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NEW ALOHA STADIUM ENTERTAINMENT DISTRICT

Aloha Stadium

Celebrating Hawai‘i’s Culture. Building Hawai‘i’s Future.

Submitted by the Stadium Authority for Informational Briefing Item No. 1
Committee on Infrastructure, Transportation & Technology | May 20, 2026

MISC. COM. 199(26) ITT

VISION & ECONOMIC DEVELOPMENT

The New Aloha Stadium Entertainment District (NASED) represents a once-in-a-generation opportunity to reimagine a place that has long been at the heart of our community The project aims to create an exciting and vibrant new Aloha Stadium and surrounding district.

This ambitious endeavor involves designing, constructing, operating, and maintaining the new stadium while also dismantling the existing one and revitalizing the 98-acres.

NASED is more than a district—it's a shared investment in Hawai'i's future.



NASED is projected to deliver major economic benefits for the state through both construction and long-term operations.



Constructing the new Aloha Stadium and surrounding district is expected to generate more than $2 billion in construction spending, 12,000 jobs, and $600 million in wages, along with $65 million in new state tax revenue.



Once complete, the district is projected to support about 700 permanent jobs, $30 million in annual wages, and more than $45 million in annual tax revenues for the state and the City and County of Honolulu.





DISTRICT BUILD-OUT OVERVIEW

- Mixed-use elements: housing, retail, hospitality, public spaces
- Transit-oriented development (TOD)
- *Live, Work, Learn, Play*

THE STADIUM AS AN ANCHOR ASSET

- Role of the stadium in the district ecosystem
- Multi-use: athletics, UH football, community, entertainment
- Year-round activation vs. single-use facility



AHDP rendering

TECHNICAL REQUIREMENTS

Original proposed AHDP

- 22,500 seats
- Potential for bleacher seats
- 16 x suites
- 1 x club lounge (500 seats)
- 30 x loge boxes (160 seats)

- 4 x 'auxiliary' locker suites (50 lockers) (combinable to 2 x primary locker suites)
- 1 x LED scoreboard (4,000 sf)

Updated proposed AHDP

- 31,000 seats
- No bleacher seats
- 28 x suites
- 1 x club lounge (1500sq ft)
- 30 x loge boxes (160 seats)

- 4 x 'auxiliary' locker suites (50 lockers) (combinable to 2 x primary locker suites)
- 1 x LED scoreboard (4,000 sf)



AHDP rendering



AHDP rendering



AHDP rendering

HOUSING

The NASED development is planned for approximately 4,500 total housing units at full buildout. This figure remains unchanged and continues to reflect the State's and developer's current plan for the district.

The 4,500-unit program is the result of multiple independent market and feasibility studies, infrastructure assessments, and extensive community input. These analyses considered factors such as market absorption, infrastructure capacity, soil conditions, developable acreage, livability, and long-term economic feasibility. While existing zoning could theoretically allow for a higher unit count, the Board of Water Supply, the State and the developer have determined that increasing density beyond this level would introduce significant infrastructure, financial, and community impacts without corresponding benefit.

Included within the overall total are affordable housing units, rental apartments, and leasehold condominium units, all phased to align with infrastructure capacity and market demand. Importantly, the current plan strikes a deliberate balance between delivering much-needed housing and maintaining a livable, functional, and sustainable district for the surrounding community.



PROJECT TIMELINE

Stadium Dismantling Phase (Late 2025 – Mid 2026)
- **Late 2025**: Site mobilization begins (fencing, staging)
- **Early 2026**: Active dismantling begins (steel removal, structure taken down)
- **Mid–Late 2026**:
  - Dismantling complete
  - Site cleared for construction

Stadium Construction Phase (2026 – 2029)
- **Q1 2026**: New stadium construction begins
- **2026–2028**: Vertical construction + infrastructure build-out

March 2029:
- **New Aloha Stadium opening (target)**
- Designed to support UH Football season

District Development (Phased – 2029 and Beyond)
- **2029 (Initial Phase)**:
  - Stadium delivered first
  - Supporting infrastructure + early district components

Post-2029 (Phased Build-Out):
- Housing, retail, hospitality, mixed-use development expands
- Additional phases delivered over time

Long-Term Vision:
- **20–25+ year full build-out horizon**











March – April 2026







March – April 2026