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SEP - 8 2019

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

**STATE OF HAWAII**
**DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES**
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)19.189

AUG 29 2019

**MEMORANDUM**

TO: Scott Glenn, Director
Office of Environmental Quality Control
Department of Health

FROM: Christine L. Kinimaka
Public Works Administrator

SUBJECT: Environmental Impact Statement Preparation Notice for
Planning for New Stadium and Site Redevelopment
DAGS Job No. 12-10-0862

Under the provisions of Act 172, SLH 2012, the State of Hawaii Department of Accounting and General Services (DAGS) has determined at the outset that an environmental impact statement is required for our proposed "New Aloha Stadium Entertainment District" (NASED) as being implemented under our Planning for New Stadium and Site Redevelopment project, DAGS Job No. 12-10-0862. With this letter the DAGS hereby transmits the environmental impact statement preparation notice (EISPN) for the proposed NASED, situated at TMK: (1) 9-9-003:061 and neighboring TMK: (1) 9-9-003:055, 070, and 071 in Hālawa, on the island of O'ahu. Although the proposed improvements will be implemented in phases that, individually, may not have significant environmental impacts, Section 11-200.1-10, Hawai'i Administrative Rules (HAR), requires that phases of a "larger total undertaking" be treated as a single action. Due to the collective scale of the Proposed Action, compliance with Chapter 343, Hawai'i Revised Statutes (HRS), warrants the preparation and processing of an environmental impact statement.

A completed Applicant Publication Form and a summary of the proposed action is enclosed (with a copy of the same sent via electronic mail to oeqc@doh.hawaii.gov).

Pursuant to the requirements of Sections 11-200.1-4 and 11-200.1-23, HAR, we request that you publish notice of the EISPN in the next available periodic bulletin (The Environmental Notice), for the public to submit comments to Wilson Okamoto Corporation, with copies to the DAGS, during a thirty-day public comment period.

20-057

If you have any questions, please have your staff call Mr. David DePonte of the Planning Branch at 586-0492.

DD:mo
Attachments
c: Mr. Scott Chan, Aloha Stadium, without attachments
Mr. Aedward Los Banos, HCDA, without attachments
Mr. Stacey Jones, Crawford Architects LLC, without attachments
Mr. Keola Cheng, Wilson Okamoto Corp., without attachments

# AGENCY
# PUBLICATION FORM

| | |
|---|---|
| Project Name: | New Aloha Stadium Entertainment District |
| Project Short Name: | New Aloha Stadium Entertainment District |
| HRS §343-5 Trigger(s): | Use of State lands and funds. |
| Island(s): | O'ahu |
| Judicial District(s): | 'Ewa |
| TMK(s): | [1] 9-9-003:061 and neighboring TMKs [1] 9-9-003:055, 070, and 071 |
| Permit(s)/Approval(s): | Compliance with Chapter 343, HRS; compliance with Chapter 6E, HRS; National Pollutant Discharge Elimination System (NPDES) Permit; community noise permit; water use permit; building permit; grading/stockpiling; street usage permit for construction-related work in right of ways or lane closures. |
| Proposing/Determining Agency: | State of Hawai'i Department of Accounting and General Services |
| *Contact Name, Email, Telephone, Address* | Chris Kinimaka, (808) 586-0499, chris.kinimaka@hawaii.gov, 1151 Punchbowl Street Honolulu, HI 96813 |
| Accepting Authority: | Governor of Hawai'i |
| *Contact Name, Email, Telephone, Address* | Governor Ige, (808) 586-0034, 415 South Beretania Street Honolulu, HI 96813 |
| Consultant: | Wilson Okamoto Corporation |
| *Contact Name, Email, Telephone, Address* | Keola Cheng, KCheng@wilsonokamoto.com, (808) 946-2277, 1907 South Beretania Street Honolulu, HI 96826 |

| **Status (select one)** | **Submittal Requirements** |
|---|---|
| ____ DEA-AFNSI | Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEA, and 4) a searchable PDF of the DEA; a 30-day comment period follows from the date of publication in the Notice. |
| ____ FEA-FONSI | Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; no comment period follows from publication in the Notice. |
| ____ FEA-EISPN | Submit 1) the proposing agency notice of determination/transmittal letter on agency letterhead, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEA, and 4) a searchable PDF of the FEA; a 30-day comment period follows from the date of publication in the Notice. |
| __X__ Act 172-12 EISPN ("Direct to EIS") | Submit 1) the proposing agency notice of determination letter on agency letterhead and 2) this completed OEQC publication form as a Word file; no EA is required and a 30-day comment period follows from the date of publication in the Notice. |
| ____ DEIS | Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the DEIS, 4) a searchable PDF of the DEIS, and 5) a searchable PDF of the distribution list; a 45-day comment period follows from the date of publication in the Notice. |
| ____ FEIS | Submit 1) a transmittal letter to the OEQC and to the accepting authority, 2) this completed OEQC publication form as a Word file, 3) a hard copy of the FEIS, 4) a searchable PDF of the FEIS, and 5) a searchable PDF of the distribution list; no comment period follows from publication in the Notice. |
| ____ FEIS Acceptance Determination | The accepting authority simultaneously transmits to both the OEQC and the proposing agency a letter of its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS; no comment period ensues upon publication in the Notice. |
| FEIS Statutory Acceptance | Timely statutory acceptance of the FEIS under Section 343-5(c), HRS, is not applicable to agency actions. |
| ____ Supplemental EIS Determination | The accepting authority simultaneously transmits its notice to both the proposing agency and the OEQC that it has reviewed (pursuant to Section 11-200-27, HAR) the previously accepted FEIS and |

determines that a supplemental EIS is or is not required; no EA is required and no comment period ensues upon publication in the Notice.

____ Withdrawal Identify the specific document(s) to withdraw and explain in the project summary section.

____ Other Contact the OEQC if your action is not one of the above items.

**Project Summary**

Provide a description of the proposed action and purpose and need in 200 words or less.

The State of Hawai'i Department of Accounting and General Services, in response to the findings of the February 2017 Aloha Stadium Conceptual Redevelopment Report, is proposing the construction of a new stadium facility in addition to related ancillary development that will serve to create a New Aloha Stadium Entertainment District on the grounds of the existing Aloha Stadium site in Hālawa.

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DAGS Job No. 12-10-0862

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Pursuant to the requirements of Sections 11-200.1-4 and 11-200.1-23, HAR, we request that you publish notice of the EISPN in the next available periodic bulletin (The Environmental Notice), for the public to submit comments to Wilson Okamoto Corporation, with copies to the DAGS, during a thirty-day public comment period.

If you have any questions, please have your staff call Mr. David DePonte of the Planning Branch at 586-0492.

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Mr. Keola Cheng, Wilson Okamoto Corp., without attachments

# ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

## New Aloha Stadium Entertainment District

**Hālawa, Oʻahu, Hawaiʻi**

**Prepared For:**

**State of Hawaiʻi**
**Aloha Stadium Authority**
**99-500 Salt Lake Boulevard**
**Honolulu, HI 96818**

**And**

**Crawford Architects, LLC**
**737 Bishop Street**
**Mauka Tower, Suite 2870**
**Honolulu, Hawaii 96813**

**Prepared By:**

**Wilson Okamoto Corporation**
**1907 South Beretania Street, Suite 400**
**Honolulu, HI 96826**

**WOC Job No. 10422-01**

**September 2019**

## TABLE OF CONTENTS

**Page**

**SUMMARY ..... S-1**

**1. GENERAL DESCRIPTION OF THE PROPOSED ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS ..... 1**
- 1.1 Background ..... 1
- 1.2 Chapter 343, HRS (Hawai'i EIS Law) ..... 1
- 1.3 Proposed Action ..... 2
- 1.4 Project Location ..... 4
- 1.5 Existing Conditions ..... 4
- 1.6 Purpose and Need ..... 5
- 1.7 Goals and Objectives of the Proposed Action ..... 5

**2. DETERMINATION ..... 7**

**3. CONSULTATION ..... 8**
- 3.1 Public Outreach and Consultation ..... 9
- 3.2 Public Scoping Meeting ..... 9

## LIST OF FIGURES

**Page**

Figure 1 Project Location Map ..... 10
Figure 2 TMK Map ..... 11
Figure 3 Surrounding Uses Map ..... 12

## LIST OF APPENDICES

Appendix A Aloha Stadium Site Master Plan Options

## SUMMARY

| | |
|---|---|
| **Project Name:** | New Aloha Stadium Entertainment District |
| **Proposing/Determining Agency:** | State of Hawaiʻi Department of Accounting and General Services |
| **Location:** | Hālawa, Oʻahu, Hawaiʻi |
| **Tax Map Keys**: | [1] 9-9-003:061 and neighboring TMKs [1] 9-9-003:055, 070, and 071 |
| **Land Area:** | 98 acres (approximate) |
| **Recorded Fee Owner:** | State of Hawaiʻi |
| **Existing Use:** | Existing Aloha Stadium Site |
| **State Land Use District:** | Urban |
| **Special Management Area:** | Outside of SMA |
| **City and County of Honolulu Zoning:** | Residential (R-5) |
| **Flood Zone Designation:** | Zones X |
| **Proposed Action:** | The construction of a new stadium facility in addition to related ancillary development that will serve to create a New Aloha Stadium Entertainment District on the grounds of the existing Aloha Stadium site in Hālawa. |
| **Impacts:** | Analysis of the following environmental resource criteria will be addressed in the Draft EIS:<br><br>Climate and Climate Change<br>Geology<br>Topography<br>Soils<br>Surface Waters<br>Groundwater<br>Coastal Waters<br>Natural Hazards<br>Flora<br>Fauna<br>Historic and Archaeological Resources<br>Cultural Resources<br>Air Quality |

Noise
Visual Resources
Socio Economic Characteristics
Public Services and Facilities
Infrastructure, Traffic, and Utilities
Secondary and Cumulative Impacts

**Determination:**

Although the proposed improvements will be implemented in phases that, individually, may not have significant environmental impacts, HAR Section 11-200.1-10, requires that phases of a "larger total undertaking" be treated as a single action. Due to the collective scale of the Proposed Action, compliance with HRS Chapter 343 warrants the preparation and processing of an EIS.

The potential for significant environmental impacts requires the preparation of an EIS.

**Agencies Consulted in EISPN Process:**

See Chapter 3

**Planning Consultant:**

Mr. Keola Cheng
Wilson Okamoto Corporation
Honolulu, Hawai'i 96826
Telephone: (808) 946-2277
Fax: (808) 946-2253

# 1. GENERAL DESCRIPTION OF THE PROPOSED ACTION'S TECHNICAL, ECONOMIC, SOCIAL, AND ENVIRONMENTAL CHARACTERISTICS

## 1.1 Background

Since its opening in 1975, Aloha Stadium has served as a key component to the fabric of life in Hawaiʻi. Located on the southern coastal plain of Oʻahu, Aloha Stadium is Hawaiʻi's largest outdoor arena and hosts over 300 events each year including professional sporting events, college football games (University of Hawaiʻi Football regular season home games and the post season Hawaiʻi Bowl), multiple high school sporting events, concerts, fundraisers, the Aloha Stadium Swap Meet & Marketplace, and the 50th State Fair.

The Stadium's mission is to meet the challenge of providing a first class arena where the dreams of our young people can be realized through participation in sporting and other special events; where the spirit of achievement can be nourished by the thrill of competition; where families can gather to share their cultural diversity with pride and a feeling of Aloha.

Aloha stadium has served as one of the State's premier entertainment and gathering venues for over forty years without any major structural updates since it was originally constructed. Corrosion of the facility's steel superstructure and increasing high maintenance and repair costs required to reinforce the structural integrity of the stadium have prompted the Stadium Authority to pursue replacing the facility and redeveloping the surrounding environs.

The demolition and construction of a replacement facility at the current Aloha Stadium site in Hālawa provides a development opportunity for Oʻahu and the State of Hawaiʻi. Removal of the Federal and City deed restrictions on the project site redefined the possible land uses and density of the property, which will attract new investment and create additional community assets and mixed-use ancillary development. Furthermore, the future Honolulu Authority for Rapid Transportation (HART) Hālawa/Aloha Stadium Transit Station within the project area provides a unique opportunity to leverage the increased transit options for stadium operations and for transit-oriented development.

In support of the mission statement above, the proposed New Aloha Stadium Entertainment District, anchored by the new Stadium, will continue to serve as a civic focal point and gathering place, aim to increase revenue, and boost economic sustainability.

## 1.2 Chapter 343, HRS (Hawaiʻi EIS Law)

This Environmental Impact Statement Preparation Notice (EISPN) has been prepared to meet the requirements of Hawaiʻi Revised Statutes (HRS) Chapter 343-5, as amended, and Hawaiʻi Administrative Rules (HAR) Title 11, State of Hawaiʻi Department of Health, Chapter 200.1, Environmental Impact Statement (EIS) Rules. This EISPN provides public notification of the New Aloha Stadium Entertainment District. Its purpose is to solicit public comments on the scope of impacts to be addressed in the Draft EIS.

The Draft EIS will provide information describing the purpose and need for the project, a description of the proposed project, an analysis of the potential environmental consequences of the proposed project, and a discussion of alternatives considered. It will disclose significant short-term, long-term, and cumulative impacts on the human, natural, and built environment. The Draft EIS documents will also inform interested parties of the proposed project and seek relevant public

comment on subject areas that should be addressed. Those comments will be responded to, addressed, and documented in the Final EIS.

The following resource categories have been tentatively identified for consideration in the EIS:

- Climate and Climate Change
- Geology
- Topography
- Soils
- Surface Waters
- Groundwater
- Coastal Waters
- Natural Hazards
- Flora
- Fauna
- Historic and Archaeological Resources
- Cultural Resources
- Air Quality
- Noise
- Visual Resources
- Socio Economic Characteristics
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Secondary and Cumulative Impacts

Community input will be sought during the EIS process and is initiated with public notification and community scoping.

Site-specific environmental studies, conceptual engineering analyses, and renderings to be prepared for the proposed project will also be discussed in the DEIS, and appended, as appropriate.

### 1.3 Proposed Action

The Proposed Action, in response to the findings of the February 2017 Aloha Stadium Conceptual Redevelopment Report, will encompass the construction of a new stadium facility in addition to related ancillary development that will serve to create a New Aloha Stadium Entertainment District on the grounds of the existing Aloha Stadium site in Hālawa.

The construction of the new stadium facility and ancillary development of the entertainment district surrounding the new stadium would be pursued under a Public-Private-Partnership between the state and a private developer selected through a State Procurement Request for Qualifications (RFQ) / Request for Proposals (RFP) process. It is anticipated that this RFQ/RFP process will run concurrently with this EIS effort due to the critical and time sensitive nature of escalating construction costs and mounting deferred maintenance with regard to the existing stadium facility. The private developer selected pursuant to this RFQ/RFP process would be bound to the outcome of this EIS process.

The construction of a new Stadium is being considered on or near the existing Stadium's current location on the site. The proposed project's master plan, which is under development, has identified three possible stadium locations and resultant configurations for associated ancillary development that could include cultural, educational and recreational facilities; an entertainment district; mixed-use retail space; residential units and hotel accommodations (See Appendix A). This approach will ensure the preferred development yields a viable and vibrant mixed-use development underpinned by a modern multi-purpose sports and entertainment venue. While each option is differentiated most notably by where the new stadium is located on the site, all three envision a phased approach to the development of the entire site over time dependent upon market demands and conditions.

**Option A:**
A new stadium is located exactly where the existing stadium is situated. An incremental redevelopment scenario will see the old stadium progressively demolished and replaced with new construction, facilitating uninterrupted use throughout the demolition and construction cycle. An entirely new facility will be realized at the completion of the final increment.

**Option B:**
A new stadium is built due west of the existing stadium. The existing stadium can remain operational while the new stadium is constructed. At the conclusion of construction, stadium operations move into the new venue and the old stadium is demolished. The bowl-shaped depression remaining after demolition is reprogrammed as an outdoor performance venue and community recreation space.

**Option C:**
As with Option B, the existing stadium remains operational throughout construction of a new stadium to the south. The site of the old stadium and surrounding circular parking area are reconfigured into a grid street pattern defining a new central recreation space.

In all options, the new Aloha Stadium will be downsized from its existing capacity of 50,000 seats, with a capacity of approximately 35,000 seats. The new stadium will be configured to support a variety of sports and entertainment events, including football, soccer, rugby and other sports that are played on a rectangular field. In addition, concerts, community functions and family-oriented events will be hosted in the facility. The multipurpose stadium would have a comprehensive array of fan amenities and support spaces to market new events, including additional luxurious seating options, more extensive concessions, and improved facility circulation. The proposed stadium will likely be constructed of concrete treads and risers supported by composite concrete and steel beams. The design of the stadium will also consider a roof over the seating areas to provide shelter from the elements to the extent that is economically feasible. However, the field will not be covered by the proposed roof. The facility would also be fully compliant with requirements set forth by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and would reduce operation expenses through efficient building systems.

Each option envisions that the construction of a new stadium would be followed by multiple phases of ancillary development until the entire site is built out to capacity over time.

The entire project site represents a large redevelopment opportunity promising economic benefits. To ensure these benefits are managed responsibly, the market absorption rate, now and in the future, must be taken into account to preserve and enhance the value of the site for all beneficiaries. To that end, the proposed project's master plan, regardless of the option ultimately selected, will comprise a first phase delivery (Phase 1) of mixed-use elements in addition to a new Aloha Stadium. Subsequent phases will be delivered over time in response to market demand.

The Hālawa/Aloha Stadium Transit Station being built within the Aloha Stadium site, together, with the lifting of federal and city deed restrictions will create a unique opportunity to leverage the increased transit options for stadium operations, and for transit-oriented development. The proposed project presents opportunities at the project site for ancillary transit-oriented development, which is situated in an optimal location next to the new Hālawa/Aloha Stadium

Transit Station. However, the proposed project will not result in development at the Hālawa/Aloha Stadium Transit Station, nor does it involve federal expenditures.

## 1.4 Project Location

The Aloha Stadium site encompasses roughly 98 acres located on the southern portion of the island of Oʻahu (See Figure 1). The stadium site is situated within the historical ahupuaʻa of Hālawa. Hālawa is the easternmost ahupuaʻa of the moku of ʻEwa. Hālawa Stream flows through the southern end of the project site, and drains into the ʻAiea Bay, in the East Loch of Pearl Harbor, located approximately a quarter-mile to the west.

The existing Aloha Stadium is further identified by four discrete neighboring Tax Map Key (TMK) parcels partially separated by Salt Lake Boulevard. The larger northeastern parcel Tax Map Key (TMK): [1] 9-9-003:061 at 99500 Salt Lake Boulevard includes the existing Aloha Stadium and an adjacent parking area to the southeast generally bounded by Kamehameha Highway on the west, Moanalua Freeway on the north, the H-1 Freeway on the east and Salt Lake Boulevard on the south. The smaller southwest parcels, TMK: [1] 9-9-003:055, 070, and 071 at 99501 Salt Lake Boulevard, and 99252 and 99232 Kamehameha Highway are generally bound by Kamehameha Highway to the northwest, and legs of Salt Lake Boulevard on the northeast, southeast and southwest sides. TMK: [1] 9-9-003:071 will contain the future Hālawa/Aloha Stadium Transit Station which is already under construction.

The Aloha Stadium site exists near large residential subdivisions and is located adjacent to the largest highway interchange in the State of Hawaiʻi, the Hālawa Interchange, where H-1, H-3, H201/78 (Moanalua Freeway) and other roadways meet, such as 99 (Kamehameha Highway) (See Figure 3). Currently, the Aloha Stadium site consists of the existing stadium and its surrounding surface parking lots. The future Hālawa/Aloha Stadium HART Station will be located on the ʻEwa side of the site, and is expected to be completed in 2020. However, the proposed project will not result in development at the Hālawa/Aloha Stadium HART Station. In addition to the rail stop, 20 bus stops are currently present within in a quarter-mile radius from the site perimeter.

## 1.5 Existing Conditions

The existing Aloha Stadium is the only venue of its size in the State of Hawaiʻi, seating approximately 50,000 people. The existing Aloha Stadium supports many events, including the University of Hawaiʻi Football, National Football League games and events, the National Collegiate Athletic Association's (NCAA) Hawaiʻi Bowl, music concerts, swap meets, auto shows, and carnivals. It is owned by the State of Hawaiʻi and is managed by State of Hawaiʻi Stadium Authority as attached to the Department of Accounting and General Services (DAGS). When the Stadium opened in 1975, it was the first of its kind in the world because of its ability to change physical configurations to accommodate different sporting events (Hawaiʻi Stadium Authority 1975).

The entirety of each of the four moveable seating sections and the tier seating areas of the stationary seating sections are constructed with structural corten steel, notably a weathering type of structural steel. This steel was purported to be resistant to corrosion after an initial, dense, stable rust layer develops on the surface called a "protective patina." However, it was later discovered that weathering steel is sensitive to salt-laden air environments. In such environments, the protective patina does not stabilize but instead continues to corrode, resulting in the corroded steel superstructure of Aloha Stadium (Myounghee Noh & Associates, L.L.C. 2008).

The existing Aloha Stadium site dedicates most of its land to surface parking in addition to the stadium. The ʻEwa portion of the site was formerly controlled by a Federal Deed Restriction which limited uses to public park and recreation uses. Similarly, a Diamond Head portion of the site was formerly controlled by a City Deed Restriction which limited land use to a public stadium and related uses. Both of these deed restrictions were lifted in 2017, which has opened up significant opportunities for the construction of a new stadium and ancillary mixed-use development.

## 1.6 Purpose and Need

In 2005, DAGS commissioned a planning study that was prepared by WJE, HOK Sport, Barrett Sports Group, Architects Hawaiʻi, PCL Construction Group, and Continental Mechanical that identified a number of deficiencies of various degrees, as well as a number of items that required attention to protect public safety. The stadium deficiencies included, but was not limited to deteriorated areas and corrosion of the stadium, structural issues, replacement of seats and other stadium equipment, non-compliant code conditions, and considerable maintenance costs. The study highlighted the urgency of systemic problems that were continuing to grow as a result of deferred maintenance and chronic corrosive conditions.

In 2017, an update to the aforementioned 2005 planning study concluded that the existing stadium requires approximately $300 million in critical health and safety repairs as well as $121 million of additional improvements to bring the stadium up to ADA standards and code compliance. The cost of these needed repairs and improvements is estimated to grow at a rate of approximately 5% per year, meaning that from a funding standpoint, $30 million of annual contributions would be required over a 25 year span. Since 2008, the State has spent approximately $117 million towards maintaining the existing stadium, a figure which includes on-going maintenance efforts. Nonetheless, this capital expenditure has not adequately addressed all of the existing stadium's deficiencies. Due to corrosion damage and associated costs that continue to escalate, the State has determined that the construction of a new stadium would present a much more favorable use of capital resources than the continued maintenance of the existing stadium.

A new stadium on the Hālawa site will replace the deficient, existing facility while providing the community with a much-needed, modern, multi-purpose sports and entertainment venue for many years to come. A new stadium would be an improvement over a renovated existing stadium at a lower cost, and would facilitate and catalyze ancillary development on the surrounding Hālawa site over a 25-year period. Ancillary development potential of the Hālawa site would be severely limited with retention of the existing stadium, even if it were renovated to meet basic health and safety requirements and code compliance. The current stadium cannot attract new events due to its size and limited seating adjustment capabilities for many events, the lack of premium amenities, and the dimensionally-narrow playing field with low performance quality for major sporting events outside of Football that it features. A new stadium could attract major international and domestic sports events and would have the ability to accommodate various sized concerts and other major events with proper staging equipment, seating bowl, lighting, and sound.

## 1.7 Goals and Objectives of the Proposed Action

In response to ongoing engineering assessment and expert analysis of the deteriorating condition of Aloha Stadium and the considerable cost necessary to maintain the stadium's structural integrity, the State of Hawaiʻi is working to identify the means by which a new stadium can be constructed and the Hālawa site transformed into a vibrant, thriving community entertainment district through new, mixed-use development that will offer a range of resident and visitor

amenities, catalyze economic development and job creation, and celebrate the history and culture of Aloha Stadium and the communities that surround it.

The goals of the proposed action are:

1. To support the community's vision for redeveloping the Hālawa stadium site into a mixed-use community, surrounding an appropriately sized, state-of-the-art stadium.

2. To capitalize on the increased access and transportation availability that the rail transit provides to transform the area into a more active environment, with a vibrant mix of land uses, and provide safe, secure connections that link the rail station to the area's major destinations, including adjacent historic sites and activity centers.

3. To identify and disclose the potential benefits and impacts of a range of programmatic concepts that allow for redevelopment through a mutually beneficial, private-public partnership between the State of Hawaiʻi and an appropriate partner (or appropriate partners). All necessary parties will be fully informed as to the community vision and guidelines under which the site can be developed.

4. To comply fully and in good faith with HRS 343, Act 50 (2000) and HAR Chapter 11-200.1.

The purpose of this EIS is to address the programmatic activities identified during an inclusive, community-based planning effort, which began in 2015. This effort identified the goals and ideas of area stakeholders, including:

- Create an inviting destination through the addition of retail and entertainment spaces.
- Heighten the area's use as a community gathering place through cultural programs and public events.
- Support a green network and infrastructure through establishing active, open, and community spaces.
- Promote connectivity between the stadium and the Hālawa/Aloha Stadium Transit Station.
- Increase accessibility to the site through multimodal connectivity and accessibility.
- Achieve financial sustainability through efficiency and appropriate economic uses
- Encourage a variety of lifestyles through residential and housing diversity that may include both housing for residents and accommodations for visitors.

## 2. DETERMINATION

This document serves as notice that DAGS intends to prepare an Environmental Impact Statement for the proposed action.

Although the proposed improvements will be implemented in phases that, individually, may not have significant environmental impacts, HAR Section 11-200.1-10, requires that phases of a "larger total undertaking" be treated as a single action. Due to the collective scale of the Proposed Action, compliance with HRS Chapter 343 warrants the preparation and processing of an EIS.

## 3. CONSULTATION

This section identifies agencies, citizen groups, and individuals to be consulted as part of the EIS process. This EISPN has been prepared as an initial step in developing the scope of the Draft EIS. The EISPN will be published by the State Office of Environmental Quality Control in The Environmental Notice. In addition, notice of the availability of the EISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. These parties are identified below:

**Federal Agencies**

U.S. Army Corps of Engineers, Honolulu District
U.S. Department of the Interior
U.S. Environmental Protection Agency
U.S. Department of Navy
U.S. National Park Service

**State Agencies**

Department of Business, Economic Development and Tourism (DBEDT)
Department of Agriculture
Department of Accounting and General Services
DBEDT, Strategic Industries Division
DBEDT, Hawaiʻi State Energy Office
DBEDT, Land Use Commission
DBEDT, Office of Planning
Department of Education
Department of Defense
Department of Health, Office of Environmental Quality Control
Department of Health, Environmental Management Division
Department of Health, Hazard Evaluation and Emergency Response Office
Department of Health, Kinau Hale
Department of Health, Wastewater Branch
Department of Health, Safe Drinking Water Branch
Department of Land and Natural Resources (DLNR)
DLNR, Division of Forestry and Wildlife
DLNR, Land Division
DLNR, Office of Coastal and Conservation Lands
DLNR, Engineering Division
DLNR, State Historic Preservation Division
DLNR, Commission on Water Resources Management
Department of Hawaiian Home Lands
Office of Hawaiian Affairs
Department of Transportation
Department of Transportation, Airports Division

**City and County of Honolulu Agencies**

Honolulu Fire Department
Department of Environmental Services
Department of Planning and Permitting
Department Parks and Recreation
Department of Design and Construction
Board of Water Supply

Honolulu Police Department
Department of Transportation Services
Department of Facility Maintenance
Office of the Mayor

**Other**

Senator Breene Harimoto
Senator Glenn Wakai
Representative Aaron Ling Johanson
Representative Sam Satoru Kong
Councilmember Joey Manahan
Hawaiian Telcom
Hawaii Gas
Hawaiian Electric Company
Spectrum Hawaii
Aliamanu-Salt Lak Neighborhood Board 18
Aiea Neighborhood Board 20
Aiea Community Association

Comment on key issues, potential environmental impacts, existing information, methodologies, additional persons and organizations to be contacted due to possible interest in the Proposed Action, are welcome.

### 3.1 Public Outreach and Consultation

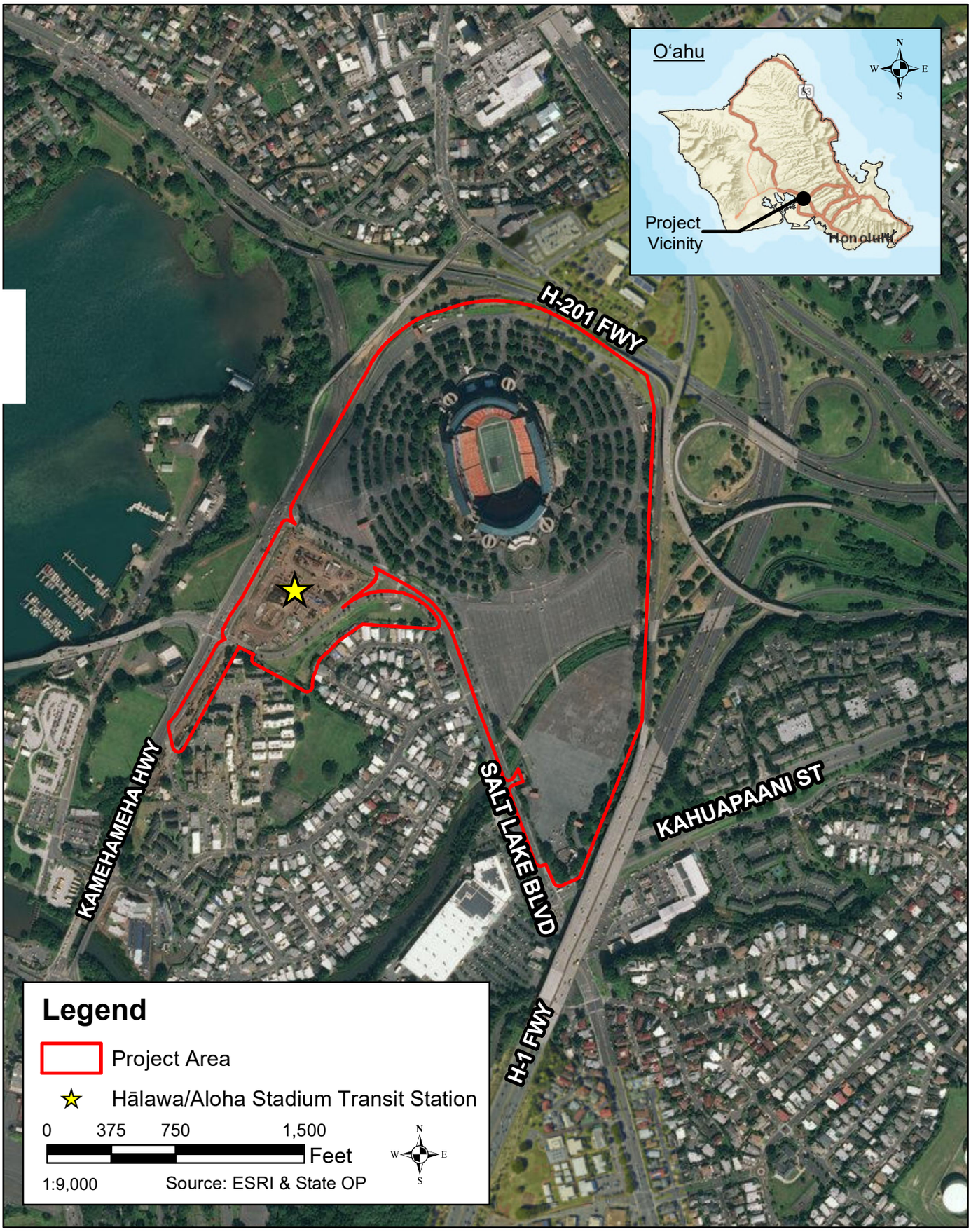
Public outreach and consultation are important components of the EIS and master planning processes. Therefore, meetings will be held with community groups and key stakeholders about the proposed New Aloha Stadium Entertainment District.

Cultural experts and community groups will be consulted and asked to provide their feedback. Likewise, input will be solicited from key stakeholders representing business, entertainment, government, military, sports, television, tourism, etc.

Through outreach and consultation with these groups, informed decisions can be made during the planning process that will address the community's needs, as well as those of numerous stakeholders.

### 3.2 Public Scoping Meeting

The Pubic Scoping Meeting for the subject EIS will be held at the Aloha Stadium site located at 99500 Salt Lake Boulevard in the hospitality room on Wednesday, September 25th, 2019 at 7:00 P.M.




WILSON OKAMOTO CORPORATION

FIGURE 1

Project Location Map

*New Aloha Stadium Entertainment District*
*Hālawa, O'ahu, Hawai'i*

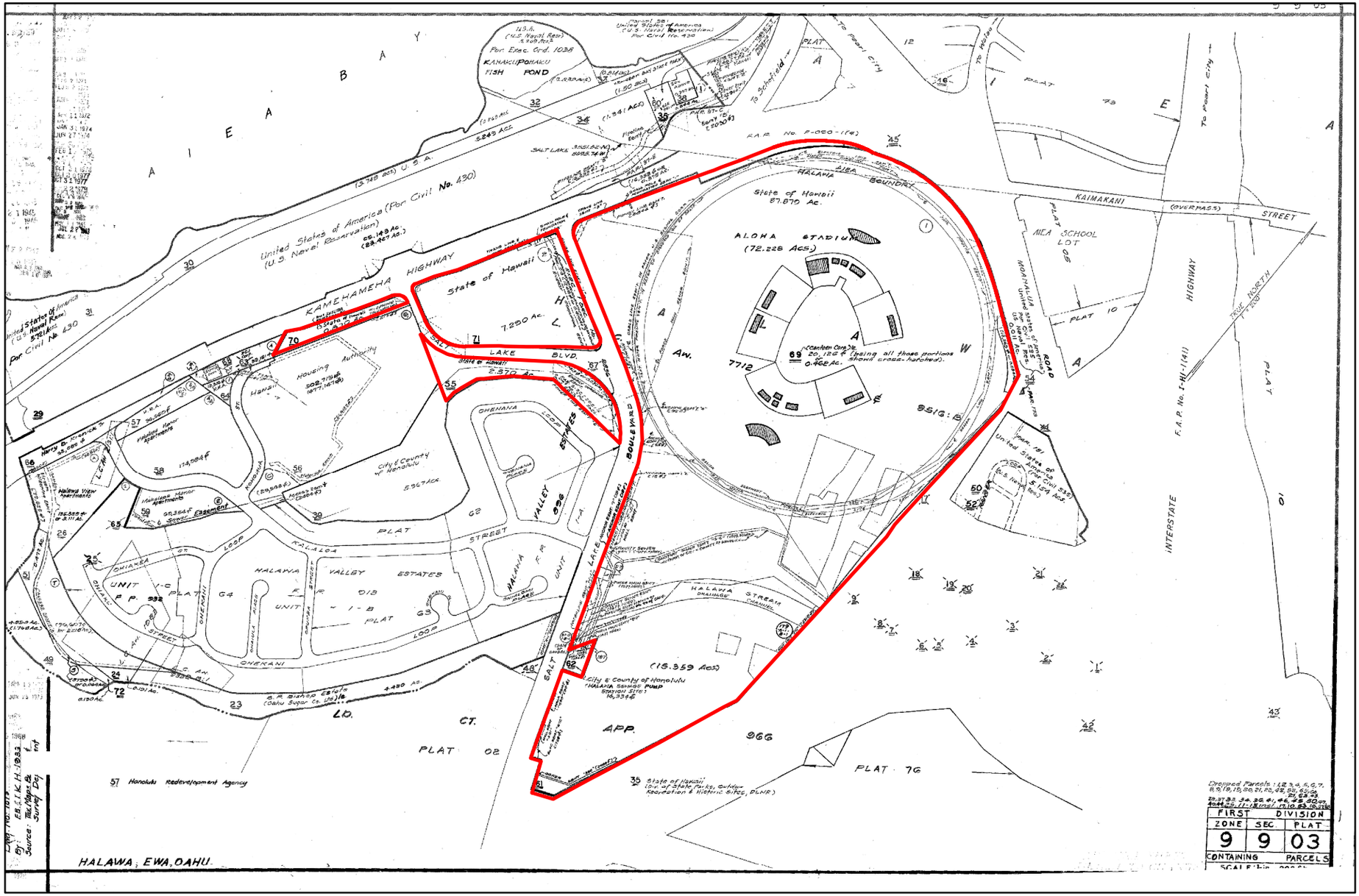
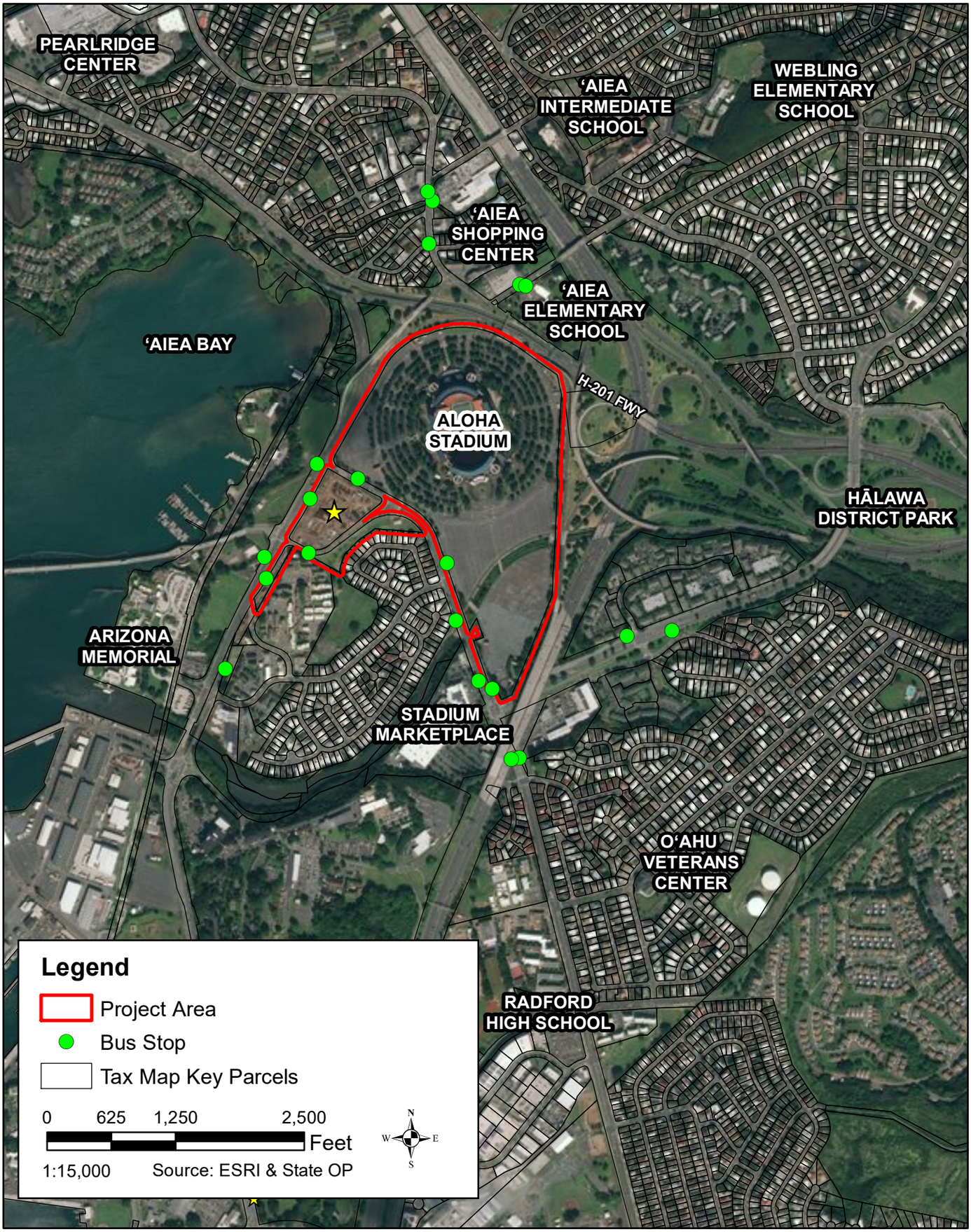



FIGURE 2

TMK Map

*New Aloha Stadium Entertainment District*
*Hālawa, O'ahu, Hawai'i*




WILSON OKAMOTO CORPORATION

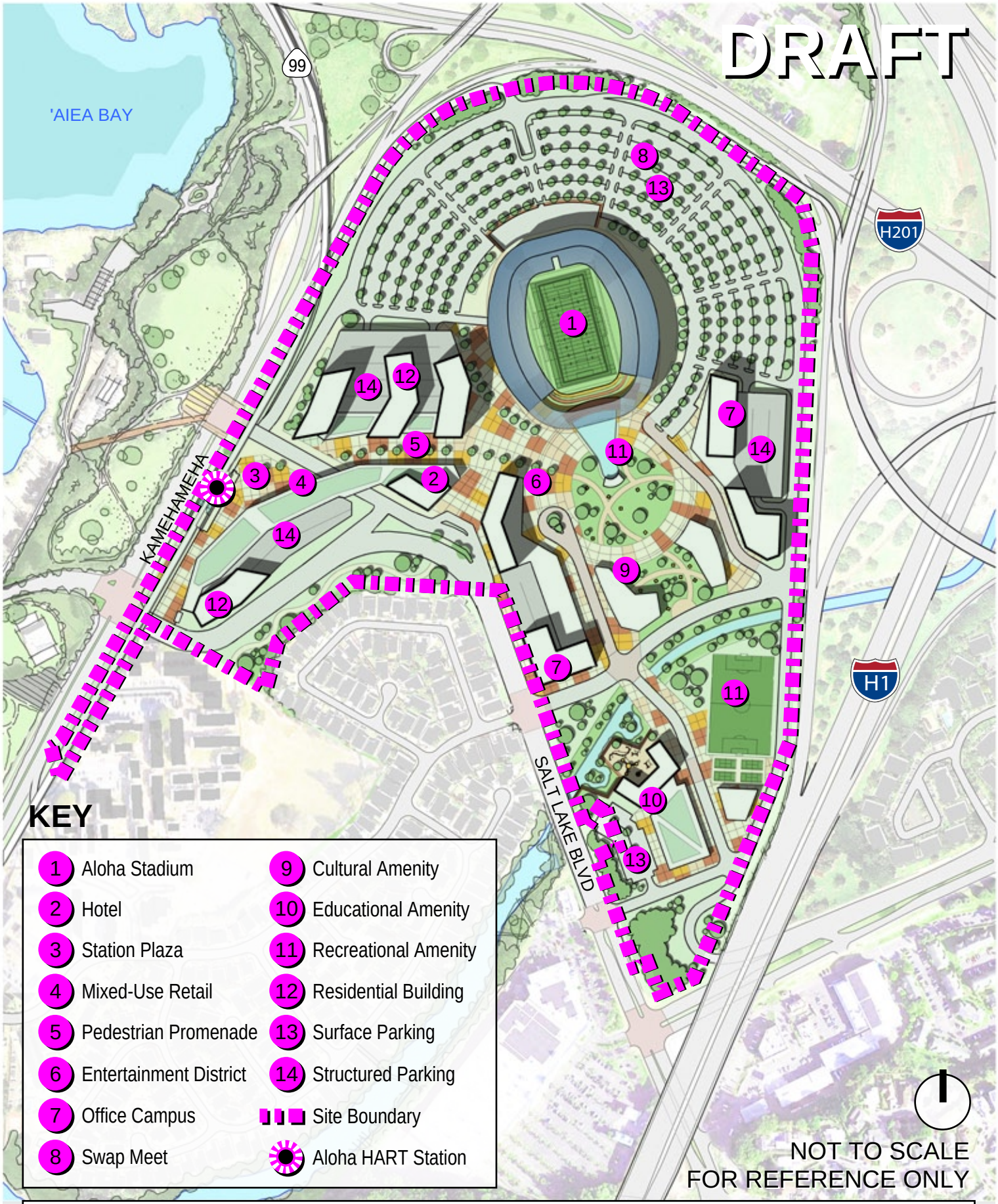
FIGURE 3

Surrounding Uses Map

*New Aloha Stadium Entertainment District*
*Hālawa, O'ahu, Hawai'i*

# Appendix A:

Aloha Stadium Site
Master Plan Options



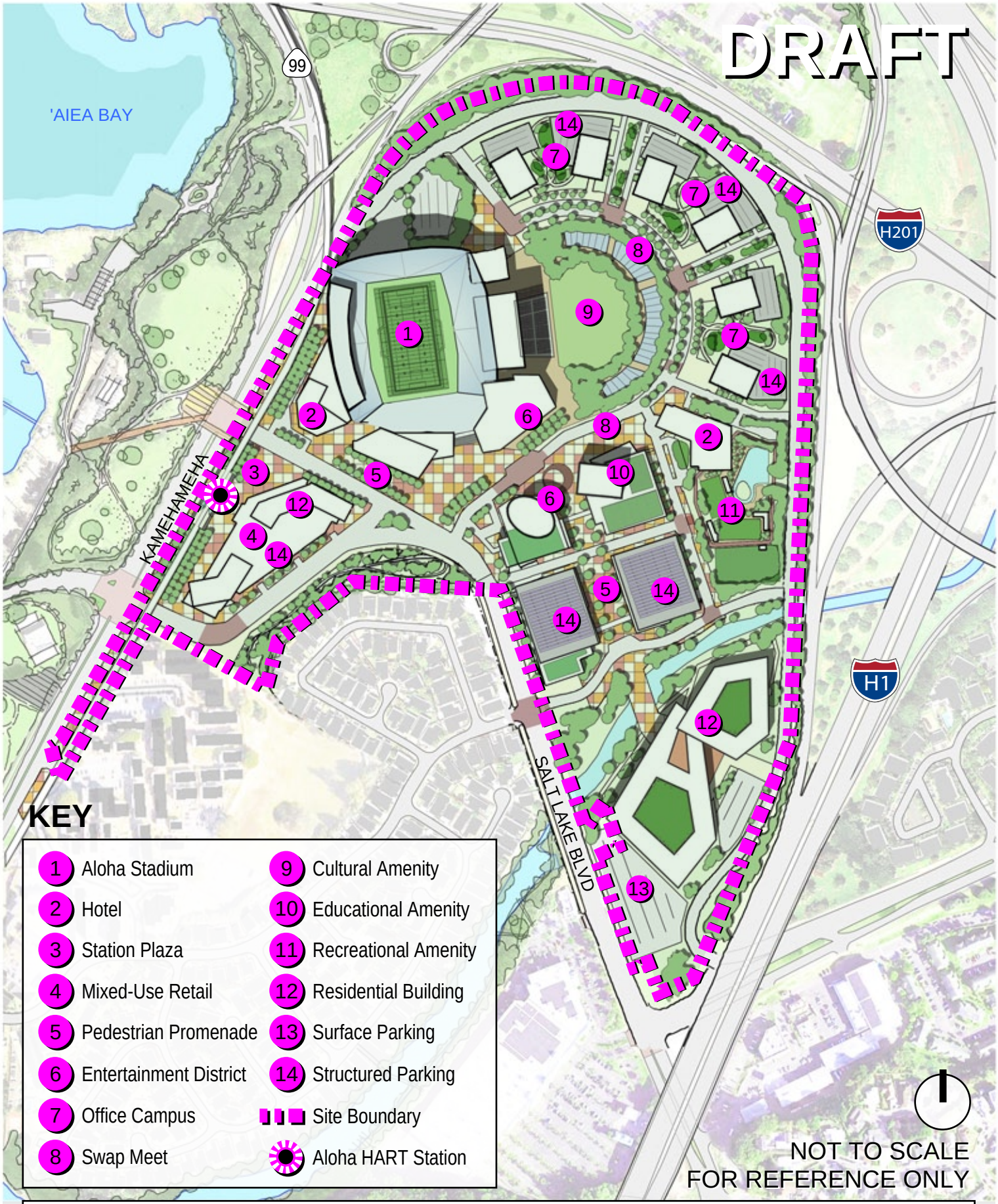

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED MASTER PLAN

# OPTION A

2019_0830

ahl. WT CRAWFORD



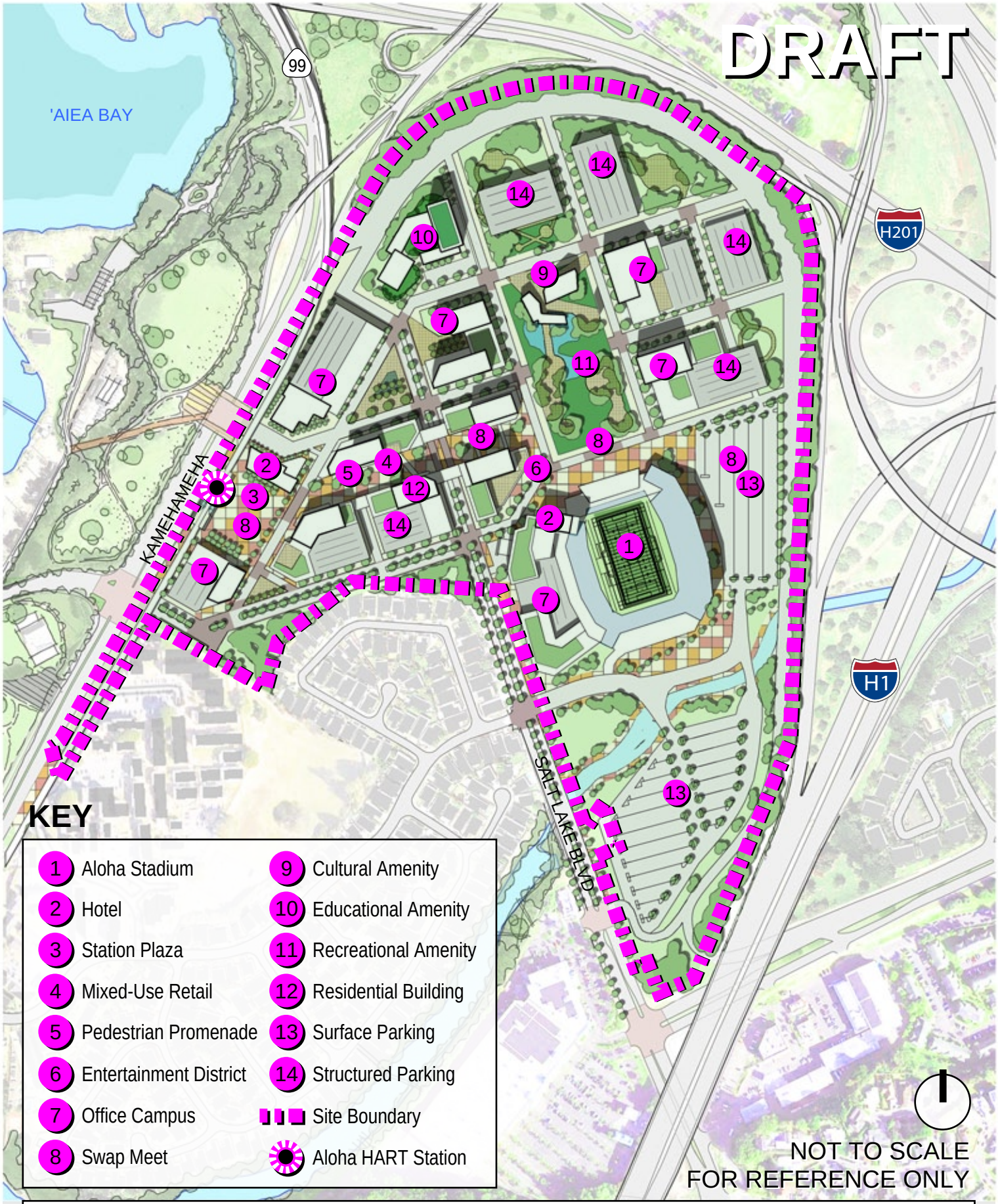

NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED MASTER PLAN

# OPTION B

2019_0830

ahl. WT CRAWFORD




NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

NASED MASTER PLAN

# OPTION C

2019_0830

ahl. WT

CRAWFORD