

Monthly Summary of Events Report
Events Branch
10-15-20 to 11-6-20

DATE	EVENT	LOCATION	ATTENDANCE	# OF USHERS	VEHICLES PARKED	# OF PARKING ATTENDANTS	OTHER EVENT(S) HELD ON SAME DATE/TIME	COMMENTS
October 15, 16, 17, 18, 22, 23, 24, 25, 29, 30, 31.	Habitat Drive-Through Haunted House	Parking Lot	-	-	-	1	-	Drive-through haunted house. All dates were sold out.
October 31	Aloha Stadium Trunk or Treat	Parking Lot	-	-	-	1	-	Drive-through trick or treat event. Event was sold out.

November 2020

December 2020

November 2020

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
		8	9	10	11	12
6	7	14	15	16	17	18
13	14	21	22	23	24	25
20	21	28	29	30	31	

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 1	2	3	4	5	6	7
<div>From Mar 18</div> <div>6:30am Swap Meet (UHPL)</div> <div>8:00am Drive-Through Haunted House</div>		<div>Holiday - General Election Day</div>	<div>HNL RAC (UHPL)</div>	<div>8:00am Pay</div>		<div>8:00am Swap Meet (UHPL)</div> <div>6:00pm UH vs New Mexico (Stadium)</div>
8	9	10	11	12	13	14
<div>6:30am Swap Meet (UHPL)</div>	<div>HNL RAC (UHPL)</div>	<div>9:00am</div>	<div>Holiday - Veterans' Day</div>			<div>8:00am Swap Meet (UHPL)</div>
15	16	17	18	19	20	21
<div>6:30am Swap Meet (UHPL)</div>	<div>9:00am Hawaii Foodbank Food Distribution (UHPL)</div>			<div>8:30am Board Meeting (Admin Conf Rm)</div>	<div>8:00am Pay</div>	<div>8:00am Swap Meet (UHPL)</div> <div>6:00pm UH vs Boise State (Stadium)</div>
22	23	24	25	26	27	28
<div>6:30am Swap Meet (UHPL)</div>				<div>Holiday - Thanksgiving Day</div>	<div>7:00pm</div>	<div>Aloha Lights (UHPL)</div> <div>8:00am Swap Meet (UHPL)</div> <div>6:00pm UH vs Nevada (Stadium)</div>
29	30	Dec 1	2	3	4	5
<div>Aloha Lights (UHPL)</div> <div>6:30am Swap Meet (UHPL)</div>						

December 2020

January 2021

December 2020

Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	1
10	11	12	13	14	15	2
17	18	19	20	21	22	9
24	25	26	27	28	29	16
31						23
						30

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 29	30	Dec 1	2	3	4	5
			9:00am Supervisor/Manager Meeting	Alpha Lights (UHPL)	8:00am Pay	8:00am Swap Meet (UHPL)
6	7	8	9	10	11	12
6:30am Swap Meet (UHPL)			Alpha Lights (UHPL)			8:00am Swap Meet (UHPL)
						6:00pm UH vs UNLV (Stadium)
13	14	15	16	17	18	19
6:30am Swap Meet (UHPL)			Alpha Lights (UHPL)	8:30am Board Meeting (Admin Conf Rm)	8:00am Pay	8:00am Swap Meet (UHPL)
					9:00am Hawaii Foodbank Food Distribution (UHPL)	
20	21	22	23	24	25	26
			Alpha Lights (UHPL)			
6:30am Swap Meet (UHPL)					Holiday - Christmas Day	8:00am Swap Meet (UHPL)
27	28	29	30	31	Jan 1, 21	2
6:30am Swap Meet (UHPL)		Alpha Lights (UHPL)				

January 2021

February 2021

January 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 27	28	29	30	31	Jan 1, 21	2
3	4	5	6	7	8	9
6:30am Swap Meet (UHPL)		8:00am Pay				8:00am Swap Meet (UHPL)
10	11	12	13	14	15	16
6:30am Swap Meet (UHPL)						8:00am Swap Meet (UHPL)
17	18	19	20	21	22	23
6:30am Swap Meet (UHPL)	Holiday - Dr. Martin Luther King, Jr. Day		8:00am Pay			8:00am Swap Meet (UHPL)
24	25	26	27	28	29	30
6:30am Swap Meet (UHPL)						8:00am Swap Meet (UHPL)
31	Feb 1	2	3	4	5	6
6:30am Swap Meet (UHPL)						

February 2021

March 2021

February 2021

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 31	Feb 1	2	3	4	5	6
7 6:30am Swap Meet (UHPL)	8	9	10	11	12	13 8:00am Swap Meet (UHPL)
14 6:30am Swap Meet (UHPL)	15 Holiday - Presidents' Day	16 8:00am Girl Scouts Cookie Distribution (set-up) (LHPL)	17 8:00am Girl Scouts Cookie Distribution (offload) (LHPL)	18 4:30am Girl Scout Cookie Distribution (LHPL)	19 8:00am Pay 8:00am Girl Scout Cookie Distribution (break down) (LHPL)	20 8:00am Swap Meet (UHPL)
21 6:30am Swap Meet (UHPL)	22	23	24	25	26	27 8:00am Swap Meet (UHPL)
28 6:30am Swap Meet (UHPL)	Mar 1	2	3	4	5	6

March 2021

April 2021

March 2021

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 28	Mar 1	2	3	4	5 8:00am Pay	6 8:00am Swap Meet (UHPL)
7 6:30am Swap Meet (UHPL)	8	9	10	11	12	13 8:00am Swap Meet (UHPL)
14 6:30am Swap Meet (UHPL)	15	16	17	18	19 8:00am Pay	20 8:00am Swap Meet (UHPL)
21 6:30am Swap Meet (UHPL)	22	23 6:00am HPD Testing (UHPL)	24 6:00am HPD Testing (UHPL)	25 6:00am HPD Testing (UHPL)	26 Holiday - Prince Kuhio Day	27 8:00am Swap Meet (UHPL)
28 6:30am Swap Meet (UHPL)	29	30 6:00am HPD Testing (alternate) (UHPL)	31	Apr 1	2	3

April 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 28	29	30	31	Apr 1	2	3
				6:00am HPD Testing (UHPL)	Holiday - Good Friday	8:00am Swap Meet (UHPL)
4	5	6	7	8	9	10
6:30am Swap Meet (UHPL)	8:00am Pay					8:00am Swap Meet (UHPL)
11	12	13	14	15	16	17
6:30am Swap Meet (UHPL)						8:00am Swap Meet (UHPL)
18	19	20	21	22	23	24
6:30am Swap Meet (UHPL)		8:00am Pay				8:00am Swap Meet (UHPL)
25	26	27	28	29	30	May 1
6:30am Swap Meet (UHPL)						

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER



An Agency of the State of Hawaii

ROSS I. YAMASAKI
CHAIRMAN, STADIUM AUTHORITY

SCOTT L. CHAN
MANAGER

RYAN G. ANDREWS
DEPUTY MANAGER

November Stadium Board Meeting Marketing Update

Marketing and communication efforts will continue to ensure the Aloha Stadium is properly up-to-date on activities and new guidelines during this COVID-19 time. In addition, we continue to focus on the following items:

1. Communications/Marketing/Advertising Coordination

- Stadium event related media coordination as needed.
- Communication coordination with all Hawaii media platforms as they arise.
- Assist clients/sponsors with marketing and communication needs as needed upon request.

2. Update and maintain website

- Continue to maintain and update the website with current events and information on a daily base.
- Continue to update site improvement issues online.

3. Social media and ongoing public relations efforts

- Continue to monitor and update daily.

4. Show Aloha-Land Light Show Event Support

- Continue to work with client on marketing and media coordination needs.

5. UH & Stadium Collaborations

- Continue collaboration efforts with UH Marketing Department on stadium/athletic opportunities and game messaging.
- Collaboration for online game streaming series.

5. IMG Advertising Coordination

- Assist with contract renewals as needed.
- Oversee, as needed, with sponsorships, events and activities throughout the season.
- Expand sponsorship opportunities and online platforms utilizing new programs as they arise.

6. Swap Meet & Marketplace Coordination

- Continue to review and update swap meet marketing and operations needs as requested with Centerplate and Krysti Peacock/Moxie Agency.
- Assist with marketing/PR efforts and coordination.

7. Miscellaneous

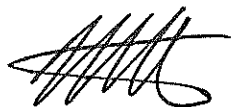
- Assist with PR campaigns and advertising for new stadium (NASED) as needed.
- Stadium Stars program – continue to work on off season recruitment and expand off-season social media campaigns and video development projects.
- Assist with implementing new programs and stadium opportunities.

8. Upgrade facility/event collateral

- Intergrade new facility collateral for Administration and Marketing as needed.

MONTHLY SECURITY REPORT TO THE BOARD

There were no Security related incidents or concerns to report from October 1, 2020, through October 31, 2020.

A handwritten signature in black ink, appearing to be 'N. Sakamoto', with a stylized, cursive-like flourish at the end.

Neal O. Sakamoto, Stadium Security Officer
11-12-2020, 1245hrs

Engineering Branch Report For
Stadium Authority Board Meeting
November 12, 2020

1. Preparation for UH Football
 - a. Uncover, groom and paint field.
 - b. Clean locker rooms, restrooms and all working spaces.
 - c. Add barriers (plexiglass & plywood) to working spaces and restrooms for COVID-19 prevention.
 - d. Signage being placed related to COVID-19 and requirements for face coverings and social distancing.
 - e. Inspections of electrical, plumbing and safety on-going.
2. Maintenance & Facility Items
 - a. Priority project is rust mitigation along seat plates to cover holes and “soft spots” using metal plating. This work includes using a Needle Gun to remove the rust layer, applying a rust prevention coating, welding sheet metal over the hole or “soft spot” and then painting.
 - b. Reattaching drain covers and rusted/corroded drains in seating areas.
 - c. Spot repairing rusted/corroded railing connections in seating areas.
 - d. The focus of this work is in lower bowl areas (orange and blue sections).
3. Parking Lot cold-patching of potholes – on-going.
4. Concourse deck patching - on-going.
5. HART station in Kamehameha Lot
 - a. A parking lot walk-through occurred on July 30, 2020. Stadium was supported by DAGS Public Works. Stadium is awaiting a response from HART on outstanding punch list items.
 - b. DAGS, HART, Department of Transportation Services (DTS) and Aloha Stadium met on 11/9/20 to discuss easements for HART, the condition and return of the Kamehameha lot for use, and revisions to the MOU between HART and Aloha Stadium.
 - c. Future meetings will take place between DTS and Aloha Stadium related to initial operational plans for rail (with the terminus at Aloha Stadium) and the transition to stadium for event use.
6. WJE Structural Assessment
 - a. On-site assessment complete. Awaiting draft report.
 - b. Report will establish the priority for health and safety repairs.
 - c. Following the review and acceptance of the report, the next step will be to commence design work for prioritized projects.

Inocelda, Joan K

From: Paxton Wang <Paxton.Wang@HawaiiSportsProperties.com>
Sent: Thursday, November 12, 2020 12:16 PM
To: Inocelda, Joan K
Cc: Gregory Salas
Subject: [EXTERNAL] RE: [EXT] REMINDER: Stadium Authority External Affairs Reports Due

Hi Joan. No updates from Hawaii Sports Properties. Thanks.



Monthly Report
Stadium Authority Meeting
11/19/2020

ALOHA STADIUM SWAP MEET AND MARKETPLACE
Oct-20

Shopper Attendance:

October Monthly Attendance		Days Open	Daily Average	Coupons	Paid Attendance	Average Daily Paid Attendance
2019	73,805	12	6,150	14	73,791	6,149
2020	41,745	9	4,638	0	41,745	4,638
Difference	(32,060)	-3	(1,512)	-14	(32,046)	(1,511)
%	-43%		-25%	-100%	-43%	-25%

Vendor Attendance:

October Total Stall Count		Days Open	D,E, & F Total Stall Count	Daily Average Count	A,B,C Total Stall Count	Daily Average Count
2019	7,818	12	3,928	327	3,890	324
2020	4,448	9	546	61	3,902	434
Difference	(3,370)	-3	(3,382)	(267)	12	109
%	-43%		-86%	-81%	0%	34%

Operations Information:

Wednesdays were open in 2019. Due to COVID, lack of tourist has led to the closure of Wed.

Honolulu Rail Transit Project Update

November 2020

Aloha Stadium Authority



IV.D.3.b.



Status of Activities

Kamehameha Highway Stations Group

95% Complete

Waiawa
(Pearl Highlands)
95% Complete

Kalauao
(Pearlridge)
95% Complete

Hālawā
(Aloha Stadium)
93% Complete

Major Work

- Signage installation - November 2020
- Faregate Canopy - Nov/Dec 2020
- Landscaping work - November 2020

Canopy Status

- Arms - Complete
- Fabric
 - PHL - Complete
 - PLR - November 2020
 - ALS - November / December 2020

Energization Status

- Station Infrastructure - Complete



Traffic



Airport Guideway and Stations

Guideway - 79% Complete



Completed to Date

- 209/225 shafts completed (93%)
- 198/232 columns completed (85%)
- Span Erections: 146/120 spans completed (69%)
- Precast Yard Activities: 2708/2708 segments completed (100%)
- Running Rail Installation: 32/210 spans completed (15%)

Major Work

- Reach A: Rail/plinth installation is ongoing; plinths completed for double crossover on Diamond Head side of Makalapa Station.
- Reach B: Guideway work completed; traffic signal conduit and foundation installation at Valkenburgh Street & Nimitz Highway.
- Reach C: HECO/HTI underground infrastructure continues along Aolele St (Zone 6A); Gantry 2 past CONRAC- awaiting L-Bent 561 cap construction to be completed.
- Reach D: Shafts 587 – 593R completed, (5) shafts available to be drilled along Ualena Street (582-586). HECO, HTI and OTWC underground infrastructure on Waiwai Loop (Zone 8B) is ongoing.
- Reach E: Electrical cutover completed to in Zone 9 (Mauka) to clear Kahauiki Station pedestrian bridge installation.



Project Wide Construction Update

West O'ahu Stations Group

98% Complete

Kualaka'i
(East Kapolei)
98% Complete

Keone'ae
(UH West O'ahu)
99% Complete

Honouliuli
(Ho'opili)
99% Complete

Major Work

- Civil Site Work at Kualaka'i
- Punch list

Canopy Status

- Arms & Fabric - Complete

Energization Status

- Station Infrastructure - Complete



Honouliuli Station

Farrington Highway Stations Group

99% Complete

Hō'ae'ae
(West Loch)
99% Complete

Pouhala
(Waipahu Transit Center)
99% Complete

Hālaulani
(Leeward Community College)
99% Complete

Major Work

- Punchlist

Canopy Status

- Arms & Fabric - Complete

Energization Status

- Station Infrastructure - Complete



Airport Guideway and Stations

Guideway - 79% Complete



Completed to Date

- 205/225 shafts completed (91%)
- 195/232 columns completed (84%)
- Span Erections: 142/120 spans completed (67%)
- Precast Yard Activities: 2708/2708 segments completed (100%)
- Running Rail Installation: 32/210 spans completed (15%)

Major Work

- Reach A: Rail/plinth installation is ongoing; plinths completed for double crossover on Diamond Head side of Makalapa Station.
- Reach B: Guideway work completed; traffic signal conduit and foundation installation at Valkenburgh Street & Nimitz Highway.
- Reach C: HECO/HTI underground infrastructure continues along Aolele St (Zone 6A); Gantry 2 past CONRAC- awaiting L-Bent 561 cap construction to be completed.
- Reach D: Shafts 587 – 593R completed, (5) shafts available to be drilled along Ualena Street (582-586). HECO, HTI and OTWC underground infrastructure on Waiwai Loop (Zone 8B) is ongoing.
- Reach E: Electrical cutover completed to in Zone 9 (Mauka) to clear Kahauiki Station pedestrian bridge installation.

Airport Guideway and Stations

Makalapa (Pearl Harbor Naval Base Station)

19% Complete



Major Work

- Platform girder formwork and falsework demobilized.
- Construction of EMR and Elevator Pit #2 (Makai Landing) restarted.
- Concrete slab-on-grade for Entrance rooms started.
- Falsework for pedestrian bridge complete.
- Structural steel erection of pedestrian bridge to begin November 2020.

Stay Connected

- Weekly Traffic Advisories
- Weekly e-Blast
- Website and Social Media

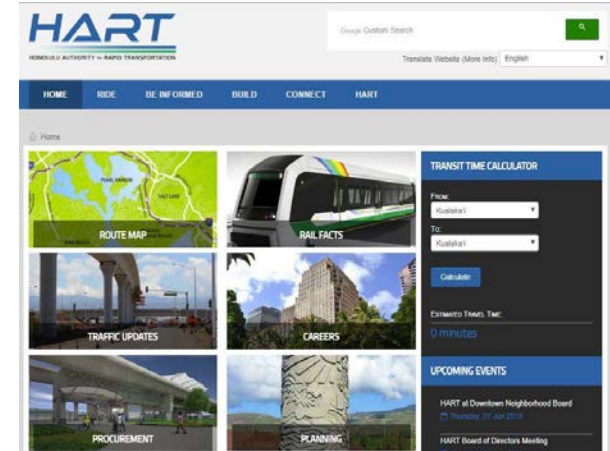


WEEKLY eBLAST
October 19, 2020

SEPTEMBER 2020 CONSTRUCTION PROGRESS VIDEO



Our latest construction update video is now on [YouTube](#)! Check out the current progress of the rail project along the westernmost section of the alignment, including stations and guideway, from East Kapolei to Lagoon Drive areas.



HART Rapid Response

- 24-Hour Project Hotline number 808-566-2299
- Email inquiries info@HonoluluTransit.org
- Social Media inquiries

Mahalo!

REPORT OF THE COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair; Tommy Waters, Vice-Chair;
Brandon J.C. Elefante, Joey Manahan, Alan Kekoa Texeira

ADVANCE COPY

Committee Meeting Held
October 29, 2020

Honorable Ann H. Kobayashi
Chair, City Council
City and County of Honolulu

Madam Chair:

Your Committee on Zoning, Planning and Housing to which was referred
Resolution 20-224 entitled:

"RESOLUTION APPROVING THE HALAWA AREA TRANSIT-ORIENTED
DEVELOPMENT (TOD) PLAN,"

introduced on September 1, 2020, reports as follows:

The purpose of Resolution 20-224 is to approve the Halawa Area Neighborhood
Transit-Oriented Development ("TOD") Plan. The plan covers the area surrounding a
planned rail transit station along Kamehameha Highway near the Aloha Stadium.

Your Committee notes that Resolution 20-224 is a reintroduction of Resolution 19-
237, which was a reintroduction of Resolution 18-232, which in turn was a reintroduction
of Resolution 17-315. (Resolutions are automatically filed after one year pursuant to
Section 1-2.5 of the Revised Ordinances of Honolulu 1990.)

On October 25, 2017, the Planning Commission held a public hearing on the
Halawa Area TOD Plan, at which two written testimonies were received. The Planning
Commission voted to recommend approval of the Halawa Area TOD Plan.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 268

REPORT OF THE COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair; Tommy Waters, Vice-Chair;
Brandon J.C. Elefante, Joey Manahan, Alan Kekoa Teixeira

Committee Meeting Held
October 29, 2020
Page 2

ADVANCE COPY

At your Committee's meeting on October 29, 2020, the Acting Director of the Department of Planning and Permitting ("DPP") and the DPP TOD Administrator testified in support of the Resolution, and explained the DPP's recommended amendments to the plan. The DPP provided a brief presentation of the Halawa Area TOD Plan.

The State of Hawaii, Department of Land and Natural Resources, Land Division testified in support of the Resolution.

Your Committee received written testimony in support of the Resolution from the State of Hawaii, Hawaii Public Housing Authority.

Your Committee has prepared a CD1 version of the Resolution that makes the following amendments:

- A. Makes the following amendments to the text of the resolution:
1. In the resolution title, references the "Halawa Area Neighborhood TOD Plan (instead of the "Halawa Area TOD Plan").
 2. In the fourth WHEREAS clause, states that the neighborhood TOD plan prepared for the Halawa area is referred to as the "Halawa Area TOD Plan."
 3. Throughout the resolution text, references "TOD special districts" (instead of "TOD zones").
 4. In the BE IT RESOLVED clause, revises the date of the Halawa Area TOD Plan attached as Exhibit A to October 2020 (instead of July 2017).

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 268

REPORT OF THE COMMITTEE ON ZONING, PLANNING AND HOUSING

Voting Members:

Ron Menor, Chair; Tommy Waters, Vice-Chair;
Brandon J.C. Elefante, Joey Manahan, Alan Kekoa Teixeira

ADVANCE COPY

Committee Meeting Held
October 29, 2020
Page 3

5. Deletes the last BE IT FURTHER RESOLVED clause, relating to DPP submission of TOD development regulations to the Planning Commission within 120 days after the adoption of the resolution.
- B. Makes the amendments to the Exhibit A plan detailed in CC-300 (2020) and CC-301 (2020).

Your Committee wishes to ensure that the plan receives full public and Council review, and therefore recommends that the Resolution, both the as-introduced version of the Resolution and the proposed CD1, incorporating the amendments described above, be scheduled for a public hearing.

Your Committee on Zoning, Planning and Housing recommends that Resolution 20-224 and the proposed Resolution 20-224, CD1, attached hereto, be scheduled for public hearing and be referred back to Committee. (Ayes: Elefante, Manahan, Menor, Teixeira, Waters – 5; Ayes with Reservations: None; Noes: None.

Respectfully submitted,

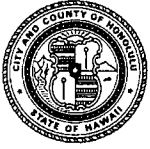


Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON _____

COMMITTEE REPORT NO. 268

**CITY COUNCIL**CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAIINo. 20-224, CD1**RESOLUTION**

APPROVING THE HALAWA AREA NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN.

WHEREAS, Sections 21-9.100 through 21-9.100-4 of the Revised Ordinances of Honolulu 1990 ("ROH"), enacted by Ordinance 09-4, establish a procedure for the creation of transit-oriented development ("TOD") special districts, and accompanying development regulations, around rapid transit stations to encourage appropriate TOD; and

WHEREAS, ROH Section 21-9.100-2 provides that for each TOD special district, a neighborhood TOD plan must be approved by the Council and will serve as the basis for the creation or amendment of a TOD special district and the TOD development regulations applicable thereto; and

WHEREAS, plans for the Honolulu rail transit project call for a station along Kamehameha Highway to serve the Aloha Stadium and surrounding area; and

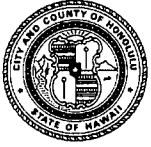
WHEREAS, the Department of Planning and Permitting ("DPP") and its consultant, CallisonRTKL Planning and Urban Design Studio, have prepared a neighborhood TOD plan for the Halawa area, dated July 2017 and referred to as the "Halawa Area TOD Plan," to serve as the basis for the creation of a TOD special district around the Aloha Stadium rail transit station; and

WHEREAS, the process of creating the Halawa Area TOD Plan was inclusive, with participation by residents, businesses, landowners, community organizations, government agencies, and others; and

WHEREAS, the process considered population, economic, market, and infrastructure analyses, including water, wastewater, and roadway system capacities; and

WHEREAS, the Halawa Area TOD Plan is consistent with the Primary Urban Center Development Plan established by ROH Chapter 24, Article 5; and

WHEREAS, the Council desires to approve the Halawa Area TOD Plan; now, therefore,



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-224, CD1

RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that, pursuant to ROH Section 21-9-100-2(f), the Council hereby approves the Halawa Area TOD Plan (October 2020) attached hereto as Exhibit A and incorporated herein by this reference; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to the Mayor, the Director of Planning and Permitting, and the Executive Director and Chief Executive Officer of the Honolulu Authority for Rapid Transportation.

INTRODUCED BY:

Ron Menor

DATE OF INTRODUCTION:

September 20, 2019
Honolulu, Hawaii

Councilmembers



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

File

No. 20-224

RESOLUTION

APPROVING THE HALAWA AREA TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN.

WHEREAS, the Revised Ordinances of Honolulu (ROH) Sections 21-9.100 through 21-9.100-4 of the Land Use Ordinance, enacted by Ordinance 09-4, establish a procedure for the creation of special districts known as transit-oriented development (TOD) zones and accompanying development regulations around rapid transit stations to encourage appropriate TOD; and

WHEREAS, ROH Section 21-9.100-2 provides that for each TOD zone, a neighborhood TOD Plan shall be approved by the Council and shall serve as the basis for the creation or amendment of a TOD zone and the TOD development regulations applicable thereto; and

WHEREAS, plans for the Honolulu Rail Transit project call for a station along Kamehameha Highway to serve the Aloha Stadium and surrounding area; and

WHEREAS, the Department of Planning and Permitting (DPP) and its consultant, CallisonRTKL Planning and Urban Design Studio, have prepared the Halawa Area TOD Plan (July 2017) to serve as the basis for the creation of a TOD zone around the Aloha Stadium rail transit station; and

WHEREAS, the process of creating the Halawa Area TOD Plan was inclusive, open to residents, businesses, landowners, community organizations, government agencies, and others; and

WHEREAS, the process considered population, economic, and market analyses and infrastructure analyses, including capacities of water, wastewater, and roadway systems; and

WHEREAS, the Halawa Area TOD Plan is consistent with the Primary Urban Center Development Plan established by ROH Chapter 24, Article 5; and

WHEREAS, the Council desires to approve the Halawa Area TOD Plan; now, therefore,



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. 20-224

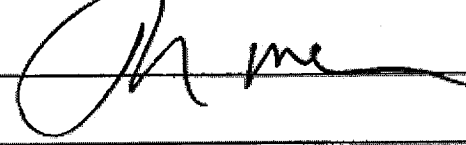
RESOLUTION

BE IT RESOLVED by the Council of the City and County of Honolulu that, pursuant to ROH Section 21-9-100-2(f), the Council hereby approves the Halawa Area TOD Plan (July 2017) attached hereto as Exhibit A and incorporated herein by this reference; and

BE IT FURTHER RESOLVED that, pursuant to ROH Section 21-9.100-3(a), the Director of the DPP is directed to submit to the Planning Commission, within 120 days of the adoption of this Resolution, a proposed ordinance establishing TOD zones for the Aloha Stadium rail transit stations, and the TOD development regulations applicable thereto; and

BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Mayor, the Director of the DPP, and the Honolulu Authority for Rapid Transportation.

INTRODUCED BY:

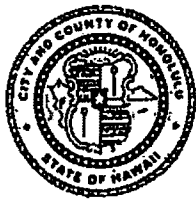


DATE OF INTRODUCTION:

SEP 1 2020

Honolulu, Hawaii

Councilmembers



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
530 SOUTH KING STREET, ROOM 202
HONOLULU, HAWAII 96813-3085
TELEPHONE: (808) 768-5010 • FAX: (808) 768-5011

RON MENOR
COUNCIL CHAIR EMERITUS
(808) 768-5009
e-mail: rmenor@honolulu.gov

October 28, 2020

TO: PEARLENE OTTO
OFFICE OF THE CITY CLERK

FROM: COUNCILMEMBER RON MENOR *RM*

SUBJECT: PROPOSED CD1 AMENDMENTS TO RESOLUTION 20-224
APPROVING THE HALAWA TRANSIT ORIENTED
DEVELOPMENT PLAN

20OCT28 PM 10:42 CITY CLERK

Please find attached proposed amendments to Resolution 20-224.

Thank you.

Attachments

COUNCIL COM. 300

ZH

Amendment Form
HALAWA AREA TRANSIT-ORIENTED DEVELOPMENT PLAN - RESOLUTION 20-224

TOTAL PAGES: 2

DATE: October 27, 2020

ITEM NO.	MEASURE NO.	PLAN TITLE	AMENDING/ RESO/ BILL/PLAN	CHAPTER/ SUB-CHAPTER	SECTION	PAGE NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (Ramsayer New Language)	CLARIFICATION/ COMMENTS
1	Resolution 20-224	Halawa Area TOD Plan	Resolution				Makes miscellaneous technical and nonsubstantive amendments to the resolution text.		
2	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	4.2.1 Intent	84	Amends the 1st bullet to add language about maximum FAR.	<p>The Halawa area currently features a balance of commercial, residential, and military uses, which are supported by an array of civic institutions, attractions that have local and national importance, community facilities, and open space. Existing designations continue to encourage low-density, suburban, auto-oriented uses. With the introduction of transit-oriented development in the Halawa area, zoning through a TOD Special District can both regulate and coordinate development around the Aloha Stadium Station and allow a higher density, complementary mix of uses to support a diverse urban community. The new TOD Special District would aim to:</p> <ul style="list-style-type: none"> • Create increased density and diversity of residential land uses near the rail station with <u>new zoning designations and maximum floor area ratios (FAR). FAR is a measure of building intensity, expressed by the ratio of building floor area to land area.</u> • Introduce additional supporting uses such as cultural and entertainment, in conjunction with a new Aloha Stadium. • Discourage lower density uses adjacent to transit to maximize the "value capture" strategy. 	The amendment clarifies the maximum FAR.

Amendment Form
HALAWA AREA TRANSIT-ORIENTED DEVELOPMENT PLAN - RESOLUTION 20-224

3	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	4.2.2 Zoning Designations	84	Amends the subsection title and first paragraph to add language about maximum FAR.	4.2.2 [ZONING DESIGNATIONS] PROPOSED ZONING AND MAXIMUM FAR WITH COMMUNITY BENEFITS Zoning districts specify the types of land uses allowed on specific properties. TOD projects will be reviewed for conformity with the underlying zoning. The land use designations for the TOD zone, as proposed in this Plan, have been translated to the recommended land uses in this Plan. Figure 4-2 identifies the recommended zoning designations for the Halawa area. <u>Figure 4-2 also shows the proposed maximum FAR for each zoning designation that may be granted, provided development adheres to the community benefits bonus described in Section 4.7.</u> The changes primarily aim to increase density, expand the number of uses, and provide flexibility to developers on the large development parcels.	The amendment clarifies the maximum FAR.
4	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	FIGURE 4-2: PROPOSED ZONING DESIGNATIONS	85	Amends the figure title and adds FARs to the legend.	See attached revised FIGURE 4-2: PROPOSED ZONING [DESIGNATIONS] AND MAXIMUM FAR WITH COMMUNITY BENEFITS	The amendment clarifies the maximum FARs associated with zoning in the TOD Special District.
5	Resolution 20-224	Halawa Area TOD Plan	Plan	4.3 Building Envelope Standards	FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS	87	Amends the figure to increase the 150-foot height limit and reduce the 75-foot height limit.	See attached revised FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS	The amendment modifies the height limits in support of State development efforts on the Aloha Stadium site.

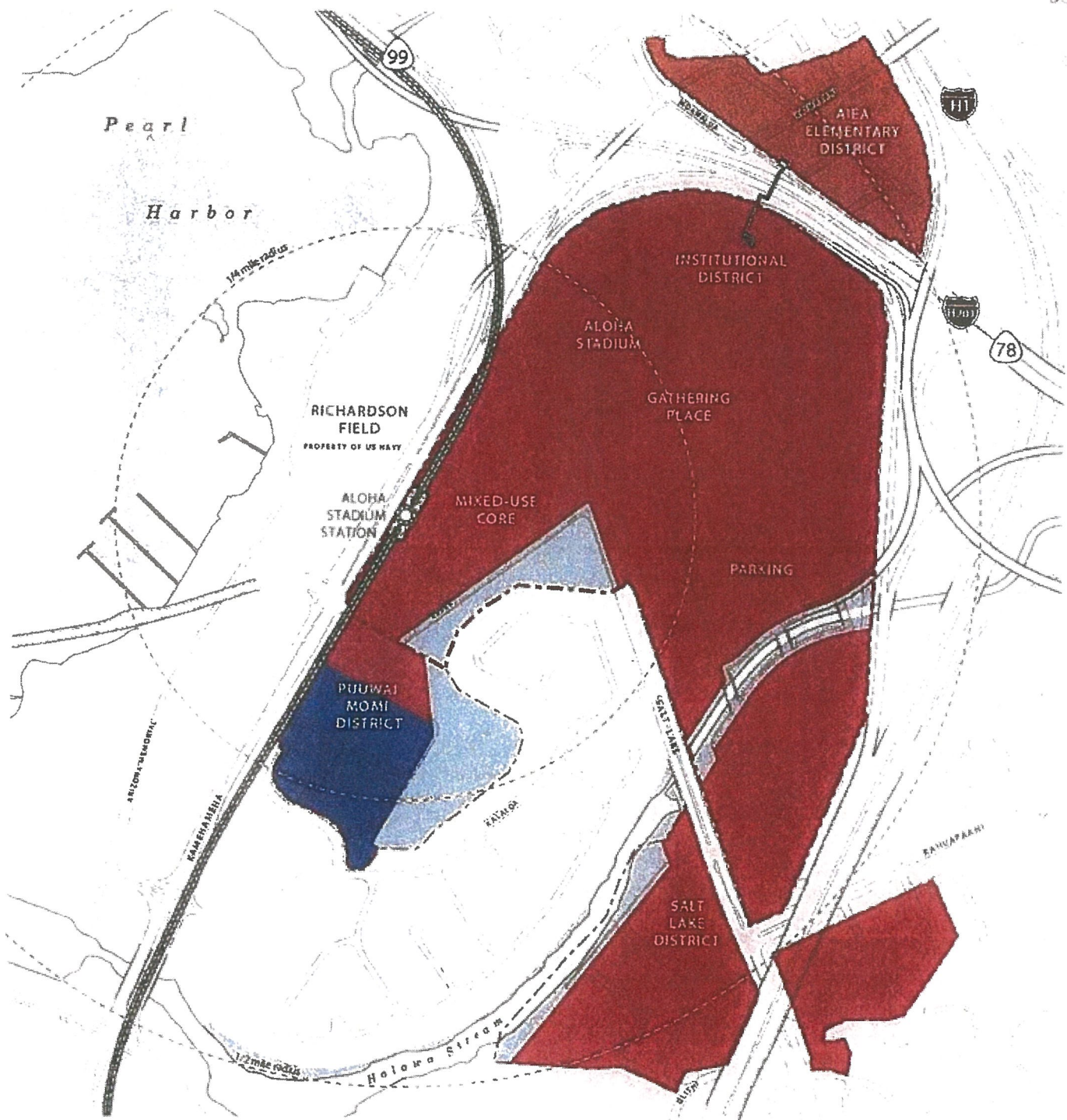


FIGURE 4-2: PROPOSED ZONING AND MAXIMUM FAR WITH COMMUNITY BENEFITS



- | | | | |
|--|---|--|----------------------------|
| | Medium Density Apartment Mixed-Use (AMX-2), FAR 2.3 | | Stadium Site |
| | High Density Density Apartment Mixed-Use (AMX-3), FAR 3.4 | | Other Development Sites |
| | Community Business Mixed-Use (BMX-3), FAR 3.5 | | Aloha Stadium Rail Station |
| | General Preservation (P-2) | | Fixed Guideway |

Note: While the City has no jurisdiction to change the zoning and is not aware of any plans for the Navy to cede them to the city, the zoning designation is shown as future mixed-use to reflect its TOD potential.

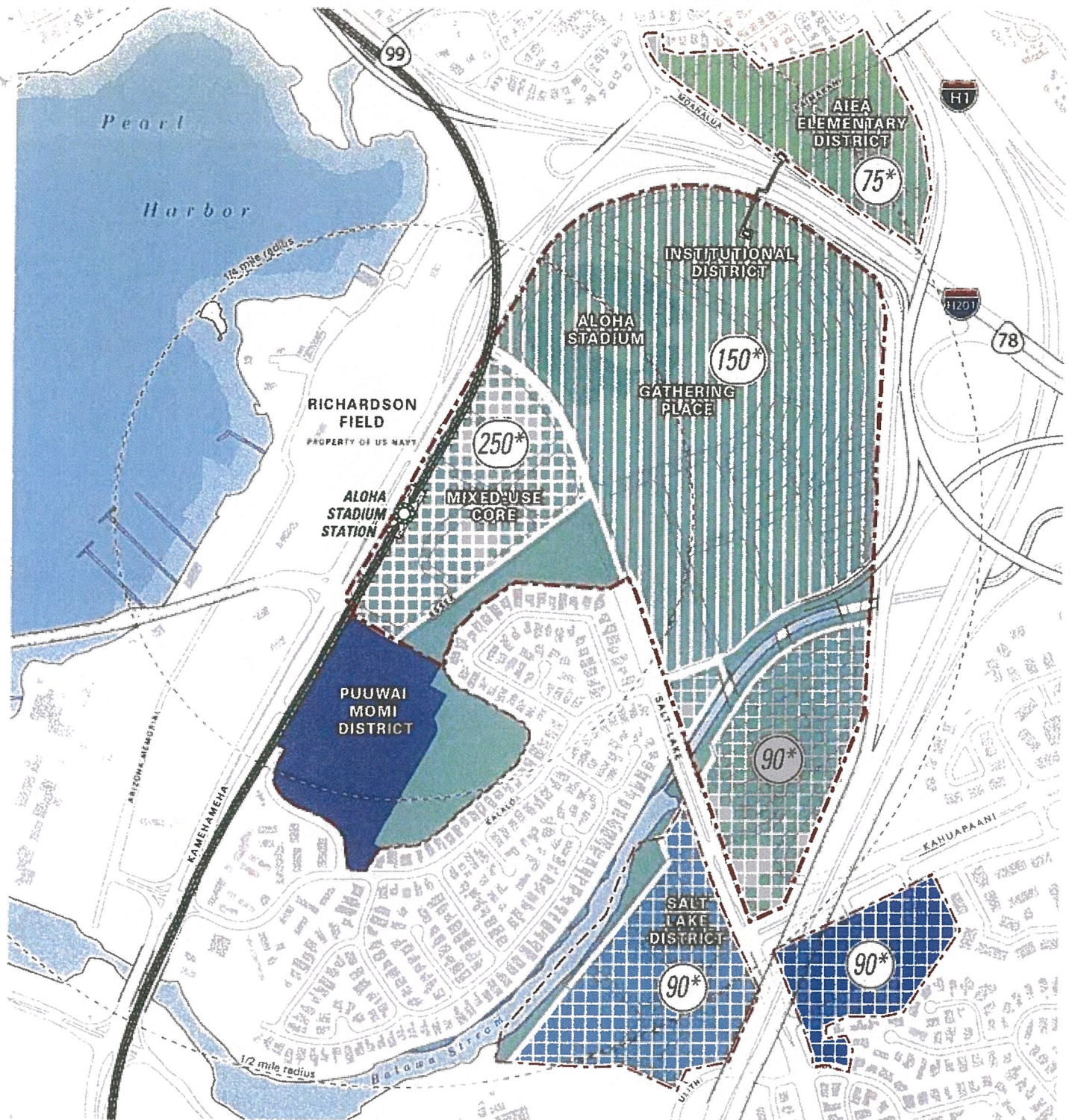


FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS

MAXIMUM WITH COMMUNITY BENEFITS

- 250' Area
- 150' Area
- 90' Area
- 75' Area

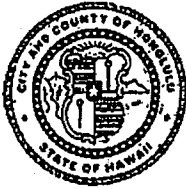
- Maximum Height with Community Benefits

BASE HEIGHT LIMIT

- 150'
- 60'
- 40'
- 30'

- Other/No Limit Assigned

- Stadium Site
- Other Development Sites
- Aloha Stadium Rail Station
- Fixed Guideway



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
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RON MENOR
COUNCIL CHAIR EMERITUS
(808) 768-5009
e-mail: rmenor@honolulu.gov

October 28, 2020

TO: PEARLENE OTTO
OFFICE OF THE CITY CLERK

FROM: COUNCILMEMBER RON MENOR *RM*

SUBJECT: ADDITIONAL PROPOSED CD1 AMENDMENTS TO
RESOLUTION 20-224, APPROVING THE HALAWA TRANSIT
ORIENTED DEVELOPMENT PLAN

Please find attached additional proposed amendments to Resolution 20-224.

Thank you.

Attachments

20OCT28AM11:40 CITY CLERK

COUNCIL COM. 301

ZH

AMENDMENT FORM
DEVELOPMENT PLAN (DP) AND NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT (TOD) PLAN

TOTAL PAGES: 2
DATE: 28-Oct-20
COUNCIL MEMBER: Ron Menor
PHONE EXT: Corrine Gallardo-Mata x85050

MEASURE NO.	PLAN TITLE	AMENDING (RESOLUTION/PLAN)	SECTION or EXHIBIT or FIGURE NO.	SECTION OR EXHIBIT TITLE	PG NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)	CLARIFICATION / COMMENTS
Resolution 20-224	Halawa Area TOD Plan	Resolution	BE IT RESOLVED clause			Update the date of the Exhibit A Plan and makes technical amendments	BE IT RESOLVED by the Council of the City and County of Honolulu that, pursuant to ROH Section 21-9-100-2(f), the Council hereby approves the Halawa Area Neighborhood TOD Plan [July-2017] (February 2019) attached hereto as Exhibit A and incorporated herein by this reference; and	
Resolution 20-224	Halawa Area TOD Plan	Resolution				Make technical and nonsubstantive amendments throughout. See examples in next column.	Halawa Area Neighborhood TOD Plan [zone] special district TOD	
Resolution 20-224	Halawa Area TOD Plan	Resolution	BE IT FURTHER RESOLVED clause			Delete paragraph	[BE IT FURTHER RESOLVED that, pursuant to ROH Section 21-9-100-3(a), the Director of the DPP is directed to submit to the Planning Commission, within 120 days of the adoption of this resolution, a proposed ordinance establishing TOD zones for the Aloha Stadium-rail transit station, and the TOD regulations applicable thereto; and]	
Resolution 20-224	Halawa Area TOD Plan	Plan	Cover Page	Date		Update the date of the plan	[July-2017] February 2019	
Resolution 20-224	Halawa Area TOD Plan	Plan	Table of Contents	Table of Contents	iv	Amend title of Section 4.2.2.	4.2.2 [Zoning Designations] Proposed Zoning and Maximum FAR with Community Benefits	DPP recommendation, see D-207 (2018).
Resolution 20-224	Halawa Area TOD Plan	Plan	Table of Contents	Table of Contents	vii	Amend title of Figure 4-2	Figure 4-2 [Proposed Zoning Designation] Proposed Zoning and Maximum FAR with Community Benefits.	DPP recommendation, see D-207 (2018)

Resolution 20-224	Halawa Area TOD Plan	Plan	Section 4.8.2	EXISTING AND NEW STANDARDS	95	Amend section to reflect Ordinance 18-10 relating to affordable housing requirements	<p>4.8.2 EXISTING AND NEW STANDARDS</p> <p>[The City currently requires that 30 percent of the total residential units in all new developments granted a zone change allowing residential uses must be affordable within the following guidelines:</p> <ul style="list-style-type: none"> • At least 10 percent affordable to low-income households (earning no more than 80 percent of area median income (AMI)); • At least 20 percent affordable to low/moderate-income households (earning no more than 120 percent of AMI), which equals 10 percent affordable if 10 percent are already provided in the low-income category; • At least 30 percent affordable to gap group households (earning no more than 140 percent of AMI), which equals 10 percent affordable if 20 percent are already provided in the low/moderate-income category. <p>Responding to several City Council resolutions, and to underscore the relationship between a rail system and affordable housing, the City is developing an affordable housing strategy that redefines affordability to 120 percent of AMI and below, requires affordable housing to remain affordable for longer periods of time, and emphasizes rental housing. In addition, the strategy includes new incentives such as significant reduction in development fees and real property taxes, as well as new financing options.]</p> <p>Ordinance 18-10 provides for an islandwide affordable housing requirement that applies to new construction of 10 or more for-sale dwelling units, or to the conversion of hotels, offices, or rental units into multifamily dwellings containing 10 or more for-sale dwelling units, subject to certain exclusions.</p> <p>All projects proposing the construction or conversion of 10 or more for-sale dwelling units must satisfy the requirements of Ordinance 18-10, as the same may be amended or superseded.</p> <p>The federal government currently owns property near the Alea Elementary School where housing is proposed. The federal government is not subject to the City's affordable housing [affordability] requirements. However, if site ownership or jurisdiction is transferred to a non-federal (City, State, or private) entity, [a zone change will likely be required, and] the City's affordable housing requirements [could then apply if residential uses are allowed] would apply to the construction or conversion of 10 or more for-sale dwelling units.</p>
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RESOLUTION 20-224
Testimony

MISC. COM. 758

ZH



OFFICE OF PLANNING STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

DTS202010280529FU

October 28, 2020

Mr. Ron Menor, Chair
Committee on Zoning, Planning and Housing
City Council
City and County of Honolulu
Honolulu, Hawaii 96813

Chair Menor and Committee Members:

Subject: Written Testimony for Zoning Committee Meeting, October 29, 2020
Resolution 20-224, Halawa Area Transit-Oriented Development (TOD) Plan

The State Office of Planning (OP), as the lead agency for State TOD coordination and as co-chair of the Hawaii Interagency Council for Transit-Oriented Development (TOD Council), **strongly supports** Resolution 20-224 Approving the Halawa Area TOD Plan.

The OP supports and strongly recommends approval of the Halawa Area TOD Plan which provides a well-considered, aspirational vision for how State lands in the Halawa area could be redeveloped to take advantage of the location of the Aloha Stadium Station located on a portion of the stadium site—with a new stadium as the anchor for a mixed-use, sports and entertainment-oriented TOD community. We support the vision, planning principles, overall development framework and its planning area sub-districts, urban design elements, and general phases for plan implementation as set out in the TOD plan. The OP also strongly supports provisions for the adoption of the TOD Special District as delineated in the TOD Plan and the proposed TOD zoning designations, which would facilitate the achievement of TOD potential and promote affordable housing in future phases on the Stadium property and the Hawaii Public Housing Authority's Puuwai Momi site. As acknowledged in the plan, the State reserves the right to modify or change its individual project plans or development priorities from those depicted in the final plan to be approved by the City Council.

The OP commends the City for consulting closely with various State agencies in the development of the TOD Plan, in particular, the Stadium Authority and the Department of Accounting and General Services. The OP appreciates City efforts to involve affected agencies in the planning process, which reflects the current efforts of the Stadium Authority in redeveloping the stadium and pursuing the TOD potential for other portions of the property as part of its New Aloha Stadium Entertainment District project.

Thank you for this opportunity to testify.

Mahalo,

Mary Alice Evans

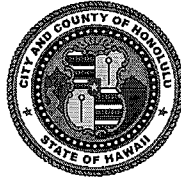
Mary Alice Evans
Director

M-758(20)

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
DEPT. WEB SITE: www.honolulu.dpp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

October 27, 2020

The Honorable Ron Menor, Chair
and Members
Committee on Zoning, Planning and Housing
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Menor and Councilmembers:

SUBJECT: Proposed Amendments to the Draft Halawa Area
Transit-Oriented Development (TOD) Plan

The Department of Planning and Permitting (DPP) offers the attached recommendations for amendments to the Draft Halawa Area TOD Plan (Draft Plan), Resolution 20-224, for your consideration in reviewing and adopting the Draft Plan.

The proposed amendments listed in the attached table modify certain height limits, which will support State development efforts on the Aloha Stadium site. In addition, this list incorporates prior DPP recommendations from Departmental Communication 207 (2018) to clarify the maximum floor area ratio utilizing a community benefit bonus.

Should you have any questions, please contact me at 768-8000.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathy K. Sokugawa".

Digitally signed by
Sokugawa, Kathy K.
Date: 2020.10.28
09:03:39 -10'00'

Kathy K. Sokugawa
Acting Director

Attachments

APPROVED:

Digitally signed by
Amemiya, Roy K Jr
Date: 2020.10.28 13:27:12
-10'00'

Roy K. Amemiya, Jr.
Managing Director

Amendment Form
HALAWA AREA TRANSIT-ORIENTED DEVELOPMENT PLAN - RESOLUTION 20-224

TOTAL PAGES: 2

DATE: October 27, 2020

ITEM NO.	MEASURE NO.	PLAN TITLE	AMENDING/ RESO/ BILL/PLAN	CHAPTER/ SUB-CHAPTER	SECTION	PAGE NO.	AMENDMENT DESCRIPTION / DETAILS	AMENDMENT TEXT (Ramseyer New Language)	CLARIFICATION/ COMMENTS
1	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	4.2.1 Intent	84	Amends the 1st bullet to add language about maximum FAR.	<p>The Halawa area currently features a balance of commercial, residential, and military uses, which are supported by an array of civic institutions, attractions that have local and national importance, community facilities, and open space. Existing designations continue to encourage low-density, suburban, auto-oriented uses. With the introduction of transit-oriented development in the Halawa area, zoning through a TOD Special District can both regulate and coordinate development around the Aloha Stadium Station and allow a higher density, complementary mix of uses to support a diverse urban community. The new TOD Special District would aim to:</p> <ul style="list-style-type: none"> • Create increased density and diversity of residential land uses near the rail station <u>with new zoning designations and maximum floor area ratios (FAR). FAR is a measure of building intensity.</u> expressed by the ratio of building floor area to land area. • Introduce additional supporting uses such as cultural and entertainment, in conjunction with a new Aloha Stadium. • Discourage lower density uses adjacent to transit to maximize the "value capture" strategy. 	The amendment clarifies the maximum FAR.

Amendment Form
HALAWA AREA TRANSIT-ORIENTED DEVELOPMENT PLAN - RESOLUTION 20-224

2	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	4.2.2 Zoning Designations	84	Amends the subsection title and first paragraph to add language about maximum FAR.	4.2.2 [ZONING DESIGNATIONS] PROPOSED ZONING AND MAXIMUM FAR WITH COMMUNITY BENEFITS Zoning districts specify the types of land uses allowed on specific properties. TOD projects will be reviewed for conformity with the underlying zoning, in addition to the TOD Special District regulations. The land use designations for the TOD zone, as proposed in this Plan, have been translated to the recommended land uses in this Plan. Figure 4-2 identifies the recommended zoning designations for the Halawa area. Figure 4-2 also shows the proposed maximum FAR for each zoning designation that may be granted, provided development adheres to the community benefits bonus described in Section 4.7. The changes primarily aim to increase density, expand the number of uses, and provide flexibility to developers on the large development parcels.	The amendment clarifies the maximum FAR.
3	Resolution 20-224	Halawa Area TOD Plan	Plan	4.2 Zoning Districts	FIGURE 4-2: PROPOSED ZONING DESIGNATIONS	85	Amends the figure title and adds FARs to the legend.	See attached revised FIGURE 4-2: PROPOSED ZONING [DESIGNATIONS] AND MAXIMUM FAR WITH COMMUNITY BENEFITS	The amendment clarifies the maximum FARs associated with zoning in the TOD Special District.
4	Resolution 20-224	Halawa Area TOD Plan	Plan	4.3 Building Envelope Standards	FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS	87	Amends the figure to increase the 150-foot height limit and reduce the 75-foot height limit.	See attached revised FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS	The amendment modifies the height limits in support of State development efforts on the Aloha Stadium site.

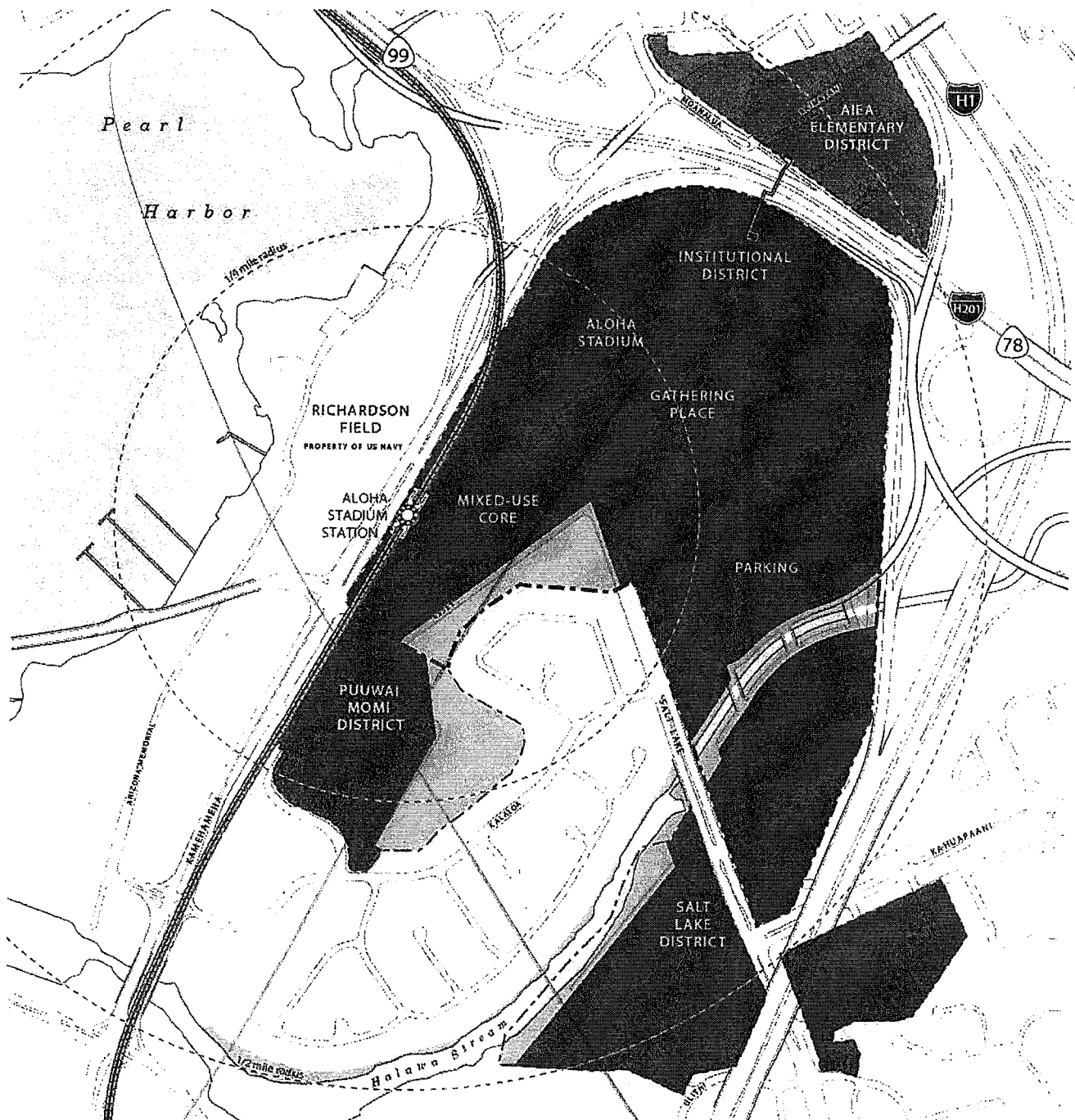


FIGURE 4-2: PROPOSED ZONING AND MAXIMUM FAR WITH COMMUNITY BENEFITS

- Medium Density Apartment Mixed-Use (AMX-2), FAR 2.3
- High Density Density Apartment Mixed-Use (AMX-3), FAR 3.4
- Community Business Mixed-Use (BMX-3), FAR 3.5
- General Preservation (P-2)

- Stadium Site
- Other Development Sites
- Aloha Stadium Rail Station
- Fixed Guideway

Note: While the City has no jurisdiction to change the zoning and is not aware of any plans for the Navy to cede them to the city. The zoning designation is shown as future mixed-use to reflect its TOD potential.

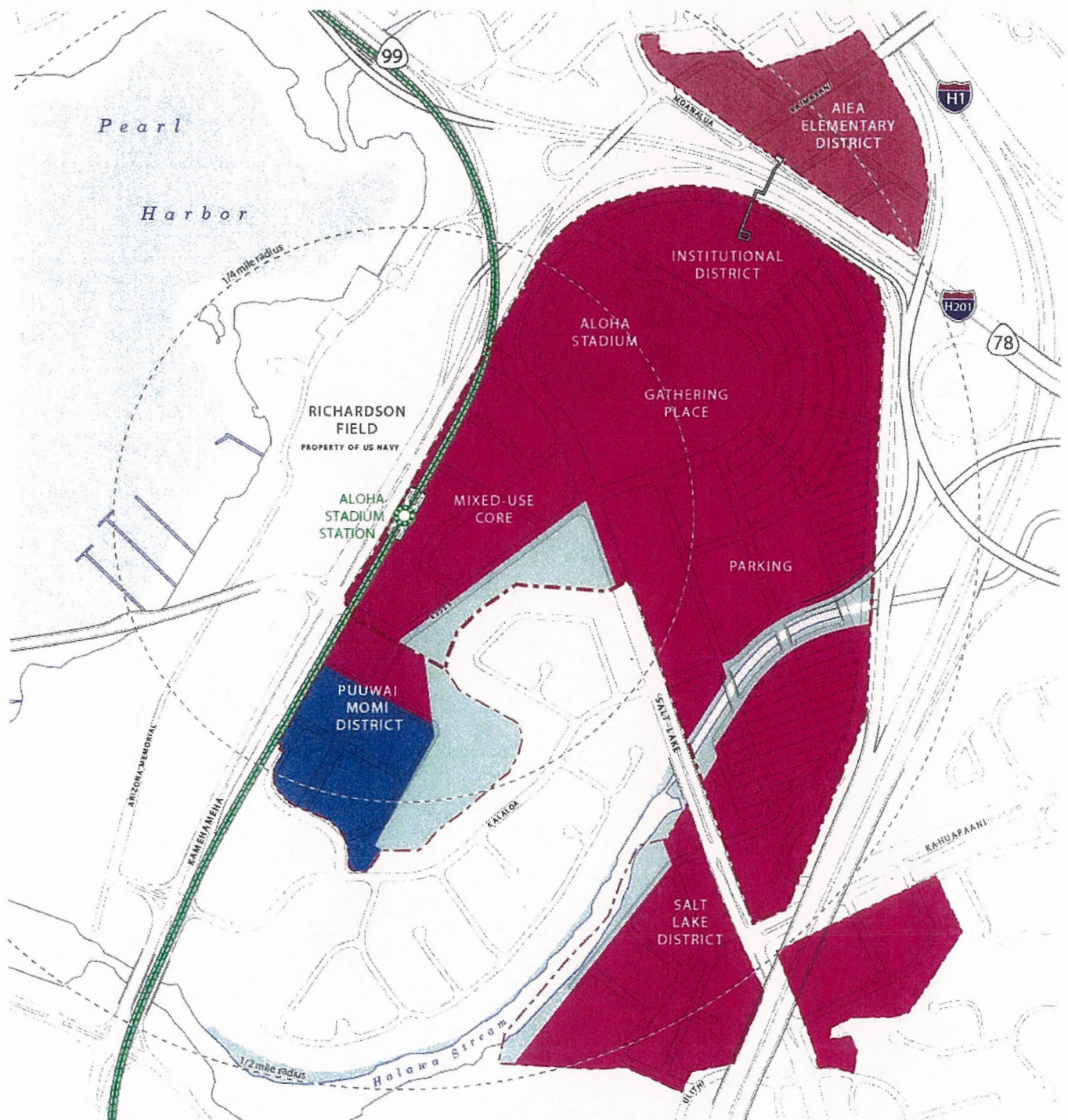


FIGURE 4-2: PROPOSED ZONING AND MAXIMUM FAR WITH COMMUNITY BENEFITS



- | | |
|---|--|
| Medium Density Apartment Mixed-Use (AMX-2), FAR 2.3 | Stadium Site |
| High Density Density Apartment Mixed-Use (AMX-3), FAR 3.4 | Aloha Stadium Rail Station |
| Community Business Mixed-Use (BMX-3), FAR 3.5 | Fixed Guideway |
| General Preservation (P-2) | |

**Note: While the City has no jurisdiction to change the zoning and is not aware of any plans for the Navy to cede them to the city. The zoning designation is shown as future mixed-use to reflect its TOD potential.*

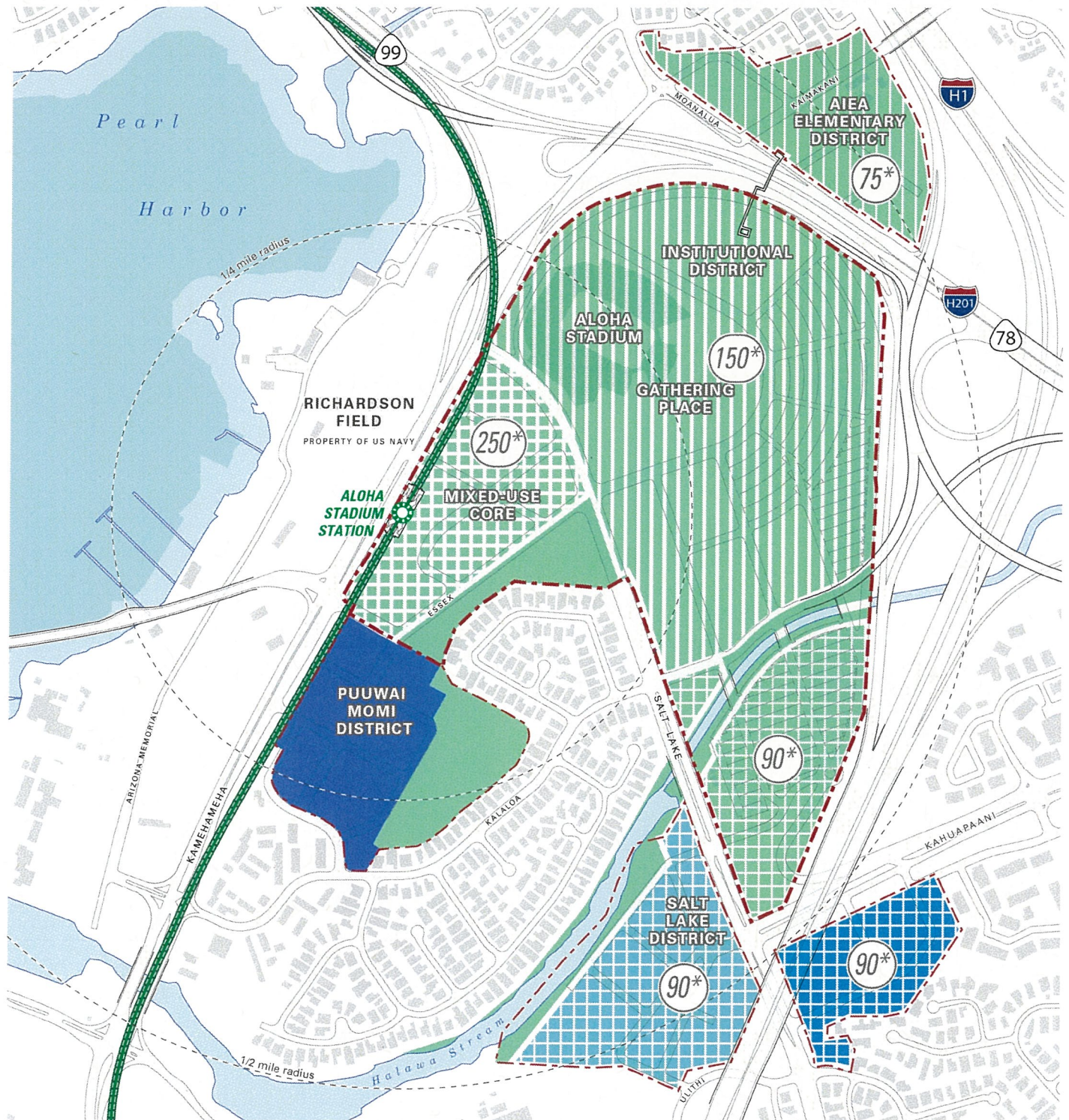
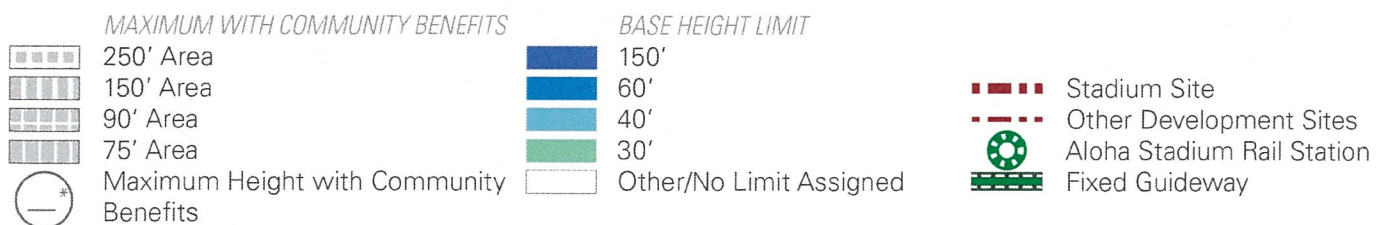


FIGURE 4-3: BUILDING MAXIMUM WITH COMMUNITY BENEFITS



New Aloha Stadium Entertainment District Committee (NASED)

November 9, 2020

Board Members: Brennon Morioka (Chair), John Fink, Keith AmemiyaStadium Staff: Ryan Andrews, Stephen Lee

Purpose: Update the Stadium Authority on various activities concerning NASED.

1. Governance

- A Memorandum of Agreement (MOA) between DAGS, HCDA and the Stadium Authority was finalized on October 9, 2020.
- This document formalizes the roles and responsibilities of each party and provides an interim vehicle for advancing the NASED development until the next legislative session when a new bill will be submitted seeking the establishment of developmental powers for the Stadium Authority.

2. Financial

- Meetings between the Financial Advisor and the Stadium Authority, DAGS, and Office of Budget & Finance continue to occur related to procurement strategies and financial close requirements.
- Advisors have updated the financial models which will be used during the RFP phase to measure proposals to determine best value for money for the State. The financial models account for a range of operational costs such as stadium operations, facilities management, and lifecycle costs as well as projected revenues from stadium operations and lease agreements from the ancillary development, as projected in a recent market study.

3. Schedule of Key Work-StreamsProgrammatic Environmental Impact Statement (PEIS)

- A draft PEIS is expected to be published before the end of the year. This is a slight delay over earlier projections due to extended internal review. This published draft PEIS will commence a 45-day review period.

Request for Qualifications (RFQ)

- RFQ evaluation has been completed. The announcement of the priority listed respondents is forthcoming pending decisions related to project governance.

Request for Proposals (RFP)

- The RFP document is in drafting and the schedule for the release of the RFP is under review.
- The focus is currently on translating the design principles of the master plan and stadium concept into technical requirements. Subject matter workgroups have been established to facilitate this process.

Master Planning

- The NASED Programmatic Master Plan (PMP) and Conceptual Master Plan (CMP) documents are both undergoing internal review and nearing completion.
- The CMP will accompany the Request for Proposals (RFP) and provides a mostly visual representation of the vision of NASED which fits within the technical parameters set forth in the RFP.

4. Communication and Public EngagementWebsite – Continues to be updated. www.nased.hawaii.govNeighborhood Board and Community Association Meetings

New Aloha Stadium Entertainment District Committee (NASED)

November 9, 2020

- Aiea Neighborhood Board #20: meeting will be held on November 9, 2020. It will be attended by members of the NASED team.
- Aliamanu-Salt Lake Neighborhood Board #18: meeting will be held on November 12, 2020. It will be attended by members of the NASED team.