



NEW

**ALOHA**  
**STADIUM**

ENTERTAINMENT DISTRICT



# “NASED”

1. History of Site
2. Background to NASED
3. Vision for Future
4. Process Ahead



# HISTORY OF THE SITE





Forty four years ago when the stadium was completed, the state of the art facility was the first of it's kind to offer four movable sections.

Our 50,000-seat stadium could be configured to offer multiple seating arrangements and field formations that allowed football, soccer, and baseball.



Aloha Stadium houses **Hawaii's largest open-air market** where the locals shop for the best deals in town.

Open three days a week, **over 400 local merchants gather** to provide imported merchandise, hand made items, eclectic art pieces, popular local snacks, and other made in Hawaii products.

## SWAP MEET

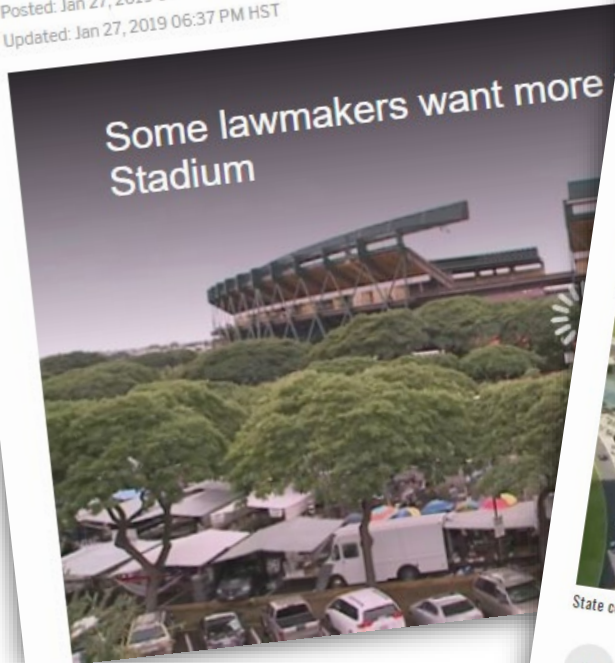




# BACKGROUND

Local News  
**Some lawmakers want more than new Aloha Stadium**

By: Sara Mattison  
Posted: Jan 27, 2019 06:37 PM HST  
Updated: Jan 27, 2019 06:37 PM HST



HAWAII  
**NEWS NOW**  
NEWS LIVE WEATHER SPORTS HI NOW  
Office 365.

**State considers 6 potential sites for eventual Aloha Stadium replacement**

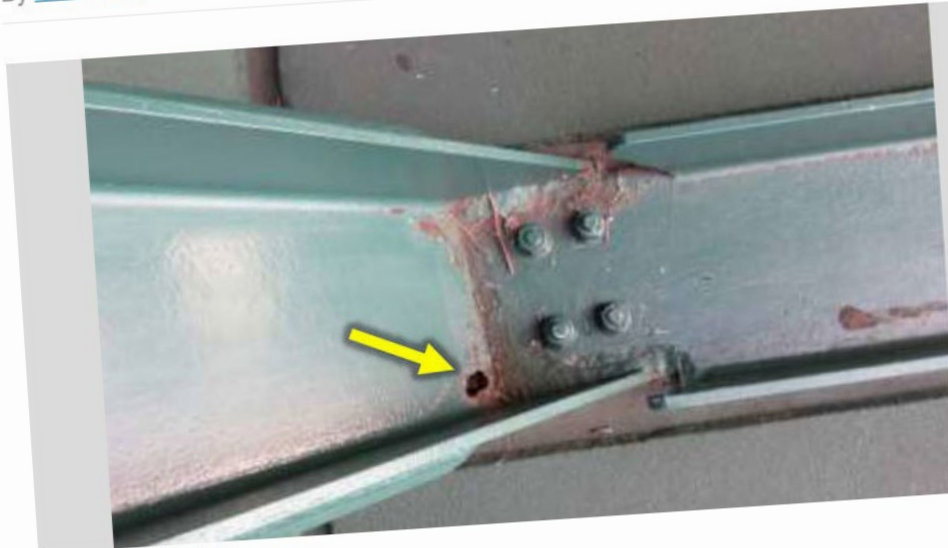


State considers 6 potential sites for eventual Aloha Stadium replacement  
By HNN Staff | March 29, 2019

SPORTS BREAKING | TOP NEWS

**Aloha Stadium needs \$30M in repairs over next 2 years, board says**

By Ferd Lewis - Jan. 31, 2019



COURTESY DAGS

An example of a structural steel member classified as Condition State 4. The yellow arrow points to a hole completely corroded through the thickness of the web of the steel member.

# BACKGROUND

Repair..?  
Replace...?  
Rethink...?

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION

## Aloha Stadium Conceptual Redevelopment Report

February 23, 2017

Prepared for:  
State of Hawaii  
Department of Accounting and General Services  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

Prepared by:  
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LASALLE**  
3344 Peachtree Road NE, Suite 1100  
Atlanta, Georgia 30326

### A bill would allow a new stadium to be built on the lower parking lot of Aloha Stadium

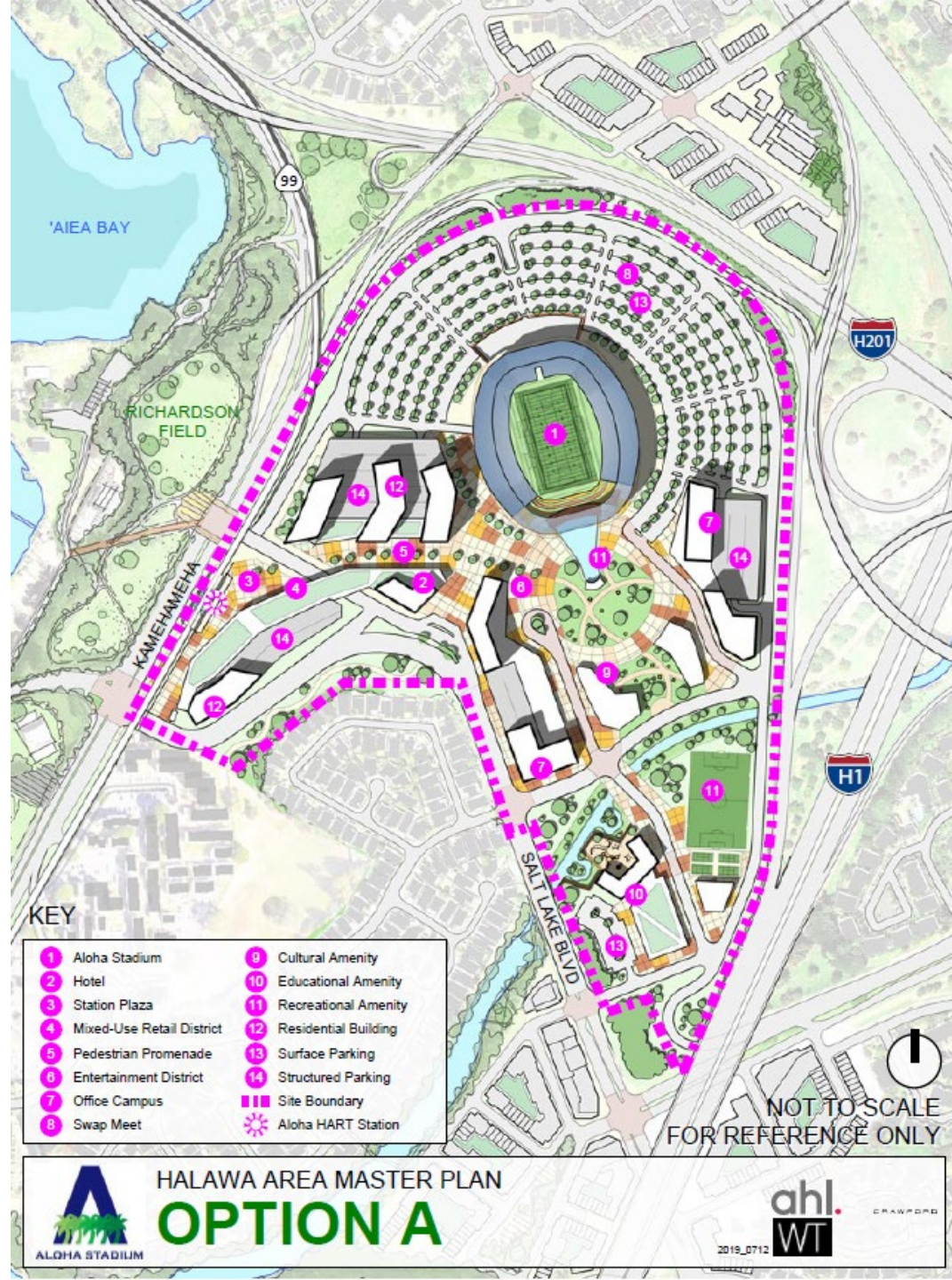
Aloha Stadium is showing its age. "It's kind of like driving a Datsun pickup truck that is just being run into the ground. At a certain point, time to get a new pickup truck," Senator Glenn Wakai, Tourism Committee Chairperson said. "Some don't mind that at all while others want something new. "Because it still looks cherry," Atasema Sefo said. "If that happens over there, I'd be happy," Franklin Chung said. A bill in the State Senat...

Thursday, February 14th 2019, 11:43 PM EST by KITV Web Staff



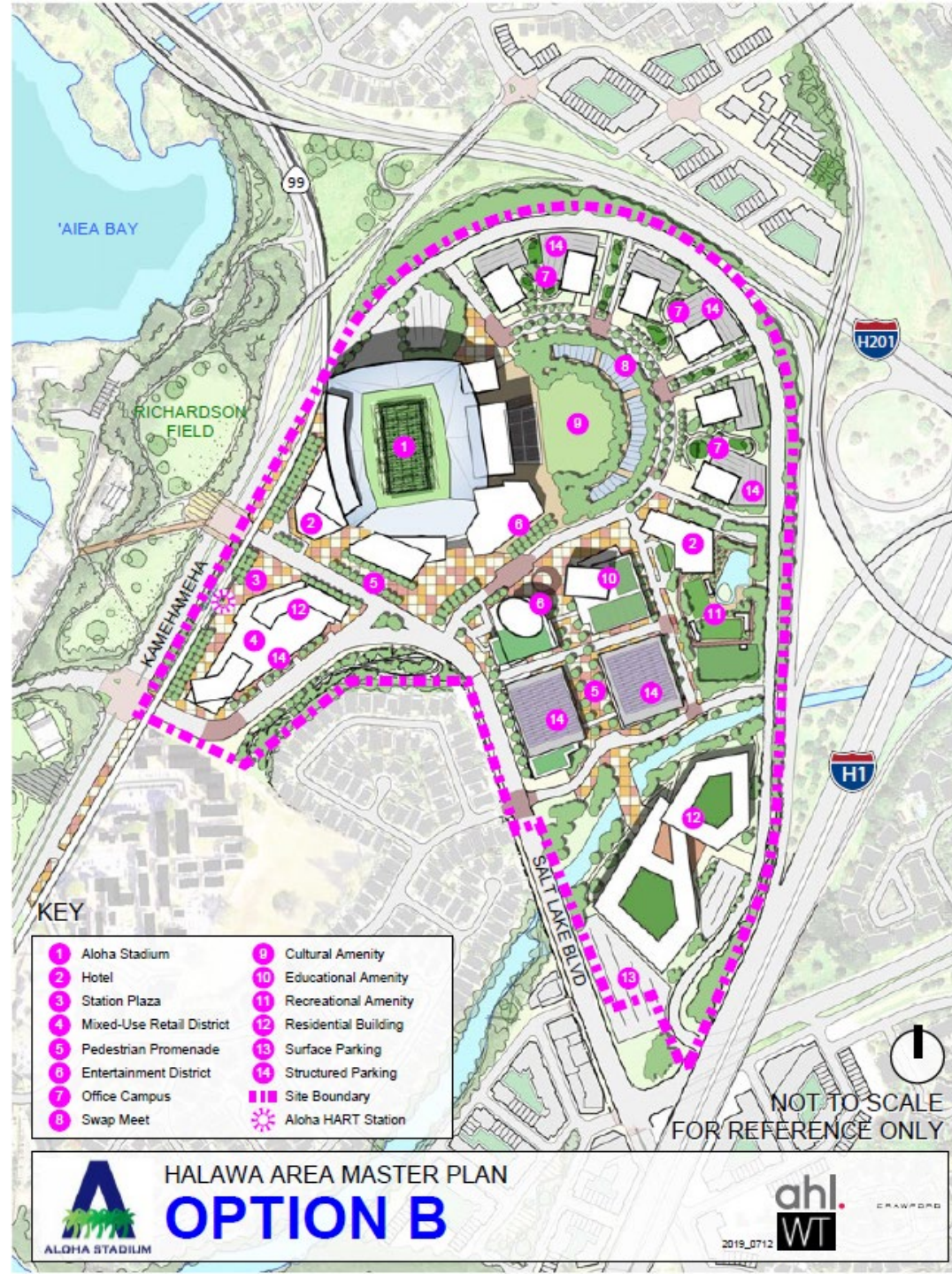


# VISION FOR FUTURE





# VISION FOR FUTURE



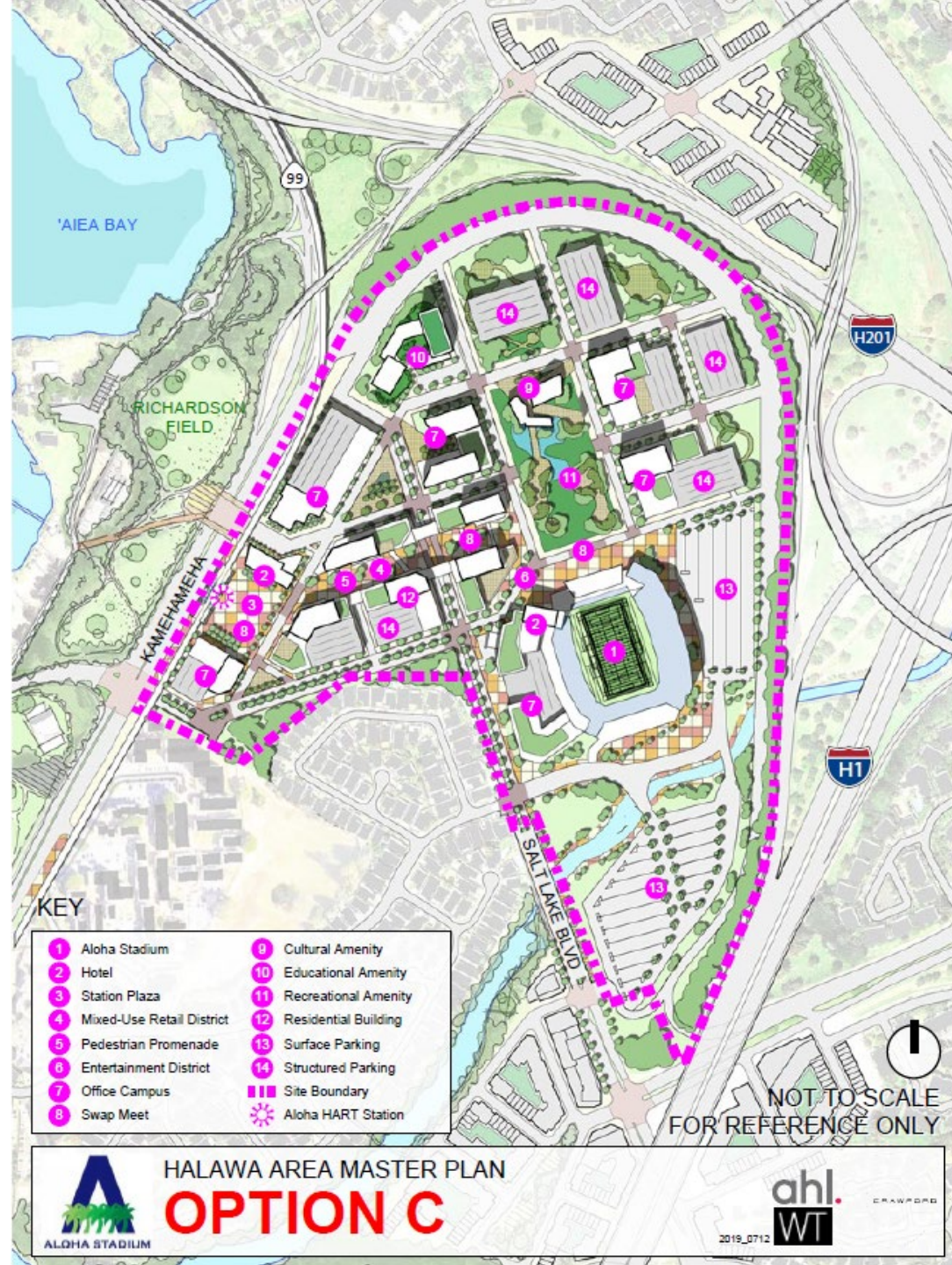
**KEY**

- |                             |                         |
|-----------------------------|-------------------------|
| 1 Aloha Stadium             | 9 Cultural Amenity      |
| 2 Hotel                     | 10 Educational Amenity  |
| 3 Station Plaza             | 11 Recreational Amenity |
| 4 Mixed-Use Retail District | 12 Residential Building |
| 5 Pedestrian Promenade      | 13 Surface Parking      |
| 6 Entertainment District    | 14 Structured Parking   |
| 7 Office Campus             | 15 Site Boundary        |
| 8 Swap Meet                 | 15 Aloha HART Station   |

NOT TO SCALE  
 FOR REFERENCE ONLY



# VISION FOR FUTURE



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STATE OF HAWAII

Appropriation

DBEDT

Delegation

HCDA

Delegation

DAGS  
Responsible Agency

Direct Reporting Line

Stadium Authority  
Client Group

Technical Advisor  
Crawford  
Architects

Financial Advisor  
TBC

**NEW ALOHA STADIUM ENTERTAINMENT DISTRICT  
GOVERNANCE:**

Stadium Authority Board (aka District Board)

*Staff:*

Executive Director (Development District)  
Executive Director (Real Estate & Operations)  
Director (Stadium Enterprise)  
Director (Leasing)  
Director (P3 & Commercial Management)  
Director (Construction)

Legal Advisor  
TBC

P3 Project  
Manager  
WT Partnership

Real Estate  
Manager  
TBC

Operator  
Stadium Authority

Related  
Agencies

Commercial Agreements

New Stadium  
DBFM

Retail Zone  
Ground Lease

Infrastructure  
PPA

Residential &  
related  
Ground Lease

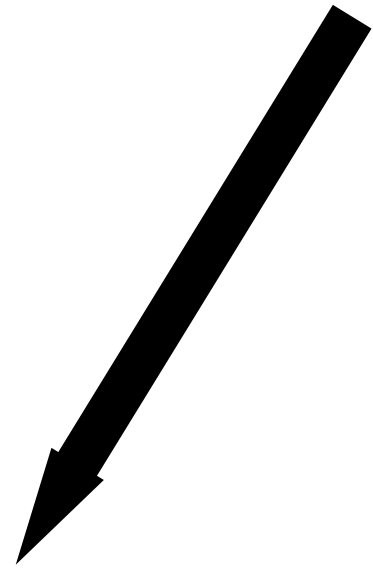
Events  
Management  
Agreement

Sub-Tenancy  
Agreements

Naming Rights  
Agreement

Advertising  
Concession

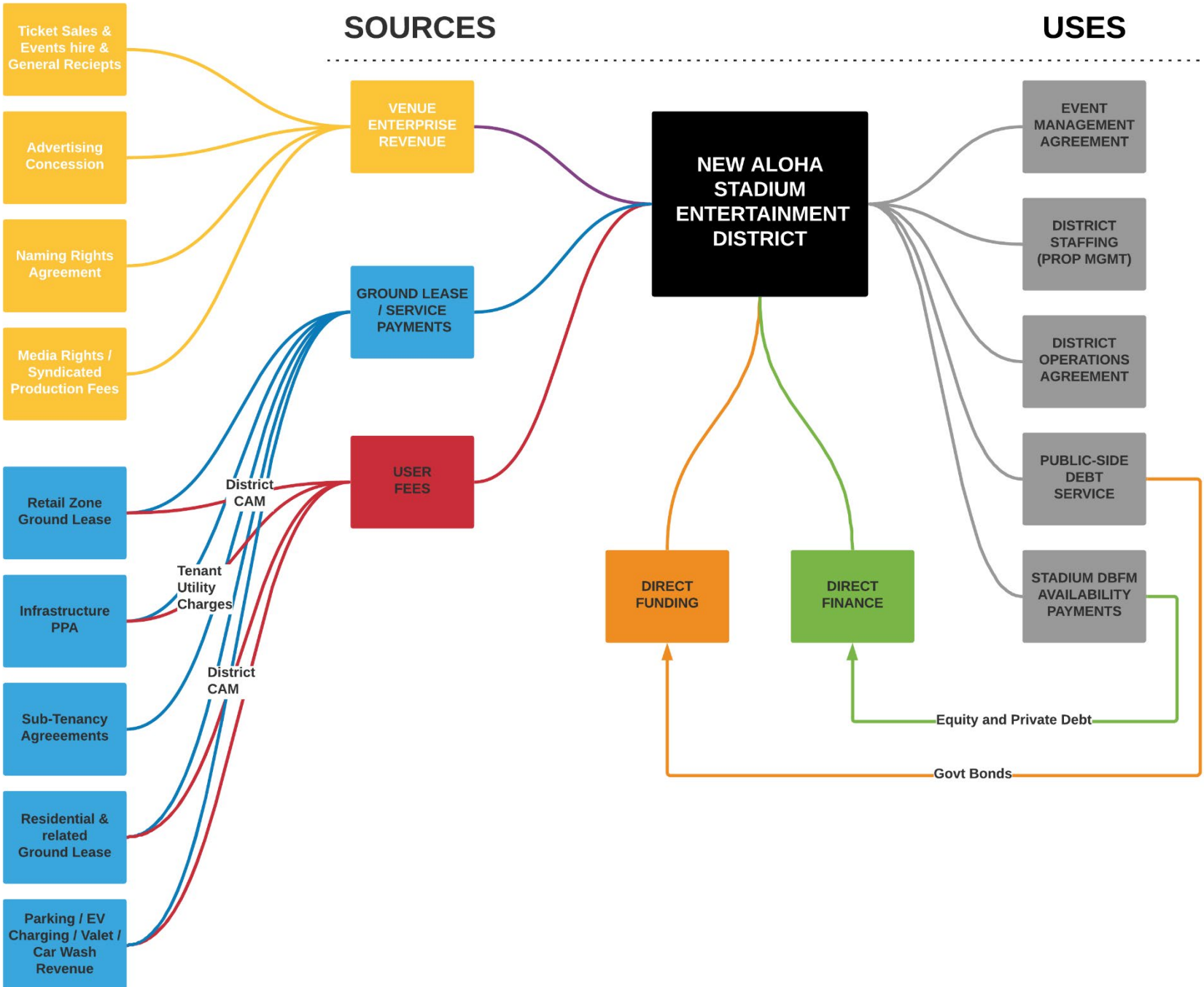
# Commercial Structure





# SOURCES

# USES

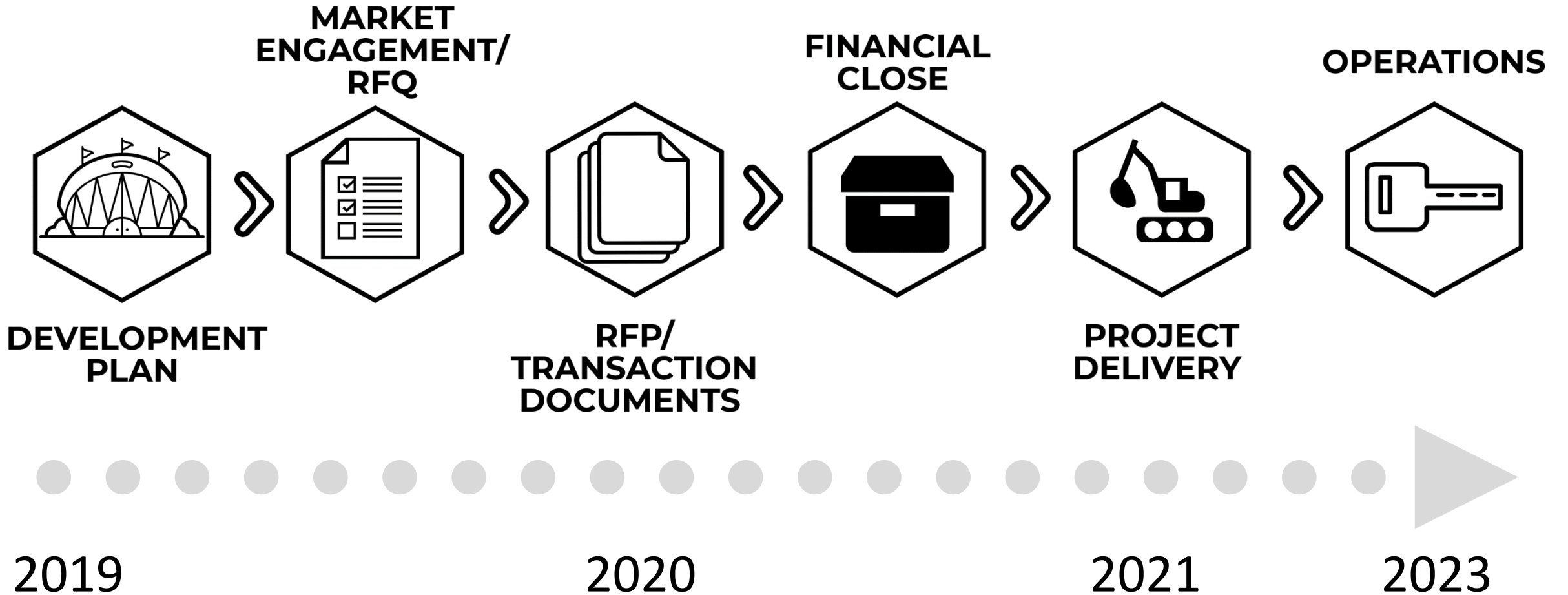


# Funding & Finance Mix



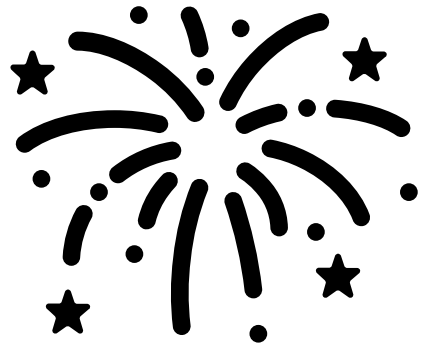


# PROCESS AHEAD

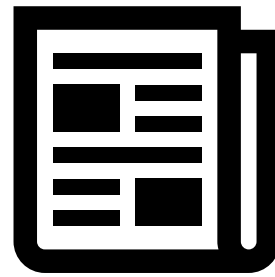




# FURTHER PARTICIPATION



VISIT US



FOLLOW  
PROGRESS



ENGAGE  
WITH US



NEW  
**ALOHA**  
**STADIUM**  
ENTERTAINMENT DISTRICT

*Mahalo!*