

THE COVE REDEVELOPMENT

RESOLUTION 25-207 - SPECIAL MANAGEMENT AREA (SMA) PERMIT
COMMITTEE ON ZONING & PLANNING PRESENTATION

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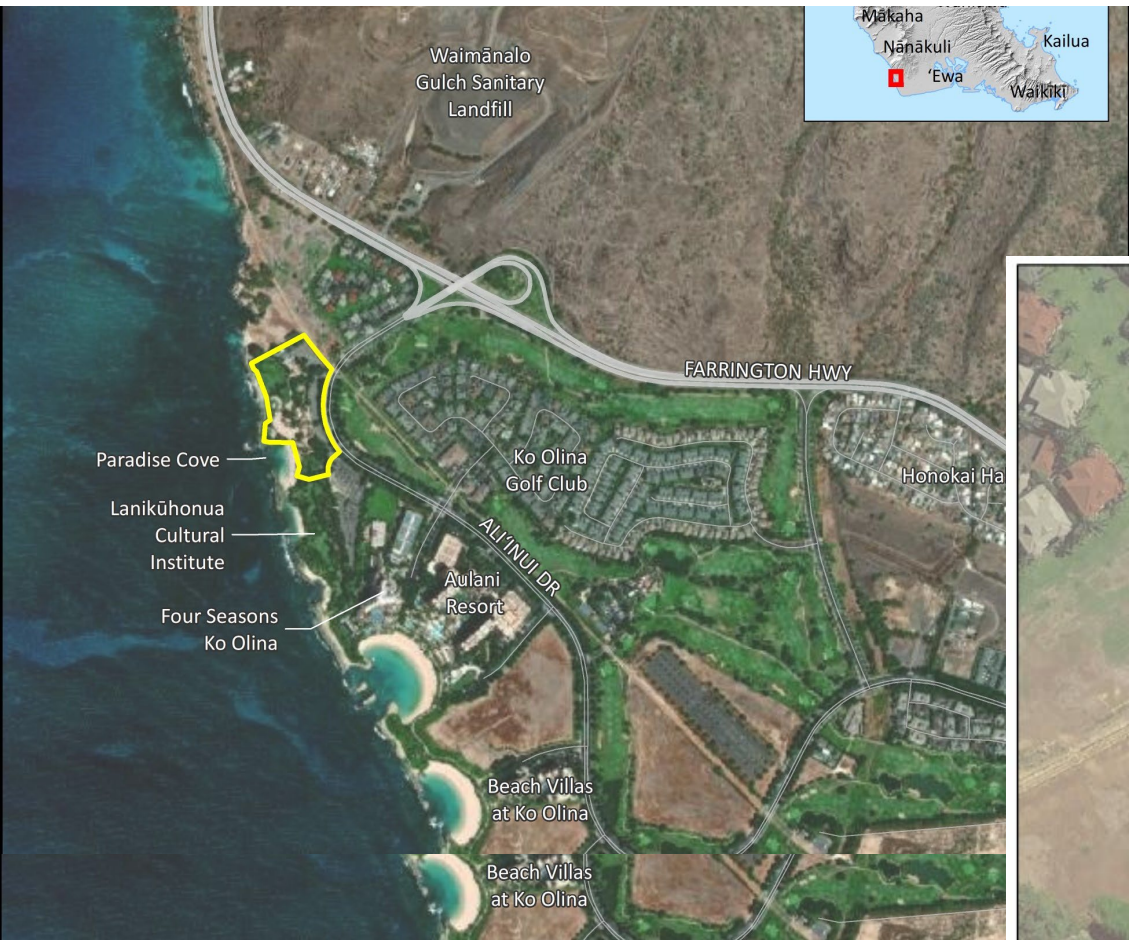
Submitted by James Campbell Company LLC for Resolution 25-207
Committee on Zoning & Planning | August 21, 2025

MISC. COM. 436
ZON



JAMES CAMPBELL
COMPANY

Project Location & Existing Conditions



Community Vision



- ✓ **Reconnect People to Place**
- ✓ **Celebrate Hawaiian Culture**
- ✓ **Incorporate affordable, approachable restaurants and retail**
- ✓ **Ensure local job opportunities in both construction and operations**

Project Team



Kobayashi Group is one of Hawai'i's most respected real estate developers, with deep experience delivering complex, high-end resort, residential, and retail projects.



James Campbell Company is a long-term land steward and private real estate investment firm with over 160 years of history in Hawai'i. JCC has guided regional growth across Kapolei and the West Oahu region.



BlackSand Capital is a Honolulu-based private real estate investment firm with a strong track record of structuring and supporting hospitality, resort, and commercial development ventures.

Project Overview

The Project is seeking a Special Management Area Major Permit (2025/SMA-19) to redevelop of The Cove

Proposed Uses:

- Commercial lū'au and entertainment venue
- Retail shops with ties to Hawai'i
- Restaurants and marketplace showcasing local cuisine and agricultural products
- Cultural pavilion and open-air activity lawn areas
- Public beach access and parking
- Public shower and a comfort station for beachgoers
- Potential programming may include opportunities for community-hosted events in addition to educational and cultural workshops that highlight Hawaiian culture and practices (e.g., lei-making, kapa-making, and canoe/wa'a demonstrations)

Project Aerial View



Project Site Plan



Village Walk



Performing Arts Amphitheater



Restaurants & Gathering Spaces



Consistency with Plans & Regulations

The Project complies with existing zoning constraints and the Unilateral Agreement to protect open space and scenic resources

- **Height:** B-1 Zoning District height limit is 40 feet.

✓ **Project designed to maximum of 36.5 feet to reduce visual impacts**

- **Open Space Protection:** Unilateral Agreement (Ord. 89-27) restricts lot coverage to 30%.

✓ **Project lot coverage is less than 15%**

- **Public Access:**

✓ **Project to maintain existing shoreline public access easements**

SPECIAL MANAGEMENT AREA (SMA)

- **Located within the County-designated SMA**
- **Project Meets SMA Objectives, Policies, and Guidelines**
 - Coastal Hazards & Landforms
 - Recreational Resources & Shoreline Access
 - Historic & Cultural Resources
 - Scenic & Open Space Resources
 - Land Use Plans & Zoning
 - Drainage & Waste Disposal
 - Water Resources & Near Shore Water Quality
 - Coastal Ecosystems

Community Benefits & Mitigation Measures

The project delivers meaningful economic, cultural, and environmental value while implementing thoughtful measures to address traffic, noise, and neighborhood impacts

- **Significant Job Creation:** more than triple current FTE employment levels.
- **Fiscal Impact:** ~\$2.1M annual City revenue once operational.
- **Public Access & Amenities:** Public beach access; new comfort station, and 15 free public parking stalls.
- **Community & Cultural Spaces:** Venues and open-air lawns for cultural events, gatherings, and Hawaiian performing arts.
- **Support for Local Businesses:** Village walk with retail and dining opportunities prioritized for local artisans, makers, and restaurateurs.

- **Environmental Enhancement:** 85% open space; preservation of significant trees; new native and Polynesian-introduced landscaping.
- **Traffic Neutrality:** Traffic Impact Analysis confirms no change to existing intersection service levels.
- **Sound & Scale Mitigation:** Reduced entertainment venue capacity; oriented away from homes; limited hours of operation.



MAHALO



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