NASED Community Information Meeting

January 26 & 28, 2021

HAWAIIAN AIRLINES FIELD AT
ALOHA STADIUM
A
AA
BB
CC
C

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED Vision

NASED is a live-work-play-thrive district that celebrates Hawai‘i and inspires a feeling of Aloha for the community and visitors alike.

NASED Mission

The NASED Program will deliver a world class and community-centric mixed-use district, 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.

Purpose of the Meeting

- **Provide an informational briefing about the status of the New Aloha Stadium Entertainment District (NASED) Project.**
- **Provide an overview of the master planning process and the Programmatic Master Plan (PMP).**
- **Provide information on the availability of the Programmatic Draft EIS and how to review and comment.**
- **Outline next steps towards the issuance of an RFP for the selection of Stadium and District Developers who will lead the delivery of the NASED Project in partnership with the State.**

Purpose of the PMP

- The Programmatic Master Plan serves to outline a vision and program for development that aspires to achieve the highest and best use of the Project Site in alignment with the Goals and Objectives of the Project.

- It sets the parameters and program for evaluation of the environmental impact as examined within the EIS process. (required by law)

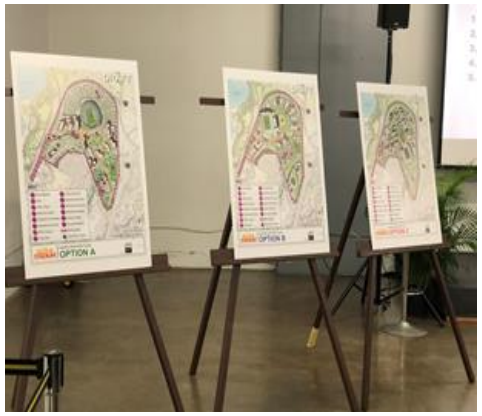
- It informs the RFP which will serve as the guiding process for the selection of the Developer Teams, who in turn will direct the final design and delivery of the NASED project in partnership with the State.

Purpose of the Programmatic EIS

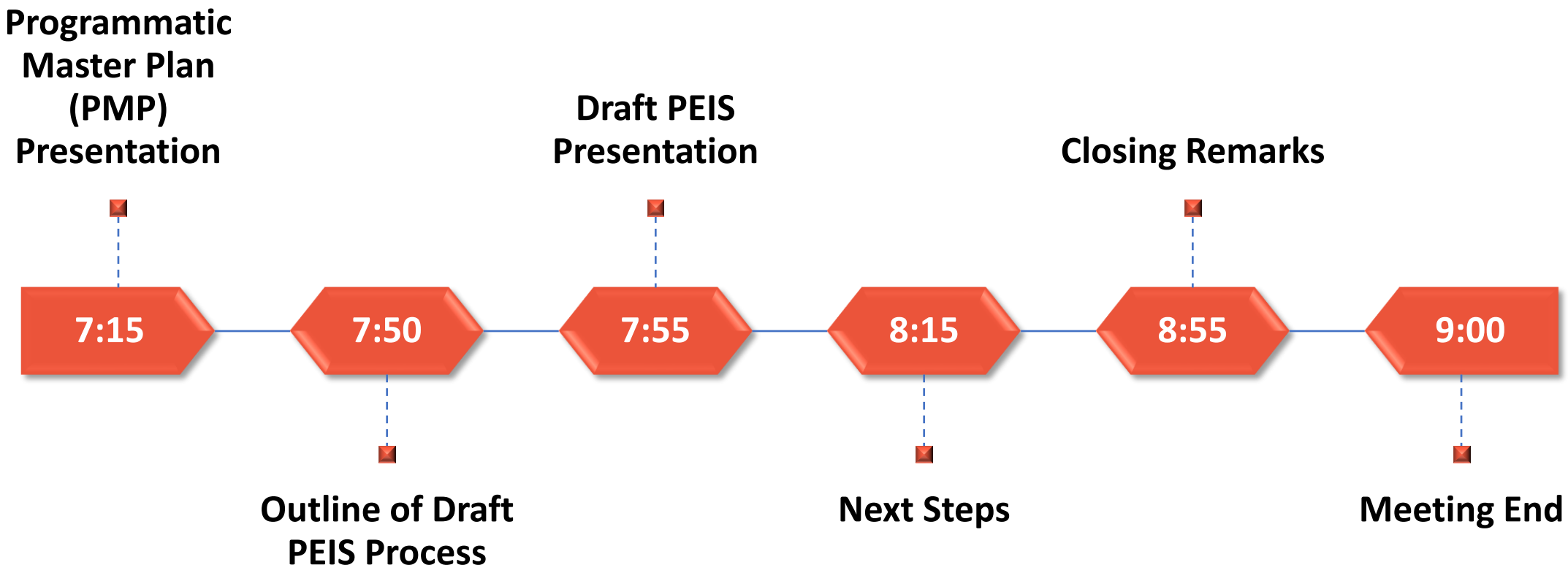
- The EIS constitutes an environmental review process that is mandated by state law for any project or action that utilized state lands of funds.
- A Programmatic EIS does not evaluate project-level design details as those are not yet defined. If and when project-level issues are determined in the future, a Supplemental EIS or Environmental Assessment may need to be required.
- There is opportunity for the public to address overarching, big-picture, programmatic issues now and there will be opportunity to address specific issues in the future, when that information becomes available.

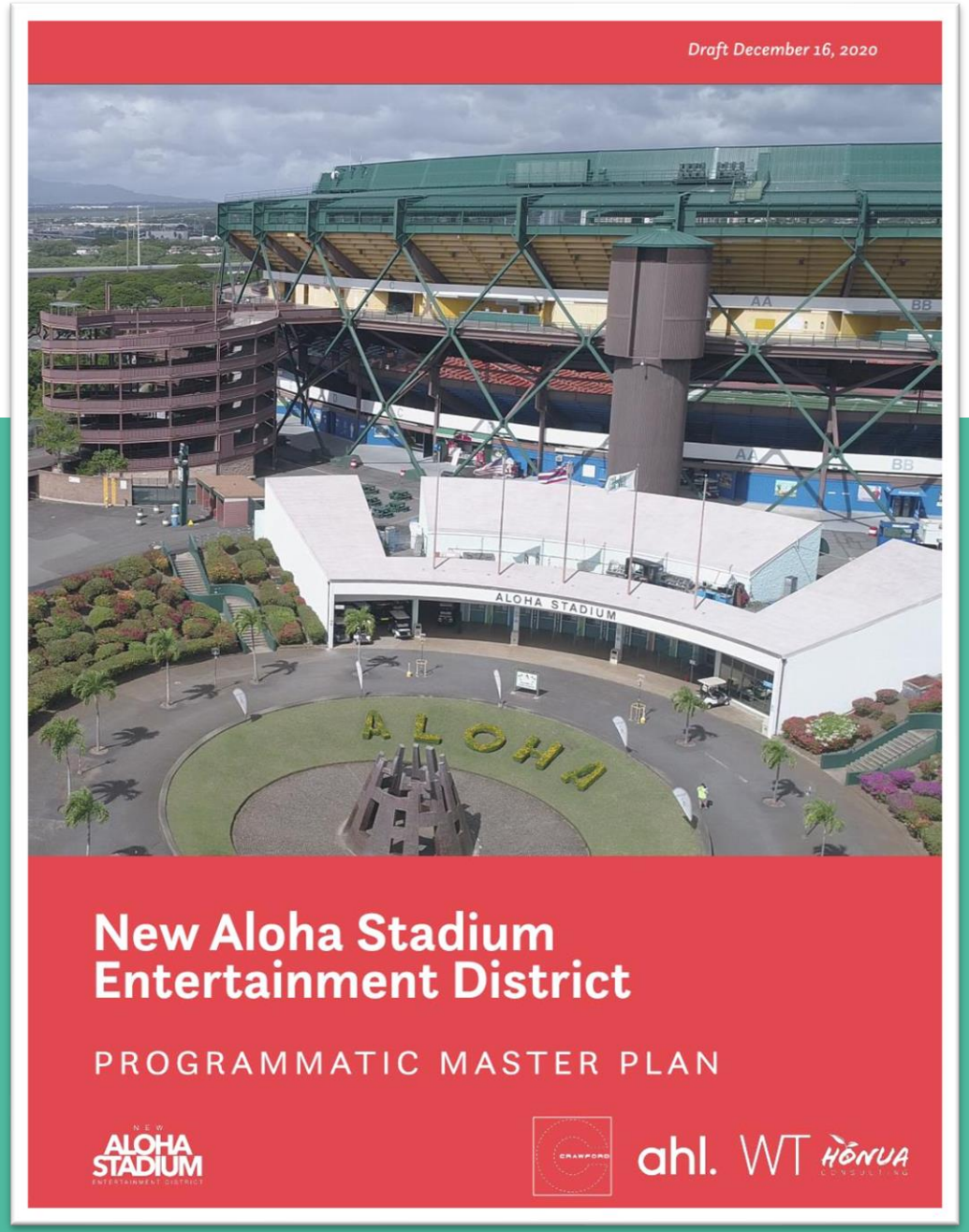
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Community Outreach



Community Meeting Schedule





NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Programmatic Master Plan (PMP)

Publication: December 23, 2020

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Precedent Information

FINAL & ACCEPTED

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION

Aloha Stadium Comprehensive Site Summary

June 26, 2014

Prepared for:
State of Hawaii
Department of Accounting and General Services
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Prepared by:
FOLEY
FOLEY & LARDNER LLP
90 Park Avenue
New York, New York 10016

4825-0745-4486.18

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION

Aloha Stadium Conceptual Redevelopment Report

February 23, 2017

Prepared for:
State of Hawaii
Department of Accounting and General Services
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Prepared by:
FOLEY
FOLEY & LARDNER LLP
90 Park Avenue
New York, New York 10016

VICTUS ADVISORS
2720 Homestead Rd. #130
Park City, Utah 84098

POPULOUS
4800 Main Street, Suite 300
Kansas City, Missouri 64112

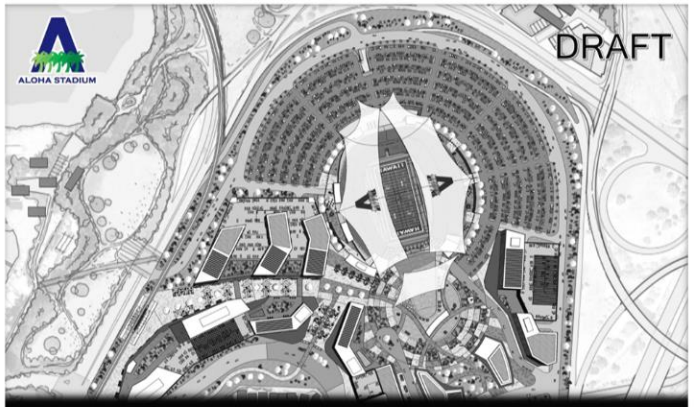
JONES LANG LASALLE
3344 Peachtree Road NE, Suite 1100
Atlanta, Georgia 30326

4843-3449-1200.3

ALOHA STADIUM
Planning For A New Stadium & Site Redevelopment
D.A.G.S. Job No. 12-10-0862
Phase I
Final

CRAWFORD
CALLISONRTKL
ahl.
WT PARTNERSHIP

FEBRUARY 19, 2011



MARKET FEASIBILITY STUDIES & ECONOMIC IMPACT ANALYSIS FOR A NEW ALOHA STADIUM & ANCILLARY DEVELOPMENT DISTRICT

VICTUS ADVISORS
RCLCO REAL ESTATE ADVISORS

DRAFT REPORT v6 - OCTOBER 23, 2019

NEW
ALOHA
STADIUM
ENTERTAINMENT DISTRICT

HALAWA AREA

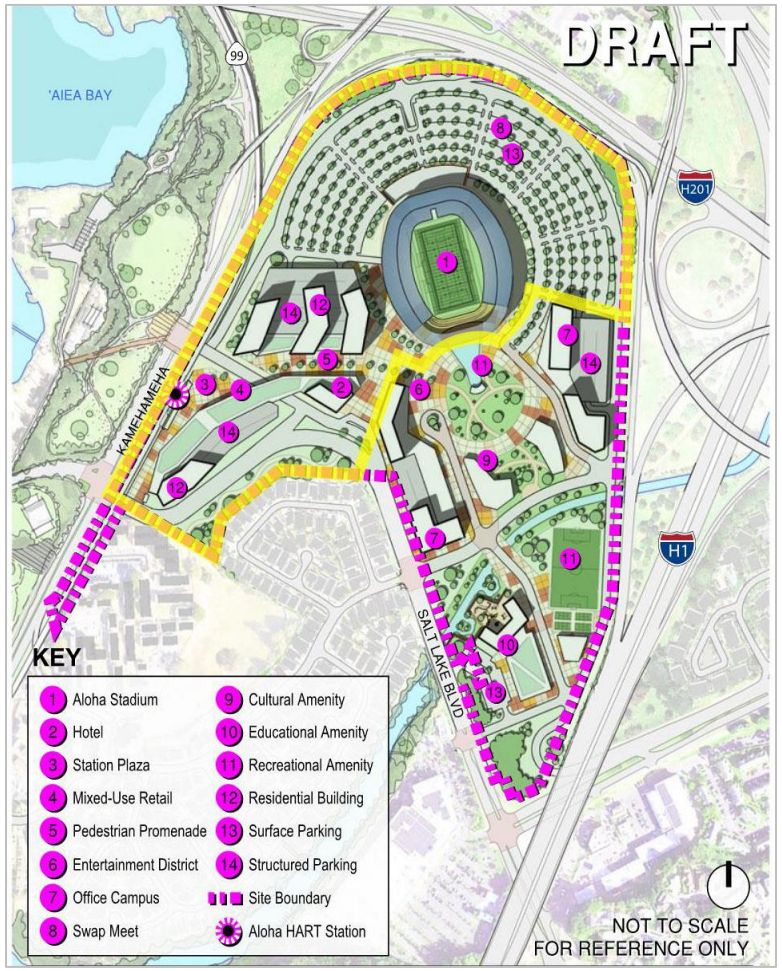
Transit-Oriented Development (TOD) Plan

DRAFT FINAL PLAN

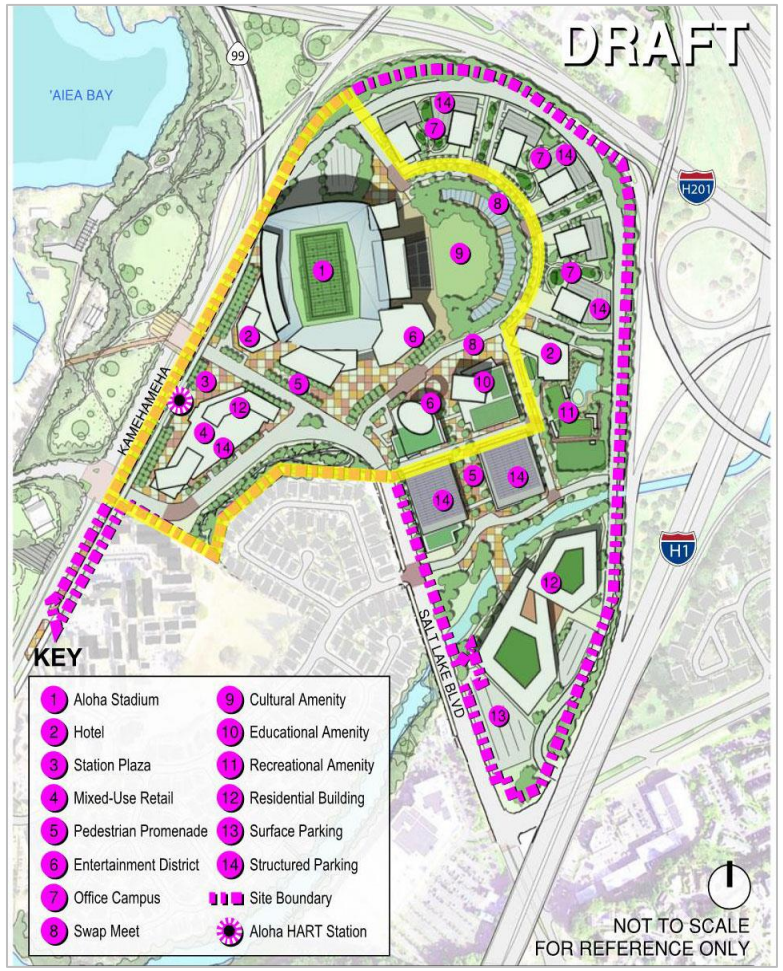
JULY 2017

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

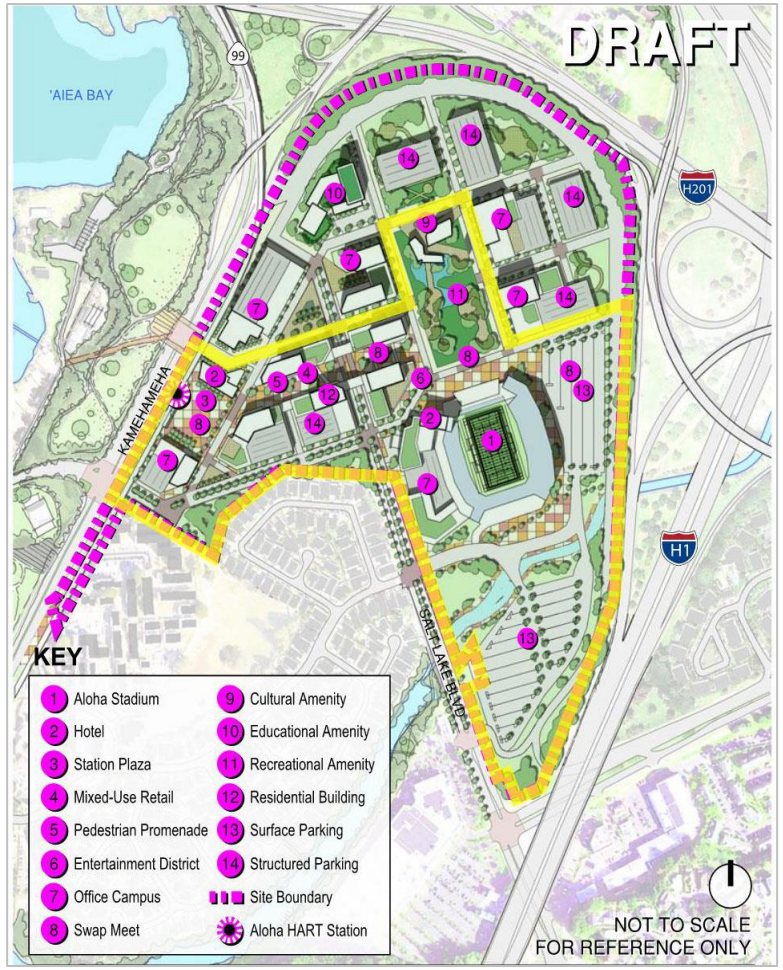
Site Concepts



Option A



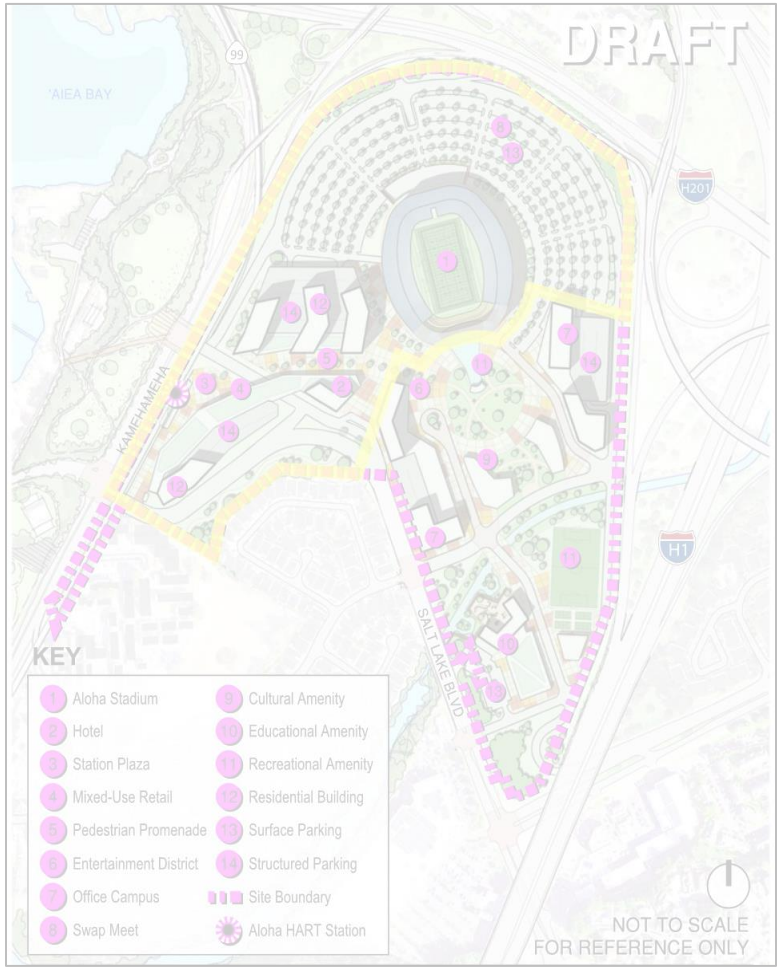
Option B



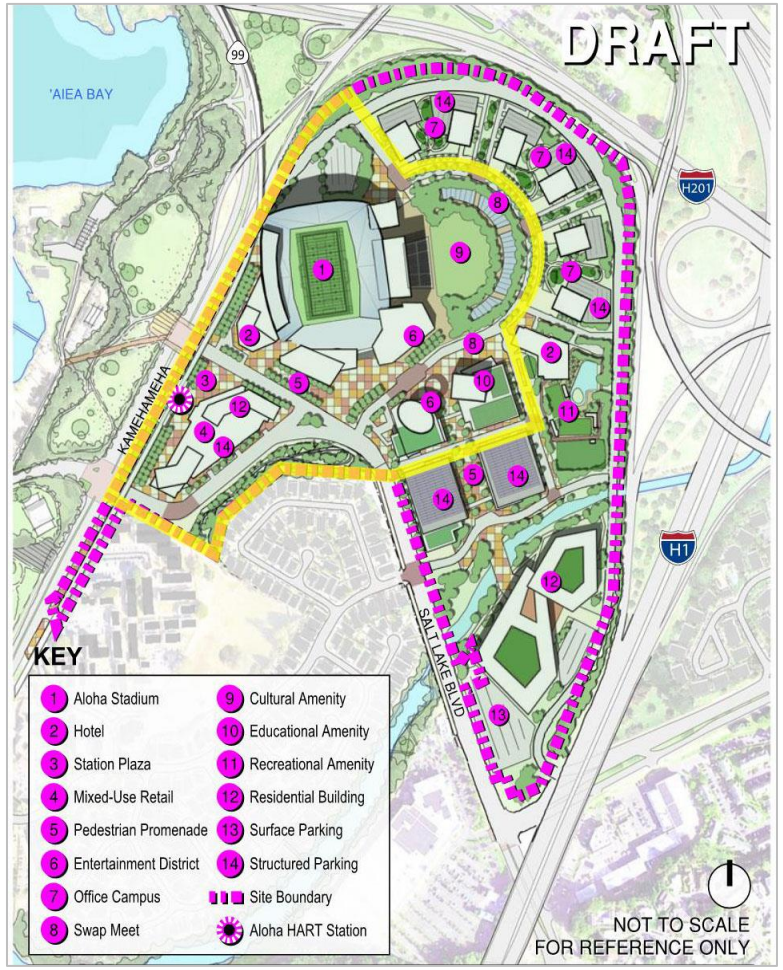
Option C

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

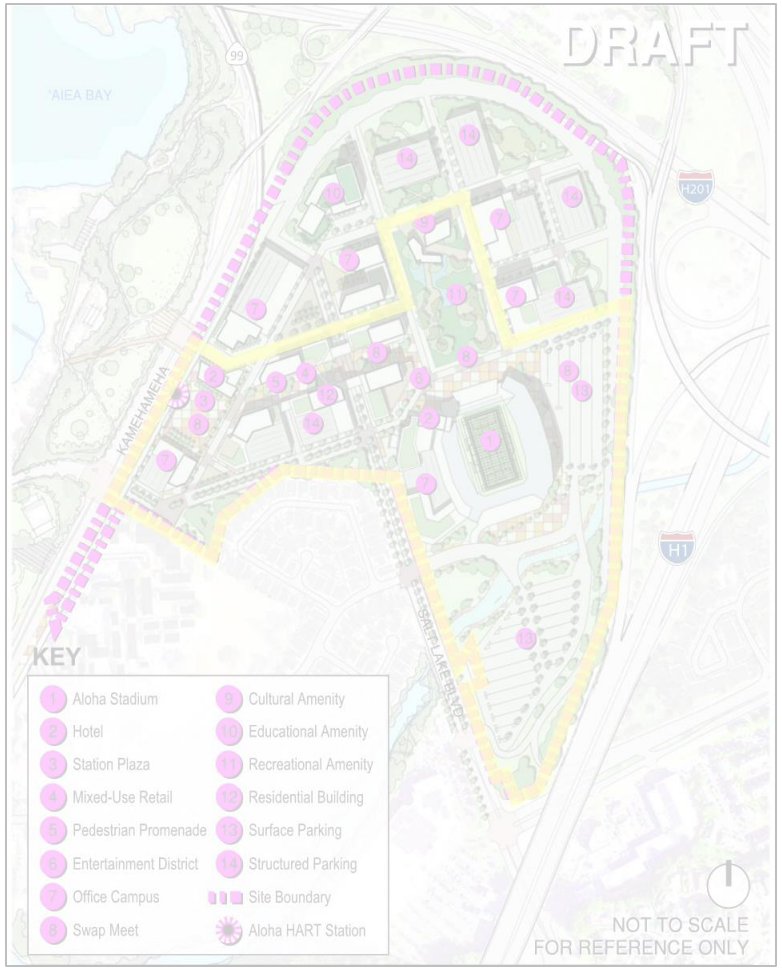
Site Concepts



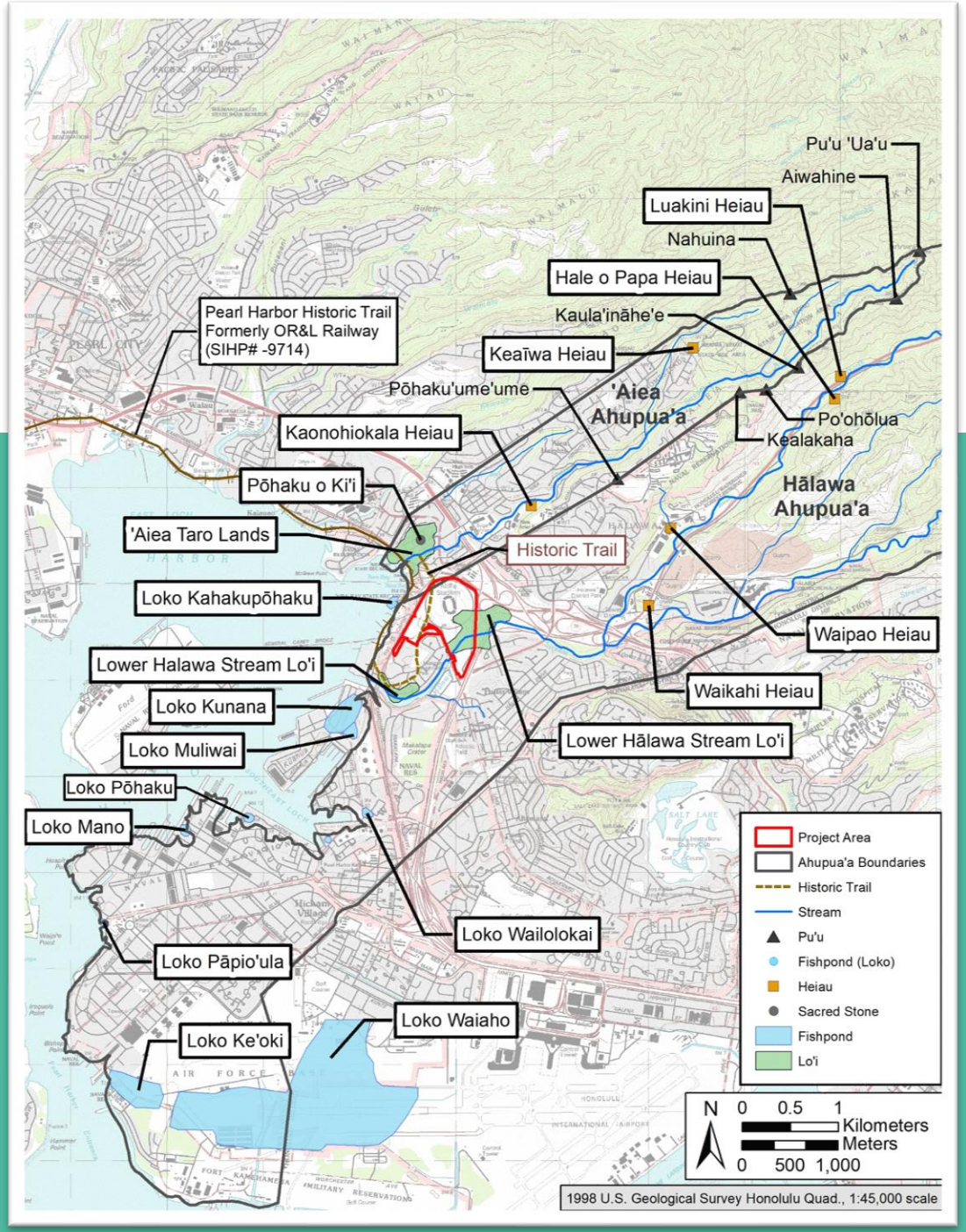
Option A



Option B



Option C



Cultural and Community History

HAWAIIAN AIRLINES FIELD AT
ALOHA STADIUM
A
AA
BB
CC
C

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Project Goals

Heighten the area's use as a community gathering place through cultural programs and public events

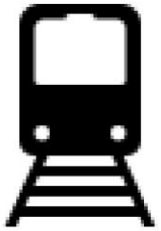
Achieve financial sustainability through efficiency and appropriate economic uses

Create an inviting destination through the addition of retail and entertainment spaces

Increase accessibility to the site through multimodal connectivity and accessibility

Support a green network and infrastructure through establishing active, open, and community spaces

Encourage a variety of lifestyles through residential and housing diversity that may include both housing for residents and accommodations for visitors



Improve connectivity between the stadium and rail station

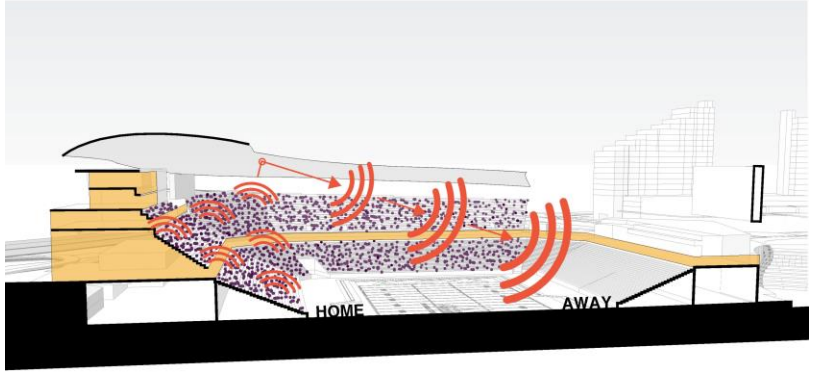
Programmatic Master Plan

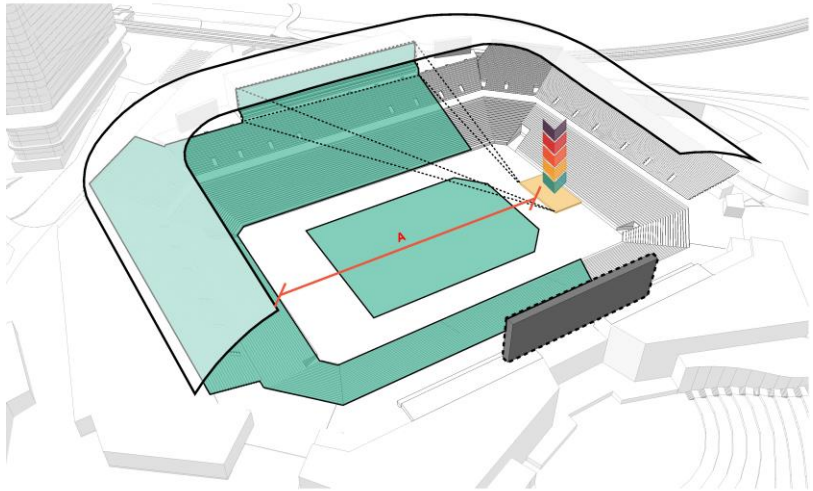
TICKETS
ALOHA STADIUM
CLUB ESPORTS
MAHOO
YUMSH YUMSH
STATE
the SMOKE
BBQ

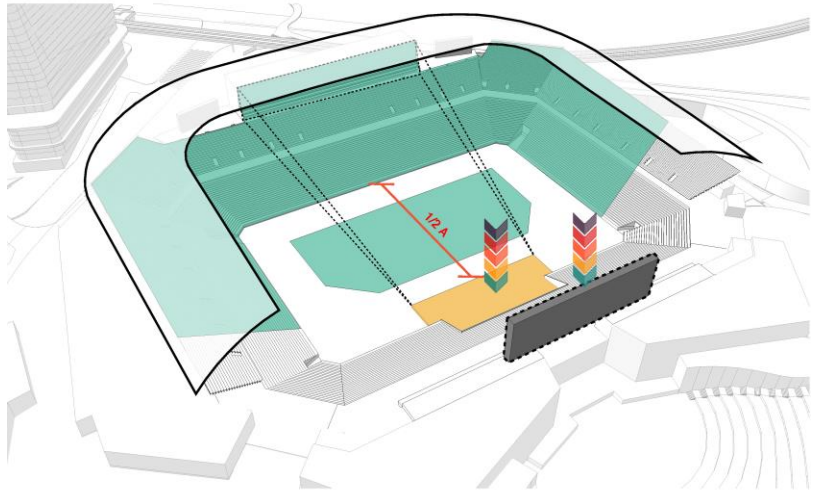
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Design

C-Shaped Bowl



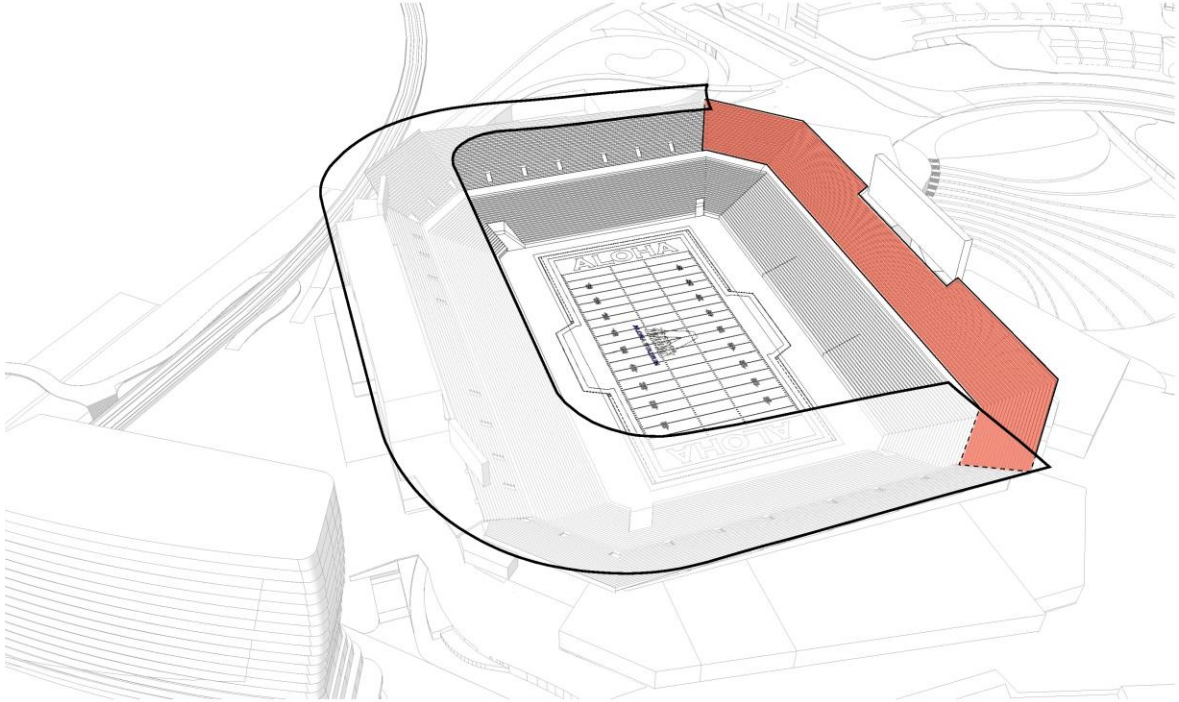


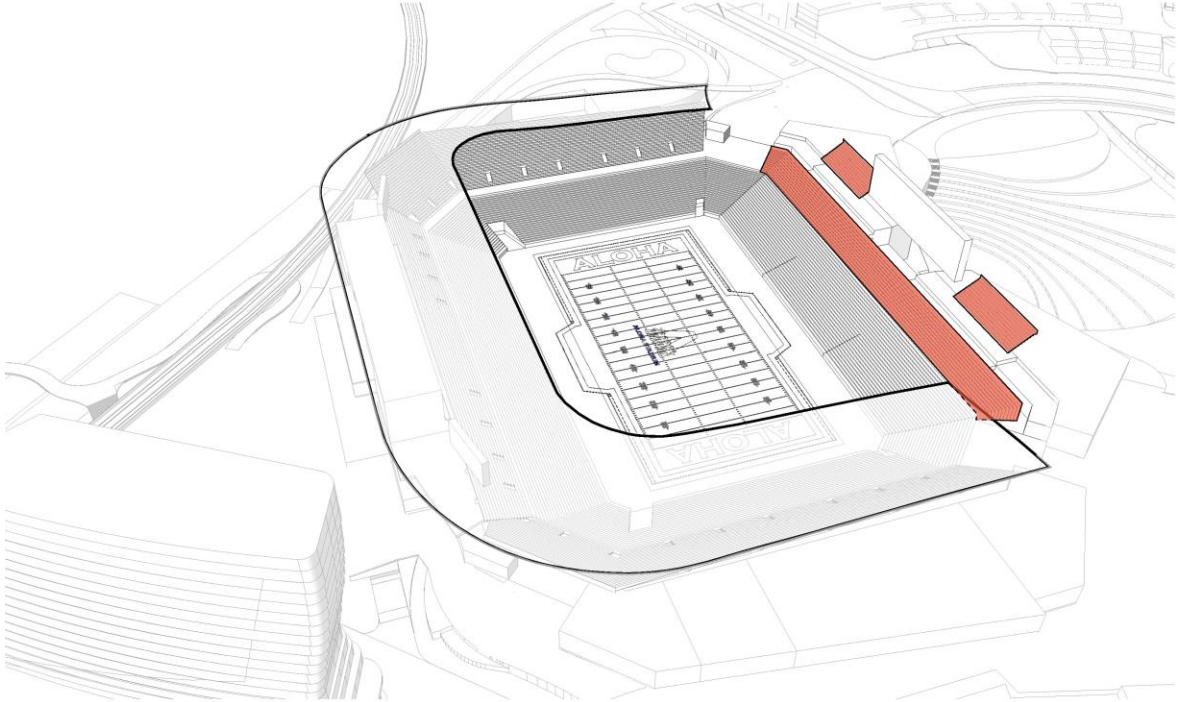


NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Design

Expansion Opportunities

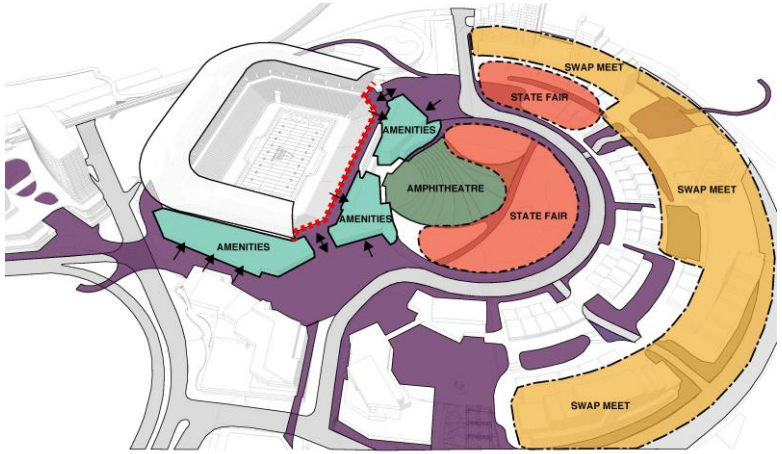


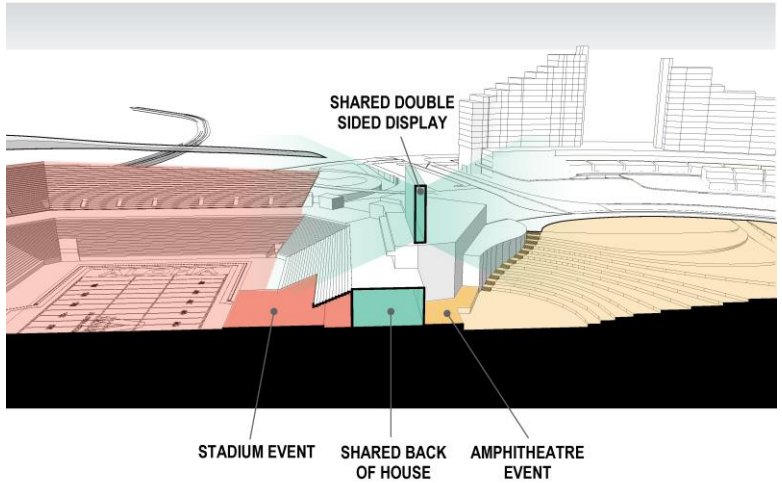


NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Design

Extending Events 365 Days a Year

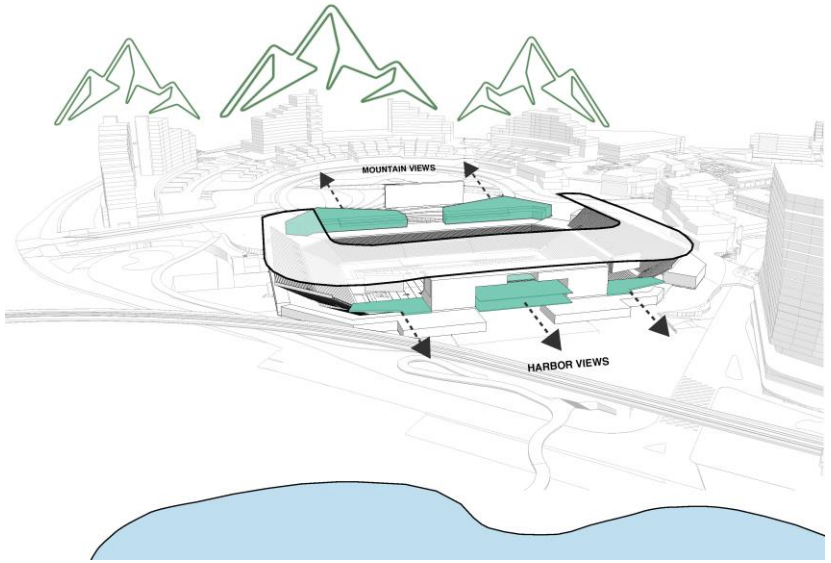


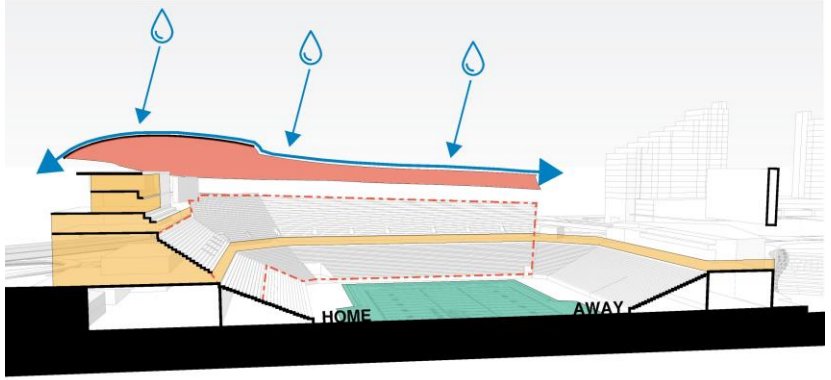


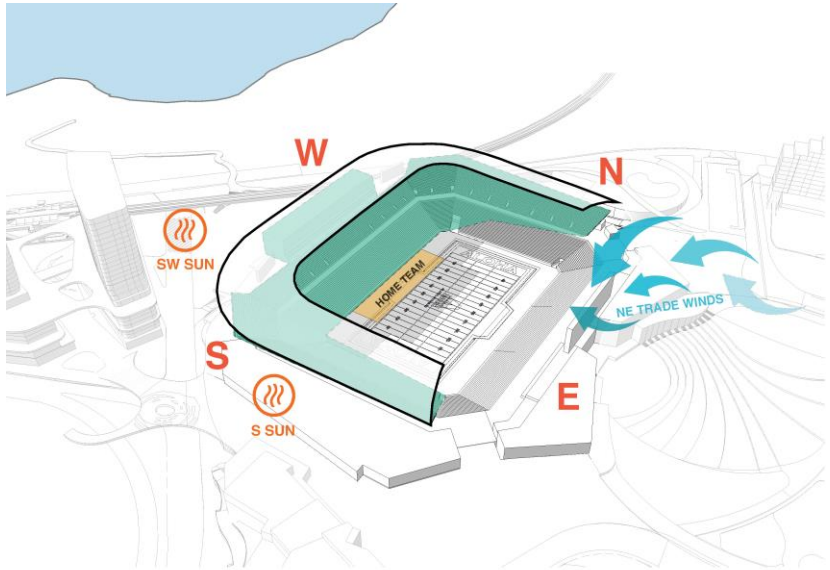
NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Stadium Design

Environmental Considerations

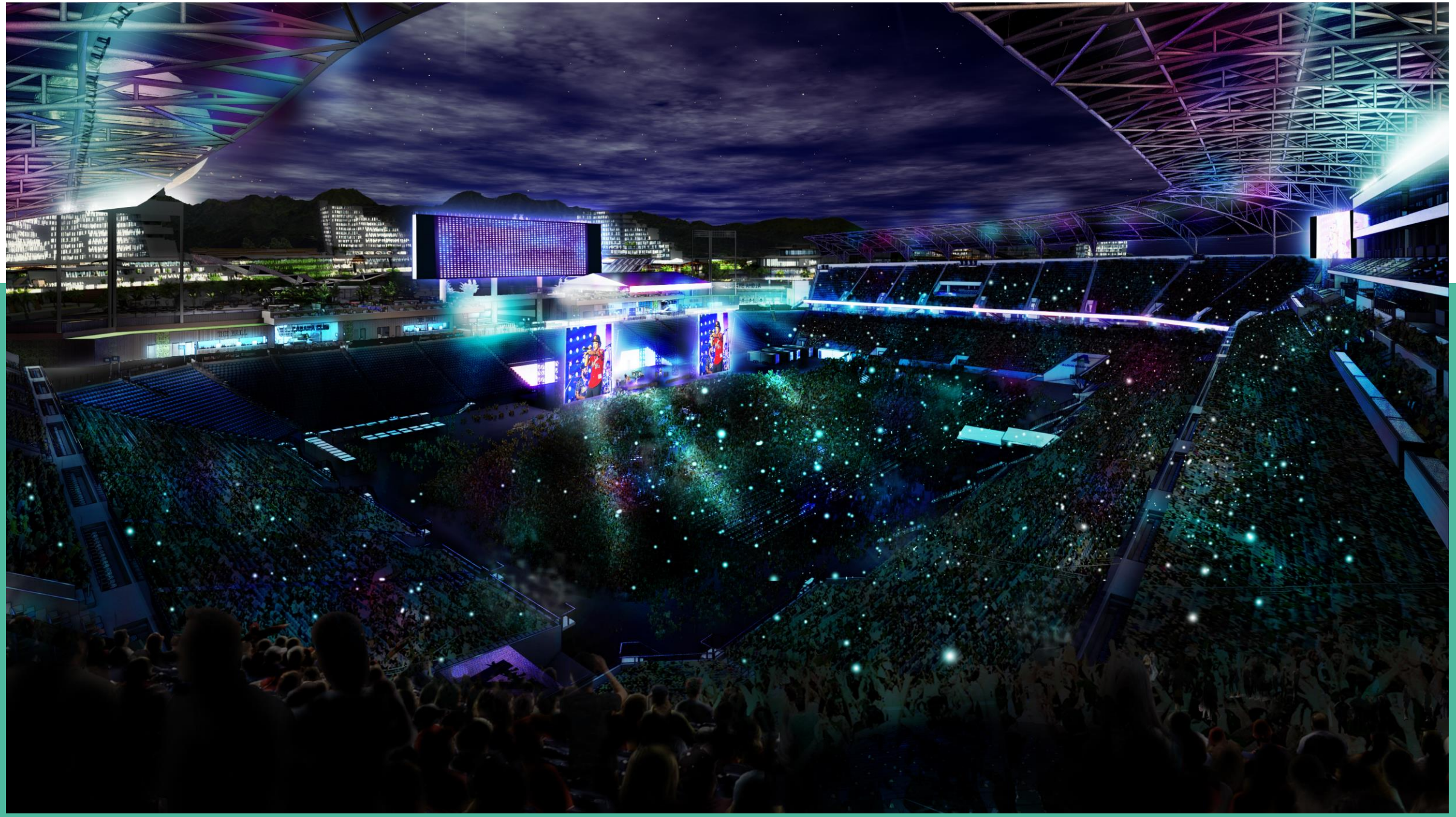




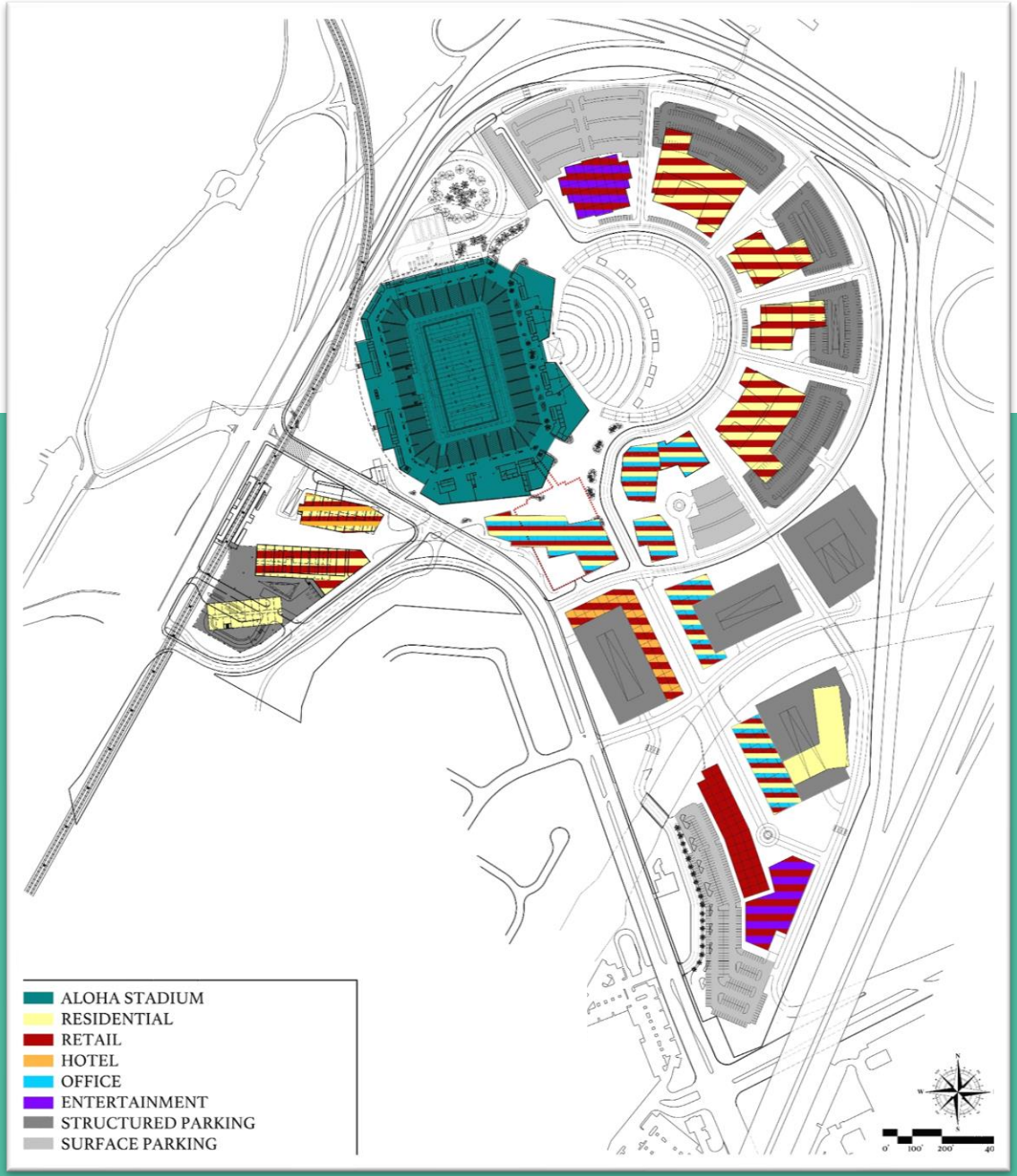


ALOHA
ALOHA
ALOHA STADIUM
HAWAII
HAWAII

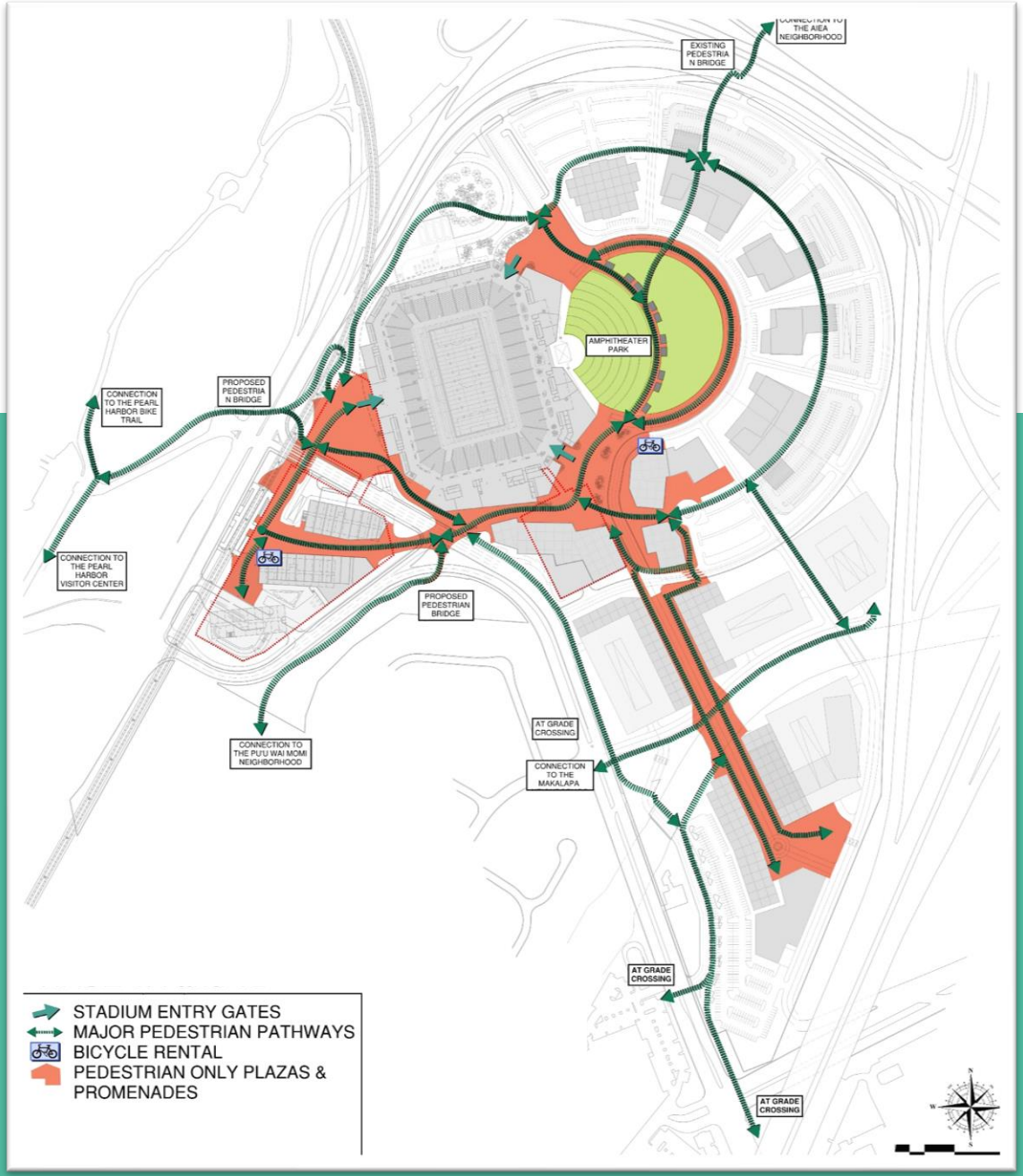
NIKE SOCCER
20:16


CABANA CLUB

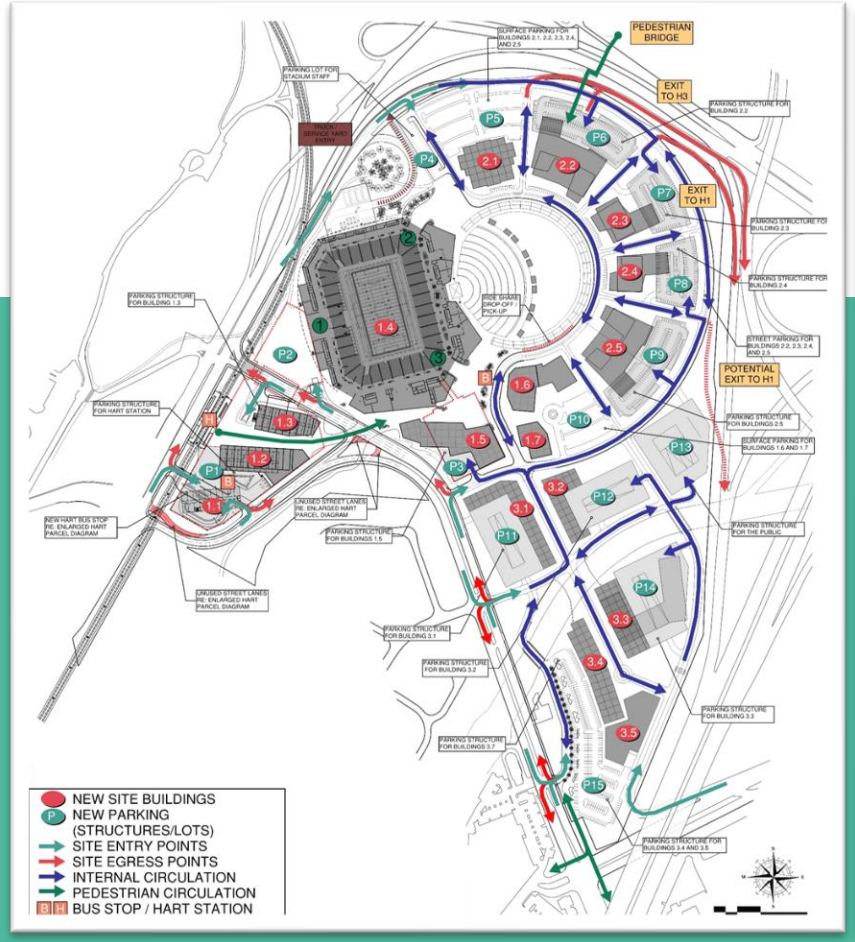
Programmatic Master Plan



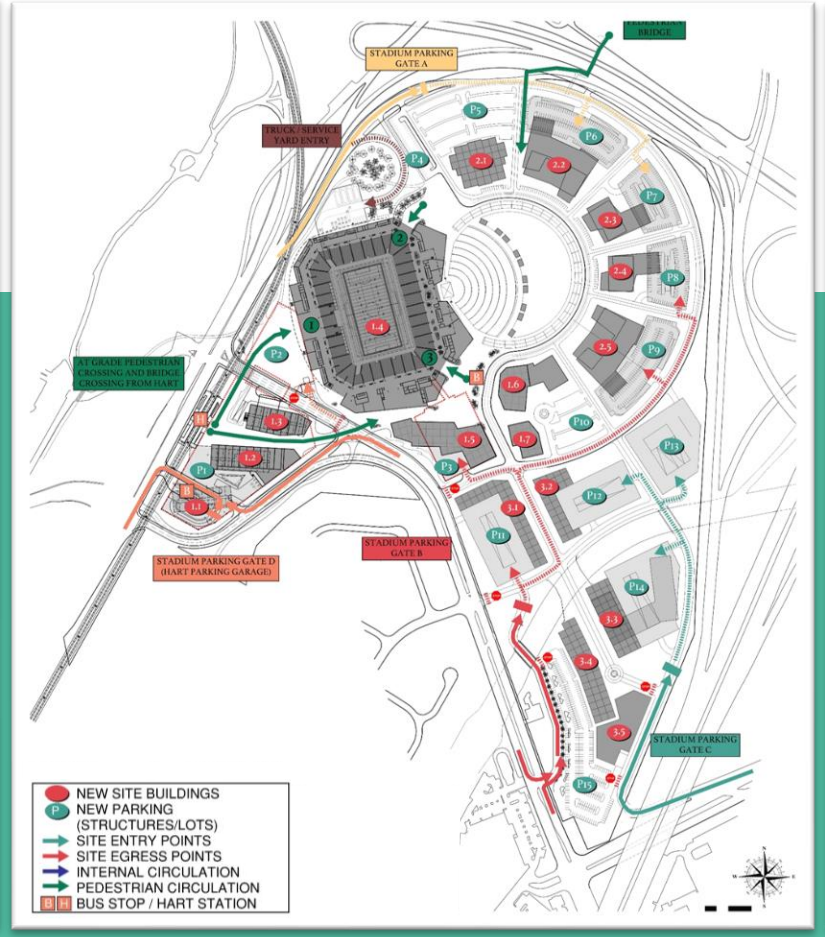
Land Use Plan



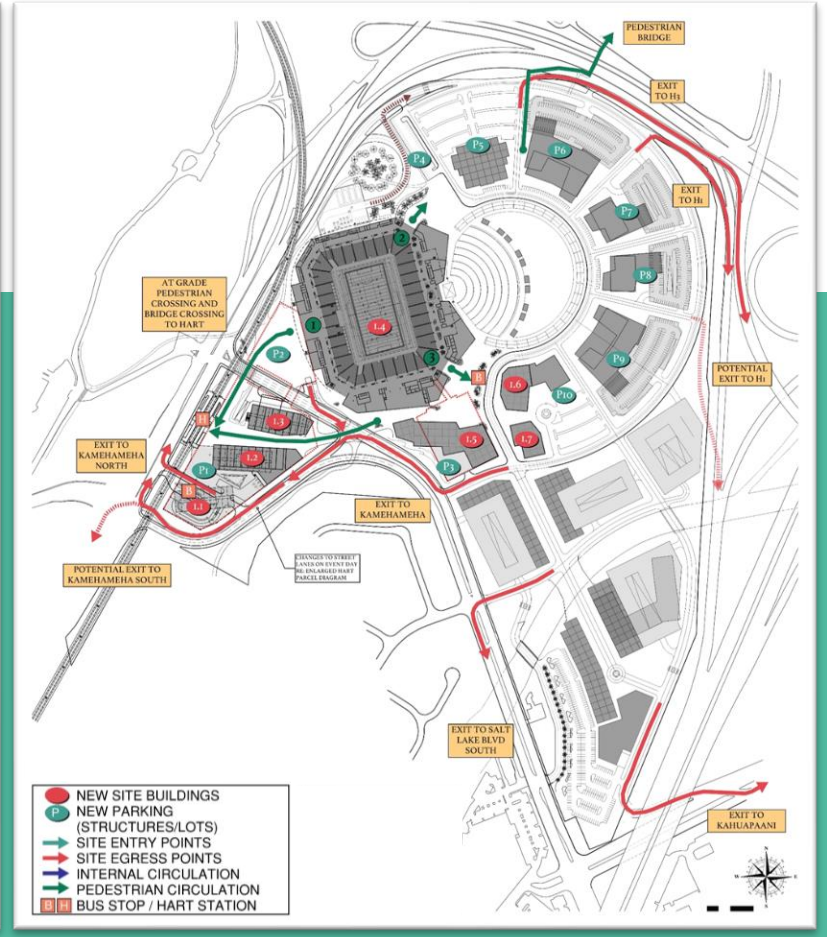
Pedestrian Space and Movement



Daily Use

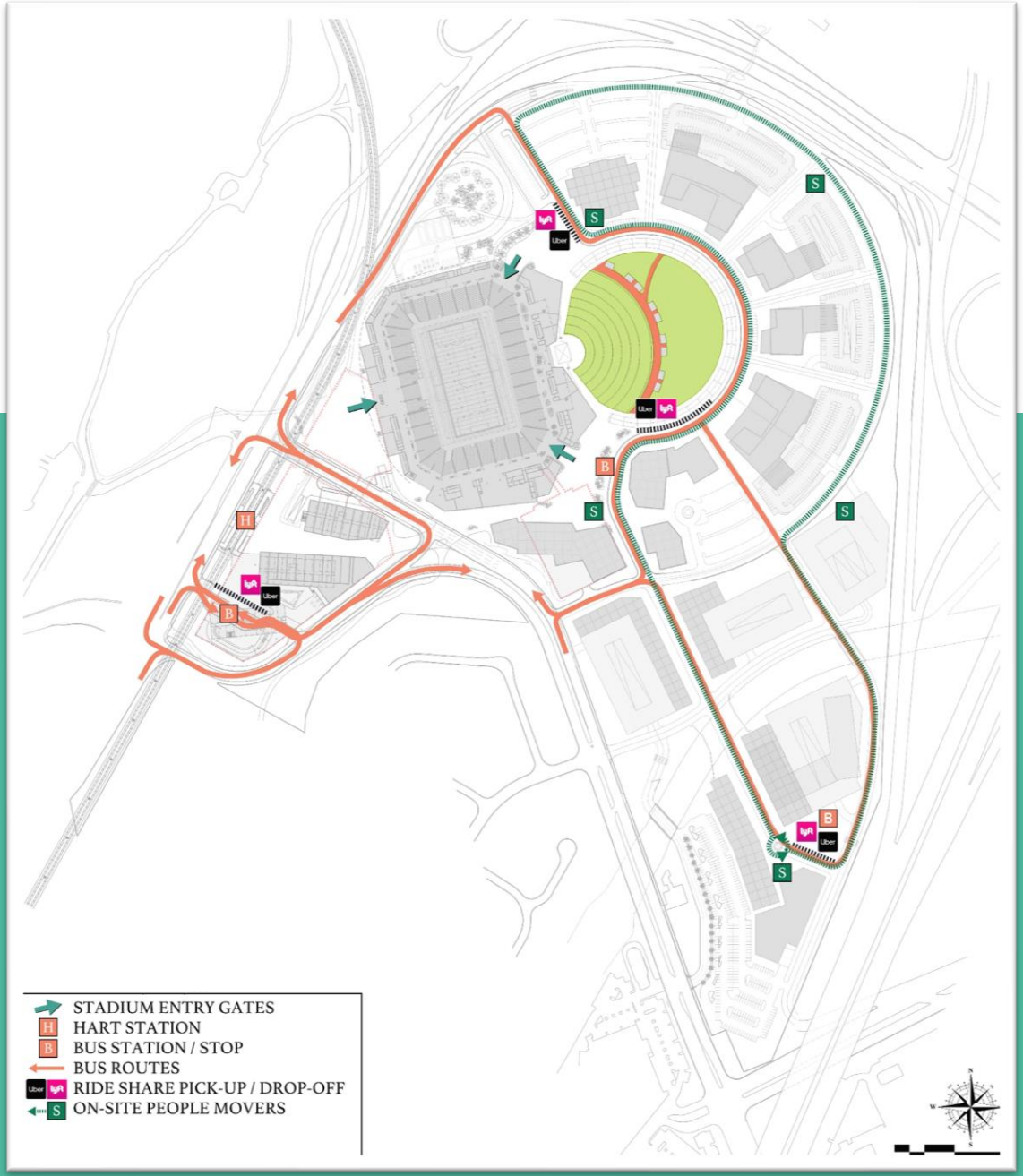


Event Day Ingress

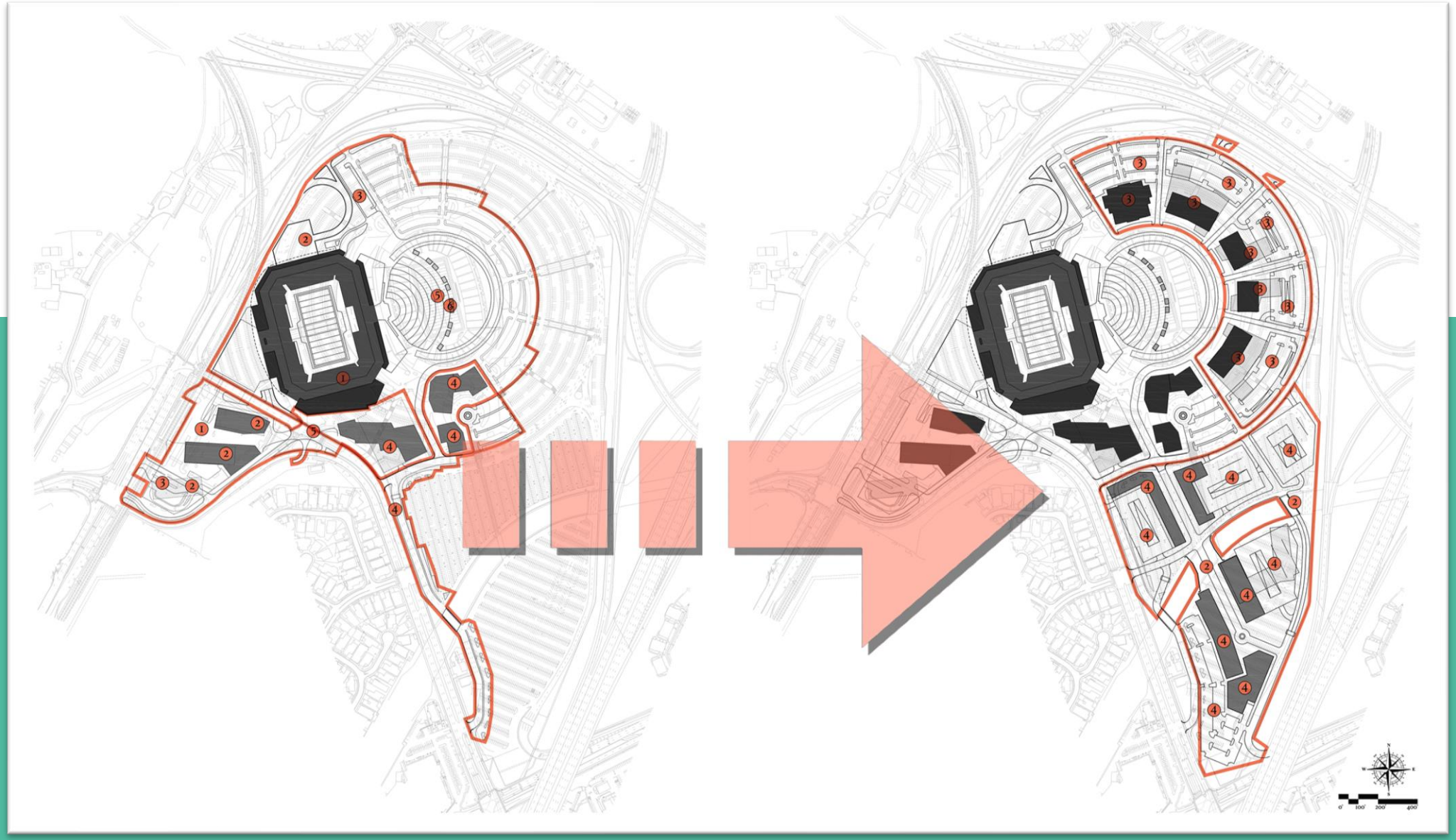


Event Day Egress

Traffic Study



Multi-modal Transportation



Site Buildout Over Time

PARKING GARAGE

DESCRIPTION

Above-ground parking garage structures will be used to provide adequate parking for the site's programmatic needs. Parking needs and volume will vary depending on the structure's location, adjacent buildings' needs and schedules, and seasonal event peak uses.

PREDOMINANT FEATURES

Entry

- Parking structures shall have a minimum of two entry / exit points to maximize ease of access
- Entries will be clearly delineated in the façade treatment

- Pedestrian entrances and walkways to and from parking stalls will be clearly marked to minimize pedestrian / vehicular hazards
- Parking attendant or automatic gate will be included at entry to manage parking capacity

Fenestration

- Fenestration will be provided by doors and windows if applicable
- Most of the building façade will remain open-air and naturally ventilated with some form of architectural screening

Private Amenity Deck

- Garages serving residential or hotel buildings shall include amenity decks which may be shared between multiple buildings of hotel or residential use.
- A division with lockable entrances must be provided if an amenity deck is shared between hotel and residential occupancies.
- This deck cannot be accessible to the general public.
- Landscaping with areas for vegetation, trees, and grass lawns must be incorporated.
- Larger open gathering areas, as well as more private smaller spaces with seating shall be provided.
- Some features will include pools, cabanas, patio furniture, seating, fire pits, canopies, grills, playgrounds, community gardens, playgrounds, and pavilions.
- Areas to serve food/beverages may be included in certain amenity decks.
- The amenity deck architecture must blend into the overall massing of the building

Equipment

- If outdoor mechanical/electrical/communication equipment is needed, it must be screened from direct views. The screen system must also blend into the architectural character.
- If equipment is attached to the structure it shall blend into the building massing.
- PV equipment for sustainability initiatives shall be located on unoccupied roof decks.

Architectural Character

- Buildings shall express the construction method and materials in a way to reveal and not conceal the buildings tectonics.
- Overall dimensions and structural grid spacing will be determined by parking needs and modules
- Except for necessary vehicular access ramps, floors will remain level whenever possible to allow for potential future retrofits

Building Massing

- Floor to floor heights will be 18'-0" on ground level and 9'-0" for each proceeding parking level.
- Garage heights should be limited to five levels to limit disruption to the pedestrian scale.
- Visual screening using pervious architectural facades and hanging vegetation is encouraged to breakdown the overall structure mass.

Frontage

- A double height ground level increases transparency for pedestrian safety and encourages shared uses
- Columns and structural members should be used to implicitly capture space.

Articulations / Details

- Continuous façade elements extending vertically or horizontally will help to create a cohesive structure.
- Exposed floor slabs will create a repetitive element that gives human scale and breaks down the mass that will be altered through the way the overall massing is treated (tapering, bending, shifting, etc)
- Details and ornamentation shall only be used if they are functional elements contributing to building performance, views, or aiding the definition of implicit boundaries.

Materials / Color

- Materials used in each building should create a palette that blends in with other surrounding structures.
- Materials should be durable and anti-corrosive.
- Buildings color shall reflect the respective phases scheme.
- Vegetation and planters as a color/material shall be used as a common thread, unifying neighboring buildings to each other as well as to the landscape
- Distinctive colors: (concrete, glass, white paint, stone, metal panels, wood).
- High quality durable materials shall be used.

Architectural Guidelines

Lighting and Visibility

DESCRIPTION

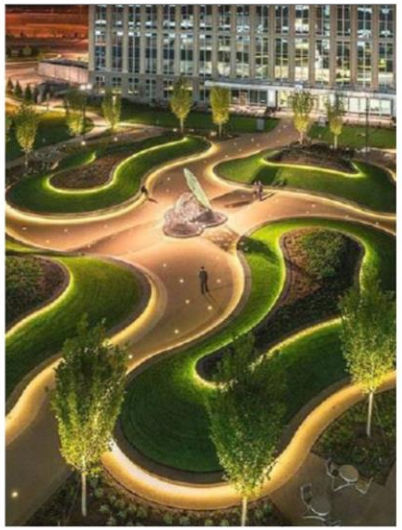
Site lighting shall be used for the purposes of maintaining pedestrian and site safety, wayfinding, and accessibility throughout all hours of the day or night. All lighting will be LED to conserve energy and reduce glare. As a residential neighborhood and community district, the site is always open to some degree, and proper site lighting is an important element to maintaining a positive user experience. With this in mind, a special consideration should be given to how the space and its users (and their needs) may change along the progression of a day or night.

Guidelines and Character

- There shall be a consistent, while varied, lighting character throughout the site.
- Walkways shall contain an included lighting element throughout the path that illuminates pedestrians to maximize safety and accessibility while minimizing excessive light pollution.
- Lighting assemblies must minimize or eliminate any excessive light spill effect on surrounding buildings, roadways, and natural spaces.
- Lighting assemblies shall express the construction method and materials in a way to reveal and not conceal the tectonics.
- All general site lighting shall consist of energy efficient and / or renewable energy-powered lighting systems, such as individual photo voltaic panels or wind turbines.
- Site lighting assemblies and placement shall focus on limiting light pollution on surrounding buildings, roadways, and natural spaces.
- Underlighting and indirect lighting systems are encouraged to maximize user visibility; this limits glare and contrast to create a more natural lighting environment.
- Concealing the light source, through architectural integration or the inclusion of an additional lighting shield, will create a more natural lighting environment.
- Fixture aesthetics should be designed to enhance the surrounding development.
- Lighting temperature may change to create experiences or delineate spaces

Plaza Lighting

- Plazas shall have a combination of overhead pole lighting and pedestrian scale bollard and cove lighting
- Each plaza will include a pedestrian Emergency call station with a distinctive light
- Lighting must consider day time, evening, and night time illumination
- Lighting must consider surrounding lighting for appropriate illumination
- Light fixture design should tell a story through references



Bridge Lighting

- Bridges shall have a combination of pedestrian level lighting elements mixed with overhead or cove conditions.
- Bridge lighting should try to conceal lighting elements as to not cause obstructions
- Fixtures should use trims and diffusers to block direct views of the light

Roadway Lighting

- Appropriate overhead lighting should maintain a visible roadway at all times
- Non-glare lighting fixtures should be used to minimize impact on drivers
- Crosswalks and woonerf streets near high-pedestrian traffic areas shall include human-scale lighting elements to maximize pedestrian awareness.
- Light pole aesthetics should consider the surrounding context.
- All city and county standards will apply unless a variance is provided.

Amphitheater Lighting

- Ground mounted landscape lighting fixtures should be used as accents
- Cove lighting should be used in areas where the path of travel needs lit but distractions are unwelcome
- Fixtures should be located and aimed in a way to minimize glare
- Fixtures should not obstruct view of the focal point

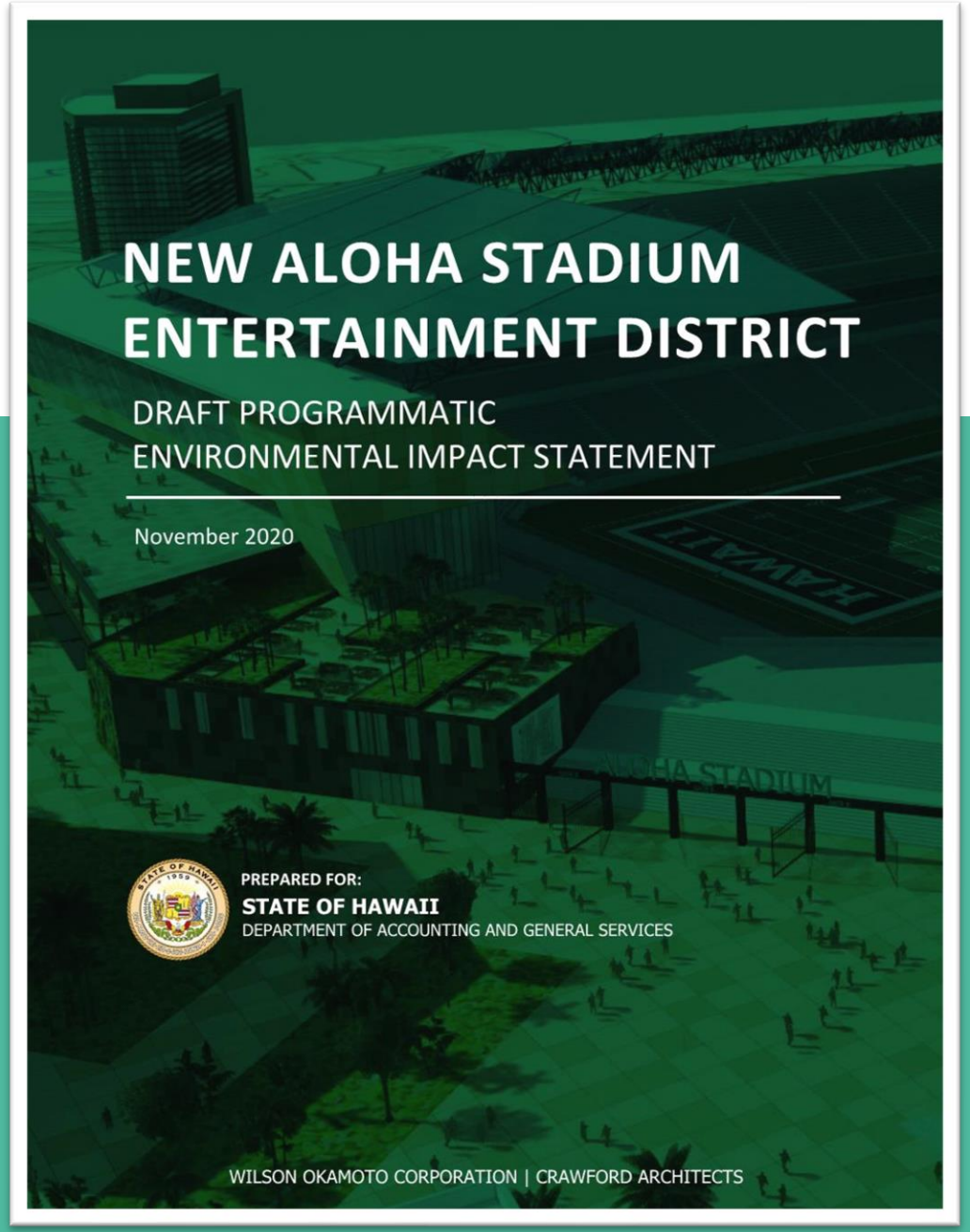
Pedestrian Pathway Lighting

- These walkways shall be lit by bollard type lighting or pole lighting if covering a larger area.
- These shall not obstruct the path of travel
- These fixtures should be located in such a way that their proximity to the path gives adequate illumination
- Ground mounted accent lights should highlight vegetation or ensign elements.

Materials / Color

- Accent colors and materials shall be used minimally
- Materials should reveal their true nature.
- Materials should be durable and anti-corrosive.
- The color shall reflect the respective phases scheme.
- A fixture color palette should be determined and remain consistent at least in each phase

Site Guidelines



NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Draft Programmatic Environmental Impact Statement (DPEIS)

Publication: December 23, 2020

EIS Overview:
What is an EIS?

1. Environmental Review/Disclosure process required by law.

2. An EIS serves as a vehicle for the disclosure of environmental impacts associated with a proposed action. It is not a permit, nor is it an approval to proceed.

3. Acceptance of a Final EIS means that content and **processing** and **procedural** requirements have been met.

EIS/EISPN Overview: What is a Programmatic EIS?

- A Programmatic EIS is a variation of a standard EIS, whereby, the Programmatic EIS seeks to broadly evaluate the effects of proposed actions that typically include a wide range of individual projects whose implementation is anticipated to occur over a long timeframe.
- A Programmatic EIS does not evaluate project-level issues such as specific design details as those are not ready for decision at this stage of project delivery, and will be defined once the selected District Developer's plans are finalized.
- Subsequently, when project level issues are determined, additional project-level environmental review documentation which may take the form of a Supplemental EIS or Environmental Assessments, may be required if it is determined that project-level actions would have significantly different adverse environmental consequences than evaluated in this Programmatic EIS.
- Individuals interested in the overarching big-picture questions have an opportunity to participate in the programmatic EIS, and those who are interested in localized impact and mitigation issues can focus their efforts on potential specific project-level analyses, when they become available in the future.

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

EIS PROCESS: CHAPTER 343, HRS

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

DRAFT PROGRAMMATIC EIS PUBLISHED

OFFICE OF ENVIRONMENTAL QUALITY CONTROL

OEQC

The Environmental Notice

December 23, 2020

David Y. Ige, Governor

The Environmental Notice provides public notice for projects undergoing environmental review in Hawai'i as mandated under Section 343-3, Hawai'i Revised Statutes, the Environmental Impact Statement Law. Along with publishing Environmental Assessments and Environmental Impact Statements for projects in Hawai'i, *The Environmental Notice* also includes other items related to the shoreline, coastal zone, and federal activities.

A beach improvement and maintenance program is being proposed for the iconic beach at Waikīkī; read about it inside!

Photo from EIS Preparation Notice for the project

235 South Beretania Street, Suite 702 • Honolulu, Hawai'i 96813 • (808) 586-4185 • oeqchawaii@doh.hawaii.gov • http://health.hawaii.gov/oeqc

New Aloha Stadium Entertainment District--Draft EIS, Vol 2, Vol 3 and audio recording of Public Scoping Meeting

HRS §343-5(a) Trigger	(1) Propose the use of state or county lands or the use of state or county funds
District(s)	Honolulu
TMK(s)	(1) 9-9-003:061 and neighboring TMKs 9-9-003:055, 070, and 071
Permit(s)	Numerous (see document)
Proposing/ Determining Agency	Department of Accounting and General Services, State of Hawai'i Chris Kinimaka, (808) 586-0499, chris.kinimaka@hawaii.gov 1151 Punchbowl Street, Honolulu, HI 96813
Accepting Authority	Office of the Governor, State of Hawai'i; Executive Chambers, State Capitol, 415 South Beretania St., Honolulu, HI 96813 The Honorable David Y. Ige, Governor, (808) 586-0034, http://governor.hawaii.gov/contact-us/contact-the-governor/
Consultant	Wilson Okamoto Corporation; 1907 South Beretania Street, Honolulu, HI 96826 Keola Cheng, (808) 946-2277, NASED.EIS@wilsonokamoto.com
Status	Statutory 45-day public review and comment period starts. Comments are due by February 8, 2021. Click the title link above to access and read the document, then send comments to NASED.EIS@wilsonokamoto.com

Aloha Stadium has effectively served its mission as a gathering place well beyond its practical life-span as a multi-purpose venue. Its numerous unaddressed deferred maintenance items are contributing to its obsolescence, and substantial ongoing investment is required to keep it functioning, accessible, and safe for public use.

The Proposed Action encompasses the construction of a new, modern stadium facility that will be supported by complimentary ancillary mixed-use development. The build out of the Proposed Action is anticipated to be accomplished through several construction phases and will ultimately deliver a vibrant, thriving community-centric entertainment district that will offer a range of resident and visitor amenities, invigorate economic development and job creation, and celebrate the State's spirit of achievement and resiliency as well as the history and culture of Aloha Stadium and the communities that surround it.

DRAFT PROGRAMMATIC EIS CONTENT

1. Description of the Proposed Action (Chapters 1 & 2)
   a) Purpose and Need
   b) Goals and Objectives
   c) General Description of the Proposed Action's technical, economic, social, cultural and environmental characteristics
   d) Project Costs / Use of State or County Funds
   e) Phasing and Timing of the Proposed Action
2. Alternatives Considered (Chapter 3)
3. Existing Conditions, Significant Beneficial and Adverse Impacts (Chapter 4, 6, 7, & 8)
   a) Description of Existing Environmental Setting, Impacts from Both a Regional and Local Perspective, and Mitigation Measures (Chapter 4)
   b) Emphasis placed on environmental resources considered rare or unique
4. Compatibility With Plans, Policies, and Controls, and a list of permits and approvals (Chapter 5)
5. Unresolved Issues (Chapter 9)
   a) Discussion of how Unresolved Issues will be resolved prior to commencement of the Proposed Action
6. Consultation (Chapter 10)
   a) Detailed Responses to Substantive Comments

ENVIRONMENTAL RESOURCE TOPICS

The following environmental resource topics are addressed in the Draft Programmatic EIS:

- Climate and Climate Change
- Geology
- Topography
- Soils
- Surface Waters
- Groundwater
- Coastal Waters
- Natural Hazards (Including Sea Level Rise)
- **Flora**
- **Fauna**
- **Historic and Archaeological Resources**
- **Cultural Resources and Practices**
- Air Quality
- Hazardous Materials
- **Noise**
- **Visual Resources**
- **Socio-Economic Characteristics**
- Public Services and Facilities
- **Infrastructure, Traffic, and Utilities**
- Land Ownership
- Secondary and Cumulative Impacts

SUPPORTING TECHNICAL STUDIES

The following are included and summarized within the EIS:

- NASED Programmatic Master Plan
  - Visual Impact/ View Plane Analysis
- Geotechnical Survey
- Structural Assessment
- Hazardous Materials Survey
- Archaeological Lit. Review & Field Inspection Report
- Cultural Impact Assessment
- Public Engagement & Scoping Report
- Biological Surveys
- Traffic Impact Assessment Report
- Economic Report / Market Study
- Preliminary Engineering Report:
- Noise Study
- Electrical Infrastructure Report

EIS REVIEW COMMENTS

Comment Deadline: February 8, 2021

1. Written comments (via mail):

   Wilson Okamoto Corporation
   ATTN: NASED EIS REVIEW
   1907 S. Beretania Street STE 400
   Honolulu, Hawai‘i 96826

2. E-mailed Comments (NASED.EIS@wilsonokamoto.com)
3. Project Website:

   https://www.NASED.HAWAII.gov

NEXT STEPS

EIS REVIEW COMMENTS

Comment Deadline: February 8, 2021

1. Written comments (via mail):

   Wilson Okamoto Corporation
   ATTN: NASED EIS REVIEW
   1907 S. Beretania Street STE 400
   Honolulu, Hawai‘i 96826

2. E-mailed Comments (NASED.EIS@wilsonokamoto.com
3. Project Website:

   https://www.NASED.HAWAII.gov

Written comments (via mail):	E-mailed Comments	Project Website:
Wilson Okamoto Corporation ATTN: NASED EIS REVIEW 1907 S. Beretania Street STE 400 Honolulu, Hawai‘i 96826	(NASED.EIS@wilsonokamoto.com)	https://www.NASED.HAWAII.gov