

JAN 27 2021

A BILL FOR AN ACT

RELATING TO THE ALOHA STADIUM.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that Honolulu harbor is
2 the State's most important resupply point, with an estimated
3 three thousand tons of food passing through each day. Despite
4 protocols to help safeguard the harbor against a storm, it is
5 susceptible to having its entry blocked by large shipping
6 containers, damaged piers, or aging infrastructure.

7 In 2018, the United States Coast Guard conducted an
8 operation to test the ability of Pearl Harbor to absorb, at
9 least in part, impacts of manmade or natural disasters at
10 Honolulu harbor. The operation, which made the more sheltered
11 Pearl Harbor a backup in case of emergency, revealed that the
12 capacity at Pearl Harbor is limited, and without a container
13 yard, other resources are needed if Honolulu harbor's fragile
14 lifeline is compromised.

15 To take some of the strain off the port, the legislature
16 finds that the parking lot at aloha stadium is ideally suited,
17 both in location and size, to serve as a container storage and



1 lay down facility for emergency use by Pearl Harbor. A lay down
2 facility is composed of multiple structural layers to support
3 the loads brought on by equipment and cargo, generally
4 consisting of a foundational layer with soils compacted and
5 improvements installed, a second layer of asphalt paving
6 containing hydraulically bound materials to give the asphalt
7 higher compressive strength, and a lay down area surface
8 designed for multiple functions, including drainage and
9 sufficient grip to prevent skidding.

10 The legislature further finds that during the redesign of
11 aloha stadium, plans should provide for the parking lot to be
12 constructed so as to be strong enough to serve as a backup
13 emergency container storage location for Pearl Harbor.

14 Accordingly, the purpose of this Act is to charge the
15 stadium authority, through its development guidance policies,
16 with the task of promoting the safety and reliability of harbor
17 infrastructure through a redesigned stadium parking lot,
18 developed to withstand the structural requirements of a
19 permanent shipping container storage and lay down facility for
20 emergency use by Pearl Harbor.



1 SECTION 2. Section 206E-221, Hawaii Revised Statutes, is
2 amended to read as follows:

3 "[+]§206E-221[+] **Stadium development district; purpose;**
4 **findings.** The legislature finds that the aloha stadium and
5 lands under the jurisdiction of the stadium authority and
6 department of accounting and general services are underutilized.
7 The stadium facility has been in dire need of significant repair
8 and maintenance for many years. The stadium authority has
9 considered repairing, upgrading, and replacing the existing
10 facility to optimize the public's enjoyment and ensure public
11 safety. Redeveloping, renovating, or improving these public
12 lands in a manner that will provide suitable recreational,
13 residential, educational, and commercial areas, where the public
14 can live, congregate, recreate, attend schools, and shop, as
15 part of a thoughtfully integrated experience, is in the best
16 interests of the State and its people.

17 The legislature further finds that underutilized space
18 within these lands is suitable and shall be made available for
19 passive industrial uses identified in section 206E-224.



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1 This part establishes the stadium development district to
2 make optimal use of public land for the economic, residential,
3 educational, and social benefit of the people of Hawaii.

4 The legislature finds that the jurisdiction of the
5 authority shall include development within the stadium
6 development district. Any development within the district shall
7 require a permit from the authority."

8 SECTION 3. Section 206E-224, Hawaii Revised Statutes, is
9 amended to read as follows:

10 "~~§~~206E-224~~§~~ **Development guidance policies.** The
11 following shall be the development guidance policies generally
12 governing the authority's actions in the district:

13 (1) Development shall be in accordance with any county
14 transit-oriented development plan, unless modified by
15 the authority pursuant to paragraph (2);

16 (2) With the approval of the governor, the authority, upon
17 the concurrence of a majority of its voting members,
18 may modify and make changes to a transit-oriented
19 development plan with respect to the district to
20 respond to changing conditions; provided that before
21 amending a transit-oriented development plan, the



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1 authority shall conduct a public hearing to inform the
2 public of the proposed changes and receive public
3 input;

4 (3) The authority shall seek to promote economic
5 development and employment opportunities by fostering
6 diverse land uses and encouraging private sector
7 investments that use the opportunities presented by
8 the high-capacity transit corridor project consistent
9 with the needs of the public, including mixed use
10 housing and housing in transit-oriented developments;

11 (4) The authority shall seek to promote the safety and
12 reliability of harbor infrastructure by identifying
13 and developing appropriate areas within the district,
14 including stadium parking lots as appropriate, that
15 are fortified to withstand the structural requirements
16 of a permanent shipping container storage and lay down
17 facility for emergency use by Pearl Harbor;

18 ~~[(4)]~~ (5) The authority may engage in planning, design, and
19 construction activities within and outside the
20 district; provided that activities outside the
21 district shall relate to infrastructure development,



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1 area-wide drainage improvements, roadway realignments
2 and improvements, business and industrial relocation,
3 and other activities the authority deems necessary to
4 carry out development of the district and implement
5 this part. The authority may undertake studies or
6 coordinating activities in conjunction with the county
7 and appropriate state agencies and may address
8 facility systems, industrial relocation, and other
9 activities;

10 [~~5~~] (6) Hawaiian archaeological, historic, and cultural
11 sites shall be preserved and protected;

12 [~~6~~] (7) Endangered species of flora and fauna shall be
13 preserved to the extent feasible;

14 [~~7~~] (8) Land use and development activities within the
15 district shall be coordinated with and, to the extent
16 possible, complement existing county and state
17 policies, plans, and programs affecting the district;
18 and

19 [~~8~~] (9) Public facilities within the district shall be
20 planned, located, and developed to support the
21 development policies established by this chapter for



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Report Title:

Aloha Stadium; Stadium Authority; Shipping Containers; Pearl Harbor

Description:

Provides development guidance policies for the stadium authority. Tasks the authority with seeking to promote the safety and reliability of harbor infrastructure by identifying and developing appropriate areas within the stadium development district, including stadium parking lots as appropriate, that are fortified to withstand the structural requirements of a permanent shipping container storage and lay down facility for emergency use by Pearl Harbor.

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