

AIEA COMMUNITY ASSOCIATION  
August 15, 2022



## NASED OVERVIEW



*Indicative Design Concept from the Concept Master Plan*

The New Aloha Stadium Entertainment District (**NASED**) Program will create a vibrant live-work-play-thrive destination on O‘ahu with a new multi-sport stadium serving as the centerpiece for a mixed-use real estate development on the existing 98-acre Aloha Stadium site located in Hālawā





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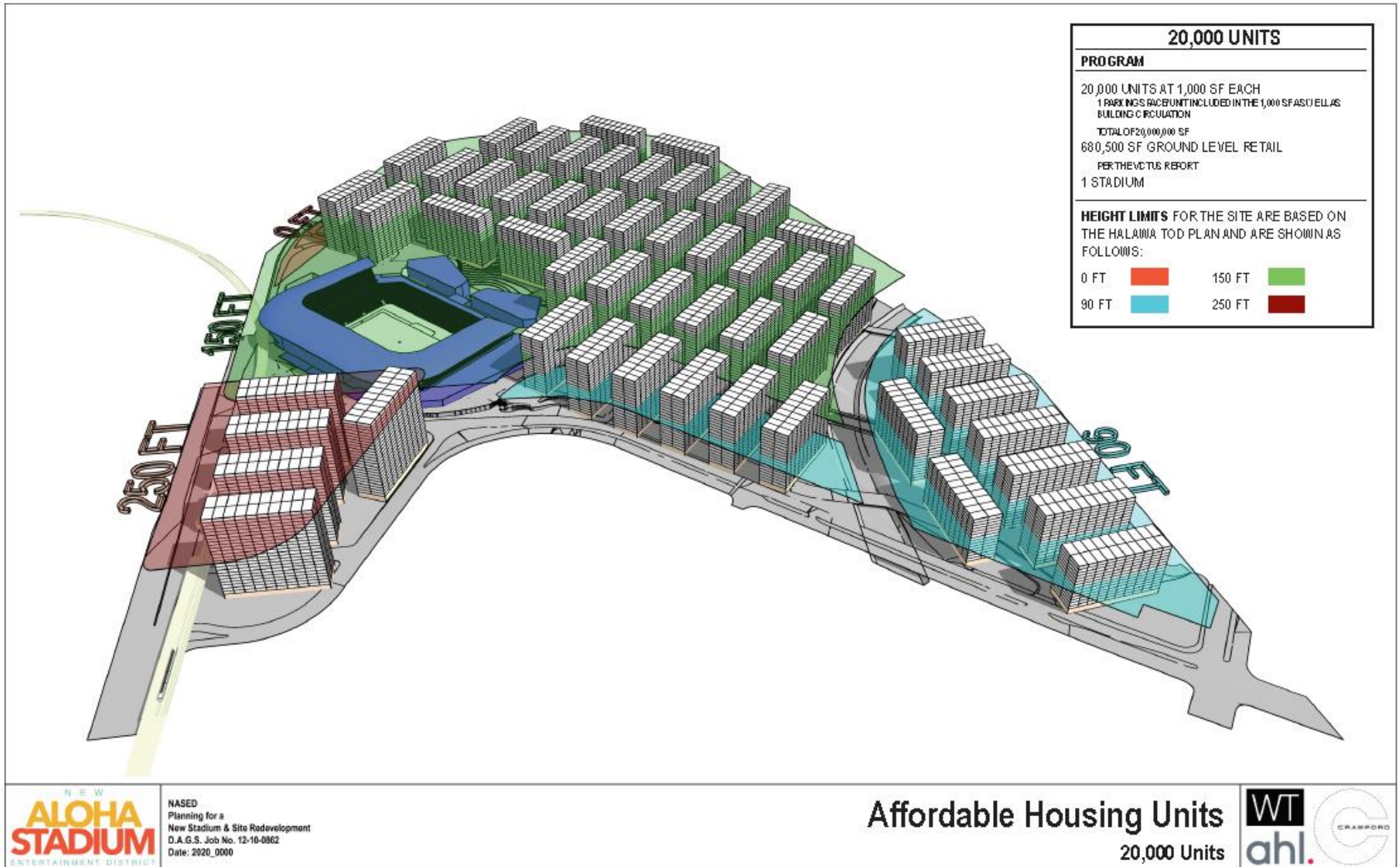
## Programmatic Master Plan: New Aloha Stadium Entertainment District



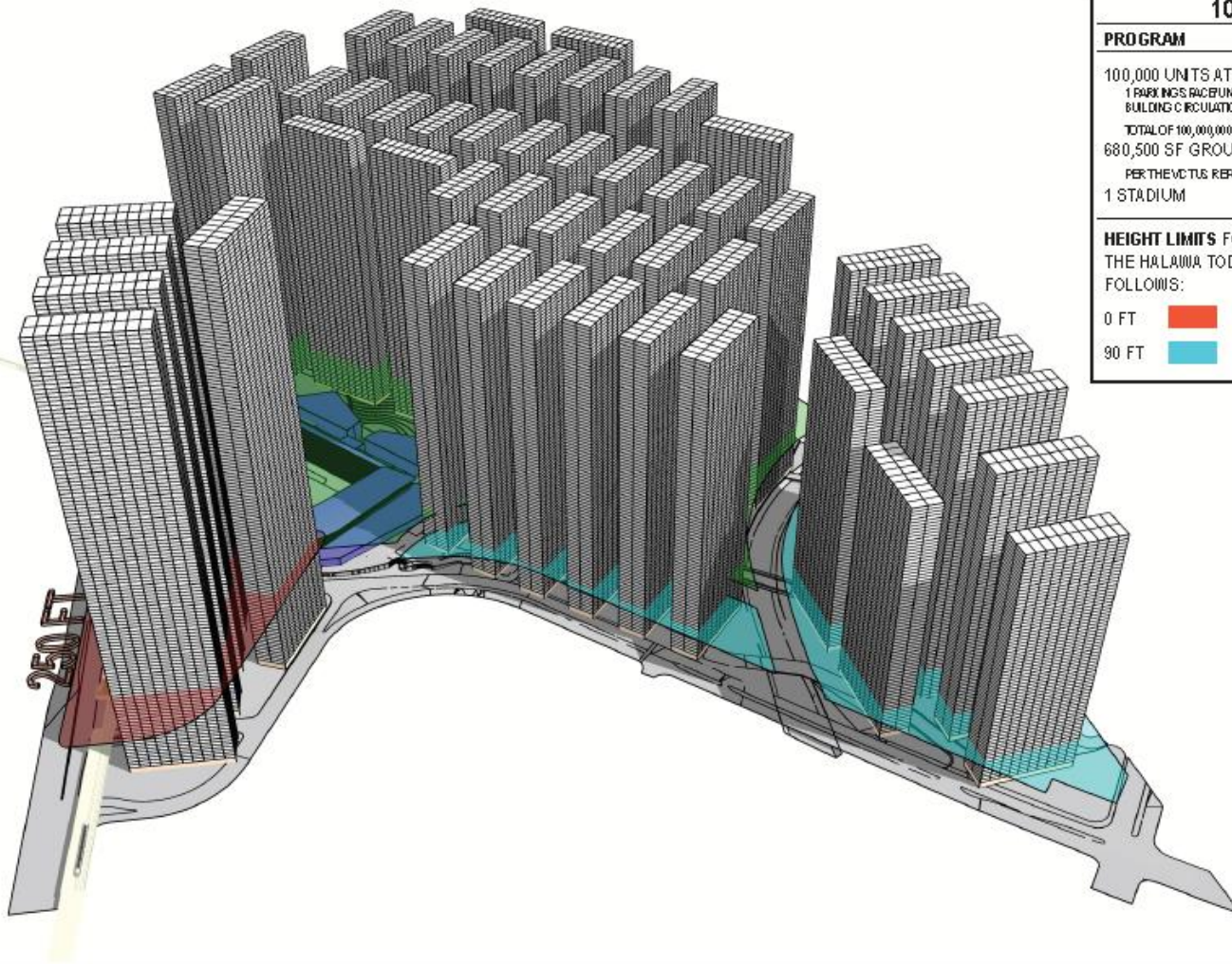
HIGH DENSITY AFFORDABLE HOUSING  
20,000 to 100,000 Units



# THE BIG AFFORDABLE HOUSING QUESTION



# THE BIG AFFORDABLE HOUSING QUESTION



100,000 UNITS	
<b>PROGRAM</b>	
100,000 UNITS AT 1,000 SF EACH	
1 PARKING SPACE/UNIT INCLUDED IN THE 1,000 SF AS WELL AS BUILDING CIRCULATION	
TOTAL OF 100,000,000 SF	
680,500 SF GROUND LEVEL RETAIL	
PER THE VOTUS REPORT	
1 STADIUM	
<b>HEIGHT LIMITS</b> FOR THE SITE ARE BASED ON THE HALAWA TOD PLAN AND ARE SHOWN AS FOLLOWS:	
0 FT	150 FT
90 FT	250 FT

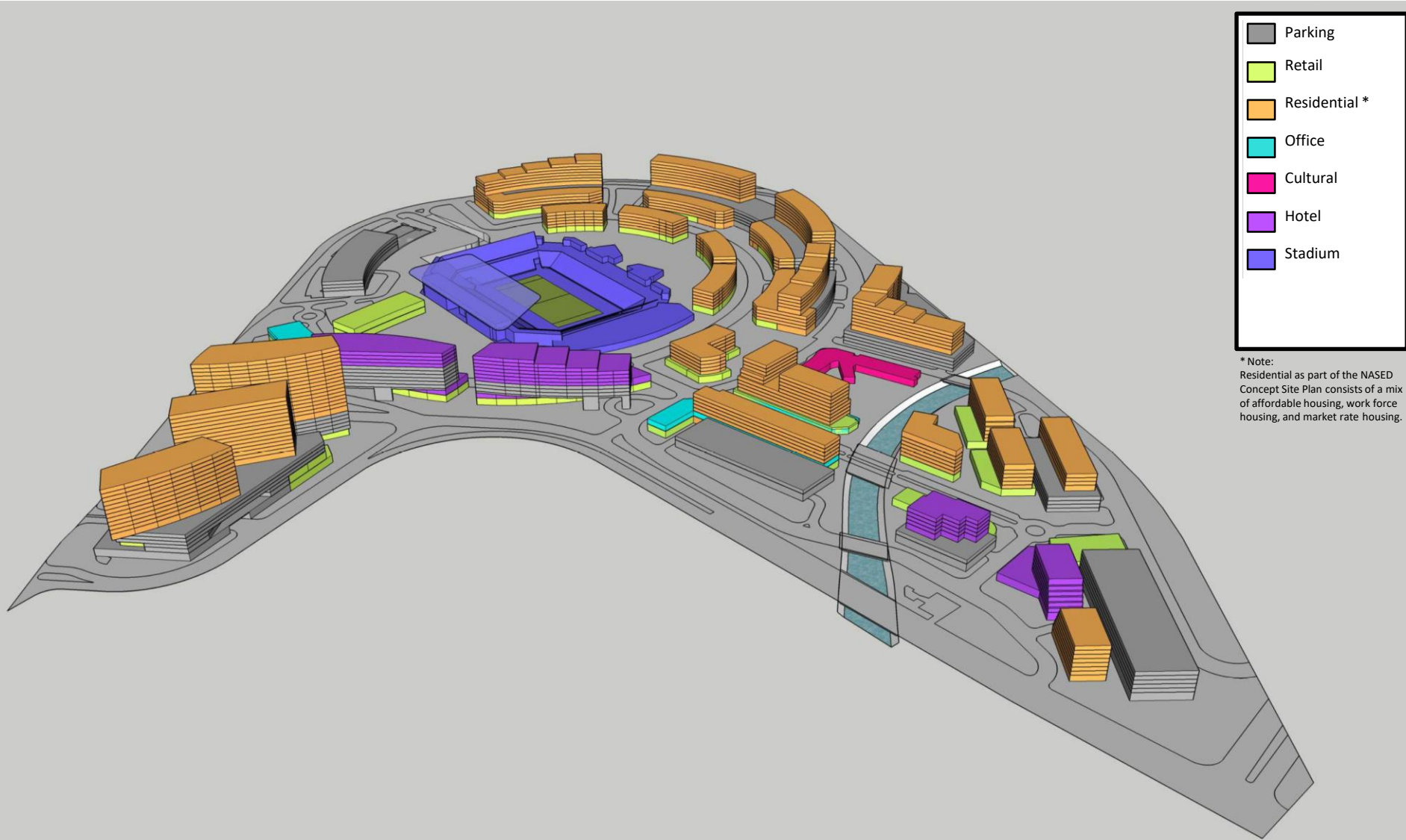


# HIGH DENSITY AFFORDABLE HOUSING

## 10,000 Units



2  
0  
2  
2  
-  
0  
7  
2  
6



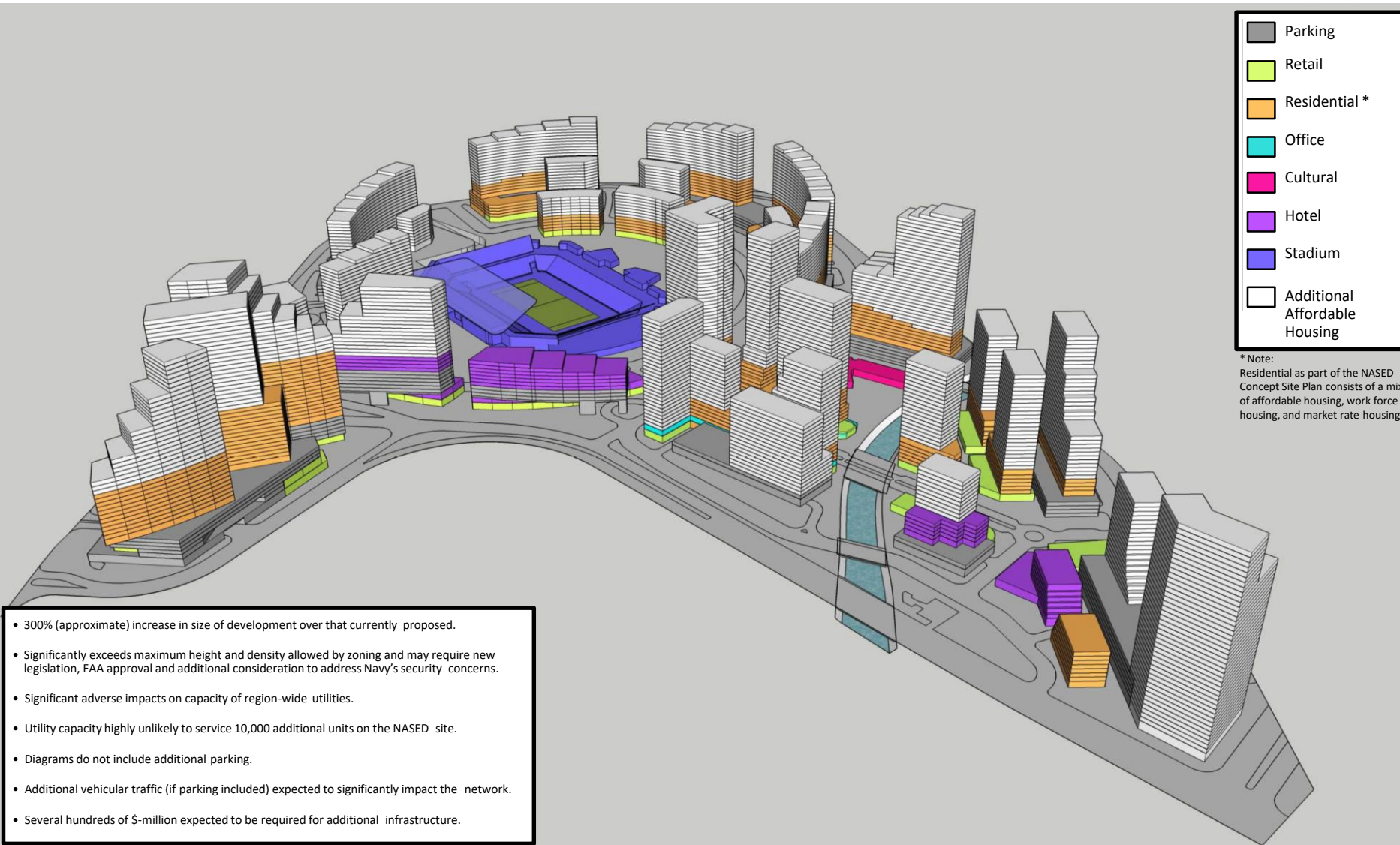
- Parking
- Retail
- Residential \*
- Office
- Cultural
- Hotel
- Stadium

\* Note:  
Residential as part of the NASED  
Concept Site Plan consists of a mix  
of affordable housing, work force  
housing, and market rate housing.

**Diagram 1**  
Current NASED Conceptual Site Plan

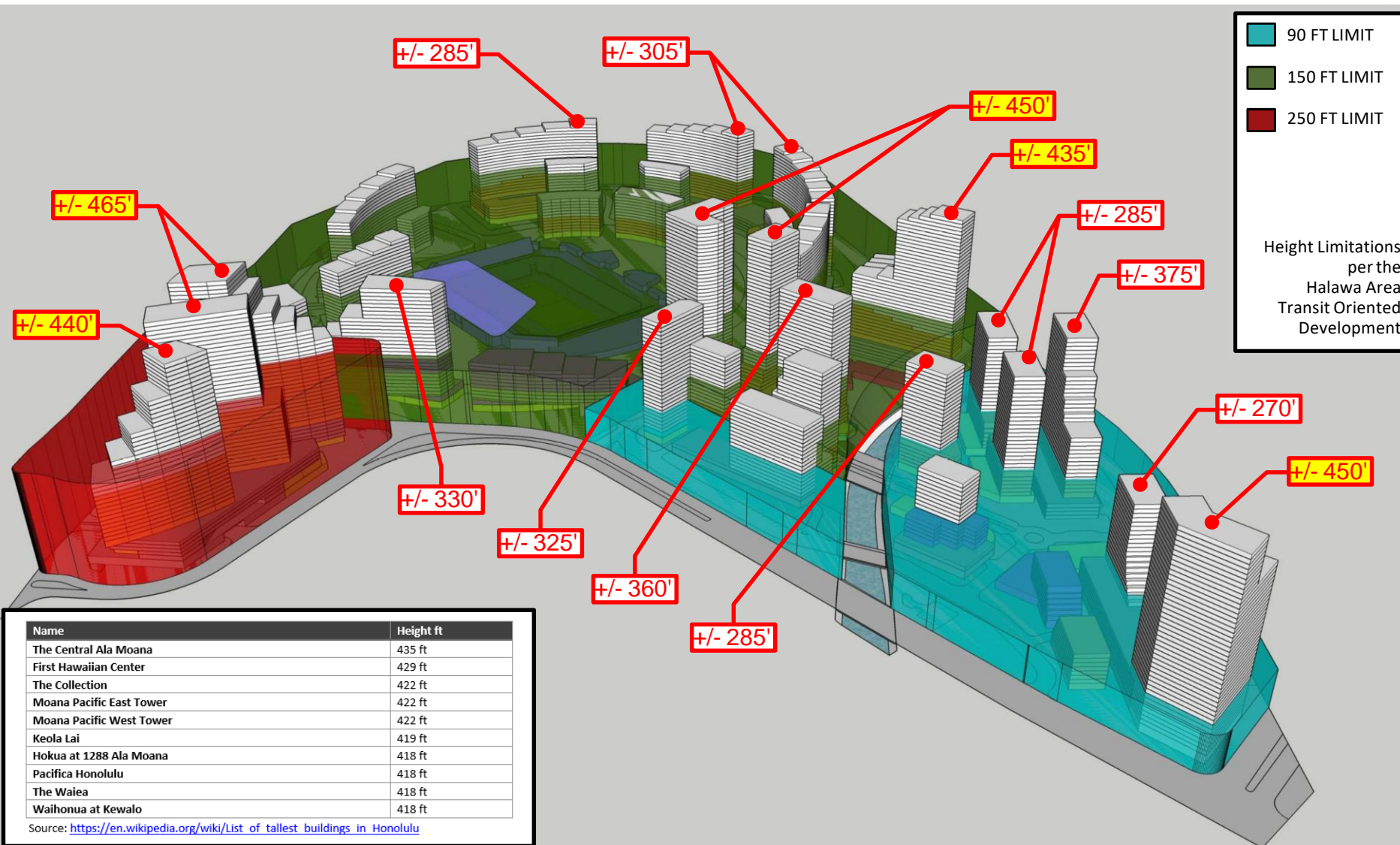


2  
0  
2  
2  
-  
0  
7  
2  
2  
6



**Diagram 2**  
NASED Conceptual Site Plan, with 10,000 Additional Affordable Units

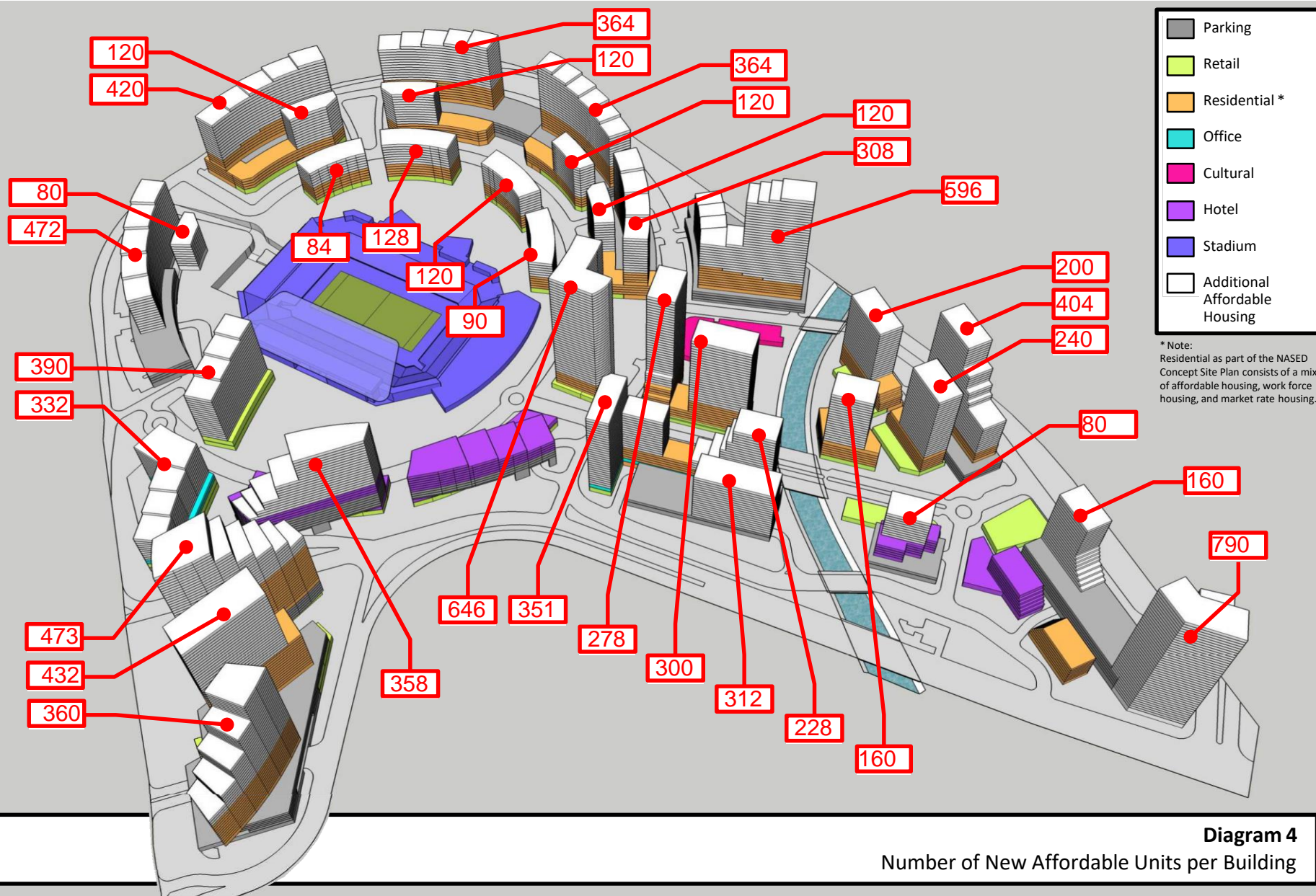
2  
0  
2  
2  
-  
0  
7  
2  
6



**Diagram 3**  
NASD Conceptual Site Plan, with 10,000 Additional Affordable Units, showing Halawa Area TOD Height Restrictions

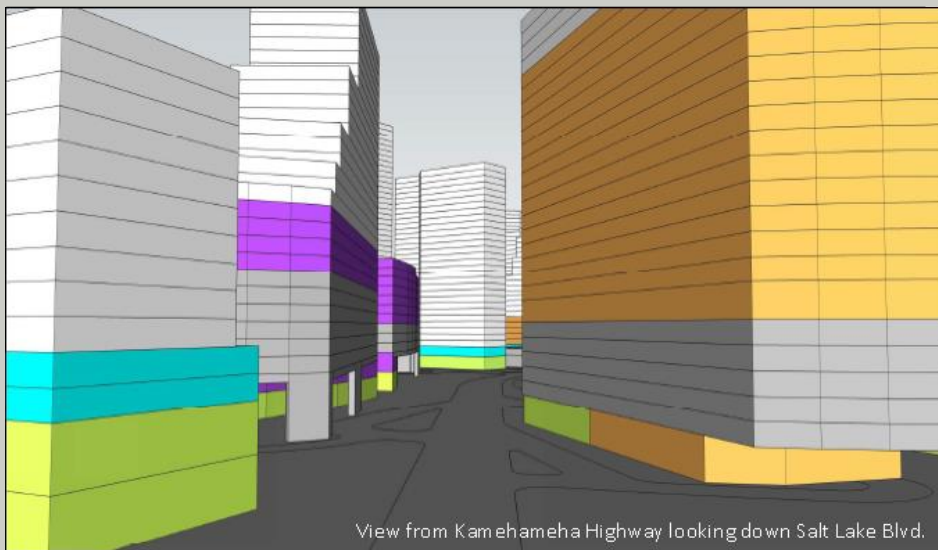


2  
0  
2  
2  
-  
0  
7  
2  
2  
6

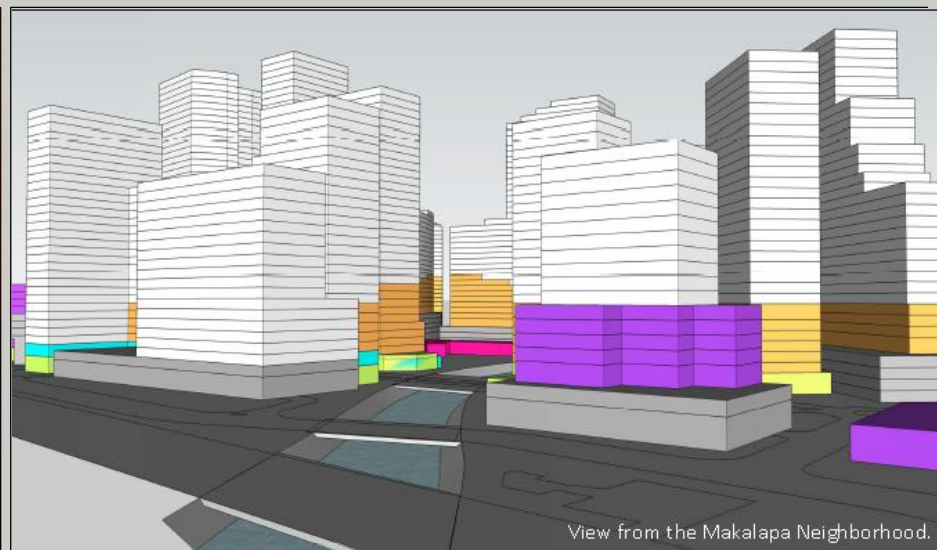


**Diagram 4**  
Number of New Affordable Units per Building

2  
0  
2  
2  
0  
7  
2  
6



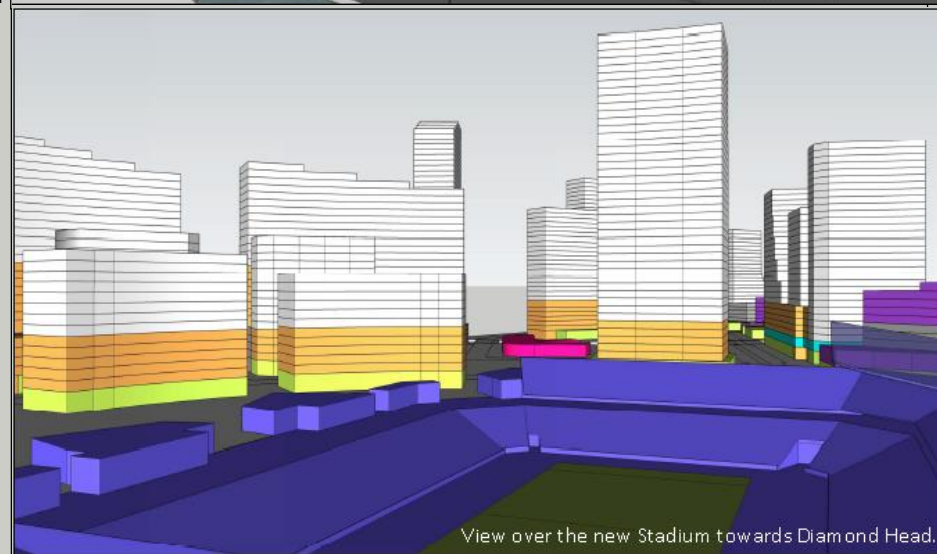
View from Kamehameha Highway looking down Salt Lake Blvd.



View from the Makalapa Neighborhood.



View from the Lower Halawa Lot looking towards the new Stadium.



View over the new Stadium towards Diamond Head.

**Diagram 5**  
Views of the NASED Conceptual Site Plan, with 10,000 Additional Affordable Units



- Not conducive to the live, work, play, and thrive concept.
- Not a welcoming, walkable community.
- Does not optimize revenue generation.
- Not a dynamic district for adaptation to community needs over time.
- *Not what the community wants.*

- Exponential Increases in Utility Demands
  - Sewer
  - Water
  - Roadways/Transportation
  - Electricity



An architectural rendering of a large, modern sports stadium complex. The stadium has a curved, white roof and is surrounded by various buildings, including a tall, cylindrical tower and a large, multi-story structure with a green roof. The foreground shows a parking lot with several cars and a walkway with palm trees. The background features a green field and a body of water.

# Talk Story

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