DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
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FILE COPY
JUN 23 2021

RICK BLANGIARDI
MAYOR

DEAN UCHIDA
DIRECTOR

DAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

June 14, 2021

2021/ED-6(MS)

Mr. Keith Kawaoka, Acting Director
State of Hawaii
Department of Health
Office of Environmental Quality Control
235 South Beretania Street, Room 702
Honolulu, Hawaii 96813

Dear Mr. Kawaoka:

SUBJECT: Environmental Impact Statement Preparation Notice
Chapter 343, Hawaii Revised Statutes,
Title 1, Chapter 200, Hawaii Administrative Rules and
Chapter 25, Revised Ordinances of Honolulu

Project: The Cove at Ko Olina Redevelopment
Applicant: James Campbell Company, LLC (Matt Caires)
Agent: G70 (Tracy Camuso)
Location: 92-1089 Alii Nui Drive - Honouliuli
Tax Map Key: 9-1-057: 027

With this letter, the Department of Planning and Permitting hereby transmits the Environmental Impact Statement Preparation Notice (EISPN) for the Cove at Ko Olina Redevelopment Project, located at the subject site, in the Ewa District on the island of Oahu, for publication in the June 23, 2021 edition of *The Environmental Notice*.

We have uploaded an electronic copy of this letter, the publication form, and the EISPN to your online submittal site.

21-181

Should you have any questions, please contact Malynne Simeon, of our Land Use Approvals Branch, at 768-8023, or by email at msimeon@honolulu.gov.

Very truly yours,

Alex Beatty

for Dean Uchida
Director

cc: Tracy Camuso, G70

From: webmaster@hawaii.gov
To: HI Office of Environmental Quality Control
Subject: New online submission for The Environmental Notice
Date: Tuesday, June 15, 2021 8:03:53 AM

Action Name

The Cove at Ko Olina Redevelopment

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

HRS §343-5(a) Trigger(s)

- (3) Propose any use within a shoreline area

Judicial district

Koʻolauloa, Oʻahu

Tax Map Key(s) (TMK(s))

(1)9-1-057: 027

Action type

Applicant

Other required permits and approvals

Grading, Drubbing, Trenching and Stockpiling Permits; and Building Permits

Discretionary consent required

Chapter 25, Special Management Area Use Permit and Ch 21 Conditional Use Permit - Major

Approving agency

Department of Planning and Permitting

Agency contact name

Malynne Simeon

Agency contact email (for info about the action)

msimeon@honolulu.gov

Email address or URL for receiving comments

msimeon@honolulu.gov

Agency contact phone

(808) 768-8023

Agency address

650 SOUTH KING STREET, 7TH FLOOR
HONOLULU, Hawaii 96815
United States
Map It

Public Scoping Meeting information

July 7, 2021 https://g70design.zoom.us/j/99536447944

Accepting authority

Department of Planning and Permitting

Applicant

James Campbell Company, LLC

Applicant contact name

Matthew Caires

Applicant contact email

mattc@jamescampbell.com

Applicant contact phone

(808) 674-3272

Applicant address

1001 Kamokila Boulevard
Kapolei, Hawaii 96707
United States
Map It

Was this submittal prepared by a consultant?

Yes

Consultant

G70

Consultant contact name

Tracy Camuso

Consultant contact email

thecovekoolina@g70.design

Consultant contact phone

(808) 523-5866

Consultant address

111 South King Street, Suite 170
Honolulu, Hawaii 96813
United States
Map It

Action summary

The Applicant proposes to redevelop the existing Paradise Cove (The Cove) at Ko Olina. The 10.85-acre property is a shoreline property and is within the Special Management Area. The Project improvements will include a new entertainment/performing arts venue, small-scale retail shops, restaurants, and open space/common areas. Potential programming may include cultural arts workshops or programs such as hula or music programs, educational programs, or coordinated events with local organizations. Enhanced

pedestrian walkways will be integrated throughout the site to provide circulation within the property and safe connectivity to the surrounding resort area. Design themes and extensive landscaping and screening will be incorporated.

Attached documents (signed agency letter & EA/EIS)

- EISPN-to-OEQC.pdf
- TheCove_EISPN-Final.pdf

Action location map

- ProjectParcel-2.zip

Authorized individual

Malynne Simeon

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

The Cove at Ko Olina Redevelopment

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

KAPOLEI, O‘AHU, HAWAI‘I

APPLICANT:

JAMES CAMPBELL COMPANY LLC

PREPARED BY:

G70

JUNE 2021

The Cove at Ko Olina Redevelopment

ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

KAPOLEI, O‘AHU, HAWAI‘I

APPLICANT:

JAMES CAMPBELL COMPANY LLC

1001 KAMOKILA BLVD,
UNIT 200,
KAPOLEI, HI 96707

PREPARED BY:

G70

JUNE 2021

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF PLANNING & PERMITTING
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

LAND USE PERMITS DIVISION MASTER APPLICATION FORM

Additional data, drawings/plans, and fee requirements are listed on a separate sheet titled "Application Instructions." ***PLEASE ASK FOR THESE INSTRUCTIONS.***

All specified materials described in the "Instructions for Filing" and required fees must accompany this form; incomplete applications will delay processing. You are encouraged to consult with Zoning Division staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing."

Please print legibly or type the required information. **SUBMITTED FEE: $** 2,400.00

PERMIT/APPROVAL REQUESTED (Check one or more as appropriate):

Cluster:
- ☐ **Agricultural**
- ☐ **Country**
- ☐ **Housing**

Conditional Use Permit:
- ☐ **Minor** ☐ **Major**

☐ **Existing Use:** _____
(Indicate Type of Use)

Environmental Document:
- ☒ **Environmental Impact Statement**
- ☐ **Environmental Assessment**
- ☐ **Supplemental**

☐ **Minor Shoreline Structure**

☐ **Modify Approved Permit:** _____
(Indicate Reference File No.)

☐ **Plan Review Use**

Planned Development:
- ☐ **Housing**
- ☐ **Commercial (WSD Only)**
- ☐ **Resort (WSD Only)**
- ☐ **Interim Planned Development (IPD-T)**

☐ **Shoreline Setback Variance**

Special District Permit:
- ☐ **Minor** ☐ **Major**

_____
(Indicate District)

☐ **Downtown Height >350 Feet**

Special Management Area Use Permit:
- ☐ **Minor** ☐ **Major**

☐ **Temporary Use Approval**

☐ **Variance from LUO Section(s):** _____

☐ **Waiver from LUO Section(s):** _____

☐ **Zoning Adjustment, LUO Section(s):** _____

☐ **HRS Section 201H-38 Project**

TAX MAP KEY(S): (1) 9-1-057:027
LOT AREA: 10.85 acres
ZONING DISTRICT(S): B-1, Business – Neighborhood **STATE LAND USE DISTRICT:** Urban
STREET ADDRESS/LOCATION OF PROPERTY: 92-1089 Ali'i Nui Drive, Kapolei, HI 96707

RECORDED FEE OWNER:
Name (& title, if any) Campbell Hawai'i Investor, LLC
Mailing Address Attn: Matt Caires, Manager, Development
1001 Kamokila Blvd., Kapolei, HI 96707
Phone Number (808) 674-3272
Signature Matthew K. Caires Digitally signed by Matthew K. Caires DN: cn=Matthew K. Caires, o=James Campbell Company LLC, ou=Kapolei Properties Division, email=matthew.caires@jamescampbellcom, c=US Date: 2021.04.22 10:10:21 -10'00'

PRESENT USE(S) OF PROPERTY/BUILDING:
Outdoor Amusement Facility Not Motorized

PROJECT NAME (if any): The Cove at Ko Olina

APPLICANT:
Name James Campbell Company, LLC
Mailing Address Attn: Matt Caires, Manager, Development
1001 Kamokila Blvd., Kapolei, HI 96707
Phone Number (808) 674-3272
Signature Matthew K. Caires Digitally signed by Matthew K. Caires DN: cn=Matthew K. Caires, o=James Campbell Company LLC, ou=Kapolei Properties Division, email=matthew.caires@jamescampbellcom, c=US Date: 2021.04.22 10:10:21 -10'00'

AUTHORIZED AGENT/CONTACT PERSON:
Name Tracy Camuso, AICP, Associate Principal
Mailing Address 111 S. King Street, Suite 170
Honolulu, HI 96813
Phone Number (808) 523-5866
E-mail tracyc@g70.design
Signature

REQUEST/PROPOSAL (Briefly describe the nature of the request, proposed activity or project):
The Applicant, James Campbell Company, LLC, proposes to redevelop the approximately 11-acre property located in Kapolei, O'ahu. The project improvements will redevelop the existing commercial site to better fit with the surrounding area. Proposed improvements will include a new entertainment/performing arts venue capable of housing a daily-run entertainment experience focused on Hawaiian culture, small-scale retail shops, an open-air marketplace hosting local goods, restaurants showcasing local cuisine and agricultural products, and welcoming and engaging open space/common areas.

POSSE JOB NO. _____

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Acronyms and Abbreviations

AIS	Archaeological Inventory Survey
BMPs	Best Management Practices
City	City and County of Honolulu
CIA	Cultural Impact Assessment
CUP	Conditional Use Permit
DBEDT	Department of Business, Economic Development, and Tourism, State
DP	Development Plan
DPP	Department of Planning and Permitting, City
DOH	Department of Health, State
DRM	Division of Road Maintenance, City DFM
EA	Environmental Assessment
EIS	Environmental Impact Statement
EISPN	EIS Preparation Notice
FEMA	Federal Emergency Management Agency
FTE	Full-time equivalent
GHG	Greenhouse gas
HAR	Hawai‘i Administrative Rules
HRS	Hawai‘i Revised Statutes
JCC	James Campbell Company
LUO	Land Use Ordinance
No.	Number
OEQC	Office of Environmental Quality Control, State
ROW	Right-of-Way
SHPD	State Historic Preservation Division
SLR-XA	SLR Exposure Area
SMA	Special Management Area
State	State of Hawai‘i
TMK	Tax Map Key

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1.0 Introduction

1.1 Project Information Summary

Applicant:	James Campbell Company, LLC Contact: Matthew Caires, Manager, Development Phone: (808) 674-3272 Email: mattc@jamescampbell.com
Landowner:	Campbell Hawai‘i Investor, LLC 1001 Kamokila Blvd. Kapolei, Hawai‘i 96707
Accepting Authority:	City and County of Honolulu Department of Planning and Permitting 650 S King St., 7th Floor Honolulu, Hawai‘i 96813 Contact: Malynne Simeon Phone: (808) 768-8023 Email: msimeon@honolulu.gov
Name of Action:	The Cove at Ko Olina Redevelopment
Planning/Environmental Consultant:	Group 70 International, Inc. dba G70 111 S. King Street, Suite 170 Honolulu, Hawai‘i 96813 Contact: Tracy Camuso, AICP, Associate Principal Phone: (808) 523-5866 Email: thecovekoolina@g70.design
Project Location:	Ko Olina, Kapolei, ‘Ewa District, Hawai‘i (*Figure 1*)
Tax Map Key (TMK):	(1) 9-1-057:027 (*Figure 2*)
Land Area:	10.85 acres
Address:	92-1089 Ali‘i Nui Drive Kapolei, Hawai‘i 96707
State Land Use District:	State Land Use Urban District (*Figure 3*)
City and County of Honolulu	
Zoning (Land Use Ordinance):	B-1, Business – Neighborhood (*Figure 4)*
‘Ewa Development Plan (2013) Land Use Map:	Resort/Recreation Area (Figure 5)
Special Management Area (SMA):	Within SMA (*Figure 6*)
Federal Emergency Management Agency (FEMA) Flood Zone:	D, Area of Undetermined Flood Hazard (*Figure 7*)

Figure 1 **Project Location**

Figure 2 **Tax Map Key**

Figure 3 **State Land Use District**

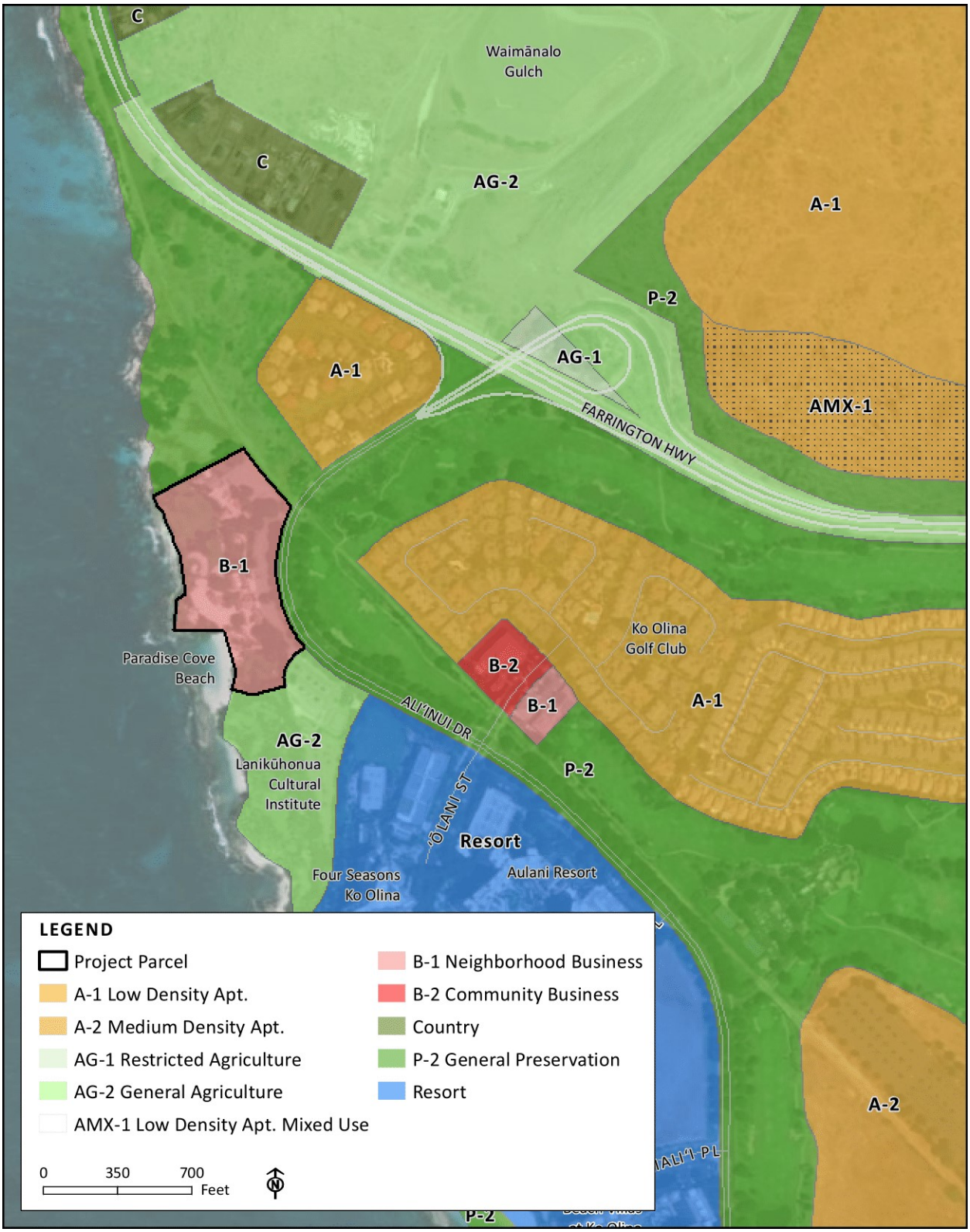

Figure 4 **City and County of Honolulu Zoning**

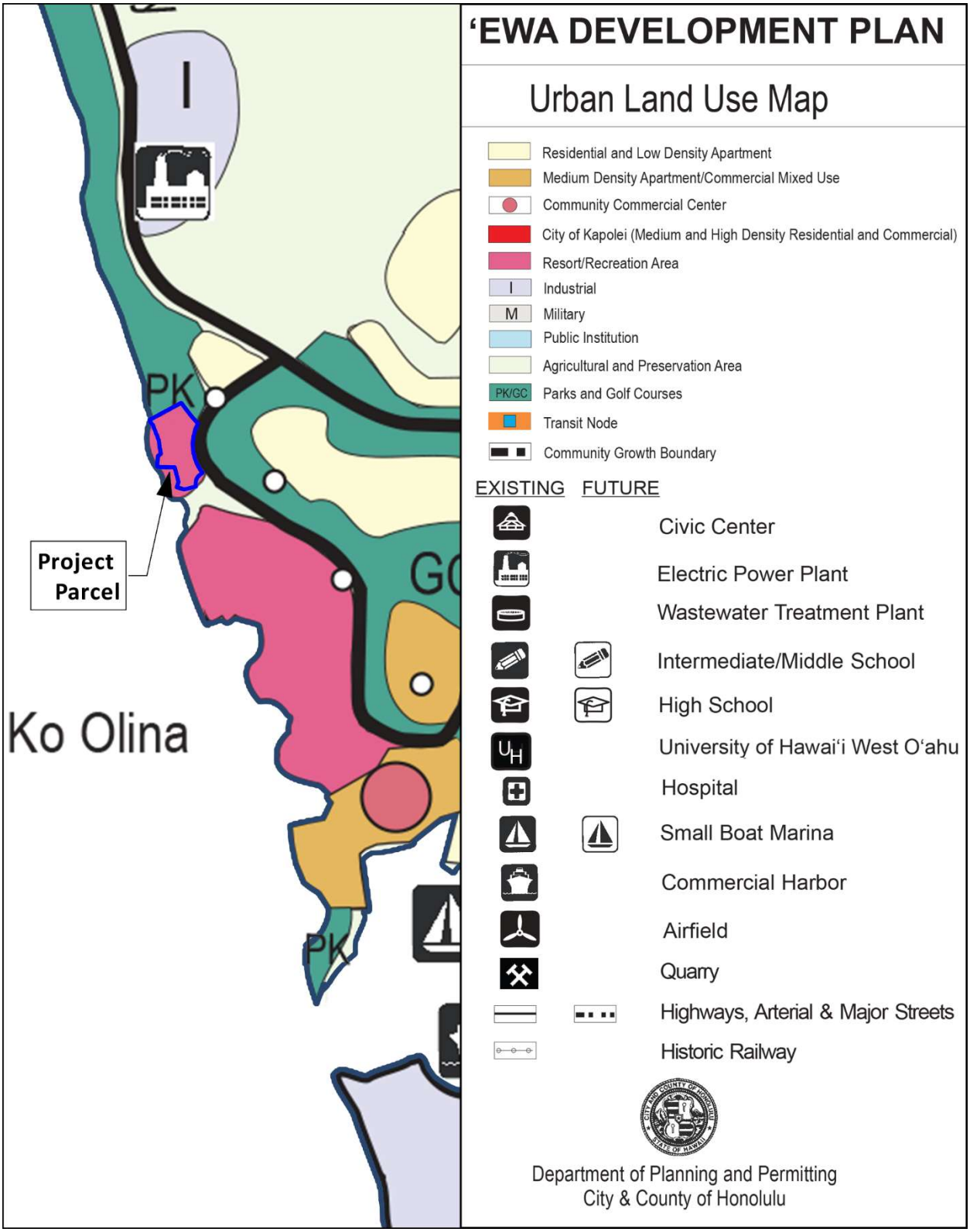

Figure 5 **'Ewa Development Plan (2013) Land Use Map**

Figure 6 **Special Management Area**

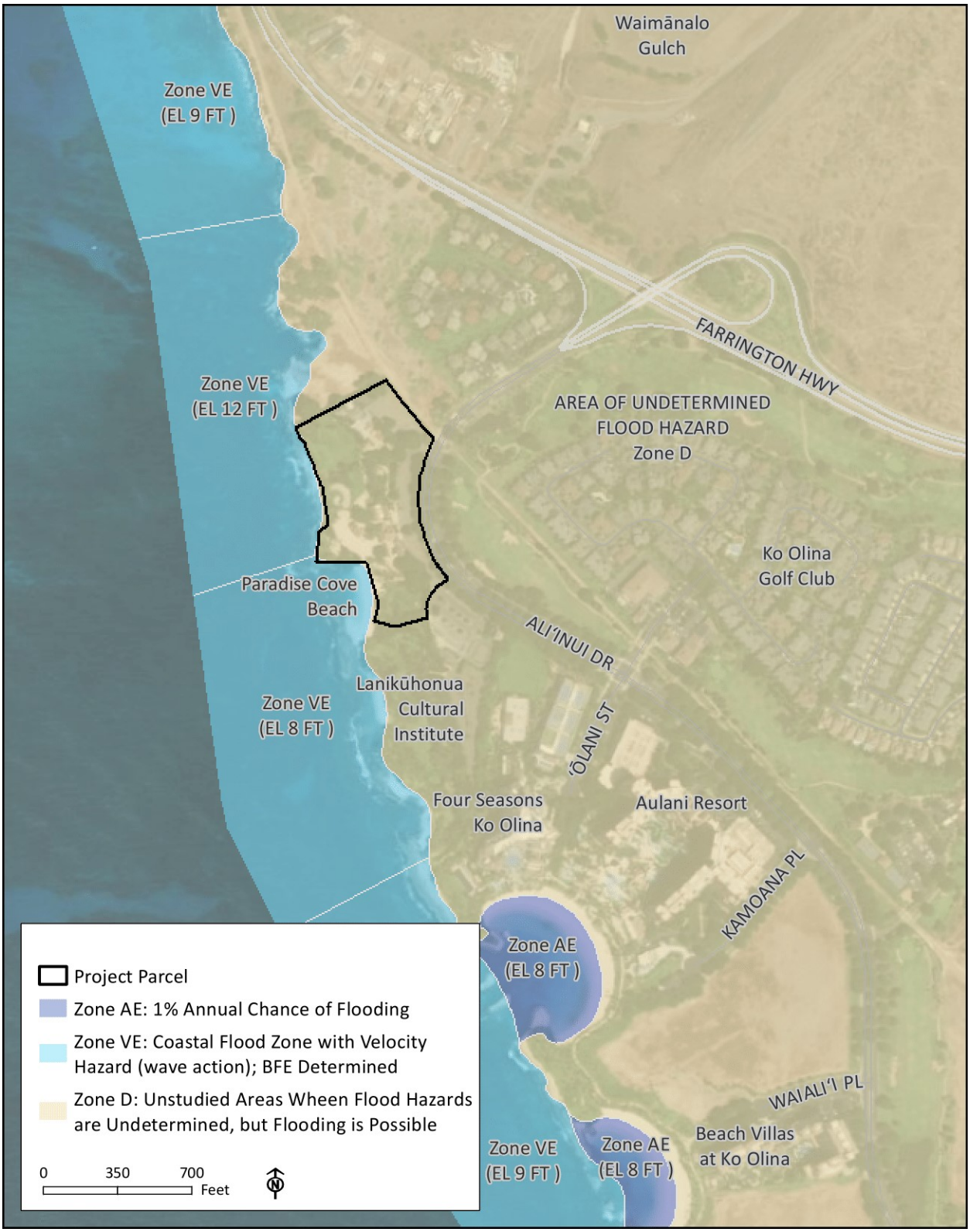

Figure 7 **FEMA Flood Zone**

1.2 Introduction and Background

The James Campbell Company (JCC) plans to improve the 10.85-acre property located between Ali'i Nui Drive and the shoreline makai of the entrance to the Ko Olina Resort. The site is currently occupied by the Paradise Cove Iū‘au/entertainment operations, whose lease ends in 2023. The redevelopment of the site as The Cove at Ko Olina ("project") will be the first major improvement of the property in over 25 years.

Prior to its commercial use, the site was part of the neighboring Lanikūhonua property which was the residence of Alice Kamokilaikawai Campbell (1884-1971) for over thirty years. Kamokilaikawai Campbell was the daughter of James Campbell (1826-1900). The property was acquired by James Campbell in 1877 as a part of his purchase of the Ahupua'a of Honouliuli. Today, the on-site facilities that house the current entertainment business date from the property's last major redevelopment in the early 1990's when it was rezoned and subdivided in recognition of its long-time commercial use.

Use of the property has been primarily for commercial Iū‘au, wedding, and entertainment operations since the late 1970's when a Conditional Use Permit (CUP) was approved by the City and County of Honolulu (City) Department of Planning and Permitting (DPP) to establish and operate a private commercial Iū‘au as a recreation and amusement facility within the AG-2 General Agricultural District (File No. CUP 79/CUP-15). A Special Management Area (SMA) Use Permit was also approved for the facility, which included a provision for a public beach right-of-way (ROW) through the property (Resolution No. 79-35). Subsequently, a zone change was approved for the property, which rezoned the site from AG-2 to the B-1 Neighborhood Business District. Accordingly, a Unilateral Agreement for Conditional Zoning was approved on February 13, 1989 (Ordinance No. 89-27).

The first major redevelopment of the property occurred in the early 1990s. A Final Environmental Assessment (EA) for Paradise Cove was published in August 1993 to support the SMA and CUP applications for the project. An SMA Use Permit was approved by the Honolulu City Council (Resolution 93-318) to allow the redevelopment and expansion of commercial facilities at the property consistent with the site's B-1 zoning designation. Lateral public beach access was provided in perpetuity, and limitation on beach activities to preserve the cove were imposed. A CUP (File No. 93/CUP-2-7 (Type 2)) was also approved for the redevelopment, and was subsequently modified in 1999 to add a 1,530-square foot wedding chapel. Off-street parking at the adjacent Lanikūhonua facility was also allowed under a variance and CUP to accommodate the redevelopment (File No. 94/VAR-70 and 97/CUP1-69). Minor renovations and additions to existing structures on the site followed in 2006 and 2014.

This document is prepared in accordance with the requirements of Hawai‘i's Environmental Protection Act (HEPA), Hawai‘i Revised Statutes as amended (HRS), Chapter 343, and Hawai‘i Administrative Rules (HAR), Chapter 11-200.1 Environmental Impact Statement (EIS) Rules. The Cove at Ko Olina will be first major redevelopment at the property in over 25 years. The property and surrounding area is a popular destination in the ‘Ewa region of O‘ahu with significant history and natural resources. It is therefore anticipated that, based on the significance criteria set forth in HAR Chapter 11-200.1-12, the DPP may determine that the improvements and actions proposed in this project have the potential to result in significant impacts to the environment. Therefore, an EIS is being prepared to provide an analysis of the potential project-related impacts and proposed mitigation measures, commencing with the preparation of this EIS Preparation Notice (EISPN).

1.3 Proposed Action

The Applicant, JCC, plans to redevelop the 10.85-acre property as The Cove at Ko Olina, which is currently leased to PC Services, Inc. Proposed improvements will update the existing property and create an authentic, welcoming, and enjoyable experience for the public that recognizes the unique setting and the history of the ʻEwa region. Redevelopment of the site includes a new entertainment/performing arts venue capable of housing a daily-run entertainment experience focused on Hawaiian culture. To activate the property throughout the day, the property will also serve as a landscaped gathering area where educational or interactive experiences could occur during the daytime hours. Other planned improvements to modernize the property include the addition of small-scale retail shops, an open-air marketplace hosting goods made in Hawai'i, restaurants showcasing local cuisine and agricultural products, and attractive, engaging common areas. Potential programming may include daytime activities that fit appropriately within the coastal setting, commercial activities highlighting the sense of the place, cultural workshops, or coordinated events and programs with the neighboring Lanikūhonua Cultural Institute. The project will be designed to provide an open, welcoming space with landscaped pedestrian walkways to create an inviting environment that enhances the beauty of the surrounding shoreline area.

Redevelopment of the property will adhere to existing regulations and approvals for the site which limit coverage of the property to no more than 30 percent of the lot, thereby maintaining a natural setting of open space and makai view planes. Architectural themes and extensive landscaping and screening will enhance the welcoming feel of the property and create a sense of place. Structures will be set back from the shoreline, considering resiliency needs for rising seas and storm events, the natural and cultural sensitivity of the near shore areas, and to ensure open access shoreline paths. Other considerations for the site layout also include sustaining the current level of beach access to protect the natural cove and lagoon that is a truly special resource in the area.

A detailed project description is provided in *Section 2.0*.

1.4 Purpose and Need for the Proposed Action

The purpose of the project is to redevelop the property into a contemporary, authentic Hawaiian gathering place with unique entertainment, dining, and retail experiences for local kamaʻāina and visitors alike. Existing facilities at the site are outdated and have not been updated since the early 1990s. Furthermore, the site has historically operated during the evening hours, with entertainment catered towards visitors. The project is intended to activate the site during both day- and nighttime hours, attracting both locals and visitors to an open and welcoming place with ample gathering space, exceptional placemaking, and opportunities to make memorable experiences. Proposed structures will be designed to celebrate the traditions, beauty, and spirit of Hawaiʻi in an immersive coastal setting. The shoreline will be respected and the history of place will also be honored.

Redevelopment of the site signifies the next stage of development for this property. Ideally located in the Ko Olina Resort on the leeward coast of Oʻahu, the project is intended to enhance the surrounding environment and attract locals and visitors through dynamic retail, dining, and entertainment experiences. Through updated programming and a beautiful, welcoming environment, Ko Olina will be further established as another primary resort and destination area on the island of Oʻahu.

Development of project will also support the local economy and stimulate economic recovery in the region and the state, particularly considering the significant economic impacts resulting from the COVID-19 pandemic. At the onset of the pandemic in 2020, unemployment on the island reached an all-time high of 21.9 percent in April 2020 (DBEDT, 2021). While the island economy is slowly reopening, it is critical to create sustainable jobs in this region of Oʻahu to support residents' long-term

prosperity. The redevelopment of the existing site is expected to generate approximately 490 full-time equivalent (FTE) permanent jobs related to long-term operation of the project. The location of the project in the ʻEwa region will also provide job opportunities for area residents thereby increasing the quality of life for employees by reducing commute time. This further meets the City's vision articulated in the ʻEwa Development Plan (DP) that jobs be directed to the Ko Olina Resort as part of development of a secondary urban center on the island. The project will therefore help to balance economic prosperity with social and community well-being and environmental stewardship.

1.5 Contents of the EISPN

The EISPN primarily defines the scope of analysis that will be conducted to assess and identify impacts relative to the proposed redevelopment and operations at The Cove at Ko Olina. Accordingly, this EISPN identifies specific studies or research that will be completed and integrated into the findings in the Draft EIS.

The EISPN presents information in seven sections. *Section 1.0* contains an introduction including an overview of the proposed project and environmental review process. *Section 2.0* describes the proposed project. *Section 3.0* describes the project setting. *Section 4.0* discusses potential impacts of the proposed project and measures to mitigate impacts. *Section 5.0* identifies alternative actions to the proposed project. *Section 6.0* summarizes the determination and findings of this report. *Section 7.0* identifies parties to be consulted during the preparation of the EIS.

1.6 Consultation Process

Consultation is a requirement prior to filing a Draft EIS under HAR §11-200.1-23. Prior to the EIS process, consultation with stakeholders to discuss potential uses, approaches, and concerns with the redevelopment project (see further discussion in *Section 7.1*. Accordingly, JCC will continue to consult with elected officials, agency representatives, community leaders and neighbors throughout the duration of the process. Information gleaned from these meetings helped to identify important issues and provide guidance on the scope of the studies for the Draft EIS. Agency and community issues will be considered in greater detail in the Draft EIS.

Publication of this EISPN in State of Hawaiʻi (State) Office of Environmental Quality Control (OEQC)'s *The Environmental Bulletin* starts a 30-day public review and comment period, within which agencies, groups and individuals have an opportunity to provide written comments regarding potential environmental effects from the redevelopment at the property. The Applicant will respond to substantive comments (defined as those pertaining to the scope of the EIS), with comments and applicable responses included in the Draft EIS. Information collected during the scoping process will also be incorporated into the EIS to identify important issues and provide guidance.

HAR §11-200.1-23 also requires a public scoping meeting to be held during the 30-day EISPN comment period. However, due to public health concerns from the on-going COVID-19 pandemic, in-person agency and public meetings will not likely be held and depends on guidance provided by State. However, a virtual public scoping meeting to share the project is planned for July 2021.

Scoping serves as an opportunity to obtain input from the community, agencies and other stakeholders regarding the issues and resources they would like to see addressed and analyzed throughout the EIS process.

2.0 Project Description

2.1 Project Setting and Description

Existing Conditions

Located along the leeward coast of Oʻahu in the ʻEwa region, the project site is within the ahupuaʻa of Honouliuli. The property is bounded and accessed by Aliʻinui Street, with Ko Olina Golf Club located to the east, the Pacific Ocean to the west, Lanikūhonua Cultural Institute to the south, and public beach access at the planned Makaīwa Beach Park to the north (*Figure 1*). The project is situated in the Ko Olina Resort, which includes various recreation and resort facilities such as the Four Seasons Resort at Ko Olina, Aulani Disney Resort and Spa, Marriott's Ko Olina Beach Club, timeshares, and the public beach areas of the Ko Olina lagoons.

The property is a self-contained, premier entertainment venue that covers approximately 10.85 acres of land. The current commercial lūʻau dinner and show operates daily from 5:00 p.m. to 9:00 p.m., and can accommodate approximately 1,000 visitors. Attendance averages 500 patrons each evening, with between 700 to 900 guests on the weekends and during peak visitor months. In addition to the lūʻau, the services, amenities, and activities include a greeting and photo arrival area and Hawaiian games and arts and crafts demonstrations. Restrooms are provided for guests, and a back of house area is also included to support site operations. A commercial wedding chapel was constructed in the early 1990s. See *Figure 8* for an illustration of existing structures on the site. Structures on the site are comprised of portable and intact buildings, and modern lūʻau huts that support existing commercial uses. Public use of the beach/cove adjacent to the property is also allowed.

A portion of the site is currently used as open space. The existing landscaping includes coconut trees (*Cocos nucifera*), kiawe (*Prosopis pallid*), naupaka (*Scaevola sericea*), mimosa trees (*Albizia julibrissin*), and various exotic shrubs. Activities such as the Hawaiian games and arts and crafts, are hosted in the open space areas.

Site access is provided on Aliʻinui Drive, the major vehicular artery servicing the resorts of Ko Olina and connecting them to the H-1 freeway system. Employee parking and a parking area and loading/unloading zone for charter buses is provided on the east portion of the site. Over 200 off-street parking stalls for patrons is provided on the adjacent Lanikūhonua site.

Occupancy and other figures provided in this EISPN reflect pre-COVID-19 operations under the assumption that they will be reflective of operations after the current crisis abates.

Figure 8 **Aerial View of Existing Property**

Description of Proposed Project

The Applicant, JCC, plans to redevelop the 10.85-acre property as The Cove at Ko Olina. Redevelopment will be contained within the parcel identified as TMK (1) 9-1-057: 027. The proposed improvements will be the first major enhancement of existing amenities on the property in over 25 years. The conceptual land use plan is provided in *Figure 9*.

The intent of the upcoming property improvement is to create an authentic Hawaiian gathering place with an inclusive, spiritual, genuine, surprising, and welcoming character for kamaʻāina (Hawaiʻi residents) and visitors. When completed, new amenities will celebrate the traditions, beauty, and spirit of ancient Hawaiʻi in an immersive coastal setting unlike any place on Oʻahu. The revitalized property will be comprised of a unique mix of Hawaiian music and entertainment, dining, shopping, and other activities that will stand out to the community for its unique setting and memorable experiences. The history of the place will be recognized.

Redevelopment of the site includes a new entertainment/performing arts venue capable of housing a daily-run entertainment experience focused on Hawaiian culture. A show will continue as the main entertainment offering. To activate the property throughout the day, the property will also serve as a landscaped gathering area where educational activities could occur during the daytime hours. Other planned improvements may include small-scale retail shops, an open-air marketplace hosting goods made in Hawai'i, restaurants showcasing local cuisine and agricultural products, and welcoming and engaging common areas. Potential programming may include commercial activities highlighting the sense of the place, daytime activities that fit appropriately within the coastal setting, cultural workshops, or coordinated events and programs with the neighboring Lanikūhonua Cultural Institute. Design of the structures will be inspired by Hawaiian architecture, and will provide a beautiful, authentic, and modern setting. The project will be designed to provide an open, welcoming space with landscaped pedestrian walkways to create an inviting environment that enhances the beauty of the surrounding shoreline area. Retail and dining options will attract guests throughout Ko Olina Resort and families in the ʻEwa region looking for a unique experience in a friendly, authentic setting. Conceptual land uses within the project site have been identified into the following areas: Arrival/Mauka Village, Performing Arts Venue, Makai Village, and Beach Village, with designated areas to provide open space/circulation, parking, and a service area.

Construction of the project will support economic recovery in the Kapolei area of Oʻahu and the state, particularly considering the significant economic impacts resulting from the COVID-19 pandemic. The redevelopment is estimated to create 490 long-term FTE jobs and contribute to the economic diversity in the West Oʻahu region. Such a coastal development will serve as a major recreation resource, visual amenity, and economic generator for the community. Structures will be set well back from the shoreline considering long-term needs for rising seas and storm events, the natural and cultural sensitivity of the near shore areas, and to ensure open access shoreline paths. The current level of beach access will be provided to protect the natural cove and lagoon that is a special natural resource in the area. The project will therefore balance economic prosperity with social and community well-being and environmental stewardship. The components of the conceptual land use plan are described below.

Figure 9 **Conceptual Land Use Plan**

Arrival/Mauka Village

The Arrival/Mauka Village area is envisioned as a lush, welcoming entryway into The Cove at Ko Olina. Landscaping inspired by local flora will represent the abundance of the islands. An enhanced entryway to the property that celebrates the beauty and spirit of Hawai‘i and complements the natural surroundings may provide a dramatic entrance for all guests. Upon arrival, guests, will see and feel all aspects of The Cove at Ko Olina reflecting an attention to detail, nature, and hospitality.

The open-air setting of the Mauka Village will feature small-scale retail shops and local dining options. Multipurpose event spaces will provide flexible locations to host a wide range of events, with adjacent restaurants providing the convenient option of catering. An open food hall and kiosk stalls are also envisioned in this area, and will focus on local or seasonal goods to support local businessowners. Retail and dining options will attract guests throughout Ko Olina Resort and families in the ‘Ewa region looking for a unique experience in a friendly, authentic setting.

Performing Arts Venue

The primary attraction at The Cove at Ko Olina will be a new entertainment/performing arts venue, which will be considered the heart of the property at the northern portion of the site. The venue will include modern technical standards, server/performer access aisles, sightlines, and guest comfort. The entertainment venue will provide a unique, stand-out all-around guest experience featuring authentic cultural entertainment, contemporary facilities, food and beverage, and retail. The entertainment format will also be renewed, and may be programmed to occur twice daily instead of once every evening.

This space will also feature a garden area that includes learning opportunities throughout the day. This will provide a community-oriented recreation experience for residents and a walkable attraction for visitors in the Ko Olina Resort. Potential programming includes wedding and receptions, Hawaiian cultural arts programs such as hula or music programs, holiday programming, hula and music festivals, and educational programming oriented toward the keiki.

Makai Village

The Makai Village will feature retail shops and a restaurant open throughout the day. Restaurants are intended to attract locals and visitors to the site with a focus on the oceanfront setting and unique local offerings. To enhance the special ocean views afforded at the Makai Village, open-air structures and modern materials will be incorporated, and a gravel pedestrian path meandering along the coastline will also be provided. The path will be integrated with the site to provide a pedestrian experience that supports connectivity within the site and potentially to the wider Ko Olina Resort. Landscaping along the path will enhance the pedestrian experience at the site and complement its surroundings. Additionally, some structures on the site may be elevated to proactively consider of the impacts of sea level rise that may occur in the future. Initial programming ideas for the project include collaboration with a local organization or education institute to provide cultural experiences and education.

Beach Village

The Beach Village will feature outdoor and indoor dining. This area will take advantage of the proximity to the public beach, which provides stunning sunset views to visitors at the site. As with the Makai Village, all structures will be set back from the certified shoreline, and some structures may be elevated to consider up to 3.2 feet of future sea level rise.

Open Space/Circulation

The project will adhere to the 30 percent lot coverage limit pursuant to the Unilateral Agreement (Ordinance No. 89-27). Open areas will be essential to preserve views and create a relaxed setting. The site layout will increase and enhance existing views of the ocean for visitors. Open spaces for events or ceremonies may also be included. Water features and lush, immersive landscaping elements will be integrated throughout the grounds to fit with the surrounding character of the property. Pedestrian walkways integrated throughout the site will provide connection and circulation of the space, and will be enhanced with lighting, landscaping, and other themed elements. Connectivity to public beaches and adjacent hotels, timeshares, and condos will also be provided to create convenient walkability and safety within the Ko Olina Resort. Additionally, a greenbelt with screening will be provided along Ali‘inui Drive.

Parking

Bus loading/unloading and employee parking at the east portion of the site will remain in place and may be reconfigured. Patron parking may also continue to be provided on the adjacent Lanikūhonua property.

Service Area

The service area will include the kitchen and back of house operations, particularly for the performing arts venue. This area is required to ensure smooth operation of the site.

2.2 Development Schedule

Redevelopment of the property is expected to commence upon issuance of the required City permits and approvals. Improvements are planned to start as early as 2023 and may be completed by 2025. The estimated project development budget will be provided in the EIS.

2.3 Required Permits and Approvals

The following list identifies the anticipated the major land use permits and approvals required for the project’s implementation. A comprehensive list of the various site, building, construction and infrastructure approvals will be provided in the EIS (*Table 1*).

Table 1: List of Required Government Permits and Approvals

Permit or Approval	Approving Authority
Environmental Impact Statement Acceptance	DPP
Special Management Area Use Permit (Major), Revised Ordinances of Honolulu (ROH), Chapter 25	DPP, Honolulu City Council

Table 1: List of Required Government Permits and Approvals	
Permit or Approval	**Approving Authority**
Conditional Use Permit (CUP), Major - Amusement Facilities, Outdoor, not Motorized	DPP
Certified Shoreline Survey	Department of Land and Natural Resources
HRS Chapter 6E Compliance Historic Resources	DLNR, State Historic Preservation Division (SHPD)
National Pollutant Discharge Elimination System (NPDES) Construction Stormwater Permit	Department of Health, Clean Water Branch
Grading, Grubbing, Trenching and Stockpiling Permits	DPP
Building Permits (Demolition, Buildings, Electrical, Plumbing)	DPP
Plan Review	Honolulu Fire Department
Water Connection Approval	Board of Water Supply
Electrical Connection/Extension	Hawaiian Electric Company

3.0 Project Setting

3.1 Physical and Natural Environment

The EIS will examine the pertinent features of the physical and natural environment. Existing data will be compiled from past environmental studies, and new studies will be completed to address the potential impacts within several discipline areas. The study disciplines include the following: climate (rainfall, flooding, storm surge and wind); climate change and sea level rise; natural hazards; air quality; geology, topography, slope, and soils; flora and fauna habitats, and nearshore ocean waters. Given the extensive period of urban use at this location, the potential impact to the physical/natural environment is not expected to be significant.

The project site is located within the State Civil Defense tsunami zone and within a Federal Emergency Management Agency (FEMA) Flood Zone D, unstudied areas where flood hazards are undetermined, but flooding is possible (*Figure 7*). The coastal area adjacent to the site is within Flood Zone VE, a coastal flood zone with velocity hazard (wave action) and where the Base Flood Elevation has been determined.

While estimates vary, as described in the 2017 *Hawai‘i Sea Level Rise Vulnerability and Adaptation Report*, current available science forecasts approximately 3.2 feet of global sea level rise by the year 2100 (Hawai‘i Climate Change Mitigation and Adaptation Commission, 2017). The greatest impacts from sea level rise in Hawai‘i will occur on and around the shorelines of the islands in a likely combination of passive flooding, annual high wave flooding, and coastal erosion.

At the State level, Governor Ige signed House Bill 2106 in June 2018, approved as Act 17. Act 17 requires the State’s Environmental Council to adopt and maintain rules in consideration of sea level rise, based on the best available science, when preparing EAs and EIS’. While the rules are currently being revised, the forthcoming EIS includes this discussion on sea level rise in anticipation of the new rules and to discuss the real threats sea level poses to the island of O‘ahu.

On July 16, 2018 Mayor Kirk Caldwell issued Executive Order No. 18-2 on climate change and sea level rise with the intention of establishing City policies to address climate change and sea level rise in accordance with the *Hawai‘i Sea Level Rise Vulnerability and Adaptation Report*, and two publications from the City Climate Change Commission: *Sea Level Rise Guidance* and the *Climate Change Brief*. The publications are used as guidance by City agencies in implementing land use policies and reviewing permitting requests. The guidance issued through these publications affirmed that a 3.2-foot global mean sea level rise scenario by the end of the century was a reasonable benchmark for planning purposes (City Climate Change Commission, 2018). This assessment relies on the Hawai‘i Sea Level Rise Viewer to indicate vulnerabilities for the project site, or for nearby areas (“Hawai‘i Sea Level Rise Viewer | PacIOOS” n.d.). As identified in the Sea Level Rise Viewer, the west and southern portions of parcel are located within the Sea Level Rise Exposure Area (SLR-XA) (*Figure 10*). The SLR-XA is defined as the area of potential chronic flooding from exposure to passive flooding, annual high wave flooding, and coastal erosion with up to 3.2 feet of sea level rise, and for which proactive measures and adaptation strategies are recommended. Notably, the SLR-XA is differentiated from Shoreline Setback and Special Management Area, which are subject to separate permitting processes and rules articulated in ROH Chapters 23 and 25, respectively.

Figure 10 **3.2-foot Sea Level Rise Exposure Area (SLR-XA)**

The EIS will provide additional analysis and proposed mitigation measures. All structures and hardscape will be set back from the shoreline to consider future needs for rising seas and storm events. Preliminarily, planning indicates that structures within the SLR-XA may need to be elevated to mitigate the risk of flooding during heavy storm events and sea level rise.

3.2 Human Environment

The EIS will evaluate other conditions that represent past and present human interaction and connectivity between the natural and built environments. The EIS evaluates known impacts to archaeological, historic, and cultural resources; traffic and pedestrian circulation patterns and parking; noise and air quality; visual resources and significant viewsheds. Potential impacts of the proposed project to the human environment will be addressed, and appropriate mitigation measures will be proposed.

Existing civil infrastructure conditions will also be evaluated. Anticipated infrastructure demands triggered by the proposed project will be assessed, including impacts to roadways; water and wastewater transmission lines; stormwater runoff and drainage systems; power, cable, and telecommunications systems. Future needs and forecasted demand on public services, such as police, fire, emergency, medical, educational, and social services, will also be addressed in the EIS.

3.3 Demographic and Economic Conditions

The EIS will include preparation of a study to examine economic conditions and trends of demographic and economic data relevant to the proposed project. Potential economic and fiscal impacts that result from construction and operation of The Cove at Ko Olina project will be projected in the EIS.

3.4 Cultural Practices and Resources

A Cultural Impact Assessment (CIA) will be prepared in accordance with regulatory requirements of HRS Chapter 343, as amended by H.B. No. 2895, H.D. 1 of the State of Hawaiʻi Twentieth Legislature and approved as Act 50. The purpose of this Act is to "require that environmental impact statements include the disclosure of the effects of proposed actions on the cultural practices of the community and the State," specifically addressing the "effects on Hawaiʻi's culture, and traditional and customary rights." As appropriate, key State affiliates, including the Office of Hawaiian Affairs; the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD); and the Oʻahu Island Burial Council will be consulted during the preparation of the CIA.

3.5 Historic and Archaeological Resources

An Archaeological Inventory Survey (AIS) (February 2020) was conducted by Cultural Surveys, Hawaiʻi to identify, document, and assess significance of any historic properties at the project site. The AIS fulfills the requirements of HAR §13-276. The project area is on the southwestern margin of the traditional Hawaiian ahupuaʻa of Honouliuli. The AIS is currently under SHPD review (Log No. 2020.00688). The AIS and update on SHPD review will be provided in the forthcoming Draft EIS.

3.6 Land Use Plans, Policies and Controls

The EIS will identify Federal, State, and County level land use plans, policies and controls that are applicable to the project. On the State level, the EIS will review the project's compliance with the Hawai'i State Plan; 2050 Sustainability Plan; State Land Use; Hawai'i Coastal Zone Management law (HRS Chapter 205A-2); Water Quality Standards; and Historic Preservation (HRS Chapter 6E). On the County level, the EIS evaluates the consistency of the project with the City and County of Honolulu General Plan, 'Ewa DP; City and County of Honolulu Land Use Ordinance (ROH Chapter 21); Shoreline Setbacks (ROH Chapter 23); SMA (ROH Chapter 25); and Ola: O'ahu Resilience Strategy.

4.0 Potential Impacts and Mitigative Measures

The EIS will assess potential impacts and mitigative measures with respect to the proposed redevelopment of The Cove at Ko Olina.

4.1 Short-term Impacts

The project improvements include varying levels of activity ranging from demolition and renovation of existing structures, excavation for foundations, and construction of new structures and associated utilities. These improvements will create local short-term construction-related impacts to the environment. Potential short-term impacts to be evaluated in the EIS include the following: soil disturbance; hazardous materials removal/disposal; dust and erosion due to demolition and grading; parking and traffic impacts due to construction equipment and trucks; and increased noise due to the construction. Potential drainage and runoff related to construction, and views of construction activity, will also be assessed.

Short-term beneficial impacts related to construction will include construction expenditures and employment, as well as the purchase of services and materials to design and construct the proposed redevelopment. Short-term negative economic impacts related to construction include the income potentially lost to employees affected by construction. The EIS will present an analysis of the anticipated construction phase impacts and mitigation.

4.2 Long-term Impacts

Redevelopment of The Cove at Ko Olina will result in positive long-term impacts to the economy. The redevelopment is expected to generate approximately 490 FTE jobs related to long-term operation of the project. The location of the project in the ‘Ewa region will also provide job opportunities for area residents thereby increasing the quality of life for employees by reducing commute time. Redevelopment of the site will activate the property during all hours of the day, providing additional retail and gathering opportunities for both local residents and visitors. Overall, the redevelopment represents the next stage of development in the ‘Ewa region and will support the state in its post-pandemic economic recovery.

The project will generate some long-term impacts to the natural and human environment, which will be mitigated to the extent possible. Potential long-term impacts to be examined in the EIS include effects on soil, water quality, drainage and runoff, natural hazard areas including flooding and tsunami inundation, climate change and sea level rise, greenhouse gas emissions, vegetation and wildlife, cultural and historic resources, roadways and traffic, noise, air quality, wind conditions, visual resources, social and economic considerations, public infrastructure, solid waste, and public services. Material and economic resources will be irretrievably committed to the various facilities and programs implemented.

4.3 Significance Criteria

Based on an initial review of the significance criteria outlined in HRS Chapter 343, and HAR Chapter 11-200.1-13, the Proposed Action has been determined to not result in significant adverse effects on the natural or human environment.

1. Irrevocably commit a natural, cultural or historic resource.

It is anticipated that the project will not involve a significant loss of natural or cultural resources. A CIA will be conducted during the preparation of the EIS to assess the potential sensitivity and occurrence of such resources. As discussed in *Section 3.5*, an AIS has been completed. Due to the potential to affect two historic properties (SIHP 50-80-12-3362 and SIHP 50-80-12-4968) identified within the project area, the project-specific effect is "effect, with agreed upon mitigation commitments" pursuant to HAR §13-284-7. Agreed upon mitigation commitments include archaeological monitoring of all ground-disturbing activities and preservation of the existing burial preserve. SHPD is currently reviewing the AIS, and JCC will continue to consult with the agency as the project progresses.

2. Curtail the range of beneficial uses of the environment.

The range of beneficial uses of the environment will not be significantly curtailed by proposed redevelopment of The Cove at Ko Olina. The project will improve an existing developed area and is consistent with existing zoning and current commercial land use of the site. The proposed action to update the property for the first time in over 25 years improves the site and is consistent with the surrounding area. JCC proposes to continue the use of the property for an entertainment/performing arts venue. However, additional plans to modernize the structures and provide programming, retail, and restaurants will activate the site during the day, making the destination attractive to both locals and visitors. Overall, the proposed project represents the next stage of redevelopment in the ʻEwa region.

3. Conflict with the State's environmental policies or long-term environmental goals established by law.

The purpose of HRS Chapter 343, is "to establish a state policy which encourages productive and enjoyable harmony between man and his environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man, and enrich the understanding of the economic systems and natural resources important to the people of Hawaiʻi." The project is expected to be consistent with and supportive of Chapter 343 policies, goals, and guidelines.

The project will meet the City's vision for the ʻEwa region. The ʻEwa DP establishes that the project site be used for resort commercial purposes, which will be continued and diversified through the proposed action to redevelop the site. The ʻEwa DP also envisions that the region experience job growth and that locals and visitors will be attracted by the Ko Olina Resort. The project will directly meet this vision by adding approximately 490 long-term FTE jobs for residents, particularly those in the ʻEwa region, and contributing to the state's post-pandemic economic recovery. The addition of new retail and restaurants at the site and an updated performing arts venue are also intended to activate the site during day- and nighttime hours, attracting both locals residents and visitors to enjoy new, authentic experiences in the Ko Olina Resort.

The EIS will provide a detailed discussion of the project's consistency with state and county planning policies.

4. *Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State.*

Redevelopment of the site will enhance the local and visitor experience at one of the island's most popular commercial entertainment destinations. In the long-term, the redevelopment of the site will positively affect both the state and county's economic welfare by providing additional entertainment, retail, dining, and recreation options that will accommodate increased visitors and guests to the wider Ko Olina Resort. Redevelopment will provide new programming and activities at the site that will promote cultural education. In addition, sustaining an appropriate level of beach access will preserve the natural cove and lagoon that is a special resource of the area. The project will provide short-term construction employment opportunities with the development of the site, and long-term employment to support ongoing operations. In addition, the project will provide more commercial and retail opportunities integrated with the project design, thereby increasing opportunities for visitor spending. Hence, the project's development will provide economic and social benefits from increased employment and tax revenues.

5. *Have a substantial adverse effect on public health.*

The project is consistent with existing land uses and will have no substantial effect on public health. There will be temporary construction-related impacts to air quality from possible dust emissions and temporary degradation of the acoustic environment in the immediate vicinity resulting from construction equipment operations. The EIS will evaluate short-term impacts and will discuss mitigation measures to minimize temporary impacts. The project will also comply with State and County rules and regulations throughout the construction period.

6. *Involve adverse secondary impacts, such as population changes or effects on public facilities.*

Implementation of the proposed project will result in the addition of more entertainment, retail, and dining options, potentially resulting in a commensurate increase in the daily population that visit the site. However, impacts relating to the increase in population is expected to be relatively minor. Effects of the project on public facilities will be identified in the EIS.

7. *Involve a substantial degradation of environmental quality.*

It is anticipated that the project will not degrade the environmental quality. Short-term construction-related impacts (e.g., water quality, noise, and air quality) are anticipated, but would be temporary in nature and would comply with State and County regulations. The use of standard construction and erosion control Best Management Practices will minimize the anticipated construction-related short-term impacts.

The proposed improvements will incorporate the latest technology in building and landscape design. Where feasible, the project will utilize sustainable design practices and low impact development measures that improve the inter-relationship between the natural and built environment, including air quality, stormwater discharge and runoff, water quality, and the terrestrial environment. Structures will be set well back from the shoreline considering resiliency needs for rising seas and storm events, the natural and cultural sensitivity of the near shore areas and to ensure open access shoreline paths. Other considerations include sustaining an appropriate level of beach access to preserve and protect the natural cove and lagoon areas.

8. Is individually limited but cumulatively have substantial adverse effect upon the environment or involved a commitment for larger actions.

The EIS will provide a full disclosure of anticipated improvements to the site. The redevelopment of the project site will include an updated performance area for the performing arts venue, retail, dining, and open space areas as discussed in *Section 2.1*. Other improvements may include landscaping and open space, gathering areas, circulation, and parking. Proposed actions that do not require future entitlements or agency approval will be identified and disclosed, to ensure that the overall cumulative effect of the project has been evaluated in the EIS.

9. Have a substantial adverse effect on a rare, threatened or endangered species, or its habitat.

The EIS will include a full discussion on biological resources in the project area. The existing project area has been affected by development since the 1970s, and is not expected to affect any rare, threatened, or endangered species or habitats.

10. Have a substantial adverse effect on air or water quality or ambient noise levels.

Several technical studies will be conducted during the preparation of the EIS. These include studies of noise and traffic which will address impacts of the project in the short term, during construction, and in the long term, and propose mitigative measures, as appropriate.

11. Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.

As discussed in *Section 3.1*, the project site is located within the State Civil Defense tsunami zone, FEMA Flood Zone D, and SLR-XA. The coastal area adjacent to the site is within Zone VE, a coastal flood zone with velocity hazard (wave action) and where the BFE has been determined. Coordination with both State and City & County of Honolulu Civil Defense will be ongoing to ensure the project will be designed in accordance with standards for tsunami preparedness and flood proofing of permitted uses. Analysis in the EIS will also include the implications of the modeled 100-year sea level rise (+3.2 feet). To mitigate the effects of sea level rise, all structures and hardscape will be set back from the shoreline to consider resiliency needs for rising seas and storm events. Additionally, structures within the SLR-XA may be elevated to mitigate the risk of flooding during heavy storm events and modeled sea level rise.

12. Substantially affects scenic vistas and viewplanes identified in county or state plans

The EIS will include an analysis of the project's visual impacts and discuss potential mitigation measures. All structures will adhere to the 40-foot height limit of the B-1 zoning district; therefore, the project is not anticipated to adversely impact surrounding views.

13. Require substantial energy consumption or emit substantial greenhouse gases.

The project may increase the building footprint and floor area at the project site, thereby increasing electrical energy consumption. However, it is anticipated that modern systems in new and renovated facilities will replace less efficient systems in older buildings, improving the efficiency of energy consumption. Infrastructure impacts and related energy consumption will be studied in the EIS.

5.0 Project Alternatives

While one of the premier visitor attractions in the Kapolei area of O‘ahu, the project site has not been redeveloped in over 25 years. Therefore, The Cove at Ko Olina represents the next stage of economic recovery and redevelopment in the region. The current vision and intent of JCC is to update the property through a well-defined and coordinated planning process. For the EIS, alternatives to be evaluated include the No-Action Alternative, Delayed Action Alternative, Alternative Design, Alternative Use, and the Preferred Alternative/Proposed Action.

5.1 No-Action Alternative

The No-Action alternative would leave the existing substandard structures in place until the end of the current commercial lease, at which point they would be removed consistent with the restoration provision in the lease and the property would remain vacant. Improvements to the site, including the addition of new retail and restaurants, enhanced circulation within the site, connectivity to the surrounding Ko Olina Resort, and new activities and programming, would not be actualized. Therefore, the site would continue to be primarily used in the evening without activation during the daytime.

Under the No-Action Alternative, other short-term improvements could continue to be made within the property to attract visitors. However, the property would not reach its full potential as a future world-class retail, entertainment, cultural, and educational destination for locals and visitors, and the existing project area would remain vacant, which is inconsistent with the City’s vision for the Ko Olina Resort and the wider ‘Ewa region.

Additionally, there would be no positive benefit of new employment opportunities, particularly in the ‘Ewa region for the construction industry or long-term operational employment in support of the retail, dining, and entertainment uses. The state would lose the opportunity for an influx of jobs that are much-needed for the economy to recover from the COVID-19 pandemic. Off-site businesses in the Ko Olina Resort that would have provided additional goods and services to the expanded number of visitors at the site would also not benefit, ultimately having a negative impact on the economy and community. For these reasons, the No-Action Alternative was not considered a viable alternative.

5.2 Delayed Action

The Delayed Action Alternative involves postponing construction of the new facilities to a date in the future. Commercial operations at the site could continue, though no site improvements would occur. As a result, the structural integrity of the existing buildings may deteriorate and could potentially pose a risk to the safety of visitors. The deterioration of existing buildings would be a liability for the Applicant and could result in higher overall costs due to the need for constant repairs.

JCC’s improvements to the site will address overdue upgrades to redevelop and enhance its available programs and activities to accommodate the increase in population growth in the ‘Ewa region and in annual visitors, which will provide a highly desirable experience. Under the Delayed Action Alternative, these opportunities would not be realized in a timely manner that would serve the economic needs and benefits of the Kapolei area.

In the long-term, delaying construction to a future date would postpone employment opportunities for locals, reduce local area economic recovery until the redevelopment is actualized, and delay needed government revenues for the State. Construction and material costs would also continue to rise due to inflation, making the redevelopment more difficult to achieve.

5.3 Alternative Design

Under this alternative, the existing structures would be demolished and structures with increased density and up to 40 feet in height would be designed. Setbacks could also be minimized on the property, which would result in larger structures with increased massing. The larger building footprint on the site would require additional parking that could only be accommodated in a multi-level parking structure rather than only surface parking. Under this Alternative Design, the area dedicated open and gathering space would also be substantially reduced. Increased density on the site would result in additional adverse impacts relating to traffic, noise, greenhouse gas emissions, and air quality, and would require increased infrastructure needs. Viewsheds would also be adversely impacted by the addition of more structures on the site.

The Alternative Design could include structures within the shoreline setback area, and JCC would pursue a Shoreline Setback Variance approval from the DPP. However, development within the shoreline setback area could be a safety risk, as this area is vulnerable to flooding and wave action during storms. Furthermore, development within this area may result in adverse impacts to natural resources or processes in the coastal zone.

It is important that redevelopment of the site fit the particular and unique context of the ‘Ewa region. While the project site is located in an area envisioned by the City for resort uses, the Alternative Design to at the site would not fit the character and setting of Ko Olina and would not set the area apart from other visitor destinations in the state such as Waikīkī. For all of these reasons, the Alternative Design was eliminated from further consideration.

5.4 Alternative Use

Under the Unilateral Agreement (Ordinance No. 89-27), the type of commercial activity on the property is limited to restaurants and retail activity associated with the commercial lū‘au operation and recreation/amusement facility. In order to expand the allowable uses at the site to include a higher density development such as a resort hotel, JCC could pursue a Zone Change approval from the City and County of Honolulu, rezoning the property from the B-1 District to the Resort District. This process would require an additional approval which would result in a delay of the redevelopment project. Meanwhile, the property would remain vacant and underutilized.

Under this Alternative, construction of a resort hotel would increase the building footprint, height, and density at the property. While this development may fit with the surrounding resort uses of the Ko Olina area, a resort hotel would result in significant environmental impacts, including increased traffic and noise. Viewsheds would also be adversely impacted by tall hotel towers and open space at the site would be reduced due to the larger building footprint. The level of beach access to the natural cove and lagoon adjacent to property could be stressed by a higher level of leisurely use by hotels guests. The infrastructure needed for operations of a hotel development would also be substantially higher than required the Proposed Action.

Overall, the process required to rezone the property for hotel use would result in substantial delays for redevelopment of the site, thereby impacting economic recovery for the Kapolei area and benefits such as local employment opportunities. Furthermore, constructing and operating a hotel at the property would be considerably more intensive than continuing commercial activities as the primary use. For these reasons, the Alternative Use was eliminated from further consideration.

5.5 Preferred Alternative/Proposed Action

The preferred alternative is redevelopment of the property as described in *Chapter 2.0*. This alternative will continue commercial uses on the property and will include new entertainment, dining, retail, and recreation opportunities. It is envisioned that the redevelopment will activate the property during both day- and nighttime hours, and attract both locals and visitors to the ‘Ewa region for a unique, authentic experience. The redevelopment will complement adjacent hotel and residential areas in the Ko Olina Resort, and represents a new phase of redevelopment in the ‘Ewa region. This alternative meets the project purpose and need to redevelop and modernize the site for the first time in over 25 years, while stimulating the economy, and fulfilling the public policy vision for the Ko Olina area. This alternative also provides for an authentic destination with unique programmatic opportunities that reflect the ‘Ewa region of O‘ahu, as discussed in *Chapter 7.0*.

Impacts articulated in *Section 4.0* will be assessed in the EIS. Overall, the project is anticipated to provide a public benefit while resulting in less than significant impacts to the surrounding environment with the implementation of mitigation measures.

6.0 Determination and Findings

An EIS will be prepared and distributed for review in accordance with the State environmental review process as authorized under HRS Chapter 343. The Cove at Ko Olina will be first major redevelopment at the property in over 25 years. The property is a popular coastal tourist destination in the ‘Ewa region with significant history and natural resources. It is therefore anticipated that, based on the significance criteria set forth in HAR Chapter 11-200.1-12, the DPP may determine that the improvements and actions proposed in this project have the potential to create significant impacts to the environment. Therefore, an EIS is being prepared to provide an analysis of the potential project-related impacts and proposed mitigation measures.

The project will continue commercial uses on the property. Additionally, the redevelopment will include new entertainment, dining, retail, and recreation opportunities. It is envisioned that the redevelopment will activate the property during both day- and nighttime hours, and attract both locals and visitors to the ‘Ewa region for a unique, authentic experience. The redevelopment will also complement adjacent hotel uses in the Ko Olina Resort. The project represents a new phase of redevelopment in the ‘Ewa region and economic recovery in the state. Overall, the project is anticipated to provide a public benefit while resulting in less than significant impacts to the surrounding environment.

7.0 Agencies and Parties to be Consulted

Consultation with stakeholders began in 2017 to discuss potential uses, approaches, and concerns with the redevelopment project. Recommendations included the following:

- Creation of an authentic gathering place that attracts both locals and tourists.
- Addition of new restaurants that celebrate local roots.
- New programming that leverages partnerships with ʻEwa region organizations or showcases local artistic talent.
- The place should celebrate the traditions, beauty, and spirit of ancient Hawaiʻi in an immersive coastal setting.
- Too much density at the site was seen as undesirable.
- Redevelopment should balance the priority to preserve the natural integrity of the cove/public beach.

A list of agencies, organizations, and individuals that will be contacted during the publication of the EISPN and/or prior to filing the Draft EIS is provided in *Table 2* below. Cultural practitioners will also be consulted as part of the cultural consultation process for the forthcoming CIA. Additional parties of interest may be identified during the review period of the EISPN. The appropriate number of EISPN copies will be provided to agencies and libraries, as requested by OEQC and DPP.

Table 2: List of Agencies and Parties to Be Consulted
Agency/Organization Name
Federal Agencies
U.S. Department of Interiors, Fish & Wildlife Service
State of Hawaiʻi Agencies
Department of Agriculture
Department of Accounting & General Services
Dept. of Business, Economic Development & Tourism (DBEDT)
DBEDT, Energy Division
DBEDT, Office of Planning
Department of Defense
Department of Education
Department of Education – Kapolei High School
Department of Hawaiian Homelands
Department of Health
Department of Human Services
Department of Labor and Industrial Relations

Table 2: List of Agencies and Parties to Be Consulted
Agency/Organization Name
Department of Land and Natural Resources (DLNR)
DLNR, Historic Preservation Division
Department of Transportation
Hawai‘i Tourism Authority
Office of Environmental Quality Control
Office of Hawaiian Affairs
University of Hawai‘i, West O‘ahu
City and County of Honolulu Agencies
Board of Water Supply
Department of Community Services
Department of Design and Construction
Department of Environmental Services
Department of Facility Maintenance
Department of Planning and Permitting
Department of Parks and Recreation
Department of Transportation Services
Honolulu Fire Department
Honolulu Police Department
Wai‘anae Coast Neighborhood Board No. 24
Kapolei/Makakilo/Honokai Hale Neighborhood Board No. 34
Elected Officials
State Senator Maile Shimabukuro, District 21
State House Representative Stacelynn Kehaulani Eli, District 43
Mayor Rick Blangiardi and Managing Director Michael Formby
City Council District Representative Andria Tupola, District 1
City Council Chair Tommy Waters
City Council Zoning and Planning Chair Brandon J.C. Elefante
Libraries
Kapolei Public Library
Hawai‘i Documents Center, Hawai‘i State Main Library

Table 2: List of Agencies and Parties to Be Consulted
Agency/Organization Name
Individuals and Organizations
Blue Zones ‘Ewa-Kapolei
Council for Native Hawaiian Advancement
Hawai‘i Chamber of Commerce
Hawai‘i Hotel Association
Hawai‘i Lodging and Tourism Association
Honolulu Star Advertiser
Kapolei Chamber of Commerce
Native Hawaiian Hospitality Association
Ulu A‘e Learning Center Kapolei
Wai‘anae High School, Seariders Productions
Wai‘anae Rotary Club
Wai‘anae Coast Economic Development Council

8.0 References

City and County of Honolulu, Department of Planning and Permitting (DPP), 2013. *'Ewa Development Plan*, Prepared by DPP. July 2013.

State of Hawai'i Department of Business, Economic Development and Tourism (DBEDT), 2021. "Labor Market Dashboard". Last accessed March 22, 2021. URL: <https://dbedt.hawaii.gov/economic/labormarket-dashboard/>