

2026

Lambda Alpha International

LAND ECONOMICS WEEKEND

Honolulu, Hawai'i



October 8-10, 2026

• SCRIBE & PHOTOGRAPHY BY TAMMIE OKA (2 DEGREES LLC)



 **LAI**
LAND ECONOMICS SOCIETY



'Alohilani Resort Waikiki Beach

The Fall 2026 Lambda Alpha International Land Economics Weekend (LAI LEW) was hosted by the **LAI Aloha Hawai'i Chapter at the 'Alohilani Resort Waikiki Beach in Honolulu, Hawai'i**. Approximately 120 members participated in the events held October 8-10, 2026. The theme of the gathering was "Navigating Change: Weaving Wisdom and Vision." The program drew on Native Hawaiian wayfinding, using the voyager's skill of reading the stars, wind, and ocean as a model for leading through change.

The artwork created for the LAI LEW program and 'eke (tote bag) portrays the night sky during the gathering, as seen by kilo hōkū, stargazing celestial navigators aboard a wa'a (canoe). Shining brightly in the sky is Hōkūpa'a (Polaris), the fixed, steadfast North Star.





Pre-Conference GATHERINGS

10.08.26



A group of LAI LEW attendees flew to Hilo on Hawai'i island (Big Island) to visit the Puna district and see the effects of the 2018 volcanic eruption. They visited the National Park Service Visitor Center and dined at Volcano House overlooking Kilauea Crater.



A second group of attendees stayed on O'ahu and visited the Shangri La Museum of Islamic Art, Culture & Design founded by Doris Duke. The historic residence merges 1930s modernism with Islamic architecture and features nearly 4,500 pieces of art.

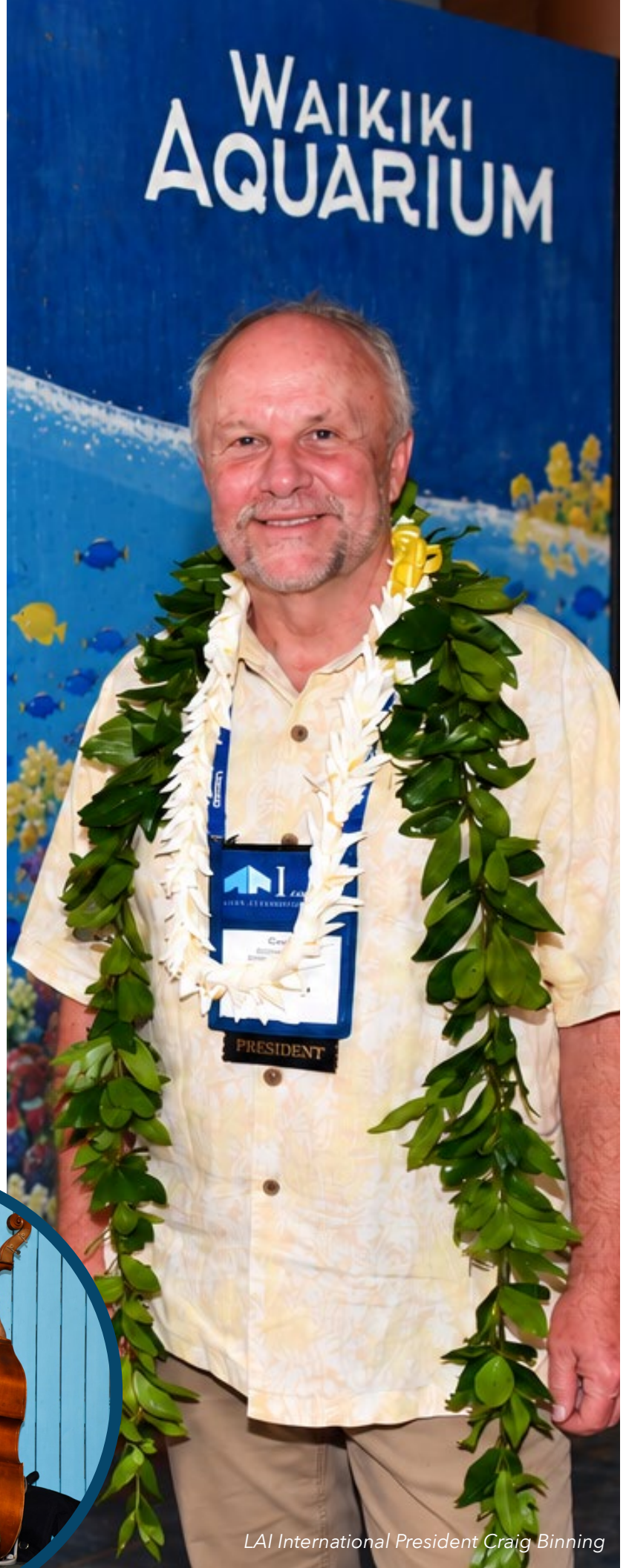
President's RECEPTION

10.08.26

The LAI LEW began with the President's Reception held at the Waikiki Aquarium. Attendees were welcomed with a customary lei and had a chance to walk around the aquarium to view the exhibits, including a shark tank, jellyfish gallery, and Hawaiian monk seal habitat.

The evening kicked off with a cocktail reception and live music from local band Pa'ahana. This was followed by blessings by Ulalia Woodside Lee and Ramsay Taum. Dinner featured k  lua pig sliders, shrimp, chicken skewers, and other trimmings.

LAI International President Craig Binning welcomed attendees to weekend events and thanked the LAI Aloha Hawai'i Chapter. Presenters included former Honolulu Mayor Kirk Caldwell, LAI Aloha Hawai'i Chapter President Tessa Munekiyo Ng, and LAI Aloha Hawai'i Chapter Past President Kimi Yuen, whose firm, PBR Hawai'i & Associates, Inc. (PBR Hawai'i) designed the program and tote bags for the event. Guests were also treated to hula performances before departing on a trolley back to 'Alohilani Resort Waikiki Beach.



LAI International President Craig Binning





Kamehameha
Schools®

Plenary & Tour

PAST, PRESENT, AND THE FUTURE OF HAWAI'I LAND USE

10.09.26

The second day began with a bus ride to Kamehameha Schools' Kapālama Campus. Attendees gathered at the Ka'iwakīlōumoku Hawaiian Cultural Center, where they were treated to breakfast, a panel on Native Hawaiian perspectives, and a discussion on land use in Hawai'i.

The panel included perspectives from The Nature Conservancy Hawai'i and Palmyra Executive Director Ulalia Woodside Lee, G70 President Kāwika McKeague, and PBR Hawai'i Cultural Sustainability Planner Ramsay Taum.

Taum contrasted a transactional approach focused on ownership, beneficiaries, and policies with relational

approaches that consider who is affected, discussing a project called Pyramid Mountain in Colorado. Taum said the former owner was a settler who loved the land and was concerned about what would happen to it when she was gone. She transferred the deed for the mountain to "own itself." He said this arrangement recognized the mountain's ecosystems, including the soil, air, water, and living creatures. A guardian group of residents, both Indigenous and settlers, was created, representing a shift from transactional ownership to relational stewardship.

McKeague illustrated this concept with a personal story of aloha, emphasizing the importance of relationships and cultivating connection and care through action. Lee noted that some listeners may not have understood McKeague's Hawaiian-language references, while local attendees likely did. She framed this as a chance to build understanding and make room for local knowledge and values in plans and development. Her closing message encouraged attendees to think, feel, and act differently in places where they live and to recognize how care for that place connects to communities around the world.

The panel was followed by a discussion with University of Hawai'i at Mānoa Professor of Law Emeritus David Callies. He spoke about Hawai'i's land system and the time and challenges faced in zoning and development in the islands, pointing out that some developments have taken 20 years to come to fruition.

Attendees toured the campus before heading to Kaka'ako.



10.09.26

After visiting the Kapālama Campus, attendees were shuttled to Howard Hughes' office located in the historic IBM Building designed by Vladimir Ossipoff. They were treated to lunch and a presentation by Howard Hughes' Head of National Development and Hawai'i Region President Doug Johnstone.

Johnstone discussed Howard Hughes' approach to transforming the 60-acre Ward Village from a collection of warehouses, parking lots, and retail centers into an integrated neighborhood. Master planning involved considering walking, cycling, vehicle access, and future rail connectivity, as well as an emphasis on convenient access to shops, services, recreation, and gathering places. He discussed how retail and restaurant components have changed post-COVID. Retailers need less warehouse space and restaurants have seen an increase in takeout orders. Spaces have decreased from the 6,000 to 8,000 square feet typical a decade ago to 1,000 to 3,000 square feet, with outdoor dining options to meet today's needs.

Beyond the commercial opportunities at Ward Village, Johnstone discussed the residential and economic impacts of the master-planned community. Twenty percent of Howard Hughes' residential inventory is dedicated to workforce housing for residents earning 100% to 140% of the area median income. This includes nearly 700 units in Ulana, which opened in November 2025. In total, Howard Hughes has delivered more than 1,200 workforce housing units across its Ward Village projects along with approximately \$150 million in infrastructure improvements to roads, water, sewer, irrigation, and electrical systems.

Walking Tour COASTAL RESILIENCE & SEA LEVEL RISE IN WAIKĪKĪ

10.09.26

The day tour ended in Waikīkī with attendees splitting up into two groups touring Waikīkī Beach and the Ala Wai Canal. The groups were led by Integral Consulting Principal in Coastal Resilience Melissa May, University of Hawai'i Sea Grant College Program Coastal Resilience Extension Specialist Brad Romine, and Sea Engineering, Inc. staff, including Vice President Chris Conger, Senior Coastal Scientist and Project Manager Andy Bohlander, and Senior Coastal Engineer David Smith.

Attendees learned about Waikīkī's transformation from wetlands and agricultural lands into an engineered urban shoreline, examining how cultural significance and economic importance shaped efforts to protect it from sea level rise. Presenters explained how seawalls, breakwaters, and other structures influence sand movement, and discussed beach preservation strategies ranging from sand replenishment to shoreline improvement.

The discussion also addressed flooding from groundwater and upland runoff, highlighting the need to coordinate improvements to roads, drainage, utilities, and private properties.

The night ended with dine-arounds in Mānoa, Waikīkī, and downtown Honolulu.







Skyline Rail & TRANSIT-ORIENTED DEVELOPMENT (TOD)

10.10.26

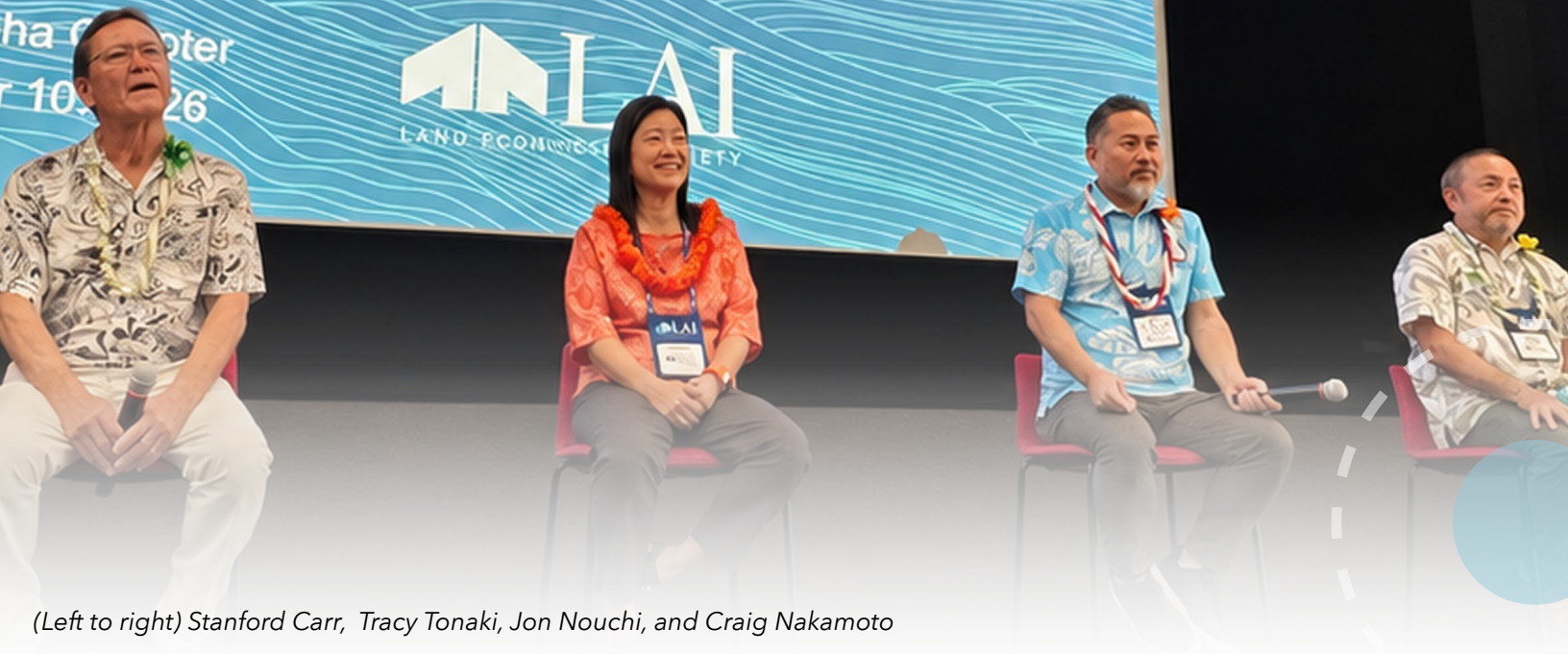


The third day of the weekend started with a bus ride to Kapolei, O'ahu's second city. D.R. Horton Hawai'i President Tracy Tonaki and Vice President of Government Affairs and Community Relations Lee Tokuhara hopped on board to give attendees a brief tour of Ho'opili, a 1,500-acre master-planned community.

Attendees then visited the Academy for Creative Media at the University of Hawai'i West O'ahu, where they enjoyed breakfast, presentations on TOD, and a question-and-answer panel.

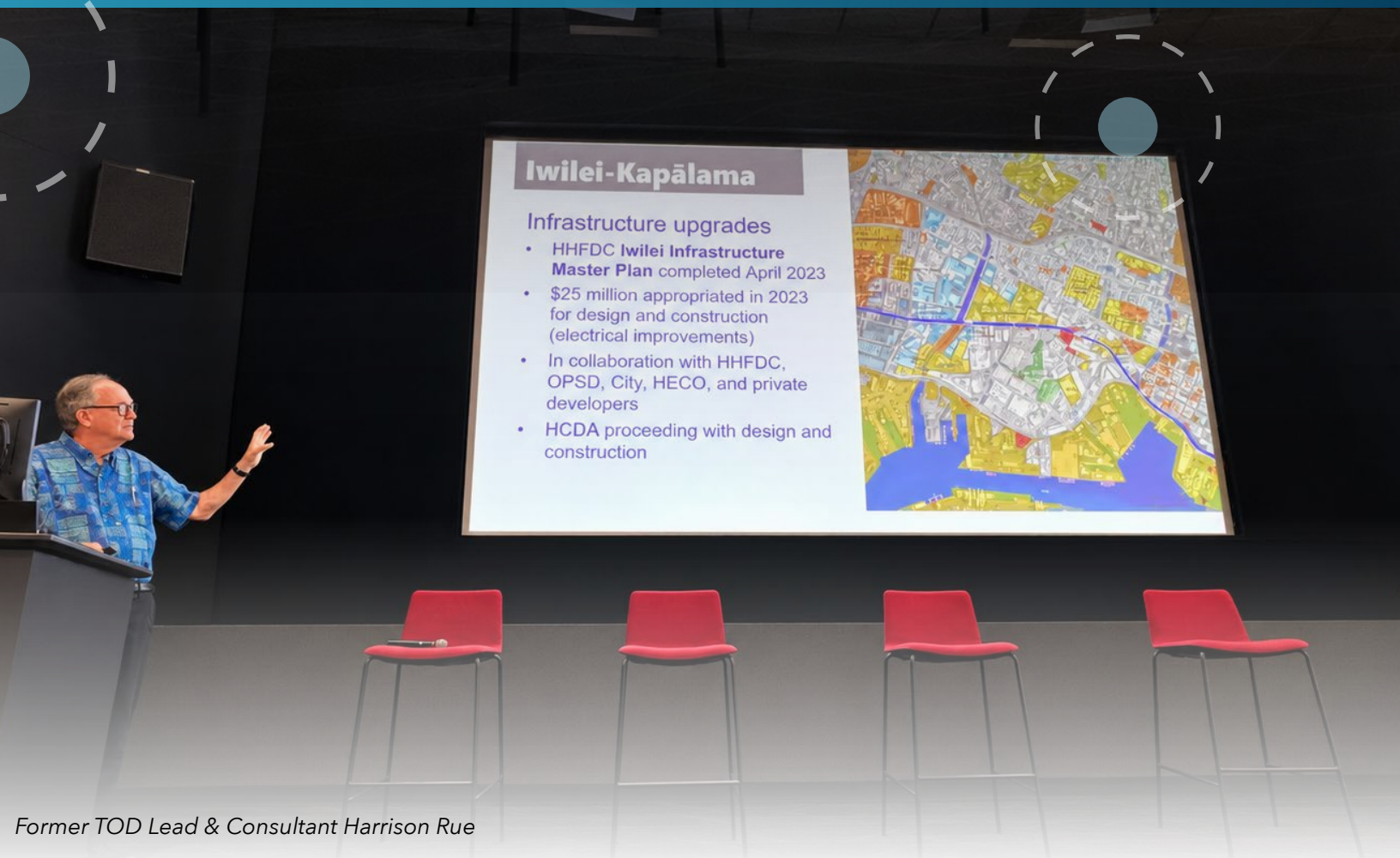
Discussion

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(Left to right) Stanford Carr, Tracy Tonaki, Jon Nouchi, and Craig Nakamoto

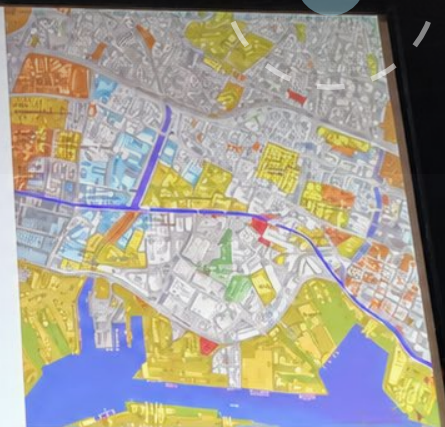
TOD Presentations & PANEL



Iwilei-Kapālama

Infrastructure upgrades

- HHFDC Iwilei Infrastructure Master Plan completed April 2023
- \$25 million appropriated in 2023 for design and construction (electrical improvements)
- In collaboration with HHFDC, OPSD, City, HECO, and private developers
- HCDA proceeding with design and construction



Former TOD Lead & Consultant Harrison Rue

The morning session explored how transportation, housing, and infrastructure are shaping O'ahu's future. SSFM International Transportation Practice Leader Cheryl Soon opened by reflecting on LAI's Honolulu gatherings in 2000 and 2012, when much of today's development in East Kapolei was still on paper. She emphasized the decades of planning and collaboration required to transform largely undeveloped land into neighborhoods connected by an operating rail system.

City Department of Transportation Services (DTS) Director of Transit Jon Nouchi traced Honolulu's transportation history from the Hawaiian monarchy's early transit investments through streetcar-driven neighborhood growth and later automobile-oriented development. He presented Skyline as an opportunity to reconnect transportation and land use, emphasizing that its success depends on the communities built around stations. His vision of "transportation freedom" would give residents practical access to jobs, housing, and everyday activities without requiring a car.

Moderator Harrison Rue outlined Honolulu's transit-oriented development plans, highlighting three priorities consistently expressed by communities: affordable and workforce housing, safer and better-connected streets, and public gathering places. He discussed the State's extensive landholdings along the rail corridor and the housing potential of Iwilei-Kapālama, while identifying an estimated \$3.2 billion infrastructure funding gap as a major challenge.

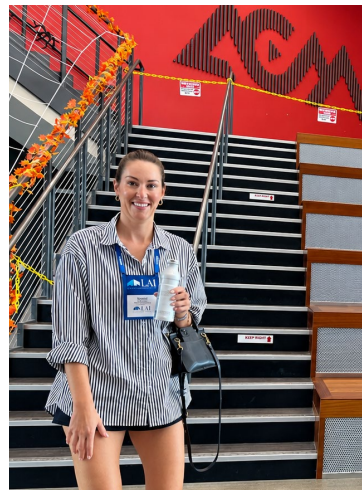
Hawai'i Community Development Authority (HCDA) Executive Director Craig Nakamoto described HCDA's role in delivering infrastructure that enables housing and redevelopment. Drawing on HCDA's experience in Kaka'ako, he highlighted roadway and electrical improvements supporting East Kapolei and Iwilei-Kapālama. He also discussed HCDA's expanding statewide responsibilities, including assistance with Waikiki Beach restoration, emphasizing the government's role in coordinating improvements beyond the capacity of individual projects.

D.R. Horton Hawai'i President Tracy Tonaki illustrated the realities of building Ho'opili, now home to more than 3,600 families. Alongside housing, D.R. Horton Hawai'i's commitments include utilities, roads, school sites, parks, and community amenities. She reported that approximately \$750 million of its roughly \$1 billion master infrastructure budget had been spent while only about 30 percent of planned homes had closed, limiting capital available for further construction. She also highlighted housing choices such as homes with accessory dwelling units, smaller detached condominiums, and live-work townhomes.

Stanford Carr Development LLC President Stanford Carr presented the proposed Aloha Stadium district as a year-round community combining approximately 4,000 to 4,500 homes with hotels, entertainment, cultural attractions, and public spaces connected to the rail line. He described substantial utility relocation requirements and a phased buildout anticipated to span 25 to 30 years. Carr and Tonaki discussed proposed RISE bonds as a financing tool for infrastructure, while audience questions addressed housing delivery, stadium financing, and transit capacity during major events.

The session concluded with LAI's International Skyline Award recognizing the State of Hawai'i and City and County of Honolulu for their collaboration on transit-oriented development and Skyline rail. Nakamoto and Nouchi accepted on behalf of Governor Josh Green and Honolulu Mayor Rick Blangiardi, acknowledging the many contributors who helped bring decades of planning into operation.







10.10.26

After the panel, LAI LEW attendees walked to the Keone'ae (UH West O'ahu) rail station to ride the Skyline to Āhua (Lagoon Drive) station, where they boarded buses to Kaka'ako. Former Honolulu Mayor Kirk Caldwell, DTS Director of Transit Jon Nouchi, and Harrison Rue provided narration during the rail ride. Along the way, they pointed out how Skyline weaves Hawaiian culture into its design. Each station uses a traditional place name, and stamped concrete columns in the station areas tell stories in three bands representing the sky and heavens, plant and animal life, and earth and ocean.

When complete, Skyline will include 18.9 miles and 19 stations from East Kapolei to Civic Center in Kaka'ako. The first two segments of the guideway are complete and running. The third segment is expected to be completed in 2031.



Presentations & KAKA'AKO WALKING TOUR

10.10.26

Attendees were treated to a bento (Japanese-style boxed lunch) at the barn at SALT at Our Kaka'ako while Gavin Thornton, the City and County of Honolulu's Director of Housing Policy, provided an overview of TOD plans for the Iwilei area. Thornton highlighted the City's acquisition of nearly four acres adjacent to the future Skyline station as an opportunity to create a walkable, mixed-use, mixed-income community. He discussed infrastructure challenges, coordinated public-private partnerships, and financing approaches beyond traditional low-income housing tax credits to deliver housing.

Emphasizing the need for aligning development with community needs, Kamehameha Schools Consultant Bob Oda discussed the approach to redeveloping Kaka'ako to uphold the schools' educational mission, honor the area's history, and support the needs of the community. SALT at Our Kaka'ako was Kamehameha Schools' first redevelopment in the area. It was designed as a gathering place and a model for neighborhood character.

After the presentations, attendees were given a walking tour of Our Kaka'ako. They explored SALT as well as two properties originally owned by Kamehameha Schools and sold to Castle & Cooke Hawai'i (400 Keawe) and Stanford Carr Development LLC (Keauhou Place) to create new housing, including affordable and workforce units.



Gavin Thornton presenting on the City's plans for TOD in Iwilei



Castle & Cooke Hawai'i Consultant and former EVP W. Bruce Barrett and President Garret Matsunami giving attendees a tour of 400 Keawe



Stanford Carr giving LAI LEW attendees a tour of Keauhou Place, which includes market-rate and affordable/reserved units



Bob Oda (center) presented on Kamehameha Schools' Kaiāulu 'o Kaka'ako Master Plan for the area and gave attendees a tour of SALT at Our Kaka'ako



CLOSING DINNER & AWARDS

10.10.26

The LAI LEW closing dinner was held at the waterfront Harry and Jeanette Weinberg Ho'okupu Center in Kaka'ako. The evening began with a cocktail reception before Kupu CEO John Leong presented on his organization, which oversees the center where the event was held.

LAI International President Craig Binning announced winners of the scavenger hunt, recognized past LAI presidents, and thanked the LAI Aloha Hawai'i Chapter for hosting this year's weekend events.

Attendees enjoyed a lū'au-style buffet and hula performances. The following awards were presented:

- 2026 LAI International Journalist of the Year Award to **Josef Nathanson**
- 2026 Richard T. Ely Distinguished Educator Award to **William Chapman**
- 2026 LAI International Member of the Year Award to **Ann Bouslog**

New Fellows **Robert McBride** and **Cheryl Soon** were also recognized.

LAI Aloha Hawai'i Chapter President Tessa Munekiyo Ng thanked this year's planning committee and held a torch-passing ceremony with 2026 Gathering Host Planning Committee Chair Melissa May and LAI Golden Gate Chapter members at the end of the evening.

Across LAI LEW events, navigating change kept returning to the wisdom of Native Hawaiian traditions. Panelists at the Kamehameha Schools plenary framed land as a relationship rather than a transaction. Kamehameha Schools is redeveloping Kaka'ako to support its educational mission and honor the area's history. Like the wayfinders who first reached the islands, attendees were reminded that leading through change means reading the signs, building relationships, and adjusting course with purpose.

A hui hou (until we meet again)! Aloha, San Francisco, which will be the location of the 2027 LAI LEW!









LAI Aloha Hawai'i Chapter members pass the torch to LAI Golden Gate Chapter members, who will host next year's LAI LEW in San Francisco

Mahalo to all the 2026 Sponsors

