

RES25-207

Testimony

MISC. COMM. 429

*ZONING & PLANNING (ZON)

***ZONING & PLANNING (ZON) Meeting**

Meeting Date: Aug 21, 2025 @ 09:00 AM

Support: 17

Oppose: 0

I wish to comment: 1

Name: Hawaii LECET	Email: info@hawaiilecet.org	Zip: 96817
Representing: Hawaii Laborers & Employers Cooperation and Education Trust (Hawaii LECET)	Position: Support	Submitted: Aug 18, 2025 @ 12:40 PM
Name: Matt Caires	Email: mattc@jamescampbell.com	Zip: 96707
Representing: Cove Campbell Kobayashi LLC (the applicant)	Position: Support	Submitted: Aug 18, 2025 @ 02:28 PM
Testimony: Attached please find the presentation from applicant Cove Campbell Kobayashi LLC on Resolution 25-207.		
Name: Ana Tuiasosopo	Email: atuiasosopo@oe3.org	Zip: 96707
Representing: Operating Engineers Local 3	Position: Support	Submitted: Aug 19, 2025 @ 09:48 AM
Name: Patrick Coronas	Email: pcoronas@masonsunion.com	Zip: 96819
Representing: Hawaii Masons Union, Local 1, IUBAC	Position: Support	Submitted: Aug 19, 2025 @ 12:10 PM
Name: Mark Anthony Clemente	Email: mclemente@hrcc-hawaii.com	Zip: 96817
Representing: Hawaii Regional Council of Carpenters	Position: Support	Submitted: Aug 19, 2025 @ 02:18 PM
Name: Marguerite Casillas	Email: casimara@gmail.com	Zip: 96707
Representing: Kai Lani AOA	Position: I wish to comment	Submitted: Aug 19, 2025 @ 03:01 PM
Testimony: I am writing in my capacity as the President of the Kai Lani AOA Board of Directors regarding the Cove Redevelopment		

Project. We at Kai Lani are the closest neighbors to the Cove redevelopment and so we stand to be most impacted by the project, both in the construction and operating stages. For the last 15 months we have attempted to engage with the Cove Campbell Kobayashi (CCK) team to address our concerns about the project's significant impacts on us.

In response to our letter of April 25, 2025 to CCK (see copy below) and the April 28, 2025 hearing at DPP, we started a productive dialogue with the CCK team and secured some initial verbal and email commitments to work together on our concerns, particularly about noise, traffic, parking and trash. Unfortunately, that dialogue came to an abrupt stop in June, and we have been unable to reach anyone at CCK since.

While we appreciate the City Council's addition of conditions related to light pollution, construction hours, appropriate landscaping, and the protection of native plant and animal species, we note no conditions related to our concerns about noise, traffic, parking or trash. We respectfully ask that the City Council:

1. Add conditions addressing abatement of adverse impacts including construction and Luau performance noise, traffic, parking, and trash collection and operations.
2. Add a condition that requires CCK to resume dialogue with us to work out appropriate operational accommodations to address harmful impacts on its neighbors.

Thank you,

Marguerite Casillas

President, Kai Lani AOA Board of Directors

92-1001 Ali'inui Drive #24B

Kapolei, HI 96707

casimara@gmail.com

415-471-8947

April 25, 2025

Dear Cove Campbell Kobayashi team,

I am writing in my capacity as the President of the Kai Lani AOA Board of Directors. In the past year residents of Kai Lani have had the opportunity to express our concerns about the proposed Cove development in public forums, in letters to the Department of Planning and Permitting, and directly with members of the Campbell team.

While we appreciate the communications outreach from the Campbell team (the tour of the property in July 2024, the letters informing us of progress in the approval and permitting process) we do not feel that our core concerns have been adequately addressed in the EIS that was approved in March. Below we list our primary concerns and our requested mitigation measures. As your closest neighbors on the Ko Olina property, we call upon you to respond to our concerns with firm commitments to ensure that we can coexist in a cooperative and respectful way.

1. Expansion and Noise Pollution: The proposed plan increases the size of entertainment and retail activities at the Cove by approximately three times and extends operating hours from 7 AM to 10 PM. The relocation of the lu'au amphitheater closer to Kai Lani will exacerbate existing noise issues. The EIS admits that amplified sound will impact nearby residents but fails to acknowledge that relocating the amphitheater will worsen the problem nor does it assure firm remedies. Current noise levels, recorded over the last few months, already violate city statutes and disturb residents, which is unacceptable.

- A. Will you commit to sharing sound mitigation plans with us ahead of construction, and to hiring an independent sound engineering company to review them for sufficiency?
- B. Will you commit to hiring an independent sound engineering company to measure sound levels at Kai Lani during the first months of shows at the new amphitheater, to ensure that levels are within legal limits?
- C. Will you commit to limiting truck delivery hours to 8am – 5pm?

2. Traffic: Given the extended hours of operation and the plan for many additional visitors to the Cove, substantial traffic impacts from delivery trucks, cars, motorcycles and bicycles are inevitable, potentially leading to the inability of Kai Lani residents to easily drive out our front gate. The EIS does not adequately estimate the impact of traffic.

- A. Will you commit to commissioning an updated traffic study by an independent traffic engineer that specifically looks at future peak-hour traffic demands at key intersections (including the Kai Lani entrance, the main gate, and the main entrance to the future Cove), and sharing this information with the Ko Olina community?
- B. Will you take responsibility for making sure that adequate funds and implementation of remedies are available for traffic mitigation efforts (for example, installing a traffic light) to address any issues uncovered in the updated traffic study or otherwise revealed by studies and field measurements?

3. Parking Overflow: The EIS does not provide a viable plan to manage increased parking demand, with current and future parking spaces falling short of requirements. This could lead to overflow issues such as lineups of cars on Ali'inui Drive blocking the entrance to Kai Lani, or vehicle illegally entering Kai Lani to try to park.

- A. Will you address the lack of parking for the project by revising the parking plan and commit to solutions that accommodate all necessary parking on the Cove site?
- B. Will you commit to monitoring traffic and parking outside the Cove when the project opens and as capacity ramps up, to ensure there are no overflow issues?

4. Negative Impact to Immediate Surrounding Areas: Increased tourism in the form of ordinary retail and food service traffic may cause potential negative impacts to Kai Lani, in terms of trash, foot traffic, potential vandalism and other security concerns.

- A. Will you commit to funding for measures (such as signage, additional trash pickup, comfort stations, on-site personnel) to encourage Cove visitors to stay on the Cove property?
- B. Will you commit to contributing funding to increased security and maintenance measures for Kai Lani and the resort?

5. Construction Impacts: The impact to Kai Lani during the demolition of the existing buildings and construction of the new project will be significant, in terms of noise, dust, visual blight, etc. These factors impact our residents' ability to enjoy and rent our properties.

A. Will you commit to proactive communication with Kai Lani and KOCA during demolition and construction, including regular (weekly or biweekly) summaries of progress and expected next steps for the upcoming weeks?

B. Will you commit to providing Kai Lani with a direct phone number for an on-site manager to address urgent concerns about construction impacts?

At the April 23 Neighborhood Board No. 34 meeting, the Board voted to submit a letter of support for the Cove Development, but also declared that the Cove Campbell Kobayashi team should address the concerns and objections that we brought forward in that forum regarding the issues listed above.

We invite an authorized negotiating team from the Cove Campbell Kobayashi team to begin discussions right away on the above issues with a new Committee that the Kai Lani Board has created. We would like to convene a series of meetings that will result in mutually agreed written commitments that acknowledge and respect the needs of the Kai Lani community. Meanwhile, we thank you for your willingness to work with us.

Thank you,

Marguerite Casillas

President, Kai Lani AOA Board of Directors

92-1001 Ali'inui Drive #24B

Kapolei, HI 96707

casimara@gmail.com

415-471-8947

Name:	Email:	Zip:
Peter Ganaban	testimonylocal368@gmail.com	96817

Representing:	Position:	Submitted:
The Laborer's International Union Local 368	Support	Aug 20, 2025 @ 09:46 AM

Name:	Email:	Zip:
Lance Holden	holdengd2015@icloud.com	96707

Representing:	Position:	Submitted:
'Ahahui Siwila Hawai'i o Kapoleo (Hawaiian Civic Club of Kapolei)	Support	Aug 20, 2025 @ 03:05 PM

Name:	Email:	Zip:
Kiran Polk	kiranpolk@gmail.com	96707

Representing: Kapolei Chamber of Commerce	Position: Support	Submitted: Aug 20, 2025 @ 05:09 PM
Name: Brandon Souza	Email: brandon.souza@cbpacific.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:01 PM
Name: John and Pati DeSoto	Email: patidesoto8@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:03 PM
Name: Dariane Kauhane	Email: kaohanaaki@gmail.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:06 PM
Name: Matt Kauwe	Email: matt@nakamakai.org	Zip: 96792
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:08 PM
Name: Lane Maki	Email: lane@actionsofaloha.com	Zip: 96816
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:09 PM
Name: Leinani Kaleihuia	Email: leinanikaleihuia@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:10 PM

Name: Georgianna Navarro	Email: georgien1948@gmail.com	Zip: 96792
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:12 PM
Name: Leonani Puailihau	Email: lpuailihau@turo.com	Zip: 96707
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:14 PM
Name: Jacob Aki	Email: jacob@jacobaki.com	Zip: 96818
Representing: Self	Position: Support	Submitted: Aug 20, 2025 @ 09:24 PM



HAWAII LABORERS-EMPLOYERS COOPERATION AND EDUCATION TRUST

650 Iwilei Road, Suite 285 · Honolulu, HI 96817 · Phone: 808-845-3238 · Fax: 808-845-8300

August 21, 2025

To: **The Honorable Esther Kia'āina, Chair**
Honolulu City Council Committee on Zoning & Planning
City & County of Honolulu
530 South King Street
Honolulu, Hawaii 96813

Re: **TESTIMONY IN STRONG SUPPORT FOR THE COVE REDEVELOPMENT PROJECT**
SMA Major Permit No. 2025/SMA-19

FOR HEARING ON THURSDAY, AUGUST 21, 2025 at 9:00 AM, IN CITY COUNCIL CHAMBERS

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Zoning & Planning Committee,

The **Hawaii Laborers & Employers Cooperation and Education Trust** (Hawaii LECET) is a labor + management partnership established in 1992 between the 5,000 statewide members of the Hawaii Laborers Union and over 250 construction companies that belong to the *General Contractors Association* and the *Building Industry Association*. The Laborers International is the largest construction trade union in North America, and Hawaii LECET is part of a network of 38 labor-management LECET Funds across the country.

Hawaii LECET strongly supports The Cove Redevelopment project.

- The Cove project will finally provide convenient access to this beautiful property for all local residents, instead of being currently reserved exclusively for tourists
- Feature local entertainment, restaurants, retail stores, gathering spaces, a comfort station and public showers that will serve and benefit the local community and visitors alike
- Help perpetuate the deep history and rich Hawaiian heritage of our islands with a new amphitheater and performing arts center
- Facilitate exciting community gatherings, cultural events, and stimulating educational workshops in the spacious new open lawn and cultural pavilion
- Generously add much-needed new additional public parking for local residents
- Create over 1,400 construction jobs and over 800 permanent jobs during operations
- Generate \$115 million in economic output from two years of construction and \$54M in wages for local union labor, including \$4.6M in State and \$2.1M in City revenue per year.

Thank you for this opportunity to offer our strong support for The Cove Redevelopment project.

Mahalo,

**Hawai'i Laborers & Employers
Cooperation and Education Trust**



August 19, 2025

Honorable, Esther Kiaʻāina, Honolulu City Council Committee on Zoning, Chair
Honorable, Tommy Waters, Vice Chair
Honorable Members of the Honolulu City Council Committee on Zoning

RE: RESOLUTION 25-207 CD1: 92-1089 ALIʻINUI DRIVE – KO ʻOLINA. GRANTING A SPECIAL MANAGEMENT AREA MAJOR PERMIT TO COVE CAMPBELL KOBAYASHI, LLC FOR THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES EXCEPT FOR TWO BUILDINGS, AND THE CONSTRUCTION OF NEW BUILDINGS AND STRUCTURES ON AN APPROXIMATELY 472,757-SQUARE-FOOT SHORELINE LOT IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT, LOCATED AT 92-1089 ALIʻINUI DRIVE, AND IDENTIFIED AS TAX MAP KEY 9-1-057: 027. (APPLICANT: COVE CAMPBELL KOBAYASHI, LLC) (TRANSMITTED BY COMMUNICATION D-574) (CURRENT DEADLINE: 9/16/25)

Aloha Chair Kiaʻāina, Vice Chair Waters, and members of the Committee on Zoning,

My name is Ana Tuiasosopo, and I am a Trustee and District Representative for the International Union of Operating Engineers (IUOE) Local 3, representing heavy equipment operators, mechanics, surveyors, and other skilled tradespeople in Hawaiʻi's construction industry.

I submit this testimony in support of The Cove Redevelopment Resolution 25-207 CD1.

The Cove is a proposed commercial (entertainment/dining/retail) project designed to serve visitors and locals alike. What makes this project unique is that it will target local customers and bring them back to the area. This will help reintegrate Koolina back into the local community.

Economically it will provide the following:

- 870 full-time jobs during the construction phase are expected to be generated
- 480 full-time, long-term jobs during operation are expected to be sustained by the project
- \$115.4 million in total economic output is estimated to be generated during the 24-month construction period
- \$54.3 million in labor income is also anticipated to be generated during the construction phase

We humbly ask that the DPP support the approval for the SMA Major Permit for this project.

OPERATING ENGINEERS

LOCAL 3

N. CALIFORNIA • N. NEVADA • HAWAII • UTAH



AFL-CIO

DISTRICT 17

2181 LAUWILIWILI STREET

KAPOLEI, HI 96701

PHONE 808.845.7871

FAX 808.682.0906

Ana Tuiasosopo,

Trustee/District Representative

International Union of Operating Engineers (IUOE) Local 3



International Union of Bricklayers and Allied Craftworkers Local #1 of Hawaii

2251 North School St. * Honolulu, HI 96819 *
Phone (808) 841-8822 * Fax (808) 777-3456

August 19, 2025

Aloha Director Dawn Takeuchi Apuna and Department of Planning and Permitting Staff,

My name is Patrick Coronas, and I am the President of the International Union of Bricklayers and Allied Craftworkers (IUBAC) Local 1 Hawaii, representing Bricklayers, Stonemasons, Tile Setters, Terrazzo Workers, and Pointer Caulkers across the State of Hawai'i.

I am writing to express my strong support for The Cove Redevelopment, SMA Major Permit No. 2025/SMA-19, and CUP Major Permit No. 2025/CUP-4.

The Cove is a thoughtfully designed commercial project (entertainment, dining, and retail) that will not only serve visitors but will also intentionally bring back local residents to the area. This focus on reconnecting Ko Olina with the broader community is what makes this project unique and meaningful.

From an economic and workforce perspective, The Cove will provide substantial benefits:

- 870 full-time jobs during the construction phase.
- 480 long-term, full-time jobs sustained during operations.
- \$115.4 million in total economic output projected during the 24-month construction period.
- \$54.3 million in labor income anticipated during construction.

In addition to these significant economic impacts, The Cove will create opportunities for local skilled tradespeople and working families, strengthening both our industry and community.

For these reasons, we humbly ask for your favorable consideration and approval of the SMA Major Permit for this important project.

Mahalo for your time and commitment to supporting projects that benefit Hawai'i's workers, residents, and economy.

Respectfully,

Patrick Coronas
President

International Union of Bricklayers and Allied Craftworkers Local 1 Hawaii



HAWAII REGIONAL COUNCIL OF CARPENTERS

August 20, 2025

To: The Honorable Esther Kiaʻāina, Chair
The Honorable Tommy Waters, Vice Chair
Members of the Zoning Committee

Re: **Testimony in Support of The Cove Redevelopment Project - RES 25-207**

Aloha Chair Kiaʻāina, Vice Chair Waters, and Members:

The Hawaiʻi Regional Council of Carpenters (HRCC) represents over 6,000 working men and women across the state who help build Hawaiʻi from the ground up. HRCC submits this testimony in strong support of the proposed Cove Redevelopment Project and Res 25-207.

The Cove is more than a commercial project—it is an opportunity to revitalize a historically significant area on the leeward coast of Oʻahu while honoring its past and creating a sustainable, community-driven future. For decades, access to this coastal site has been limited to exclusive events. This project changes that. The Cove will open its doors to residents and visitors alike, offering cultural, educational, and recreational spaces that are rooted in Hawaiian heritage and inclusive of our local communities.

From an economic and workforce perspective, the benefits are clear and compelling:

- **870 full-time jobs** will be generated during the construction phase.
- **480 long-term permanent jobs** will be sustained once the project is operational.
- The project is expected to generate **\$115.4 million in total economic output** and **\$54.3 million in labor income** during its construction period.

These aren't just numbers on a spreadsheet—they represent local jobs, stable careers, and the kind of opportunities that help our families thrive. Especially in times of economic uncertainty, projects like The Cove demonstrate the power of responsible, forward-thinking development. The proposed amphitheater, cultural pavilion, village walk, and open-air gathering spaces are more than just amenities—they are commitments to place, people, and purpose. This project

STATE HEADQUARTERS & BUSINESS OFFICES

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576
KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961
KAUAI OFFICE: Kuhio Medical Ctr Bldg., 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911

will not only provide spaces for celebration and commerce, but also for education and cultural preservation.

This is the kind of investment our communities need—one that creates jobs, honors our culture, and keeps our economic future rooted in local hands.

Mahalo for your time and consideration.

Respectfully,

Mark Anthony Clemente
Government Relations
Hawai'i Regional Council of Carpenters



LiUNA!

Written Testimony for the Honolulu City Council Committee on Zoning and Planning

Thursday, August 21, 2025, 9:00 am

PETER A. GANABAN
*Business Manager/
Secretary-Treasurer*

ALFONSO OLIVER
President

JOBY NORTH II
Vice President

TONI FIGUEROA
Recording Secretary

MARTIN ARANAYDO
Executive Board

ORLANDO PAESTE
Executive Board

JOSEPH YAW
Executive Board

ESTHER AILA
Auditor

RUSSELL NAPIHAA
Auditor

MARK TRAVALINO
Auditor

YUGAN HOTTENDORF
Sergeant-At-Arms

Re: Resolution 25-207 - IN SUPPORT - Granting a Special Management Area Major Permit to Cove Campbell Kobayashi, LLC for the demolition of all existing buildings and structures except for two buildings, and the construction of new buildings and structures on an approximately 472,757-square-foot shoreline lot in the B-1 Neighborhood Business District, located at 92-1089 Ali'inui Drive, and identified as Tax Map Key 9-1-057: 027

Aloha Chair Esther Kia'āina, Vice Chair Waters, and Members of the Department of Planning and Permitting staff:

The Laborer's International Union Local 368 represents 5000+ members working in construction, environmental remediation, maintenance, food service, health care, clerical, and other occupations, as well as in state, local, and municipal government jobs and as mail handlers in the U.S. Postal Service across the State.

The Laborer's International Union Local 368 **supports Resolution 25-207 - Granting a Special Management Area Major Permit to Cove Campbell Kobayashi, LLC.**

The Cove is a proposed commercial (entertainment/dining/retail) project designed to serve visitors and locals alike. It is being developed under a partnership between James Campbell Company (JCC), Kobayashi Group, and BlackSand Capital. The project requires approval from the Honolulu City Council's committee on zoning and planning for a Special Management Area Major permit (SMA Major Permit No. 2025/SMA-19) as well as a Conditional Use Permit-Major (CUP Major Permit No. 2025/CUP-4).

If approved, the Cove would create 870 full-time jobs during the construction phase and 480 full-time, long-term jobs during operation. In addition, Laborers Union members and its retirees are investors in the Cove through our member funds. This means that this project will not only employ local residents, but also contribute significantly to their retirement and benefit plans, ensuring revenue stays in our local communities.

We respectfully request you approve this request. Mahalo for your time and consideration.

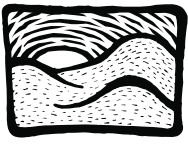
Sincerely,

Peter A. Ganaban

Business Manager/Secretary Treasurer
Laborers International Union of North America - Local 368
1617 Palama Street
Honolulu, HI 96817

LiUNA Local 368
1617 Palama Street
Honolulu, HI 96817
Phone: (808) 841-5877
Fax: (808) 847-7829
www.local368.org

Feel the Power



'Ahahui Siwila Hawai'i O Kapolei
PO Box 700007
Kapolei, Hawai'i 96709

August 20, 2025

Chair Kia'āina and Members
Zoning Committee
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai'i 96813

**Re: Support for Resolution 25-207 – Special Management Area Major Permit for The Cove
Redevelopment, Ko 'Olina, O'ahu**

Oli Kāhea (Opening Call):

*E nā luna 'aha 'ōlelo, e ho'olohe mai,
E mālama i ke kuleana, no ka pono o ka 'āina a me ke kai.*
(Leaders of this council, hear our call,
Uphold your responsibility, for the well-being of land and sea.)

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

The 'Ahahui Siwila Hawai'i O Kapolei is a Native Hawaiian organization founded in 1993, kupa'āina of Honouliuli rooted with the kuleana to assure that the cultural traditions and practices of 'Ōiwi O Hawai'i are perpetuated by promoting cultural awareness and an authentic Hawaiian presence in our community.

On behalf of 'Ahahui Siwila Hawai'i O Kapolei, we submit testimony in strong support of Resolution 25-207, granting a Special Management Area (SMA) Major Permit for the redevelopment of The Cove in Ko 'Olina, O'ahu.

After reviewing the project and the SMA, we found no adverse effects, as the construction project is limited to the original footprint of Paradise Cove. However, should any issues arise, the SMA adequately addresses current environmental and cultural impact issues and provides contingencies to address future environmental and cultural impact issues.

As a Native Hawaiian community-based organization grounded in values of mālama 'āina (caring for the land) and ho'okipa (welcoming and sharing responsibly), we believe this project has the potential to honor both the cultural and natural resources of the Ko 'Olina area while providing meaningful benefits to the residents of the 'Ewa and Wai'anae Moku (Leeward O'ahu).

This redevelopment is an opportunity to:

- **Uplift Community:** The Cove has long been a gathering space for residents and visitors. Redevelopment can enhance its role as a place of connection, reflection, and perpetuation of Hawaiian values, while ensuring that the community continues to feel welcome and included.
- **Preserve and Perpetuate Culture:** The Cove weaves Native Hawaiian culture, history, and storytelling into its design, including recognition of the legacy of Kamokila Campbell. This sets an example of how development in Hawai'i should be done—with aloha, ha'aha'a and malama 'āina





- **Protect & Restore Resources:** Through the SMA review, safeguards are in place to ensure that coastal areas, marine ecosystems, and cultural sites are respected and preserved for future generations. This aligns with our kuleana (responsibility) to safeguard our ‘āina and kai.
- **Strengthen Local Opportunities:** The project will provide jobs, training, and economic opportunities that support local families, while maintaining balance with the environment and cultural heritage of Ko ‘Olina.
- **Build with Intention:** The redevelopment process offers a chance to demonstrate how modern development in Hawai‘i can be rooted in sustainability, cultural sensitivity, and aloha ‘āina.

We respectfully urge the Committee to adopt Resolution 25-207 and support a project that reflects pono (balanced and just) decision-making for Ko ‘Olina and the greater community of the ‘Ewa and Wai‘anae Moku (Leeward O‘ahu).

Oli Ho‘opau (Closing Call):

E ola ka ‘āina, e ola ke kai,

E ola nā kānaka a pau.

(Let the land live, let the ocean thrive, Let all people flourish.)

Mahalo nui loa for your time, attention, and continued commitment to thoughtful stewardship of our island home.

Owau me ka ha‘ha‘a e mahalo nui loa,

Lance C. Lanakila Holden

President

‘Ahahui Siwila Hawai‘i O Kapolei



August 21, 2025

Honolulu City Council
830 S. King Street
Honolulu, Hawaii 96813



Working together for Kapolei

Committee on Zoning and Planning

August 21, 2025, 9:00am, in the City Council Chamber or via video conference

RE: RESOLUTION 25-207 – 92-1089 Ali‘inui Drive – Ko ‘Olina. Granting a Special Management Area Major Permit to Cove Campbell Kobayashi, LLC

Aloha Chair Kia‘āina, Vice Chair Waters and members of the Committee on Zoning and Planning,

My name is Kiran Polk, and I am the Executive Director and CEO of the Kapolei Chamber of Commerce. The Kapolei Chamber of Commerce advocates for businesses and economic growth in the West O‘ahu region, including Waipahu, Kapolei, ‘Ewa Beach, Honokai Hale, Ko Olina, Nānakūli, Wai‘anae, and Mākaha. The Chamber works on behalf of its members and the business community to improve the regional and state economic climate and help West O‘ahu businesses thrive. We are a member-driven, member-supported organization representing the interests of all types of businesses: small, medium, or large, for-profit, or non-profit businesses, or sole proprietorships.

We would like to express **support** for Resolution 25-207 which will grant a Special Management Area Major Permit to Cove Campbell Kobayashi, LLC, The Cove Redevelopment Project (The Cove). We recognize the potential economic benefits this project could bring to our region to reinforce Kapolei’s role as the “Second City” and potentially drive business growth, job creation, and long-term investment in our community.

The Cove represents an opportunity to expand Kapolei’s business landscape by introducing new dining, retail, and entertainment experiences that will serve both residents and visitors. There is a commitment from The Cove to showcase local artisans and prioritize small businesses with locally made products, which could provide opportunities for our west side entrepreneurs.

In addition to its business benefits, The Cove is expected to serve as a significant job creator for our region. During construction, the project is projected to create 1,400 jobs, boosting the local economy. Once complete, The Cove is anticipated to provide 800 permanent jobs in hospitality, tourism, events, and retail, allowing West O‘ahu residents to work closer to home and enjoy a better quality of life.

It is our understanding that The Cove will promote cultural authenticity while providing new reasons for visitors to stay, dine, and shop at existing nearby attractions in Kapolei. This could increase spending at local businesses, restaurants, and service providers, benefiting our entire regional economy.

The Kapolei Chamber of Commerce believes The Cove has the potential to drive economic growth, support local businesses, and create new employment opportunities while honoring the rich history of the land. We encourage full approval of this project and look forward to working together to ensure its success.

Mahalo for your time and consideration.

Respectfully,

Kiran Polk
Executive Director & CEO

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

Aloha Chair Kia'āina, Vice Chair Waters, and Committee Members,

My name is Brandon Souza, and I'm writing in strong support of Resolution 25-207 to grant the SMA Major Permit for The Cove Redevelopment Project in Ko Olina.

This project turns an underused, historically important site into a place where people can work, gather, and celebrate our community. It's slated to create about 1,400 construction jobs and 800 permanent jobs, giving more West O'ahu residents the chance to work closer to home and support their families.

What I like most is the community-centered design: locally owned restaurants, shops, and cultural spaces that keep dollars here and lift up local entrepreneurs and artisans. That's the kind of growth we need—thoughtful, steady, and rooted in place.

The Cove also honors the 'āina and our stories, including the legacy of Alice Kamokilaikawai Campbell, by weaving Native Hawaiian history and values into the visitor experience. It's a practical, culturally grounded model for how we should build in Hawai'i.

For these reasons, I respectfully ask you to adopt Resolution 25-207 and move The Cove forward. Mahalo for your time and consideration.

Brandon Souza

brandon.souza@cbpacific.com

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

We are John and Pati DeSoto, residents of the Wai'anae Coast, and we write in strong support of Resolution 25-207, which would grant the SMA Major Permit for The Cove Redevelopment Project in Ko Olina.

Over the years, we've seen many changes come to the West Side. What gives us hope about The Cove is that it feels different—it's being planned with respect for the land, honor for our culture, and support for local families. This project isn't just about new buildings; it's about restoring meaning and purpose to a place that holds deep significance in our mo'olelo and in the lives of many kama'āina.

We appreciate that The Cove recognizes the legacy of Kamokila Campbell and highlights Native Hawaiian culture while creating space for locally owned businesses. That's important to us as kūpuna who care deeply about what kind of Hawai'i our mo'opuna will inherit.

The Cove is projected to create more than 1,400 construction jobs and over 800 permanent jobs. But more than numbers, it's about giving our keiki and their keiki opportunities to live and work close to home, without having to leave their community to find work.

We also believe this project has been approached with aloha and respect. From what we've seen, the developers have taken time to listen and incorporate feedback from the community, and that goes a long way.

For all these reasons, we humbly ask you to adopt Resolution 25-207. The Cove is more than a development—it's a chance to build community, honor culture, and create opportunities for our families.

Mahalo nui for the opportunity to share our mana'o,

John and Pati DeSoto
patidesoto8@gmail.com

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

I write in strong support of The Cove Redevelopment Project—a project that not only promises economic growth and job opportunities, but also honors the cultural legacy and spirit of this 'āina.

This land, once home to Alice Kamokila Campbell, a proud Native Hawaiian leader and descendant of ali'i, carries with it a history rooted in the values of 'opu ali'i—a heart of service, generosity, and care for the people. Kamokila embodied the essence of Hawaiian hospitality and fierce protection of our cultural identity. She stood for the well-being of her lāhui and the dignity of her people. The Cove offers us a rare opportunity to continue that legacy by creating a space that supports local families, small businesses, and artisans, while welcoming others with aloha.

The Cove is more than a commercial venture. It is a vision that aligns with the future we seek for our keiki and mo'opuna—1,400 construction jobs and 800 permanent jobs for local residents, allowing our people to work closer to home, spend more time with 'ohana, and strengthen the fabric of our communities. These opportunities are vital for Native Hawaiian and local families who often endure long commutes just to make a living.

What makes this project especially meaningful is its commitment to cultural authenticity—highlighting locally made products, elevating the work of West O'ahu artisans, and creating a gathering place that reflects the spirit and stories of our people. This is the kind of development that nurtures both the economic resilience and the cultural identity of our community.

By encouraging visitors to stay, dine, and shop in Kapolei, The Cove will circulate economic benefits throughout Wai'anae, Nānākuli, and the broader West O'ahu region. It ensures that the prosperity of the "Second City" uplifts everyone—not just those within Kapolei's boundaries.

As a Native Hawaiian, I believe this project honors the kuleana we have to care for our 'āina and our people. It embodies the balance between growth and cultural stewardship, the same balance that Kamokila Campbell fought for in her time. Approving The Cove is a chance to continue that legacy—strengthening our community, providing opportunity, and perpetuating the spirit of 'opu ali'i in how we welcome and care for all who come here.

I respectfully urge your approval of Resolution 25-207, granting the Special Management Area (SMA) Major Permit and Conditional Use Permit (CUP) for The Cove Redevelopment Project. Let us move forward together, rooted in our history and guided by the promise of a thriving, culturally grounded future.

Mahalo nui,

Dariane Kauhane

kaohanaaki@gmail.com

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

My name is Matt Kauwe, and I am writing in strong support of Resolution 25-207 to approve the SMA Major Permit for The Cove Redevelopment Project.

This project is important for West O'ahu. It honors the cultural history of the 'āina while creating jobs and economic opportunities for our families. The Cove is projected to provide hundreds of permanent jobs and thousands of construction jobs, but beyond the numbers, it represents a future where people can live, work, and thrive without leaving their community.

What stands out to me is the project's commitment to local businesses and artisans. By uplifting small businesses and ensuring that local ownership is a central part of the plan, The Cove keeps economic benefits rooted in West O'ahu.

This is the type of development that balances respect for our past with investment in our future. I respectfully urge you to adopt Resolution 25-207.

Mahalo,

Matt Kauwe
matt@nakamakai.org

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

My name is **Lane Maki**, and I am writing in strong support of **Resolution 25-207**, which would approve the Special Management Area (SMA) Major Permit for *The Cove Redevelopment Project* in Ko Olina.

West O‘ahu has long needed projects that both **drive economic growth and reflect cultural responsibility**. The Cove strikes that balance. It will create over **1,400 construction jobs** and **800 permanent jobs**, giving local families more opportunities to work and thrive here at home rather than commuting long hours every day.

What makes this project meaningful is its clear effort to **honor the ‘āina and our heritage**. From recognizing the legacy of Kamokila Campbell to designing spaces that highlight Native Hawaiian values and locally owned businesses, The Cove offers a thoughtful model for how development in Hawai‘i should be done.

I also appreciate the focus on making this a **community gathering place**—not just a commercial site. By uplifting cultural programming, small businesses, and local artisans, The Cove helps ensure that the benefits are shared with the community and that the place remains connected to the people who call West O‘ahu home.

For these reasons, I respectfully urge you to **support and adopt Resolution 25-207** and move this important project forward.

Mahalo,
Lane Maki

A handwritten signature in black ink, appearing to read 'Lane Maki', with a stylized, cursive script.

lane@actionsofaloha.com

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m.

Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

My name is Leinani Kaleihuia, and I am writing in strong support of Resolution 25-207, which would approve the Special Management Area (SMA) Major Permit for The Cove Redevelopment Project in Ko Olina.

West O'ahu deserves projects that bring real economic opportunity to our community while also honoring our cultural identity. The Cove is exactly that. With over 1,400 construction jobs and 800 permanent jobs projected, this project will allow more local families to work closer to home and provide economic stability for generations to come. The integration of local businesses and artisans into the project also ensures that these economic benefits remain rooted in our community rather than flowing elsewhere.

Just as important, The Cove takes seriously its kuleana to honor the 'āina and perpetuate Native Hawaiian culture. By recognizing the legacy of Kamokila Campbell, weaving Native Hawaiian values into the design, and uplifting cultural programming, the project demonstrates that economic growth and cultural preservation can and should coexist.

This vision of The Cove as not just a development, but a gathering place, makes it unique. It will provide spaces where local families, visitors, and future generations can connect with both culture and community while supporting economic growth that benefits all of West O'ahu.

For these reasons, I respectfully urge you to support and adopt Resolution 25-207 and help move this important project forward.

Mahalo,
Leinani Kaleihuia

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
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Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

My name is Georgianna Navarro, and I'm writing in strong support of Resolution 25-207, which would approve the Special Management Area (SMA) Major Permit for The Cove Redevelopment Project in Ko Olina.

For me, The Cove is about more than new buildings—it's about restoring purpose to a place with deep history and culture. I appreciate that this project honors Native Hawaiian values, tells our stories, and designs with 'āina in mind. The recognition of our kūpuna and ali'i, including Kamokila Campbell, means a lot. Instead of setting those stories aside, this project brings them forward.

I also see the economic benefits. The Cove will create construction jobs now and permanent jobs over the long term, helping families on the Wai'anae Coast and across West O'ahu. What stands out is the commitment to local ownership of shops, restaurants, and cultural spaces—keeping dollars in our community and supporting local entrepreneurs.

As someone who cares deeply about how development happens in West O'ahu, I know it has to be done with care and community input. From what I've seen, The Cove has made that effort. It feels like the kind of responsible, place-based development we need more of in Hawai'i.

For these reasons, I respectfully ask you to support and adopt Resolution 25-207.

Mahalo for the opportunity to share my mana'o,

Georgianna Navarro
georgien1948@gmail.com

Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
Honolulu City Council – Zoning Committee
Thursday, August 21, 2025 | 9:00 a.m

Aloha Chair Kia‘āina, Vice Chair Waters, and Members of the Committee,

My name is Leonani Puailihau, and as a resident of Malu‘ohai and a supporter of responsible economic development in West O‘ahu, I write in strong support of Resolution 25-207, which would grant the SMA Major Permit for The Cove Redevelopment Project in Ko Olina.

West O‘ahu has long held incredible economic potential, but very few projects truly integrate Native Hawaiian culture and history into their design and purpose. The Cove does exactly that—creating a gathering place that reflects the history of the ‘āina while opening doors for local businesses, cultural practitioners, and entrepreneurs.

The project is expected to generate an estimated \$100 million in annual economic output and create hundreds of permanent jobs. Beyond the numbers, The Cove represents a thoughtful, forward-looking approach to development—one that uplifts Native Hawaiian traditions, provides cultural and educational experiences, and helps both residents and visitors connect meaningfully to this place.

This is the kind of investment West O‘ahu needs: one that strengthens our economy, creates opportunities close to home, and honors the cultural heritage that defines our community.

For these reasons, I respectfully urge the Council to adopt Resolution 25-207 and support the approval of The Cove Redevelopment Project.

Mahalo nui loa,

Leonani Puailihau



JACOB AKI

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Testimony in Support of Resolution 25-207 – The Cove Redevelopment Project
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Aloha Chair Kia'āina, Vice Chair Waters, and Members of the Committee,

My name is Jacob Aki, and I currently serve as President of Ke One O Kākuhihewa, the O'ahu Council of the Association of Hawaiian Civic Clubs, and am the past President of Hale O Nā Ali'i O Hawai'i – 'Ahahui Po'o. While I submit this testimony in my personal capacity, through my work with the above organizations I have developed a deep connection to projects and places that honor our ali'i and the legacy of Hawaiian leadership. It is from that perspective that I offer my strong support for The Cove Redevelopment Project.

This project represents more than economic opportunity—it is a chance to honor the legacy of Alice Kamokilaikawai Campbell, the daughter of James Campbell and Abigail Kuaihelani. Kamokila was a proud Native Hawaiian leader and descendant of ali'i who carried herself with dignity, generosity, and fierce advocacy for her people. She stood firm in protecting Hawaiian identity and sovereignty, ensuring that the voices of her lāhui were heard.

I want to commend the James Campbell Company for the outstanding job they have done in their intent to honor place. Their approach demonstrates a respect for history and cultural identity that I believe should be modeled in any redevelopment or development project in Hawai'i.

The Cove provides a unique opportunity to continue Kamokila's legacy. By embracing the values of 'opu ali'i—a heart of service, generosity, and care for community—The Cove will create a gathering place that sustains local families and uplifts cultural identity. Its commitment to highlight locally made products, elevate the work of West O'ahu artisans, and provide opportunities for Native Hawaiian families to thrive economically ensures that the vision aligns with what Kamokila herself stood for.

Equally important, The Cove will generate 1,400 construction jobs and 800 permanent jobs, allowing our people to work closer to home and strengthen the bonds of 'ohana. Beyond economics, however, the project reflects an approach to development rooted in cultural responsibility. It demonstrates that growth and stewardship of 'āina can walk hand in hand when guided by respect for our kūpuna and their legacies.

Approving this project affirms the commitment to honor leaders like Alice Kamokilaikawai Campbell while ensuring that her legacy endures through a place that serves the community, nurtures cultural expression, and builds a stronger future for West O'ahu.

I respectfully urge your approval of Resolution 25-207, granting the Special Management Area (SMA) Major Permit and Conditional Use Permit (CUP) for The Cove Redevelopment Project.

Me ke aloha,

Jacob Aki