



JAMES CAMPBELL
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Final Environmental Impact Statement Published for The Cove Redevelopment

Kapolei, O‘ahu, January 23, 2025 – Cove Campbell Kobayashi LLC, a joint-partnership of the James Campbell Company, Kobayashi Group, and BlackSand Capital, announced today that the State Office of Planning and Sustainable Development published the Final Environmental Impact Statement (EIS) for The Cove Redevelopment project located in Kapolei, O‘ahu. The documents can be found here: [Final EIS Vol. 1](#) and [Vol. II](#). The Final EIS is the result of an extensive planning process, including months of assessment and feedback from federal, state and city agencies as well as the public, and incorporates feedback received from multiple interested parties.

The Cove Redevelopment will revitalize a 10.85-acre site that has been used for commercial purposes since the 1970s and is currently utilized by the Paradise Cove Lū‘au. The project aims to transform the property into a contemporary, authentic Hawaiian gathering place offering unique entertainment, dining, and retail experiences for kama‘āina and visitors. The property, which was acquired by James Campbell in 1877, had its last major redevelopment in the early 1990s. The project is expected to generate and sustain an estimated 484 full-time jobs.

“The publication of the Final EIS marks a major step in advancing the redevelopment of The Cove and is the culmination of many years of work with our partners and the community,” said Kevin Penn, president and CEO of the James Campbell Company. “Our team has engaged thoughtfully with a range of stakeholders throughout the EIS process, and we are grateful for the valuable input we’ve received so far. We remain committed to fostering strong connections with our community stakeholders as The Cove’s redevelopment continues.”

“We’re excited to be part of The Cove Redevelopment, a project that will bring a unique facility to the growing ‘Ewa region. It will include a modernized cultural performing arts venue, spaces for educational workshops and cultural programming, and an array of retail and dining opportunities. Beyond enriching the community, the project will create long-term jobs closer to home for residents of West O‘ahu,” said Alana Kobayashi Pakkala, CEO of Kobayashi Group.

“The Cove Redevelopment has the potential to transform West O‘ahu by creating much-needed jobs and opportunities for our community,” said Moon Kahele, member of the Makakilo-Kapolei-Honokai Hale Neighborhood Board. “For too long, residents have had to travel far from home to find work. This project brings those opportunities closer, allowing our families to thrive while staying rooted in the community they love. The Cove has the power to strengthen West O‘ahu’s economy, support local talent, and create a place where residents can live, work, and grow together.”

Publication of the Final EIS follows a comprehensive review of the potential impacts of the project, including alternatives and a full examination of project and site-specific mitigation measures.

Public Review

The Draft EIS was published on May 8, 2024, and was followed by a 45-day public comment period. The project received and responded to public comments from a total of 46 agencies, organizations and individuals, which are included in the Final EIS. In addition to comments provided during the 45-day Draft EIS public comment period, a presentation of the project was provided to the Makakilo-Kapolei-Honokai Hale Neighborhood Board No. 34 on May 22, 2024, to gather input from community members.

The public review process was just one element of the project's active engagement with Native Hawaiian leaders, legacy families, and various stakeholders within the community, including residential associations, and other interested parties. Community engagement will continue throughout the next phases of planning.

For more information on The Cove Redevelopment please visit <https://www.visionforthecove.com/>.

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About Cove Campbell Kobayashi LLC

Cove Campbell Kobayashi LLC (CCK) is a joint-venture partnership of the James Campbell Company, Kobayashi Group, and BlackSand Capital to transform a 10.85-acre oceanfront property in Kapolei, O'ahu, currently home to the Paradise Cove Lū'au.

The James Campbell Company LLC is a private, Hawai'i-based, and nationally diversified real estate company valued at \$5 billion with assets in Hawai'i, Washington, D.C. and 11 other states. With a legacy spanning over 160 years, the company is known for its pivotal role in the development of Kapolei as O'ahu's "Second City" and continues to drive economic and community growth throughout West O'ahu.

Kobayashi Group is a locally owned and operated real estate development firm recognized for its award-winning residential, commercial, and hospitality projects, including ventures that prioritize innovative design and community value.

BlackSand Capital is a Hawai'i-focused private real estate investment firm specializing in the acquisition, development, and management of high-quality properties that align with Hawai'i's unique cultural and economic environment.

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