

NASED JANUARY 2021 COMMUNITY MEETINGS QUESTION AND ANSWER REPORT

Date: January 26 & 28, 2021	Time Begin: 7:00pm Time End: 9:00pm (HST)	Location: Virtual Meetings (Due to COVID-19)
Presenters: <ul style="list-style-type: none"> • DAGS <ul style="list-style-type: none"> • Chris Kinimaka • Crawford Architects <ul style="list-style-type: none"> • Stacey Jones • James Pastine • Josh Smead (organizer) • Honua <ul style="list-style-type: none"> • Trisha Watson 		
<ul style="list-style-type: none"> • AHL <ul style="list-style-type: none"> • Terry McFarland • WOC <ul style="list-style-type: none"> • Keola Cheng • Dalton Beauprez • Andrew Blasko 		

Draft PEIS Community Meeting #1

Last Name	First Name	Question Asked	Answer Given
Abeshima	James	Will the presentation slides be available to the public for download?	Yes, the presentation slides, this Q&A document, and the recordings of the meetings will be posted to the NASED website.
Abeshima	James	The Halawa TOD was recently approved by the City Council, is the EIS intended to incorporate all recommendations of the TOD? The EIS did not reflect the freeway offramps and realignment of Salt Lake Blvd. Which will take precedence?	The NASED PMP is programmatic in nature, as is the Halawa Area TOD Plan. The documents serve to provide guidelines for the spirit and intent of the final project designs which must fit within each documents' parameters. Although offramp modifications are not part of the NASED EIS, that does not mean that is not a possibility in the future, though it is the expectation that modifications such as those would require supplemental environmental studies.
Hatch	Rob	is there a way to expand the stadium in the future	Yes, the stadium capacity is in the 30,000-35,000 range, but the conceptual design calls for opportunities to provide expansion seating.
Hatch	Rob	is this just for commercial development	The NASED project will encompass both public and privately funded development throughout the district.

Hukill	Mark	Why is the Aloha Stadium site not being put to far better use to create much more needed affordable housing?	The primary goal of the NASED development is to create a new Aloha Stadium facility and entertainment district that is sustainable and, over time, self-sufficient. The entertainment district will be developed and constructed over a span of many years, some of which will include residential construction.
Hukill	Mark	Why is there no discussion in the draft EIS on the impact of using State land, zoned for residential, for the highly questionable purpose of more office, hotel, retail, and luxury condos in a market with a vast over-supply, instead of putting the land to where the actual need is in affordable housing?	One of the primary goals of the NASED development is to create a district which is economically self-sufficient. The programmatic mix of the development is meant to fulfill the economic goals of the project, and extensive market research has been undertaken in order to provide the highest and best use mix of site program.
LoPresti	Matt	<p>Aloha:</p> <p>While this process has already begun, it is frustrating that I still have not seen in any of the plans for the inclusion of ensuring the parking structure will be built strong enough to serve as an emergency back up for as a container laydown area in the event of a natural or man-made disaster that takes out Honolulu Harbor and the container facilities. I've brought this up as early as 2016, 2017, and 2018.</p> <p>The civilian use of Pearl Harbor for importing food and supplies is our state's back up plan in the event of disaster inhibiting the use of Honolulu Harbor, but the problem is that there is no place to put the containers in Pearl Harbor or anywhere else, however the proximity and wide space planned for parking at Aloha Stadium continues to make this the preferred site for an emergency container laydown area in this scenario. It is vitally important that the Stadium Authority and DAGS seek to promote the safety of harbor infrastructure through a partnership with the federal government that identifies, designates, and develops appropriate lands within the boundaries of the new Aloha Stadium development for a permanent shipping container storage lay down facility for the emergency use of Pearl Harbor. This is not only a state security issue, it is a national security issue to have an adequate emergency harbor</p>	Thank you for your testimony, State Representative LoPresti. This intent was not included in the initial plans for the district, and our current programmatic plans will have to be revisited to determine the possibility of being able to provide site access and functionality for establishing dedicated space for container laydown and the related emergency operations, particularly after the district becomes more fully populated with occupied spaces.

		<p>plan to provide supplies to the state of Hawaii and its people.</p> <p>Below is sample language used in proposed legislation as far back as 2017:</p> <p>“WHEREAS, the proposed redevelopment of Aloha Stadium in Halawa provides a good opportunity to build a reinforced stadium parking lot that may serve as the emergency backup container lay down area that is centrally located, accessible by tractor trailers, equipped with additional power generators, and capable of holding shipping containers, withstanding heavy machinery, and accommodating harbor employees...”</p> <p>Please do not neglect this simple addition to the master plan, essentially all it means is making sure the concrete of the parking lot is strong enough to serve in this capacity in the case of an emergency.</p> <p>I will be sure to submit this as testimony as well, but there are also House and Senate bills being introduced this legislative session by myself and Senator Chang.</p> <p>Lastly, I strongly believe that whatever housing is to be there, it should undoubtedly be 100% workforce housing.</p> <p>Thank you,</p> <p>State Rep. Matt LoPresti, Ph.D.</p>	
Lum	Bruce	<p>NASED project leaders need to be held accountable for doing a perfect job of ground, water and infrastructure analysis of the ground underneath the project footprint. The current stadium sections were supposed to be reconfigurable, by rolling, to adapt the field configuration for football and baseball... all that disgracefully failed because of settling of the ground underneath the stadium.</p> <p>The leaders at that time totally turned a blind eye to the fact that much of that ground footprint was on boggy, unstable land. In fact, the 30" water main that used to run under the Diamond Head side parking lot had to be moved to the Ewa side parking area because of ground instability!</p> <p>So serious core engineering (under load) will</p>	<p>An initial geotechnical report is included with the NASED Draft EIS (please see Appendix B – Geotechnical Engineering Exploration Survey). It is anticipated that additional geotechnical studies will be undertaken to fully examine subsurface conditions pursuant to future design decisions are set forth by the selected District Developer (specific stadium location and siting of ancillary program elements), These studies will inform further design and will be performed prior to construction.</p> <p>We are also very much aware that there is not such thing as a perfect</p>

		need to be performed for the entire ground footprint where large structures and heavy loads will exist in the project's build out.	job, particularly over the expanse of 98 acres. We will ensure that we implement the most prudent due diligence possible within our fiduciary confines to provide the most successful development possible.
Lum	Bruce	Will the NASED project leaders do a perfect job of ground, water and infrastructure analysis of the ground underneath the project footprint.	Please refer to the response for the comment above.
Schoneman	Winton	Would the mauka showers blow directly into the stadium	Although wind-blown rain is difficult to accommodate for in semi-enclosed stadiums, the proposed roof of the conceptual stadium would assist with mitigating rainfall to spectators from mauka showers.
Schwab	Jack	How much parking will be available in the NASED compared to the current stadium?	The final program of available parking at NASED is contingent upon a number of factors, the most important being what the final scale of ancillary programming ends up being. Parking requirements are ultimately calculated on the basis of area of uses. A key goal of NASED will be to reduce overall traffic in the vicinity of the project by taking advantage of Transit Oriented Design (TOD) principles. Multi-modal transportation (such as HART, bus, bicycle lanes, ride sharing, and others) will allow visitors, workers, and residents to take advantage of many other transportation options rather than just vehicular traffic.
Wolfe	Matthew	What are the most important aspects of the project which will require cross-agency coordination?	There are many aspects of the NASED project which will require close cross-agency coordination. To name a few, issues such as implementation and adherence to the district master plan, infrastructure improvements, road network improvements, and others, will require cross-agency coordination at the City, State, and possibly the Federal level.

Draft PEIS Community Meeting #2

Last Name	First Name	Question Asked	Answer Given
Rowlette	Tara	Will Salt Lake Blvd be encompassed in the project? Is there an anticipated effect on neighboring properties/parking and traffic patterns?	It is anticipated that modifications may occur to Salt Lake Boulevard within the immediate vicinity of the district. Any anticipated changes will prioritize actions to improve traffic flow and reduce congestion for both event days and non-event days.

Draft PEIS Community Meetings Emailed Comments Received

Last Name	First Name	Question Asked	Answer Given
Kakazu	Sam	<p>Aloha</p> <p>Similar to community concerns in Waikiki, the Windward coast infrastructure and parts of the rail project (all near the ocean), do the various designs take into account rising sea levels. It is an obvious concern because of the close proximity to the ocean. The underground infrastructure that comes to mind are e.g. utilities, grease traps, sewage and any underground parking (?).</p> <p>If susceptible to underground rising sea levels and tables, this may significantly affect the life expectancy of the entertainment district. So ultimately, our hope is that the science and transparency are part of this process.</p> <p>Mahalo</p>	<p>The NASED Draft EIS evaluates Natural Hazards, and discusses the applicability and impacts of Sea Level Rise on the Project Site and the Proposed Action Program. Please refer to Section 4.4.1 Sea Level Rise in Chapter 4 of the DEIS. The section discusses the impacts associated with climate change and the threat of rising sea levels. Applicable mitigation measures are outlined and discussed in this section as well.</p>
Hukill	Mark	<p>Why is the Aloha Stadium site not being put to far better use to create much more needed affordable housing?</p> <p>One cannot help but to be struck, while going through the draft EIS, at how tourism and visitor industry focused this all is. That was yesterday's economy and cannot be relied on as the future of Hawaii. With recent experience showing just how fragile the entire tourism industry is being at the mercy of a virus, is this really the basket we should be putting our eggs in as a foundation for Hawaii's future? This is given some lip service in the draft EIS, but sidestepped overall as an unknown and so as not, it seems, to distract from promoting this as a visitor industry plus.</p> <p>As a result, priorities and public land use are egregiously out of line in the proposed plan.</p>	<p>As the State's largest venue, Aloha Stadium is the natural home for major sporting and entertainment events. A primary goal of the NASED development is to maximize that experience. An entertainment district is not just about selling off land for apartments and condos, but rather it is about having a sense of arrival, place, public amenity, and engaging in food, drink and retail activities even when there is no event occurring in the stadium. To the extent that the district can achieve this AND offer much-in-demand space for housing and office space, the project should maximize the development</p>

		<p>The draft EIS is of course focused only that plan, but the real question is why this plan, and why not affordable housing instead.</p> <p>Apart from a new, smaller stadium (of questionable real need), why is the State acting like a private land developer given that retail, office, hotel, and luxury condos are part of the plan? These are best left to private development on private land. And there is a vast over-supply of all of it now. Who is lining whose pockets as a result of this land use largesse from the State? Projected long-term economic value generated is a total whitewash and hopelessly overstated in this draft EIS. Such value will never be generated and never is by projects like this anywhere. What is generated will be for the profit of very few, with little to none of it ever returned to the State. Short-term economic value from construction jobs cannot be touted as a benefit of this plan. There will be construction jobs whatever is built on the site.</p> <p>This is State of Hawaii land. It is in an “urban” district of Oahu. It is zoned “residential” by the City and County of Honolulu. The multiplier effect of affordable housing as a necessary foundation for a more robust and diverse economy (and next to a rail station) will be to the far greater benefit of many more and help Hawaii far more in the long run, including increasing the tax base.</p> <p>With the great uncertainty (not discussed as an unknown in the EIS) of the future viability of large group venues, the myopic incremental visitor “entertainment” value of the current use plan to the profit of very few is a disgrace. The plan shows that all the talk of diversifying the economy is rubbish. To add insult to injury: A 15-year construction time frame? \$350m for an “entertainment district” seems to be low-balling a project that more likely with balloon to 3 times that estimate. Does the State have another \$1b to toss at such a vanity project and so blatantly disregard the real need of affordable housing?</p>	<p>opportunity and lower the tax-payer burden.</p> <p>The charge of the NASED project is to take a decades old problem, think creatively, and be commercially savvy with how to leverage this state asset. The project team has developed a strategy that balances whole of government needs while reaching effective compromises.</p> <p>Although residential uses are an integral component of NASED, high-density affordable housing is incompatible with achieving the highest and best use of the site under the context of the intended objectives and goals of the proposed action (Mixed-Use Entertainment District). The evaluation of high-density affordable housing would be a completely different project, and would need to be assessed separately as its own discrete proposal.</p>
Correia	Jalem	<p>Just thought how awesome it would be to have affordable housing integrated into the stadium project along with a professional esports arena through a partnership with Blizzard Entertainment.</p>	<p>Please refer to the response for the comment above.</p>

Barroga	Joanna	What are your plans for Halawa Stream and Stadium Marketplace?	The programmatic design set forth in the NASED PMP does not include major alterations to Halawa Stream. Additionally, the Stadium Marketplace is outside the boundaries of our district, however, it is envisioned to continue to play a major role as a vital neighbor to NASED.
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