
For United States Virgin Islands Department Of Planning And Natural Resources Minor Land Development Application

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Prepared for:
Government of the Virgin Islands of the United States,
Department of Planning and Natural Resources,
Division of Coastal Management

On behalf of Department of Health, Honorable Commissioner Justa Encarnacion

Prepared by:
Springline Architects
6346 Estate Smith Bay
St. Thomas, U.S.V.I. 00802

P: (340) 777-2345
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1.0 Location of Project

Island Location Map
Vicinity Map
2.0 Abstract:

Project Scope of Work Summary

The proposed building demolition and rebuild project is located on southcentral side of the island of St. Thomas, in Hospital Ground, Charlotte Amalie. The proposed project scope of work consists of the complete demolition, removal, and new construction of the structure on the Government of the U.S. Virgin Islands, Department of Health Knud Hansen WIC Building, Parcels 1 & 2, Estate Hospital Ground, St. Thomas, U.S. Virgin Islands. The site includes its associated components, supporting concrete enclosures, and their foundations. The existing demolished structure was damaged during past hurricanes and had no roof or windows. The level area south of the building area is supported by a retaining wall.

The replacement building is of the same footprint (2,640 s.f.), and consists of roughly 5,000 square feet to be constructed. The building will be two stories high and will be a concrete structure. The completed facility will include the St. Thomas WIC clinic, executive offices, classrooms, and storage.
3.0 Objectives of the proposed project

Environmental Impacts
Since 2017 Knud Hansen WIC Building has been closed as a result of damage from 2 category 5 hurricanes, Irma and Maria. The goal of this rehabilitation project is to reopen to help the DOH return to full operations.

Climate/Weather
The site during and after the proposed demolition of the existing building will have minimal affect from climate or weather. During demolition, rainfall will influence the open areas created by the demolition of the existing building and foundations. Sedimentation and erosion controls will be implemented to ensure rainfall will not impact the nearby drainage way during demolition. The rebuild of the same size structure will have the same, if not a reduced, environmental impact.

Landform Geology, Soils and Historic Land Use
The proposed demolition and rebuild will be in areas that have already been disturbed. After demolition, the site shall be graded and gravel filled (mixed aggregate compactable fill) in the excavated areas to be readied for new construction. Rebuild will use the same footprint as is currently disturbed.

Drainage, Erosion Control, and Maintenance
The proposed project will have minimal impact on the drainage, flooding, and erosion during demolition and no additional impact on the drainage, flooding, and erosion after demolition and rebuilding.

Drainage Patterns
The proposed project will have no additional impact on existing building drainage patterns once the overall demolition has been completed and new structure is erected.

Coastal Floodplain
Sediment and erosion controls will be implemented in this area and any materials that need to be stockpiled overnight will be properly stored so as not to be susceptible to runoff.

Fresh Water Resources
The proposed demolition of the buildings will have no impact on freshwater resources. No freshwater ponds or streams occur within the project footprint.

Oceanography
The proposed project occurs well inland and will not be affected by sea storm events.
Marine Resources
The property is located entirely inland and will have no direct impact on the marine environment.

Terrestrial Resources
The proposed project will occur within previously developed areas. No natural terrestrial resources or any native flora or fauna will be impacted during the demolition of the existing buildings.

Wetlands
The project will have no impact on wetlands, as there are no wetlands in, or adjacent to, the proposed project site.

Rare and Endangered Species
No endangered or threatened species or endangered species habitat exist within proposed project site.

Air Quality
There will be minor increases in emissions during the construction phase of the building due to the use of construction equipment that will create combustion engine exhaust. Upon project completion, air quality will return to pre-construction conditions.

IMPACT ON MAN'S ENVIRONMENT

Land and Water Use Plans
The project site is zoned Public (P) which complies with the current Coastal Land and Water Use Plan. After the demolition of the building, the site will be rebuilt with a structure of the same size and footprint. The demolition and new structure will remove the existing building that were destroyed by Hurricane Maria. As a result, this project will have a positive impact on the existing site conditions as to not add density to the built environment. Environmental testing was performed and no lead or asbestos was identified above Federal threshold standards.

Historical and Archaeological Resources
The proposed project only involve areas that have already been developed and will have no impact on any known historical or archaeological resources.

Waste Disposal and Accidental Spills
The Virgin Islands Waste Management Authority has specific guidelines and criteria for accepting construction debris. Demolition waste was disposed of in accordance with all governing laws and regulations. Testing and Abatement work was done by a licensed Lead and Asbestos Abatement Contractor. The construction equipment will be kept in good operationing condition during the proposed project timeline and its refueling on site will be kept to a minimum.
The building demolition and rebuild project consists of a total demolition area of approximately 2,640 square feet. Similarly, the new construction building will consist of an area of approximately 2,640 square feet. The demolition of the buildings has a negligible potential of impacting environmental resources, or ambient water quality during construction. As necessary, sedimentation and erosion control measures will be implemented during construction to ensure that no environmental impacts occur. The proposed project occurs only within previously disturbed areas and excavation of historical or cultural resources is not anticipated. Project activities will stop if historic remains or resources are encountered, and SHPO will be contacted to determine the best course of action.

The Coastal Zone Management Act of 1972 requires that federal actions, within and outside the coastal zone, which have reasonably foreseeable effects on any coastal use (land or water), or natural resource of the coastal zone be consistent with the enforceable policies of a state’s federally approved coastal management program. The proposed building demolition project will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands’ Coastal Zone Management (CZM) Program. This federal consistency determination demonstrates the building demolition project’s compliance with the U.S. Virgin Islands’ CZM Program.

The following policies are set forth in the U.S. Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903(b)]. The proposed building demolition and rebuild project meets each of the basic goals of the USVI for its coastal zone. Additional details are as follows:

USVI Code Title Twelve Conservation, Chapter 21 § 903 (b)

1. Protect, maintain, preserve and, where feasible, enhance and restore, the overall quality of the environment in the coastal zone, the natural and man-made resources therein, and the scenic and historic resources of the coastal zone for the benefit of residents of and visitors of the USVI. –

The demolition of the building removed the existing structure that was damaged by Hurricane Maria. The project will impact only previously disturbed areas, including the existing foundations. The rebuild will cover the same area. The project will not impact any natural resources and will improve the visual image of the site at Knud Hansen WIC Building. This project is located outside the coastal area and is therefore consistent with this policy.

2. Promote economic development and growth in the coastal zone and consider the need for development of greater than territorial concern by managing: 1) the impacts of human activity and 2) the use and development of renewable and nonrenewable resources so as to maintain and enhance the long-term productivity of the coastal environment. –

The proposed demolition and rebuild project will only have a positive impact on the economic development and growth in the coastal zone.

3. Assure priority for coastal-dependent development over other development in the coastal zone by reserving areas suitable for commercial uses including hotels and related facilities, 15 industrial uses including port and marine facilities, and recreation uses. –
The proposed demolition and rebuild project involves the complete removal of the existing buildings at the site. The new construction consists of the same size and footprint. This project is located outside the coastal area and is therefore consistent with this policy.

(4) Assure the orderly, balanced utilization and conservation of the resources of the coastal zone, taking into account the social and economic needs of the residents of the USVI. –

The proposed demolition and rebuild project will impact only previously disturbed areas associated with the removal of the existing buildings, including the existing foundations. However, when a new facility is constructed, it will enhance the social and economic needs of the USVI residents for the area.

5) Preserve, protect, and maintain the trust lands and other submerged and filled lands of the USVI so as to promote the general welfare of the people of the USVI. –

The proposed demolition and rebuild project will not impact trust lands or other submerged or filled lands of the United States Virgin Islands.

(6) Preserve what has been a tradition and protect what has become a right of the public by ensuring that the public, individually and collectively, has and shall continue to have the right to use and enjoy the shorelines and to maximize public access to and along the shorelines consistent with constitutionally protected rights of private property owners. –

The proposed demolition and rebuild project will in not affect public access to, or use of, the shoreline. This demolition and rebuild project is located well inland.

(7) Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the USVI through acquisition, development, and restoration of areas consistent with sound resource conservation principles. –

The proposed demolition and rebuild project will not affect public recreational opportunities in the coastal zone.

(8) Conserve ecologically significant resource areas for their contribution to marine productivity and value as wildlife habitats, and preserve the function and integrity of reefs, marine meadows, salt ponds, mangroves, and other significant natural areas. –

The proposed demolition and rebuild project will impact only previously disturbed areas associated with the removal of the existing buildings, including the existing foundations. The project will have no impact on natural resources and will utilize best management practices (BMPs) to minimize areas of disturbance, thereby protecting adjacent habitats.

(9) Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation, and sewage discharge. –

The proposed demolition and rebuild project will have minimal long-term change on sedimentation or erosion and will not result in the creation of wastewater.
4.0 Description of Project

The building will be used by the Department of Health as part of the WIC (Women, Infants and Children) Program. The existing building was substantially damaged by Hurricanes Irma and Maria and was deemed a replacement. The existing building was demolished and removed, and the proposed building has been designed to fit within the existing footprint and to serve the specific needs of the WIC program.

The project fits within the previous footprint and is approximately 2,640 square foot. The structure will be a two-story building utilizing cast in place concrete, glass curtain wall, and exterior plaster. Associated parking will occur in the existing parking area.

4.1 SUMMARY OF PROPOSED ACTIVITY

- Install Erosion control materials, including silt fence as needed.
- Remove existing concrete at building footprint.
- Cast concrete footings, slabs, wall and roof.
- Install glazing and exterior doors.
- Build out interiors per documents.
- Finish site work.
- Paint exterior and interiors.
- Remove silt fencing.
- Install finishes and furniture and start utilizing building.

4.1.1 Purpose of Project
To replace existing Department of Health building damaged by Hurricanes Irma and Maria.

4.1.2 Presence and Location of Critical Areas
The building will utilize the existing footprint, and no critical areas are present.

4.1.3 Method of Construction
Cast in place concrete used for the floor slabs and the roof. The exterior will be synthetic pre-colored plaster.

4.1.4 Provisions to Limit Site Disturbance
The site is previously disturbed, and the proposed construction will replace the existing structure, therefore, the limits will be within previously disturbed areas.

4.1.5 Erosion and Sediment Control Devices
Silt fences will be installed around the proposed disturbed area.

4.1.6 Schedule for Earth Change and Implementation of Erosion and Sediment Control Measures
Silt fences will be installed prior to excavation of existing concrete. Once silt fences are in place, excavation will commence.
4.1.7 Maintenance of Erosion and Sediment Control Measures
Contractor will be required to inspect silt fences on a daily basis as part of the construction reports. These will be reviewed on a weekly basis report and then submitted as part of the monthly construction report submitted to the Owner.

4.1.8 Stormwater Management
The project will tie into the existing stormwater site drainage.

4.1.9 Maintenance of Stormwater Management
The stormwater connections will be reviewed on a monthly basis.

4.1.10 Method of Wastewater Collection and Disposal
The project will tie into the existing Wastewater system in place.

4.2 Implementation Plans: See 5.0 Figures
5.0 Figures

Fig. 1 Demolition Structure
Fig. 2 Site Survey
Fig. 3 Site
Fig. 4 Erosion Control & Demolition
Fig. 5 Tree Protection
Fig. 6 Planting Plan
Fig. 7 Planting Plan 2
Fig. 8 Planting Details
Fig. 9 Site Details
Fig. 10 East & West Elevation
Fig. 11 North & South Elevation