

HISTORIC HAWAII FOUNDATION

April 20, 2017

Ms. Ann M. Sarver
Facilities Environmental Specialist
USPS Facilities Department – HQ Field Office
Facilities Implementation
6013 Benjamin Road, Suite 205
Tampa, FL 33634-5178

Via Email to: ann.m.sarver@usps.gov

**Re: Request for Section 106 Consultation – Possible Future Sale of the
Līhu‘e Main Post Office, located at 4441 Rice street
Līhu‘e, Island of Kaua‘i, Hawai‘i
TMK: (4) 3-6-005:010**

Dear Ms Sarver:

Thank you for referring the above mentioned project to Historic Hawai‘i Foundation (HHF) under Section 106 of the National Preservation Act (NHPA). HHF received a copy of your letter dated March 30, 2017 opening consultation (received via email on March 30, 2017), containing the scope of work and attached exhibits, including a map of the proposed APE, a Draft Preservation Covenant and a draft Addendum to the National Register of Historic Places (NRHP) Nomination Form.

Interests of Historic Hawai‘i Foundation

Historic Hawai‘i Foundation is a statewide nonprofit organization established in 1974 to encourage the preservation of sites, buildings, structures, objects and districts that are significant to the history of Hawai‘i. HHF is also a consulting party pursuant to the implementing regulations of the NHPA at 36 Part 800.2(c)(5) as an organization with a demonstrated interest in the undertaking and a concern for the effects on historic properties.

Historic Hawai‘i Foundation first became aware of the possible future sale and “potential disposal” plan from a public notice posted on site, dated January 23, 2017, describing the proposed “Disposal Action” of the historic Līhu‘e Post Office. A subsequent notice posted on January 27, also on site, was titled “Potential Relocation – Notice of Public Meeting and Comment Period.” HHF attended the public meeting on Kaua‘i on February 23, 2017, and submitted comments as directed to Mr. Jody Lowe regarding “disposal” and to Mr. Dean Cameron regarding “relocation.” Comments

Historic Hawai‘i Foundation
NHPA Section 106 Comments to USPS re Potential Sale of Līhu‘e Post Office
April 20, 2017
Page 1 of 7

submitted for these two additional review and compliance processes should also be considered during this Section 106 consultation [copies enclosed for your reference].

Historic Hawai'i Foundation accepts the invitation to participate in the Section 106 consultation for the “possible future sale” of the historic Līhu‘e Post Office and efforts to avoid, minimize and mitigate adverse effects on historic properties. We are providing written comments as instructed within the comment period.

Undertaking

The project proposes “a possible future sale” of the historic Līhu‘e Post Office Building “which may result in the transfer of the Property out of federal ownership”. The January 23, 2017 notice stated that “this property has been determined by the Postal Service to be excess and is no longer necessary for Postal Operations” and that “Postal Service policy requires the property to be sold at market value.”

The statement of “no longer necessary” is based on the assumption that the downtown Postal Services will relocate out of the historic building, thus rendering the historic Līhu‘e Post Office building “excess.” That assumption precludes discussion of options for the postal functions to remain downtown, and leads to a “foreclosure” of options, in violation of NHPA.

Historic Hawai'i Foundation strongly opposes the division of the “relocation” and “potential sale” proposals into two separate actions. They are indivisible and part of one undertaking.

Historic Hawai'i Foundation believes it would be wholly inconsistent with the spirit and intent of the NHPA if the USPS were to make the consequential decision to vacate and eventually sell a historic building to the highest bidder prior to concluding Section 106 consultation.

Specifically, the Section 106 regulations instruct that federal agencies, including the USPS, may not take planning actions that “restrict the subsequent consideration of alternatives to avoid, minimize or mitigate the undertaking’s adverse effects on historic properties” prior to completing Section 106 review. *See* 36 C.F.R. § 800.1(c). A formal decision to relocate operations from the historic facility would preclude viable preservation alternatives. As such, we believe the USPS would be in violation of Section 106 by postponing NRHP review of the “relocation” until after making a commitment to a formal relocation decision.

36 C.F.R. § 800.1(c). The agency official shall ensure that the section 106 process is initiated early in the undertaking's planning, so that a broad range of alternatives may be considered during the planning process for the undertaking.

To date, there has been no initiation of a Section 106 consultation regarding the potential relocation of the Postal Services out of the historic Līhu‘e Post Office Building. The notice and public meeting related to relocation indicates that the USPS will follow the procedures outlined in 39 CFR 241.4, for which the notice and public hearing are the first steps. However, it is important to note that the process outlined in 241.4 states in its final paragraph:

39 CFR 241.4 (d)Effect on other obligations and policies.

(1) Nothing in this section shall add to, reduce, or otherwise modify the Postal Service's legal obligations or policies for compliance with:

(i) **Section 106 of the National Historic Preservation Act, 16 U.S.C. 470, Executive Order 12072, and Executive Order 13006;** (emphasis added)

(ii) 39 U.S.C. 404(d) and 3939 CFR 241.3; or

(iii) 39 U.S.C. 409(f);

(2) These are independent policies or obligations of the Postal Service that are not dependent upon a relocation or addition of a retail service facility.

For the reasons stated above HHF believes that the “relocation” and “potential sale” proposals are indeed one undertaking and Section 106 consultation needs to include both actions. Planning for the sale of the property in advance of the consideration of alternatives to avoid relocation is out of sequence and narrows the field of alternatives to avoid, minimize or mitigate the undertaking’s adverse effects on historic properties.

Area of Potential Effect

The Area of Potential Effect (APE) has been identified by USPS as the parcel within the property lines.

HHF disagrees with the proposed APE boundary because it does not take into account its location in the Līhu‘e Downtown Town Core, adjacent to the Līhu‘e Civic Center Historic District. The APE should be expanded to include the surrounding area and the potential to affect other historic properties.

Identification of Historic Resources

USPS has identified the parcel boundary and the main post office building, which was listed on the Hawai‘i and National Registers of Historic Places in 1989.

HHF agrees that the post office is a historic property that will be effected.

HHF also has identified other historic properties, including the Līhu‘e Civic Center Historic District and the Kaua‘i Museum. Further inventory of architectural and archaeological resources may be necessary, especially for the mid-20th century Modern era resources in the surrounding area.

Proposed National Register Nomination Addendum/Additional Information

The consultation letter of March 30, 2017 correctly identifies the Līhu‘e Post Office as a listed property on the Hawai‘i and National Registers of Historic Places since 1989.

In addition, the letter contains a proposed “Addendum” to the National Register Nomination to provide “current details” about the property. While this additional documentation is useful, the “Addendum” proposes several major changes to the documentation, including:

1. Changing the level of significance from “statewide and local” to “local” only;
2. Eliminating the significance criterion “A” (association with historic events) and retaining only significance criterion “C” (design); and
3. Adding more specific descriptions and lists of character-defining features for the interior; while omitted several key components of the building and site.

The update to describe changes from 1989 to 2016 are useful, as are the specific listing of contributing features. However, HHF is concerned that portions of this amendment appear to supersede the original nomination rather than providing supplemental information.

The original 1989 narrative provides important context and description and needs to remain in effect. A bulleted list of features does not replace a detailed narrative description. The elements of the NRHP nomination listed above should not be altered, specifically the levels of significance (statewide and local), findings of significance under criteria A and C, and the list of contributing features should include the missing components:

Overall Form and Massing

- Strong central two-story tall rectangular volume with gabled roof clad in red clay Barrel tiles
- Flanking side bays with one-story shed roofs also clad in clay tile
- One-story front entry lanai (enclosed) 3-bays wide across the front, with clay tile shed roof

Interior Space & Features

- Volume of Interior Space in Public Areas
- Missing Original Carved Artwork (which must be recovered)

Site

- Metal Lettering on North Elevation: “*United States Post Office Līhu‘e Hawai‘i 96766*”
- Commemorative Plaque
- Flag Pole
- Broad Concrete Entry Terrace

Determination of Effect

The USPS letter of March 30, 2017 acknowledges that the sale and transfer of a historic property out of Federal ownership or control “without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance” is an example of an adverse effect as referenced in 36 CFR §800.5(a)(2)(vii).

USPS proposes a preservation covenant to protect the property and thus finds that such preservation easement “will result in ‘no adverse effect’ to historic properties from the sale of historic properties.”

Historic Hawai‘i Foundation maintains that **the proposed sale of the Post Office also has the potential to adversely affect the property by a “Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance. [§800.5(a)(2)(iv)].”**

A considerable part of the significance of the Līhu‘e Post Office is its original design, and continual use, as a Post Office. This includes the original efforts of the local community in adapting the standard Depression-Era Neo-Classical building design (also referred to as “starved classical”) to a more appropriate one for Kauai’s tropical climate.

§ 800.5 (a)(1) Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

Historic Hawai‘i Foundation finds that the proposed sale of the historic Līhu‘e Post Office has the potential to result in an adverse effect for additional reasons other than just the transfer of ownership.

Draft Preservation Covenant

USPS made a preliminary finding of “no adverse effect” based on its intention to impose a preservation easement as part of the disposition. The draft preservation covenant was provided for comment.

A perpetual preservation easement that is part of the transfer of title must run with the land and be binding on all owners, successors, tenants or other assigns. **A sufficient easement needs to include long-term, even perpetual, protection of the historic property with clear and strong enforceability.**

A covenant that provides adequate legal protection of the historic property needs to include at least the following sections:

1. A qualified Easement Holder, i.e. an organization whose mission includes historic preservation that has the resources to manage and enforce the restrictions provided for in the easement and have a commitment to do so.
2. Baseline Documentation that defines and describes the historic property, its location, legal description, address, character-defining features and site elements to be preserved in perpetuity, and other information including narrative descriptions, photographs, drawings and specifications, in sufficient detail.
3. Purpose and Need to assure that the architectural, historic and cultural features of the Property will be retained and maintained forever substantially in their current condition for conservation and preservation purposes and to prevent any use or change of the Property that will significantly impair or interfere with the Property's conservation and preservation values.
4. Permitted Uses
5. Covenant to Maintain Property
6. Prohibited Activities
7. Conditional Rights Requiring Approval by Covenant Holder
8. Review Procedures of Grantee's Requests for Approval
9. Standards for Review and Approval by Covenant Holder of Grantee's Request for Conditional Rights
10. Public Access
11. Grantee's Reserved Rights Not Requiring Approval by Covenant Holder
12. Casualty Damage or Destruction (i.e. Specific Requirements Addressing Emergency Repairs and Reporting)
13. Review After Casualty Damage or Destruction
14. Required Insurance
15. Taxes (and other Fees)

16. Written Notice Requirements
17. Evidence of Compliance
18. Inspection at least annually, Right of Entry and Monitoring; Baseline Documentation Update
19. Dispute Resolution
20. Notifications:
 - a. Notice from Government Authority
 - b. Notice of Proposed Sale
 - c. Liens
21. Historic Plaque
22. Runs with the Land and Binding on Successors
23. Assignment by Covenant Holder
24. Percentage Interests
25. Amendment and Extinguishment (i.e. terminating the easement may be done only via judicial order)
26. Interpretation of the Easement Terms
27. Legal Property Description

The draft covenant submitted with the Section 106 letter fails to include many of these sections, or is cursory in addressing the related issues. HHF finds the draft covenant to be inadequate and that it needs to be revised as described above.

Historic Hawai'i Foundation looks forward to continuing consultation to resolve effects to the historic Līhu'e Post Office. I may be reached at Kiersten@historichawaii.org or 808-523-2900.

Very truly yours,



Kiersten Faulkner, AICP
Executive Director

Enclosures: HHF Letter to Mr. Jody Lowe, USPS, February 6, 2017
HHF Letter to Mr. Dean Cameron, USPS, March 14, 2017

Copies: See distribution list

Historic Hawai'i Foundation
NHPA Section 106 Comments on Līhu'e Post Office 4/20/2017
Distribution List

USPS	Mr. Daniel Delahaye Federal Preservation Officer United States Postal Service 475 L'Enfant Plaza, SW, Suite 6670 Washington DC 20260-1862	
USPS	Mr. Dean Cameron United States Postal Service Implementation Team 1300 Evans Avenue, Suite 200 San Francisco, CA 94188	Dean.B.Cameron@usps.gov
USPS	Mr. Jody Lowe Real Estate Specialist USPS Facilities Office PO Box 27497 Greensboro, NC 27498-1103	Joseph.D.Lowe@usps.gov
USPS	Ms. Junlin Rivera Postmaster, Līhu'e 3230 Kapule Highway Līhu'e, HI 96766-9998	
USPS	Mr. Duke Gonzales, APR Corporate Communications Specialist U.S. Postal Service 3600 Aolele Street Honolulu HI 96820	
County of Kaua'i, Planning	Mr. Ka'aina S. Hull, Deputy Planning Department 4444 Rice Street, Suite A-473 Līhu'e, Hawai'i 96766	khull@kauai.gov
ACHP	Mr. Reid Nelson Advisory Council on Historic Preservation 401 F Street NW, Suite 308 Washington, DC 20001-2637	rnelson@achp.gov
ACHP	Ms. Charlene Vaughn Advisory Council on Historic Preservation 401 F Street NW, Suite 308 Washington, DC 20001-2637	cvaughn@achp.gov
ACHP	Ms. Najah K. Gabriel Advisory Council on Historic Preservation 401 F Street NW, Suite 308 Washington DC 20001-2637	ngabriel@achp.gov
SHPD	Dr. Alan Downer Deputy State Historic Preservation Officer Administrator, State Historic Preservation Division 601 Kamokila Boulevard, Rm 555 Kapolei, HI 96707-2037	alan.s.downer@hawaii.gov dlnr.intake.shpd
SHPD	Ms. Jessica Puff State Historic Preservation Division 601 Kamokila Boulevard, Rm 555 Kapolei, HI 96707-2037	jessica.l.puff@hawaii.gov
NTHP	Ms. Elizabeth S. Merritt Deputy General Counsel National Trust of Historic Preservation The Watergate Office Building 2600 Virginia Ave. NW, Suite 1100 Washington, DC 20037	emerritt@savingplaces.org

NTHP	Mr. Brian Turner Senior Field Officer and Attorney National Trust for Historic Preservation 5 Third Street, Ste. 707 San Francisco, CA 94103	BTurner@savingplaces.org
LBA	Ms. Pat Griffin, President Līhu'e Business Association PO Box 291 Lihue, HI 96766	patgriffin@hawaiiintel.net
HHF	Ms. Kiersten Faulkner Executive Director Historic Hawai'i Foundation 680 Iwilei Road, Ste. 690 Honolulu, HI 96817	kiersten@historichawaii.org

HISTORIC HAWAII FOUNDATION

February 6, 2017

Mr. Jody Lowe
Real Estate Specialist
USPS Facilities Office
PO Box 27497
Greensboro, NC 27498-1103

Via FAX to: 336-665-2865

Via Email to: Joseph.D.Lowe@usps.gov

**Re: Lihu'e Post Office – “Disposal Action”
Lihu'e District, Island of Kaua'i
TMK: (4) 3-6-005:010**

Dear Mr. Lowe:

Historic Hawai'i Foundation (HHF) became aware of a public notice posted on site, dated January 23, 2017, of the proposed “Disposal Action” of the historic Lihu'e Post Office.

Historic Hawai'i Foundation strongly opposes the planned “disposal” of the historic Lihu'e Post Office.

Historic Hawai'i Foundation is deeply concerned about the proposed “disposal” and “sale at market value” of this historic property. We are particularly alarmed by the stated intention of the U.S. Postal Service (USPS) to relocate from, and sell, the property prior to initiating consultation under Section 106 of the National Historic Preservation Act (NHPA).

Historic Hawai'i Foundation is a statewide organization established in 1974 to encourage the preservation of sites, buildings, structures, objects and districts that are significant to the history of Hawai'i. HHF requests to be a consulting party to the USPS pursuant to the implementing regulations of the NHPA at 36 Part 800.2(c)(5) as an organization with a demonstrated interest in the undertaking and a concern for the effects on historic properties.

Undertaking: The project proposes to dispose of the historic Lihu'e Post Office Building located at 4441 Rice Street, Lihu'e, Hawai'i (Island of Kaua'i). The notice goes on to state that “Postal Service policy requires the property to be sold at market value.”

Historic Hawai'i Foundation considers that the apparent decision, without consultation and public input, to be in violation of the National Historic Preservation Act (NHPA). HHF objects to this course of action.

Historic Hawai'i Foundation
Comments to USPS re Disposal of Lihu'e Post Office
February 6, 2017
Page 1 of 5

Enacted in 1966, the NHPA is specifically structured to ensure that federal agencies with control over historic properties accept a stewardship responsibility for those properties, follow specific procedures to assure that their actions do not negatively affect the historic properties, and establish a priority to utilize historic properties for their operations.

Relevant references that inform our review and the USPS responsibilities include:

A. The National Historic Preservation Act (NHPA)

Section 110 (16 U.S.C. 470h-2)

(a) (1) The heads of all Federal agencies shall assume responsibility for the preservation of historic properties which are owned or controlled by such agency. Prior to acquiring, constructing, or leasing buildings for purposes of carrying out agency responsibilities, each Federal agency shall use, to the maximum extent feasible, historic properties available to the agency.

In carrying out these responsibilities, the Agency head is required to follow consultation procedures as defined in Section 106 of the NHPA

B. Section 106 Consultation Requirements

- Purpose of the Section 106 Process:¹

§ 800.1 (a) Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties... The Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among the agency official and other parties with an interest in the effects of the undertaking on historic properties, commencing **at the early stages of project planning**. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess its effects and **seek ways to avoid, minimize or mitigate any adverse effects** on historic properties. (emphasis added)

- Assessment of Adverse Effect:

§ 800.5 (a)(1) Criteria of adverse effect. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

- An adverse effect includes:

§ 800.5 (a)(2)(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

¹ 36 CFR Part 800; 800.1 (a)

- An undertaking is defined as

§ 800.16 (y) Undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

Historic Hawai'i Foundation strongly believes that the "disposal" of the historic Līhu'e Post Office qualifies as an "undertaking" and is subject to the consultation provisions of the NHPA "early in the planning stages" and prior to the consideration of alternatives to avoid, minimize or mitigate the undertaking's adverse effects on historic properties.

Historic and Cultural Context

Historic Significance: The Līhu'e Post Office, constructed in 1939, is listed on the National Register of Historic Places (November 28, 1989). The Mission Revival design is well-executed and, along with the Spanish Colonial mode, dominated the stylistic preference of the federal government for post offices and other public buildings in Hawai'i.² It has remained in use for its original purpose continually from its opening through the present day.

- **Architecture:** The Spanish Mission-style design of the Līhu'e Post Office is an adaptation of a standard federal design to meet the specific climatic conditions of Hawai'i. Originally planned as a standard Neo-Classical building that was common to the mainland during the Depression era, the design, through the efforts of local citizens, was altered to be more consistent with the local setting.
- **Politics and Government:** The Līhu'e Post Office is only one of two post offices constructed by the federal government in Hawai'i during the Depression era. As a legacy of the federal government's public building programs of the Depression era, a symbolic link between the federal government and the local community, and Kauai's first and only federally-constructed post office.
- **Art:** The lobby of the post office contains two carved wood sculptures in low relief. The works are attributed to Marguerite Louis Blasingame of Honolulu. She was born in Honolulu on February 2, 1906, attended the University of Hawaii, art school in California and received a Master's degree from Stanford University. She exhibited and received prizes in the Honolulu Annual in 1933, 1934 and 1936. Her primary work was in fresco and carving, both wood and stone.

Community Context: Located on Rice Street, Līhu'e's main street, and directly across from the heart of the Civic Center, the Līhu'e Post Office is a key component of the vision of the "Līhu'e Town Core Urban Design Plan". (See Attachment 1)

² National Register Nomination

The Līhu‘e Town Core Urban Design Plan builds upon the policies set by the 2000 General Plan. . . . It will guide development by describing an overall vision specific to the town core that covers urban design guidelines and standards. It will also address other planning issues such as **historic preservation**, neighborhood character, socioeconomic conditions and trends, circulation, parking and traffic.³ (emphasis added).

Additional Relevant Federal Laws, Regulations and Guidance

A. Executive Order 12072 – Federal Space Management (August 16, 1978)

1-101. Federal facilities and Federal use of space in urban areas shall serve to strengthen the Nation's cities and to make them attractive places to live and work. Such Federal space shall conserve existing urban resources and encourage the development and redevelopment of cities.

B. Executive Order 13006--Locating Federal Facilities on Historic Properties in our Nation's Central Cities (May 21, 1996)

Section 1. Statement of Policy. Through the Administration's community empowerment initiatives, the Federal Government has undertaken various efforts to revitalize our central cities, which have historically served as the centers for growth and commerce in our metropolitan areas. Accordingly, the Administration hereby reaffirms the commitment set forth in Executive Order No. 12072 to **strengthen our Nation's cities by encouraging the location of Federal facilities in our central cities** (emphasis added).

To this end, the Federal Government shall utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and districts, especially those located in our central business areas.

Sec. 2. Encouraging the Location of Federal Facilities on Historic Properties in Our Central Cities. When operationally appropriate and economically prudent, and subject to the requirements of. . . Executive Order No. 12072, when locating Federal facilities, Federal agencies **shall give first consideration to historic properties within historic districts** (emphasis added).

The USPS Has Failed to Comply with Section 106 of the NHPA

Historic Hawai'i Foundation believes it would be wholly inconsistent with the spirit and intent of the NHPA if the USPS were to make the consequential decision to sell a historic building to the highest bidder prior to initiating Section 106 consultation.

Specifically, the Section 106 regulations instruct that federal agencies, including the USPS, may not take planning actions that "restrict the subsequent consideration of alternatives to avoid, minimize or mitigate the undertaking's adverse effects on historic properties" prior to completing Section 106

³ Līhu‘e Town Core Urban Design Plan; Chapter 1, Purpose; p 1-1

review. *See* 36 C.F.R. § 800.1(c). A formal decision to relocate operations from the historic facility would preclude viable preservation alternatives. As such, we believe the USPS would be in violation of Section 106 by postponing Section 106 review until after making a commitment to a formal relocation decision.

Historic Hawai'i Foundation objects to the apparent decision to "dispose" of a historic property and the failure to comply with procedural steps prior to this decision, including such items as:

- Consideration of the effect on a historic resource early in the planning process;
- Lack of consultation prior to the consideration of alternatives to avoid, minimize or mitigate the undertaking's adverse effects on historic properties;
- Lack of consideration of the Executive Orders to place a priority on locating activities within the city core and especially historic structures; and
- Lack of consideration of State and local plans to vitalize town centers and encourage walkable streets.

By means of this correspondence Historic Hawai'i Foundation formally submits our request to participate in the historic preservation process for the Līhu'e Post Office as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. §§ 800.2(c)(5) and 800.3(f)(3).

Very truly yours,

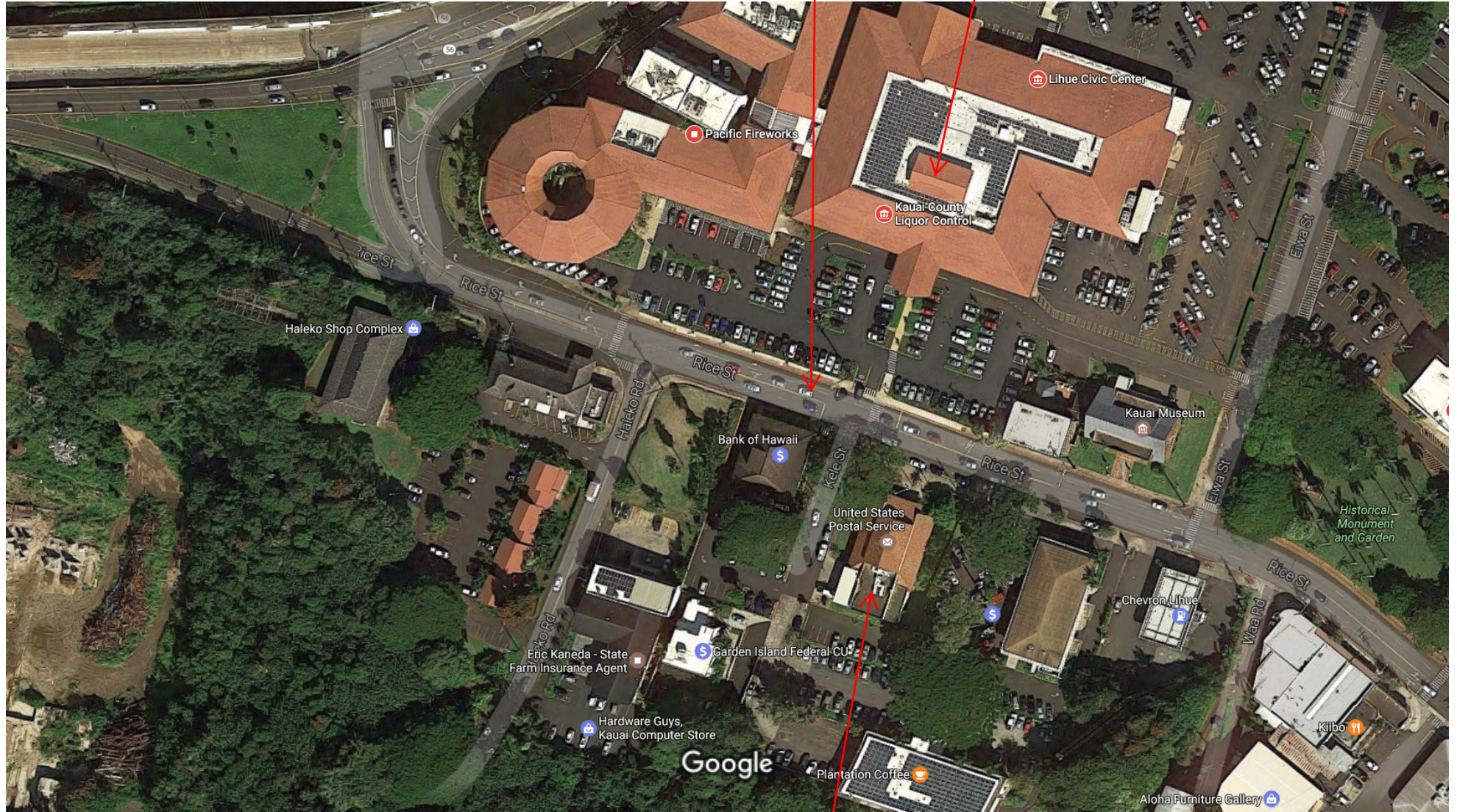


Kiersten Faulkner, AICP
Executive Director

Encl: Location Photo of Post Office in relationship to Līhu'e Civic Center

Copies: See distribution list

Google Maps Lihue Civic Center



Imagery ©2017 Google, Map data ©2017 Google 100 ft

Lihue Civic Center
County Government Office · 4444 Rice St

Historic Lihue Post Office

Attachment 1

**Historic Hawai'i Foundation
Comments on Lihue Post Office
Distribution List**

USPS	The Honorable Megan J. Brennan Postmaster General 475 L'Enfant Plaza, Washington DC 20260	
USPS	Mr. Jody Lowe Real Estate Specialist USPS Facilities Office PO Box 27497 Greensboro, NC 27498-1103	Joseph.D.Lowe@usps.gov
USPS	Mr. Dean Cameron United States Postal Service Implementation Team 1300 Evans Avenue, Suite 200 San Francisco, CA 94188	Dean.B.Cameron@usps.gov
USPS	Ms. Junlin Rivera Postmaster, Lihue 3230 Kapule Highway Lihue, HI 96766-9998	
US Senator	The Honorable Brian Schatz 300 Ala Moana Blvd., Rm 7-212 Honolulu, HI 96850	Malia Paul Malia_Paul@schatz.senate.gov
US Senator	The Honorable Mazie Hirono 300 Ala Moana Blvd. Room 3-106 Honolulu, Hawai'i 96850	Alan Yamamoto alan_yamamoto@hirono.senate.gov
US Representative 2 nd Congressional District	The Honorable Tulsi Gabbard Hawai'i District Office 300 Ala Moana Blvd., Rm. 5-104 Honolulu, HI 96850	Rachel James Rachel.James@mail.house.gov
US Representative 1 st Congressional District	The Honorable Colleen Hanabusa Hawai'i District Office 1132 Bishop Street Honolulu, HI 96813	Michael Formby michael.formby@mail.house.gov
Hawai'i Governor	The Honorable David Ige Governor, State of Hawai'i Executive Chambers, State Capitol Honolulu, Hawai'i 96813	Michael McCartney Mike.McCartney@hawaii.gov
State Senator Kaua'i, Senate District 8	The Honorable Ron Kouchi President, Hawai'i State Senate Hawaii State Capitol, Room 206 Honolulu, Hawai'i 96813	senkouchi@Capitol.hawaii.gov
State Representative Lihue Kaua'i House District 15	The Honorable James Tokioka Hawai'i State Capitol, Room 322 Honolulu, Hawai'i 96813	reptokioka@capitol.hawaii.gov
Mayor of Kauai	The Honorable Bernard P. Carvalho, Jr. Mayor, County of Kauai 4444 Rice St., Suite 235 Lihue, HI 96766	mayor@kauai.gov Mary Daubert mndaubert@kauai.gov
County of Kaua'i, Planning	Mr. Ka'aina S. Hull, Deputy Planning Department 4444 Rice Street, Suite A-473 Lihue, Hawai'i 96766	khull@kauai.gov

ACHP	Mr. Reid Nelson Advisory Council on Historic Preservation 401 F Street NW, Suite 308 Washington, DC 20001-2637	rnelson@achp.gov
ACHP	Ms. Caroline Hall Advisory Council on Historic Preservation 401 F Street NW, Suite 308 Washington, DC 20001-2637	chall@achp.gov
SHPD	Ms. Suzanne Case Hawai'i State Historic Preservation Officer Department of Land and Natural Resources Kalanimoku Bldg., Room 130 1151 Punchbowl Street Honolulu, HI 96813	Suzanne.Case@hawaii.gov
SHPD	Dr. Alan Downer Deputy State Historic Preservation Officer Administrator, State Historic Preservation Division 601 Kamokila Boulevard, Rm 555 Kapolei, HI 96707-2037	alan.s.downer@hawaii.gov
SHPD	Ms. Jessica Puff State Historic Preservation Division 601 Kamokila Boulevard, Rm 555 Kapolei, HI 96707-2037	jessica.l.puff@hawaii.gov
NTHP	Ms. Elizabeth S. Merritt Deputy General Counsel National Trust of Historic Preservation The Watergate Office Building 2600 Virginia Ave. NW, Suite 1100 Washington, DC 20037	emerritt@savingplaces.org
NTHP	Mr. Brian Turner Senior Field Officer and Attorney National Trust for Historic Preservation 5 Third Street, Ste. 707 San Francisco, CA 94103	BTurner@savingplaces.org
LBA	Ms. Pat Griffin, President Līhu'e Business Association PO Box 291 Lihue, HI 96766	patgriffin@hawaiiantel.net
Kaua'i Historical Society	Ms. Helen Wong Smith Executive Director Kaua'i Historical Society P.O. Box 1778 Līhu'e, HI 96766	director@kauaihistoricalsociety.org
HHF	Ms. Kiersten Faulkner Executive Director Historic Hawai'i Foundation 680 Iwilei Road, Ste. 690 Honolulu, HI 96817	kiersten@historichawaii.org



March 14, 2017

Mr. Dean Cameron
Real Estate Specialist – Implementation Team
United States Postal Service
1300 Evans Avenue, Suite 200
San Francisco, CA 94188-8200

**Re: Līhu'e Main Post Office Proposed Relocation & Reasonably Foreseeable Plan for Disposal
Līhu'e District, Island of Kaua'i, Hawai'i
TMK: (4) 3-6-005:010**

Dear Mr. Cameron:

Historic Hawai'i Foundation (HHF) became aware of a public notice posted on site, dated January 23, 2017, of the proposed "Disposal Action" of the historic Līhu'e Post Office. A subsequent notice posted on January 27, also on site, is titled "Potential Relocation – Notice of Public Meeting and Comment Period." HHF attended the public hearing on February 23, 2017 and is providing written comments as instructed within the comment period.

Historic Hawai'i Foundation is a statewide organization established in 1974 to encourage the preservation of sites, buildings, structures, objects and districts that are significant to the history of Hawai'i. HHF is also a consulting party pursuant to the implementing regulations of the National Historic Preservation Act (NHPA) at 36 Part 800.2(c)(5) as an organization with a demonstrated interest in the undertaking and a concern for the effects on historic properties.

Historic Hawai'i Foundation is deeply concerned about and strongly objects to the proposed relocation, as well as the stated intent for "disposal" and "sale at market value" of this historic property. We are particularly alarmed by the stated intention of the U.S. Postal Service (USPS) to relocate from, and sell, the property prior to initiating consultation under Section 106 of NHPA.

USPS Tentative Decision to Relocate and Dispose

The project proposes to relocate retail services from the historic Līhu'e Post Office Building located at 4441 Rice Street, Līhu'e, Hawai'i (Island of Kaua'i) to the Līhu'e Carrier Annex at 3230 Kapule Highway near the Līhu'e Airport. USPS also posted a related notice that stated that the Postal Service has found this property to be excess, plans to "dispose" of the property and that "Postal Service policy requires the property to be sold at market value."

Historic Hawai'i Foundation objects to the proposed course of action to relocate USPS operations out of the Līhu'e Main Post Office and the foreseeable adverse effects on the historic building. Detailed comments on both the substance and the procedures related to the proposal follow.

Historic Hawai'i Foundation
Comments to USPS re Relocation of Līhu'e Post Office
March 14, 2017
Page 1 of 11

In the documents posted at the Lihū'e Post Office in January, and at the Public Meeting on February 23, 2017, USPS identified three needs:

1. The current facility lacks adequate parking;
2. The current facility is difficult to access; and
3. The current facility cannot be modernized or expanded to meet current and future needs.

HHF finds that the solution proposed by USPS is not the optimal solution for the identified needs, because:

1. The need to address parking and accessibility can be solved at the current location and no evidence has been provided that shows the alternative site would be better, particularly for accessibility concerns.
2. The existing historic building meets community needs and no evidence has been provided that the community is overwhelmingly clamoring to drive farther for similar services.
3. The need to address modernization to meet current and future community needs has not been defined with any specificity. Historic rehabilitation following Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards) should be pursued rather than assuming that the building has insurmountable limitations.

By means of this correspondence Historic Hawai'i Foundation formally submits its request to participate in the historic preservation process for the Lihū'e Post Office as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. §§ 800.2(c)(5) and 800.3(f)(3).

Historic Significance and Cultural Context

Historic Significance: The main post office was listed on both the Hawai'i State Register of Historic Places and the National Register of Historic Places in 1989. The building is historically significant and complements its National Register neighbors, the Kaua'i Museum and the Lihū'e Civic Center Historic District, which encompasses the County Building (the oldest continuously used county building in Hawai'i); the former Hawai'i Territorial Building (now serving as county Election Services); the grand entry park in front of the two buildings; and the former courthouse, currently being rehabilitated for state offices.

- **Architecture:** The Spanish Mission-style design of the Lihū'e Post Office is an adaptation of a standard federal design to meet the specific climatic conditions of Hawai'i. Originally planned as a standard Neo-Classical building that was common to the continental United States during the 1930s, the design, through the efforts of local citizens, was altered to be more consistent with the local setting.
- **Politics and Government:** The Lihū'e Post Office is one of only two post offices constructed by the federal government in Hawai'i during the Depression era. As a legacy of the federal government's public building programs of the Depression era, a symbolic link between the federal government and the local community, and Kauai's first and only federally-constructed post office, the building is significant under Criterion A of the National Register criteria for significance.

- **Art:** The lobby of the post office contains two carved wood sculptures in low relief. The works are attributed to Marguerite Louis Blasingame of Honolulu. She was born in Honolulu on February 2, 1906, attended the University of Hawaii, art school in California and received a Master's degree from Stanford University. She exhibited and received prizes in the Honolulu Annual in 1933, 1934, and 1936. Her primary work was in fresco and carving, both wood and stone.¹

Any Federal action that has the potential to affect historic properties is subject to consultation under Section 106 of the National Historic Preservation Act.²

USPS Has Failed to Comply with Relevant Federal Laws, Regulations and Guidance

Relevant references that inform our review and the USPS responsibilities include:

A. The National Historic Preservation Act (NHPA)

Enacted in 1966, the NHPA is specifically structured to ensure that federal agencies with control over historic properties accept a stewardship responsibility for those properties, follow specific procedures to assure that their actions do not negatively affect the historic properties, and establish a priority to utilize historic properties for their operations.

Section 110 (16 U.S.C. 470h-2)

(a) (1) The heads of all Federal agencies shall assume responsibility for the preservation of historic properties which are owned or controlled by such agency. Prior to acquiring, constructing, or leasing buildings for purposes of carrying out agency responsibilities, each Federal **agency shall use**, to the maximum extent feasible, **historic properties available** to the agency. (emphasis added)

In carrying out these responsibilities, the Agency head is required to follow consultation procedures as defined in Section 106 of the NHPA:

Section 106 (16 U.S.C. 470f)

The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State... shall, **prior to the approval** of the expenditure of any Federal funds on the undertaking..., take into account the effect of the undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register. (emphasis added)

HHF finds that the proposed action has not complied with these requirements.

¹ National Register of Historic Places Registration Form; November 28, 1989

² 36 CFR Part 800 – Protection of Historic Properties

B. Section 106 Consultation Requirements (36 CFR 800)

- Purpose of the Section 106 Process:

§ 800.1 (a) Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effects of their undertakings on historic properties... The Section 106 process seeks to accommodate historic preservation concerns with the needs of Federal undertakings through consultation among the agency official and other parties with an interest in the effects of the undertaking on historic properties, commencing **at the early stages of project planning**. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess its effects and **seek ways to avoid, minimize or mitigate any adverse effects** on historic properties. (emphasis added)

- Assessment of Adverse Effect:

§ 800.5 (a)(1) Criteria of adverse effect. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

- An adverse effect includes:

§ 800.5 (a)(2)(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

- An undertaking is defined as

§ 800.16 (y) Undertaking means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a Federal permit, license or approval.

Historic Hawai'i Foundation strongly believes that relocation of the postal functions out of the historic Līhu'e Post Office qualifies as an "undertaking" and is subject to the consultation provisions of the NHPA "early in the planning stages" and prior to the consideration of alternatives to avoid, minimize or mitigate the undertaking's adverse effects on historic properties.

Furthermore, the proposed "disposal" was announced (January 23, 2017) and the comment period has closed (February 8, 2017). This action clearly falls under the category of a reasonably foreseeable adverse effect resulting from the tentative decision to relocate.

§ 800.5 (a)(1) Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

HHF finds that the proposed action has not complied with these requirements.

Historic Hawai'i Foundation believes it would be wholly inconsistent with the spirit and intent of the NHPA if the USPS were to make the consequential decision to vacate and eventually sell a historic building to the highest bidder prior to initiating Section 106 consultation.

Specifically, the Section 106 regulations instruct that federal agencies, including the USPS, may not take planning actions that “restrict the subsequent consideration of alternatives to avoid, minimize or mitigate the undertaking’s adverse effects on historic properties” prior to completing Section 106 review. *See* 36 C.F.R. § 800.1(c). A formal decision to relocate operations from the historic facility would preclude viable preservation alternatives. As such, we believe the USPS would be in violation of Section 106 by postponing Section 106 review until after making a commitment to a formal relocation decision.

C. National Environmental Policy Act (NEPA)

Enacted in 1970, NEPA expanded environmental reviews and formally established environmental protection as a Federal Policy. As a Federal Agency, the USPS is required to comply with NEPA as it considers alternatives and the potential impacts to cultural and natural resources, including historic properties.

40 CFR Part 1500.2 Policy. (e) Use the NEPA process to identify and assess the reasonable alternatives to proposed actions that will avoid or minimize adverse effects of these actions upon the quality of the human environment (emphasis added).

HHF finds that the proposed action has not complied with this requirement.

D. Executive Order 12072 – Federal Space Management (August 16, 1978)

1-101. Federal facilities and Federal use of space in urban areas shall serve to strengthen the Nation's cities and to make them attractive places to live and work. Such Federal space shall conserve existing urban resources and encourage the development and redevelopment of cities.

HHF finds that the proposed action has not complied with this requirement.

E. Executive Order 13006 - Locating Federal Facilities on Historic Properties in our Nation's Central Cities (May 21, 1996)

Section 1. Statement of Policy. Through the Administration's community empowerment initiatives, the Federal Government has undertaken various efforts to revitalize our central cities, which have historically served as the centers for growth and commerce in our metropolitan areas. Accordingly, the Administration hereby reaffirms the commitment set forth in Executive Order No. 12072 to **strengthen our Nation's cities by encouraging the location of Federal facilities in our central cities. (Emphasis added)**

To this end, the Federal Government shall utilize and maintain, wherever operationally appropriate and economically prudent, historic properties and districts, especially those located in our central business areas.

Sec. 2. Encouraging the Location of Federal Facilities on Historic Properties in Our Central Cities. When operationally appropriate and economically prudent, and subject to the requirements of... Executive Order No. 12072, when locating Federal facilities, Federal agencies **shall give first consideration to historic properties within historic districts.** (Emphasis added)

HHF finds that the proposed action has not complied with this requirement.

Clearly there is an obligation for USPS to take into consideration the two Executive Orders cited above, and referenced in the Postal Service rules regarding relocation.

F. Executive Order 12898 - Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

This EO directs agencies to avoid disproportionate impacts on low income, seniors, handicapped and other minority segments of the population

1-101. Agency Responsibilities. [E]ach Federal agency shall make achieving environmental justice part of its mission by identifying and addressing, as appropriate, disproportionately high and adverse human health or environmental effects of its programs, policies, and activities on minority populations and low-income populations in the United States

Residents of the nearby senior community of Kaniko‘o (aka Rice Camp Senior Housing, 4215 Hoala Street) and the low-income rental complex, Lihu‘e Court Townhomes at 4160 Hoala Street, currently have the option to walk to the Lihu‘e Post Office for retail services. A location at the airport does not have pedestrian access and thus may not be accessible to some residents of these communities.

USPS has Failed to Consider State and Local Planning Goals

Area of Potential Effect

Although USPS has not defined an Area of Potential Effect (APE), HHF anticipates that it includes:

- Lihu‘e Historic Main Post Office and grounds
- Lihu‘e Civic Center, including the Lihu‘e Civic Center Historic District
- The Rice Street “Main Street” and neighborhood, and
- The Lihu‘e Downtown Town Core

Civic Context

Although referred to merely as a “retail postal facility” at 4441 Rice Street, the historic post office is more significantly known as the “Main Post Office” of Lihu‘e, Hawai‘i, (Island of Kaua‘i); Lihu‘e is the County seat of Kaua‘i. The Post Office is located directly across the street from the Civic Center and County

offices, adjacent to the Līhu‘e Civic Center Historic District. Rice Street is the “Main Street” of Downtown Līhu‘e. Surrounding commercial, professional and residential land uses include branches of Hawai‘i’s two main banks, a revitalized commercial district and a nearby Senior Housing community.

Since the facility opened in 1939—it was the first stand-alone post office on Kaua‘i—this main post office in the county has held pride of place in the center of Līhu‘e, the heart of Kaua‘i.

Community Context

Located on Rice Street and directly across from the Civic Center, the Līhu‘e Post Office is a key component of the vision of the “Līhu‘e Town Core Urban Design Plan”.

A. Lihue Town Core Urban Design Plan (Town Core Plan), June 2009

The Līhue Town Core Urban Design Plan, builds upon the policies set by the 2000 Kaua‘i County General Plan.... It will guide development by describing an overall vision specific to the town core that covers urban design guidelines and standards. It will also address other planning issues such as historic preservation, neighborhood character, socioeconomic conditions and trends, circulation, parking and traffic.

Līhu‘e Town Core Urban Design Plan; Chapter 1, purpose; p 1-1

Chapter 2 of the Town Core Plan lists Historic Preservation as a key component of the Plan’s Vision. The Plan goes on to recommend the creation of a Cultural District in the heart of Līhu‘e to encompass the Kaua‘i Museum, Historic County Building, Post Office, and other historic buildings.

Elements of the Town Core Plan directly affecting the Post Office include:

- Walkable streets and pedestrian zones that are ADA-accessible and landscaped
- A new crosswalk, with traffic signal, at Kele Street adjacent to the post office, crossing Rice Street to the Civic Center and parking directly opposite
- Discussion of an additional shared parking behind the Post Office on land donated by the Līhu‘e Plantation Building

B. TIGER Grant (2015)

County leaders in Kaua‘i are working to revitalize the Līhu‘e Town Core as a vibrant, walkable heart of the island, with Rice Street as its main street. Complementing that effort, in 2015 Kaua‘i was awarded a Federal Grant from the U.S. Department of Transportation (DOT) in the amount of \$13,800,000 for partial implementation of the Town Core Plan.

Known as the TIGER (Transportation Investment Generating Economic Recovery) grant program, the county will use the funding for the revitalization of the Lihue Town Core as outlined in the *Līhu‘e Town Core Mobility and Revitalization Project*. Among the projects that will be covered by the TIGER grant are safety improvements and the addition of pedestrian and bike lanes on Rice Street, [and] a shared-use path from the Lihue Civic Center to the Kauai War Memorial Convention Hall.

[KHON Release]

The proposed Rice Street improvements fronting the Civic Center include a pedestrian connection directly to the Post Office from the Civic Center's parking and front entrance, and the addition of 80 new parking spaces.

By removing the Main Lihū'e Post Office from these planning efforts, it appears that one federal agency (USPS) is working counter to the efforts and expenditures of tax dollars of another agency (DOT).

**U.S. Postal Regulations 39 CFR 241.4 –
Relocating retail services; adding new retail service facilities**

This section of the Postal Regulations requires certain procedures to be followed in the event that relocation from an existing facility is proposed.

Application:

(a)(1) Except as otherwise provided, this section applies when the Postal Service makes a tentative decision to relocate all retail services from a retail service facility to a separate existing physical building

(b) Purpose. The purpose of this section is **to provide opportunities for community members** and their elected local officials to appeal Postal Service tentative decisions described in paragraphs (a)(1) and (a)(2) of this section and **to give input on proposals** for implementing those decisions (each a "proposal"), **and to require the Postal Service to consider any appeals and input** in arriving at final decisions to proceed with, modify, or cancel proposals.

Process:

(c) Collecting and considering community input. When the Postal Service makes a tentative decision described in paragraphs (a)(1) and (a)(2) of this section, a Postal Service representative will take the following steps:

- (1)** Identify the community and engage local elected officials.
- (2)** Notify the community and arrange for public presentation.
- (3)** Present the proposal to the community.

HHF notes that this process is currently in the comment period following the public meeting of February 23, 2017.

At the end of the revised Postal Service rules is the following directive of the continuing obligation of the Postal Service to follow other federal Laws and Regulations:

(d)Effect on other obligations and policies.

(1) Nothing in this section shall add to, reduce, or otherwise modify the Postal Service's legal obligations or policies for compliance with:

(i) Section 106 of the National Historic Preservation Act, 16 U.S.C. 470, Executive Order 12072, and Executive Order 13006; (emphasis added)

(ii) 39 U.S.C. 404(d) and 3939 CFR 241.3; or

(iii) 39 U.S.C. 409(f);

(2) These are independent policies or obligations of the Postal Service that are not dependent upon a relocation or addition of a retail service facility.'

HHF finds that the proposed action has not complied with this requirement.

Comments and Questions Related to the Public Meeting on February 23, 2017

As outlined in 80 CFR 241.4 (c) paragraphs (1, 2, & 3) "Collecting and considering community input" the Postal Service representative is to:

- Identify the need
- Identify the tentative decision
- Outline the proposal to meet the need

At the public meeting on February 23, 2017, USPS identified three needs:

1. The current facility lacks adequate parking
2. The current facility is difficult to access
3. The current facility cannot be modernized or expanded to meet current and future needs

No formal findings based on studies, reports, surveys or other objective analysis were provided in support of these claims. When questioned about how the issues were identified, USPS representatives said that no independent analysis had been conducted or was planned, including basic planning analysis of parking demand, traffic alternatives at the present and proposed locations, customer satisfaction surveys, existing patron needs and patterns, building modernization analysis, or other similar assessments.

To the contrary, significant information is available that makes it clear that the current location is preferable than the proposed location in either the current condition or with feasible modifications, many of which are already planned and funded:

1. **Parking:** As described in the funded TIGER project, the travel lanes along Rice Street will be modified to allow for turns and a wide crosswalk will be installed directly in front of the Post Office for access to the large parking lot across the street. The proposed relocation notes that

there will be 20 parking stalls available at the airport, while the Town Core Plan plans to provide 80 additional parking stalls in the Rice Street area.

2. **Access:** Currently the Post Office is centrally located with vehicle, bicycle and pedestrian access. The airport facility would be readily accessible only by automobile, thereby reducing transportation options and limiting accessibility.
3. **Unable to Modernize or Expand the Current Facility:** This statement has no back-up and the USPS assumptions regarding restrictions that would prevent expansion or modernization have not been presented.

Furthermore, the proposed new location is located along a busy highway with heavy traffic flows and congestion at key times. USPS has not conducted any traffic studies and does not include any reconfigurations or improvements to address these barriers. **In short, the proposed new location is not an improvement over the current one.**

Alternative Analysis

Several alternative options were offered and discussed at the Public Meeting. These should serve as the basis for a more robust assessment of alternatives that may address perceived issues without relocating and, ultimately, disposing of the historic Post Office. Options mentioned by members of the community included:

1. Work with community partners on added parking (as proposed and discussed in the Līhu‘e Town Core Plan) through shared parking arrangements at the Civic Center or with nearby businesses.
2. Define the modernization needs for the current operations. Work with County planners and historic preservation partners to develop solutions that meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties. Many historic properties have completed successful historic rehabilitation projects within the SOI Standards to address modernization needs and adapt their historic structure to meet those needs.
3. If vehicle-oriented retail operations are indeed needed in a location near the airport, a second (not replacement) service could be added at the sorting facility, such as an automated mailing facility for packages, letters and stamps.

At the public meeting, USPS officials made a vague reference to a restriction on either opening or closing retail services, stating that only “relocations” are currently allowed. However, HHF’s requests for clarification of this have gone unanswered.

If this moratorium on opening retail services is the dominant policy, then it should be considered in light of the fact that the community has already lost two post offices within the past few years which have not been replaced: Hanamaulu and Puhi. This should provide ample justification to replace one of them with the new facility at the airport without sacrificing the downtown location. It strains credulity that the Main Līhu‘e Post Office is now considered “excess.”

4. Consider operational changes to address the access issue:
 - a. Longer operating hours
 - b. More windows open
 - c. Additional off-site post boxes

Conclusions

Historic Hawai'i Foundation objects to the tentative decision to relocate retail services, the reasonably foreseeable intent to "dispose" of a historic property, and the failure to comply with procedural steps prior to this decision, including such items as:

- Consideration of the effect on a historic property early in the planning process;
- Lack of consultation prior to the consideration of alternatives to avoid, minimize or mitigate the undertaking's adverse effects on historic properties;
- Lack of consideration of the Executive Orders to place a priority on locating activities within the city core and especially historic structures;
- Lack of consideration of State and local plans to vitalize town centers and encourage walkable streets;
- Lack of meaningful assessment of the issues and alternatives to address those issues; and
- Lack of consideration of environmental justice issues, including a disproportionate effect on senior, low-income and disabled members of the community.

Very truly yours,



Kiersten Faulkner, AICP
Executive Director

Copies: See distribution list