



# NASED Project Update

September 24, 2020



NASED

1. HOW WE GOT HERE
2. PROGRAMMATIC MASTER PLAN (OPTION B)
3. PROGRAMMATIC DRAFT EIS
4. STADIUM CONCEPT (OPTION B)
5. NEXT STEPS
6. QUESTIONS



# HOW WE GOT HERE

NEW  
**ALOHA STADIUM**  
ENTERTAINMENT CENTER

# History of the Site



<https://alohastadium.Hawaii.gov/stadium-info/40-years-of-aloha/>



## Renovate vs. Replace

2005

Planning Study reveals a number of deficiencies and foreshadowed significant maintenance costs

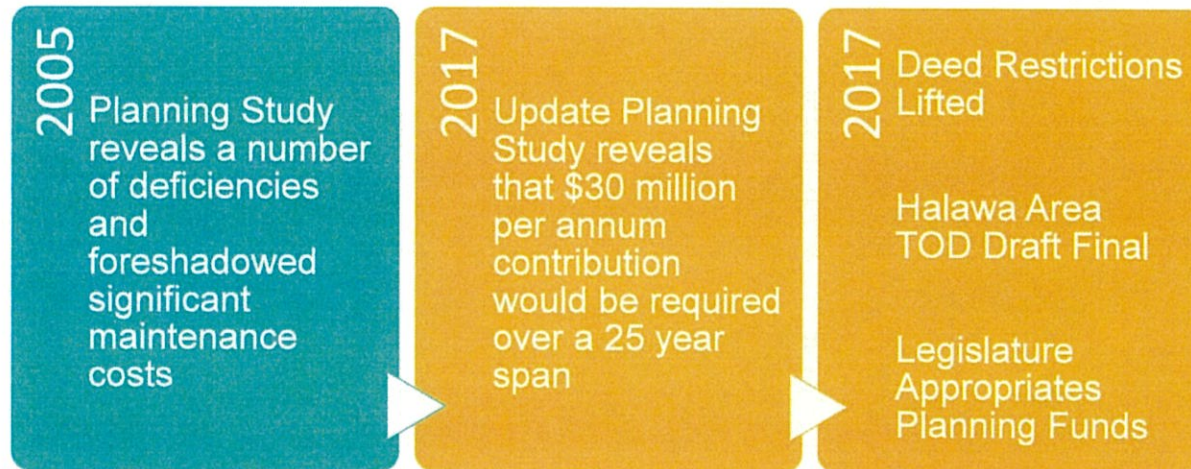
2017

Update Planning Study reveals that \$30 million per annum contribution would be required over a 25 year span

...the challenge to optimize the Stadium has been our joint focus for a decade and a half, and the inevitable was revealed in 2017.



## 2017: The Year of Opportunity

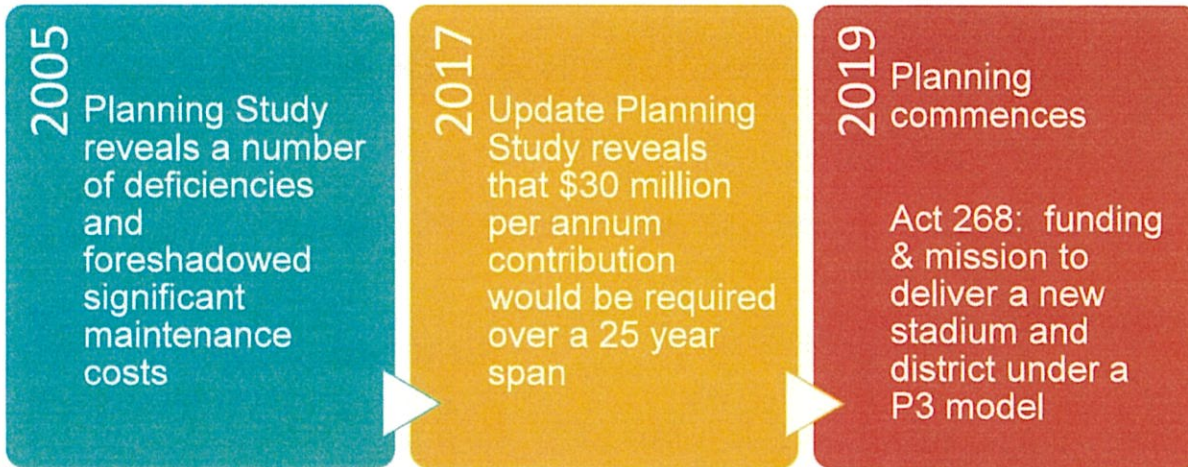


2017 was a game-changing year.





## NASED is Born







## Aloha Stadium Mission

Meet the challenge of providing a **first-class stadium** where the **dreams of our young people** can be realized through participation in sporting and other special events; where the **spirit of achievement** can be nourished by the **thrill of competition**; where families can gather to share their **cultural diversity with pride and a feeling of Aloha.**

EISPN, 2019 – Section 1.1 Background



## NASED Mission

Through robust market assessment and industry engagement, and a considered phased approach, the NASED Program will deliver a world class and community-centric mixed use district, with an emphasis on developing tourism and entertainment opportunities, anchored by a new sports and entertainment venue that catalyzes ongoing successful development of the district for the benefit of the State of Hawai'i.

Request for Qualifications, 2020 – Section 2.1.1



## Sequence of NASED Project

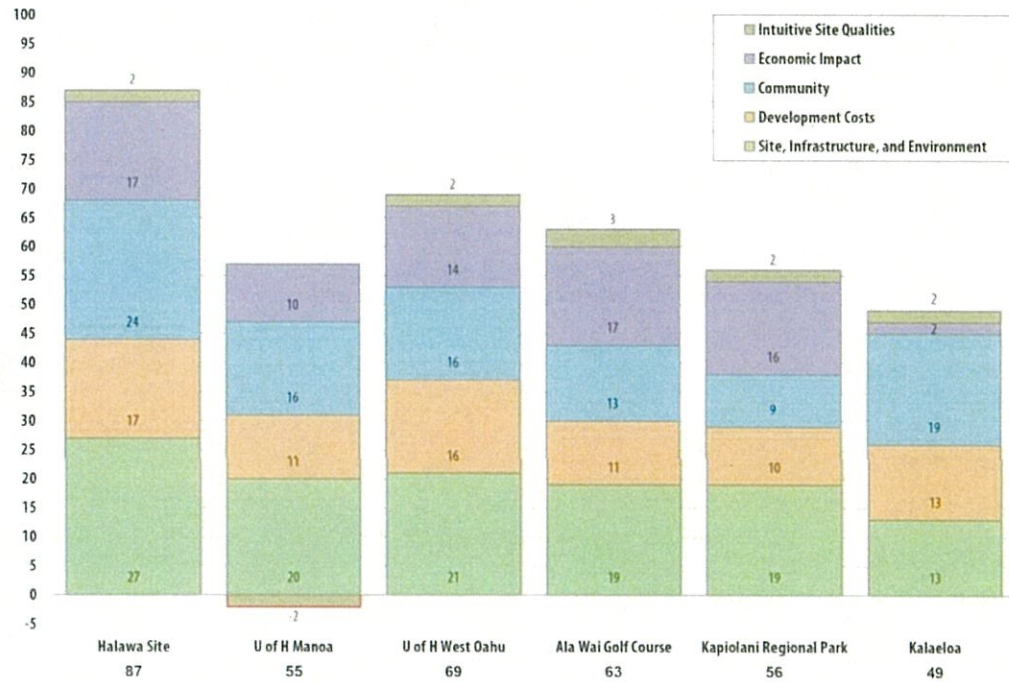
- ▶ Site Selection Report – Completed February 2019; Halawa Site Confirmed Most Beneficial
- ▶ Master Plan: Programmatic and Conceptual
- ▶ EIS: Prep Notice Complete; Draft EIS Underway
- ▶ RFQ – Shortlisted Offerers to be Announced
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ASS

NEW  
**ALOHA STADIUM**  
ENTERTAINMENT DISTRICT

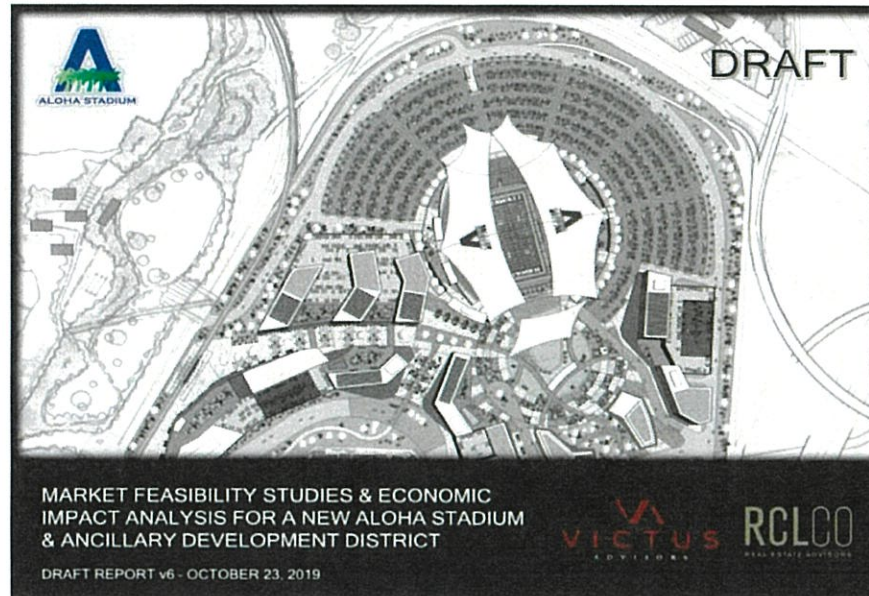


# Site Selection Process



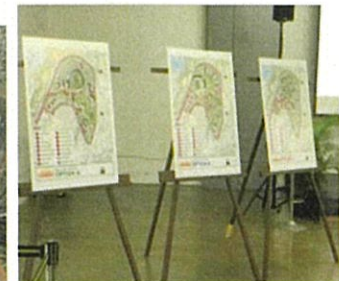


# Market Analysis





# Community Outreach



# NEW ALOHA STADIUM

ENTERTAINMENT DISTRICT

## Site Concepts



Option A



Option B



Option C

# NEW ALOHA STADIUM

CULTURE, ENTERTAINMENT, AND SPORTS

## Site Concepts



Option B





# PROGRAMMATIC SITE MASTER PLAN



**PROGRAMMATIC  
SITE MASTER PLAN  
OPTION B  
PHASE 1A & 1B**



**PROGRAMMATIC  
SITE MASTER PLAN  
OPTION B  
FULL BUILD**

# NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

## DPP Comments

**Differences in allowable heights**

- NASED Plan substantially reduces the allowable height along Salt Lake Blvd across the street from the residential neighborhoods. Halawa TOD Plan allows 150' and NASED 75'
- NASED Plan raises allowable heights from 75' and 90' to 100', 125', and 150' away from the station. There is no congruent scale down in height from the station or within site.

**Land Use**

- NASED plan does not depict substantial commercial and retail development along Salt Lake Blvd (p. 29)
- Halawa TOD plan proposes to line Salt Lake Blvd with street level retail

**Building orientation**

- NASED Plan building orientation is different from Halawa TOD Plan
- Halawa TOD Plan spaces buildings further apart avoiding the canyon effect apparent in NASED Plan
- Halawa TOD Plan creates a more appealing arrival gateway than NASED Plan by incorporating more public spaces, plantings, and Complete Streets features. NASED plan lacks placemaking elements.

**Connections to the adjacent neighborhoods**

- NASED Plan does not show strong connections between Stadium site and the four adjacent surrounding neighborhoods as Halawa TOD Plan does (elements to form the Aloha Mall, Stadium Marketplace, and Stadium Mall)

**Community benefits**

**Halawa TOD Plan lists a number of community benefits**

- Affordable housing
- Biking routes and storage
- Public parks
- Privately owned public spaces
- Pocket parks
- Streetscape enhancements
- Right of way improvements
- Encourage highest and best use
- Create active street edges

**NASED Plan acknowledges need to provide generous community benefits and lists examples**

- Affordable housing
- Open space/parks
- Right of way improvements
- Improvements to existing amenities
- Pedestrian and bike paths
- Outdoor amphitheater
- Cultural spaces

**Retail on Salt Lake Blvd**

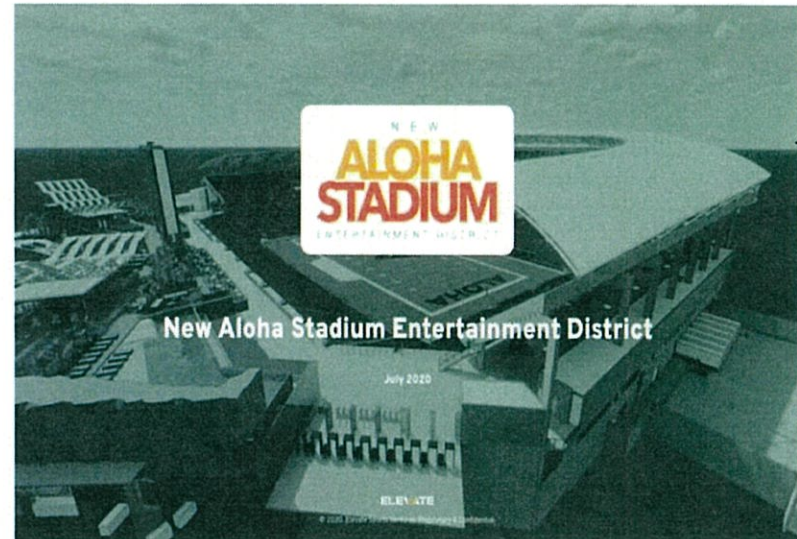
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# Market Verification



New Aloha Stadium Entertainment District  
Halawa, Oahu, HI  
Prepared for Crawford Architects / WT Partnership  
August 6, 2020







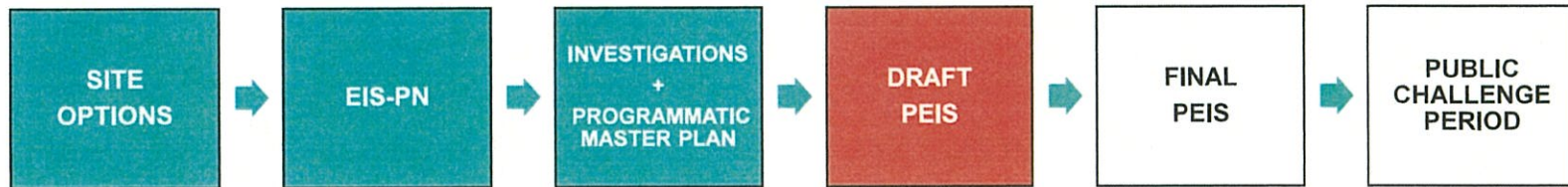


# PROGRAMMATIC EIS





# Programmatic Environmental Impact Statement



### Preparatory Notice

- Published 9/8/19
- EIS Scoping Meeting 9/25/19
- Comment Period Ended 11/7/19

### Draft Programmatic EIS

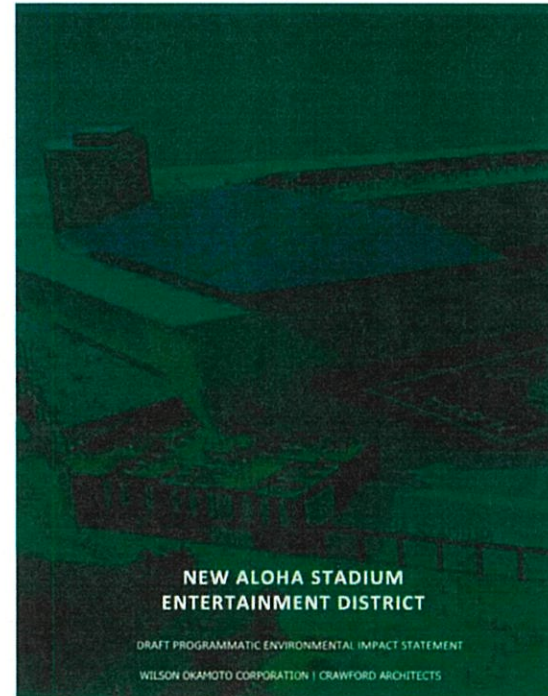
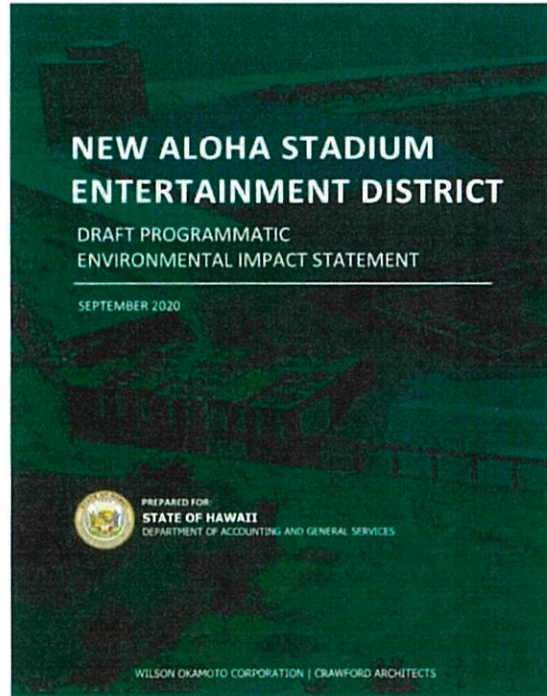
- Publication Anticipated Fall 2020
- Comment Period Ends Winter 2020

### Final Programmatic EIS

- Publication / Governor's Acceptance
- Challenge Period
- Final Acceptance



# DRAFT Programmatic EIS

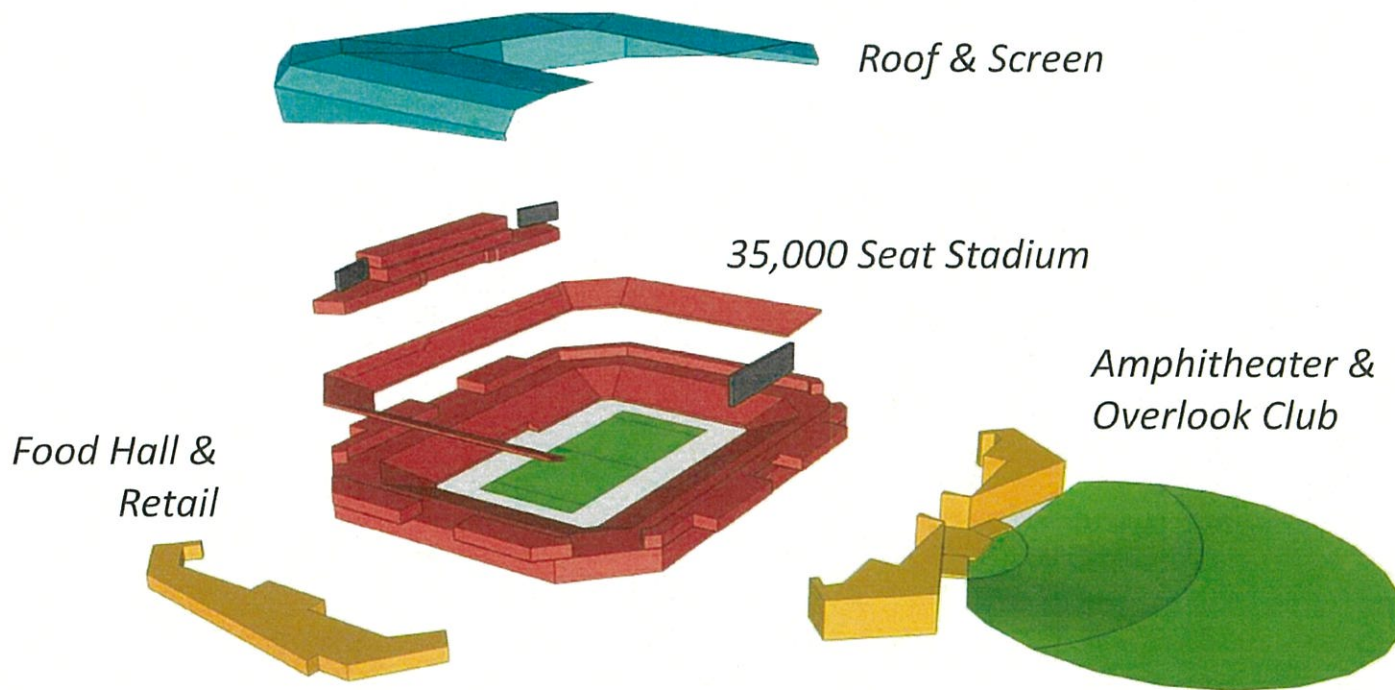


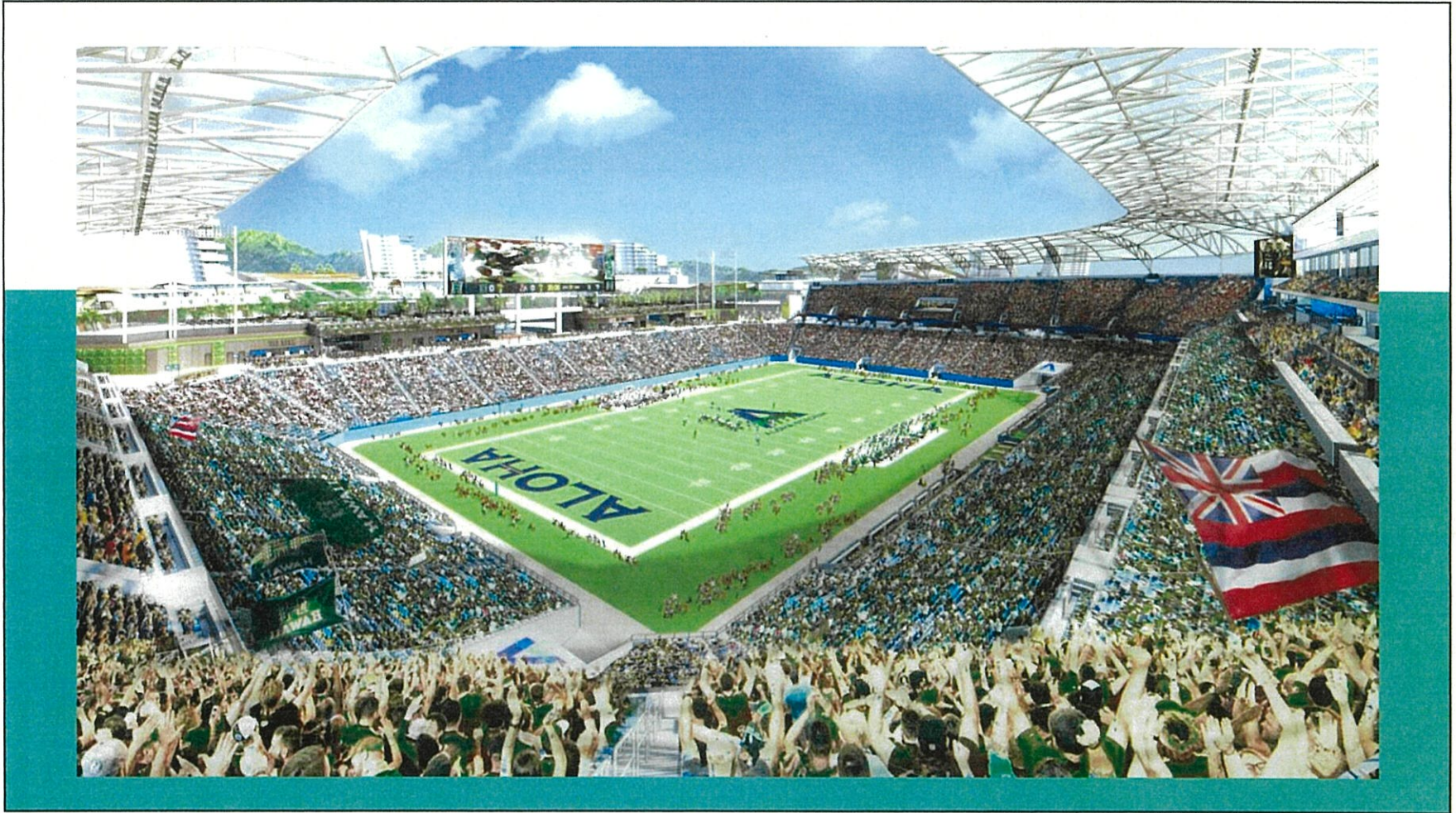


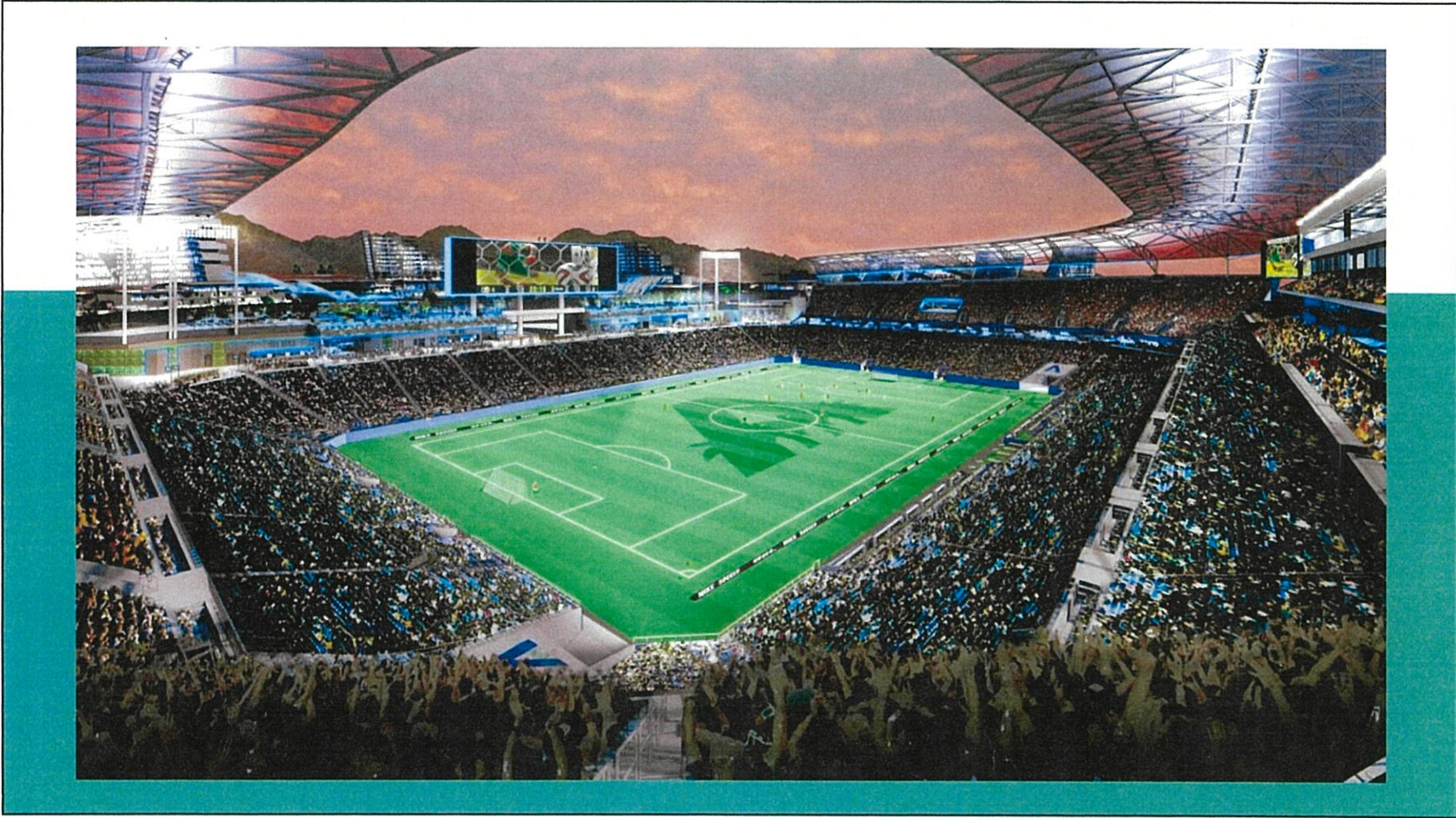
# STADIUM CONCEPT B



## Further Study – Option B









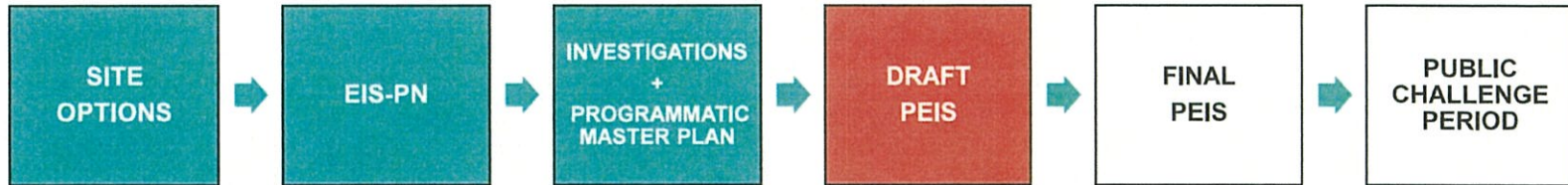


# NEXT STEPS





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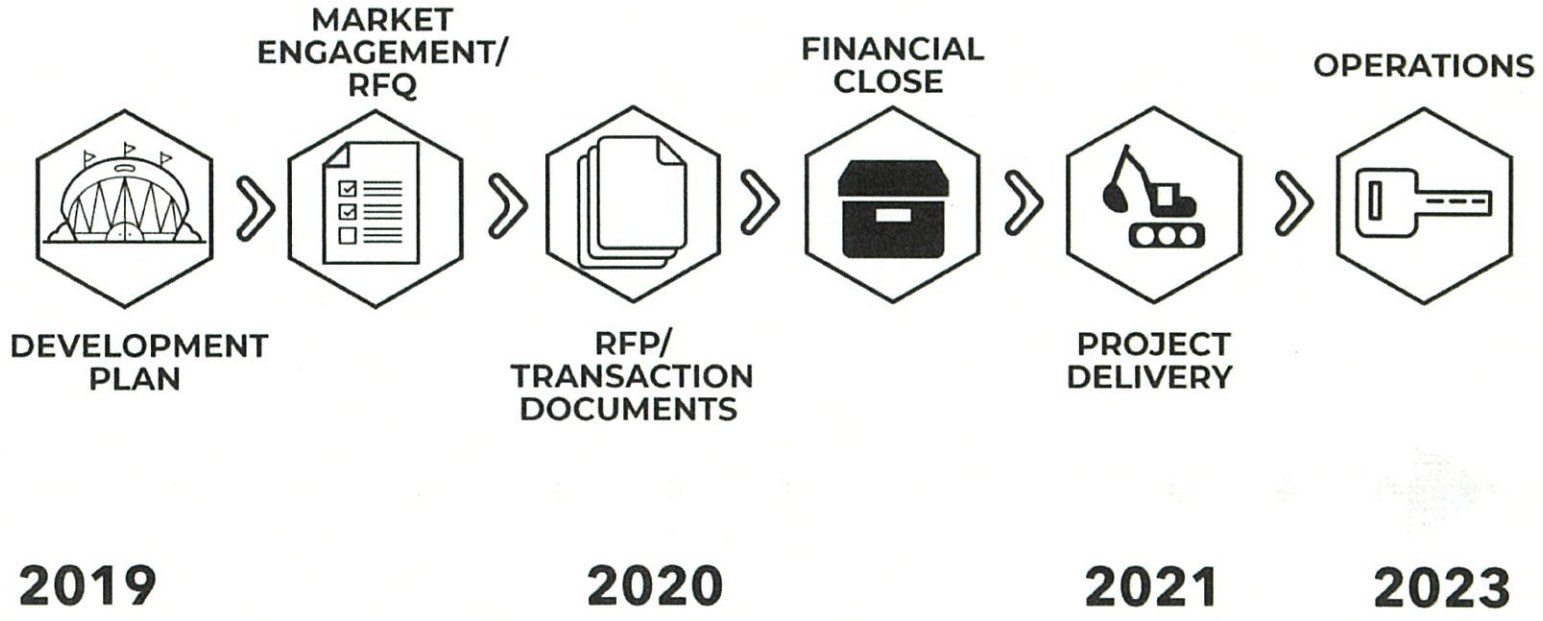


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# Process Ahead





# PROGRAMMATIC EIS QUESTIONS AND ANSWERS



[www.nased.hawaii.gov](http://www.nased.hawaii.gov)