

LEE CRANMER DIRECT TESTIMONY

Q Please state your name, place of employment, and position.

A Lee Cranmer, Senior Director, Development at The Howard Hughes Corporation.

Q How long have you held this position?

A I've been with Howard Hughes for approximately four years.

Q Please describe your educational background and experience.

A I am a professional civil engineer and licensed contractor with broad and extensive experience in land management, due diligence, design and construction management, permitting and development issues. I have been extensively involved in the implementation of the Ward Village Master Plan and recent projects. Prior to joining Howard Hughes, I was a Senior Development Manager for Kamehameha Schools, and I have held similar positions with Actus Lend Lease and on the Mainland.

Q How have you been involved in this Project?

A I am currently on the team working to develop Victoria Place, and among other responsibilities, I have been involved in coordinating the traffic and infrastructure studies for the Project.

Q Please describe the traffic study for the Project.

A As background, in October, 2018, Wilson Okamoto Corporation ("WOC") completed a Transportation Master Plan and Assessment for the Ward Village Master Plan ("Ward Village Traffic Assessment"), which included what eventually would become the proposed Victoria Place development, but looked more broadly at regional transportation systems. The Ward Village Traffic Assessment fulfilled a request for a traffic assessment made previously by the City and County of Honolulu's Department of Transportation Services.

Since a transportation assessment looks at the performance of transportation modal systems on a regional scale, it does not address project-specific impacts. Therefore, we commissioned WOC to conduct a traffic impact report, also known as a traffic impact analysis report, as a supplemental study to the Ward Village Traffic Assessment in order to specifically study the traffic-related impacts of Victoria Place.

This traffic impact report for Victoria Place (the "TIR") was completed in April 2019, and is in Appendix C to the Application.

EXHIBIT "F"

Q Please summarize the conclusions of the TIR.

A As with all developments, there are anticipated traffic-related impacts from Victoria Place; however, as summarized in the TIR, the level of service operating conditions at the intersections in the vicinity of the Project are, with few exceptions, expected to remain similar to baseline and with and without the Project. In addition, WOC made nine recommendations in the report to mitigate the traffic impact of the Project, and we will be implementing those recommendations in the Victoria Place project design.

We are also committed to implementing the roadway improvements planned in the Ward Village Master Plan, and continuing to work with the City and County of Honolulu to incorporate bicycle and pedestrian facilities to encourage other modes of travel at Ward Village.

Since the primary vehicle entrance to Victoria Place will be across Auahi Street from the driveway that serves the Ward Entertainment Center (and eventually Kō'ula), we also requested WOC to do a preliminary study on whether a traffic signal would be warranted at that intersection. WOC's preliminary study indicated that the anticipated peak hour volumes of traffic do not support a traffic signal at this intersection; however, we will continue to monitor and study this intersection and will conduct further studies as necessary.

The City and County of Honolulu Traffic Review Branch confirmed in an email dated July 11, 2019 that the TIR was acceptable to the City's Traffic Review Branch and the City's Department of Transportation.

Q Please describe the infrastructure availability study for the Project.

A We also commissioned WOC to prepare an infrastructure availability report ("IAR") for the Project, and the report was completed in June, 2019. The report is included as Appendix D to the Application, and is also summarized on page 33 of the Application. The purpose of the report was to confirm that there is adequate infrastructure to support the Project, including the provision of potable water, sanitary sewer service, fire suppression, electricity, and other utilities.

Q Please summarize the results of the infrastructure availability report?

A All of the infrastructure providers confirmed that there is or will be adequate infrastructure to support Victoria Place.

The Board of Water Supply ("BWS") confirmed available capacity to serve the project, and also indicated that Howard Hughes should proceed with a planned upgrade of a water main on Queen Street that is unrelated to the Victoria Place project. The main, which runs along Queen Street between Cummins and Kamakee Streets, is to be upgraded from 6-inches to 12-inches in diameter to better supply regional needs.

Subsequent discussions with BWS confirmed that this upgrade is not required to be completed with Victoria Place.

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