'26MAY19 PM 4:30 CITY CLERK

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

HONOLULU CITY COUNCIL'S INFRASTRUCTURE, TRANSPORTATION, & TECHNOLOGY COMMITTEE

Submitted by Stanford Carr Development on behalf of Aloha Halawa District Partners for Informational Briefing Item No. 1
Committee on Infrastructure, Transportation & Technology | May 20, 2026

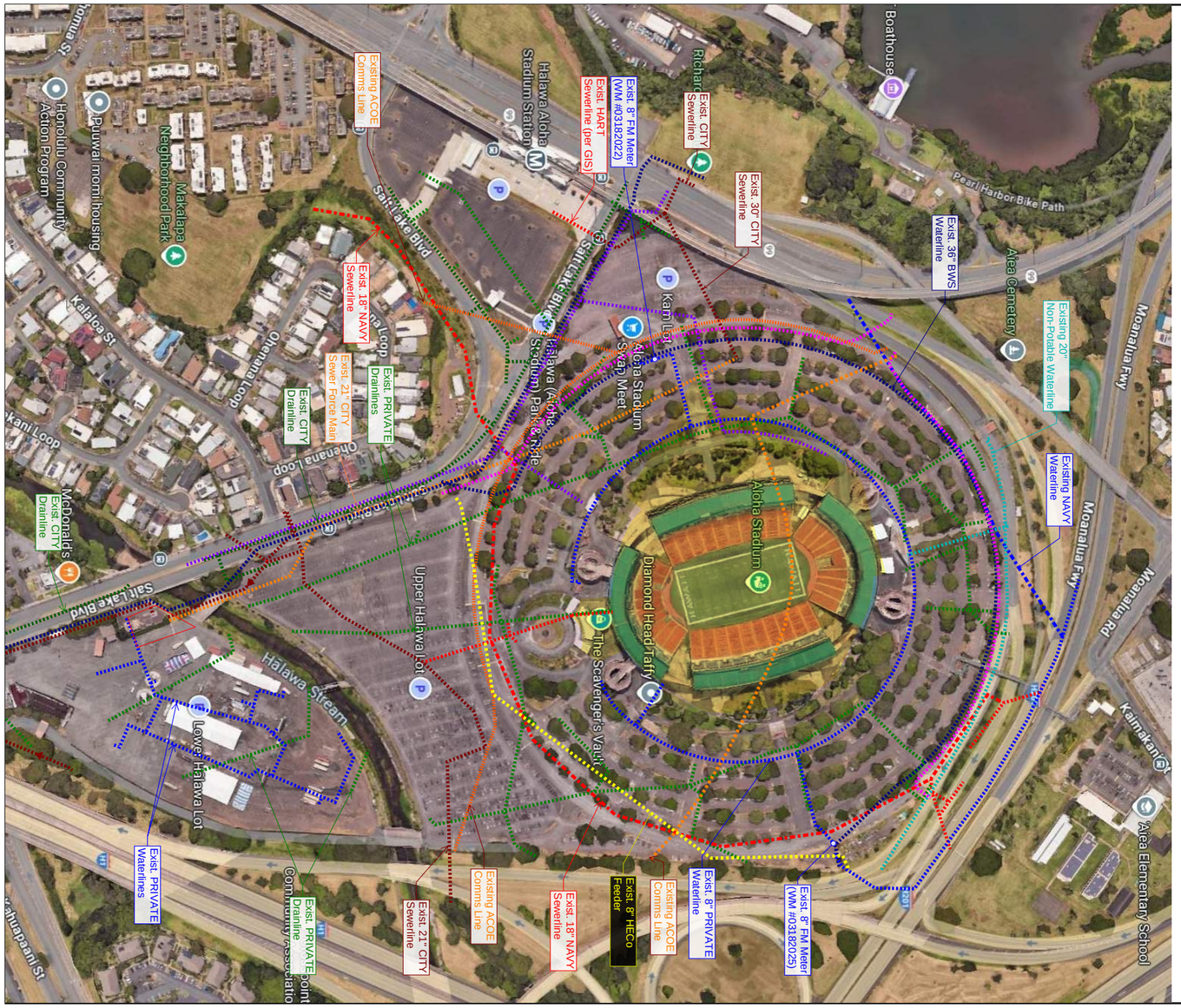
MISC. COM. 204(26) ITT

STANFORD CARR
DEVELOPMENT

THE NASED DISTRICT



Renderings shown are for illustration purposes only and could be subject to change



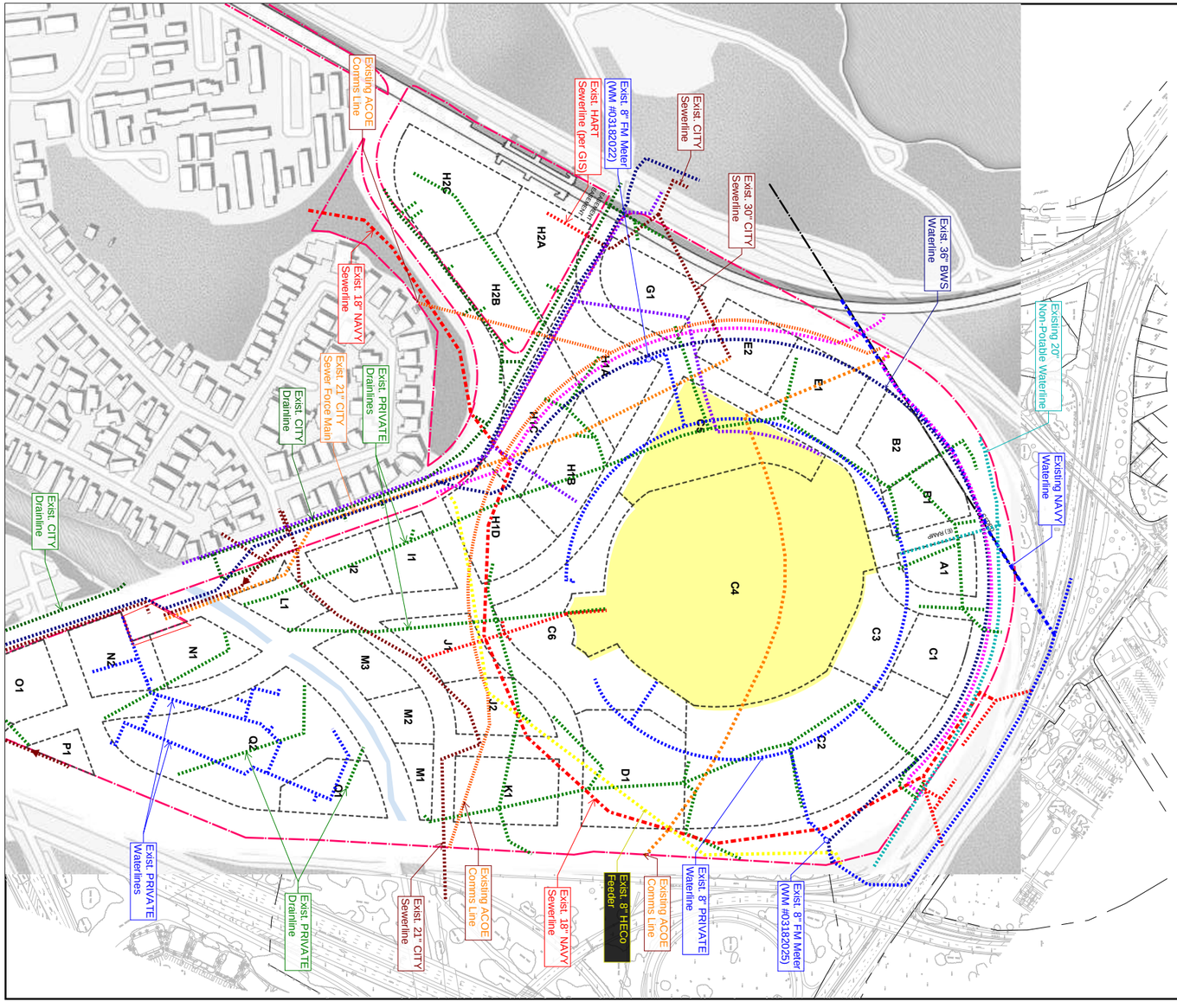
"SPAGHETTI"

What's underground? All of it.

THE DISTRICT
EXISTING INFRASTRUCTURE

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS



"SPAGHETTI"

What's underground? All of it.

36" BWS Transmission Main (BIG)
24" Navy Sewer Line
18" ENV Force Main and Pump Station
18" ENV Sewer Lines
Army Coms
Navy Coms
IES Fuel Line (Jet fuel)
Par Hawaii Fuel Line (Gasoline)
The "Red Hill" Fuel Line (???)

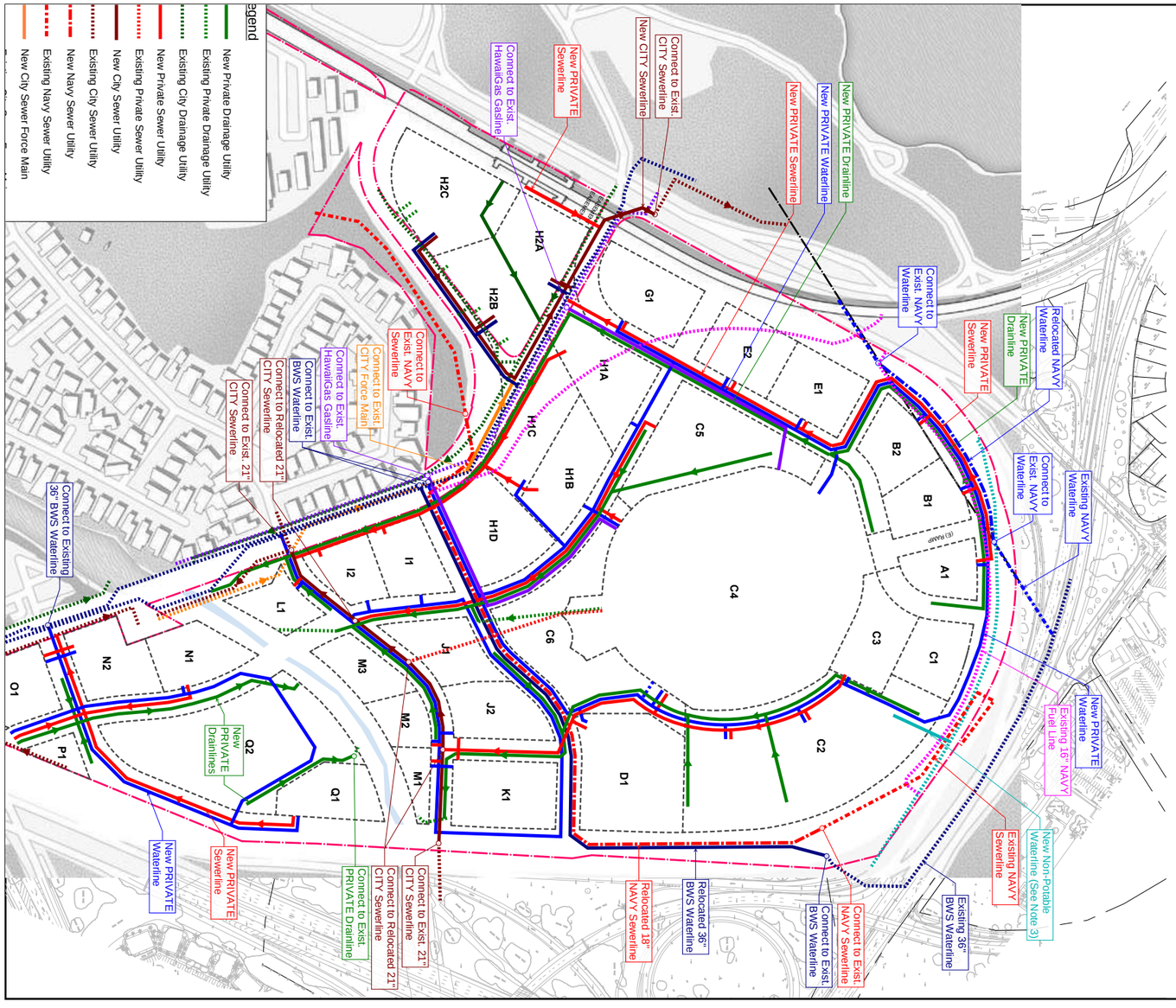
88 Encumbrances on title - about 100 utilities

THE DISTRICT

EXISTING INFRASTRUCTURE

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS



Is there capacity? Not really.

Honouliuli Sewer Treatment Plant?
Yes.

Transmission from here to there?
Not yet.

Water Capacity?
Maybe. Maybe not. Or at least not yet.

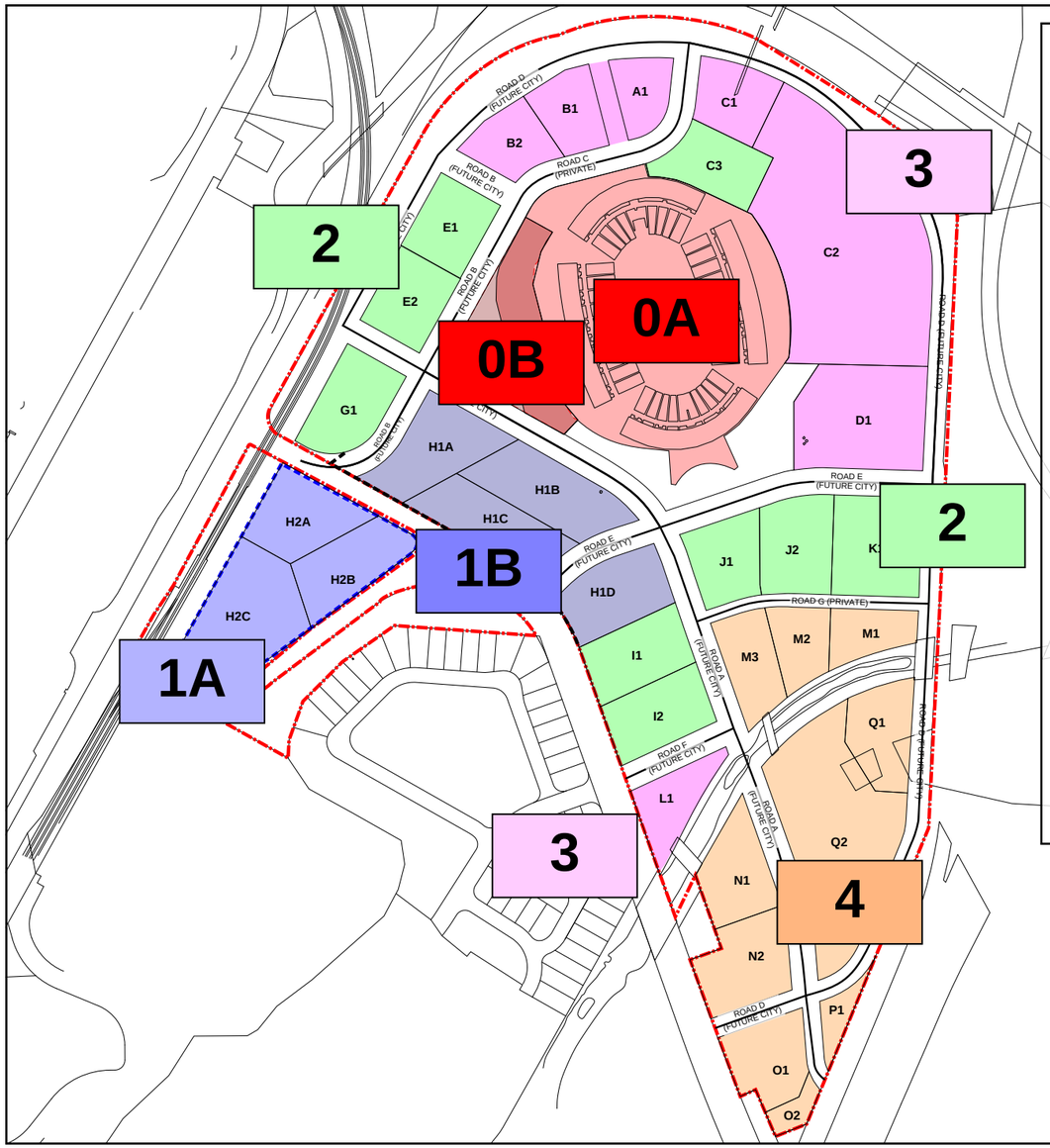
Charge my car? Turn on the lights?
Maybe - after we build a new substation.

THE DISTRICT

NEW INFRASTRUCTURE & UTILITY CAPACITY

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS



PROJECT SUMMARY

98 Acres
~33 Blocks
4,500 Residential Units
3 Parks
3 Hotels (~900 keys)
1 School
1 Stadium
1 Live! Venue
~2-3 Bridges

RELOCATED INFRASTRUCTURE:

1 24" Forcemain
1 18" Navy Sewer Line
1 24" City Sewer Line
1 36" BWS Transmission Line
2 (maybe 3?) Fuel Lines
1 (maybe 2?) HECo Substation(s)
1 DTS Transit Hub
~500 Dedicated Skyline Stalls

Oh...And Salt Lake Blvd.

THE DISTRICT

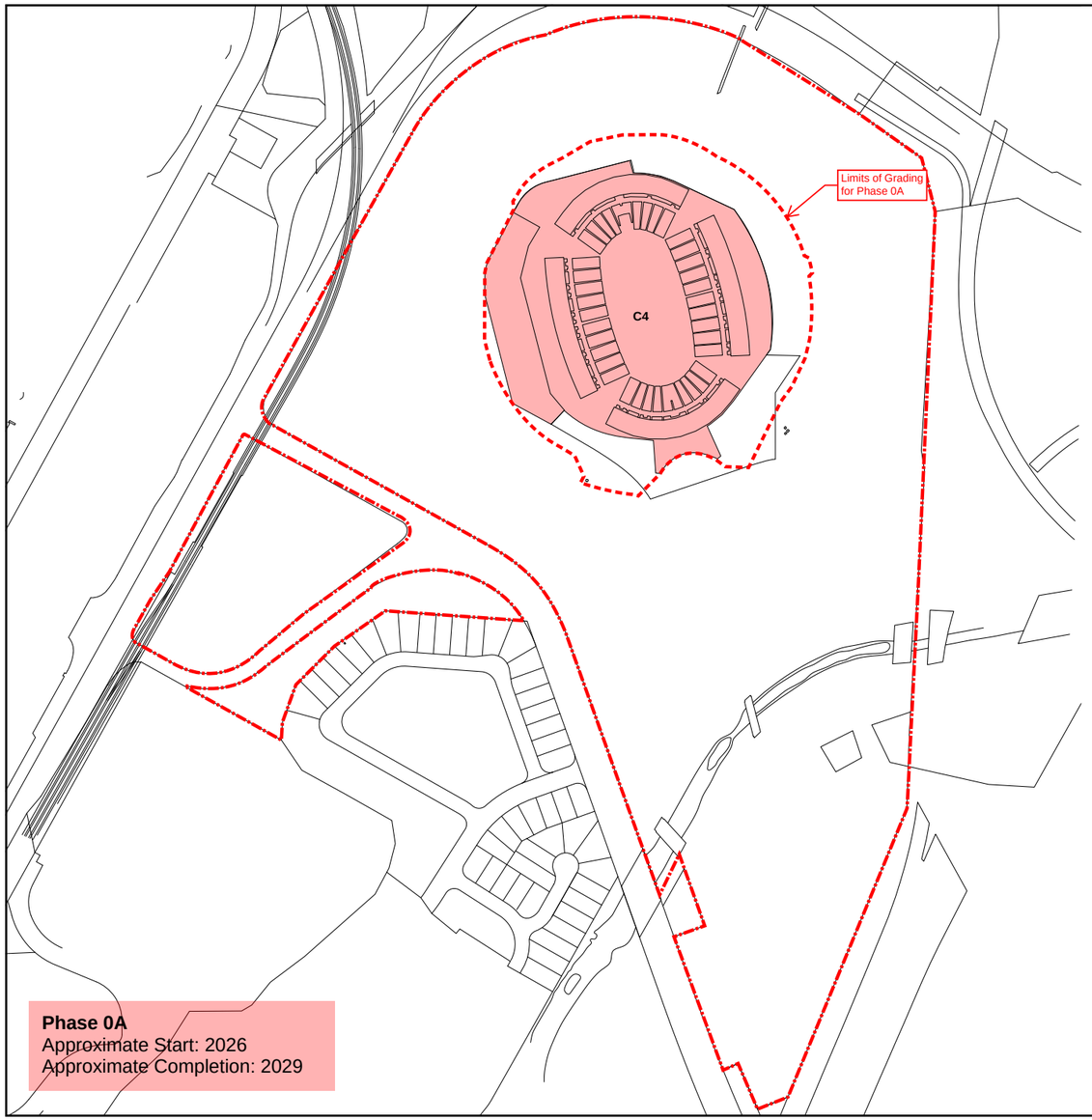
PHASING

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

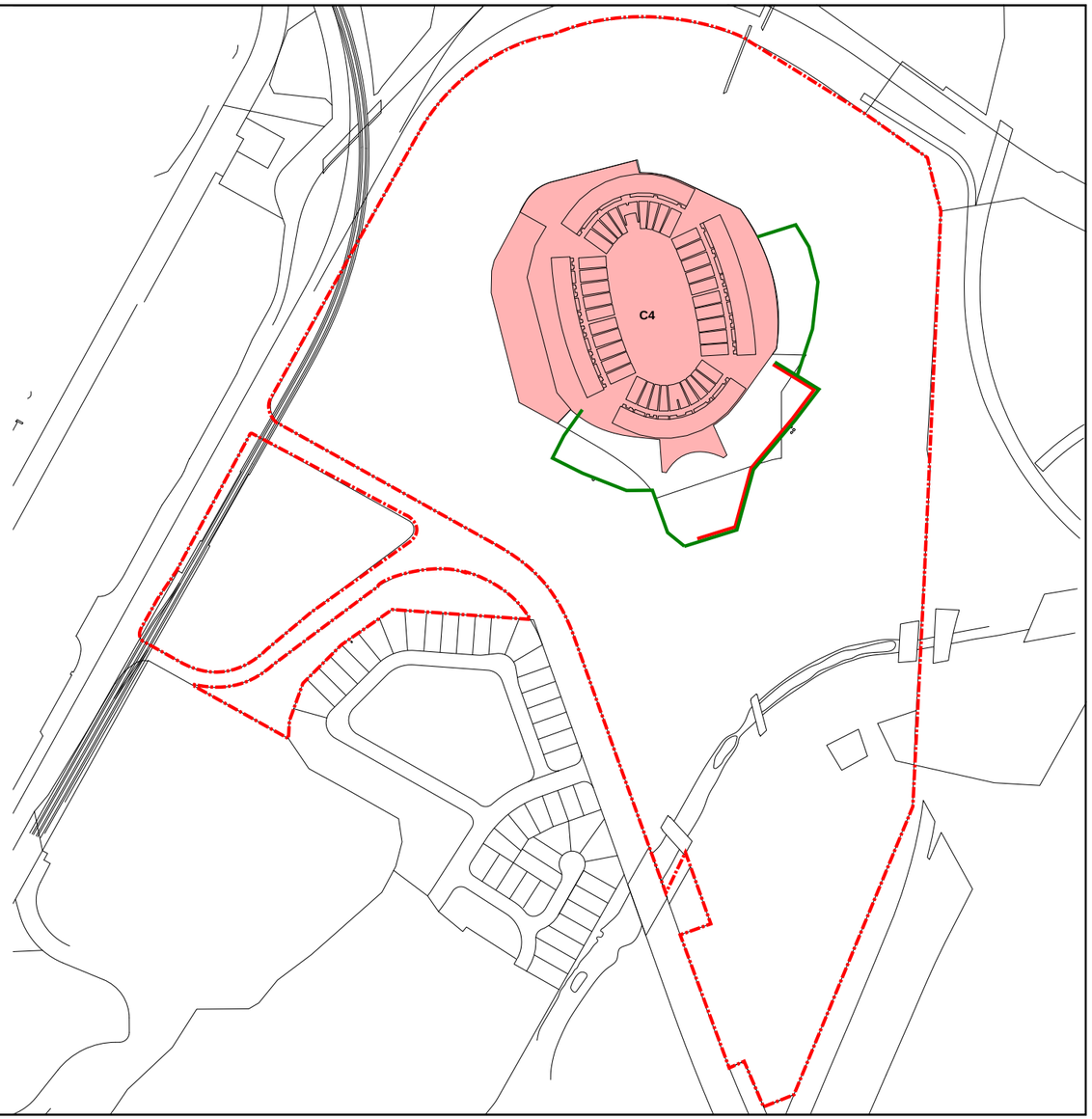
PHASE 0A

LOT PHASING



Phase 0A
Approximate Start: 2026
Approximate Completion: 2029

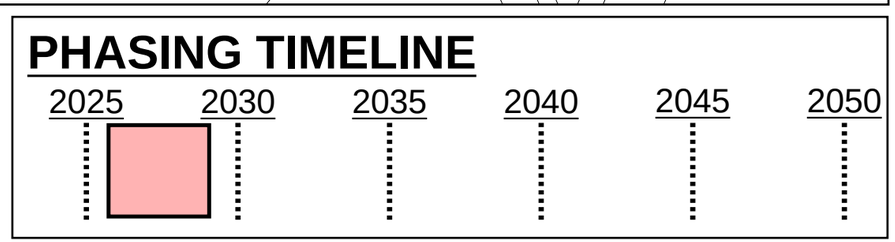
UTILITIES



THE DISTRICT

PHASING

PHASING TIMELINE

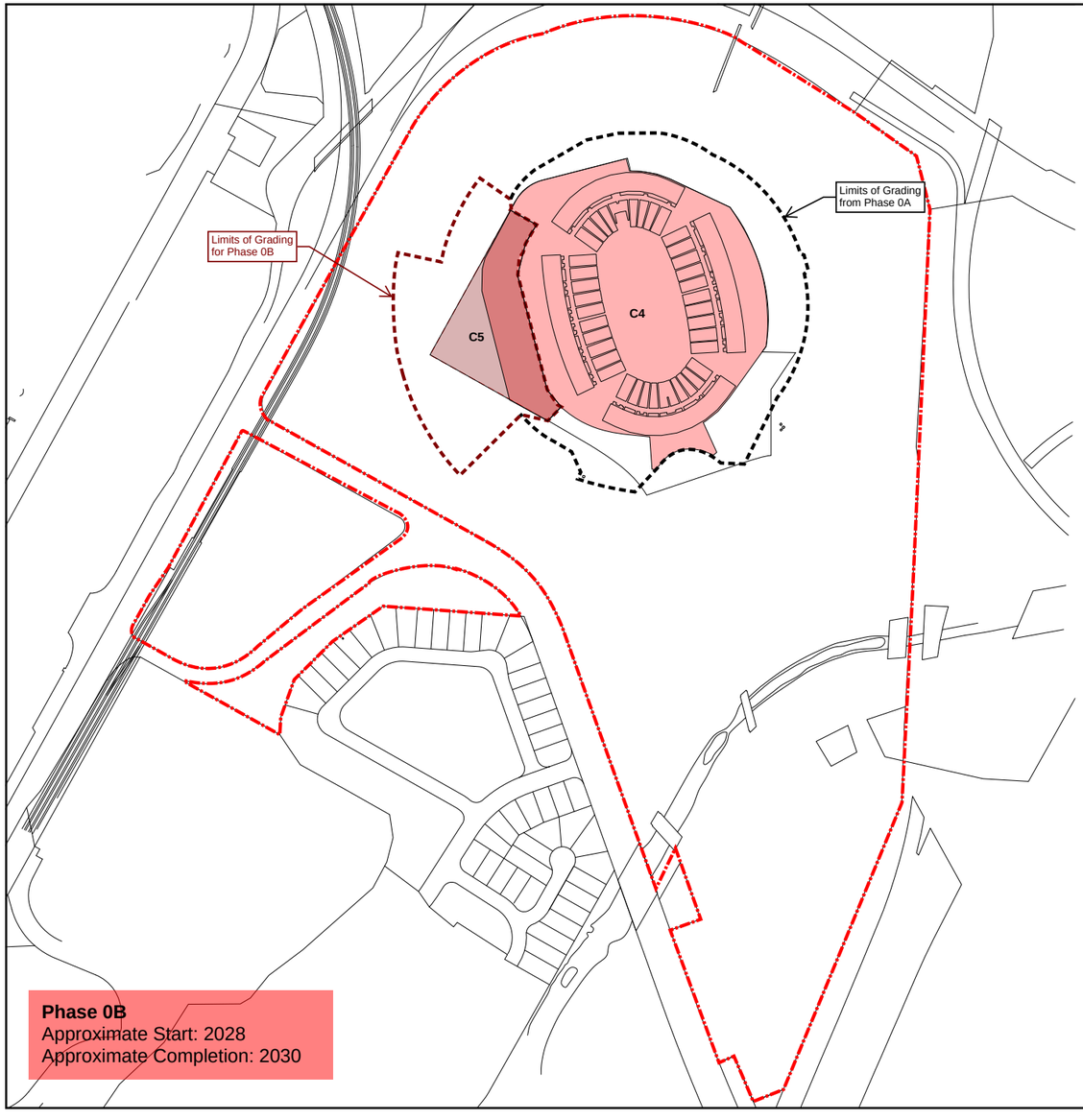


STANFORD CARR DEVELOPMENT

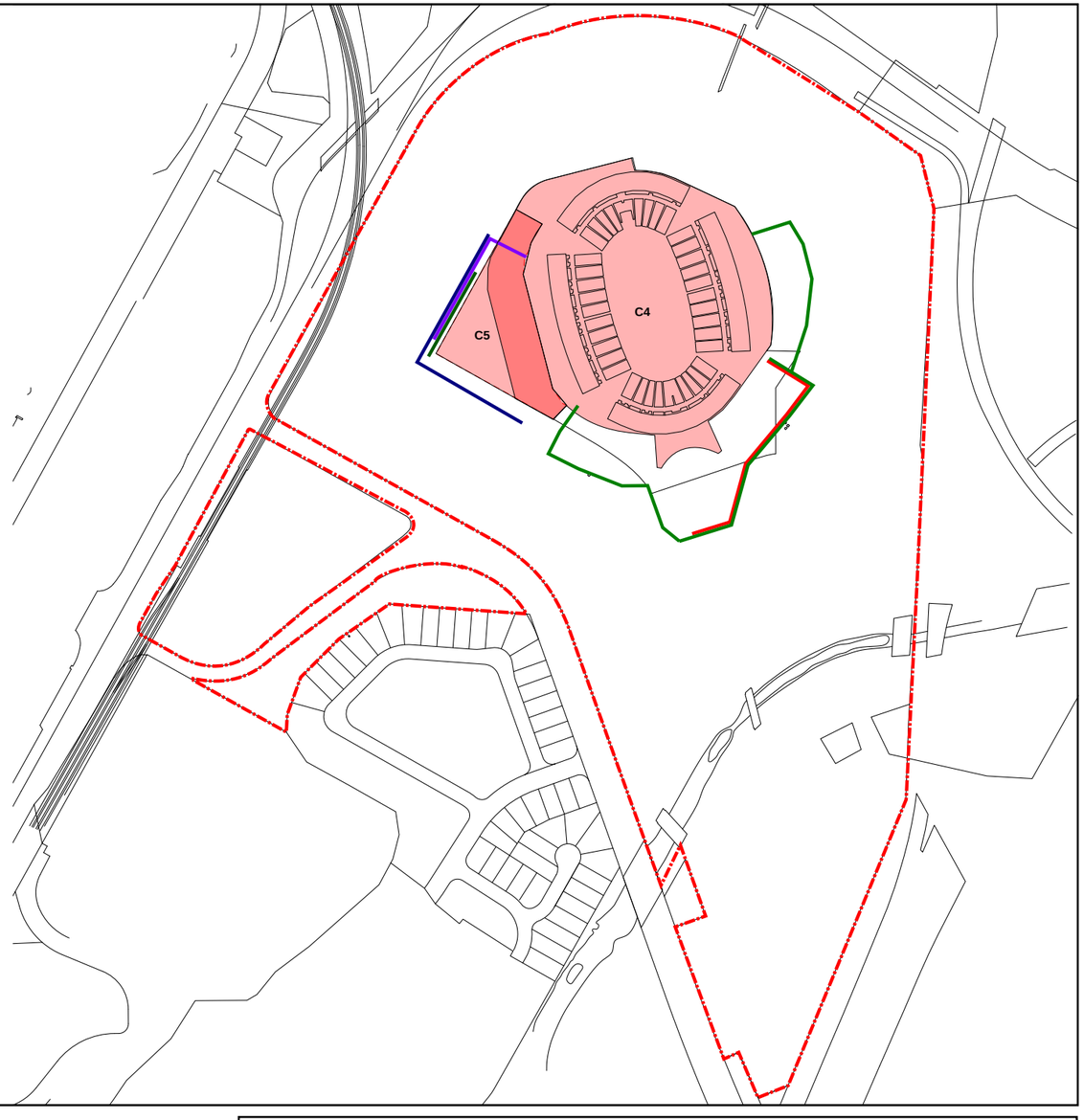
ALOHA HALAWA DISTRICT PARTNERS

PHASE 0B

LOT PHASING



UTILITIES



THE DISTRICT

PHASING

PHASING TIMELINE

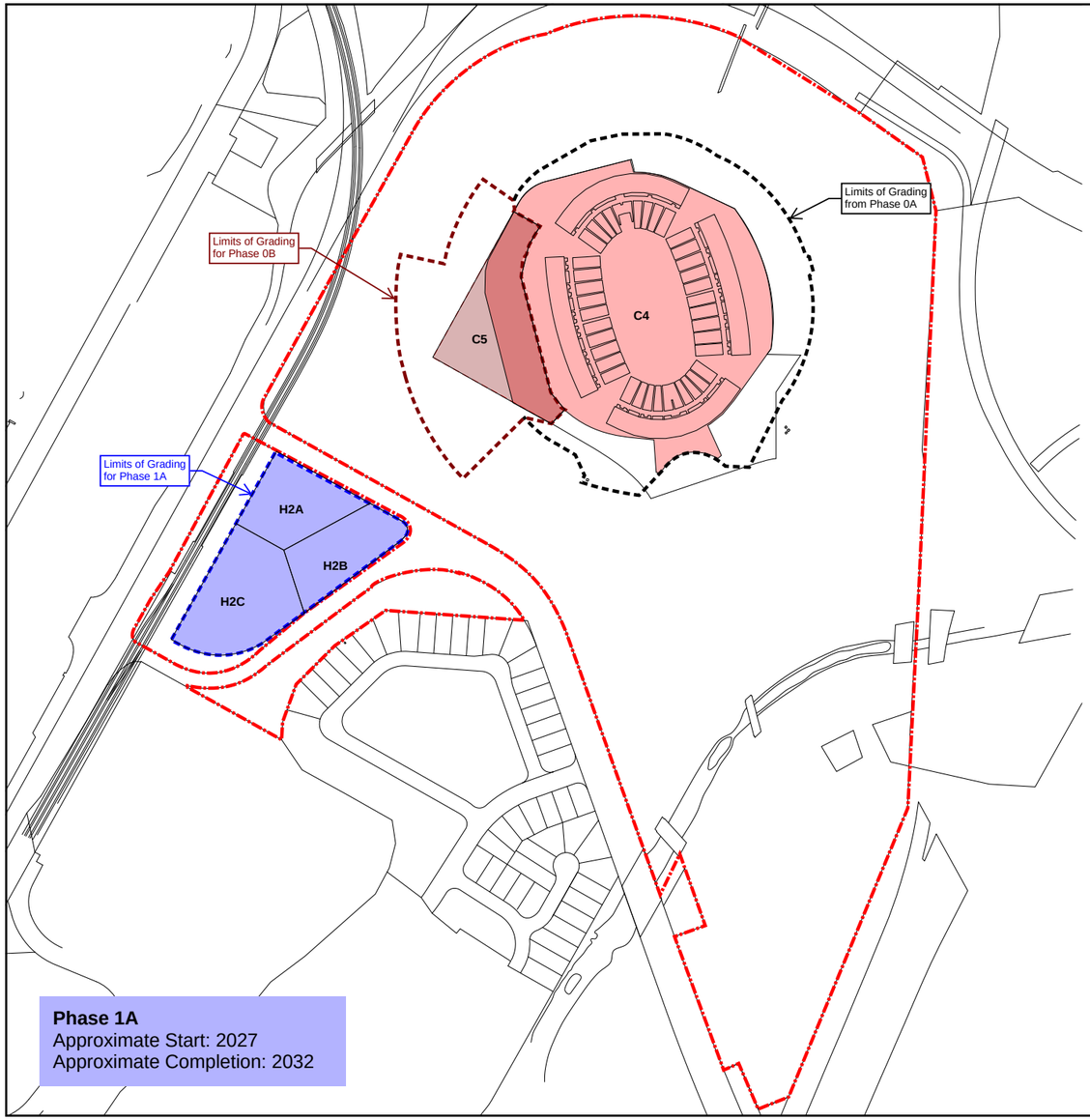
2025 2030 2035 2040 2045 2050

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

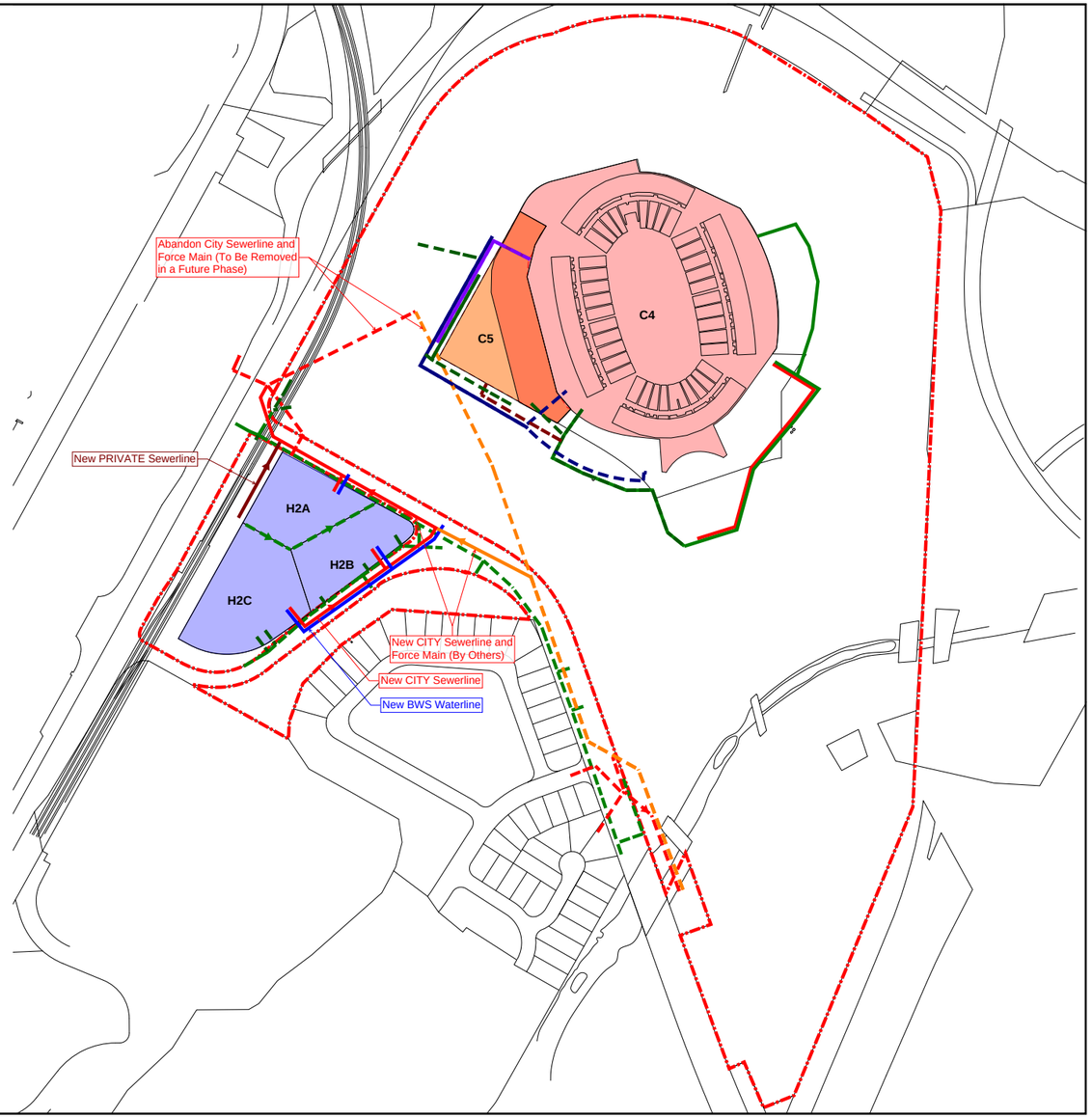
PHASE 1A

LOT PHASING

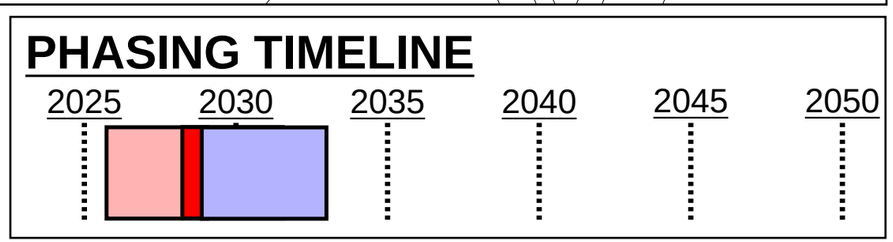


Phase 1A
Approximate Start: 2027
Approximate Completion: 2032

UTILITIES



PHASING TIMELINE



THE DISTRICT

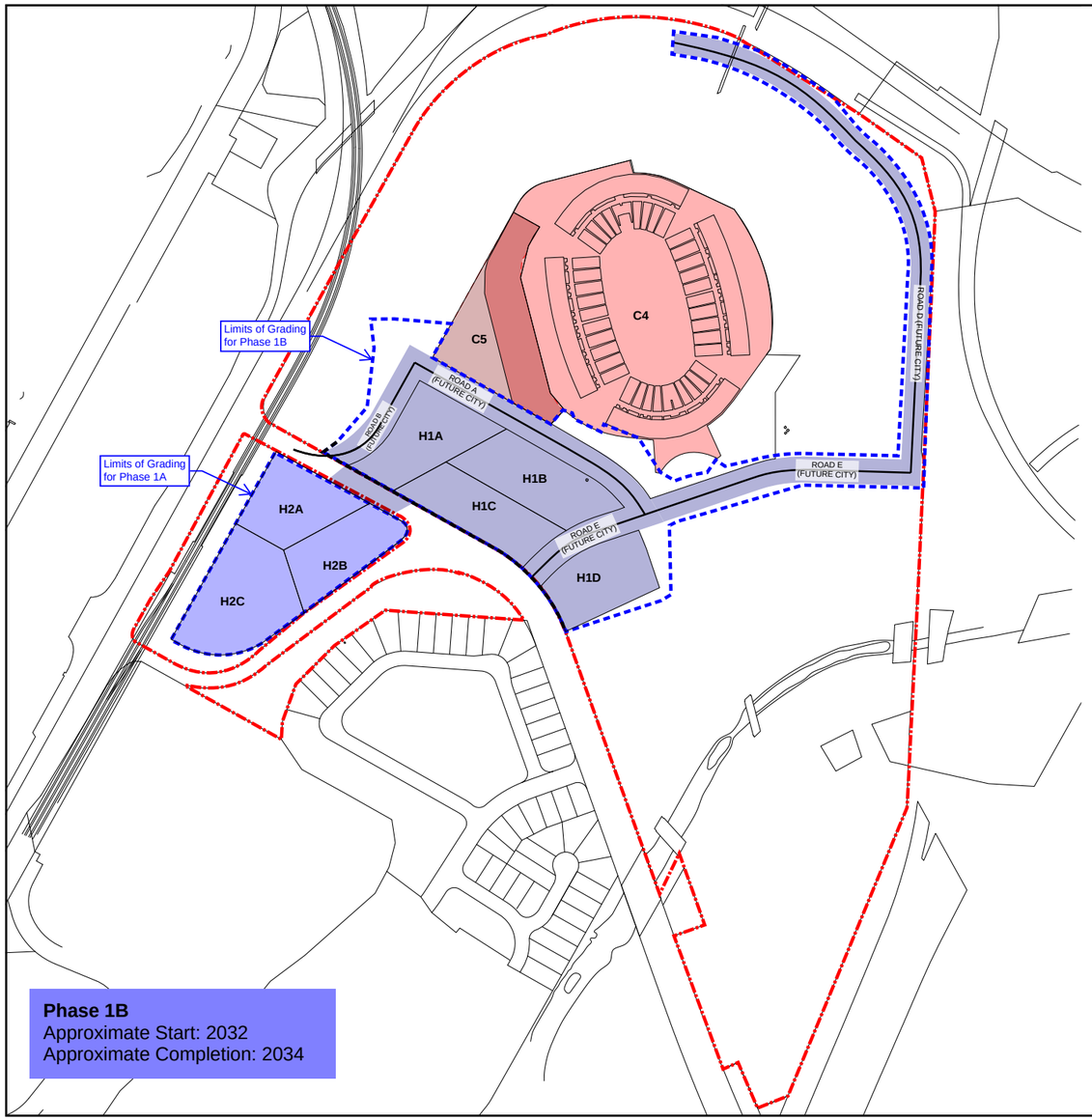
PHASING

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

PHASE 1B

LOT PHASING



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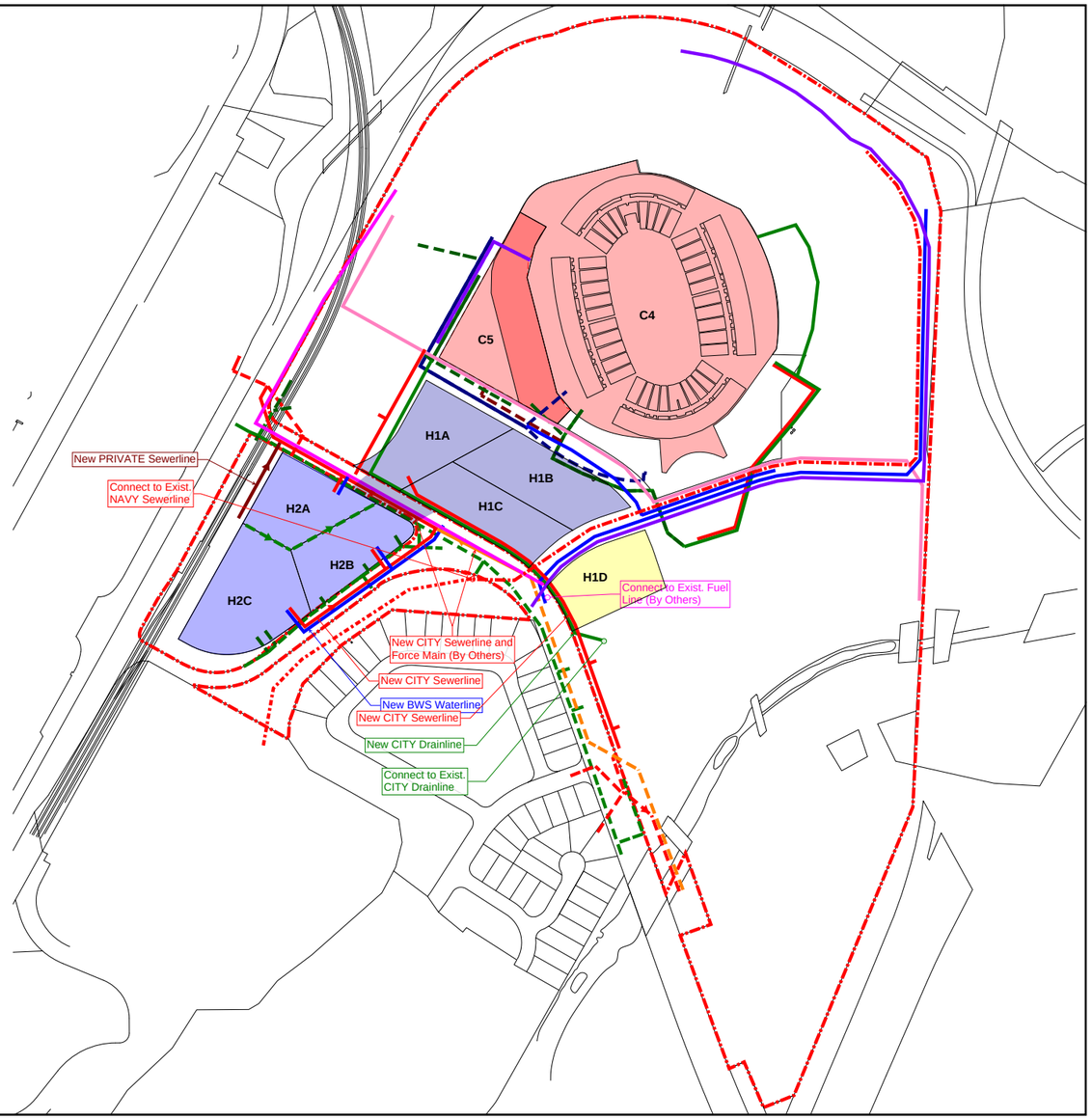
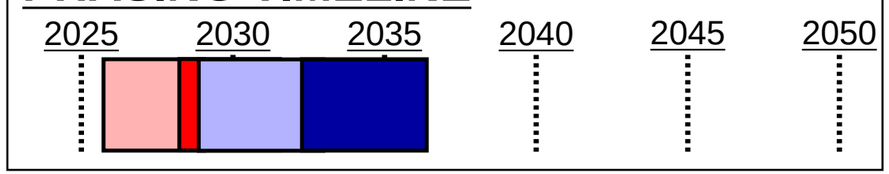


THE DISTRICT

PHASING

PHASING TIMELINE

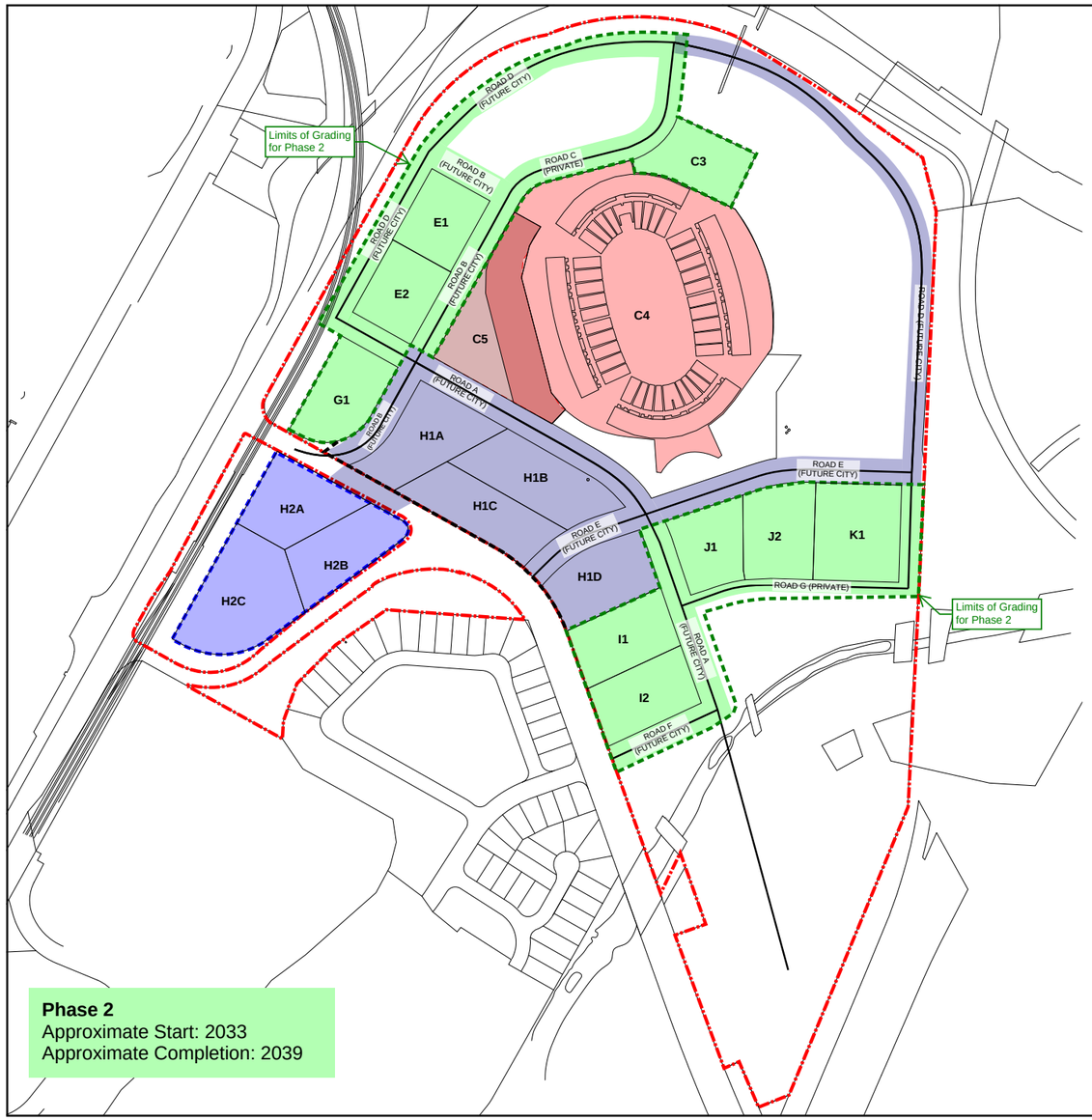


STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

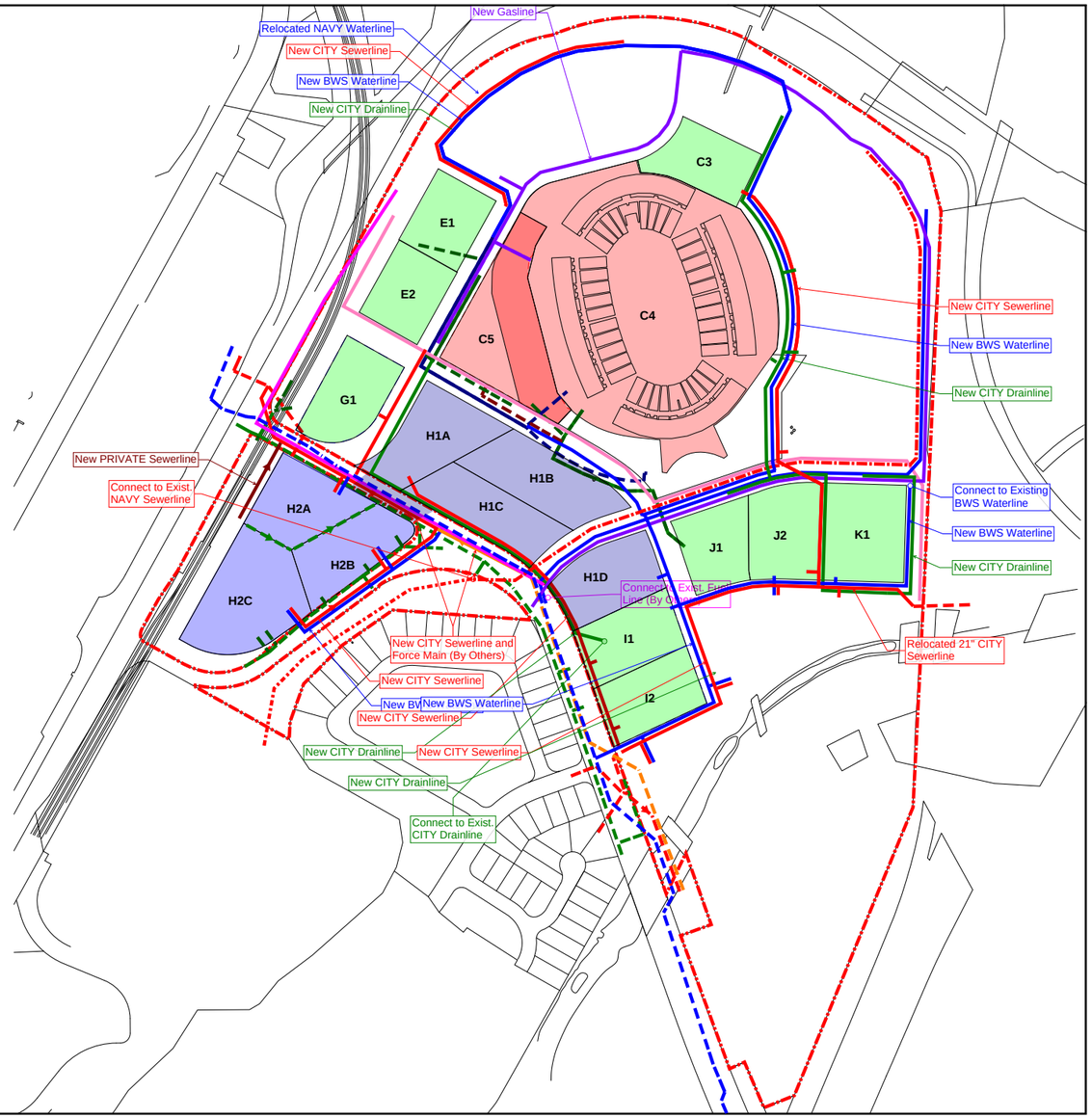
PHASE 2

LOT PHASING



Phase 2
Approximate Start: 2033
Approximate Completion: 2039

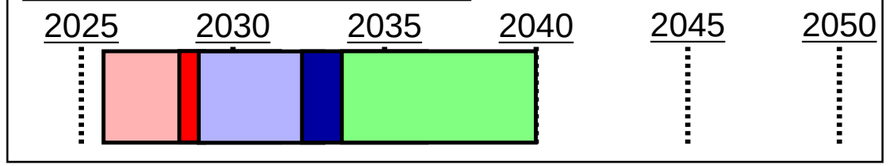
UTILITIES



THE DISTRICT

PHASING

PHASING TIMELINE

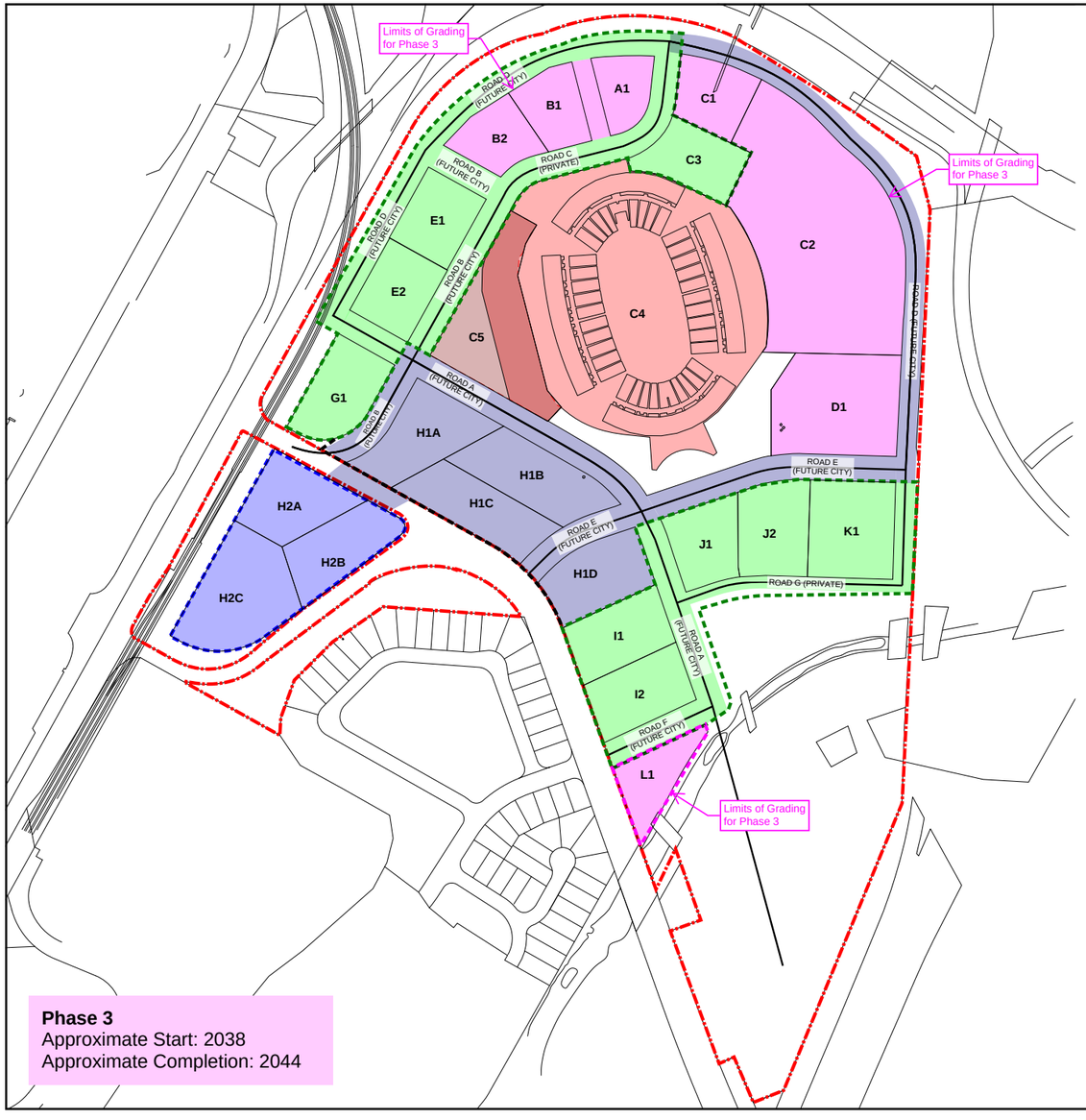


STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

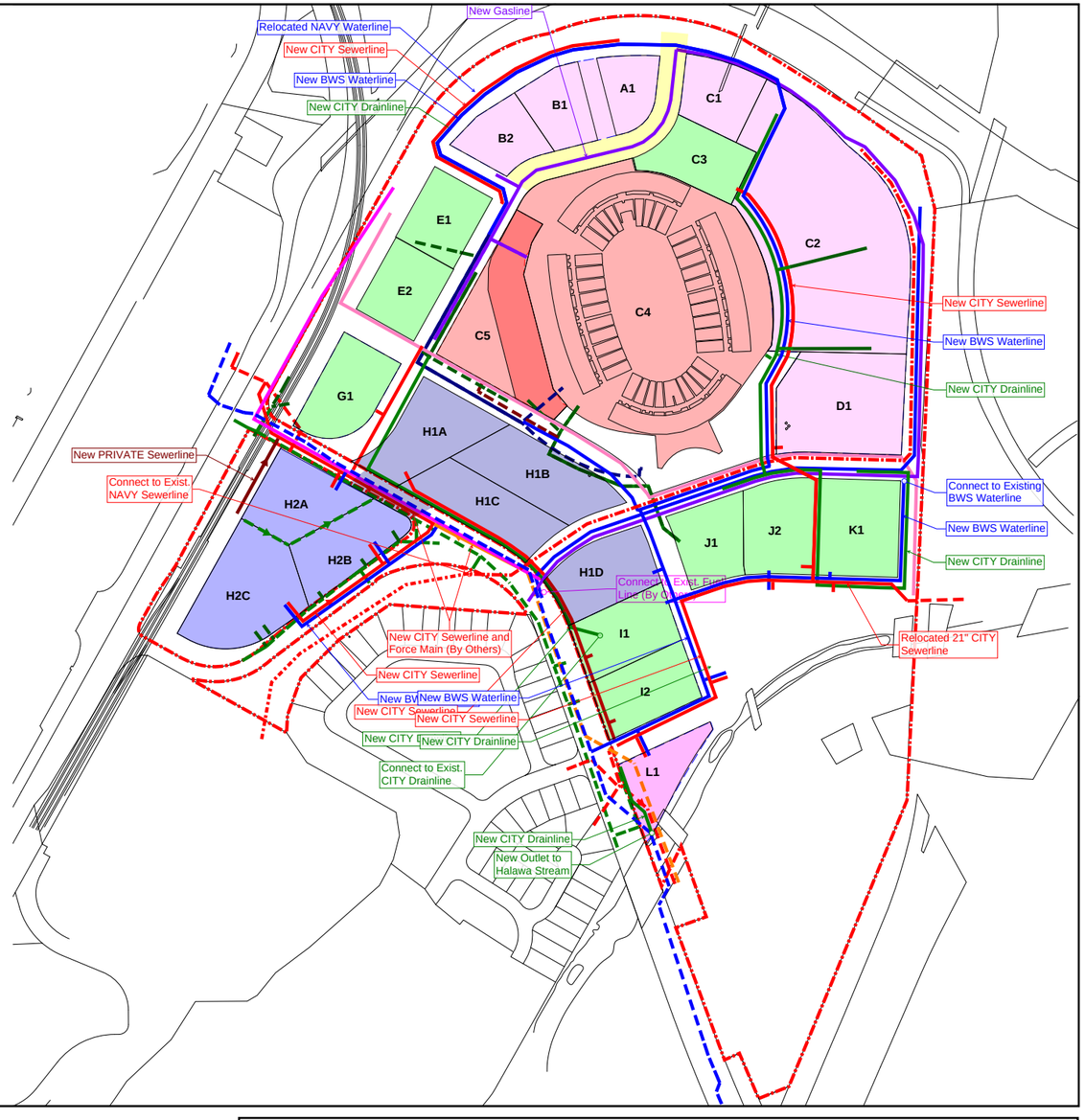
PHASE 3

LOT PHASING



Phase 3
Approximate Start: 2038
Approximate Completion: 2044

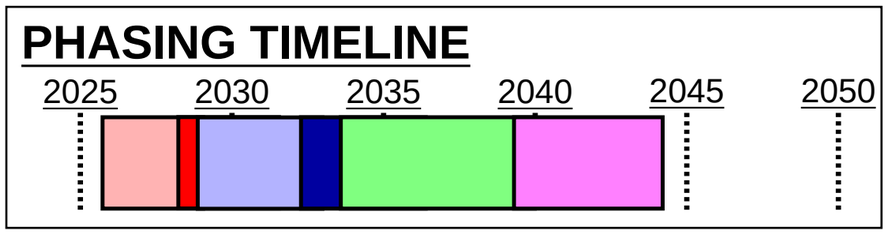
UTILITIES



THE DISTRICT

PHASING

PHASING TIMELINE

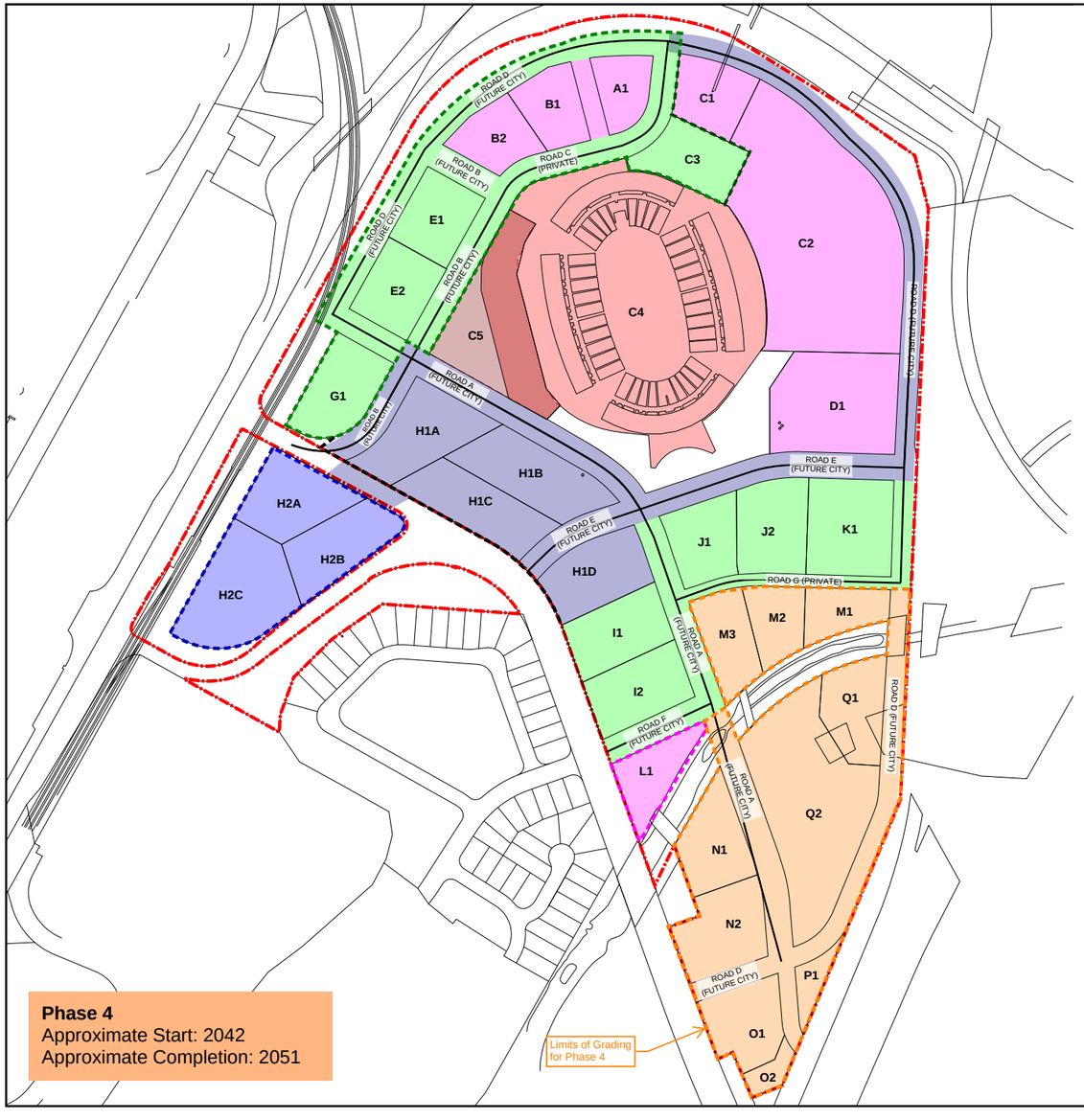


STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

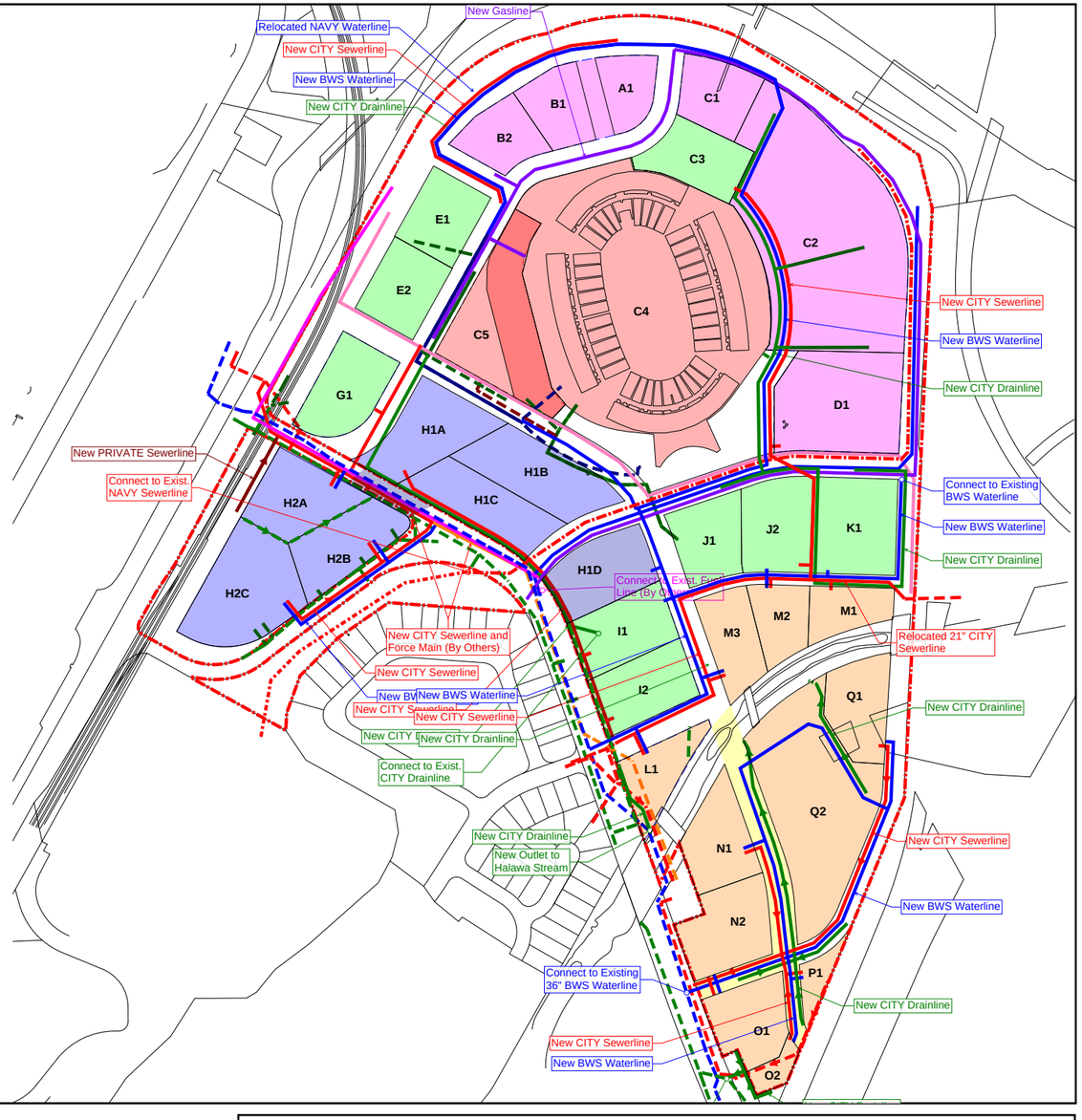
PHASE 4

LOT PHASING



Phase 4
Approximate Start: 2042
Approximate Completion: 2051

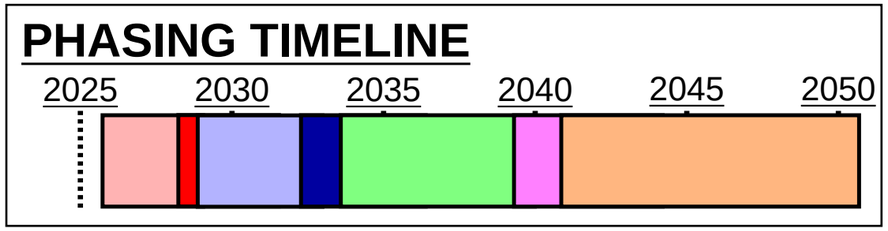
UTILITIES



THE DISTRICT

PHASING

PHASING TIMELINE

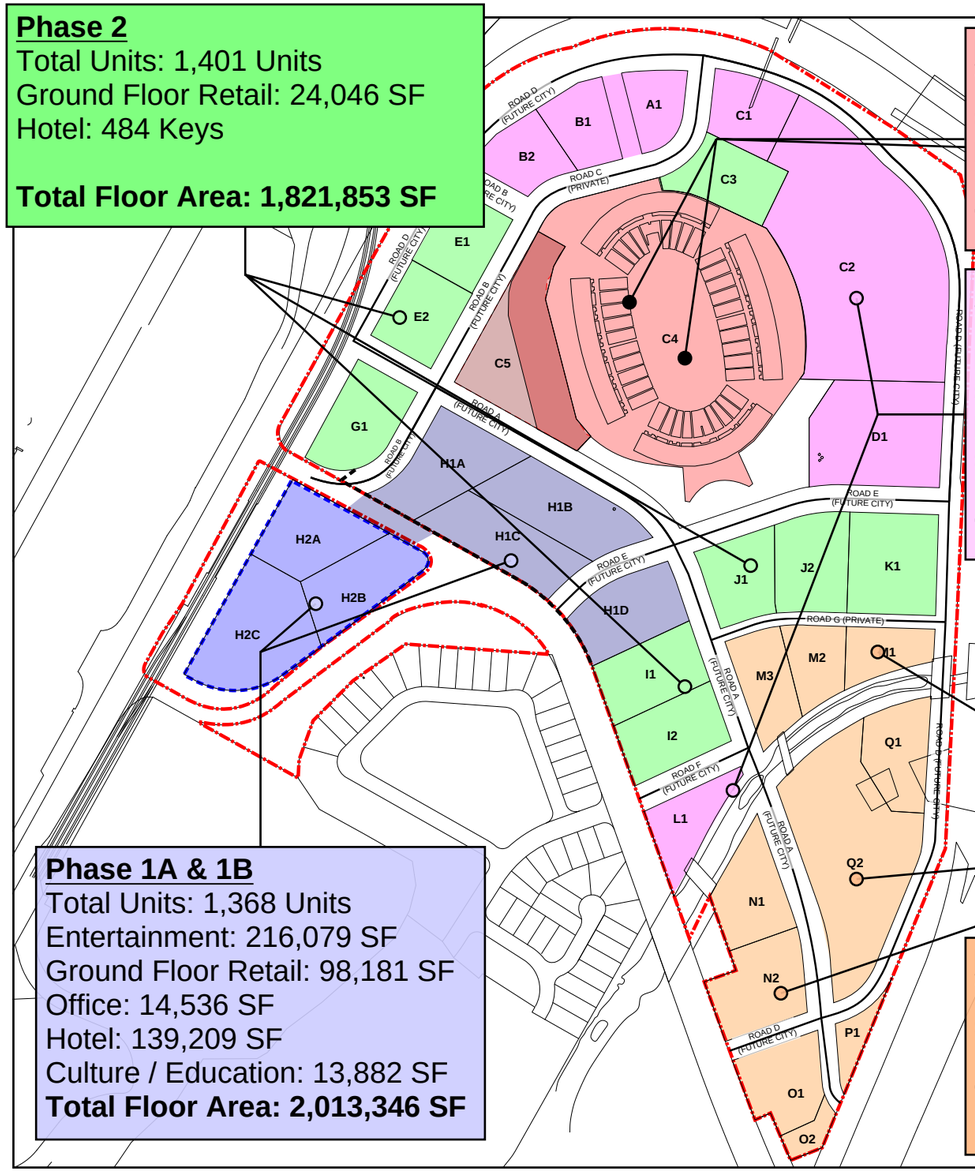


STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

Phase 2
Total Units: 1,401 Units
Ground Floor Retail: 24,046 SF
Hotel: 484 Keys

Total Floor Area: 1,821,853 SF



Phase 0A & 0B
Total Units: 1,401 Units
Ground Floor Retail: 24,046 SF
Hotel: 484 Keys

Total Floor Area: 1,821,853 SF

Phase 3
Total Units: 970 Units
Entertainment: 147,810 SF
Ground Floor Retail: 2,427 SF
Hotel: 218 Keys
Culture / Education: 7,622 SF

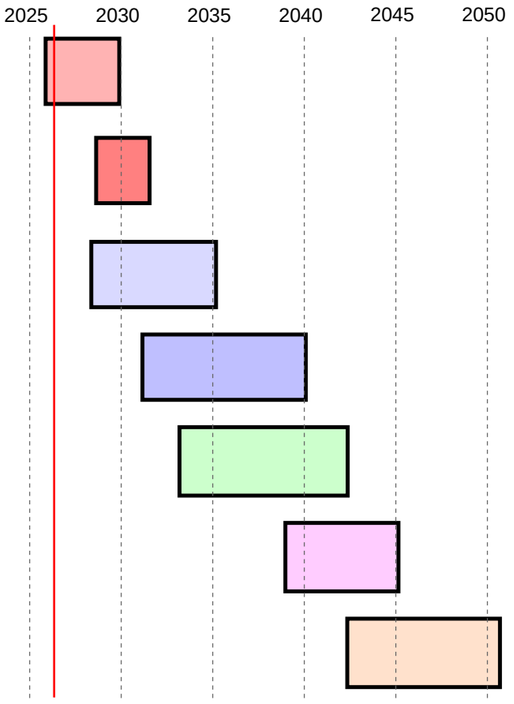
Total Floor Area: 1,258,969 SF

Phase 1A & 1B
Total Units: 1,368 Units
Entertainment: 216,079 SF
Ground Floor Retail: 98,181 SF
Office: 14,536 SF
Hotel: 139,209 SF
Culture / Education: 13,882 SF
Total Floor Area: 2,013,346 SF

Phase 4
Total Units: 511 Units
Culture / Education: 130,099 SF

Total Floor Area: 664,343 SF

PHASING TIMELINE



Phase 0A
Approximate Start: 2026
Approximate Completion: 2029

Phase 0B
Approximate Start: 2028
Approximate Completion: 2030

Phase 1A
Approximate Start: 2027
Approximate Completion: 2032

Phase 1B
Approximate Start: 2032
Approximate Completion: 2034

Phase 2
Approximate Start: 2033
Approximate Completion: 2039

Phase 3
Approximate Start: 2038
Approximate Completion: 2044

Phase 4
Approximate Start: 2042
Approximate Completion: 2051

PHASING PLAN TOTALS
Units: 4,250 Units
Entertainment: 363,889 SF
Ground Floor Retail: 124,654 SF
Office: 14,536 SF
Hotel: 702 Keys
Culture / Education: 151,603 SF
Total Floor Area: 5,758,511 SF

THE DISTRICT

PHASING

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

Developer/Landowner Perspective

- Financing available at an early stage of development (land secured)
- May fund facilities benefiting multiple owners
- Bond market provides lower cost of funds than equity
- Debt has a longer term (permanent financing) than commercial lending facilities
- Bonds may finance off-site improvements
- Pass along a portion of cost to ultimate buyers or tenants

Public Agency Perspective

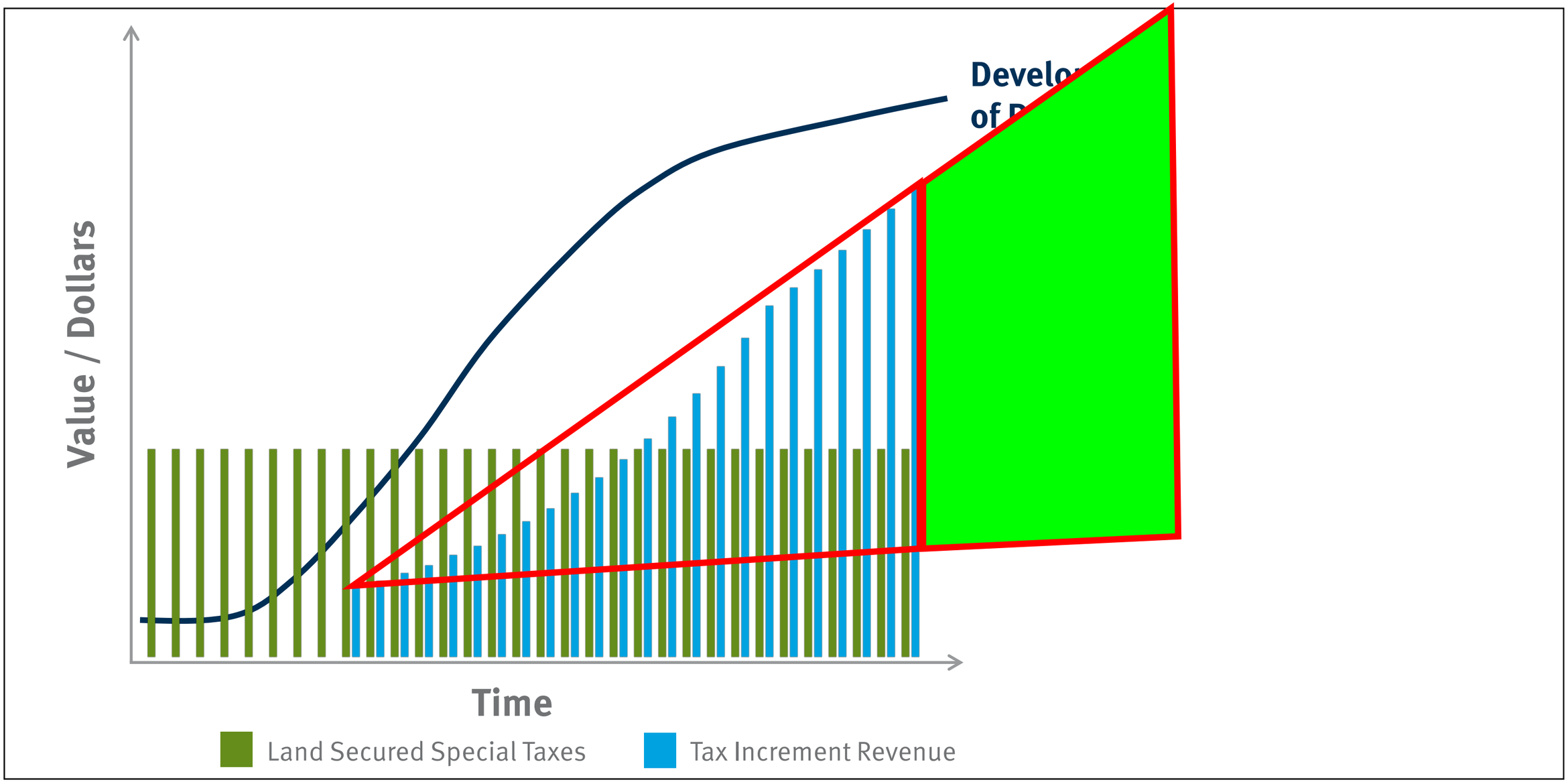
- Fund improvements without use of general tax dollars (land secured) or with value created by development (TIF)
- Incentivizes acceleration of infrastructure construction
- Supports economic development on underutilized land
- Reimbursement structure allows release of funds only when facilities are completed
- Non-recourse to public sector
- Landowner pays formation costs for landowner-initiated districts

FINACING

TIF & CFD

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS



FINACING
TIF & CFD

McGregor Square
Denver, CO

ALOHA HALAWA DISTRICT PARTNERS

STANFORD CARR DEVELOPMENT





ALOHA STADIUM
OUR RESEARCH

Downtown Commons
Sacramento, CA

ALOHA HALAWA DISTRICT PARTNERS

STANFORD CARR DEVELOPMENT





ALOHA STADIUM
OUR RESEARCH

The Battery
Atlanta, GA

ALOHA HALAWA DISTRICT PARTNERS

STANFORD CARR DEVELOPMENT





ALOHA STADIUM
OUR RESEARCH

The Star
Frisco, TX

ALOHA HALAWA DISTRICT PARTNERS

STANFORD CARR DEVELOPMENT



ALOHA STADIUM
OUR RESEARCH

Victory Park
Dallas, TX

ALOHA HALAWA DISTRICT PARTNERS

STANIFORD CARR DEVELOPMENT





ALOHA STADIUM
OUR RESEARCH

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS

St. Louis Ballpark Village



Development Success

- Mixed-use retail, entertainment, office and residential district
- Bally Sports Live! Venue, 300-unit residential tower, 220-room hotel, 11-story Class A office building
- $400 million private investment

Financing Tools

- Development district created by special legislation
- Pledge of special assessments, property tax increment and economic activity taxes

FINACING

TIF & CFD

San Francisco Mission Bay / Mission Rock





Development Success

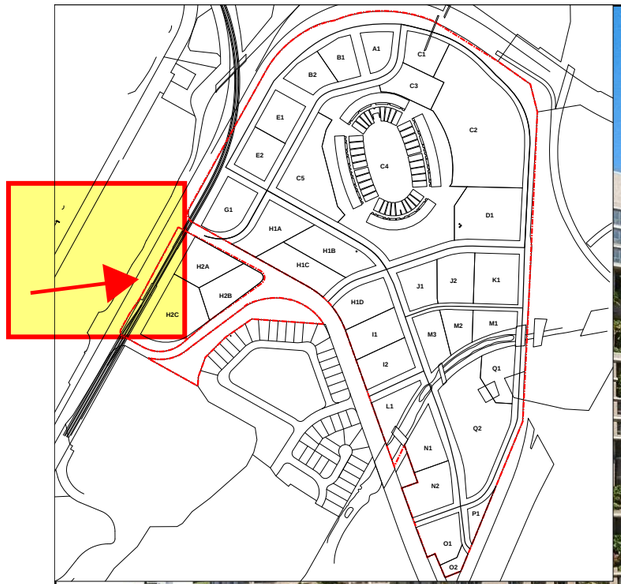
- UCSF Hospital and related research
- Chase Center: Golden State Warriors
- Major offices for: Visa, Uber, Gap, J. David Gladstone Institutes
- Affordable and market rate homes

Financing Tools

- CFD Bonds provided the initial injection of funds for public infrastructure
- Tax increment pledged to offset CFD special taxes (Mission Rock)

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS





THE DISTRICT
PERSPECTIVES

STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS



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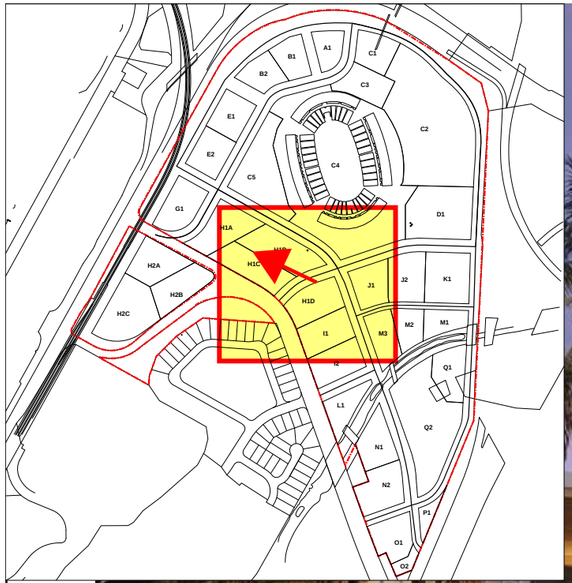

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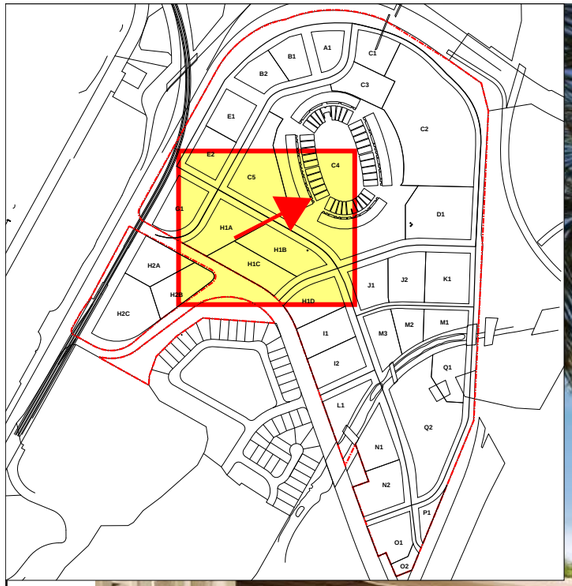
STANFORD CARR DEVELOPMENT

ALOHA HALAWA DISTRICT PARTNERS





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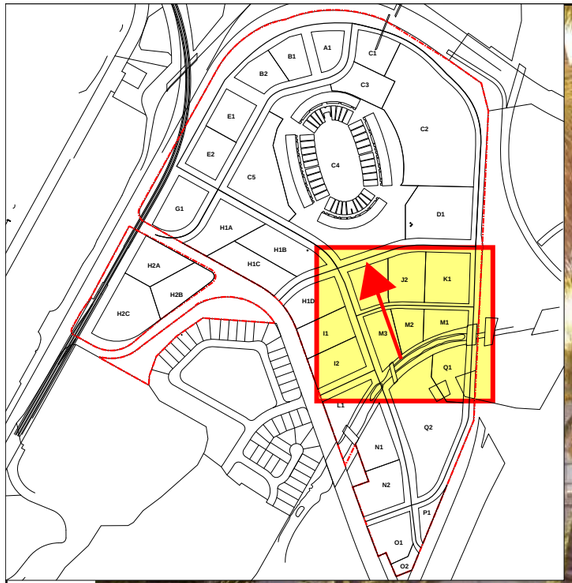

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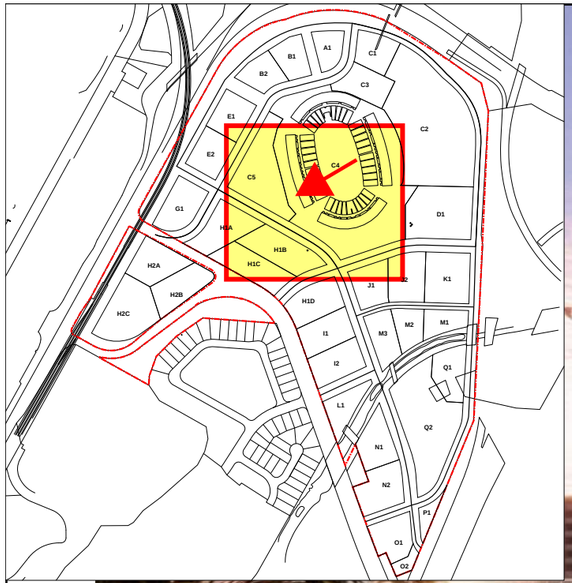

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