

NEW
ALOHA
STADIUM
ENTERTAINMENT DISTRICT

October 13, 2021

New Aloha Stadium Entertainment District
nased.hawaii.gov

The renderings below are preliminary, conceptual views of the real estate portion of the New Aloha Stadium Entertainment District project (Credit: Crawford Architects). Final designs will be determined in collaboration with the selected project developer.



Aerial perspective showing Kamehameha Highway and the HART station in the foreground, indicating a new mixed-use residential, retail and hotel development constructed on the HART site.

**State of Hawaii Posts Request for Proposals
for NASED Real Estate Project**

development portion of the New Aloha Stadium Entertainment District (NASED) project on October 12 at <https://nased.hawaii.gov/further-information/procurement/> for interested development partners.

The NASED Real Estate Project encompasses approximately 73 acres of the Halawa site, with the remaining acreage designated for the Stadium Project, which includes construction of a new Aloha Stadium.

The Real Estate Project RFP is a two-stage procurement process, with the first phase requesting real estate development industry professionals to provide their experience and qualifications with projects similar to the NASED Real Estate Project, as well as a preliminary description of how they see the real estate portion of the NASED project complementing and supporting the new Aloha Stadium development.

A specially selected committee will determine which developer-led teams are qualified to advance to the second phase of the RFP process, which will ultimately lead to the selection of a master developer for the entire Real Estate Project.

"We're energized by reaching the RFP stage of the NASED Real Estate Project," said Chris Kinimaka, Public Works Administrator for the Department of Accounting and General Services. "Even though the pandemic caused delays, we stayed committed to fine-tuning the Real Estate RFP, so it aligns with the feedback we received from key stakeholders and members of the community. Now, we're ready to move forward with this important milestone and identify our project development partners."

For additional information about NASED, please visit the project website:

<http://nased.hawaii.gov/>



retail and a lobby serving a hotel and residential tower. The right shows two levels of retail, restaurants and entertainment overlooking the pedestrian promenade. Above are bridges that crisscross to connect the buildings and provide shade for the areas below.

Frequently Asked Questions About the NASED Project

What is the total amount of state funding that has been allocated for the NASED Project?

Under Act 146 passed by the state legislature and signed into law by the governor earlier this year, \$170 million in general obligation bonds has currently been allocated.

What type of development is planned for the Real Estate Project?

The Real Estate Project is expected to include: retail, residential, commercial, hotels, hospitality, cultural and community facilities. The project will also include horizontal infrastructure, such as roads, parking, public spaces, and various amenities.

How many residential units will the Real Estate Project include?

The RFP does not specify a minimum or maximum number of residential units. Instead, offerors to the RFP will be required to provide a preliminary development program with the proposed number or range of residential units the Real Estate Project will entail, including an initial and conceptual breakdown of units by levels of affordability.

How will the Real Estate Project be positioned in relation to the Stadium Project?

Offerors to the Real Estate Project RFP are required to develop a conceptual site plan that depicts the preliminary mix of uses and their locations, as well as their relationship and orientation to the Stadium Project. The conceptual site plan must also include preliminary ideas for site circulation and access that will enable successful integration with the Stadium Project.

How will the responses for the Real Estate Project be scored?

Responses to the RFP will be assessed against the following criteria:

- Project Understanding and Approach (25 points)
- Team Structure and Governance (15 points)
- Offeror and Team Member Experience and Capability (30 points)
- Financial Capacity ("Acceptable," "Potentially Acceptable," or "Unacceptable")
- Preliminary Financial Approach (30 points)

Who is evaluating responses?

The state has selected a special evaluation committee for the Real Estate Project. The



An aerial perspective, depicting multi-layered retail and residential development configured concentrically around a community park/amphitheater adjacent to the future Aloha Stadium. Inner and outer ring roads alternate with a pedestrian-only zone creating safe traffic flow and usable spaces on both event days and non-event days.

How much construction-related revenue is the NASED Project expected to generate?

Together, the Real Estate Project and the Stadium Project are expected to generate more than \$1.48 billion in economic output from construction spending alone, translating into approximately 12,660 construction jobs and more than \$595 million in construction wages.

How many net annual jobs and tax revenue will the Real Estate Project and Stadium Project create?

Both projects are forecast to create 690 net annual jobs, \$28.8 million in net annual wages (Oahu), and more than \$27 million in additional net tax revenue upon completion of the full build-out.

How will the state generate revenue from the approximately 73 acres of land that the Real Estate Project will occupy?

The state expects that the successful offeror, the "Master Development Partner" (or related entities) will, over time, enter into several ground leases with the state for parts of the site. Each of these ground leases is expected to provide steady long-term revenue streams for the state.

When will the RFP be issued for the Stadium Project?

Our focus at this time is on the Real Estate project RFP. We'll be sharing information about the Stadium RFP in the next few months.

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.



An aerial rendering, showing the entrance to the NASED site from the south and extending north through the "main street" axis toward the Stadium South Mauka Plaza. The main street depicted is a mixed-use, ground-level retail space with offices above development anchored at the southern end by a hotel and residential towers.

NASED In The News

Invitation comes for redeveloping land around Aloha Stadium

Honolulu Star-Advertiser, October 12

[View Story](#)



'Field general' Scott Chan Steps Down at Aloha Stadium
Honolulu Star-Advertiser, October 1
[View Story](#)

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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