

SUMMARY OF DIRECT TESTIMONY – BENEDICT LEE

PRESENTATION HEARING

BLOCK 1 – “ĀLIA AT 888 ALA MOANA”

TMK (1) 2-1-56-14, 15 & 16; DPA No. KAK 22-042

I. Name, Place of Employment, Position

Benedict Lee, Brownlie & Lee, Principal Landscape Architect

II. Educational Background and Experience

I obtained a BFA in Environmental Design from the University of Hawaii in 1976 and a Bachelor's of Landscape Architecture at the University of Oregon in 1980. I am a registered landscape architect in Hawaii, Guam, and the Northern Mariana Islands. I am also a certified arborist, LEED accredited, and was recently appointed by Governor Ige for a second term on the EASLA (Engineers, Architects, Land Surveyors and Landscape Architects) DCCA State Professional Licensing Board.

Over the last 38 years, I have been involved in a wide range of wide range of residential, commercial and recreation projects in both the private and public industry. I have previously consulted on projects with Kobayashi Group and other premiere luxury resort and high-rise developers in Hawaii, including Alexander & Baldwin Properties, Howard Hughes Corporation, Irongate, OliverMcMillen, and Brookfield Properties. For more information, please see my resume. See Exhibit 9.

III. Brownlie & Lee's Experience

Brownlie & Lee specializes in landscape architecture, site planning, and irrigation design. Our firm has done a number of condominium projects in Hawaii, including some within the jurisdiction of the HCDA. We have worked on Hokua, The Collections, Symphony, Pacifica, and several Howard Hughes projects in the Ward Master Plan area; we just completed work on Lilia Waikiki and are currently engaged on the Sky Ala Moana and Ala Moana Plaza high rise projects.

IV. Brownlie & Lee's Scope of Work for this Project

We were hired to design the planting and irrigation components for the Project.

V. Rules & Requirements Governing Brownlie & Lee's Work on Project

The rules that governed our work this Project include the Kamehameha Schools Kaiāulu 'o Kaka'ako Master Plan ("KKMP") and the HCDA's Mauka Area Rules, Hawaii Administrative Rules Title 15, Subtitle 4, Chapter 22 in effect on September 2, 2009 ("Vested Rules"). For the burial preserve area of the Project, we were also required to

follow the provisions of the Burial Site Component of an Archaeological Data Recovery and Preservation Plan for SIHP #50-80-14-7580, -7581, -7582, and -7583, accepted by SHPD on November 19, 2014, which was provided to us by Cultural Surveys Hawaii, Inc.

VI. Overview of Project's Public Spaces and Parks

The Project's public spaces and parks primarily consists of street-fronting landscaping, as depicted in Exhibit D-1. The specific types and numbers of trees vary depending on the requirements. For example, Ala Moana Boulevard is a state road, and the state has jurisdiction over the type and number of trees you need to plant along that road. Koula Street is a private street but falls under the purview of the HCDA, and Auahi Street is a city street subject to the Vested Rules and the KKMP.

The overview map currently shows placeholders to satisfy the quantity requirements, and in Exhibit D-2, we have shown the proposed tree palette for each street. The detailed plan has not yet been developed, but in addition to these trees, we are proposing to utilize a variety of native Hawaiian and canoe plants. We tailor design all our Projects to each particular site and the intended market group. For this Project, KG desired an emphasis on nature, so we focused our efforts on planting and gardening, as opposed to hardscape elements. We are still looking for an iconic tree to anchor the design and bring nature to the forefront of this Project.

VII. Compliance with Rules & Requirements

HAR § 15-22-144(d) provides, "Along major streets, tree species, spacing, and location shall be in accordance with the following table, except that alternate species, especially native Hawaiian or species long present and common to the Hawaiian Islands, including useful fruit-bearing and flowering varieties, may be substituted." We have complied with this rule by proposing various plant palettes, to include variegated shell ginger, Kula gardenia, naupaka, green spider lily, pohinahina, dwarf lauau, Molokai white hibiscus, green ti, akia, na'u gardenia, kupukupu fern, green taro, black magic taro, and philodendron selloum. This list is not exhaustive or set in stone, but it draws a picture of the lush, native landscape we envision for the Project. In addition, the Iwi Garden will be protected by a 4-foot dry-stack pohaku wall and include features contemplated in the approved burial plan.

VIII. Pedestrian Experience

The pedestrian experience is a large consideration of our design for this Project. The design contemplates an improved shaded walk experience to increase human comfort that will be appealing to pedestrians, especially along Ala Moana Boulevard.

IX. Irrigation System Design

The irrigation system is still in the design phase. We are considering various methods to ensure efficient application of water, including the use of rain sensors and moisture sensing. In addition to the obvious benefit of reducing maintenance costs, these measures will help fulfill this Project's goal as one of the most sustainable in Honolulu's urban core.