

NEW
ALOHA
STADIUM
ENTERTAINMENT DISTRICT

April 26, 2021



**New Aloha Stadium Entertainment District
Featured on PBS' INSIGHTS TV Show**

The New Aloha Stadium Entertainment District (NASED) project was the featured topic on PBS' INSIGHTS television show last Thursday (Apr. 22).

Joining moderator **Lara Yamada** on the show were:

- **Chris Kinimaka** (Dept. of Accounting and General Services)
- **Chace Shigemasa** (Halawa Neighborhood Board)
- **Glenn Wakai** (State Senator)

Please click on the link below to watch the show, which includes updates on the operational, financial, legislative and community aspects of the project.

The New Aloha Stadium Entertainment District (NASED) is envisioned to be a mixed-use development, offering a full complement of live, work, and play components, as well as community assets.

It will appeal to a wide variety of people, including both residents and visitors. Proposed amenities include: a new Aloha Stadium, an outdoor amphitheater, retail stores, restaurants, housing, hotels, recreational sites, cultural amenities, green and gathering spaces, etc.

Click here to watch the PBS INSIGHTS show:

<https://www.pbshawaii.org/the-future-of-aloha-stadium/>



The renderings in this e-newsletter are preliminary, conceptual views of the New Aloha Stadium Entertainment District (Credit: Crawford Architects). The final designs will be determined with the selected development team.

Market Outreach to Commence for Real Estate Portion of NASED Project

The State of Hawaii will begin market outreach for the real estate development portion of the New Aloha Stadium Entertainment District (NASED) project that comprises the land surrounding the planned new Aloha Stadium.

The 98-acre NASED project will involve two Request for Proposals (RFP): one for the new Aloha Stadium (Stadium Project) on approximately 20 acres and the other for the development of the land surrounding the stadium (Real Estate Project), which comprises the remainder of the NASED site.

A briefing session for development industry professionals interested in the Real Estate Project will be held virtually on Tuesday, May 4, at 11 a.m. to provide details about the state's planned approach to the procurement process. This process will ultimately lead to the selection of a developer who will be responsible for the complete development of this portion of the project.

Three stadium development specialist teams already have been selected as finalists for the Stadium Project through a recently completed Request for Qualifications (RFQ) process.

After the initial briefing session, registered companies can review relevant project materials and provide comments on the state's proposed approach. This feedback will help ensure that the desired approach considers the expectations of the market and aligns these with the requirements of the state.

"The Real Estate Project market outreach is another big step forward for the NASED project," said Chris Kinimaka, Public Works Administrator for the State of Hawaii Department of Accounting and General Services (DAGS). "We are excited to engage with the real estate market and prospective offerors, so we can continue the process of selecting a development team that will partner with the state to achieve the long-term vision for the district."

NASED Resources That Will Be Made Public Over The Next 30 Days

The NASED team is working on a variety of resources that will be made public over the next 30 days:

website will go live on April 20.

- Release of the NASED Real Estate Project Market Outreach informational booklet on the project's website (<http://nased.hawaii.gov/>).
- NASED Market Outreach will be conducted virtually on Tuesday, May 4, due to ongoing health and safety concerns caused by the pandemic. If you would like to register for the virtual NASED Market Outreach presentation, please visit the project's website (<http://nased.hawaii.gov/>).

The state is conducting this market outreach to provide the real estate development industry with relevant information and the opportunity to engage in constructive dialogue at this stage of the Real Estate Project procurement.

This collaboration will help shape the project's approach and transaction structure, as well as provide developers with the opportunity to offer feedback on how certain aspects of the Real Estate Project should be defined and possibly amended. This will help ensure private-sector participation and foster the highest levels of interest with developers who aspire to be the state's long-term, Real Estate Project partner in the fulfillment of the NASED vision.

"We not only encourage real estate developers and their partners across Hawaii to participate in the market outreach process, but also welcome public and stakeholder engagement in the Real Estate Project procurement process," Kinimaka said. "From the beginning, we have put a premium on community outreach and that commitment will continue."

For additional information about NASED, please visit the project website: <http://nased.hawaii.gov/>

Frequently Asked Questions About The NASED Real Estate Procurement Process

Below are frequently asked questions (FAQ) about the NASED Real Estate Project procurement process:

- **Once the Environmental Impact Statement (EIS) is completed, what are the next steps?**
 - The state is undertaking procurement processes in parallel to the EIS. This is to select developer(s) to design and construct the NASED, including the new Aloha Stadium.
 - As part of these processes, prospective developers will be requested to submit proposed designs for the new stadium and district.

- **How will the NASED project affect the Swap Meet and Marketplace?**
 - The Stadium Authority values the Swap Meet and Marketplace and recognizes that it generates a significant portion of the stadium's overall revenues. We want the Swap Meet to remain central to the future of the new venue and accommodations of vendors' needs will be integrated into the new facility's programming.
 - The current plan is to keep the Swap Meet and Marketplace in operation while the new Aloha Stadium is being constructed.
 - The Stadium Authority is maintaining ongoing communications with Swap Meet and Marketplace vendors as the NASED planning progresses.
 - A stadium representative attends vendor meetings to provide updates and answer questions.
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NASED In The News

New Aloha Stadium Development May Finally Move Forward Honolulu Civil Beat, April 25

Construction of the new Aloha Stadium would speed up under a measure the Legislature is expected to pass this week.

The bill, on which lawmakers reached tentative agreement on Friday, would grant the Stadium Authority the ability to hold title to the 90-acre site surrounding the stadium and lead development on those lands in coming years.

The authority is a nine-member board with representatives from the public, private and nonprofit sectors who oversee the stadium's activities. Under the proposed bill, [House Bill 1348](#), the board would be able to take charge of planning and designing the area, called the New Aloha Stadium Entertainment District.

"We need to have a firm foundation to build all the parts of this dynamic district," Sen. Glenn Wakai, a stadium proponent and lead negotiator on the bill, said. "To the public, it's not super sexy, but we need a solid foundation. If you don't have a solid foundation, all the walls will be caving in later."

The board would also be able to repair stadium facilities and enter into contracts for food, concessions, parking, sponsorship and advertising agreements for the new stadium. Under the bill, two new community members from neighborhood boards in Aiea and Salt Lake would also become voting members on the board.

To read the full article, click here: <http://nased.hawaii.gov/new-aloha-stadium-development-may-finally-move-forward/>

Honolulu Star-Advertiser, April 20

State officials want some help determining how 78 acres around Aloha Stadium can best become a new mixed-use community produced in partnership with a private developer.

The state Department of Accounting and General Services is announcing today that it plans to host a May 4 videoconference briefing for development industry professionals to help determine how DAGS draws up a request for proposals to have private developers build a residential and commercial neighborhood around a new stadium on 20 acres of the 98-acre stadium site owned by the state.

The outreach plan follows a move DAGS announced in February to seek separate proposals to replace Aloha Stadium and to develop surrounding land now largely occupied by parking.

Previously, the state intended to pick one developer to take on the whole endeavor, dubbed the New Aloha Stadium Entertainment District, with some financial contribution from the state.

Chris Kinimaka, public works administrator for DAGS, said in a statement that the outreach is intended to facilitate the highest level of interest from the private sector when the agency issues a request for competitive proposals for the real estate project around the anticipated new stadium.

“The real estate project market outreach is another big step forward for the NASED project,” she said. “We are excited to engage with the real estate market and prospective offerors, so we can continue the process of selecting a development team that will partner with the state to achieve the long-term vision for the district.”

According to DAGS, such collaboration will help shape the project’s approach and transaction structure while also giving developers an opportunity to provide feedback on how certain things should be handled and defined.

To read the full article, click here: <http://nased.hawaii.gov/input-sought-for-development-around-aloha-stadium/>

Please click on the links below to learn more about the NASED project.

[**NASED Homepage**](#)

[**Reach Out: Contact the NASED Team**](#)

[**Media Coverage**](#)

The NASED team will continue to post updates as the project progresses.

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