



NEWS RELEASE

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JOINT PARTNERSHIP FILES DRAFT EIS FOR THE COVE AT KO OLINA

James Campbell Company, Kobayashi Group, and BlackSand Capital partner to move revitalization project forward

Kapolei, O’ahu — Cove Campbell Kobayashi LLC (CCK), a joint-partnership of [James Campbell Company](#) (JCC), [Kobayashi Group](#), and [BlackSand Capital](#), is pleased to announce that the draft Environmental Impact Statement (EIS) for the proposed **Cove at Ko Olina** project was published today. The draft EIS is a milestone in the redevelopment of the 10.85-acre commercial site located in Kapolei, O’ahu, aiming to revitalize the property and create an authentic Hawaiian community gathering place for the region.

“The Cove project represents a generational opportunity to create a new gathering place and new jobs on a property with deep history and meaning,” said **Steve Kelly**, president of Kapolei Properties Division of JCC. “This project will honor and revitalize the property to allow for unique entertainment, dining and retail experiences while continuing to embrace the rich history and culture of this special place for both kama’āina and visitors.”

Redevelopment plans focus on exciting new features, including a new performing arts venue, restaurants, retail and programming that celebrates and honors Hawaiian heritage and the history of the region. The property was last redeveloped in the early 1990s.

"We are proud to partner with JCC in bringing The Cove to life which will create lasting economic and cultural benefits for residents and visitors alike," said **Patrick Kobayashi**, president of Kobayashi Group. "The Cove is being designed with the West Side community in mind. We want residents from Yokohama to Ewa Beach to be our frequent patrons and for the restaurants and retail to be an offering that they come often and enjoy."

Key highlights from the draft EIS include:

- **Cultural Performing Arts Venue:** The project plans feature a new amphitheater/performing arts venue capable of hosting daily entertainment experiences focused on perpetuating and honoring Hawaiian culture. This venue is designed for 480 guests but will be able to accommodate up to 650 guests at one time.
- **Restaurants and Retail:** Up to three restaurants showcasing local cuisine and agricultural products may be added, along with a "Village Walk" consisting of small-scale retail shops.

- **Open Space and Pedestrian Pathways:** The Cove property will be enhanced with pedestrian pathways, lush landscaping, and open space gathering areas intended for educational or interactive experiences.
- **Cultural Pavilion and Programming:** A cultural pavilion and open-air activity lawn areas will be incorporated throughout the site, hosting educational workshops, cultural events, and community gatherings. Programming will highlight the history of the place and fit appropriately within the coastal setting.
- **Economic and Fiscal Benefits:** The project is estimated to generate significant economic and fiscal benefits, including job creation, increased visitor expenditures, and additional state and city revenues. It will strengthen the Secondary Urban Center and enhance resident and visitor experiences.

The Cove at Ko Olina project is estimated to create approximately 679 jobs during the construction phase and sustain 817 jobs annually during operation, contributing to economic diversity in the Kapolei region. Redevelopment of the property is anticipated to commence upon receipt of necessary permits and approvals.

Today's publication of the draft EIS in the State of Hawai'i Office of Environmental Quality Control's [The Environmental Notice](#) starts a 45-day public comment period. Comments received during this period will be addressed, and written responses will be provided and incorporated into the final EIS.

Located between Ali'i Nui Drive and the shoreline makai of the entrance to the Ko Olina Resort, the property was acquired by James Campbell in 1877 as part of his purchase of the ahupua'a of Honouliuli. The site is currently utilized by the Paradise Cove Lū'au. The last major redevelopment of the property was in the early 1990s when it was zoned and subdivided in recognition of its commercial use since the 1970s.

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Media Contacts: Dawn Hirai
dawn@strykerweiner.com
(808) 722-9445

Angela Behm
angela@strykerweiner.com
(808) 341-3045