October 26, 2021

Marlon Hibbert, Director  
VI Department of Planning and Natural Resources (DPNR)  
Division of Coastal Zone Management (CZM)  
4607 Tutu Park Mall  
St. Thomas, VI 00802

Subject: Federal Consistency Determination  
Public Assistance - Federal Disaster Grant Assistance  
DR-4340-VI-PW-00948  
Magens Bay Bathhouse  
St. Thomas

Dear Director Hibbert:

The Federal Emergency Management Agency (FEMA), DR-4340-VI, is evaluating the Magens Bay Bathhouse rebuild project for the Magens Bay Authority (MBA) on St. Thomas. The proposed project is located within the Coastal Zone Management area.

Prior to Hurricanes Irma and Maria in 2017, Bathhouse 1 at Magens Bay was one of four large bathhouses on the shoreline and was built in 1970. The former bathhouse, measuring 1800 square feet, included restrooms, lockers, and showers, and was accessible from the beach and two asphalt parking lots adjacent to the bathhouse. During the incident period of September 16, 2017 through September 22, 2017, hurricane winds and wind driven debris damaged the facility beyond repair. After the storm, only three walls remained, and the concrete blocks were crumbling. MBA, in conjunction with the V.I. Department of Planning and Natural Resources, determined the facility should be demolished. Royal Caribbean Cruise Lines assisted with the demolition activities. The foundation and cistern from the original facility remains intact from Bathhouse 1, in addition to planter boxes and a leach field (1024 square feet) that served as the septic system.

Currently, one functional smaller bathhouse (735 square feet) is located 50 feet from the shoreline in between the beach and the former Bathhouse 1. MBA is intending to demolish the existing smaller bathhouse, the former Bathhouse 1 foundation, associated cistern, planter boxes, and leach field.
Attachment A shows the project area in a Google Earth image. A photo page documenting the destroyed bathhouse and the existing bathhouse is included as Attachment B.

In place of the two bathhouse structures, MBA is proposing to rebuild a one-story concrete bathhouse (2,654 square feet) in the same location as the former Bathhouse 1. The new bathhouse will be Americans with Disabilities Act (ADA) accessible and elevated above the base flood elevation; the exact elevation is still to be determined. MBA also plans to construct a 355 square-foot wastewater treatment plant immediately south of the bathhouse. The total square footage for the reconstructed bathhouse and wastewater treatment plant area is 3,009 square feet (Attachment C).

To construct the bathhouse, the Authority will demolish the existing sidewalk that surrounds the bathhouse, the foundation, the cistern, the existing septic system, leach field, and associated planter boxes. Magens Bay Authority will also demolish the existing, functional smaller bathhouse that currently serves as the ADA accessible restroom facility. The small bathhouse is located in between the former bathhouse and the beachfront.

FEMA requests a Federal consistency determination from DPNR’s Division of Coastal Zone Management (CZM) under Section 307 of the Federal Coastal Zone Management Act (CZMA), 16 U.S.C. 1451 et seq. for the proposed action.

FEMA has statutory authority to approve grants with the condition that all applicable permits will be obtained by the grant applicant prior to construction. The Federal consistency determination needed to award the grant does not remove the responsibility of Magens Bay Authority to obtain all applicable Federal, state, and local permits prior to construction, including any necessary permits from DPNR. We are seeking a consistency determination from your office in accordance with the CZMA to satisfy our legal responsibilities prior to grant award.

If you have any questions regarding the proposed Federal grant project, please do not hesitate to contact Kirstina Barry at (940) 368-3173 or at kirstina.barry@fema.dhs.gov.

Sincerely,

SHARLA C AZIZI
Sharla C. Azizi
Environmental & Historic Preservation Advisor
(EHAD)

Enclosure Documentation for Scope of Work
Cc: Kirstina Barry, Environmental Protection Specialist
    Anita Nibbs, Environmental Planner III
Attachment A

Google Earth Image of Magens Bay Bathhouse
Magen's Bay

Site of bathhouse reconstruction.
A - Former bathhouse, currently only foundation is present. This is the site of the new bathhouse.
B - Existing bathhouse, will be demolished

Legend
- Magens Point Bar and Grill
- Project Area
Attachment B

Photos of Magens Bay Proposed Construction Location
Figure 1: Former bathhouse foundation and existing ADA bathhouse looking east from the west parking lot

Figure 2: Foundation of former bathhouse looking west
Figure 3: Existing ADA bathhouse

Figure 4: View of western parking lot with ADA bathhouse southwest corner
Figure 5: Planter boxes in foreground, and bathhouses in background, looking north from the southern parking lot

Figure 6: Planter boxes and foundations in background, looking south from the shoreline
Figure 7: Planter boxes to the side and view of southern parking lot, looking south from beach area.

Figure 8: Planter boxes in background, and bathhouses on the right, looking south from the ADA bathhouse.
Figure 9: Looking to the west, with the ADA bathhouse on the left and the beach on the right
Attachment C

Proposed Building Design for Bathhouse 1
Memorandum

To: FEMA
From: Witt O’Brien’s on behalf of Magens Bay Authority
Date: August 18, 2021

Subject: GM 70570 Bathhouse 1 FEMA EHP and MBA Agreed-Upon Intended Scope of Work
Documentation

Per email correspondence with FEMA on August 11, 2020, FEMA EHP and Magens Bay Authority (MBA) have agreed to the following proposed intended scope of work. FEMA has asked that the scope of work and drawings be uploaded to Grants Manager/Portal to document the agreed upon intended scope of work. Following is a description of the agreed-upon intended scope of work as well as the drawings depicting the proposed demolition and proposed building layouts.

**Intended Scope of Work: Bathhouse and Wastewater Treatment Area**

Basic intended scope of work consists of demolishing the existing ADA-bathhouse, the existing sidewalk, the remaining foundation and cistern for the destroyed bathhouse, and the existing septic system and leach field, including the planter box. MBA then intends to replace the destroyed bathhouse with a new bathhouse in the same general footprint of the destroyed bathhouse. The new bathhouse will be elevated per floodplain requirements, with stairs, ADA-accessible ramp, and landing as well as the required wastewater treatment components. The replacement facility and wastewater treatment components will be within pre-disturbed areas. Non-storm damaged interconnected work consists of replacing an existing fence and demolishing the existing ADA-bathhouse.

Replacement SF:

- 1800 SF bathhouse (w/o two storage areas)
- 477 SF landing
- 293 SF ADA ramp
- 84 SF stairs
- 355 SF wastewater treatment plant
- **3009 SF Total Intended SOW (this is less than the pre-disaster SF with 10% FEMA EHP allowance by 383.4 SF)**

Following are two figures depicting the general Intended Scope of Work; these are labeled Proposed Demolition Plan and Proposed Building Plan Layout, respectively.