiaries are at long last realizing the dream of homeownership on Hawaiian homelands.

This includes 76-year-old Leslie Gohier, who applied to the waitlist in 1988 and had previously participated in five lot selections without success, until now. "The reality of being called is the greatest gift I could ever receive. For me, to have this opportunity to share with my family is a blessing," Gohier said after selecting her home, 37 years in the making.

Ka'uluokaha'i II-C is the latest phase of a 121-acre master-planned community built by Gentry Homes. Houses range from two to five bedrooms and are priced between \$498,000 and \$691,000 (with prequalification required to match financing to build schedules). Additional support through the Native American Housing Assistance and Self-Determination Act (NAHASDA) has provided more than \$65 million in loans, making homeownership possible for upwards of 100 families. When completed, Ka'uluokaha'i will deliver nearly 700 homes through 2029, supported by more than \$150 million in public-private investment.

"DHHL will continue seeking innovative strategies to accelerate housing options for our families," said DHHL Director

**“**  
**DHHL will continue seeking innovative strategies to accelerate housing options for our families.**

**KALI WATSON,**  
 DIRECTOR, DHHL

Kali Watson. "In addition, DHHL will be requesting further appropriations to ensure it can continue reducing the waitlist therefore fulfilling the vision of Prince Jonah Kūhiō Kalaniana'ole by providing housing for Native Hawaiians."



# Ka'u'u

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Kapolei's Laulima's master planned community broke ground in December of 2024. The first phase includes a 750 unit affordable rental housing project.

IMAGE AND PHOTO COURTESY OF LAULIMA



## ADDRESSING URGENT HOUSING NEEDS

For more than two decades, the quiet stretch of land across from Kapolei Commons sat dormant. That's now changing with the launch of Laulima, a new 500-acre master-planned community developed by WTL Development. The first phase of this long-awaited project is a major affordable housing initiative: 750 rental units developed by Kamaka Responsible Development, designed to support local families and help address West O'ahu's urgent housing needs.

"This land has been sitting vacant for over 20 years. It's time that something meaningful goes here," says Kaulana Park, VP of Laulima Hawai'i. "We're happy to be part of the solution, not only making these lands productive but also to create affordable homes for families."

Instead of waiting until later phases, the Kamaka team prioritized affordable housing as the community's first offering. Designed with liveability,

sustainability, and connection in mind, the project will feature a swimming pool, open-air fitness and play spaces. In addition, WTL Development will be building a private 5-acre community park with perimeter fitness trail loop, community gardens, room for playgrounds, lawn and picnic areas, and a dog park. Integrated parking and public access will make this new residential development an inclusive hub for future residents.

Laulima ("many hands" in Hawaiian) is more than a name; it's a guiding ethos. "[Housing] is just the start. The goal is to create a community that embraces our traditional Native Hawaiian history and values, while also meeting today's needs and laying a foundation for the future," Park says. Laulima's broader master plan, developed in partnership with the Utah-based Wasatch Group, will eventually include retail, civic spaces, and improved mobility thanks to the planned State Harbor Access Road,

“

We're happy to be part of the solution, not only making these lands productive but also to create affordable homes for families.

KAULANA PARK,  
VP, LAULIMA HAWAII

which will ease transit in and out of Kapolei's growing core.

If all goes according to schedule, residents could be moving in within 18 months, or by mid-2027. In a region long challenged by housing shortfalls, Laulima represents an opportunity to quickly meet Hawai'i's residential needs.





Ka'ulu by Gentry

**KALAELOA  
TOWN**  
A Community by Hunt Companies Hawai'i

Hunt has revitalized Kalaeloa by repurposing 4M SF of abandoned buildings and land into affordable housing and industrial/commercial rental space, opening up hundreds of jobs and stimulating regional economic activity.

## Building to Impact Hawai'i's Future

With more than 30 years of experience in Hawai'i, Hunt is known for its innovative revitalization of underutilized government properties and its commitment to creating premier master-planned communities. Each project reflects the cultural and geographical richness of the Hawaiian Islands.

Hunt has developed projects to address affordable housing, improve veteran healthcare access, enhance educational environments, and provide cost-effective development solutions for Hawai'i.



**VA**

U.S. Department  
of Veterans Affairs  
Daniel Kahikina Akaka  
VA Clinic

**AIA HONOLULU**

2025 Design Award of Merit:  
(Institutional) – a juried award

2025 Design Award:  
People's Choice – by popular vote

**NAIOP HAWAII**

28th Annual Kukulu Hale  
Award (2025): Outstanding  
Public/Government Project



**Hawai'i Kai  
Shopping Center**



The center serves the Hawai'i Kai community from Waimanalo through Portlock and beyond. It is home to grocery, pharmacy, and restaurants. There are also a number of local businesses including health and beauty, local foods, a vibrant coffee shop, and medical and dental services.



HUNT COMPANIES HAWAII

[huntcompanieshawaii.com](http://huntcompanieshawaii.com)









# KAPOLEI AREA LONG-RANGE MASTER PLAN

‘EWA, O‘AHU, HAWAII

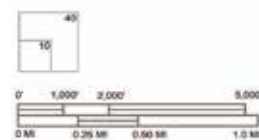
## Land Use Classification

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

## CIRCULATION

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

## ACRES/MILES



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

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The 187 unit Alana community within the Ho'opili master-planned community offers 1, 2, and 3 bedrooms.

PHOTOS COURTESY OF D.R. HORTON HAWAII



## TO COME TOGETHER

The master-planned community of Ho'opili is more than just a housing development in West O'ahu. It's a thoughtful vision of how island living can evolve without losing touch with local roots. Named for the Hawaiian term meaning "to come together," Ho'opili is now home to approximately 3,200 families in a variety of residential offerings tailored to different lifestyles.

For example, Kāpili at Ho'opili Pohaku Estates features 300 one- to three-story condominium homes with two or three bedrooms, two dedicated parking stalls per home, and the privacy of low-rise design and fenced yards. Nearby, Alana at Ho'opili introduces 187 multi-family units that blend modern design with flexibility. These one-, two-, and three-bedroom open floor plans appeal to a wide range of residents, from first-time buyers to multi-generational households looking to stay connected under one roof.

For those seeking a little more room to breathe, 'Ahakea at Ho'opili provides 106 detached single-family condominium homes. Each home includes a private backyard space, perfect for weekend BBQs, keiki playtime, or simply enjoying a quiet evening under the stars. Across all three communities, homes come equipped with smart home technology, stainless steel appliances, whole-house split air conditioning, and designer-selected finishes.

Framed by the beauty of West O'ahu, residents at Kāpili, Alana, and 'Ahakea have access to all the amenities that Ho'opili has to offer. This includes a swimming pool, dog park, tot lot, basketball and pickle ball courts, parks with play areas, and rental spaces perfect for hosting parties and gatherings. Additionally, more than 200 acres throughout the area are dedicated to urban architecture, from community gardens to steward farms, which help weave sustainability and food resilience into daily life.

Shopping and dining options continue to grow, with a mix of merchants in the neighborhood, such as Sage Creamery, Domino's Pizza, and Haus of Puas, along with salons, dental, and optometry clinics, chiropractic services, and convenience stores, which supply the comforts of town (without the long drive).

Community events are another cornerstone here, thanks to support from developer D.R. Horton Hawai'i and the Ho'opili Community Association. Gatherings like the Urban Garden Learning Fair bring together expert growers, food advocates, and families to deepen people's connection to the land. Whether it's walking to the local cafe, planting kalo in a shared garden, or joining a neighbor for a quick game of hoops, Ho'opili shows how a housing development can be a true gathering place by fostering everyday moments that create a sense of community.



# Your story begins here.

## GEN-HOMES

 HO'OPI LI

The Genesis of Mindful Living

'Ahakea at Ho'opili is for individuals looking to take root in a blossoming neighborhood where the community amenities are plentiful and growing. Start your homeownership journey today.



**D·R·HORTON**  
*America's Builder*  
HAWAII

Offered by D.R. Horton Hawaii LLC (R). D.R. Horton is an Equal Housing Opportunity Builder. Images are representational only. Homes are within 'Ahakea at Ho'opili, a single-family and mixed-use condominium community. © Copyright 2025 D.R. Horton, Inc.



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PHOTOS COURTESY OF GENTRY

## MOVE-INS FOR MULTI-FAMILY HOMES

**F**or more than 55 years, Gentry has helped shape homebuilding in Hawai'i. Specializing in affordable homes for those who work on O'ahu, Gentry continues to offer the best possible value to its customers.

Among its latest projects is Ka'ulu by Gentry, where first move-ins took place last May. Located in Kalaeloa on land purchased from the Hunt

Companies, Ka'ulu will feature a total of approximately 400 single-family and multi-family homes in a condominium setting, with model homes offering interested homeowners a sneak peek into what the Gentry and Kalaeloa lifestyle can bring. Market sales have been strong, while reserved housing options (for buyers earning up to 140% of the area median income) are still available.

With base prices starting at \$685,000 for a three-bedroom unit, these homes offer a more affordable pathway to homeownership.

Ka'ulu's location, just minutes from the shoreline and urban Kapolei, adds lifestyle appeal to its affordability. More than just a neighborhood, Ka'ulu is a step towards sustainable homeownership in West O'ahu.





Panelists - Eric Wright, Par Hawaii; Janis Magin, PBN; Anna Neubauer, Hawaiian Humane Society; Jennifer Jones, Hawaii Pacific Health Medical Group; Rich Bettini, Waianae Coast Comprehensive Health Center; Leianne Pedro, PBN; and Tracy Tonaki, D.R. Horton Hawaii.

PACIFIC  
BUSINESS NEWS

# WEST OAHU

BUSINESS PANEL



Gold Sponsor Southwest Airlines display table - Jennifer Kim and Lillian Santos Stables.



Silver Sponsor Hawaii Pacific Health display table - Preston Kim, Liz Uyehara Chun, Jennifer Jones, Rochelle Bartolome, Josh Benton and Liana Kobayashi.



Holoholo Sponsor Alaska Airlines & Hawaiian Airlines display table - Deneen Hesla and Leimomi Hall.



Venue Sponsor Salvation Army Kroc Center team - Kallin Spiller, Jayce Ramos, Carlie Woodward-Dela Cruz, Rick Ahn, and Major Osei Stewart.

**Mahalo to all** that joined the West Oahu Business panel event on April 24, 2025 at the Salvation Army Kroc Center. Guests gained insights on current business issues on Oahu's West Side from the following panel of experts:



## RICH BETTINI

President & CEO,  
Waianae Coast Comprehensive  
Health Center



## JENNIFER JONES

Vice President of Clinic Operations,  
Hawaii Pacific Health  
Medical Group



## ANNA NEUBAUER

President & CEO,  
Hawaiian Humane Society



## TRACY TONAKI

Division President,  
D.R. Horton Hawaii



## ERIC WRIGHT

President,  
Par Hawaii

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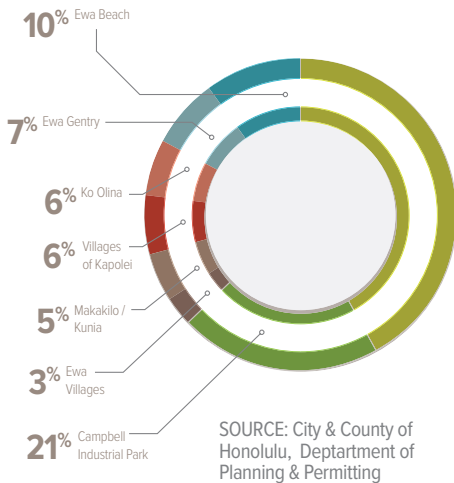


## CURRENT JOB CENTERS IN THE KAPOLEI REGION

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

# 42%

City of Kapolei



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

## NUMBER OF JOBS IN THE KAPOLEI REGION

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



## KAPOLEI BY THE NUMBERS

### CHARTING THE REGION'S GROWTH

- + The numbers show that Kapolei is and will continue to be the fastest growing region in the state. As the charts show, using 2020 as a baseline, by 2050 the population will increase by 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



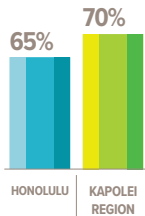


## KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

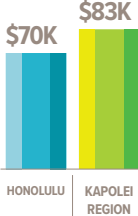


### HOME OWNERSHIP RATE



SOURCE: 2010 Census

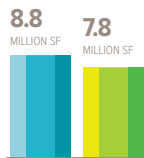
### MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

### COMMERCIAL SPACE

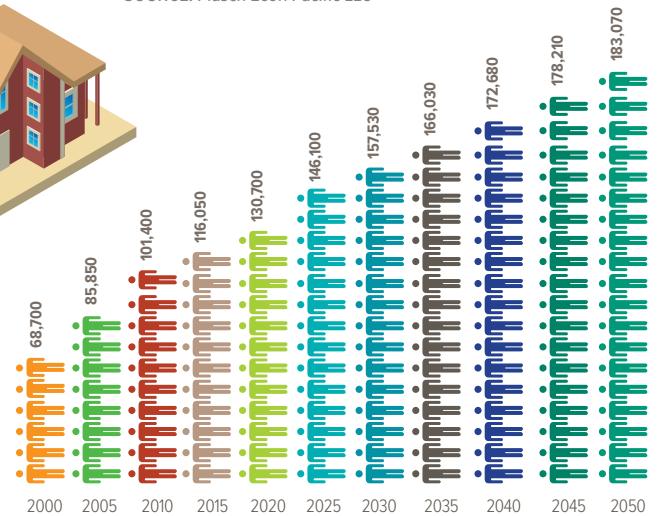
Kapolei tomorrow vs. Honolulu today



SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander

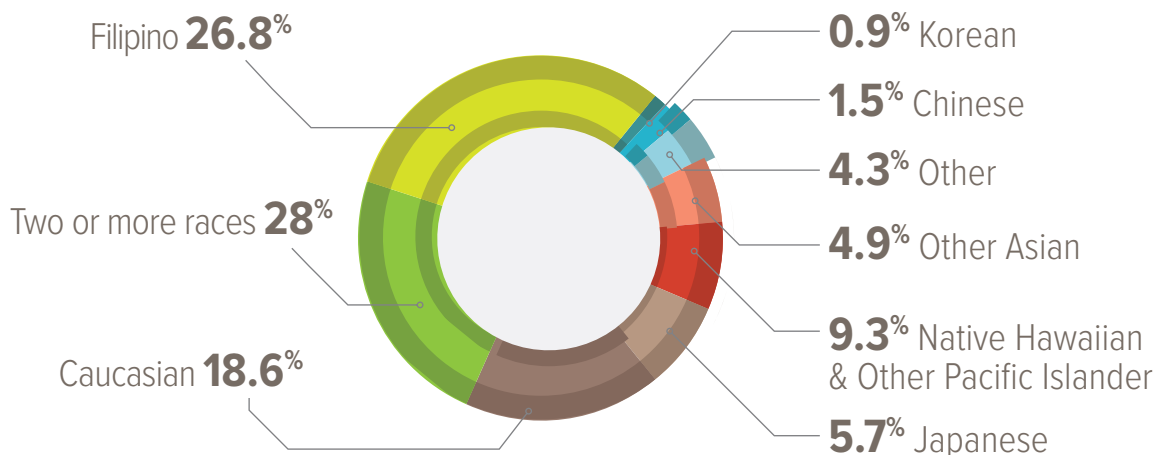
## KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC



## KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census



# HEALTHCARE

**H**ealthcare continues to evolve with heart and innovation on the west side. This year welcomed the opening of the Daniel Kahikina Akaka State Veterans Home in Kapolei, Hawai'i's first such facility on O'ahu. The Queen's Medical Center – West O'ahu is undergoing major expansions, from tripling its emergency department capacity to enlarging its cancer center and integrating Kahi Mohala to enhance mental health care across the region. Kaiser Permanente's Kipukaoha in Kapolei blends Hawaiian values with modern care. Meanwhile, the Blood Bank of Hawai'i is preparing for a major move to Kapolei in 2026. Together, these efforts are building a more connected and compassionate healthcare system that will benefit all of West O'ahu.



The new headquarters for the Blood Bank of Hawai'i will open in early 2026 in Kapolei Business Park.  
PHOTOS COURTESY OF BLOOD BANK OF HAWAII

## HOMEcoming IN WEST O'AHU

**A**fter 86 years in Honolulu, the Blood Bank of Hawai'i (BBH) is preparing for one of the biggest chapters in its history: a permanent move to West O'ahu. With a new headquarters set to open in early 2026 at Kapolei Business Park, this relocation marks not only a change in address but a reimagining of an organization that serves as the beating heart of Hawai'i's healthcare system.

"This is a build from the ground up. In Hawai'i, we're used to being land-

constrained; we get what we get, then we renovate around those limitations. But in Kapolei, we're not inheriting an old facility. We're starting with more land and the freedom to create our own space," says Dr. Kim-Anh Nguyen, CEO of the Blood Bank of Hawai'i. "This is our future. This is our home."

It's a future that was set in motion more than a decade ago. In 2014, the Blood Bank of Hawai'i received an unexpected letter from the city that the Honolulu Rail Transit Project

would run straight down Dillingham Boulevard, right up against their longtime headquarters in Kalihi. "That was the beginning of everything," Nguyen says. "At first, it was a crisis. Eventually, we recognized that this was actually a huge strategic opportunity to imagine what we wanted to become next."

What followed was a years-long search across O'ahu for a new space, from Iwilei to Pearl City. It wasn't until they looked westward to Kapolei that





things clicked. The site the blood bank found—1.7 acres of newly developed land—stood in sharp contrast to their previous half-acre lot in town. “Space was an important factor,” says Nguyen. “So were our people.”

Of the Blood Bank of Hawai‘i’s 135 team members, nearly 60% live in or west of ‘Ewa. “From the phlebotomists that collect donations to the technicians that process and distribute blood, West O‘ahu is where many of our people are,” Nguyen says. “We’re running a 24/7 operation that is responsible for the state’s blood supply, so it’s important to be close to our team and our donors.”

Before COVID, about 70% of Hawai‘i’s blood supply came from mobile drives. During the pandemic, that number plummeted, forcing the Blood Bank of Hawai‘i to reorganize. In recent years, thanks to partnerships with organizations including the Salvation Army Kroc Center and Kapolei Commons, BBH has been able to host regular drives in West O‘ahu.

“The pandemic showed us we have to meet donors where they are,” says

Nguyen. “Kapolei helps us do that, not only with space for mobile drives but as a community with real outreach opportunities.”

These opportunities include expanding Blood Bank of Hawai‘i initiatives, such as a workforce development effort aimed at launching healthcare careers as early as high school. The inaugural program, started at Farrington High School last year, is already giving local students a meaningful entry point into the healthcare field. BBH has since launched a college-level internship program with UH Mānoa and hopes to similarly expand at UH West O‘ahu.

“If we can be the place where someone gets their first job and that leads them to medicine or nursing or pharmacy school, that’s a win for the future of healthcare in Hawai‘i,” Nguyen says.

Blood Bank of Hawai‘i’s expansion to Kapolei comes with a broader mission: “To save lives and build futures.” It’s a new mantra that reflects the organization’s growing focus on both community health and long-term healthcare resilience.



**Our goal is to grow  
our reach, especially  
on the west side.  
We’re looking forward  
to what we can  
accomplish in Kapolei.**

**DR. KIM-ANH NGUYEN,**  
CEO, THE BLOOD BANK OF HAWAI‘I

“This move isn’t taking anything away from our offerings in town where we have our popular Young Street Donor Center. Our goal is to grow our reach, especially on the west side,” says Nguyen, who wants locals to see BBH not just as a name on a building but as a neighbor and part of the fabric of the West O‘ahu community. “We’re looking forward to what we can accomplish in Kapolei.”

# EXCITING EXPANSIONS



IMAGES COURTESY OF THE QUEEN'S HEALTH SYSTEM

**T**his year marks a new chapter of growth and transformation for The Queen's Medical Center – West O'ahu. As the population of West O'ahu continues to rise, so too does the demand for high-quality care. Queen's aims to meet that need with a series of major expansion efforts that will benefit patients and families for years to come.

"Our goal is to increase seamless access to life-saving services to better serve our Central and West O'ahu communities," says Robin Kalohelani, Senior Vice President and Chief Operating Officer at Queen's – West and Queen's – Wahiawā. "We remain committed to the mission of our founders, Queen Emma and King Kamehameha IV, to provide in perpetuity, quality health care services to improve the well-being of Native Hawaiians and all the people of Hawai'i."

Consider the significant expansion of the Queen's – West Emergency Department, currently the second busiest in the state, following Queen's – Punchbowl. With emergency department volumes increasing at an average of 6% annually (well above the statewide average of 1.5%), this new three-story facility will triple the department's current footprint. When it is completed in early 2029, the expanded space will cover 40,884 square feet and increase total care

spaces from 23 to 55.

The upgraded emergency department will feature condition-specific, adaptable care environments that support safe and timely treatment. New features include airborne infection isolation rooms and specialized rooms for patients with behavioral health needs. One important improvement is direct CT scanner access from the ambulance entry, which will help expedite time-sensitive care, particularly for stroke patients. The building will also add 48 private inpatient rooms across the second and third floors, bringing the hospital's total to 152 inpatient rooms.

Alongside emergency services, Queen's is also expanding its Cancer Center at West O'ahu, thanks in part to a \$5 million grant from The Leona M. and Harry B. Helmsley Charitable Trust. This 2,500 square foot expansion will allow the relocation and growth of infusion services and the medical oncology clinic. With five additional infusion bays and six more exam rooms, the enhanced facility will be able to accommodate roughly 2,300 more infusion treatments and 9,600 more patient visits per year.

"This expansion will help ensure that patients can receive comprehensive cancer care closer to home, which will minimize travel and support better

health outcomes in the process," Kalohelani says. "Our caregivers take pride in serving our patients with C.A.R.E. — compassion, aloha, respect, and excellence."

Last October, Queen's took another step forward by acquiring Kahi Mohala, Hawai'i's only free-standing, nonprofit psychiatric hospital. Located in 'Ewa Beach, Queen's – Kahi Mohala currently provides residential care for children and adolescents. Renovations to modernize the Kahi Mohala facility are planned for later this year.

As the state's largest provider of inpatient behavioral health services, Queen's is now able to offer a full continuum of psychiatric and behavioral care with outpatient therapy, partial hospitalization, acute care, and now, residential services. "The integration of Kahi Mohala with West O'ahu's expanding emergency department will help streamline care transitions for patients who require specialized behavioral health support," says Sondra Leiggi Brandon, vice president of Patient Care, Behavioral Health.

These expansion efforts, from emergency care to oncology to mental health services, demonstrate Queen's continued dedication to improving health outcomes across West O'ahu by bringing expert care closer to where people live and need it most.





**THE QUEEN'S  
HEALTH SYSTEMS**

Your Health, Our Legacy



## Stronger with Screening

If you're over 45, it's time to take charge of your health. Preventive screenings can help detect issues early and keep you strong for what matter most.

- Colonoscopy
- Mammogram
- DEXA Scan

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**Schedule your screenings at Queen's – West O'ahu today.**

Colonoscopy Appointments: **808-691-3150**

Mammogram or DEXA Scan Appointments: **808-691-7171**

# CULTURALLY INFORMED HEALTHCARE



PHOTOS COURTESY OF KAISER PERMANENTE

A new model of healthcare is taking root in the heart of Kapolei with Kipukaoha, Kaiser Permanente West O‘ahu Medical Office’s new community hub. More than just a clinical space, Kipukaoha is a culturally-informed healthcare center that offers state-of-the-art care grounded in Hawaiian values and a connection to ‘āina. As the fastest growing region on the island, home to many Native Hawaiian and Pacific Islander communities disproportionately affected by health disparities, Kapolei is an ideal location for this next-generation facility.

“Kipukaoha is a living expression of our commitment to the communities we serve, rooted in cultural respect, environmental stewardship, and health equity,” says Marcus Iwane, MD, physician-in-charge, Leeward Area and Mapunapuna Medical Office, Kaiser Permanente.

From the moment visitors enter, Kipukaoha signals a spirit of respect and inclusivity. Artwork reflects local heritage by sharing mo‘olelo and a community garden (filled with native plants) serves as both a gathering place and teaching tool. “These elements are not just decorative—they are declarations of our values,” Iwane says.

“Our mission is to provide high-quality, affordable health care services and to improve the health of the communities we serve. But we know we can’t do it alone,” says Brownfield. In order to create opportunities for future healthcare professionals, Kaiser Permanente is partnering with local nonprofits and community leaders to improve public health at its roots.

For example, the Dr. Me Program, launched this past summer in partnership with the nonprofit organization The Links Incorporated, is a STEM initiative that introduces healthcare to elementary students in grades 3 to 5. Through hands-on lessons ranging from anatomy, biology, and more, the Dr. Me Program is able to foster future health leaders in West O‘ahu.

Beyond educational outreach, in-person events at Kipukaoha bring communities together. Māla Day invites high school students and JABSOM medical students to tend the center’s community garden alongside Kaiser Permanente physicians and nurses. On weekdays from 8 a.m. to 2 p.m., the Kipukaoha Farmers Market provides fresh local produce to staff, patients, and visitors.

Earlier this year, Kaiser Permanente expanded its support for Lunalilo

Home’s Kūpuna Meals-to-Go program, delivering healthy meals to more than 200 seniors on the west side twice a week. Through Kaiser Permanente’s Center for Healthy Living, it also hosts online cooking classes to teach residents how to prepare meals using local ingredients to empower families to make healthier choices at home.

Kipukaoha itself serves as a gathering place, with an on-site community room available at no cost to qualified nonprofits and community organizations. The facility hosts community baby showers (with resources for parents), blood drives, and regular art contests to showcase local artists’ wellness-inspired paintings and illustrations. In addition to these gatherings, Kaiser Permanente strengthens its connections through an annual service day, where hundreds of physicians, nurses, staff, and family members give back through restoration efforts at Ka‘ala Farm, Kalaeloa Heritage Park, and other cultural sites across the state.

“These events are intentional efforts to build and strengthen relationships with our community and the ‘āina,” Iwane says. “It’s all part of making Kipukaoha a cultural space where patients and community can grow together, feel seen, heard and cared for with aloha.”





The 120-bed Akaka State Veterans Home opened its doors in March 2025.

PHOTOS COURTESY OF AKAKA STATE VETERANS HOME

## A COMMITMENT TO VETERANS

**T**he long-awaited Daniel Kahikina Akaka State Veterans Home opened earlier this year in Kapolei. This \$93 million facility welcomed its first residents this past March, marking a significant expansion in long-term care services for Hawai'i's veteran community.


With 120 beds, the state-of-the-art Akaka State Veterans Home was built in response to a growing need for skilled nursing and palliative care options for veterans throughout the state. It is only the second State Veterans Home in the Islands, after the Yukio Okutsu facility in

Hilo (built in 2007), and the first on O'ahu.

"It's our hope ... that over the years this 120-bed facility will care for thousands. Thousands of those we respect, thousands of those that we love," said Governor Josh Green at the opening event, which was also attended by veterans, dignitaries, community members, and loved ones of the Akaka family as well as the late Colonel Ronald Han, Jr., a driving force behind the project.

The Akaka State Veterans Home stands just minutes from the Daniel

K. Akaka VA Clinic, which celebrated its one-year anniversary this April. Together, these two facilities serve a vital hub for the VA Pacific Islands Health Care System (VAPIHCS) in West O'ahu, offering everything from mental health services to long-term residential care for veterans statewide.

"[The VA Pacific Islands Health Care System] does not work alone," said Dr. Adam Robinson, director of VAPIHCS. "Our facilities are part of the community, and seeing our own commitment to Veterans reflected back to us in the communities we serve, is meaningful to me." 

# HOSPITALITY

New hotels, attractions, and cultural destinations are coming to West O‘ahu. A dual-branded Hyatt Place/Hyatt House is rising in Ho‘opili, Wai Kai launched the thrilling AquaPeakz water playground this year, and Paradise Cove will undergo a \$140 million transformation into a dynamic gathering place rooted in local heritage and community.



IMAGE COURTESY OF JAMES CAMPBELL COMPANY LLC

## MUSIC AND MELE

For decades, Paradise Cove Lū‘au welcomed visitors and locals alike, providing a rich celebration of Hawaiian and Polynesian history and culture through music, mele, and hula. Starting in 2026, the 11-acre oceanfront property will enter a new chapter with a \$140 million redevelopment that aims to transform this iconic site into a vibrant gathering place featuring a cultural entertainment venue, restaurants, small scale retail, and recreation spaces.

This project is being developed in partnership by James Campbell Company, Kobayashi Group, and BlackSand Capital; it’s a collaboration focused on thoughtful stewardship of

the land and part of a broader effort to open the property to the public, restore shoreline access, and celebrate local mo‘olelo in a modern, engaging way.

“The Cove Redevelopment is a transformational project that reflects our commitment to honor the history of the land and to the West O‘ahu community,” says James Campbell Company President and CEO Kevin Penn. “With a legacy in Hawai‘i that spans more than 160 years, we endeavor for this project to be an authentic Hawaiian gathering place with entertainment, dining, and retail experiences for local kama‘āina and visitors alike.”

Construction is expected to begin in 2026 with a target completion in 2028. In addition to cultural and community programming, the project is expected to support the area’s long-term economic vitality generating approximately over 800 operational jobs annually, many of which will directly benefit the local workforce. As Ko Olina and West O‘ahu continue to grow, The Cove Redevelopment offers exciting opportunities for the future while building on the legacy of the past.

“This development will contribute to our community, not only for today but for generations to come,” Penn says. “We’re proud to help shape what’s next for the West O‘ahu community.”



# MEETING THE NEEDS OF TRAVELERS



IMAGES COURTESY OF ALAKA'I DEVELOPMENT

A dual-branded hotel is coming to Ho'opili with Hyatt Place and Hyatt House, both slated to open in the first half of 2026. Located across from UH West O'ahu, just a short drive from Ka Makana Ali'i, this five-story hotel blends two distinct experiences: Hyatt House with 132 rooms (plus 86 kitchenettes) for extended stays, and Hyatt Place with 108 rooms for shorter visits. All rooms will share access to a wide range of amenities, including a guest kitchen and laundry, fitness room, business centers, and a ground floor market and bar serving light fare.

At the heart of Hyatt Place and Hyatt House will be a 2,000-square-foot resort pool, the largest of its kind in the area, complete with lounge chairs, barbecue stations, and covered open-air spaces. "The bar has operable windows that open to the lanai, so guests can naturally transition from indoor to outdoor dining and out to the pool," says Cayenne Pe'a, principal at Alaka'i Development, the

development firm leading the project. "We want guests to be able to unwind from the moment they walk in."

Interior design elements echo this vision by incorporating natural textures and color palettes inspired by the sea, sky, and surrounding landscape—a nod to Ho'opili's agricultural roots. Adjoining doors and a variety of room types help meet the needs of solo travelers, families, and larger groups. Another major highlight is 3,000 square feet of flexible meeting space, divisible into three smaller rooms, making Hyatt Place and Hyatt House ideal for retreats, conferences, or gatherings. "This feature is one that we noticed was missing on the west side," Pe'a says. "We're proud to help fill that gap."

Strategically positioned near the Skyline rail line (with direct airport access expected before opening), Hyatt Place and Hyatt House at Ho'opili aims to serve a wide range of travelers, from



**This feature [3,000 square foot of flexible meeting space] is one that we noticed was missing on the west side. We're proud to help fill that gap.**

**CAYENNE PE'A,**  
PRINCIPAL, ALAKA'I DEVELOPMENT

business professionals and government workers to kama'āina staycationers. The property is also close to soccer fields, local schools, and retail centers, making it a convenient home base for both visitors and residents alike.

"We see this as a hotel that can truly serve the community," says Pe'a. "Whether guests are hosting an event, welcoming out-of-town guests, or just looking for a weekend stay that isn't in Waikiki."

# THRILLS ON THE WATER



**W**ai Kai is taking water-based recreation to a new level literally with the launch of AquaPeakz this past July. An expansion of the already popular AquaVenture floating playground on the Wai Kai Lagoon, AquaPeakz combines play, fitness, and splash-filled fun with three different experiences to appeal to all ages.

Leeward Launcherz challenges visitors to cross floating bridges—each with shifting beams, wobbly walkways, and unexpected gaps—suspended above the water. Meanwhile the ‘Ewa Slider offers sky-high thrills with a towering

**Left: The popular AquaVenture expanded in July 2025 with AquaPeakz.**

PHOTO COURTESY OF WAI KAI

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 ‘āina and ocean, we honor the foundation of our wellbeing.

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climb, dual leap-off platforms, and a high-speed slide that launches guests into the lagoon. For AquaPeakz's youngest adventurers, the 'Ohana Splash Pad is a safe and shaded area for ages 0 to 6 with fountains, sprayers, and gentle water that encourage exploration.

"With AquaPeakz, we're turning up the energy and expanding the fun," says Wai Kai VP and General Manager Jerry Pupillo. "It's the perfect way to make summer memories that last."

Wai Kai makes it easy for families and thrill-seekers to customize their day based on age and activity level. Entry to the 'Ohana Splash Pad is free for kids under 4 with a paid adult, while day passes for children ages 4 to 6 start at \$20. For ages 7 and up, half- and full-day packages range from \$35 to \$75, depending on how many experiences are included, whether it's AquaVenture, AquaPeakz, paddle activities, or all three.

For those looking to do it all, a \$125 Premium Day Pass bundles everything together, including a surf session on the Wai Kai Wave. Kama'aina and military discounts help make Wai Kai an accessible destination for locals as well as visitors.

Beyond the water, Wai Kai delivers on land with a mix of dining and retail. The LookOut Food & Drink has cocktails, pūpū, live music, and sweeping views of the Wai Kai Wave and lagoon, while the newly opened Hali'a by Side Street Inn boasts classic local favorites (think pan-fried pork chops, garlic chicken, kim chee fried rice, and more) as well as fresh seafood dishes and creative cocktails right at the lagoon's edge with expanded seating indoors and on the lanai. On the shopping front, Sessions Lifestyle & Apparel caters to the waterman aesthetic with stylish gear and apparel perfect for a day of adventure at Wai Kai.

"Our goal is constantly leveling up our guests' experience," Pupillo says. "Wai Kai is about creating immersive experiences you won't find anywhere else in Hawai'i." 🌴

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# INFRASTRUCTURE

**K**apolei is continuing to build for the future with major projects that will reshape how people and goods move across West O‘ahu. The Kalaeloa Barbers Point Harbor Access Road is designed to connect the H-1 directly to Kalaeloa Harbor and will ease freight and industrial traffic through Campbell Industrial Park. With the road’s main trunk now built and key approvals in progress, the first new off-ramp (part of Kapolei Interchange Phase 3) is expected to open by the end of 2025. Skyline also reached another milestone this October with the launch of Segment 2, extending rail service to four new stations including Joint Base Pearl Harbor-Hickam and Daniel K. Inouye International Airport.



The new connector road, the Kalaeloa Barbers Point Harbor Access Road is taking shape.

PHOTOS COURTESY OF JAMES CAMPBELL COMPANY LLC

## HIGH-CAPACITY ACCESS

**A** major infrastructure upgrade is taking shape with the continued construction of the Kalaeloa Barbers Point Harbor Access Road. Located west of Kalaeloa Boulevard (near Kapolei Harborside), this new 4,300-foot roadway aims to link the H-1 directly with Kalaeloa Harbor, one of Hawai‘i’s busiest commercial ports. While the James Campbell Company has completed construction of Harbor Access Road’s main trunk, certain segments remain tied up in approval processes with the State Historic Preservation Department and other interested stakeholders.

The initial offramp (leading traffic eastbound from H-1 onto Kapolei Parkway) called Kapolei Interchange Phase 3 should be made available to the public by the end of 2025. This connecting offramp and eventually completed roadway will serve as a secondary access route into Campbell Industrial Park, easing traffic on local roads and supporting the growing demands of freight, logistics, and business operations nearby.

While the Kapolei Interchange Phase 3 is expected to open as early as the end of this year and the Kapolei

Interchange Phase 4 to tentatively open in the summer of 2026, the full connection of the Harbor Access Road crossing the old railway and spanning the makai drainage channel (mauka to makai large stormwater retention basin) will take another few years to complete.

When the Harbor Access Road is complete, it will offer high-capacity access through the area. This connector is promising to be one of West O‘ahu’s most impactful infrastructure upgrades.



# RELIEF FOR COMMUTERS



**W**hen the Kapolei Interchange Project began close to two decades ago, the goal was clear: Improve freeway access and circulation for O'ahu's growing "second city." Located along the H-1 corridor, this interchange was envisioned as a full-access connection that links the freeway with Kapolei's internal roadways to better serve expanding housing, commerce, and regional transit needs.

Phase 1, completed in 2010, introduced a westbound off-ramp from the H-1 to Wakea Street. In 2020, Phase 2 added a loop ramp, improved turning lanes, and enhanced signalization to help manage the increasing flow of residential and industrial traffic.

Now in progress, Phase 3 represents the final step. This current phase creates a new eastbound off-ramp from H-1 directly to Kapolei Parkway, allowing drivers to bypass Wakea Street and other local intersections. The ramp is projected to open by the end of 2025, delivering long-anticipated relief to commuters and businesses throughout West O'ahu.



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# EXTENDING RAIL'S REACH



**ABOVE:** The entrance to the new Makalapa Station (Joint Base Pearl Harbor-Hickam) on Skyline.

**RIGHT:** The station platform on Skyline's newly opened segment, Āhua (Lagoon Drive).  
PHOTOS COURTESY OF HART



When Honolulu's first segment of Skyline opened in 2023, it marked a historic shift in the way people could move across O'ahu. Two years later, the momentum continues with the launch of Segment 2, which extends rail's reach to some of the island's most important transportation and employment hubs.

Four new Skyline stations—Makalapa (Joint Base Pearl Harbor-Hickam), Lelepaua (the Daniel K. Inouye International Airport), Āhua (Lagoon Drive), and Kahauiki (the Middle Street Transit Center)—officially opened to passengers this past October. With them comes more than five additional miles of elevated guideway, completing 16 of the system's planned 19 miles and 13 of its 19 total stations.

It's a major step forward, not only in construction but connectivity. As the City reconfigures bus and paratransit

routes to serve the new stations, West O'ahu commuters are gaining more direct access to major job centers and air travel, with consistent (and traffic-free) travel. Looking ahead, the Honolulu Authority for Rapid Transportation (HART) broke ground on Segment 3 in August. This next phase adds six stations and takes Skyline into downtown Honolulu. Construction is expected to be completed by 2030; another noteworthy feature is that the Honolulu rail project will be fully paid for by the time it opens to the public in 2031.

Through the 2024 amended Full Funding Grant Agreement, which reaffirmed the remaining \$744 million from the total \$1.55 billion in federal support for the project, along with significant local financial support generated from State GET, TAT, and Oahu TAT, HART has been able to advance Skyline's extension eastward. As the project extends further into urban Honolulu, it will provide more reliable access to work, school, healthcare, housing, and other essential services, particularly for youth, kūpuna, and those with limited mobility. 🌱



# 19 Projects & Counting

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# INDUSTRIAL

**M**ajor expansions at Komohana Industrial Park and Kapolei Harborside are leading industrial growth in Kapolei. New warehouse and distribution facilities, including a 91,000-square-foot Lowe's center and Harborside's 90,000-square-foot Building 2, reflect strong demand in one of the nation's tightest industrial markets. These impressive builds are helping fuel West O'ahu's logistics and supply chain infrastructure for decades ahead.



IMAGES COURTESY OF ALEXANDER & BALDWIN

## EXPANDING INDUSTRIAL INVENTORY

**T**his past August, Alexander & Baldwin broke ground on a transformative development at Komohana Industrial Park. This project adds two Class A industrial buildings totaling 121,000 square feet to the company's largest industrial asset.

Located on 5.7 acres, this expansion replaces an older 16,000-square-foot facility with a 91,000-square-foot distribution center for Lowe's, as well as a 30,000-square-foot speculative building that can be divided into two units. This project is currently slated for completion in late 2026 and will increase Komohana Industrial Park's

total leasable area to nearly 350,000 square feet, an increase of 44%.

"We identified an opportunity to convert under-utilized yard area into new warehouse space, consistent with Alexander & Baldwin's strategy of using our existing inventory of industrial-zoned land to meet the needs of one of the tightest industrial markets in the U.S.," says Lance Parker, president and CEO of Alexander & Baldwin.

As industrial real estate remains one of Hawai'i's most supply-constrained sectors, this expansion's early momentum—with 75% already pre-

leased—signals continued confidence in the state's logistics and retail markets. "Local consumer preferences have evolved with buy-online-pick-up-in-store, and as a result, retailers continue to drive demand for high-quality industrial space to carry inventory and provide faster delivery times," says A&B Senior Vice President of Leasing Jordan Brant.

The project is also future-focused, with room for further expansion on site. As Komohana Industrial Park continues to grow, this industrial space is poised to play a vital role in supporting West O'ahu's evolving logistics ecosystem.



# GAINING GROUND




Kapolei Harborside Building 2 will be 90,400 square feet on 4.5 acres.  
IMAGES COURTESY OF JAMES CAMPBELL COMPANY LLC

**K**apolei Harborside, James Campbell Company's ambitious 361-acre industrial park, continues to gain ground with construction now underway on Harborside Building 2. This 90,400-square-foot concrete tilt-up warehouse on 4.5 acres is slated for delivery in 2026. With a construction cost of \$24.9 million, the building is designed to accommodate one to two high-quality tenants, with several prospects already showing interest in a tight industrial market (where vacancy rates remain below 2%).

"One of the realities of living on an island is that everything is shipped in," says Kellie Caswell, development and construction manager for the James Campbell Company. "These goods need a place to land before they make it into our homes, businesses, or construction projects. We're proud to have 2.8 million square feet of industrial space to offer in the years to come."

Schematic design is also underway for Harborside Building 3, an approximate 90,000-square-foot spec warehouse with design work expected to wrap later this year. At full buildout, the Harborside master plan includes 18 buildings totaling 2.77 million square feet, supported by more than 3,600 parking stalls.

Kapolei Harborside's strategic location and large-scale vision position it as a future hub of distribution. The overall master planned development for Kapolei Harborside reflects a broader commitment to shaping Kapolei's future in a way that's both economically impactful and environmentally responsible.

"It's not just about building construction but infrastructure," Caswell says. "On these projects, we're thinking about water consumption, drainage, water runoff... These are all critical aspects of responsibly developing a site that will serve West O'ahu for decades to come." 

“

One of the realities of living on an island is that everything is shipped in. These goods need a place to land before they make it into our homes, businesses, or construction projects. We're proud to have 2.8 million square feet of industrial space to offer in the years to come.

**KELLIE CASWELL,**  
DEVELOPMENT AND CONSTRUCTION MANAGER,  
JAMES CAMPBELL COMPANY

# COMMUNITY



Hispanic Chamber of Commerce Cinco de Mayo Celebration  
PHOTOS COURTESY OF KA MAKANA ALI'I







**Frolic Poke Fest**

PHOTOS COURTESY OF KA MAKANA ALI'I



**Lei Contest in Honor of Prince Kūhiō Day**

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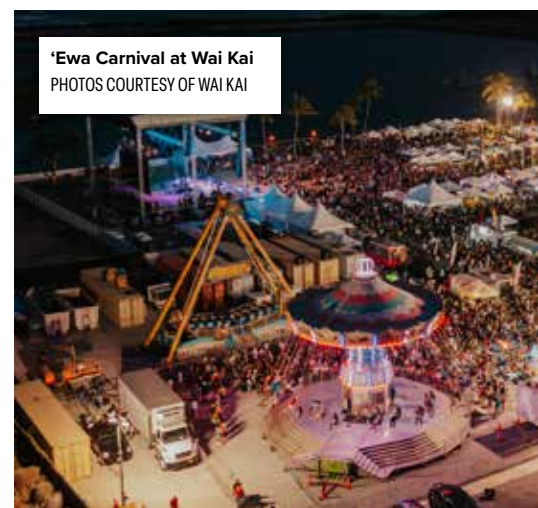
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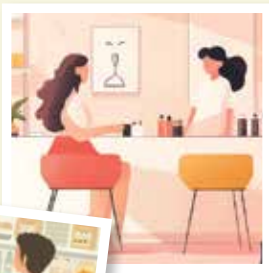
New Year's Eve Countdown Party at Wai Kai  
PHOTOS COURTESY OF VALEN AHLO



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**The 10th Annual Touch A Truck event at Kapolei Commons**  
PHOTOS COURTESY OF KAPOLEI COMMONS



**The Magical Boo Bash at Wai Kai**  
PHOTOS COURTESY OF MAGICAL BOO BASH



**Special Olympics  
Coca-Cola Truck Pull  
and Spring Fest at Ka  
Makana Ali'i**  
PHOTOS COURTESY OF  
KA MAKANA ALI'I





**Prince Kūhiō Day Parade**  
PHOTOS COURTESY OF KA MAKANA ALI'I



**Free Community Shred Days at Ka Makana Ali'i**  
PHOTOS COURTESY OF KA MAKANA ALI'I



**Kapolei City Lights Parade and Block Party**  
PHOTOS COURTESY OF HONOLULU CITY PARKS

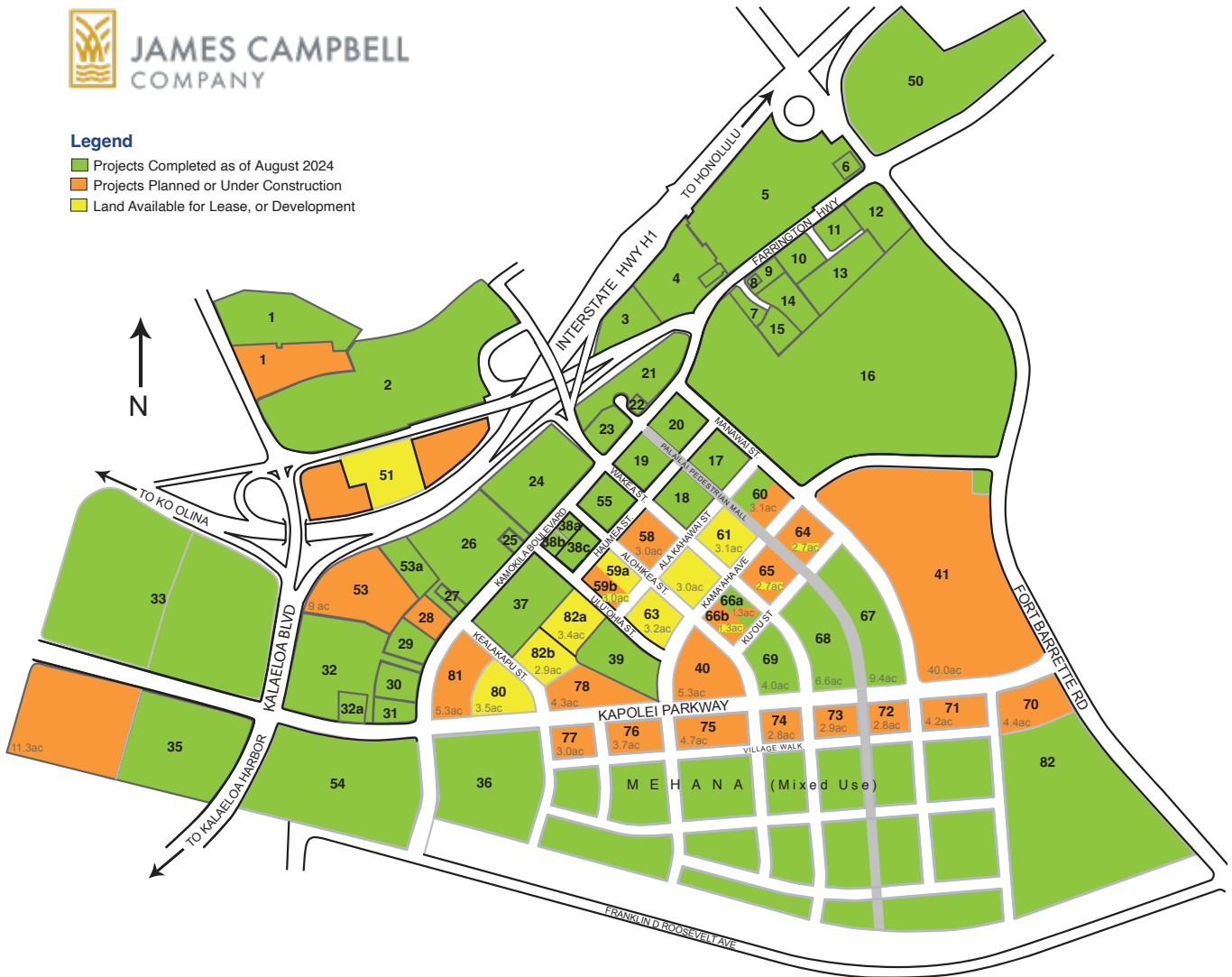




# JAMES CAMPBELL COMPANY

## Legend

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



- |  |  |  |   |
|--|--|--|---|
| <b>1</b> Kapolei Teleport                  | <b>23</b> Zippy's                                    | - First Hawaiian Bank                        | - Social Security Admin.                    |
| <b>2</b> Wet'n'Wild Hawai'i                | <b>24</b> Kapolei Entertainment Ctr.                 | - HomeWorld                                  | <b>61</b> Future Mixed Use Development      |
| <b>3</b> Extra Space Storage               | <b>25</b> Central Pacific Bank                       | - Embassy Suites                             | <b>62</b> Future Mixed Use Development      |
| <b>4</b> Marketplace at Kapolei            | <b>26</b> 500 Kamokila Boulevard                     | - National Kidney Foundation                 | <b>63</b> Future Mixed Use Development      |
| <b>5</b> Kapolei Shopping Center           | <b>27</b> Wendy's                                    | - QLT Children's Center                      | <b>64</b> Future Multifamily                |
| <b>6</b> Chili's Restaurant                | <b>28</b> Texaco                                     | - St. Jude Catholic Church                   | <b>65</b> Future Mixed Use Development      |
| <b>7</b> Kapolei Park Square               | <b>29</b> New Hope Leeward                           | - Marriot Residence Inn                      | <b>66a</b> American Savings Bank            |
| <b>8</b> Burger King                       | <b>30</b> Kapolei Parkway Shops                      | <b>50</b> Walmart / Kealanani Plaza          | <b>66b</b> Future Mixed Use Development     |
| <b>9</b> Kapolei Park Plaza                | <b>31</b> Shabuya                                    | <b>51</b> Mokulani at Kapolei                | <b>67</b> Residential — Kapolei Lofts       |
| <b>10</b> Halekuai Center                  | <b>32</b> Home Depot                                 | - MINI Hawai'i Kapolei                       | <b>68</b> Residential — Kapolei Lofts       |
| <b>11</b> Shell Commercial Center          | <b>32a</b> McDonald's                                | - Carwash 808                                | <b>69</b> Kapolei Village Center (Foodland) |
| <b>12</b> Kapolei Medical Park             | <b>33</b> Kapolei Commons                            | - New City Nissan                            | <b>70</b> Kapolei Gateway Center            |
| <b>13</b> Ka Punawai Ola (Skilled Nursing) | <b>35</b> Honolulu Star-Advertiser                   | <b>53</b> Future Retail Development          | <b>71-73</b> Kapolei Parkway Multifamily    |
| <b>14</b> StorSecure Self Storage          | <b>36</b> Ronald T.Y. Moon Kapolei Judiciary Complex | <b>53a</b> Hawai'i Self Storage              | <b>80</b> Future Mixed Use Development      |
| <b>15</b> Kapolei Seagull School           | <b>37</b> Kakuhihewa State Office Building           | <b>54</b> Costco                             | <b>81</b> Kaiser Permanente Kapolei         |
| <b>16</b> Kapolei Regional Park            | <b>38a</b> Assagio/Pho One                           | <b>55</b> Crossroads at Kapolei              | <b>82a</b> Future Mixed Use Development     |
| <b>17</b> Kapolei Regional Library         | <b>38b</b> Kalapawai Cafe                            | - Kalapawai Market                           | <b>82b</b> Future Mixed Use Development     |
| <b>18</b> Island Pacific Academy           | <b>38c</b> Chuck E Cheese                            | - Chuck E. Cheese's                          | <b>83</b> Ho'okele Elementary               |
| <b>19</b> Hale O Kapolei                   | <b>39</b> Kapolei Hale City Office Building          | <b>58</b> Hale Moena Apartments / Mixed Use  |   |
| <b>20</b> Campbell Square                  | <b>40</b> Future Kapolei Transit Center              | <b>59b</b> Future Aloha Federal Credit Union |   |
| <b>21</b> Kapolei Regional Police Station  | <b>41</b> Leihano                                    | <b>60</b> Kapolei Pacific Center             |   |
| <b>22</b> 7-Eleven                         | - 'Ilima at Leihano                                  | - Cole Academy                               |   |



# Advocating for Kapolei Businesses



## Joining the Kapolei Chamber is a Good Business Strategy

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

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

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# Kapolei

magazine

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