

New Aloha Stadium Entertainment District
Environmental Impact Statement
Frequently Asked Questions

1. What is an Environmental Impact Statement (EIS)?

An EIS documents the environmental impacts of a project (or activity) on an area. It includes detailed information about plants and animals, historical background of the site, cultural information, and detailed maps, photographs and/or drawings of the site.

A Programmatic Environmental Impact Statement (PEIS) is a variation of the standard EIS. It stipulates the range (maximum and minimum) of the development area and type of uses anticipated on the subject site. The PEIS ensures the scale and type of project permitted meets both minimum and maximum criteria for developable area, rather than specifying an amount or type of development. The goal is to maintain a mix of uses to promote vitality and diversity across the site. The PEIS will help open up the Halawa site's potential to the maximum number of prospective developers with experience in delivering successful mixed-use projects.

2. Why is an EIS being prepared?

State law requires that an EIS be prepared for this project.

3. What is the proposed project?

In response to ongoing engineering assessments and expert analysis of the deteriorating condition of the existing Aloha Stadium and the considerable cost necessary to maintain the stadium's structural integrity, the State of Hawaii is working to identify the means by which a new stadium can be constructed and the Halawa 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.

4. What geographic area will be included in the EIS?

The Aloha Stadium site, which comprises approximately 98 acres, includes land north of the H1/Salt Lake Boulevard intersection; west of H1; east of Kamehameha Highway; and south of H201.

5. Who is conducting the EIS?

Crawford Architects, which is based in Kansas City, Missouri, and has an office in downtown Honolulu, is responsible for the EIS and master planning for this project. Several subcontractors, which are all Hawaii-based companies, are working with Crawford.

6. How was the company that is conducting the EIS selected?

Companies with master-planning credentials and experience in this type of work were invited to submit proposals for the project. An interview process ensued and Crawford was selected. A Notice to Proceed was issued November 7, 2018.

7. What qualifications does the company have for doing this type of work?

Crawford has developed many master plans for sports facilities within mixed-use developments. Most recently, Crawford worked with the NFL's Minnesota Vikings on their headquarters and practice facilities and with four NCAA Division 1 universities on their stadiums and related facilities. These universities included: South Dakota State, Montana State, Penn State and Pennsylvania. Crawford also designed some of the nation's most iconic stadiums, including Camden Yards (Baltimore, MD), Lambeau Field (Green Bay, WI) and CenturyLink Field (Seattle, WA).

Crawford has considerable experience in public-private-partnership (P3) project delivery. P3 is the anticipated plan for the New Aloha Stadium Entertainment District (NASSED) and the ability to engage with developers during the solicitation period and project delivery phases will require familiarity with this delivery methodology.

Wilson Okamoto Corporation (WOC), a Hawaii-based company, is working with Crawford. WOC has a planning department possessing wide-ranging experience and knowledge spanning local and national statutes, rules, regulations, and policies for land use and Environmental Impact Statements.

8. What government agencies are involved in the EIS process?

Hawaii's environmental review process is facilitated by the State of Hawaii Department of Health's Office of Environmental Quality Control.

9. How will the EIS be used?

It will ensure that the public is involved in the government decision-making regarding the disclosure of known activities that might affect our environment.

10. What does the EIS process involve?

At a minimum, the EIS process involves: identifying environmental concerns, obtaining various relevant data, conducting necessary studies, receiving public and agency input, evaluating alternatives, and proposing measures for avoiding, minimizing, rectifying or reducing adverse impacts.

11. Will a separate cultural survey be conducted to assess the potential impact to cultural and historic resources and iwi kupuna?

A specialist consultant on the EIS team will be conducting a cultural survey of the site during the EIS preparation.

12. Will the EIS consider different project alternatives?

Yes. A master plan for the site is currently underway, where three different options are being formulated for redevelopment of the site. Each option contains a new Aloha Stadium at a slightly different location within the site.

13. How much will the EIS and master plan cost?

The EIS and master plan will cost approximately \$5 million.

14. Where are the funds for the EIS and master plan coming from?

The State appropriated \$10 million two years ago.

15. How much will the redevelopment of the stadium site cost and how will it be funded?

Concurrent with the EIS, the project is going through detailed procurement planning, cost estimating and funding analysis.

The State intends to cap funding for the new stadium to limit budget risk and engage private sector investment to develop a financially robust plan for the NASED.

The State funds will be derived from reimbursable revenue bonds (\$180 million), general obligation bonds (\$150 million), and general funds (\$20 million). Revenue bonds are secured by a specific revenue source, where the interest and principal are repaid from this source. General obligation bonds are issued by the State, where the interest and principal are repaid from the State's general fund.

16. When is the EIS scheduled to be completed?

July 2020.

17. Will Aloha Stadium operations and/or events be impacted while the EIS is being conducted?

No.

18. What can residents and businesses in the nearby area expect during the EIS process?

All activities within the nearby area will be unaffected.

19. Will the EIS take into account the purported effects of climate change?

Yes. Changes in the state statute that regulates the preparation of an EIS takes into account sea level rise and greenhouse gas emissions.

20. Will the uncertainty about the rail station construction at Aloha Stadium affect the EIS and the redevelopment alternatives?

No.

21. Is the City and/or HART involved in the redevelopment planning as part of its transit-oriented development?

The master plan for transit-oriented development surrounding the HART station near the stadium will be taken into account during the development of the EIS for this project.

22. Will the EIS that was conducted for the Aloha Stadium rail station be taken into consideration as part of this EIS?

Yes.

23. Will the public have an opportunity to review and provide comments on the EIS process, the findings and any proposed actions?

Yes. There are mandatory requirements for engaging in public consultation during the preparation of the EIS and periods within the preparation process for public comments to be made, considered and responded to. The first step in the process is the publication of an EIS Preparation Notice (EISPN) and a period of 30 days will be allowed for comment. Comments will be reviewed and in response there will be consultation with appropriate agencies, citizen groups and concerned individuals. Following the preparation of the Draft EIS and its publication, there will be another period for comment and review prior to the Final EIS being accepted and approved.

24. How will the public be kept informed throughout the EIS process?

Public outreach and consultation are important components of the EIS and master plan processes. Therefore, a website (nased.hawaii.gov) has been created to keep the public informed about the project. In addition, ongoing meetings will be held with community groups and key stakeholders about the project. Cultural experts and neighborhood boards will be consulted and asked to provide their feedback. Likewise, input will be solicited from key stakeholders representing business, entertainment, government, media, 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.

25. Will a public meeting be held?

There will be several public meetings throughout the course of the EIS process as part of the requirement for public consultation. Details will be provided on the project website: nased.hawaii.gov

26. Will the draft and final EIS and other relevant documents be made available to the public?

Yes.

27. Once the EIS is completed, what are the next steps?

The State is undertaking a procurement process in parallel to the EIS. This is to enable input to the EIS process by a preferred developer, who will be identified as part of a competitive procurement process. That process will conclude coincident to the Final EIS submission, following the process outlined below:

- Through a Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) process, a preferred developer will be engaged to deliver a new stadium and associated ancillary developments in partnership with the State.
- An RFQ is a solicitation process designed to identify a number of development partners from private industry that have the willingness, experience and wherewithal to deliver a stadium and the other elements of a mixed-use project.
- An RFP is a detailed proposal that is requested from a shortlist of usually no more than three developers identified as a result of the RFQ process.
- From the shortlist, the best proposal will be identified.

28. 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 will maintain ongoing communications with Swap Meet and Marketplace vendors as the NASED planning progresses.
- A stadium representative will attend quarterly vendor meetings to provide updates and answer questions.
- Information and updates will be posted on the NASED's website, nased.hawaii.gov.