

NEW  
**ALOHA  
STADIUM**  
ENTERTAINMENT DISTRICT

**May 10, 2021**

**Enactment of Legislation Key to Making  
NASED Vision a Reality; Learn More About It**

To make the NASED vision a reality, it's important that certain legislation is enacted. What does this legislation provide? Please click on the link below to learn more about it.

<https://nased.hawaii.gov/wp-content/uploads/2021/05/NASED-HB-1348-Reading-Guide.pdf>



NEW  
**ALOHA  
STADIUM**  
ENTERTAINMENT DISTRICT

REAL ESTATE PROJECT OPPORTUNITY

Market Outreach Presentation  
May 4, 2021

**Market Outreach Commences for NASED  
Real Estate Project with Webinar for**

The State of Hawaii launched its market outreach for the real estate development portion of the New Aloha Stadium Entertainment District (NASED) project on Tuesday (May 4) with a webinar that was open to members of the development industry and the public.

The 98-acre NASED project will involve two Requests 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 is approximately 70 to 80 acres.

The webinar provided details about the state's planned approach to the procurement process for the Real Estate Project, which will ultimately lead to the selection of a developer who will collaborate with the State of Hawaii on achieving the vision for NASED.

Below are some quick facts about the NASED Real Estate Project, which will:

- Feature 70 to 80 acres of mixed-use development, including residential, retail, entertainment, hotel, office, etc.
- Utilize long-term ground leases and revenue-sharing opportunities, which will help the state offset the cost of building a new stadium, in addition to its maintenance costs.
- Increase property tax revenue for the City and County of Honolulu by creating millions of square feet of new development.
- Charge the developer that is selected to execute the master plan to find a balance between the NASED vision and the commercial return to the state.
- Create common areas where people can enjoy open space and entertainment, while also providing jobs and housing.
- Seek input from community members and developers about what they would like to see as a part of the final master plan. The existing preliminary master plan will serve as a springboard for new and creative ideas.
- Employ the six principles that have guided NASED to date: Community, Partnering, Sustainability, Long-Term Thinking, Innovation, and Resilience.
- Utilize all forms of transportation, including rail, walking, biking, TheBus, private vehicles, and rideshare. Connectivity with surrounding areas and neighbors will also be a priority.
- Completion of the entire master plan is expected to take approximately 20 years to allow for market absorption of improvements as they are completed.
- Require an innovative solution to meet the sewer capacity demand for the district on a quicker schedule than what the city currently has envisioned.
- Create approximately 1.2 million square feet of development within the first five years after construction begins. An additional million square feet of development is expected to be added every five years, to align with our real estate consultant's expectations for market absorption over time up to the maximum permissible build out for the entire site.
- Not allow certain land uses within the district (even if permitted by zoning), including auto sales and rentals, self-storage facilities, and distribution centers.

- Issue a request for proposals (RFP) document through the state's Department of Accounting and General Services (DAGS) that will initially request interested developers to submit their financial capacity and organizational capacity to complete the Real Estate Project. Then, a priority list of developers will be required to provide their technical, commercial and financial capacity to complete the master plan.
- Include new parking structures, so that sufficient vehicle parking is provided to meet the demands of the district.

**Click here to view the real estate project webinar:**

<https://attendee.gotowebinar.com/recording/8122228049073006339>



***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.***

## **Stadium Authority Announces Decision on the Future of New Aloha Stadium Entertainment District**

The Stadium Authority took a major step forward on Thursday (May 6) as it announced new actions with respect to the New Aloha Stadium Entertainment District (NASED) project and the current status of the existing 46-year-old facility.

In a special Stadium Authority Board Meeting on Thursday (May 6), the Board confirmed and voted for an early demolition of the existing stadium location. The Board also voted to allow NASED to move forward in selecting the best location of the new stadium within the NASED site. Earlier than originally planned demolition of the existing Aloha Stadium will provide many benefits to NASED, including avoided costs and more efficient construction, and will allow for more flexible NASED master planning.

Some key points which contributed to this decision included:

- Allow the selection of the best stadium footprint that provides a significant financial savings in that utility and other infrastructure relocations (sewer, gas, and electrical) will be easier to accommodate.
- The existing stadium requires major investment to maintain operability. Continuing to spend money on a facility that may not be able to accommodate

- Demolition of the existing stadium before construction of a new stadium is less costly than waiting to demolish it after the new stadium is complete.
- The construction schedule for the new stadium will be shorter without the existing stadium needing to remain operational during construction.
- The remaining funds for structural monitoring of the existing stadium will be redirected into the NASED project.
- This decision allows for the Stadium Authority to better support the University of Hawaii's endeavor with Clarence T.C. Ching Athletics Complex by providing much-needed equipment and supplies that would otherwise have remained at the existing stadium if the facility were to remain in operation.

The date for demolition of the existing facility will not be known until the request for proposals (RFP) phase is completed for the stadium project, which is projected for the second quarter of 2022. Demolition will likely occur in the latter months of 2022.

The stadium will continue to offer events in the parking lot areas throughout all construction phases, including the Stadium Swap Meet & Marketplace.

"We are excited about the future of the New Aloha Stadium Entertainment District and what we will be able to provide to the people of the State of Hawaii. While our focus will be on development of the property, we look forward to continuing to offer events and programs on the surrounding portions of the site," stated Ross Yamasaki, Board Chairman.

Plans for decommissioning the stadium for demolition will take months to formalize, and decisions such as memorabilia collection and site visits have not been determined. Announcements and news updates will be provided as relocations and events occur.

Located in Central Oahu, the Aloha Stadium is Hawaii's largest outdoor arena and home to the University of Hawaii Warriors football team. In addition, the Aloha Stadium hosts a multitude of events attracting visitors from around the world including professional sporting events, concerts, car shows, fairs and the ever-popular Aloha Stadium Swap Meet & Marketplace.

Visit [www.alohastadium.hawaii.gov](http://www.alohastadium.hawaii.gov) for more information.

---

## **NASED In The News**

### **Redevelopment Vision Fleshed Out For Aloha Stadium, Homes, Retail Honolulu Star-Advertiser, May 7**

On Thursday the state agency managing Aloha Stadium voted to approve demolishing the existing stadium before a new facility opens.

Along with a new stadium, the Stadium Authority is looking at a major development that could include 3,300 homes, 650 hotel rooms, retail space approximating the size of Kahala Mall and offices for roughly 800 workers — all rising where cars and tailgaters used to gather for the biggest events at Aloha Stadium.

That's what planning consultants working for the state believe is possible over 20-plus years as part of a plan to replace Hawaii's largest, yet badly deteriorated, outdoor event venue with a smaller stadium surrounded by new residential and commercial uses.

This "possible picture" was presented at an online briefing Tuesday to bolster interest and feedback from real estate developers expected to compete to build a community around a new stadium in Halawa collectively referred to as the "New Aloha Stadium Entertainment District," or NASED.

---

submitting competitive proposals for state consideration.

“We expect the best ideas to come from you folks — not from us,” said Jones, whose firm, based in Australia and Kansas City, Mo., was hired by the state.

Jones said the market study showed that within five years after a new stadium opens, there should be demand for 850 homes, 200,000 square feet of retail, a 200-room hotel and 60,000 square feet of office space.

To read the full article, click here: <https://nased.hawaii.gov/redevelopment-vision-fleshed-out-for-aloha-stadium-homes-retail/>

---

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.

---

*Copyright © 2021 nased.hawaii.gov All rights reserved.*

Want to change how you receive these emails?  
You can update your preferences or unsubscribe from this list.

[Subscribe](#)

[Past Issues](#)

[Translate ▼](#)

