

LIVE + WORK + INVEST

# Kapolei

+ magazine

## SMALL BUSINESS

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# SHAPING THE Future.



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

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

**To see how Kapolei has grown, please visit [Kapolei.com](http://Kapolei.com) to watch a video on how far Kapolei has come.**

 **KAPOLEI**

*JAMES CAMPBELL COMPANY LLC*

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# SMALL BUSINESSES

How they are making it BIG in Kapolei



In this year's issue of Kapolei Magazine, we ask a simple yet crucial question: What's next?

With a continuously evolving pandemic, high inflation, supply shortages, and shipping delays, 2022 has been a challenging year for local businesses. Despite the shifting economic climate, we're confident in Kapolei's critical longstanding role in growing the state's economy. Business is returning to its new normal and Kapolei is seeing more activity than ever before. Whether you're expanding or relocating your business in Kapolei or settling down in a new home in one of the newest communities on the island, there has never been a better time to be here.

- + In this issue, we share big stories about small businesses. Some launched right before, or even during, the pandemic while others have been thriving for some time on the west side. To support these business leaders, the Kapolei Chamber of Commerce is launching exciting new partnerships and workshops for entrepreneurs, and student career fairs for the next generation of community leaders. We're also celebrating the Kapolei - 'Ewa area being designated as a Blue Zone; the 10-year anniversary of the world renowned Kroc Center; and the important work of Dr. Albie Miles, whose teaching of sustainability at UH West O'ahu recently earned a \$1 million grant from the Kellogg Foundation.

Speaking of education, we're excited to see a vitally important focus on skilled trades at Leeward Community College and the planning of DreamHouse Charter's new high school. Healthcare options are also expanding, with new or upgraded facilities for west side families, veterans, and kūpuna. Four-legged family members will also be cared for, thanks to Hawaii Humane Society's new facility opening in Ho'opili.

New communities continue to expand throughout the region, including the largest assortment of new affordable housing units anywhere on the island. In this issue, we also learn about the meaningful cultural designs for the rail stations opening in the coming year, and about some of the new roadways, interchanges, and extensions being built to help relieve traffic and to support the growth of the Oahu's Secondary Urban Center

There's always something new developing in Kapolei. Please join us in that experience.

**Steve Kelly, President**

Kapolei Properties Division  
James Campbell Company LLC

# Kapolei

**Kiran Polk**  
EDITOR

**James Charisma**  
WRITER

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#### ON THE COVER:

**Clockwise from top: Kapolei Small Businesses: 60Fore Restaurant, Mandimade, NOHO Home, BIKE FACTORY. NOT in the cover snapshot, but featured in cover story: Kickin' Kajun Restaurant**  
PHOTOS PROVIDED BY SMALL BUSINESSES



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# SMALL BUSINESSES

**NOHO HOME** launched in 2019, a luxury Hawaiian-inspired brand, cultivating island experiences through artful home décor.  
PHOTO COURTESY OF: NOHO HOME

# HOW SMALL BUSINESSES ARE MAKING IT BIG(GER) IN KAPOLEI

Local businesses are the lifeblood of Kapolei's growing community. From new startups to thriving companies, this issue of Kapolei Magazine celebrates the many hardworking entrepreneurs, innovators, artisans, and restaurateurs who make up the fabric of our West O'ahu community. We also go behind-the-scenes with business accelerators and new development initiatives that will help foster the up-and-coming businesses of tomorrow and beyond.

## CULTIVATING EXPERIENCE

Imagine you are visiting an elegant rustic resort that overlooks Waipi'o Valley on Hawai'i Island, lying on soft, cream-colored linens that match the warm copper tones of the earth as you slip into a peaceful slumber, or *maluhia* in 'ōlelo Hawai'i. Or perhaps you're out at sea aboard the Hōkūle'a and lying beneath a canopy of stars, being gently lulled to sleep by the waves. You might feel a connection to the deep ocean as you experience *hō'olu hiamoe*, or a refreshing sleep in 'ōlelo Hawai'i. "Part of our process involves creating experiential design. So, if sheets are meant to feel airy, are they cool to the touch? Our products are more than just fabric and patterns; everything

is designed to be an experience," says Jalene Kanani Bell, president and creative director of NOHO HOME.

Originally launched in 2019, NOHO HOME is a luxury Hawaiian-inspired brand that cultivates sophisticated island experiences through artful home decor, such as drapery, bedding, and shower curtains. Named for the Hawaiian term *noho*, which means to dwell or come from, NOHO HOME reimagines the island home aesthetic by creating original designs woven with organic textures and a cultural sensibility. The brand's wide range of products are meant to encourage dwellers to express their own sense of home through the creation of sacred spaces for family, friends, and loved ones.

"Home' means different things to different people and is not always a physical four walls ... it is a feeling," Bell says. "I moved around a bit, so home for me is going to my friend's house at 5 p.m. and smelling food on the stove. Home is being at canoe practice every day. Home is a feeling you experience, and one that you want to continually cultivate and surround yourself with."

Recognizing and creating a sense of home is a concept that this designer

is well-versed in; Bell was raised in a home surrounded by Native Hawaiian culture where she practiced hula and performed as a child before going on to succeed in the corporate world, working in commercial furniture, fixture, and equipment supply. After identifying a need in the industry for products with an authentic connection to the Hawaiian Islands, Bell began developing her own designs featuring tribal prints and distinguished imagery.

Today, NOHO HOME isn't just a stylish brand, it is also an innovative one. Bell and NOHO HOME were accepted into the third cohort of Mana Up, the Hawai'i-based product accelerator program, as well as the first cohort of WE by Rising Tide, CPB Foundation's women entrepreneurs program. Bell's husband, David Hacker, is NOHO HOME's chief technology officer, responsible for implementing and maintaining the company's IT systems while the NOHO HOME team leverages state of the art Gerber CAD and other design and manufacturing software. "Our seeing-eye laser cutter has a camera that can read what's coming through and it operates on a continuous belt. It's the only one like it on the island," says Bell. The company is able to produce many of their products here locally in their micro-factory in small batch, one unit and on-demand, the first of its kind in Hawai'i.

Innovations like these—in addition to a diverse line of beautiful home decor offerings—have helped place NOHO HOME products in more than 25 locations throughout Hawai'i, including HomeWorld, City Mill and the Mauna Lani Resorts, among others. The company's products recently debuted in Bloomingdale's luxury brands home departments as well as, No'eau Designers and other shops on both east and west coasts. "There are companies that leverage Hawai'i in their businesses but they're not headquartered in Hawai'i or paying



PHOTO COURTESY OF: NOHO HOME

**Mandini Made is a boutique art brand, started during the pandemic, bringing positivity forward front and center in a magical way.**

PHOTO COURTESY OF: MANDINI MADE

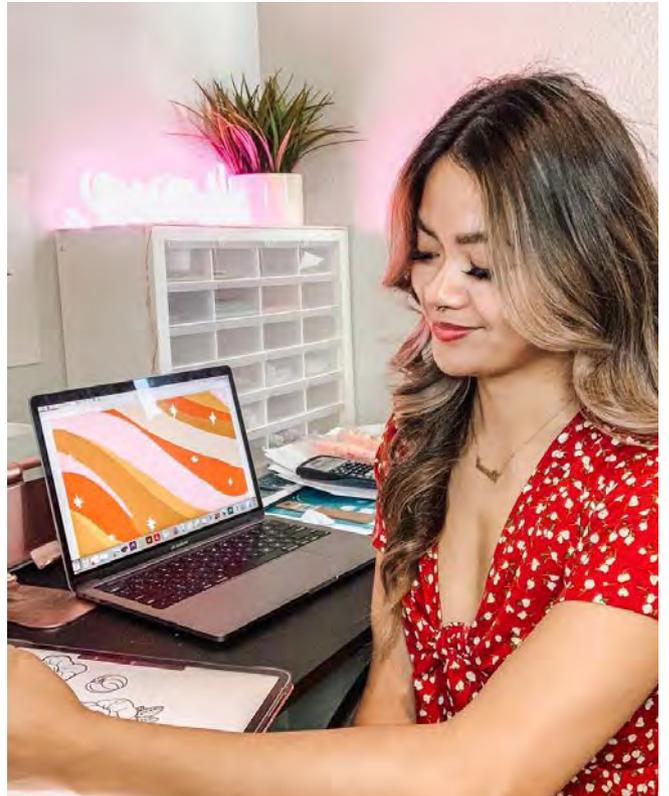
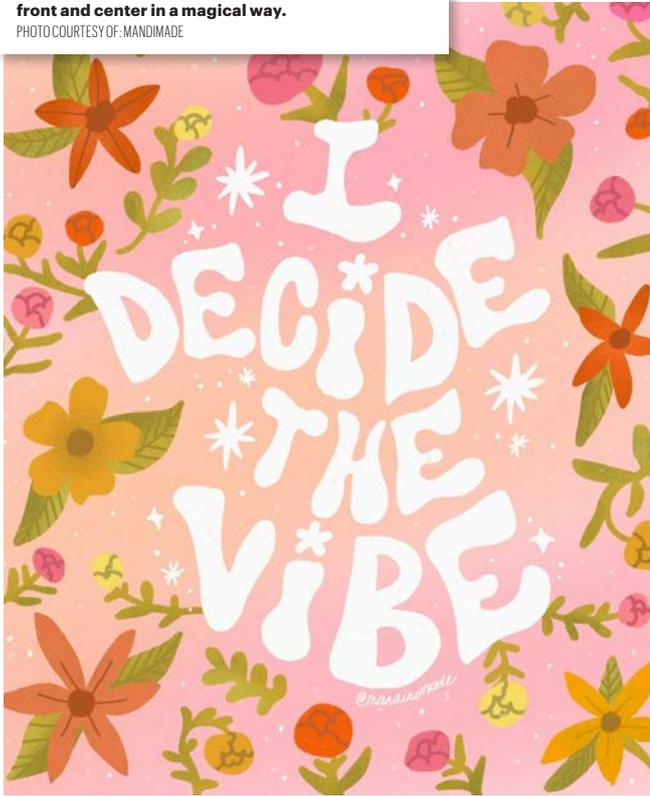


PHOTO COURTESY OF: MANDINI MADE

taxes in Hawai'i or hiring people in Hawai'i. ... They're not actually doing business here in the Islands," Bell says. "Kapolei is where we were founded. No matter how much we grow, our roots are on the west side."

### POSITIVITY BY DESIGN

Wai'anae born and raised illustrator Mandy Quitog is another entrepreneur with a flair for design. A 2018 graduate of UH West O'ahu's Academy of Creative Media, Quitog is the owner of Mandini Made, a boutique art brand she created as a way to showcase and sell her digital designs, stickers, shirts, and other handmade goods.

"Throughout my life, I always made things for people. It started off as little drawings when I was a kid, then I started selling stickers on my Facebook and Instagram," says Quitog. While stuck at home during the COVID lockdown, Quitog did her own research on how to launch a business, she filed all the necessary paperwork online to register her company with the state and used social media for inspiration and to see what other creatives were doing. "A lot of my friends were making earrings and starting their own businesses. Their success motivated me to try and make



**I try to consider all the things I make to be magical...**

MANDY QUITOG, OWNER, MANDINI MADE

that happen for myself."

Quitog had experience with large-scale creative projects before. While attending college in 2018, her design won the 4th annual "West is Best" T-shirt contest, hosted by the UH West O'ahu bookstore. Quitog's shirts became a hit around campus. In 2019, she illustrated *My Mom and I*, a children's book written by local social media influencer Pashyn Santos. However, running a business quickly became an entirely new adventure for Quitog, with its own challenges and rewards. "I started my business when the pandemic happened because I had more time. But then I realized this was also a time when everyone was losing their jobs, so was anyone even going

to buy anything?"

Quitog, who continued working in the marketing department at MINI of Hawai'i during the pandemic, tried to stay positive. She realized she could work that positivity into her designs; Quitog began taking motivational and uplifting phrases—such as "I decide the vibe," "Never apologize for being a powerful woman," and "Your presence matters here"—and hand-drew them into wall art prints and stickers. Sales began taking off, with orders coming in from locals as well as California and even the East Coast.

Quitog soon attracted more attention when she began tufting handmade rugs (which had become a popular design trend on TikTok and Instagram in 2020) with colorful images of flowers, checkerboard patterns, and inspirational phrases. "Mandini Made is named after my name combined with the magician, Houdini. I try to consider all the things I make to be magical," Quitog says.

Today, Mandini Made products can primarily be found on Etsy but Quitog hopes to expand into pop-up markets by the end of the year. What began as a COVID hobby has turned into a success story. "The hardest part is keeping yourself motivated when things

aren't going well, and staying true to yourself," says Quitog. "There are so many small businesses now that you have to stay consistent; find your lane and keep at it."

**FAMILY VIBES**

"If you know nothing about bikes, you're my favorite customer," says Bear Cherland, manager of BIKEFACTORY Kapolei. "Because it gives us time to talk story and figure out what your biking goals are so we can set you up right."

This might be a surprising sentiment considering that, if you have never stepped inside a BIKEFACTORY before, the place might appear intimidating. Bicycles fill the shop floor, skateboards cover the walls like tile shingles, and racing videos blast on the store's 82-inch mounted flatscreen TVs. Meanwhile, every other square inch of wall space is filled with accessories, from tires to handlebars to helmets. The experience can seem daunting if you don't know what you are looking for, but that's where Mitch Parcels, BIKEFACTORY's passionate but soft-spoken owner can provide insight.

"Basically, we service what we sell and we sell what we like. When you come inside and look around, you definitely get to see who we are," Parcels says. "And the best part about being on the west side? The people. These are the most appreciative folks I've ever met."

With two other locations in Kaka'ako and Waipi'o, BIKEFACTORY on Lauwiliwili Street in Kapolei has now been open for close to a year. It took Parcels and his team close to six months to open, partially due to supply chain issues and an increase in shipping costs throughout 2022. But since they did, the response has been tremendous, especially from customers who are happy they don't have to leave Kapolei. "There's more of a family vibe out here than anywhere else. One guy came in for his first time when we opened, now he stops by two times a week just to say hi. It feels like we've been adopted by this community," he says.

Family is important to Parcels. Mitch Parcels' father, Wally, originally started BIKEFACTORY while living in Washington's remote San Juan Islands in 1971. Using his Sears credit card,



**Photo above: The BIKE FACTORY expanded to Kapolei and also hosts events and neighborhood rides.**

**Photo below: Manager Bear Cherland helping a customer in the Kapolei BIKE FACTORY store located in Campbell Industrial Park.**



PHOTO COURTESY OF BIKE FACTORY



# Discover KA MAKANA ALI'I

Mahalo, West O'ahu, for making Ka Makana Ali'i your gathering place for the last six years!

Ka Makana Ali'i takes pride in being a Center with more than 50 percent small, locally owned businesses. Located in the heart of O'ahu's fastest growing community, Ka Makana Ali'i is here to meet all your shopping, dining, and entertainment needs.



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

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

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





PHOTO COURTESY OF BIKEFACTORY

Wally Parcels would purchase bikes and rent them out during the summer. When the family moved to Hawai'i in 1984, Wally opened BIKEFACTORY on Ke'eaumoku Street in 1986, where the company expanded to include mountain bikes, inline skates, and skateboards. For more than 30 years, BIKEFACTORY has been the go-to place for cycling enthusiasts and first-timers alike; after Wally Parcels passed away in 2019, Mitch took the business over. "This was my father's business and he worked hard to have a good reputation. I gotta carry that legacy on," says Parcels.

Although the brand may be new to Kapolei, BIKEFACTORY is already finding ways to engage with the community, by hosting events and neighborhood rides. Their customers are a varied mix, from distance riders making the journey to and from 'Ewa Beach, Kapolei, and Wai'anae to mountain bikers whose tires only touch dirt to families getting their youngest child set up with a first bike. Times may be uncertain amid supply and shipping issues, but Parcels is optimistic. "There's always a niche for bike stores. In tough times, people sometimes find that a bicycle can be a release if they're not going on trips and they aren't riding cars because gas is too expensive," Parcels says. When customers tell Parcels what they are interested in, he listens and brings those products in; for example, electric

bikes, which are popular right now.

One particular customer—now manager, Cherland—has been visiting BIKEFACTORY since he was in elementary school. Today, he is the general manager of BIKEFACTORY's Kapolei store. "I started as the dude who broke down boxes in the back and, eventually, they thought I was good enough to do this. I get that Kapolei has a friendly family vibe because that's what BIKEFACTORY is about," Cherland says.

"We got some great guys here that do well with helping people," says Parcels. "And we'll take care of you too. This is your one-stop-shop for your wheels. Why walk when you can roll?"

### HELPING BRANDS BLOOM

In local culture, yellow-green pakalana (Chinese violet) is a delicate flower and intensely fragrant, perfect for stringing together to make lei; first in single strands, then intertwined in a lush spiral of flowers. Though relatively easy to grow—this flowering vine will bloom if given enough well-drained soil and lots of sun—pakalana is usually only available for harvest from around April to September, which keeps this lei high in demand. During the summer months, you can find multi-strand pakalana selling at various lei stands in Honolulu's Chinatown for anywhere from \$30 to \$60 each.

But these popular flowers do not simply appear in Chinatown each day; they are freshly delivered from all over the island, often from as far



CNHA is headquartered in Kapolei.

PHOTO COURTESY OF COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT

away as Wai'anae. Along the Leeward Coast, any number of family farms on the west side grow pakalana, as well as soft white pikake, light orange puakenikeni, and numerous other varieties. Farms like Ka Mala Huna have been long celebrated for their fresh flowers, kalo, Ti leaves, and apple bananas.

But how does a long-running farm, such as Ka Mala Huna, based on the west side, go from selling flowers to taking the next step as a company? How do plant growers learn to also grow their business to streamline their operations, reach new customers, and expand their brand?



The Council of Native Hawaiian Advancement's (CNHA) KūHana Program's Cohort #8 finishes their business pitch to business and community leaders.

PHOTO COURTESY OF COUNCIL OF NATIVE HAWAIIAN ADVANCEMENT

The Council for Native Hawaiian Advancement (CNHA) understood this dilemma and wanted to help. Because it was not just flower shops, but businesses in all different industries and sizes that were facing the same problem. Which is why, in early 2020, CNHA launched the KūHana Business Program, a 8-week accelerator that invites local small businesses to learn about developing a business plan, tax strategies, marketing, social media management, and how to pitch for funding or capital. Whether a company is just starting out or has 20+ years in operations, KūHana helps companies get clear on their plan to grow or scale as a company. Although all Hawai'i-based businesses are welcome to apply for the program, preference is given to CNHA members and Hawaiian- or minority-owned businesses.

"We realized that, no matter the type of industry or experience level, if we can help business owners walk away with a business plan or find other ways to scale and grow their business, that's paramount to their success," says Max Mukai, program manager for CNHA. "In [the KūHana Program], we have them pitch their business plans at the end and, depending on

who's sponsoring which cohort and what resources are available, KūHana participants can win funding or other prizes."

Since KūHana began, nine cohorts of businesses have graduated from the program and those companies have gone on to acquire more than \$600,000 from a mix of grants, private equity, pitch competition awards, PPP loans, and CNHA business loans—as well as invaluable networking opportunities. "At the beginning of each cohort, everyone's getting to know each other. By the end, they know they can all rely on each other's support," says CNHA Communications Designer and Special Project Manager Kawena Lei Apao. "Being an entrepreneur or business owner isn't just having a working operation in place, it's having the ability to network and the confidence to stand up and say, 'This is how I'm serving my community.'"

Some KūHana cohorts have also been able to receive funds as well as land agreements for commercial and agricultural properties from Kamehameha Schools in partnership with Kamehameha's Mahi'ai a Ola programs like the Match-Up and Scale-Up business plan competition, which is aimed at supporting initiatives that aid growing Hawai'i's food system economy.

Whether companies in the KūHana program are working in food sustainability, construction, home cleaning, providing mental health services—or even simply growing beautiful flowers for celebrated types of lei—the goal is to create opportunities for local businesses and help entrepreneurs reach the

next level. "KūHana is ultimately about creating additional pathways and means of self-sufficiency for Hawai'i households, and use their business plans to acquire the funding necessary to achieve their goals," Mukai says.

### 604 IN THE 808

It's a Friday night in Kalaeloa. You are outside, listening to reggae sounds performed live, while sipping a spicy bloody mary cocktail stacked high with cheese, smoked meat, and a jumbo prawn. There is a plate of oven roasted spinach and artichoke dip at your table and the cool evening tradewinds are perfect after a sunny afternoon spent at the golf course.

In other words, it is just another perfect visit to Restaurant 604.

Because whether you are dining at 60FORE Bar & Grill and scoping out the 18th green at Barbers Point Golf Course, taking in the waterfront views at The Beach House by 604 at Poka'i Bay in Wai'anae, or enjoying any of the other 604 locations, you are always in store for refreshing beverages, fresh seafood, live music, and chill vibes. "One thing about our locations, we wanted them all to be family places. Any of our locations, whether you're a local or an out-of-towner, you'll always be greeted by friendly faces," says 604 co-owner Devina Maples.

Devina and her husband Donovan Maples have opened one restaurant a year since they first met six years ago, beginning with Restaurant 604 in Pearl Harbor in 2016. Devina, a restaurateur who worked her way up from being a barback, and Donovan, a former general manager at Sam Choy's



PHOTO COURTESY OF 60FORE BAR & GRILL

restaurant, pride themselves on great food, genial customer service—and impressive buildouts. In 2020, when the Maples began renovating the previously empty space that would become 60FORE Bar & Grill at Barbers Point in the midst of the pandemic, they didn't just pull up the old carpet and bring in new furniture. The couple gave both indoor and outdoor areas a distinct vibe ("The inside has more of a yellow Miller/Coors look, while one of our managers wanted to make the outside a 'Heineken' room with green walls," Devina Maples says). The couple built out an entire fenced-in concrete patio—partially to expand their outdoor seating capacity and, later, to accommodate physical distancing mandates.

"We have a great community on this side of town. During the pandemic, when we were only able to offer takeout, a lot of construction foremen would come in and order food for their workers. Same with doctors, who would buy food for nurses at the hospital in appreciation for them coming in," says Maples. "These essential workers kept us all going in more ways than one."

In addition to 604's physical locations—as well as a popular product line that includes tank tops, baseball caps, glassware, and the brand's homemade bloody mary mix—Devina Maples prides the brand on being a jobs trainer. 604 hosts weekly training sessions for new and current employees to keep everyone up-to-speed on the latest products and specials. Many of the restaurant's chefs and servers are familiar faces from the west side. "A lot of our friends' children work here. At [60Fore Bar & Grill], a lot of these kids all lived on the same street growing



604 Restaurants have two locations in West O'ahu including 60FORE Bar & Grill at Barbers Point Golf Course, which opened during the pandemic, menu items shown here.

PHOTO COURTESY OF 60FORE BAR & GRILL

up, including my own children,” Maples says.

Today, the 604 brand is busier than ever; the Maples have been invited to open locations in Kāne’ohe, Kaua’i, and even California. But their priority is to make sure their brand is rooted in local culture on the west side. “My husband and I, we’re based out of ‘Ewa Beach. Everybody likes to party on this side but there aren’t too many places like this to hang outdoors where you can chill, have drinks, and enjoy the view,” says Maples. “We may grow, but keeping everything rooted to this place is what’s important to us.”

### KICKIN’ AND GROWIN’

In fast-growing Kapolei, six years is a long time.

Yet that’s how long Kickin’ Kajun owners Jason and Yani Higuchi have had a presence on the west side. First, when they opened the second location of their popular Cajun seafood restaurant at Ka Makana Ali’i as one of the shopping center’s original tenants back in 2016. Then, they opened a variety of businesses at the Center for West O’ahu, including Kickin’ Chick’n and My Slime Playroom in 2019. The Higuchis even moved to ‘Ewa Beach to be closer to their businesses and to give their growing family a home. “It’s not a secret we love to live and work in Kapolei.”

Kickin’ Kajun first opened in Honolulu a decade ago. Back then, the restaurant was located in a 400-square-foot space with just a few tables. But word quickly spread about the tasty hotspot that offered all types of fresh, not frozen seafood—sweet Kaua’i prawns, live lobster, Louisiana



PHOTO COURTESY OF KICKIN’ KAJUN

In May of 2022, Kickin’ Kajun expanded, moving into a new location at Ka Makana Ali’i, more than triple the size of their previous space. Photo bottom left: One of Kickin’ Kajun’s “Six Pounder” feasts.  
PHOTO COURTESY OF: KAMAKANA ALI’I



crawfish, clams, and mussels, as well as Dungeness, snow, and king crab—served in a variety of homemade sauces, from a signature spicy Kickin sauce to Louisiana red traditional to real butter and garlic. Today, the brand is island-wide, with the opening of a third location in Kāne’ohe.

“It has been thrilling to watch Kickin’ Kajun grow with such tenacity and creativity. As a locally owned business, their commitment to this community continues to impress and amaze me,” says Ka Makana Ali’i General Manager Stephanie England. That tenacity helped motivate the Higuchis to expand their Kapolei location; this past May, Kickin’ Kajun moved into a new 6,600-square-foot location at Ka Makana Ali’i, which is more than triple the size of their previous eatery and can fit 200-plus hungry customers. This move makes Kickin’ Kajun one of the biggest locally owned and operated restaurants in West O’ahu. Now located in the shopping center’s movie theater wing, Kickin’ Kajun features a massive dining room, a bar with plenty of high-top tables, takeout counter, and 14 glass-enclosed tables for groups. The menu also expanded, with a new draft beer system, a full menu of craft cocktails, and more than 25 different soju.

“We love all our patrons. In all our

locations we have a range of guests include our military, tourists and of course our local families, especially on the west side.” Jason Higuchi says, adding that their Kapolei location sells the highest number of their “Six Pounder” feasts: Dungeness crab, lobster, Manila clams, mussels, crawfish, one pound of snow crab, one pound of shrimp, four corn cobs, four potatoes, and six sausages. (Those with more modest appetites can also order seafood by the pound and select their own sauces and spice level.)

“It’s been a few months since we’ve relocated and settled in, and it’s been six years now since we expanded to Kapolei and called this our home,” says Jason Higuchi. “Kapolei will definitely always be our flagship restaurant.”

### ADVANCING INNOVATION AND ENTREPRENEURSHIP

Though much of Hawai’i was on pause during the past two years amid COVID lockdowns, Kapolei never stopped moving. Essential activities, such as construction, continued and West O’ahu saw numerous groundbreaking, grand openings, and new pop-ups. Our residents created new opportunities for themselves in the form of new hobbies like growing food, remote projects, startup ventures, and virtual businesses.

“The amount of potential that Kapolei has for economic development

coupled with new housing opportunities, makes West O'ahu strategically positioned to help lead the state to economic recovery," says Eliza Talbot, Public Involvement Manager for Hitachi Rail, and Chair of the Business Revitalization Task Force of West O'ahu (the "Task Force") for the board of directors of the Kapolei Chamber of Commerce.

The Kapolei Chamber wants to provide a space for entrepreneurs, innovators, and budding business owners to gather for the purposes of networking, business mentorship opportunities, professional development, technical assistance and to hosting events. Especially along the Leeward Coast of O'ahu, lack of access to WiFi and digital infrastructure can make it challenging for many would-be business owners to participate in virtual meetings, attend online training, or operate virtual storefronts.

The Chamber is focused on resourcing those that are typically underserved in traditional business spheres, such as Native Hawaiians, Pacific Islanders, women, veterans and LGBTQ+. To accomplish this, the Kapolei Chamber is partnering with the Council for Native Hawaiian Advancement (CNHA) to establish the West O'ahu Innovation and Entrepreneurship Center (The "Center"). It will be a unique space for people to gather, learn, and grow their businesses in West O'ahu. The Center is the first priority of six for the Kapolei Chamber's Task Force of all priorities focus on west side economic development and expansion of career opportunities.

"The Center will be a dynamic place that integrates culture with the need for sustainable economic growth. This will be a unique opportunity for West O'ahu businesses and entrepreneurs to learn from leaders and experts and network with other professionals," says Kevin Rathbun, Kapolei Chamber of Commerce Board of Directors President. "We will be able to host community events and provide access to WiFi and co-working space. We are excited to serve West O'ahu in a new and meaningful way."

To further support emerging business leaders, one of the first initiatives of the Center is a series of BIZ Talks, or TED Talk-style presentations aimed at providing business insights from experts in different fields. "Regional business owners are sharing experiences about their successes and their failures. What worked, what didn't work, and how they got through the pandemic," Talbot says. Additionally, the Center will host BIZ Workshops to guide entrepreneurs and business owners on topics of interest, such as streamlining business paperwork marketing techniques, and more; as well as partnering with other community based organizations to host the 1st Small Business Resource Fair at Ka Makana Ali'i in March of 2023.

"Although the organization is called the Kapolei Chamber of Commerce, the Chamber's purview is from Waipahu to Mākaha. We're here for the entire west side of O'ahu," says Talbot. "A lot of people may not be aware of all the types of businesses and services that we already have on this side of the island. If we can showcase our small businesses out here, residents then realize they can often find what they're looking for nearby without going to town and support local small business at the same time." 🌱

# The Business Revitalization Task Force



## TOP SIX PRIORITIES:

1

Establish a West O'ahu Innovation and Entrepreneur Center with strategic partners.

2

Develop public/private partnerships to improve access to jobs in diverse industries and technologies in the region.

3

Advocate for development of vacant public lands in our region to catalyze public and private investment in affordable housing, economic development and infrastructure.

4

Advocate for digital equity on the westside to improve infrastructure and increase access to broadband.

5

Provide support and resources to businesses to increase regenerative tourism in the region.

6

Advocate for job growth in digital media, film production and innovative technology industries in West O'ahu.

A ROOM WITH  
A VIEW

## DONOVAN & DEVINA MAPLES

Owners  
604 Bar & Grill

A room with a view. That's what Donovan and Devina Maples are often looking for when they go out for food and drinks. They're restaurateurs, business partners, and husband and wife. But they're also simply two people who enjoy the experience of visiting a comfortable restaurant where they can unwind.

"Between 'Ewa Beach and Kapolei, there aren't too many casual places where you can sit down for a meal, be outside, and have a good view. There are other spots with food and drinks but it's usually indoors somewhere. We wanted a place like this to hang out at," says Devina Maples.

Their goal was originally to open the type of eatery that they both appreciated. But now, five years after opening their first restaurant under their 604 brand, the couple has since opened four more spots that offer waterfront views, fine Italian cuisine, sports bar vibes, you name it. Whether you're in 'Aiea, Pearl Harbor, Kapolei, or Wai'anae, 604 has quickly come to represent some of the best in local hospitality. "We have a lot of tourists and out-of-towners at our locations, but everything is all still very family style," Devina Maples says. "If you come to our restaurants, especially in Kapolei, you'll be saying hello to people from the front doors all the way to your table."

Building a friendly environment with tasty food and drinks is a skill that the Maples both specialize in. Donovan Maples was previously the general manager for Sam Choy's at Hickam and Outback Steakhouse in Kapolei when the Navy offered



**We wanted a place  
like this to hang  
out at.**

him an opportunity to open his own restaurant at Pearl Harbor in 2016. By this point, he had already met Devina Maples, who was also a pro in the restaurant industry, having started as a barback in local hotspots like Blue Tropics before moving to Las Vegas to help open several sushi restaurants on the Strip.

"I gained a lot of experience then came back home, met my husband, and we decided we were opening up a restaurant. That's how it started," says Devina Maples. The couple went back and forth on what the

restaurant's name should be, before they took inspiration from the U.S. military's habit of naming buildings after the official building number. "Our building number was 604 so we thought, perfect: Restaurant 604. We weren't thinking we were going to open four more," Maples laughs.

The Maples would end up closing a few of their locations due to COVID, but they were able to retain a vast majority of their staff, many of whom began when 604 began six years ago. At the height of the pandemic in 2020, the Maples used their platform to voice support for restaurant workers and the Hawai'i Restaurant Card, which provided \$500 worth of dining credit to roughly 100,000 unemployed people across the state.

"A few people have worked with us since day one and we want to take care of them," says Devina Maples. "We've been in the industry for a long time, so this is natural for us. We understand what needs to be done." 🍷

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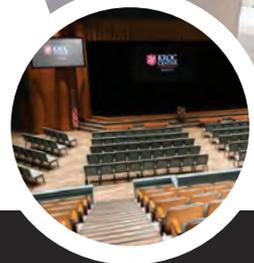
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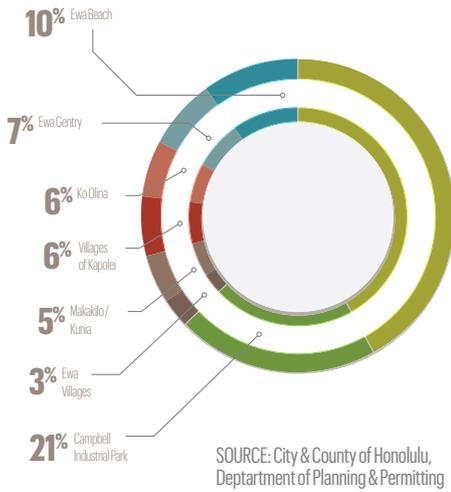
**(808) 693-8350**



## CURRENT JOB CENTERS IN THE KAPOLEI REGION

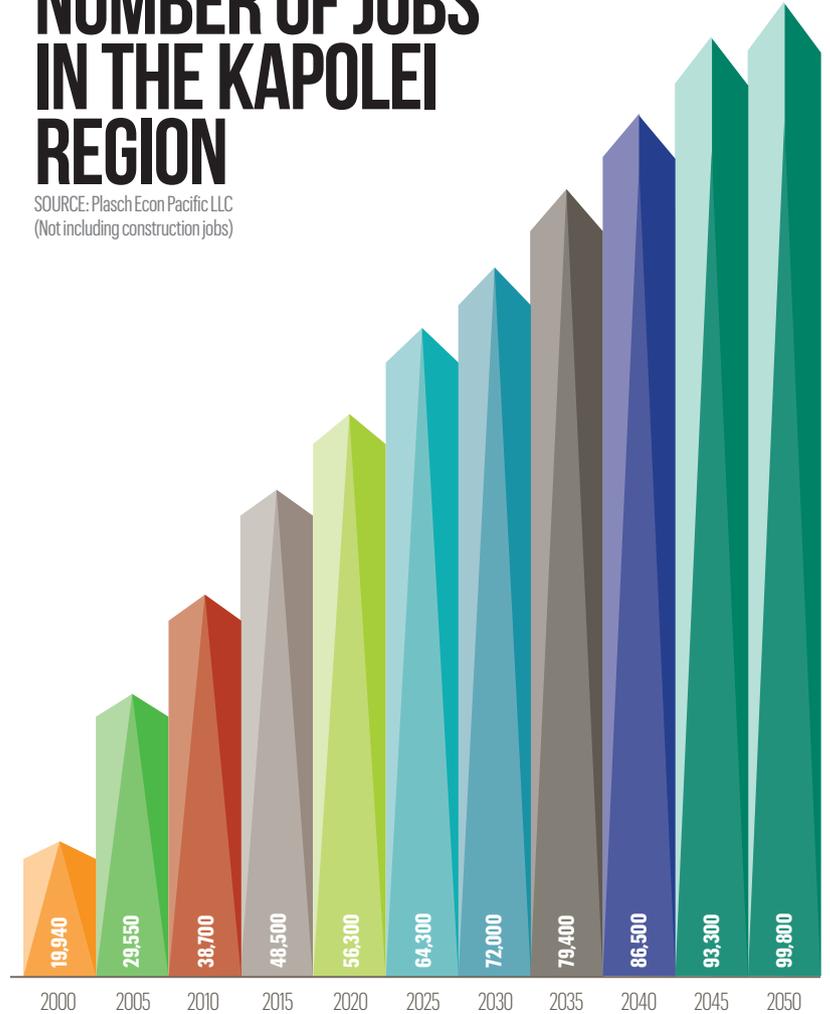
SOURCE: Plasch Econ Pacific LLC  
(Not including construction jobs)

**42%**  
City of Kapolei



## NUMBER OF JOBS IN THE KAPOLEI REGION

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



## KAPOLEI BY THE NUMBERS

### CHARTING THE REGION'S GROWTH

+ The numbers show that Kapolei is and will continue to be the fastest growing region in the state. As the charts show, using 2020 as a baseline, by 2050 the population will increase by 40 percent, housing will grow by 52 percent, and jobs will increase by 77 percent. Kapolei is also ethnically diverse, relatively young and well educated.

## KAPOLEI DEMOGRAPHICS

AVERAGE HOUSEHOLD SIZE: 3.43  
MEDIAN AGE: 31.9

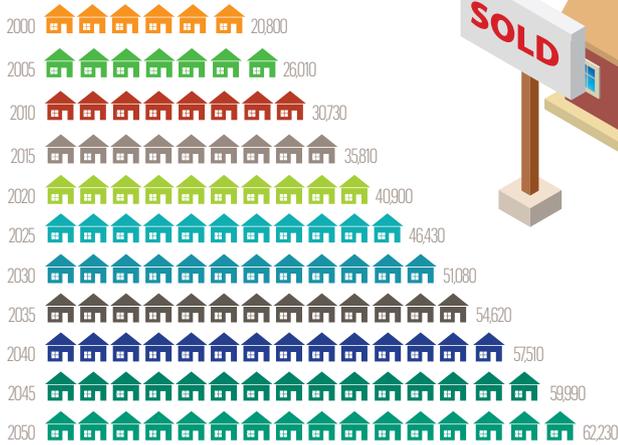
**EDUCATION:**  
High school – 30.1%  
Some college – 26.1%  
Associate's degree – 11.6%  
Bachelor's degree – 17.5%  
Graduate degree – 6.6%

Source: 2010 U.S. Census



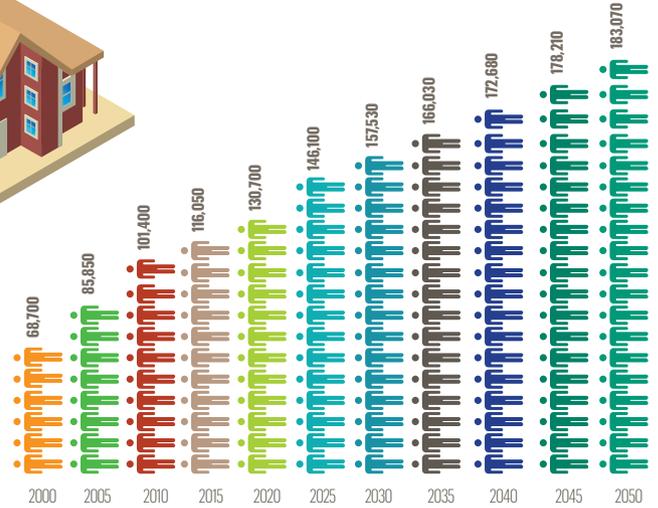
# KAPOLEI HOUSING GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

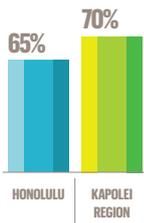


# KAPOLEI POPULATION GROWTH 2000-2040

SOURCE: Plasch Econ Pacific LLC

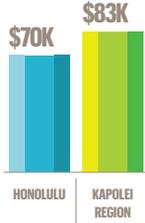


### HOME OWNERSHIP RATE



SOURCE: 2010 Census

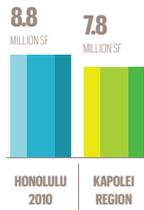
### MEDIAN HOUSEHOLD INCOME



SOURCE: 2010 Census

### COMMERCIAL SPACE

Kapolei tomorrow vs. Honolulu today

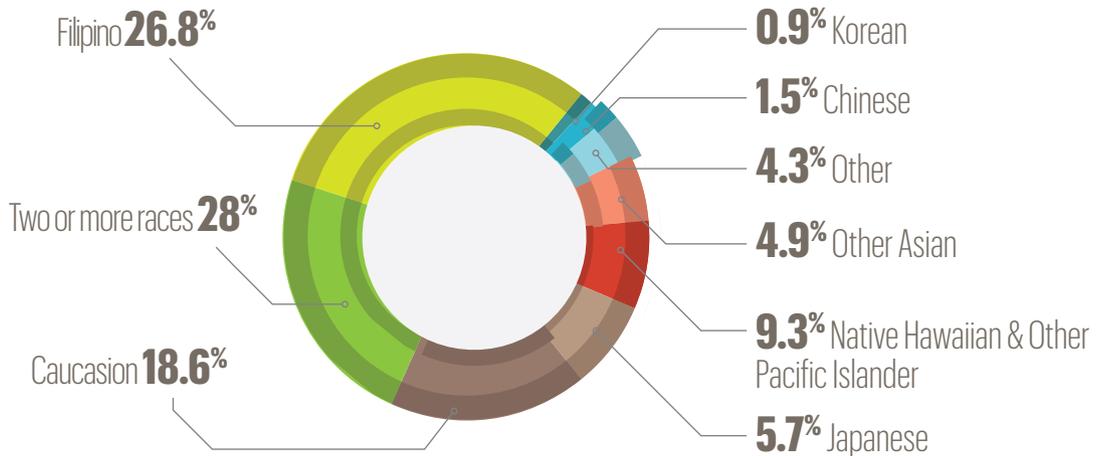


SOURCE: Plasch Econ Pacific LLC and Colliers Monroe Friedlander



# KAPOLEI REGION POPULATION BY ETHNICITY

Source: 2010 U.S. Census





# Q&A: KAPOLEI & OUR CURRENT ECONOMIC FORECAST



**MIKE HAMASU**  
Director of Consulting & Research,  
Colliers International

To say that 2022 is an unusual and challenging time for businesses would be an understatement. According to *Pacific Business News*, occupancy growth in Hawai‘i’s industrial market reached a record high at 2nd quarter, 2022, with a dramatic reduction in the number of listings Island-wide. To get a better idea on these market trends, what’s driving current inflation rates and supply chain issues, what investors should be mindful of—and what opportunities might be available during these uncertain times—*Kapolei Magazine* spoke with Mike Hamasu, director of consulting and research at Colliers International.

**Q:** In 2022, inflation rates in the U.S. have climbed to their highest rates in decades. What accounts for this increase, and how long might high inflation rates last? What should investors be mindful of during this time?

**A:** A combination of factors contributed to the dramatic increase in inflation. Primarily, the Federal Reserve’s response to the impact of COVID-19 resulted in a dramatic government fiscal response that pushed trillions of dollars into the economy. While the immediate goal was to help prop up businesses and individuals that faced a curtailment of revenue due to the government mandated shutdown of the economy, the longer-term impact fueled an increase in consumer spending that led to price increases.

PHOTO COURTESY OF JAMES CAMPBELL COMPANY, LLC



Additionally, manufacturing plants worldwide that were negatively affected by COVID shut down operations to curtail infections. However, they faced an uphill battle as demand surged quicker than anticipated, which resulted in supply chain issues. Shortages emerged that also fueled price increases. Despite the immediate effect of COVID on the economy, job growth returned quickly, which resulted in labor shortages and led to wage inflation. Lastly, Ukraine is Europe's breadbasket and Russia supplies a large portion of the global oil stock; both were negatively impacted with Russia's invasion of Ukraine. Prices surged for both fuel and many grocery commodities. How long all this will last is anyone's guess. However, it appears that supply chain shortages are being worked through—though infection rates for Omicron still are problematic. The Fed is curtailing its fiscal stimulus with hopes that inflation will decline, and the economy avoids a recession; forecasts as of June 2022 anticipate a 40% chance of a recession by 2024.

For investors, rising interest rates are anticipated through the end of 2022, higher borrowing costs are already impacting residential and commercial property sales and could potentially slow investment and development activity. In Hawai'i, COVID actually spurred investor interest in industrial

“  
**Kapolei and West O'ahu remain a hotbed of investment and industrial activity...additional land will continue to open up on the horizon.**

properties for e-commerce growth, distribution, and logistics facilities. The hope is that the return of tourism will also boost demand for hotels and retail properties.

**Q: What surprised you the most during Q1 and Q2 of 2022?**

**A:** Having heard about hyperinflation during the Carter administration, it was surprising to me how quickly the surge in prices occurred with the current rate of inflation. That and the pandemic's constant evolution with new variants that are even more contagious. We are in our third year of COVID and even with modern science, we are unable to truly curtail its virulence.

**Q: How have various real estate investment markets been performing in the Kapolei region? Are larger industrial spaces in West O'ahu still available or are they dwindling?**

**A:** Kapolei and West O'ahu remain a hotbed of investment and industrial activity. As one of only a few geographies on the island with available vacant industrial zoned land, investors jumped at the opportunity to expand as the industrial market boomed. The recent and pending acquisitions of large industrial warehouse space on the west side are directly related to the surge in e-commerce growth during the pandemic. Even before COVID, many companies were looking for available land to develop warehouses and distribution spaces. So while a significant portion of land in West O'ahu has been taken, limited speculative development coupled with industrial park development will continue to fuel investor and developer interest in this marketplace.

**Q: How is Kapolei uniquely positioned to offer opportunities for those looking to make real estate or other business investments in the coming months? And how has the Kapolei region performed compared to other parts of the state?**

**A:** Kapolei happens to be the fastest growing part of the island. It benefits from the combination of growing residential developments, such as Ho'opili and the Department of Hawaiian Home Lands, as well as industrial zoned land that's available for development, including Harborside and KBP West. These two factors contribute to Kapolei's vibrancy and growth potential, which makes this area appealing to investors and commercial developers in particular.

In any storm, there is opportunity. If you have a company in urban Honolulu that is doing well and you're looking for a second location, West O'ahu is probably primed for growth. So even amid the pandemic and inflation, if you're someone who sees opportunity and you're willing to accept risks, you'll gain a bigger reward. 📈



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# HEALTHCARE & WELL BEING

## SERVING A GROWING COMMUNITY

More than two years into the COVID pandemic, healthcare providers on the west side are going above and beyond the call of vaccinations and booster shots. The Queen's Health System, Kaiser Permanente of Hawai'i, the Wai'anae Coast Comprehensive Health Center, and many other essential medical organizations are expanding their services, extending hours, and are involved in community outreach efforts to ensure that all communities throughout Kapolei and greater O'ahu can be cared for. From rolling out sophisticated telemedicine technology to hiring new health specialists to building out entirely new medical facilities, West O'ahu is leading the charge when it comes to healthcare initiatives for the future.

### REIMAGING VIRTUAL VISITS AND TREATING THE WHOLE PATIENT

When the Wai'anae Coast Comprehensive Health Center (WCCHC) was first founded in 1972, the organization only had a single doctor and five employees operating out of a portable building. This year, as this community health center celebrates its 50th anniversary, and is one of West O'ahu's largest employers with more than 700 employees. The main health center alone treats 38,000 patients each year. "Our original founders had a vision for a community governed organization that could be a type of 'one-stop shop,' offering not only medical care but social services," says WCCHC President and CEO Rich Bettini.

In early 2020, WCCHC was already researching telemedicine to help counterbalance their 200,000 clinic visits a year. The organization was comparing different vendors to help train their medical providers and set up software for remote virtual doctor's visits—then COVID happened. "Almost overnight, we converted 50%

Waianae Coast Comprehensive Health Center fast tracked a series of virtual services, including on-site patient assistance kiosks that were introduced Spring 2022.

PHOTO COURTESY OF: WAIANAЕ COAST COMPREHENSIVE HEALTH CENTER



**Jennifer Cabaal, RN, and Marcus Iwane, MD hold the fruits of their labor following a recent kalo harvest at the West Oahu Medical Office at Kapolei. The gardens at the facility contain medicinal plants used for traditional healing practices as well as several taro patches cultivated and enjoyed by staff and community groups.**

PHOTOS COURTESY OF: KAISER PERMANENTE HAWAII



of our visits to telemedicine. Within 60 days, we trained 120 medical providers to adopt telemedicine,” Bettini says. Due to the pandemic, WCCHC fast tracked a series of virtual services, including on-site patient assistance kiosks that were introduced this spring. These kiosks connect patients with medical providers for fast consultations as well as outreach services, including resources for health insurance, advanced health directives, and housing, rental, and food assistance.

“Over the last two years, we’ve given out over 4 million pounds of food as part of our model of treating the whole patient, which also means providing social services,” says Bettini. “Keeping our patients out of the hospital and the ER with preventative care, and keeping them served close to home is critical.”

Wai’anae Comp’s achievements have not been without its challenges. Some of WCCHC’s patients have difficulty accessing telemedicine due to insufficient cellular data plans or poor broadband internet capabilities where they live. WCCHC is also in the process of building a new dental facility whose construction costs have sharply risen due to the scarcity of materials and rising fuel prices for transportation. Looking ahead, the healthcare field in general is facing shortages in primary care physicians across the country over the next decade, which Bettini’s team has been bracing for.

“The medical schools are producing medical specialists and researchers but not enough family medicine doctors. ... [WCCHC] has been training medical providers in a model that incorporates medicine as well as the social and cultural needs of Native Hawaiians and Pacific Islanders ... We’re graduating eight to 10 doctors a year.” “The Wai’anae Coast Comprehensive Health Center currently offers accredited programs in post-doctorate psychology, nurse practitioner residencies, dental residencies, and the health center is able to offer education on osteopathic medicine in partnership with A.T. Still University. WCCHC recently received a grant to develop a primary care residency program for physicians in an effort to create more family doctors—and keep those doctors on the west side. “There haven’t been residencies for physicians in Hawai’i so the next generation go to the mainland, which creates a shortage,” Bettini says. “We can’t wait for the outside world to send us doctors and solve this problem, we have to solve it ourselves.”

### CARING FOR NATIVE HAWAIIAN COMMUNITIES AND EXPANDING URGENT CARE

Another healthcare organization supporting Native Hawaiian and Pacific Islander populations is Kaiser Permanente, which has provided over \$850,000 in funding to Hawai’i community organizations to address specific social and health needs in Hawaii. These grants include \$100,000 to the Council for Native Hawaiian Advancement headquartered in Kapolei; \$85,000 to U.S. VETS to provide a nurse to care for people living at their Wai’anae and Kalaeloa facilities; and a recent grant of \$25,000 to Kula No Nā Po’e Hawai’i (KULA) to train and deploy community health workers to make care and COVID vaccines more accessible for Native Hawaiian homestead communities in Kapolei, Papakolea, and Wai’anae.

“We are pleased to support KULA as it works to ensure

**Pictured here: Rendering of the future entrance to The Queen's Medical Center - West O'ahu, quadrupling in size over the next 15 years as it expands to serve the growing population on the west side.**

PHOTO COURTESY OF: THE QUEEN'S HEALTH SYSTEMS



that Native Hawaiians have equitable access to healthcare and vaccines,” says Greg Christian, Hawai‘i market president of Kaiser Foundation Health Plan and Hospitals. “[This initiative] will lay the groundwork to keep members of the Hawaiian homestead communities healthy today and in the future.”

This grant is the latest in a series of grants and contributions from Kaiser Permanente in recent months. Throughout 2021, the healthcare provider gifted over \$3.3 million to community organizations working to support COVID vaccinations, address homelessness, and improve food security and economic opportunities for Hawai‘i’s people. Since Kaiser Permanente opened their new West O’ahu Medical Office at Kapolei last year, the facility has seen an increase in patients receiving aid from the urgent care clinic, such as mild chest pain, strains, sprains, and colds. The new facility, which is 40,000 square feet, is roughly three times the size of their previous clinic, and offers expanded women’s health services, such as mammography, radiology, and ultrasound, as well as Urgent Care with longer hours, lab work, and a full pharmacy. Additionally, thanks to Kaiser Permanente’s integrated system, urgent care physicians can consult on unique cases via phone calls or video conferencing with hospital

specialists in real time, which improves care and outcomes for patients. “We’ve gone from three healthcare providers to 12 at the West O’ahu Medical Office in order to meet the demand. We also have a triage system in place, so patients aren’t coming into urgent care when they actually need to be seen in the emergency room,” says Kaiser



**Blessing of the new cancer center at The Queen's Medical Center - West O'ahu as its first phase of construction was completed in July 2022.**

PHOTO COURTESY OF: THE QUEEN'S HEALTH SYSTEMS

Permanente Urgent Care Physician Donna Rumbaoa, MD.

Looking ahead, one of Kaiser Permanente’s biggest goals is furthering outreach efforts for Native Hawaiian communities, especially in West O’ahu. “We hear about a lot of disparities in medical care for certain populations in communities throughout the island and Native Hawaiians have been among the hardest hit,” says Rumbaoa. “Whether it’s increasing patients’ ability to access care or providing information that helps decrease a lot of the stigmas that may come with vaccination, many of our primary care physicians are involved in outreach with Native Hawaiian communities.”

### COVID FRONTLINES AND INCREASING HEALTHCARE INNOVATION

Dispelling rumors about COVID is key, especially for The Queen’s Health System, which is serving on the frontlines of Hawai‘i’s pandemic response. The local healthcare provider is currently in the process of quadrupling the size of The Queen’s Medical Center - West O’ahu, from 250,000 square feet to 1 million as part of a \$500 million expansion over the next 15 years that will also increase the number of patient beds from 104 to 364. It’s an increase that can’t come soon enough for Queen’s, where rising hospitalizations led to admissions



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**“When it comes to chest pain or signs of a stroke or heart attack, minutes matter and you need to get care started as soon as possible. At our West O’ahu facility, we can do all the diagnostic testing there and get you to the right specialist immediately.”**

DARLENA CHADWICK,  
SR. VICE PRESIDENT & COO,  
THE QUEEN’S MEDICAL CENTER - WEST O’AHU

outpacing the number of available beds this past January.

“We hoped we’d be through COVID by now, but we’re still seeing new cases in our emergency department on the west side,” says Jason Chang, executive vice president and chief operating officer of The Queen’s Health System. “Less than half a percent of all people who get COVID will end up getting hospitalized, but when there are many people getting COVID, it means there are many people in our hospital who are truly sick.”

However, even as a standalone facility and before the complete 15-year expansion, Queen’s West O’ahu facility is a comprehensive community hospital. In addition to COVID response, the healthcare provider has expanded its orthopedic and cancer programs; for example, the installation of a groundbreaking new linear accelerator at Queen’s West O’ahu now allows physicians to administer radiation oncology at tumors with pinpoint accuracy that spares healthy tissue nearby. “The level of technology at [Queen’s] West O’ahu is growing every day and I think people are pleasantly surprised when they learn what’s available,” says Darlena Chadwick, COO of The Queen’s West Medical Center – West O’ahu and senior vice president of The Queen’s

Health System. “When it comes to chest pain or signs of a stroke or heart attack, minutes matter and you need to get care started as soon as possible. At our West O’ahu facility, we can do the diagnostic testing there and get you to the right specialist immediately.”

As The Queen’s Health System grows, healthcare options increase—as well as the employment opportunities. With nearly 8,000 employees, plus more than 1,400 physicians and 1,000 medical specialists statewide, Queen’s is one of Hawai’i’s largest employers. The expansion of The Queen’s Medical Center –West O’ahu will create new jobs in West O’ahu in addition to the vacancies that are currently available. “We definitely want people to think about Queen’s as a career because you may be surprised how many different types of openings we have. Not just for doctors and nurses, but IT specialists, EVS technicians, and other roles that make a huge impact in our health system,” Chang says.

#### KAPOLEI AND ‘EWA BECOME A CERTIFIED BLUE ZONES PROJECT COMMUNITY

In 2004, longevity researchers Gianni Pes and Michel Poulain published findings that identified the Nuoro province in Sardinia, Italy, as having the highest concentration of men who



The Kapolei and ‘Ewa community’s businesses and organizations are engaged in the Blue Zones Project, demonstrating readiness for positive change implementing a variety of healthy practices. On the left: The Queen’s Medical Center-West O’ahu was the first medical center nationally to become Blue Zones certified.

PHOTO COURTESY OF: THE BLUE ZONES PROJECT KAPOLEI ‘EWA



PHOTO COURTESY OF THE BLUE ZONES PROJECT KAPOLEI 'EWA

had reached the age of 100. As Pes and Poulain honed in on the villages with the highest rates of longevity, they drew concentric blue circles on their map and began referring to this area as the “blue zone.” Inspired by this research, explorer Dan Buettner began identifying other hotspots of longevity—specifically Ikaria, Greece; Loma Linda, California; Okinawa, Japan; and Nicoya, Costa Rica—and he traveled to each location to learn about the various lifestyles and environments of the world’s longest-lived people.

Buettner and his team of researchers and demographers pinpointed nine specific habits that people in all blue zones shared, which they nicknamed the “Power 9” habits: Moving naturally and incorporating physical exercise into everyday life, having a sense of purpose, shedding stress, limiting the consumption of meat (and only eating until one is 80% full), enjoying alcohol in moderation, belonging to some faith-based community, keeping loved ones nearby, and having lifelong friends and strong social networks. “Their goal was to try and figure out why these centenarians lived so long with hardly any diseases or the medical reasons that are commonly found in the United States, like cardiovascular disease and certain cancers,” says Crystal Robello, community engagement lead of the Blue Zones Project in Hawai‘i.

Established in 2010, the Blue Zones Project is a well-being improvement initiative based on Buettner’s findings; the organization works with communities across North America to employ the Power 9 lifestyle traits to help people live better, for longer. In 2015, the Blue Zones Project came to Hawaii thanks to an innovative sponsorship by HMSA; Kapolei and ‘Ewa are the most recently certified Blue Zones community in the state. “The Blue Zones Project operates nationwide and not many communities reach a certified status,” Robello says. “It means an area has to demonstrate readiness for positive change within the community and implement a variety of healthy practices, and Kapolei-‘Ewa was able to accomplish this.”

There are a number of requirements to be certified as a Blue Zones community. For example, at least 50% of the area’s top twenty employers need to become Blue Zones Worksites through meaningful action, such as organizing or promoting workshops that encourage employees to connect with their own sense of purpose and conducting walking or standing meetings when possible, among others. Similarly, at least 25% of independent or locally owned restaurants need to become Blue Zones restaurants, 25% of public schools need to become Blue Zones Schools, and 25% of grocery stores

need to become Blue Zone Grocery Stores, all following similar health-conscious metrics for success.

Some organizations take the Blue Zones Project to heart and become certified in and of themselves; the Queen’s Medical Center-West O‘ahu was the first medical center nationally to become Blue Zones certified. In accomplishing this, Queen’s West O‘ahu had an assortment of initiatives. They developed an educational program for children about the importance of healthy behaviors at a young age; sponsored the ILLUMINATE charity walk in 2019 in partnership with Blue Zones Project, which resulted in 824 registered participants raising more than \$205,000 to support the hospital and promote health and wellness in Kapolei and ‘Ewa; and partnered with Island Pacific Academy, where students painted a mural depicting healthy living in West O‘ahu (which were displayed in the hospital’s stairwell to encourage people to take the stairs instead of the elevator).

One of Robello’s favorite initiatives was the creation of community gardens to promote food sustainability: “It’s rewarding to see people coming together to build a garden full of fruit, vegetables, and flowers to make lei ... When you have 30-plus volunteers show up to donate plants and donate time, you see how meaningful Blue Zones Project initiatives can be.”

LIVING ALOHA THE  
QUEEN EMMA WAY

## DARLENA CHADWICK

MSN, MBA, FACHE Senior Vice President  
and Chief Operating Officer  
The Queen's Medical Center - West O'ahu

After spending more than 11 years in the military, Darlena Chadwick thought her life was relatively set. She was born in Georgia and joined the Air Force out of high school to help pay for college. Chadwick worked her way up to the rank of master sergeant and she handled logistics management on base in Charleston, South Carolina. But when her daughter was diagnosed with cancer just before her 5th birthday in 1991, Chadwick's life was thrown into upheaval. She would spend the next two years watching nurses help her daughter through treatment; their dedication and selflessness moved Chadwick, who decided to become a nurse. "I watched the nurses and I was in awe of everything they did. I went home and told my husband, 'I'm going to nursing school,'" Chadwick says.

Chadwick went into the Air Force Reserves while she attended nursing school at night at the Medical University of South Carolina, where her daughter was treated for cancer. She graduated in 1999 when her husband, who was also in the Air Force, transferred to Hawai'i. Chadwick became a full-time oncology nurse. "I took care of patients every day but I wanted to do more," she says. "When my daughter went through cancer, I was young, my husband and I didn't have money, and it's so difficult to navigate through cancer when you have no experience or background. I wanted to make it easier for families." Chadwick kept learning—how the ICU worked, nursing administration, and she ultimately earned a masters degree

### PROFILE



**I took care of patients every day but I wanted to do more.**

in nursing. She joined the Queen's Health System as vice president of patient care and built the first hospital-based navigation program in Hawai'i to help patients and their families.

More than 15 years later, Chadwick is still at Queen's, still pushing for advancements in healthcare technologies and treatment methodologies. This past August, the healthcare provider recently announced the completion of the first phase of a comprehensive new cancer center at the Queen's Medical Center - West O'ahu. "There were no radiation treatment services on the west side; the nearest radiation center was close to an hour away. Now this facility can treat our patients right here in West O'ahu," Chadwick says. It's the first step of

what are many planned additions at Queen's, which includes an enlarged emergency room, more inpatient beds, a same-day surgery center, and expanding women's services. Queen's healthcare providers are also going into the community, to teach elementary school students about recognizing signs of a heart attack or stroke and the importance of older family members checking their blood pressure. For Chadwick, taking care of healthcare often begins at home.

"Years ago, they said my daughter would never be able to have children and that she would probably have learning disabilities after her cancer treatments. Instead, she made straight As all throughout school and got her MBA at Shidler Business School. She became a successful businesswoman and I have two beautiful grandchildren," says Chadwick. "I want West O'ahu to know that Queen's is committed to being a partner, from when you're young to when you're older. Every day, we practice the Queen Emma way, which means living aloha through acts of kindness with our patients, healthcare providers, and our communities." ■



**The future Daniel K. Akaka VA Clinic in Kalaheo, located at the corner of Franklin D. Roosevelt Ave. and the future Kamokila Blvd. extension, is surrounded by the future Gentry Homes residential community.**

PHOTO COURTESY OF: THE IMAGE GROUP, GOODFELLOW BROS.



# VETERANS ON THE WEST SIDE



# NEW FACILITIES FOR THOSE WHO SERVED

**H**awai'i has an estimated 118,000 veterans statewide, a majority of them located on O'ahu. How do we best serve those that served our country? A new healthcare clinic and care home is a start. Hopefully new facilities—as well as resources at UH West O'ahu for our service people who are securing degrees and certifications—will go a long way towards providing care for our veterans. We appreciate their sacrifices and commitment to this country. Here's how we are committed to them.

## A CLINIC OF CARE

The Veterans Administration Advanced Leeward Outpatient Healthcare Access (ALOHA) clinic may have a new official designation—the Daniel Kahikina Akaka Department of Veterans Affairs Community-Based Outpatient Clinic, named for the late former Senator Akaka, who was the longtime chair of the Senate Veterans Affairs Committee and a World War II veteran himself—but this upcoming facility in Kalaeloa is still committed to the same mission: ensuring outstanding care for veterans in Hawai'i.

When this \$120 million multi-specialty clinic opens it will provide primary health care, as well as mental health services, laboratory and diagnostic services, audiology, dental services, physical and occupational therapy, prosthetics, and a pharmacy for more than 87,000 veterans across O'ahu. The Akaka VA Clinic will also reduce wait times, increase the availability of health care providers, and help alleviate traffic and insufficient parking that veterans often experience while visiting the Spark M. Matsunaga Veterans Affairs Medical Center at Tripler. Located at the newly redesigned corner of Kamokila Boulevard and FDR Avenue, the Akaka Clinic will roughly double the capacity of the VA Pacific Islands

Health Care System.

“[This clinic] will allow us to significantly expand the services we offer to our veterans by increasing access to the VA's advanced technology, top providers, and staff who will bring safe, compassionate, quality care to them,” said Dr. Adam Robinson, director of VA Pacific Islands Health Care System (VAPIHCS), at the outpatient clinic's groundbreaking last December.

The Akaka VA Clinic has been a key priority for Hawai'i's congressional

President of Hunt's Development Division in Hawai'i and a U.S. Navy veteran who also attended the clinic's groundbreaking.

In addition to benefits for Hawai'i's veterans, the Akaka Clinic will also be a community leader in sustainability; Hunt is working with Energy Advisors to install more than 1,500 solar panels that will supply solar power to the facility. This photovoltaic (PV) system will include other structural improvements, such as a steel structure that will support the PV canopy and



The Veterans Center of Excellence opened on the UH West O'ahu campus in February 2022.  
PHOTO COURTESY OF UH WEST O'AHU

delegation for decades. During his tenure in government, Senator Akaka championed a veterans health facility in West O'ahu. In March 2021, Senator Mazie Hirono and Congressman Kai Kahele secured a 15-year lease for the nearly 89,000 square-foot facility; Hunt Companies, Inc. became the developer for what was then called the ALOHA Clinic, with Nan, Inc. as general contractor, completing the structure, framing, and masonry after the building's foundation was set this past May. In June 2022, President Biden signed legislation into law that would name the new facility after Akaka. “With so much of O'ahu's current and future growth expected here on the west side, this out-patient facility will allow those who served our country to more conveniently access the advanced medical resources that the VA has to offer,” said Steve Colón,

new walkways. When the PV system is complete and fully energized by early 2024, it is projected to produce more than 1,000,000 KWHs of solar power. The Akaka Clinic will also offer 19 electric vehicle charging stations to help foster an environmentally sustainable community in Kalaeloa.

## NO PLACE LIKE HOME

Construction continues on the Daniel K. Akaka State Veterans Home (SVH), which will provide 120 beds for all veterans living in Hawai'i, as well as eligible spouses and Gold Star parents. Funded by a \$44.7 million federal grant from the U.S. Department of Veterans Affairs and \$53.7 million in appropriated state funds for planning, design, equipment, and construction, the Akaka SVH will offer a wide range of services—including a nursing facility, adult day care, long-term

services for those with dementia or Alzheimer’s disease, rehabilitation care, and hospice—when it opens.

With an estimated 85,000 veterans on O’ahu, of which live on O’ahu, this facility will go a long way towards providing much-needed care alongside the state’s first veterans home in Hilo. “Hawai’i will still be 53 beds short of the 268 total state veteran home beds needed for the state, but upon completion, the Akaka SVH will more than double the state’s current capacity,” the state Department of Defense said shortly after the veterans home’s groundbreaking last Memorial Day. When the facility opens next year, it will provide an estimated 200 new jobs in West O’ahu—and an immeasurable benefit for Hawai’i’s veterans.

### CENTER OF EXCELLENCE

In February, the University of Hawai’i - West O’ahu opened the Veterans Center of Excellence, a space on campus for students who are veterans to connect with others, access resources they need to succeed



The future Daniel K. Akaka State Veterans Home is located on Farrington Hwy. just Diamond Head of Geiger Rd. The veteran’s home will provide 120 beds. PHOTO COURTESY OF: NAN, INC.

in college, and simply relax. Located in Campus Center, in the former location of the University of Hawai’i Federal Credit Union, the Veterans Center of Excellence’s goals involve helping veterans navigate course registration and secure educational benefits, as well as simply be a place where they can use a computer, talk with a counselor, and more. The Veterans Center of Excellence also offers digital resources, such as two computer workstations, a 3D printer, laptops, Lego building kits as part of the university’s “Bullets to Blocks Program,” and tools to loan.

American Veterans Hawai’i (AMVETS Hawai’i) also donated a 55-inch television and a small refrigerator to the center.

“The center is [a] ‘one-stop shop’ for veteran students, active-duty students, and dependents,” says Dr. Richard Jones, interim director of the center. “The purpose is to provide them with a comfortable, safe, and relaxing space on campus. ... While we are here to help with transitions from service to post-service careers, we also offer a safe place to relax and interact with other students who have similar experiences.”

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The Campbell - Kapolei Student Career Expo, championed by the Kapolei Chamber of COmmerce, was first held in 2018. Over 1,200 freshman students from James Campbell H.S. and Kapolei H.S. have the opportunity to 'interview' employers on the UH West O'ahu campus (pictured here).

PHOTO COURTESY OF KAMEHAMEHA SCHOOLS

# EDUCATION & WORKFORCE DEVELOPMENT

## WEST O'AHU WORKS

How can we ensure that West O'ahu students are getting the education they need for tomorrow's jobs—and ideally, allow them to afford a living that can keep them in the Islands? The Kapolei Chamber of Commerce, the University of Hawai'i - West O'ahu, DreamHouse Charter School, and even local companies, such as Hawai'i Pacific Health, are adopting innovative new methods to reimagine what education could look like in the years (and decades) to come.

In 2016, the Kapolei Chamber of Commerce first heard about the Nashville Chamber of Commerce's student career expo. Named "My Future, My Way," the expo gathered more than 300 Nashville businesses and roughly 7,000 9th grade students who were able to imagine their lives beyond high school and ask prospective employers what it took to succeed in different industries. Instead of the same employers attending multiple career fairs at multiple schools to lecture students about their companies, the students led the conversation.

The students 'interviewed' the employers and asked questions that were important to them, which the employers may not have even considered were on students' minds. Questions about what different jobs entailed led to meaningful conversations that were a learning opportunity for the 9th graders, but also for business leaders.

The Kapolei Chamber decided to adapt this approach for West O'ahu schools and pioneered the first student career expo here in Hawai'i in 2018. Over 1,200 freshmen students from Kapolei High School and James Campbell High School are given the opportunity to explore different career paths and interact with over 80 employers all at once. The expo is held on the campus of the University of Hawai'i - West O'ahu, and many of the students have never before stepped onto a college campus. They arrive dressed in professional attire, see what a university looks like, interact with UH West O'ahu faculty, and ask employers about different career pathways.

The annual career expo was a success and led to a bigger conversation: How can West O'ahu stakeholders come together to ensure that today's young

people finish high school, go on to earn degrees in higher education or skilled trades, and become tomorrow's working professionals and community leaders? To broach this question, the Kapolei Chamber pulled together their member businesses; community leaders working in education; representatives from public schools and charter schools; and counselors and educators from UH West O'ahu, colleges and technical schools in the area for a series of roundtables. The round tables, hosted by UH West O'ahu are part of the Kapolei Chamber's "West O'ahu Works" education and workforce development initiative, or "W.O.W." At each event, roughly 30 or so individuals split up into groups of eight for discussions that are facilitated by a member of the Kapolei Chamber's education workforce development committee and a notetaker. Past roundtable topics have included health and well-being; innovative technologies, such as cybersecurity, digital media, and A.I.; the professional trades; and entrepreneurial opportunities and enterprise.

"We document the conversations to collect data on what people are identifying as critical needs and



**West O'ahu Works (W.O.W.) is the Kapolei Chamber of Commerce's education and workforce development initiative that includes roundtable discussions between educators and business leaders.**  
 PHOTO COURTESY OF: THE KAPOLEI CHAMBER OF COMMERCE

directions to explore,” UH West O’ahu Chancellor, Maenette Benham says. “People often use the term, ‘pipeline,’ but I prefer ‘auwai, the waterway. When water passes through the lo‘i, it nourishes the kalo, our students, and they grow. But the water also picks up more nutrients and goes back into the stream, our community, which represents the way these roundtables affect our educators and business owners too.”

The creation of the ‘auwai and more minds being focused on student development from K-12 and post-secondary education also helps ensure that no one falls through the cracks. “We know that there are many pathways for our young people to become civic-minded, contributing community members living their best life. One pathway is through post-secondary education. Now some students will choose college, many of them have the socioeconomic capital to succeed. But there are many more students who don’t know that this is a viable pathway and are often persuaded to seek employment, many at an entry level.” says Benham. “In our roundtables, we’re also trying to figure out, at what point can we get the student and their family engaged in choosing postsecondary education? We’ve had students that come to UH West O’ahu and their parents decide to go to college too. There are several instances where parents and children have graduated from university together.”

With the success of the *West O’ahu Works* roundtables and the all-in-one *Campbell-Kapolei Student Career Expo*,

the Kapolei Chamber of Commerce is currently looking to expand. Events may have been curtailed in 2020 and 2021 due to COVID restrictions, but they were restored to in-person in 2022—and the Kapolei Chamber is making plans for a second student career expo for Nānākuli and Wai‘anae High Schools in 2023.

“The goal is to track the metrics for how many students are going from middle school to high school, high school to college, and college to career. And we’re seeing new possible initiatives: Some businesses are looking at offering scholarships for students. Other businesses are trying to include more high school and college interns, or possibly having an employee spend a semester or year as an educator at a school,” Benham says. “As long as we continue to grow this strong framework that involves the education sector and the business sector working together, anything is possible.”

### EDUCATION PROGRAMS, INTERNSHIPS, AND MORE

Hawai‘i Pacific Health (HPH) is another organization creating career opportunities for students. In 2018, HPH launched a Medical Assistant Program in partnership with the Hawai‘i Department of Education with the goal of providing hands-on training for local high school seniors to prepare them for a career in healthcare, free of charge. Five schools initially participated in the pilot program, including James Campbell and Kapolei high schools; as of 2022, the program has graduated

87 students, with 100% of participants achieving national certification on their first attempt. The Medical Assistant Program consists of two semesters of coursework, with classes ranging from anatomy and physiology to administrative medical assisting, as well as 225 hours of clinical externships and labs at Straub Medical Center clinics in Kapolei and Pearlridge.

Hawai‘i went from having roughly 400 medical assistants graduating each year to less than 100 after Heald and Remington colleges shut down. Hawai‘i Pacific Health stepped in to offer educational programs to help fill the gap. After completing the program and receiving their national certification, students are given primary consideration for employment at one of Hawai‘i Pacific Health’s facilities.

Every year, Hawai‘i Pacific Health also hosts internships and summer programs for high school juniors and seniors, and undergraduate college students where they can learn about hospital systems, interact with healthcare professionals, conduct clinical research with HPH physicians, and gain firsthand experience in a variety of different fields in the healthcare industry, including imaging, rehabilitation, information technology and more.

“We see that about 50% of our children are not choosing to go on to higher education, and we thought it was important that our children have an opportunity to have the skills they need to be able to step into living-wage jobs,” says Carl Hinson, director of Workforce Development for HPH. “It’s an important part of our mission of creating a healthier Hawai‘i ... not only in the healthcare we provide, but also the community health. It’s about the career health, the social health, and the spiritual health of our community.”

### PREPARING THE PATHWAY FOR FUTURE NURSES

To help address the statewide nursing shortage, UH West O’ahu has recently launched a new initiative for students interested in healthcare and pursuing a career in nursing: a new UH West O’ahu Bachelor of Applied Science, Health Professions with a Pre-Nursing

Pathway. Presented in partnership with UH Mānoa’s Nancy Atmospera-Walch School of Nursing (NAWSON), this degree program aims to provide students with a rigorous curriculum of science courses and hands-on clinical training opportunities in a variety of medical settings led by experienced healthcare professionals.

Over the course of three semesters, students in the Pre-Nursing Program will complete general education and foundational courses that will prepare them for entry into a Bachelor of Science in Nursing curriculum, such as Biochemistry, Psychology, Microbiology, Communication, Anatomy and Physiology, English, and Statistics. In addition to gaining the science knowledge and clinical skills needed to develop into skilled clinicians that can make an impact in the nursing profession, students will also learn holistic approaches in healthcare by incorporating Native Hawaiian principles, values, and ‘āina-based learning.

“The UH West O‘ahu Pre-Nursing Pathway includes all the coursework and clinical experiences necessary to apply to a BSN program,” says Dr. Rebecca Romine, associate professor of Biology at UH West O‘ahu and co-lead for the Pre-Nursing Pathway. “But as it is housed on the UH West O‘ahu campus, it is taught with a unique culture-based perspective in which concepts important to Hawai‘i and health within our community are integrated into the coursework.”

Students enrolled in the Pre-Nursing Pathway will receive extra support from both UH West O‘ahu and UH Mānoa campuses as they complete their coursework; throughout the program, faculty advisors meet with students multiple times and specialized seminars, which are designed to provide both academic and emotional support, are required each semester. Students have access to training facilities and simulation labs at both UH West O‘ahu and UH Mānoa, though all prerequisites and nursing courses are taught at UH West O‘ahu.

UH West O‘ahu’s Pre-Nursing Pathway is ideal for recent high school graduates and first-time-in college students interested in nursing and providing healthcare. Dr. Romine also encourages students who have



LEEWARD COMMUNITY COLLEGE OFFERS THE ONLY FORD AUTOMOTIVE STUDENT SERVICE EDUCATION TRAINING PROGRAM (ASSET) IN THE STATE. | PHOTO COURTESY OF: LEEWARD COMMUNITY COLLEGE



UH WEST O‘AHU KUMU OLA PROGRAM COORDINATOR NICOLE AKANA INSTRUCTS STUDENTS IN THE NURSING SIMULATION LAB. | PHOTO COURTESY OF: UH WEST O‘AHU



HAWAII PACIFIC HEALTH’S MEDICAL ASSISTANT PROGRAM OFFERING FREE HANDS-ON TRAINING FOR HIGH SCHOOL SENIORS. | PHOTO COURTESY OF: HAWAII PACIFIC HEALTH

experience as caregivers, nurse’s aides, certified nursing assistants, or medical assistants to apply.

## TRADES FOR THE FUTURE

In June 2021, employers nationwide posted more than 365,000 available openings in the tech sector, with jobs ranging from systems engineers to IT support specialists to electrical technicians. Depending on skill and experience, these jobs also pay well; according to the U.S. Bureau of Labor Statistics, the median annual wage for IT and computer jobs in 2020 was more than \$90,000. Yet even now, more than a year since those 365,000 openings were first reported, many tech jobs remain unfilled due to a lack of skilled talent.

It isn’t just tech jobs. Even before the pandemic, all types of skilled trades—technicians, welders, mechanics, and electricians and so on—have been in high demand. “There has been a big shift into technician training and these types of jobs require highly specialized skills because of the technology. The trades are certainly growing, and we need to address this skill gap. We need to make our students aware that these types of jobs are available and that we have the expertise on our campus to train them for it,” says Leeward Community College Dean of Career and Technical Education Ron Umehira.

Students are looking for ways to learn exactly what they need to pursue their passion instead of spending years in the classroom, and training with certifications and specialized training provides this pathway. At Leeward CC, students have access to a multitude of educational pathways in trades, with degrees and industry certifications in information and computer science, health information technology, digital media, integrated industrial technology, sustainable agriculture, automotive technology, and the only Ford Automotive Student Service Education Training (ASSET) program in the state.

More than a decade ago, Leeward Community College began a dialogue with the Honolulu Authority for Rapid Transportation (HART) and Hitachi, the company that operates and provides the trains, decided to create an education program that would produce technical specialists who

The future DreamHouse High School public charter school will be located on the top two floors of a three-story building in the Kapolei Pacific Center with mixed use on the ground floor.  
PHOTO COURTESY OF DREAMHOUSE & AVALON DEVELOPMENT

could maintain the rail system once it was completed. At the time, Leeward CC only had a noncredit workforce development program called Process Technology, which offered a non-credit electrical and mechanical curriculum. Working together with HART and rail companies, the college created a new degree program—Integrated Industrial Technology—that teaches students mechatronic systems, mechanical engineering, and other skills needed to work on not only rail systems but any career that involves the integration of mechanical, electronic, and communications systems. “We have a very strong advisory committee that’s made up of industry executives that give us the relevant competencies for us to prepare students for any type of electrical and mechanical jobs,” Umehira says. “We’re currently looking at adding internships or a practicum for students who are in their last semester to go directly to companies or manufacturers so they can receive firsthand experiences and apply what they’re learning in an actual job setting.”

“At Leeward, we’re not here to waste anybody’s time or money. Our counselors, advisors and instructors are here to help guide students in the right direction as far as education, training, and career planning concerned,” says Umehira. “We’re getting them on the right pathway so they can accomplish their goals sooner.”

## A BRAND NEW (HIGH) SCHOOL

It’s been two years since Kapolei Magazine featured DreamHouse ‘Ewa Beach; in 2020, the public charter school was hosting remote online learning (due to COVID distancing) for their first ever class of sixth graders. Two years later, DreamHouse is expanding their educational horizons again—this time literally, into an innovative new space in Kapolei that will be the future home of a brand new high school.

“We wrote our charter for grades 6 through 12 and we started with a temporary space in 2019 for sixth grade. Within a year, we doubled in size to 200 kids, went up to 7th grade, and moved to Kalaeloa. Our goal has always been to build up, one grade at a time,” says DreamHouse



Charter School Co-Founder and Chief Education Officer Alex Teece. “Our high school will be in a new facility and we’ll graduate our first class of 12th graders by May 2026.”

DreamHouse will be located in the top two floors of a three-story building in Kapolei Pacific Center, a 3-acre master-planned site developed by Avalon Development Company that currently houses the Cole Academy preschool and the Social Security Administration’s regional headquarters. The ground floor of the DreamHouse High School building will be occupied by retail space that will help to offset the cost of the entire lease. “I don’t know any developer that would be willing to part with land to anyone that couldn’t traditionally afford to carry a market price lease. But Christine Camp, Steve Kothenbeutel, and the folks at Avalon have been incredible partners and really gracious in offering us the terms and agreement we have,” Teece says.

Although mixed-use facilities—where schools are located on upper floors while other businesses operate on the ground floor—are common throughout the the Continental U.S., this is a lesser seen occurrence in Hawai‘i. Even more rare is the method in which DreamHouse is funding this development: Through tax-exempt public municipal bonds. Which means that funding for DreamHouse doesn’t rely on the State Legislature, local foundations for capital improvement grants, or even per-pupil dollars that the school receives from the government.

“For two years, we worked on this deal and it finally closed this past July. Never before in the history of Hawai‘i has a municipal bond been used to underwrite a charter school facility,” Teece says. “I’m especially proud of the fact that DreamHouse is trailblazing in the classroom, through our curriculum, and we’re trailblazing in the community to bring resources for the movement that is public charter schools across the state.”

“The fact that there’s such overwhelming demand for charter schools, it does give me satisfaction knowing that this project will hopefully help alleviate this to some extent,” says Avalon Executive Vice President and Chief Development Officer Steve Kothenbeutel. “When we were engaged in discussion about this project, we thought: There’s got to be a way to make this work.”

“DreamHouse is the newest and fastest growing charter school in Hawai‘i. Our focus is on empowering homegrown leaders for our island community. It’s our core value and it’s what drives our curriculum, our staff, and our entire academic culture,” Teece says. “When you talk about going to a public school on the Leeward side that is focused on leadership; that is a tenth the size of the nearest high school; and that also has fresh, innovative perspectives on how to educate and empower kids ... That’s the story of DreamHouse that we are telling right now.”

## PROFILE



## A POSITIVE STEPPING STONE APPROACH

# CARLOS PEÑALOZA

Chancellor  
Leeward Community College

Carlos Peñaloza remembers when he first began working in education administration and he took several prospective students and their families on an open house tour of the school's campus. It was in the evening, which is when the trade school and many of the technical courses were in session. One student asked about the high number of luxury cars parked in the lot and Peñaloza explained that those cars belonged to the students who were working in trades.

"There are employers that are almost breaking down our doors, asking where the trades graduates are because the demand is so high," Peñaloza says. "I graduated with a conventional degree in a traditional setting. ... But if I knew then what I know now ... I would've gone into trades."

Peñaloza has nothing against traditional 4-year degrees; he himself

has a Bachelor of Arts and Master of Philosophy. But his own time spent in the community college system helped reshape the course of his life. As a young man growing up in Venezuela, Peñaloza was a pre-med student when he immigrated to the United States, where he first attended Stony Brook University in New York. "I really felt like a fish out of water. Forget the fact that it was scary being in a new school in a new country; all the classes were so big, the professors weren't accessible; you primarily would meet with TAs," says Peñaloza, who transferred to Queensborough Community College after a semester.

"I quickly learned that community colleges offered two avenues: If you need short-term training that gets you work, community college is the way to go. And if you're interested in the long-haul of a four-year degree or more, you can get started on the basics at a community college while saving money," Peñaloza says.

This positive attitude towards community college is the same approach that Peñaloza brings with him as the chancellor of Leeward Community College. The image of community college today, as a positive stepping stone to reach the next level for anyone headed to higher education or the workplace, is one that he wishes he experienced more of when he was a student: "Not every high



**Today's college students are no longer just high school graduates... Everyone has an opportunity. And there's no better place than a community college...**

school student is ready for college and there's nothing worse than having a very young individual leave town and experience a world that is not realistic. When you go to school, that's not a complete picture of life."

As chancellor, Peñaloza responsibly handles all the responsibilities—ensuring a balanced budget, managing resources, maintaining compliance, and so on—but his passion is connecting with students, where he can demonstrate how Leeward CC can be a place for young minds to hone their skills. "Today's college students are no longer just high school graduates. They're veterans, stay-at-home moms, retirees... Everyone has an opportunity. And there's no better place than a community college to connect with actual professors in different disciplines who can share their experiences in each field for you to better find your own path," says Peñaloza.

"My goal is to help ensure that Leeward [CC] is offering programs that are not just unique but which also serves a purpose in a way that reflects our community, their wants, and needs." 🌟

# SUSTAINABILITY



**Workers harvest and process fresh vegetables in Waianae.**  
PHOTO COURTESY OF: DR. ALBIE MILES, UH WEST O'AHU



PHOTO COURTESY OF: DR. ALBIE MILES, UH WEST O'AHU

# TRANSFORMING HAWAII'S FOOD SYSTEMS

**L**et's say a serious hurricane were to hit the Hawaiian Islands this year...

In the event of any impending natural disaster, the Port of Honolulu tends to be shut down roughly 24 to 48 hours in advance, which means that O'ahu, and the rest of the state, would have already burned through two days' worth of food reserves by the time a storm made landfall. At any given time, the state holds an estimated five to seven days' supply of food largely held on supermarket shelves. In 2022, it is estimated that FEMA stores 3 million emergency meals and 2.7 million liters of water for a state of over 1.4 million. The Hawai'i Emergency Management Agency (HI-EMA) doesn't store food. Instead, HI-EMA recommends that all households in Hawai'i have a 14-day supply of food and water in case of emergency. However, it is not even known how many Hawaii households have the recommended 14-day supply of emergency food, and many limited-income families throughout the Islands, especially Native Hawaiian and Pacific Islander communities, are already experiencing household food insecurity, which means they have a difficult time gaining access to enough quality food on a regular day. COVID-19 made this problem even worse when many families lost their jobs.

To further complicate matters, Honolulu is also a structural bottleneck in the system: Most of O'ahu's key infrastructure—our seaports, airport, refineries, power stations, and other critical systems—are all located on the same 12-mile southern coastline, which is at a low elevation and susceptible to damage and significant inundation due to severe weather or tsunami. In short: Our food system is in a precarious situation. If a major storm were to arrive, Hawai'i's food system would face a grave situation.

Experts argue that relying on local agriculture alone is not a solution to the multiple challenges we face. "If a significant natural disaster like a hurricane sweeps through Hawai'i, it's likely going to disrupt everything, including local agriculture," says Dr.

Albie Miles, assistant professor of Sustainable Community Food Systems at UH West O'ahu. "Either way, if our critical systems are disrupted for a long time, like when Hurricane Maria hit Puerto Rico, I don't think many people are going to be very happy eating only local fruits and vegetables for a month as we try to dig ourselves out."

In 2014, Miles came to Hawai'i after graduating from UC Berkeley to build the Sustainable Community Food Systems (SCFS) undergraduate degree program at UH West O'ahu. The creation of the SCFS program was a collaboration between UHWO, MAO Organic Farms and Kamehameha Schools. The program



**If a significant natural disaster like a hurricane sweeps through Hawai'i, it's likely going to disrupt everything...**

DR. ALBIE MILES,  
ASSISTANT PROFESSOR, SUSTAINABLE  
COMMUNITY FOOD SYSTEMS,  
UH WEST O'AHU

is interdisciplinary in nature, drawing from a variety of fields, including natural science, social science, and the humanities, intended for students to develop a more holistic understanding of food systems. Graduates of the program often go on to work in a variety of fields, from organic farming, nursery management, urban planning, traditional land management, and education. Many pursue advanced degrees. The success of the SCFS degree program led to UH West O'ahu receiving a \$1 million grant from the W.K. Kellogg Foundation earlier this year with the goal of creating a new Hawai'i Institute for Sustainable Community Food Systems (HISCFS) that will better help people understand the food system of Hawai'i through research, undergraduate education, planning and community outreach, all intended to make lasting

change in improving Hawai'i's food system.

"The Institute is intended to conduct applied research, provide new educational opportunities for under-represented youth in higher education, and engage community members in discussions about the future of food and agriculture in Hawai'i. We also want to alert people to the key points of vulnerability in the food system, identify where important social and ecological externalities are being generated, and help clarify how we can move towards the creation of a more healthy, equitable, resilient and sustainable food system aligned with the UN's Sustainable Development Goals," says Miles.

One of the aims of HISCFS is to bring together UH faculty, food producers, state officials, planners, Indigenous scholars and cultural practitioners to coordinate new strategic partnerships, educational programs, and policy analysis. The Kellogg Foundation's donation to UHWO also helps support new educational opportunities for local students in the form of eight \$10,000 scholarships a year for Native Hawaiian and underrepresented students enrolled in UH West O'ahu's SCFS degree program. "I think COVID served to raise people's awareness about the systemic points of vulnerability in Hawai'i's food system. For example, even if we doubled or tripled the amount of food being produced in Hawai'i, that doesn't necessarily solve the issue of chronic household food insecurity. If people can't afford the food in the marketplace because they lost their jobs when the economy contracted during the pandemic, then they can become food insecure," Miles says. "We need to always think about production, distribution, and reliable access to quality food. As part of its outreach and education efforts, the HISCFS, Honolulu Civil Beat, Waiwai Collective and UH Better Tomorrow has a collaborative 10-part speaker series: The Future of Food & Agriculture in Hawai'i, featuring thought-leaders, academics, community leaders, state officials and practitioners from across the state and the nation. Recordings of the series will be available to the public to further the outreach efforts. 🌱



# KAPOLEI AREA LONG-RANGE MASTER PLAN

EWA, OAHU, HAWAII

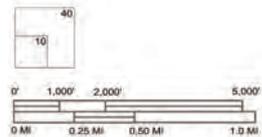
## Land Use Classification

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

## CIRCULATION

- Railroad
- Transit

## ACRES/MILES



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

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The groundbreaking of the Hawaiian Humane Society's second location in West O'ahu located on the corner of Fort Weaver Rd. and Old Fort Weaver Rd. in Ho'opili. IMAGES COURTESY OF: HAWAIIAN HUMANE SOCIETY



# EAST KAPOLEI

Exciting changes are taking place in East Kapolei. From local nonprofits that are setting up shop on the west side, such as the Hawaiian Humane Society, to charitable organizations celebrating more than a decade in the neighborhood, such as the Salvation Army's Kroc Center Hawai'i, this area is increasingly becoming a central gathering place for families in West O'ahu. Also, learn how a new shopping center is giving back to Native Hawaiian communities and supporting the development of new homesteads in the area.

## THE HAWAIIAN HUMANE SOCIETY GROWS WESTWARD

Although the Hawaiian Humane Society has been in continuous operation in Hawai'i since 1883, the nonprofit organization has primarily operated out of a single location in Honolulu for the past 80 years. Meaning that if anyone on O'ahu wanted to visit the humane society to adopt a new friend, find a lost pet, get an animal spayed or neutered, or volunteer to help with animals, you would need to travel from wherever you were on the island to the nonprofit's base of operations in Mō'ili'ili.

However, all this will change next year when the Hawaiian Humane Society opens up its second location near the corner of Fort Weaver and



IMAGES COURTESY OF: HAWAIIAN HUMANE SOCIETY

Old Fort Weaver roads in Ho'opili. "This new second campus in 'Ewa will make our programs and services more accessible to residents of Central and West O'ahu. Our volunteer program also will expand, making it easier for community members living on this side of the island to join us in our mission and help the animals and people in our community," said Anna Neubauer, President & CEO of the Hawaiian Humane Society.

Five years ago, real estate developer D.R. Horton donated this 5-acre site to the Hawaiian Humane Society with the goal of creating a second shelter for animals in the master-planned community of Ho'opili in 'Ewa Beach. Despite the pandemic, the \$28 million project has moved quickly; the groundbreaking ceremony was held in May 2021, with completion expected by Q1 of 2023, and doors opening in

Spring 2023.

"COVID definitely caused some roadblocks," Tronoski says. "But, if anything, the need for our services in West O'ahu became even more critical because this was a time when people weren't necessarily leaving their homes or driving into town, so they needed an accessible facility elsewhere. The pandemic underlined the need to expand our services to another part of the island."

COVID became a reminder for how critical the Hawaiian Humane Society's services were. For example, the organization's Pet Food Bank, which offers some dry and canned dog and cat food to owners who are struggling to feed their animals, helped pet owners whose finances were impacted by pandemic-related furloughs and layoffs. "The program runs solely on donations and volunteer power, and it prevents people from resorting to surrendering their pets just because they can't afford to feed them," says Tronoski.

When it came to other services, the Hawaiian Humane Society had to reimagine how to traditionally provide care due to physical distancing limitations. For more than 10 years, the organization has offered a pet loss support group to provide comfort and compassion for those struggling after experiencing the death of a beloved pet. When in-person meetings had to be put on hold because of COVID restrictions, the Hawaiian Humane Society began hosting support group meetings online to keep people connected and found they were able to reach even more people.

"This used to be an in-person meeting of people who came together to share feelings of grief and loneliness after the loss of their pet and receive counseling," Tronoski says. "By going virtual, it allowed people who lived in West O'ahu, on the North Shore, or even neighboring islands to access this service."

The Hawaiian Humane Society's new 'Ewa Beach location, when it opens in 2023, will increase their reach in the community even more. Tronoski is especially looking forward to seeing the organization's youth education programs expanded, which teaches young people about responsible pet ownership both at the humane society

and in schools. “It feels good to know I’m helping to make a difference in the lives of our islands’ pets and people,” Tronoski says. “When our new location opens, we’ll be able to make more of an impact in West O’ahu too.”

## 10 YEARS OF CARING FOR THE COMMUNITY

In 2012, The Salvation Army opened a Kroc Center—one of 26 recreational and educational facilities for local communities nationwide—in Hawai‘i. This 200,000 square foot facility (the largest community center in the Islands) is located across 15 acres in Kapolei and offers a fitness center, basketball court, Olympic-sized pool, theater, art studios, conference rooms, and more.

“We exist to transform lives so that people can live their best life and really thrive,” says Major Stewart, a Salvation Army major who shares the role of administrator and Senior Pastor of the Kroc Center Hawai‘i along with his wife, Major Lynn Stewart. “There’s the facility itself but we also provide services. People are dealing with a lot more trauma and fear than they were three or four years ago because of COVID, so we want the Kroc Center to really hone in and do everything we can to meet the specific needs of body, mind, and spirit.”

In addition to an assortment of physical spaces, the Kroc Center also offers life enrichment classes and support groups to foster personal growth, such as budgeting workshops to help people manage their finances or beginner’s sewing classes. Recently, UH West O’ahu partnered with the UH Food to Grow program to host a home gardening workshop for people to grow their own fresh fruits and vegetables. On the last Tuesday of each month, there’s Senior Mixed Plate, an event where kūpuna ages 55 and older are invited for lunch, a mix of activities, and socialization.

Over ten years in operation, the Kroc Center’s steadfast commitment to West O’ahu has been unwavering, although the focus has pivoted at times, depending on the needs of the community. For example, during the height of COVID in 2020, the Kroc Center shut down regular operations and converted the entire facility into a food distribution center for several

months, offering food and resources for local families in a drive-thru system. The Kroc Center has since resumed normal operations, but the organization is looking ahead to see where else they can offer resources to better assist Hawai‘i families.

“Our focus is, how can we expand our services and truly meet the needs of our members and the community at large, especially considering COVID,” Stewart says. “There are young people in our schools who only eat when they’re provided breakfast and lunch at school. We’re hopeful that we may be able to partner with local organizations to provide more food assistance to everyone who needs it.”

to house these niche programs for our community.

“We’re looking to create a more holistic approach to caring for our community. Let’s say someone is here because they want to work out, that’s great. But are there any other areas of your life that we can help with? Because your membership pays for all of it. So, whether you want to learn something and take a class, or you’re looking for some spiritual guidance and are interested in Bible study, there are many ways to become engaged here,” Stewart says. “We want people to use all the amenities that the Kroc Center offers so they can be transformed in a life that thrives.”



The Salvation Army Kroc Center Hawai'i's 200,000 square foot, and largest community center in the state, celebrates its 10th Anniversary this year.  
PHOTO COURTESY OF THE SALVATION ARMY KROC CENTER HAWAII

Stewart is also interested in focusing on more opportunities to provide care for kūpuna. Last November, Kroc Center staff and volunteers prepared and delivered roughly 1,000 meals to senior citizens, veterans, families, and houseless neighbors throughout West O’ahu and Honolulu. This year, Stewart is working out the logistics of potentially hosting a sit-down Thanksgiving dinner at the Kroc Center, similar to past Salvation Army events at Blaisdell Center.

Other possible shifts involve the use of space. For example, the Kroc Center’s dance academy has grown tremendously, winning multiple awards, and as the program grows, we must be creative about the spaces we have to run those programs. With the possibly of creating a musical theatre program soon, the challenge is that we are quickly running out of space

## SHOPPING AND SUSTAINABLE DEVELOPMENT

At the corner of Kapolei and Kualaka’i Parkways, across the street from Ka Makana Ali’i, a new shopping center is set to open Spring of 2023: Ho’omaka Marketplace, a nearly 46,000-square-foot retail complex for West O’ahu residents. But this won’t just be a place where people can visit Longs Drugs, 7-Eleven, HELE Gas, and Chick-fil-A. It’s also a community-driven facility that will economically benefit Native Hawaiians who live in homestead communities throughout Kapolei.

KZ Companies, has partnered with the Kapolei Community Development Corporation (KCDC) and the Department of Hawaiian Homelands (DHHL) to develop the shopping center. All funds generated through ground lease proceeds from Ho’omaka

Marketplace will benefit KCDC, a grassroots nonprofit organization that serves the Malu'ohai, Kaupē'a, Kānehili, and Kauluokaha'i homesteads located in Kapolei. Money raised will go towards education, job creation, health and wellness, and cultural opportunities in West O'ahu, as well as support the Kapolei Heritage Center, a nearby community hub and cultural learning center.

"This is an exciting day, not only for the entire Kapolei community, but also for the Native Hawaiians who will benefit directly from this shopping center," KCDC President Scott Abrigo said at Ho'omaka's groundbreaking ceremony last June. "Ho'omaka Marketplace is truly a community-based project that will provide much-needed resources for a sustainable future for our Kapolei Homestead community."

The Kapolei Heritage Center completed its first phase of construction in 2016 and the facility's classrooms and certified kitchen have been used by more than 13,000 people annually. Revenue from Ho'omaka



**The Ho'omaka Shopping Center, located on the corner of Kapolei and Kualaka'i Parkways is expected to open Spring 2023.**  
PHOTO COURTESY OF: KAPOLEI COMMUNITY DEVELOPMENT CORPORATION

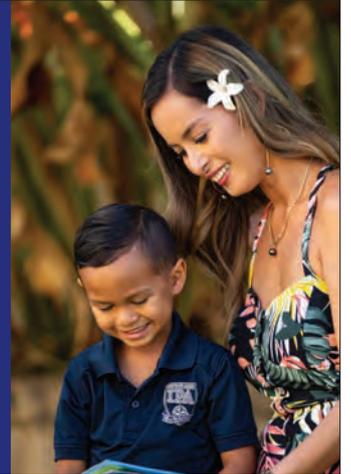
Marketplace will allow the center to finish the second and third phases of construction, which will include a great hall, storefront, gallery, and office space. The Kapolei Heritage Center will be self-sustaining thanks

to these funds, instead of being solely reliant upon grants and donations.

"In order for the [Native Hawaiian] homestead programs to be successful, we have to generate revenues from some of the lands," said Governor David Ige, who was also at the groundbreaking ceremony. "This project is meaningful because it's the homestead community coming together and being responsible for how we should use this parcel in the best way possible to serve the community."

Named for the Hawaiian word meaning "to begin," Ho'omaka will offer a new premier shopping destination for visitors, as well as enriching cultural events, such as workshops for kūpuna and keiki, 'ukulele lessons, and 'ōlelo Hawai'i programs. Between these community gatherings and the funds raised to benefit Native Hawaiians, perhaps former KCDC President Kūhiō Lewis said it best: "This is so much more than a shopping center ... [Ho'omaka Marketplace is] a means to provide programs and services and support so that we can live on." 🗓

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## STYLE WITH ALOHA

# JALENE KANANI BELL

Artist and Founder  
NOHO Home

15 years ago, when Native Hawaiian Jalene Kanani Bell would share her unique Hawaiian inspired designs, local architects and interior designers would get excited to have a more authentic aesthetic to present to developers, hoteliers and ownership groups. Many times, the excitement turned to frustration as we learned that their focus was often not Hawai'i centric and in fact, they were ok with the status quo on kitschy Hawaiian design and decor narrative.

"The product designers for our manufacturers were either in New York or they were overseas in factories. They were the ones who basically made the decision about what kinds of designs would sit on shelves in our stores. Which meant that the products available in our Hawai'i marketplace didn't have any authentic connection to us," says Bell. "That's why I started designing."

At the time, Bell's job was to work with architects and interior designers to specify which products, including carpets, wall coverings, furniture cases, and so on, should go into high end venues, such as hotels and banks. When Bell started licensing her original designs to manufacturers, she began receiving requests. "I joke that I did it for the aunties because they would ask me: 'Can I have a rug with your design? Or a pillow?' I would have to tell them no—unless they bought 500 of them," Bell laughs.

Bell officially launched NOHO HOME by Jalene Kanani in January 2019, partially in response to the lack of available local Home Decor products that had a connection to Hawai'i and partially inspired by her experiences growing up. As a child, Bell was no stranger to textiles and design; her



PROFILE



**I wanted to find that balance between creativity and the business side, so I could have a normal life as well as a working artist's life.**

mother was the owner of Wailani Originals: Hula Girl Creations, a clothing and handbag line sold at local department stores, such as Liberty House and McInerney, in the early 1980s. But while Bell understood the logistics behind running one's own clothing brand, she also knew the

difficulties that came with operating an original fashion line.

"My mother started with small fairs before she had products in stores, but all of our weekends were spent working at craft fairs and she would be up printing fabric until 2 a.m. in order to have enough product to sell," says Bell. "I wanted to find that balance between creativity and the business side, so I could have a normal life as well as a working artist's life."

Bell and her team have found that balance, with a wide range of NOHO HOME products available in stores throughout Hawai'i and across the U.S. Even in situations that require her to adapt—for example, when NOHO HOME wasn't able to sell their product line at the Merrie Monarch Festival in 2020, which was canceled due to COVID—Bell partnered with the CNHA's Pop-Up Mākeke, sponsoring the marketplace's first season decor and becoming a vendor. "Our goal was to pivot and do what we can," Bell says. "When Hawai'i comes together, we all become stronger." ■

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# RESIDENTIAL



**Kaikea at Ho'opili offers FlexHomes**  
PHOTO COURTESY OF: D.R. HORTON HAWAII

# NEW RESIDENCES COMING TO KAPOLEI

## COMING TOGETHER

**H**o'opili is a Hawaiian term meaning "Coming Together". And whether you're looking to find a starter house for yourself, for you and your partner, or for your growing family, everything is coming together at the Ho'opili master-planned community in West O'ahu. Located in 'Ewa Beach, Ho'opili features a variety of affordable and workforce housing opportunities as part of what will be a nearly 12,000-home development upon completion.

For those seeking detached homes, the single-family home communities of 'Ikena and Mamaka offer a mix of single-story and two-story homes, as well as two car garages or a single car garage with an attached carport. 'Ikena also features a handful of homes with an attached accessory dwelling unit, each with its own entrance, kitchen, and laundry, perfect perfect to host friends, family, or use as a legal rental or personal retreat.

Meanwhile, on the condominium and townhome side of Ho'opili, a wide range of homes are available in the condominium communities of Kōhina, Kāikoi, and Kaikea. At the main entrance and gateway to Ho'opili, Kōhina is just two blocks away from the future UH West O'ahu rail station and boasts studio units to four-bedroom units, as well as Flex Homes®, which are live-work units that allow owners to operate certain businesses on the first floor with residential living spaces on the second and third floors. Kāikoi offers more intimate two- and three-bedroom affordable condominium townhomes, as well as market-priced studios and one-bedroom condominium homes for those requiring less space. Kaikea also offers condominium townhomes and Flex Homes®, similar to Kōhina, though with different floor plans and elevated finishes, such as tile kitchen backsplashes and quartz countertops.

Homes in Ho'opili are built with energy efficiency in mind and with smart home features, that may include virtual assistants, remotely controlled door locks, light switches, and /or doorbells that allow you to see visitors on your porch. Landscaping throughout different communities incorporates usable and edible plants, such as 'ulu trees to provide shade as well as fresh breadfruit and avocado trees at nearby Konane Park. Instead of palm trees planted in the front yards of homes, they are now perhaps lime, lemon, or orange trees. Urban gardens are also included in single-family home yards, which include fruiting trees to help supply dining tables with homegrown foods.

For families looking to relax on the weekends, Ho'opili's SoHo Community Center ("So" for south, "Ho" for Ho'opili) features a large pool, spacious deck, party rooms, and barbecue areas. Keiki swim classes are available through a new partnership



Turnkey residential home located in the Dept. of Hawaiian Homelands' Ka'uluokaha'i subdivision in East Kapolei, built by Gentry Homes.  
PHOTO COURTESY OF DEPT. OF HAWAIIAN HOMELANDS



**The future residential community of Ka'ulu, 390 homes, will be the first to be built since the establishment of the Kalaeloa Community Development District.**  
 PHOTO COURTESY OF: GENTRY HOMES HAWAII

with the YMCA, or consider scoring some goals at Ho'opili's 4J soccer fields. Additional community park spaces are currently being planned that will include basketball and pickleball courts. Larger private yards will be available soon as well, at the upcoming The Bluffs at 'Ikena, which will offer some of the largest homes in Ho'opili. Nahele is another new condominium community coming up on the horizon, which will offer single-level apartments in secured buildings.

### PLANTING A NEW COMMUNITY IN KALAELOA

Meanwhile in Kalaeloa, Gentry Homes was selected by Hunt Companies to build 390 homes in a nearly 30-acre residential community called Ka'ulu. Named for O'ahu's first 'ulu (breadfruit) trees that were planted in this area by early settlers, according to local kupuna, the community of Ka'ulu is intended to celebrate the origin of humans living on this island and represent the spirit of looking forward and new life, rather than looking to the past.

Homes in Ka'ulu will consist of two types: 262 Flex-loft multi-family attached houses and 128 front yard, single-family detached houses. Additionally, 87 units are reserved for households whose annual earnings do not exceed up to 140% of O'ahu's median income. All homes will be energy-efficient and smartly designed using two complementary

architectural themes—"Plantation" and "Craftsman"—due to both styles having a rich history in Kalaeloa and adapting well to the demands of tropical environments, such as rich sunlight and healthy trade winds. Both single-family and multi-family homes will offer different exterior elevation designs, multiple color schemes, and alley-loaded parking spaces and enclosed garages. Gentry Homes will publish the first owner-occupant presale announcements in the *Honolulu Star-Advertiser* when they become available; the developer anticipates the first phases of sales to occur in late 2023.

Ka'ulu itself represents an exciting beginning; this residential community is the first to be built since the establishment of the Kalaeloa Community Development District, a roughly 3,700-acre area of waterfront land located between 'Ewa, Kapolei, and Campbell Industrial Park. By providing a well-designed and liveable residential community here, Ka'ulu helps fulfill the vision of Kalaeloa as a Wahi Ho'okela, or Center of Excellence. Open spaces, greenways, and compact development patterns will allow for a pedestrian-friendly community where connectivity is encouraged, while mindfulness to the heritage of this area keeps Ka'ulu respectful of past and place.

### NEW HOMES ON HAWAIIAN HOME LANDS

In the fall of 2022, the Department

of Hawaiian Home Lands (DHHL) broke ground on 130 single-family homestead lots in the master-planned community of Ka'uluokaha'i. This second phase of residential lots in East Kapolei, near the Salvation Army Kroc Center, will expand DHHL's homestead presence in the area. What began as homes for 160 Hawaiian Homes beneficiaries in 2014 (DHHL originally awarded an undivided interest lease to future homeowners for a lot in this subdivision in 2008) is continuing to grow. The Department of Hawaiian Home Lands began acquiring and developing its popular land holdings in the early 2000s. Since then, it has built over 1,500 Residential Homestead units, making Kapolei home to the densest population of Native Hawaiians in the state.

Additionally, this past July, the Hawaiian Homes Commission—a nine person executive board that heads the DHHL pursuant to the Hawaiian Homes Commission Act—approved a Memorandum of Understanding with the Hawaii Housing and Finance Development Corporation to secure a nine-acre parcel in Kapolei Village 8. This property is located between Kapolei High School and DHHL's homestead community in Kaupē'a. The acquisition of this parcel of land is moving quickly; the Department of Hawaiian Home Lands expects to be able to prepare this site for new homes as early as the end of this year. 🌿



**GENTRY HOMES**

# *Makamae* by Gentry



Plan 4- Ailana

Plan 1- Ho'omau

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# RAIL AND ROADWAYS

When it comes to exciting developments on the west side, news about new roads, highway extensions, and interchanges may not be the first thing that comes to mind. But for anyone who's ever been stuck in rush hour traffic heading to Honolulu or coming home to Kapolei in the evening knows that the idea of more accessways and clear lanes is downright exhilarating. Well, your dreams of infrastructure improvements are coming true in late 2022 and 2023. Here's how:

## HISTORY LESSONS

Amid the pandemic, the Honolulu Authority for Rapid Transit (HART) has been keeping pace on the Honolulu Rail Transit Project, with construction on the first two groups of the rail system—the West O'ahu-Farrington section and the Kamehameha Highway section—being substantially finished in 2020 and 2022, respectively.

However, it is not just a faster ride through Honolulu that commuters have to look forward to with the completion of each new rail station. There are also meaningful messages woven into each station, from location names to the artwork in each station to the support columns themselves. "So much has been lost with the urbanization of our island landscape, this was our effort to preserve some of our history and Hawaiian heritage in the building of this project," says HART Chair of the Hawaiian Station Name Working Group and Cultural Practitioner Mahealani Cypher. "Our cultural practitioners and historians came together to incorporate Hawaiian knowledge into the project by recognizing ahuapua'a names and traditional and cultural places affected by the rail."

Consider the first station in East Kapolei. Named Kualaka'i, after the coastal area near Barbers Point and Kalaeloa, located in the Honouliuli



Meaningful messages are woven into each rail station of the Honolulu Rail Transit Project, from location names to the artwork in each station. Each column at the rail stations features a detailed, storied relief, a unique work of art drawing on the geography and natural environment of the area, providing a sense of place based on the mo'olelo or stories of Hawai'i. (Artist: Bob Flint)

PHOTO COURTESY OF HART



# INFRASTRUCTURE

ahupua'a; the term Kualaka'i means to show the way, lead, or stand in the Hawaiian language. There was once a spring named Hoakalei (meaning reflection of a lei) just inland of Kualaka'i. According to mo'olelo, or narrative stories, Kauluakaha'i, who was known as the breadfruit tree of Kaha'i and the father of Namakaokapao'o, once planted a breadfruit tree at Kualaka'i, where royal garments were also deposited. The story of Kauluakaha'i is one of travel, navigation, and wayfinding.

To honor this legacy, as well as the diverse flora that once flourished in this area, Hawai'i artist Bob Flint designed a colorful glazed ceramic art piece that graces the entrance of Kualakai station entitled "Ha'aheo i nā hala a me nā ko'oloa 'ula o kualaka'i," or "Cherished are the Hala and Ko'oloa 'Ula of the Kualaka'i." The work is inspired by two specific varieties of native trees that were prevalent in this area surrounding the station: Hala (Pandanus) trees, the leaves of which were often skillfully plaited by weavers into sails, mats, and baskets; and delicate strands of the endangered dryland shrub ko'oloa'ula (Abutilon menziesii) that once dotted this terrain with its deep maroon flowers, that were often strung into stunning lei.

Also located at the entrances of the stations are unique paving patterns based on Hawaiian culture. Alternating light and dark triangular forms represent the dualities in balance between the ancestral gods of Kū (male) and Hina (female). "The project team has put a lot of effort into designing the station art program, landscaping, entrance plazas, and other architectural elements that will bring these stations to life and help knit the rail system into the fabric of the communities which it serves," says HART Director of Planning Dr. Ryan Tam.

Below each of the rail stations, the concrete columns are designed to convey the diverse mo'olelo of the surrounding neighborhood, from local history to cultural traditions to natural features of the land. Columns are organized into three horizontal bands, each corresponding to a different papa, or narrative story that Native Hawaiians used to divide and organize

the components of the Universe.

"Each column that featured a detailed, storied relief is a unique work of art," says HART Executive Director and CEO Lori Kahikina, P.E. "These beautiful creations draw on the geography and natural environment of the area in which the column is located, providing a sense of place based on the mo'olelo, or stories of Hawai'i. These visually pleasing aesthetics will enhance the rider experience, touching thousands of residents and visitors each day, all while providing a connection to the community and a meaningful tie to the land."



PHOTO COURTESY OF HART

For example, the columns at Kualaka'i station celebrate Pu'uokapolei, the hill at the center of Kapolei Regional Park and its significance to Hawaiian agriculture. The upper band of this station's columns show Papahulilani, or the elements of the sky and the spiritual heavens, as well as depictions of the seasons for harvesting and fishing, and the night skies over Pu'uokapolei, which farmers used as celestial markets for the winter and summer solstice. The middle band shows the cycle of life and death,

known as Papahānaumoku. This includes images of Hala trees, the fruit of which was used to fashion lei to honor Kapo, goddess of hula and sister of Pele. (Kapolei means "lei of Kapo" or "beloved Kapolei.") The lower band shows all the elements of the Earth and sea, known as Papahulihonua. Imagery here includes 'Ā ko'a ko'a (coral), which is the foundation for the Hono'uli'uli and Kalaeloa areas, as well as He'e (octopus) and Mūhe'e (squid), two symbols of Kanaloa, spiritual god of the underworld and the sea.

"We are pleased that our residents and riders of the rail system will be able to learn from the work of our committee," Cypher says. "There is a great deal of history and Hawaiian knowledge on display in each of the stations."

## ROADWAY IMPROVEMENTS FOR A GROWING COMMUNITY

Franklin D. Roosevelt Avenue (FDR) has long been a popular thoroughfare to Costco, Kapolei Commons, Campbell Industrial Park and other destinations in West Kapolei, although drivers on their way to Costco have been driving through a construction area since the beginning of 2022. The FDR/Kamokila Blvd. intersection was recently closed off for 2-months and then reopened. Construction continues today along FDR from Kamokila to Copaahe Avenue. What's happening here?

Turns out, a lot. Hunt Companies is in the process of a large development project in this area that includes the buildout of an 88,000-square foot Veterans Affairs outpatient clinic and a Gentry subdivision that will create 389 homes. However, to accommodate these new facilities, it required several roadways to be redesigned. Thanks to the diligence of Hunt Companies' construction crews and contractors, this stretch of Kapolei behind Costco will have wider, smoother, and safer streets.

"Planning for everything happened in 2016, then the civil engineering design work began in 2017, and construction started in July 2021," says Anthony Gaston, vice president of development in Hawai'i for Hunt Companies. "Our goal is to construct these new roads and buildings while being respectful of the community." In the master plan for the area, Kamokila

PHOTO COURTESY OF: JAMES CAMPBELL COMPANY, LLC



**Phase 3 of the Kapolei Interchange Complex will provide a better flow in and out of the area's industrial parks.**

PHOTO COURTESY OF: JAMES CAMPBELL COMPANY, LLC

Boulevard will be extended southwest through FDR Avenue, where it will intersect with a (new) Boxer Road, creating an L shape. FDR Avenue will be expanded into a four-lane street, with the rest of construction scheduled for completion by early 2023.

Consider Copahoe Avenue, which intersects FDR Avenue (it'll also run parallel to Kamokila Boulevard once the extension is finished) and serves as one of the unofficial pickup and dropoff points for Barbers Point Elementary School. "This road was just 20 feet of asphalt... There was no sidewalk before and no curb to protect against cars," says Gaston. "We made it conform to city and county standards, which means sidewalks on both sides, planter strips, parking—and because the school is right there, we're also creating a bus dropoff and pickup point." A similar buildout had to occur at the Kamokila Boulevard and FDR Avenue intersection in order to accommodate the incoming road extension, expand the number of lanes, and add traffic signs.

"This construction team and

these contractors, they're amazing. Everything's scheduled and on-track for early 2023. Kapolei residents will have new roadways, better access to the new VA clinic, future Gentry homes, and the elementary school," says Gaston. "There's a lot happening in a very short amount of time."

### RIGHT THIS WAY

In February 2020, the Hawai'i Department of Transportation (HDOT) held a dedication ceremony for the opening of Phase 2 of the Kapolei Interchange Complex, a \$64.5 million project that will provide motorists with an alternate route into Kapolei via an offramp from the westbound H-1 to Wakea Street, and an alternate route out of Kapolei via an onramp to westbound Farrington Highway from the Wakea Street extension. By reducing the number of vehicles taking the Makakilo offramp and vehicles on Kalaeloa Boulevard between Farrington Highway and Kapolei Parkway, this new interchange is expected to increase the traffic flow.

All that's left now is Phase 3 of the

project, which would provide much-needed relief to the growing number of business owners who are coming and going to and from Kalaeloa Harbor and the industrial parks. Currently, the first phase of the Harbor Access Road—a new state highway that will connect H-1 to Kalaeloa Harbor via Phase 3 construction—is complete. James Campbell Company and its affiliates, which have invested millions of dollars towards funding for the project, is working in a public-private partnership with HDOT to prepare Phase 3 as a "shovel ready" project that is able to compete for federal transportation dollars.

Phase 3 of the Kapolei Interchange Complex will provide a better flow in and out of the area's industrial parks during peak travel times and provide an additional connection to Kapolei Parkway that will relieve circulation and provide direct access from Kapolei's commercial core to the H-1. As James Campbell Company continues to work with DOT to prepare the right-of-way for transfer to the state, plans will be updated should the funds become available. 🟩

# MINI BUT MAYJAH



# MOKULANI IN THE CITY OF KAPOLEI



Kapolei's first car dealership, MINI of Hawai'i, opened its doors in spring of 2022. It's also the first standalone MINI dealership in the U.S. to include a full service and parts department for BMWs.

PHOTO COURTESY OF: MINI OF HAWAII

## MINI SETTLES IN

Good things come in small packages, as the saying goes. Which is ironic for MINI of Hawai'i, because their newest dealership off Farrington Highway is big. At least, it's bigger than the company's Honolulu location: 29,000 square feet on a 3-acre parcel, and enough space to hold 200-plus cars on the lot and in inventory. There's plenty of cause for (a big) celebration: Not only is this new MINI of Hawai'i the first car dealership in Kapolei, but it's also the first standalone MINI dealership in the United States to include a full service and parts department for BMWs.

"Many people's choice of car is based on where they can service it ... And now that there's a full facility for repairs and upkeep in West O'ahu, someone who doesn't want to go all the way into town for vehicle maintenance because they live in Makakilo, for example; it's convenient for them to just come down the hill and get the work done here," says MINI of Hawai'i and BMW of

Honolulu General Manager Tim Palms.

MINI of Hawai'i may have only been open for less than a year in Kapolei, but it's the culmination of close to a decade's worth of work. First was figuring out the right location, next was a four-year planning phase, which included the decision to include a BMW service department at the dealership. In addition to the work needed to bring this space to life, MINI of Hawai'i at Kapolei is currently able to employ 35 people in a variety of roles, from sales to maintenance. "It's a lot of fun to be the first dealership in Kapolei. We have a lot of employees who live here on the west side that are happy to not have to commute to town," Palms says.

Whether they're new to the brand or MINI veterans, the sales team and their customers appreciate the accessibility of the new lot. Meanwhile, the workshop is full of factory-trained technicians who are skilled at working on everything from a 20-year old MINI to the most advanced full-electric BMW and everything in between.

"It doesn't matter if someone's



PHOTO COURTESY OF: MINI OF HAWAII

coming in for regular maintenance or repair work, we can service any MINI and any BMW, even the fully electric ones," says Palms. "And with our 14-bay capacity, our technicians have a lot of space and cars can come through quickly; we don't have to move a car off a lift to work on another one right away."

"Everything's moving, from bigger vehicles like SUVs and trucks, to small cars that get good gas mileage and that you can park easily everywhere," says Palms. "All in all, we're just super excited to be part of this community on the west side." 🟩

# INDUSTRIAL



**The Crossing at Kapolei Business Park West will offer 3,000 to 30,000 square feet for sale or lease when it is completed mid-2024.**  
PHOTO COURTESY OF: AVALON DEVELOPMENT

## THE CROSSING AT KAPOLEI BUSINESS PARK WEST

According to Colliers' Industrial Market Report for the 3rd quarter of 2021, the vacancy rate for industrial space on O'ahu fell to 1.73%, its lowest level in more than four years. To help counter the scarcity of warehouse space, the Avalon Development Company announced the development of a new industrial condominium project: The Crossing at Kapolei Business Park West, a facility that will offer industrial warehouse units ranging from 3,000 to 30,000 square feet for sale or lease when the six-structure complex is completed in mid-2024. "The Crossing serves a huge need for smaller businesses that want to grow but, frankly, there are only really a small handful of spaces

available on the market," says Avalon Development Vice President Robert Kelley.

Located at "the crossing" of Kapolei Parkway and Kalaeloa Boulevard, these new spaces offer a solution for any business requiring industrial storage, as well as feature more than 100 parking stalls throughout the complex and on the roof. "Parking is frequently an issue for industrial centers, especially when there are numerous small tenants. By contrast, The Crossing has a parking ratio that is similar to higher density uses, such as retail," says Kelley.

Kapolei Business Park West is also located near the entrance to the H-1, which makes it easier for industrial vehicles to access the site. "It's a short distance from the highway compared

to having to get off the highway and drive several miles to reach these units," Kelley says. "I think any perception of Kapolei being a far distance away is quickly disappearing. There are many more homes, more businesses, and more developments here than 20 years ago, or even five years ago. Kapolei isn't outside the urban core; it's part of the urban core."

## KAPOLEI HARBORSIDE

For those looking to secure industrial space in West O'ahu, Kapolei Properties (an affiliate of the James Campbell Company) is offering one of the last opportunities for ground-up industrial development on O'ahu: Harborside, an approximately 360-acre industrial lot subdivision located between bustling Kapolei Business

Park West and Hawai'i's second busiest commercial port, Kalaeloa Harbor. This master-planned light industrial and distribution area is the largest contiguous undeveloped industrial-zoned property on the island.

Harborside will not only expand the Kapolei Business Park area and provide availability for a variety of light industrial, warehouse, distribution, and related uses, but it is projected to create approximately 4,000 permanent jobs once the property is fully developed. Kapolei Harborside is expected to include more than 4.5 million square feet of commercial-industrial floor area—which includes Industrial Mixed Use (IMX-1) zoning, a designation not found anywhere else in Kapolei. In response to the high demand, Kapolei Properties kicked off the first phase of subdivision in 2022 and is currently in the process of creating individual lots and infrastructure, such as roads and utilities, to service these lots. The ultimate goal is to help local businesses expand and design storage spaces that fit their unique needs. 🌟

**Kapolei Harborside is the largest contiguous undeveloped industrial-zoned property on the island. The first phase of subdivision kicked off in 2022.**

PHOTO COURTESY OF JAMES CAMPBELL COMPANY, LLC



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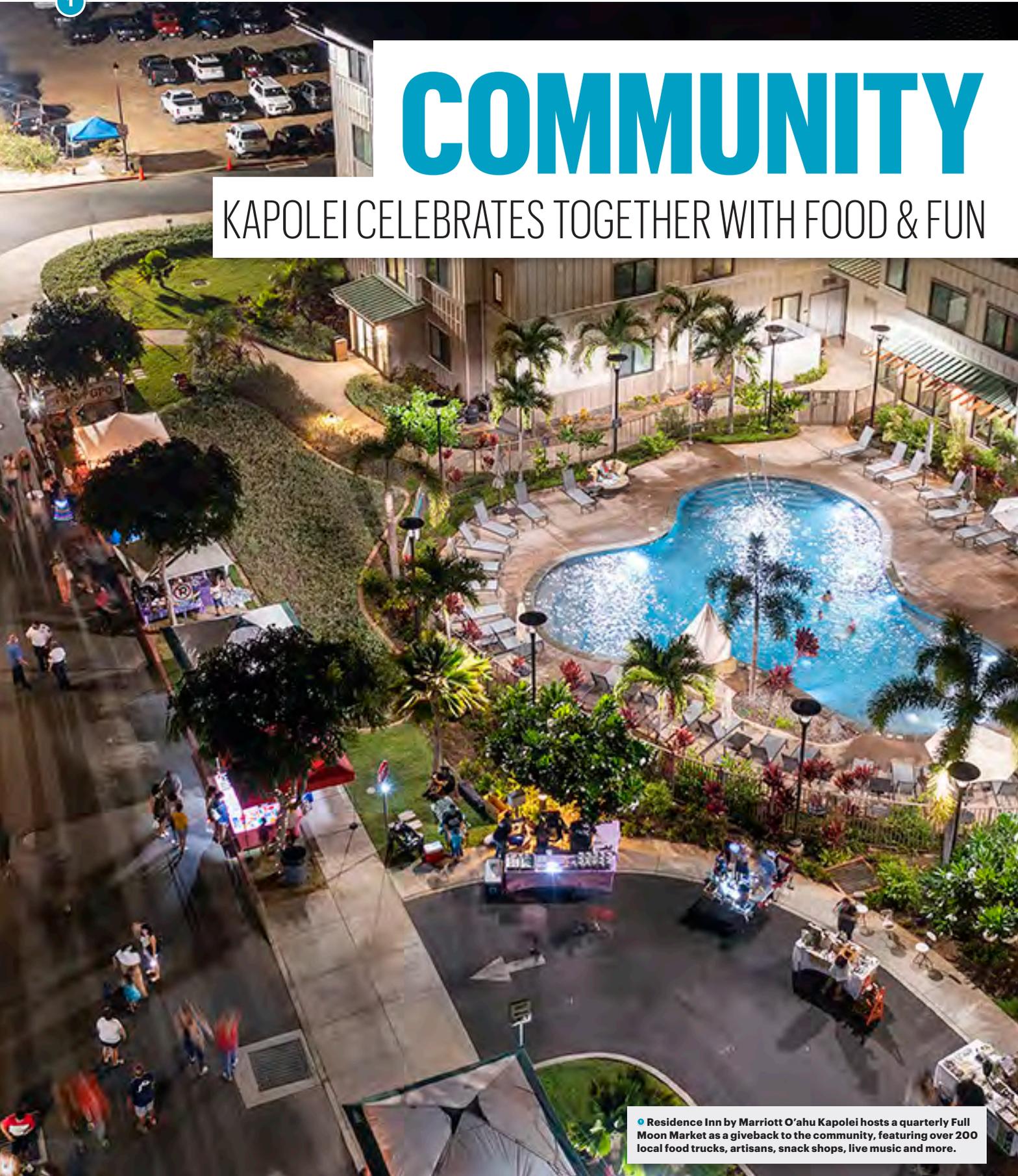
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1

# COMMUNITY

KAPOLEI CELEBRATES TOGETHER WITH FOOD & FUN



• Residence Inn by Marriott O'ahu Kapolei hosts a quarterly Full Moon Market as a giveback to the community, featuring over 200 local food trucks, artisans, snack shops, live music and more.



2  
 ON THE RIGHT: On Festival Street in Ho'opili, the community comes together to celebrate with farmers markets and other celebrations.



3  
 ON THE LEFT: A King Kamehameha Day celebration at Ka Makana Ali'i with Hālau Hula o Hokulani



4  
 Gearing up for Ka Makana Ali'i's Blossoms & Bell Bottoms Hippy Hop & Shop Easter event.



ON THE RIGHT: Selfie fun at Ka Makana Ali'i Shopping Center.



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6

ON THE LEFT: Studio 808 Dance Project excites and entertains at Ka Makana Ali'i



7

ABOVE: Lion dancers visit Kapolei Shopping Center each year to welcome the Lunar New Year.

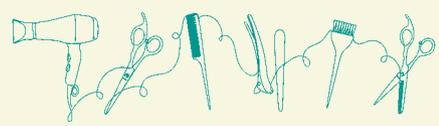


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*In The Heart of Kapolei*

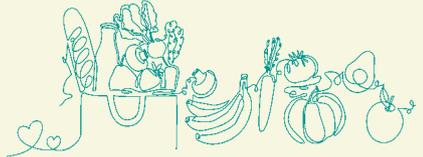
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590 Farrington Hwy, Kapolei | [KapoleiShopping.com](http://KapoleiShopping.com)

8



On Sundays at Kapolei Commons Shopping Center, Ono Grindz & Makeke offers an open market featuring over 40 booths and food trucks, farmers, crafters and artisans. Shop local and fun for foodies!

9



10



## PROFILE



IMPACTING LIVES  
AND HELPING  
PEOPLE

## MAJORS OSEI & LYNN STEWART

Corps Officers  
The Salvation Army Kroc Center Hawai'i

After nearly 25 years of serving in the Salvation Army, many special moments have touched the hearts of Majors Osei and Lynn Stewart. However, one particular moment occurs each year that continues to stand out: Providing families with a bag of toys at Christmastime. "Seeing the children's faces light up and mom with tears streaming... I still get emotional whenever I think about it," Major Osei Stewart says. "Sometimes people put up

“

### I just felt a different kind of calling...

that facade and go, 'we'll be fine, we'll stick it out.' But when they're presented with the support that they need, and love, care, and dignity, we see how that impacts them and it's transformational. It impacts us too."

The Stewarts are not only the administrators of the Salvation Army's Kroc Center in Kapolei, they are also the pastors, responsible for providing spiritual care to the center's visitors and guests, especially those in need. A passion for care is deep-rooted for the Stewarts; in the early 1990s, they first met as teenagers while attending a Salvation Army summer camp in Los Angeles. Lynn Stewart's parents were officers and pastors in the Salvation Army and

she attended the organization's training college right out of high school. Osei Stewart was pursuing an engineering degree when the 1994 Northridge earthquake occurred in L.A. and it changed his priorities. "My whole life just turned upside down and I just felt a different kind of calling," he says.

Osei and Lynn Stewart got married, he began working full-time at a Salvation Army youth center in downtown L.A., and the Stewarts dedicated their lives to service. They opened the first Salvation Army facility in Pahrump, Nevada, before moving up the ranks and taking on bigger responsibilities at the Salvation Army's headquarters in San Diego, then becoming general secretaries helping to oversee the entire pool of Salvation Army services in L.A. County.

"We had about 26 programs altogether and staffing up to 400 people in one of our shelters. In Los Angeles, we were dealing mostly with families and social services as well as a lot of homelessness and organizing different community programs to uplift people living in the area," says Osei Stewart. "Here in Hawai'i, [the Kroc Center] is really a one-stop spot for everything."

The Stewarts only recently moved to the Islands in mid-July 2021, amid the Delta wave of COVID, but their friendly ways and eagerness to be a force for good quickly won over the West O'ahu community. At the Kroc Center, the Stewarts and their team are able to provide a wealth of services all under one roof. From preschool for keiki to activities for seniors that get kūpuna out of the house, the center also offers fitness programs, homeless outreach, arts education, Bible study, and social gatherings. "This year, as we celebrate the 10th anniversary of the Kroc Center, our aim is addressing mental, physical, and spiritual needs," Osei Stewart says. "After 25 years, we still just take it all in, wherever we are, and learn from every opportunity we have. As long as we're impacting lives and helping people reach their greatest potential, that's what we care about most." 🌟



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# KAPOLEI

AS OF  
AUGUST 2022

## Legend

- Projects Completed as of August 2022
- Projects Planned or Under Construction
- Land Available for Sale, Lease, or Development



- |   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"> <li><b>1</b> Kapolei Teleport</li> <li><b>2</b> Wet'n'Wild Hawaii</li> <li><b>3</b> Extra Space Storage</li> <li><b>4</b> Marketplace at Kapolei</li> <li><b>5</b> Kapolei Shopping Center</li> <li><b>6</b> Chili's Restaurant</li> <li><b>7</b> Kapolei Park Square</li> <li><b>8</b> Burger King</li> <li><b>9</b> Kapolei Park Plaza</li> <li><b>10</b> Halekuai Center</li> <li><b>11</b> Shell Commercial Center</li> <li><b>12</b> Kapolei Medical Park</li> <li><b>13</b> Ka Punawai Ola (Skilled Nursing)</li> <li><b>14</b> StorSecure Self Storage</li> <li><b>15</b> Kapolei Seagull School</li> <li><b>16</b> Kapolei Regional Park</li> <li><b>17</b> Kapolei Regional Library</li> <li><b>18</b> Island Pacific Academy</li> <li><b>19</b> Bank of Hawaii</li> <li><b>20</b> Campbell Square</li> <li><b>21</b> Kapolei Regional Police Station</li> <li><b>22</b> 7-Eleven</li> <li><b>23</b> Zippy's</li> </ul> | <ul style="list-style-type: none"> <li><b>24</b> Kapolei Entertainment Ctr.</li> <li><b>25</b> Central Pacific Bank</li> <li><b>26</b> 500 Kamokila Boulevard Retail</li> <li><b>27</b> Wendy's</li> <li><b>28</b> Texaco</li> <li><b>29</b> New Hope Leeward</li> <li><b>30</b> Kapolei Parkway Shops</li> <li><b>31</b> Outback Steak House</li> <li><b>32</b> Home Depot</li> <li><b>32a</b> McDonald's</li> <li><b>33</b> Kapolei Commons</li> <li><b>35</b> Honolulu Star-Advertiser</li> <li><b>36</b> Ronald T.Y. Moon Kapolei Judiciary Complex</li> <li><b>37</b> Kakuhihewa State Office Building</li> <li><b>38a</b> Assagio/Pho One</li> <li><b>38b</b> Kalapawai Cafe</li> <li><b>38c</b> Chuck E Cheese</li> <li><b>39</b> Kapolei Hale City Office Building</li> <li><b>40</b> City Transit Hub</li> <li><b>41</b> Leihano - Ilima at Leihano</li> </ul> | <ul style="list-style-type: none"> <li><b>50</b> Walmart / Kealanani Plaza</li> <li><b>51</b> Mokulani at Kapolei - MINI Hawaii Kapolei - Carwash 808 - New City Nissan</li> <li><b>53</b> Future Retail Development</li> <li><b>53a</b> Hawaii Self Storage</li> <li><b>54</b> Costco</li> <li><b>55</b> Crossroads at Kapolei - Kalapawai Market - Chuck E. Cheese's</li> <li><b>58</b> Hale Moena Apartments / Mixed Use</li> <li><b>59b</b> Future Aloha Federal Credit Union</li> <li><b>60</b> - Kapolei Pacific Center - Cole Academy - Social Security Admin.</li> </ul> | <ul style="list-style-type: none"> <li><b>61</b> Future Mixed Use Development</li> <li><b>62</b> Future Mixed Use Development</li> <li><b>63</b> Future Mixed Use Development</li> <li><b>64</b> Future Mixed Use Development</li> <li><b>65</b> Future Mixed Use Development</li> <li><b>66a</b> American Savings Bank</li> <li><b>66b</b> Future Mixed Use Development</li> <li><b>67</b> Residential — Kapolei Lofts</li> <li><b>68</b> Residential — Kapolei Lofts</li> <li><b>69</b> Kapolei Village Center (Foodland)</li> <li><b>80</b> Future Mixed Use Development</li> <li><b>81</b> Kaiser Permanente Kapolei</li> <li><b>82a</b> Future Mixed Use Development</li> <li><b>82b</b> Future Mixed Use Development</li> <li><b>83</b> Hookele Elementary</li> </ul> |
|---|---|--|---|

# Advocating for Kapolei Businesses



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



## Joining the Kapolei Chamber is a Good Business Strategy

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

\*Source:  
The Schapiro  
Group study

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

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# Kapolei

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