

# FEDERAL CONSISTENCY REPORT

## PROJECT:

***V.I. POLICE DEPARTMENT (V.I.P.D.)  
PATRICK SWEENEY POLICE HEADQUARTERS***

## PROJECT SITE:

**1 & 1A GOLDEN GROVE  
CHRISTIANSTED, ST. CROIX, USVI 00820**



PREPARED BY:



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December 23<sup>rd</sup>, 2023

A handwritten signature in black ink, appearing to read "D. Cartwright".

**Damian Cartwright, P.E.  
USVI License No. 28851-1B**

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# INTRODUCTION

The Virgin Islands Police Department (VIPD) intends to construct a new Administrative Headquarters located at 1 & 1A Golden Grove, Christiansted, St. Croix, USVI 00820.

The previous Administrative Complex measured approximately 9,000 SF and sustained extensive damage during Category 5 hurricanes Irma and Maria in 2017. Other supporting ancillary structures total approximately 7,500 SF and consist of a mixture of pre-engineered modular and concrete buildings.

A new state-of-the-art one-story 22,000 SF administrative complex will be constructed to consolidate all the current and future programmatic needs of the VIPD into a singular footprint. The new facility will essentially fall within the same general location as the existing structure.

The new structure represents a significant increase in square footage over the previous facility which is essential to meet the current and future programmatic needs of the VIPD, for which the previous facility was tremendously lacking, thereby hampering the Department’s effectiveness to serve the Territory.

New asphalt surface parking lots and a gravel vehicular storage lot will be constructed to serve the new facility.

# PROJECT LOCATION

The project site is located at 1&1A Golden Grove, Christiansted, St. Croix, USVI 00820. It is bordered to the north, south and west by vacant land, and to the east by the Golden Grove Prison. Access to the project site is from Centerline Road (Queen Mary Highway) and the Melvin Evans Highway.

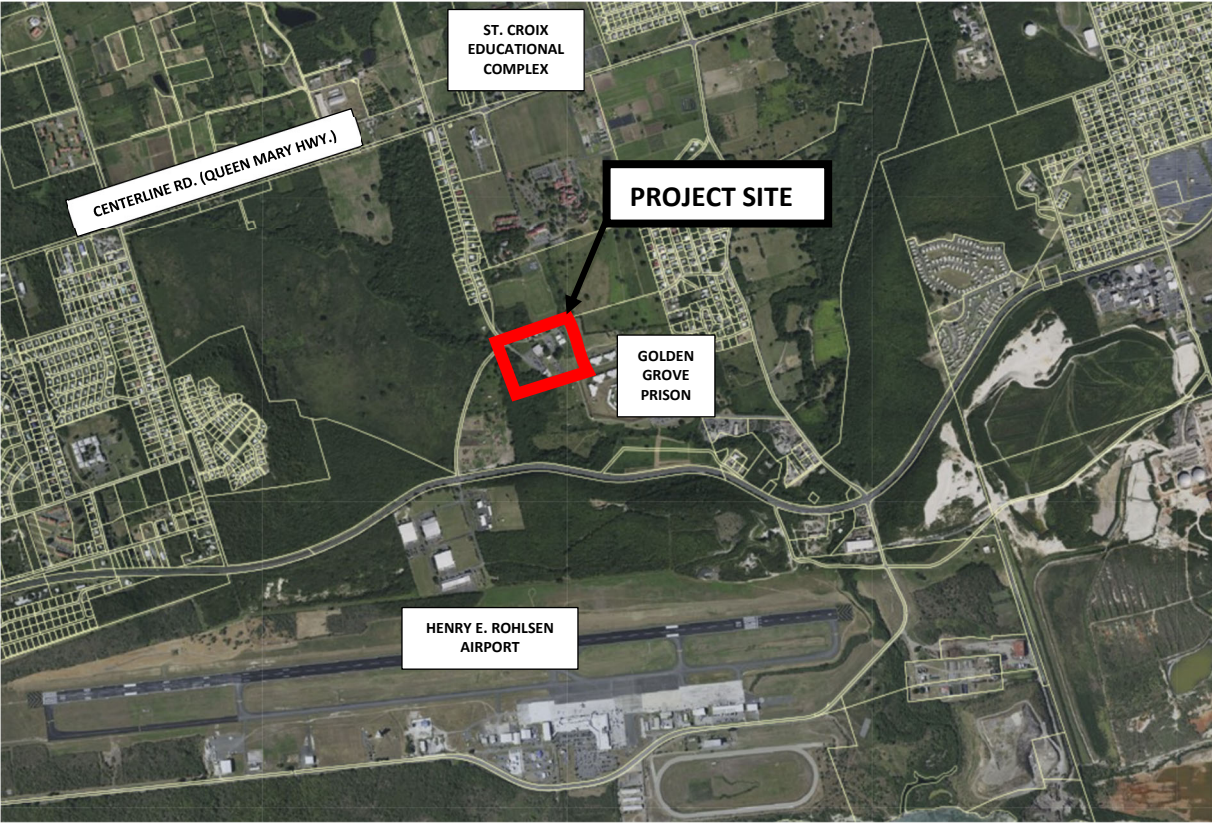


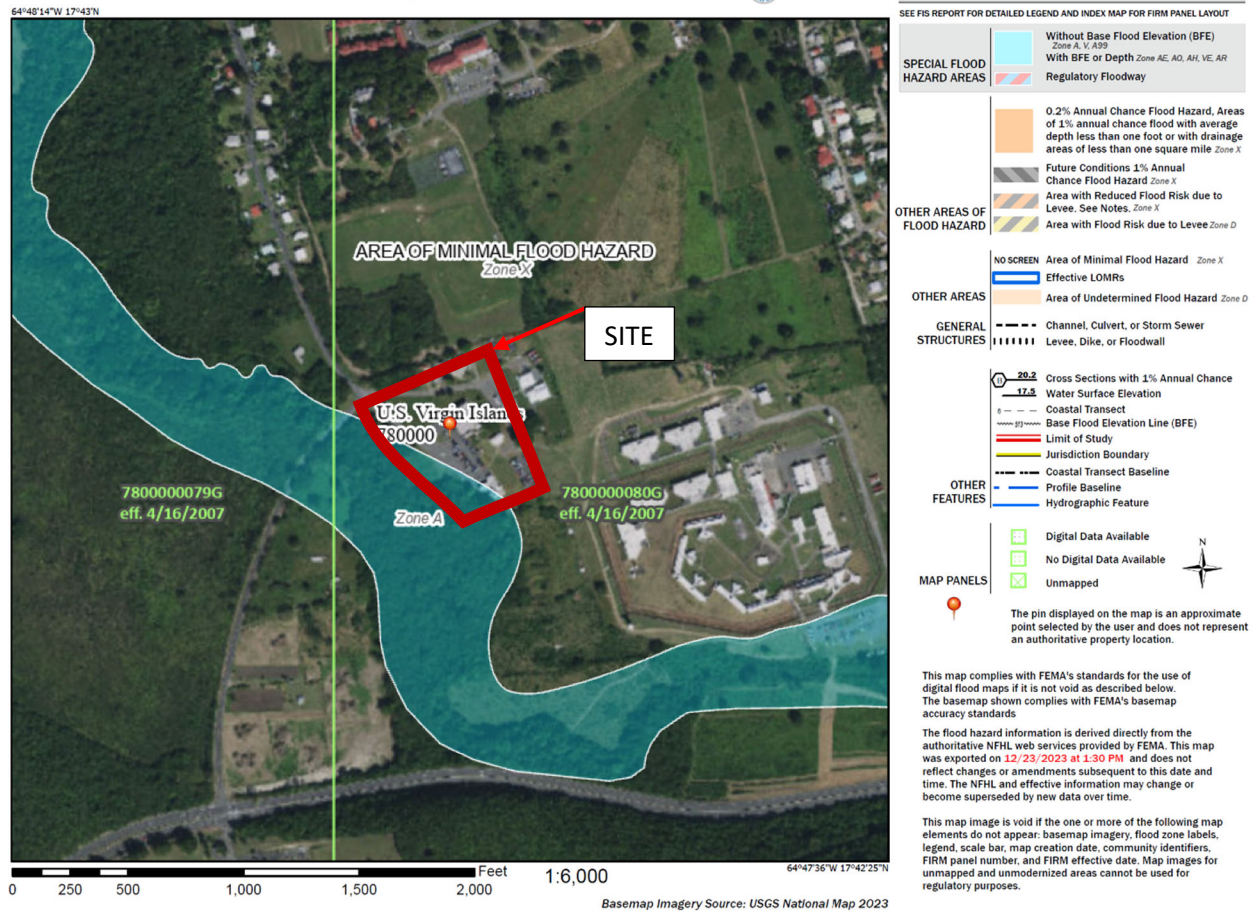
Exhibit 1 – Location Map

## PROJECT DESCRIPTION

The disturbed project site measures approximately 5.57 acres and is a part of a much larger parcel designated as Plot 1 & 1A Golden Grove measuring approximately 122 acres in total, presumably zoned Public (P) and owned by the Government of the Virgin Islands.

The disturbed project site generally slopes from northeast to southwest towards a drainage gully with the topography ranging from +60 ft. MSL to +48 ft. MSL. The drainage gully at the south and west is a part of a larger FEMA Flood Plane, Zone A, without a determined Base Flood Elevation (BFE).

### National Flood Hazard Layer FIRMeTte



The existing administrative office building is constructed of concrete masonry units (cmu). The building dimensions are approximately 87' x 105' with a total area of approximately 9,000 SF. Other supporting ancillary structures total approximately 7,500 SF and consist of a mixture of pre-engineered modular and concrete buildings.

The exact date of construction of the existing administration building is unknown but research of historical photographs suggests that it was constructed sometime prior to 1985. Building codes were significantly less stringent in the early 1980s having been drastically modified with increased design requirements due to the passing of major hurricanes such as Hugo in 1989, and Irma and Maria in 2017. This structure sustained significant damage during both storms in 2017. This site is essential to the operations of the Police Department and the need to construct a new facility to meet current and future demands is paramount.

Given the current and future programmatic requirements of the Police Department, a new 22,000 SF facility is being proposed, designed to International Building Code (IBC) 2021 standards.

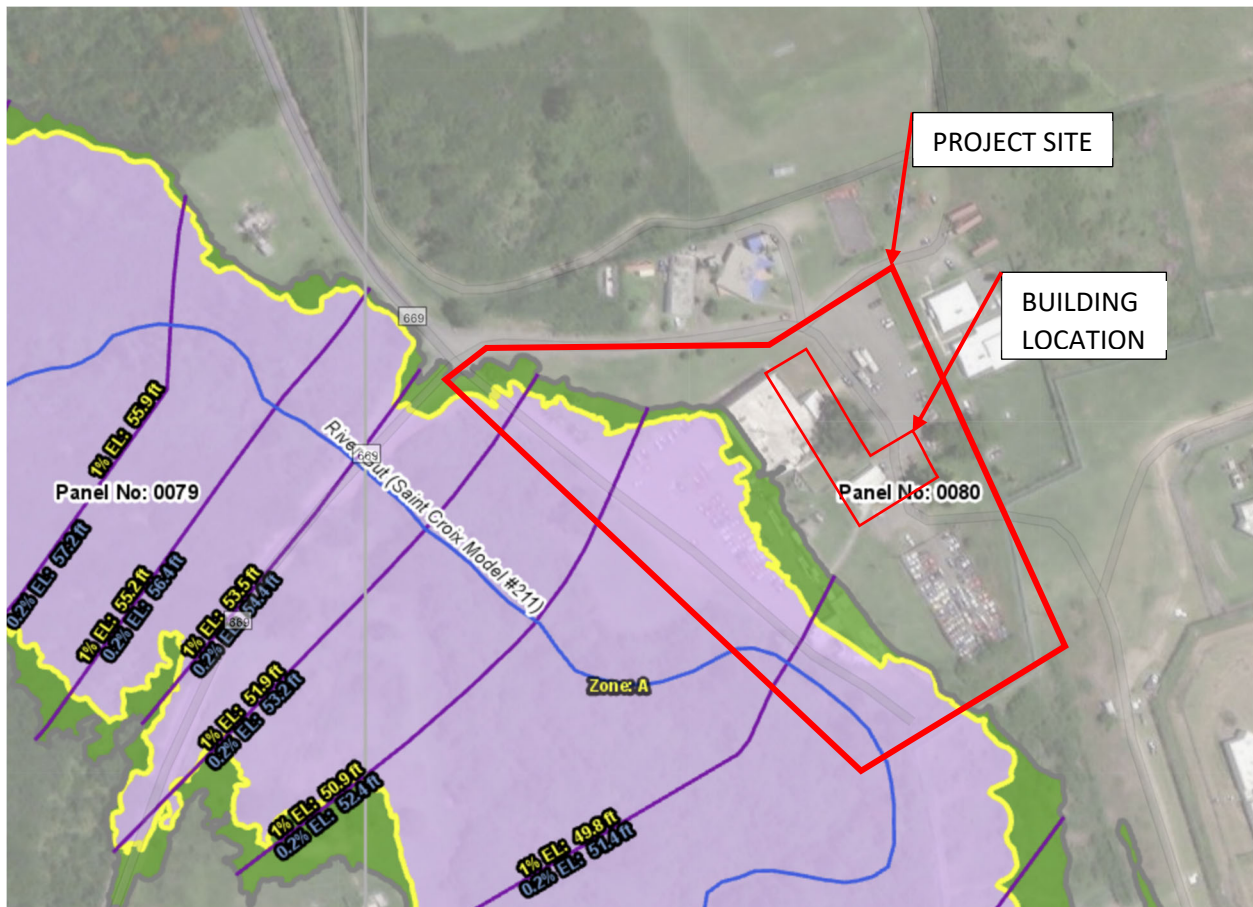


**Photo 1 – Front View of Administrative Office Site – Looking Southwest**



**Photo 2 – Rear View of Administrative Office Site – Looking Northeast**

The new administrative building will be a single story “L” shaped structure. The northwest wing measures approximately 60’x168’, roughly 10,208 SF, and the northeast wing measures approximately 88’x134’, roughly 11,792 SF for a total gross square footage of 22,000. This represents an increase of approximately 5,500 SF over the total existing footprint, which is necessary to fulfill the current and future programmatic needs of the Police Department compared to over 40 years ago when the existing facility was built. As a part of the Hazard Mitigation Efforts, this new structure will be sited on the highest portion of the site with a finish floor elevation of 62’-0”, well above 53.2’, which represents the highest 500-year storm stage across the site (FEMA 0.2% Annual Flood Chance Elevation, established post hurricanes Irma and Maria).



An engineered stormwater management system will also be implemented across the site. Other Hazard Mitigation measures include reinforced cmu construction, structural steel, impact resistant glass and hurricane shutters. The mechanical systems proposed are as energy efficient as possible to reduce power consumption and operational cost.

Necessary programmatic functions addressed in the new facility are as follows:

- Office Spaces
- Conference Rooms
- Safe Room/Command Center
- Rest Rooms
- ADA Accessibility

Construction Plans prepared by Design District Architects in collaboration with Jaredian Design Group – Architects, Engineers and Construction Managers; detail all of the building design elements to include architectural, structural, mechanical, electrical, plumbing, life safety. In addition to the building improvements, major site improvements are also detailed on the construction documents such as new asphalt concrete parking areas and drive isles, new stormwater management system, and new potable water and sanitary sewer connections.

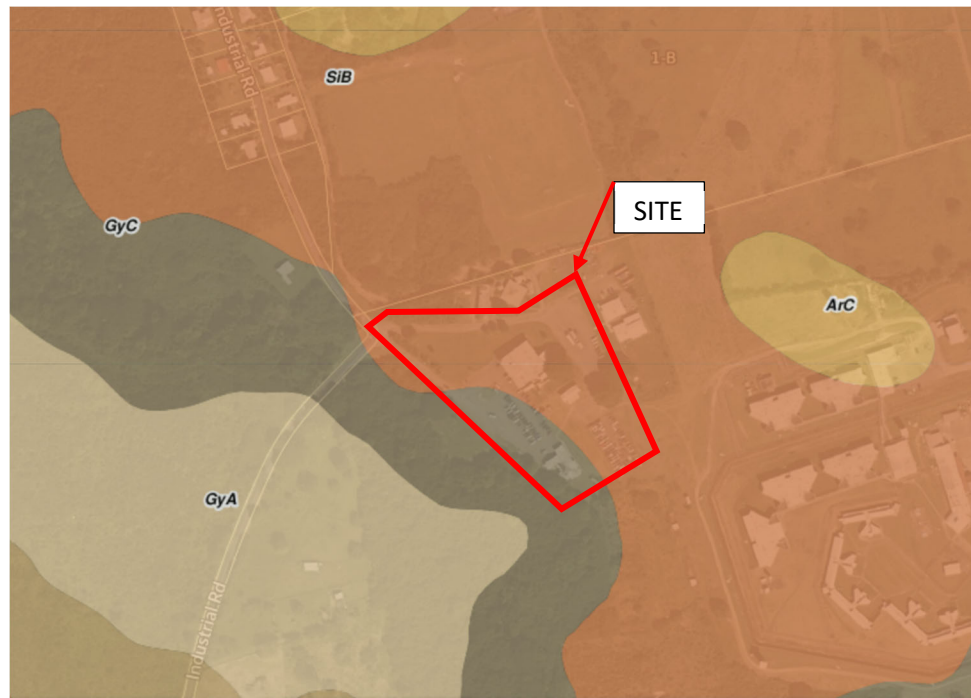
# ENVIRONMENTAL IMPACTS

## 1.0 Climate & Weather

Best Management Practices (BMPs) implementing sediment and erosion control measures will be utilized to ensure that rainfall runoff does not adversely impact the drainage gully along the southern and western perimeter of the site. These measures will include a combination of silt fences, gravel construction entrance and egress points with wash down areas, and hay bales. All new structures will be designed to current IBC 2021 building code requirements meeting the regions high velocity hurricane force wind load requirements and earthquake zone seismic requirements. The new construction will incorporate many hazard mitigation measures to account for climate and weather.

## 2.0 Landform Geology, Soils, and Historic Land Use

The soil type across the project site consists of Sion Clay (2-5% slope) (SiB) and Glynn Gravelly Loam (5-12% slope) GyC.



### The Sion Clay series consist of the following:

The Sion series consists of very deep, well drained, moderately slowly permeable soils on side slopes and valley floors. They formed in alkaline marine deposits. Near the type location, the mean annual temperature is about 80 degrees F., and the mean annual precipitation is about 40 inches. Slopes range from 0 to 5 percent.

**TAXONOMIC CLASS:** Coarse-loamy, carbonatic, isohyperthermic Typic Calciustolls

**TYPICAL PEDON:** Sion clay. (Colors are for moist conditions.)

**A1**--0 to 6 inches; very dark grayish brown (10YR 3/2) clay; strong medium and coarse granular structure; firm, moderately sticky, moderately plastic; many fine and medium roots, few coarse roots; many fine and medium interstitial pores; many fine and medium

wormcasts, common fine and medium insectcasts; about 10 percent, by volume, limestone pebbles; strongly effervescent; moderately alkaline; clear wavy boundary.

**A2**--6 to 12 inches; dark brown (10YR 3/3) clay; strong medium and coarse granular structure; firm, moderately sticky, moderately plastic; many fine and medium roots; many fine and medium interstitial pores; common fine and medium wormcasts and insectcasts; about 5 percent, by volume, limestone pebbles; strongly effervescent; moderately alkaline; gradual wavy boundary. (Combined thickness of the A horizons is 2 to 12 inches.)

**Bk**--12 to 16 inches; brown (10YR 5/3) gravelly clay; moderate fine and medium subangular blocky structure; firm, moderately sticky, moderately plastic; common fine and medium roots; many fine and medium vesicular and tubular pores; few fine and medium wormcasts and insectcasts, many fine and medium soft masses of calcium carbonate; about 25 percent, by volume, limestone pebbles; violently effervescent; moderately alkaline; clear wavy boundary. (2 to 8 inches thick)

**CBk**--16 to 24 inches; pinkish white (7.5YR 8/2) very gravelly sandy clay loam; weak fine and medium subangular blocky structure; friable, slightly sticky, slightly plastic; common fine and medium roots; many fine and medium vesicular and tubular pores; common fine and medium wormcasts and insectcasts; many fine and medium soft masses of calcium carbonate; about 30 percent, by volume limestone pebbles; violently effervescent; moderately alkaline; clear wavy boundary. (2 to 8 inches thick)

**C1**--24 to 32 inches; pinkish white (7.5YR 8/2) gravelly sandy loam; massive; very friable; few fine roots; common fine and medium vesicular and tubular pores; few fine and medium insectcasts; common fine and medium soft masses of calcium carbonate, about 20 percent, by volume, limestone pebbles; violently effervescent; moderately alkaline; clear wavy boundary. (2 to 8 inches thick)

**C2**--32 to 60 inches; pinkish white (7.5YR 8/2) loam; massive; friable, slightly sticky, slightly plastic; few fine roots; common fine and medium vesicular and tubular pores; common fine and medium soft masses of calcium carbonate; about 5 percent, by volume, limestone pebbles; violently effervescent; moderately alkaline.

**The Glynn Gravelly Loam series consist of the following:**

Very deep, well drained, moderately slowly permeable soils on alluvial fans and terraces. They formed in alluvial sediments weathered from volcanic residuum. Near the type location, the mean annual air temperature is about 80 degrees F., and the mean annual precipitation is about 40 inches. Slopes range from 0 to 12 percent.

**TAXONOMIC CLASS:** Clayey-skeletal, mixed, superactive, isohyperthermic Typic Argiustolls

**TYPICAL PEDON:** Glynn gravelly loam (Colors for moist conditions.)

**A1**--0 to 4 inches; dark brown (10YR 3/3) gravelly loam, moderate medium and coarse granular structure; friable; many fine and medium roots, few coarse roots; many fine to coarse wormcasts and insectcasts; about 30 percent, by volume, pebbles; neutral; clear wavy boundary.



**A2**--4 to 10 inches; dark brown (10YR 3/3) gravelly clay loam; moderate medium and coarse granular structure; friable, sticky, plastic; many fine and medium roots, few coarse roots; many fine to coarse wormcasts; many fine and medium insectcasts; about 30 percent, by volume, pebbles; few fine and medium faint yellowish brown (10YR 5/6) masses of iron accumulation; neutral; abrupt smooth boundary. (Combined thickness of the A horizon is 10 to 20 inches)

**Bt**--10 to 17 inches; dark yellowish brown (10YR 4/4) very gravelly clay; strong medium prismatic structure; slightly hard, firm, very sticky, very plastic; common fine and medium roots, few coarse roots; common fine, medium and coarse wormcasts; common medium insectcasts; few faint clay films on faces of peds; about 35 percent, by volume, pebbles; few fine and medium faint yellowish brown (10YR 5/6) masses of iron accumulation; slightly alkaline; gradual wavy boundary. (0 to 10 inches thick)

**BC**--17 to 27 inches; yellowish brown (10YR 5/4) very gravelly clay loam; weak fine and medium prismatic structure; firm, very sticky, very plastic; few fine and medium roots; common fine and medium wormcasts; common fine insectcasts; few faint clay films on faces of some peds; about 35 percent, by volume, pebbles; many fine and medium iron-manganese concretions; common fine distinct strong brown (7.5YR 5/6) and few fine faint yellowish brown (10YR 5/6) masses of iron accumulation; moderately alkaline; gradual wavy boundary. (2 to 20 inches thick)

**C**--27 to 32 inches; yellowish brown (10YR 5/4) very gravelly sandy clay loam; massive; friable, slightly sticky, slightly plastic; few medium roots; common fine and medium wormcasts; common fine medium insectcasts; about 35 percent, by volume, pebbles; few fine distinct strong brown (7.5YR 5/6) and few fine faint yellowish brown (10YR 5/6) masses of iron accumulation; strongly alkaline; clear wavy boundary. (2 to 20 inches thick)

**2C**--32 to 41 inches; light olive brown (2.5Y 5/4) very gravelly clay; massive; firm, very sticky, very plastic; few fine and medium roots; common pressure faces on vertical and horizontal faces of peds; many medium and coarse soft masses of calcium carbonate; common fine and medium wormcasts; about 50 percent, by volume, pebbles; many fine and medium iron-manganese concretions; common fine and medium light yellowish brown (2.5Y 6/4) and few fine distinct brownish yellow (10YR 6/8) masses of iron accumulation; few medium distinct very pale brown (10YR 8/3) iron depletions; strongly alkaline; gradual wavy boundary. (0 to 20 inches thick)

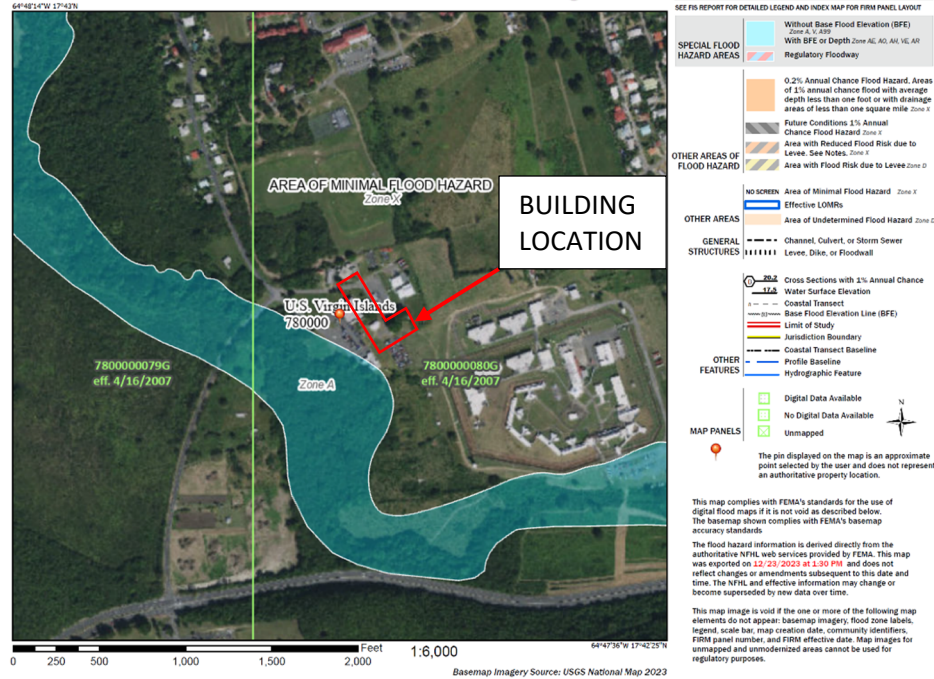
**3C**--41 to 60 inches; light olive brown (2.5Y 5/4) very gravelly sandy clay loam; massive; friable, slightly sticky, slightly plastic; few fine and medium roots; many medium and coarse soft masses of calcium carbonate; common fine and medium wormcasts; about 40 percent, by volume, pebbles; many fine and medium iron-manganese concretions; few fine distinct brownish yellow (10YR 6/8) masses of iron accumulation; common medium distinct pale brown (10YR 8/3) iron depletions; strongly alkaline.

The proposed administrative building will be constructed in generally the same footprint as the current structure that will be demolished. All improvements being constructed are on previously disturbed land.

### 3.0 Drainage, Flooding, and Erosion Control

The actual project site, and more specifically the actual building location, is in FEMA Flood Zone X, an area of minimal flood hazard. However, the drainage gully to the south and west of the project site is in FEMA Flood Zone A, with no established base flood elevation. To minimize any potential adverse impacts from this gully overflowing and flooding the site during heavy rainfall events, the new building has been located on the highest portion of the site with a finish floor elevation set at 62 ft. which is 8.8 ft. above the highest 500-year flood elevation of 53.2 ft. across the site (FEMA 0.2% Annual Flood Chance Elevation, established post hurricanes Irma and Maria).

#### National Flood Hazard Layer FIRMette



Best Management Practices (BMP's) will be implemented from the onset of construction to manage sediment and erosion control and ensure no adverse impacts to the drainage gully to the south and west.

### 4.0 Drainage Patterns

The proposed improvements will maintain existing drainage flow patterns from northeast to southwest, but instead of relying solely on sheet flow, will implement more efficient pipe flow into newly created onsite retention areas. With the additional onsite storage created, runoff from the site will be reduced post-development when compared to the pre-development condition.

### 5.0 Coastal Floodplain

The project site is located inland away from the coastal waters of St. Croix. However, there is a drainage gully to the south and west that is believed to eventually make its way to the coast. All site stormwater runoff is being collected and piped to retention areas which are designed to filter the runoff through a series of riprap and green ground cover, and percolate into the soil strata below prior to any overflow into the drainage gully to the south and west. As such, most sediments and pollutants will remain trapped in these

retention areas/bio swales thereby eliminating any single point pollution source into the ghut.

#### 6.0 Fresh Water Resources

Best Management Practices (BMP's) will be implemented to manage sediment and erosion control and ensure no adverse impacts to the fresh water resources in the drainage ghut to the south and west. All site stormwater runoff will be collected and piped to retention areas which are designed to filter the runoff through a series of riprap and green ground cover, and percolate into the soil strata below prior to any overflow into the freshwater drainage ghut at the south and west.

#### 7.0 Oceanography

This project is located inland and will not be affected by sea storm surge events.

#### 8.0 Marine Resources

This project is located inland and will not have an impact on marine resources.

#### 9.0 Terrestrial Resources

The project will occur within the footprint of existing buildings, paved roadways, paved and gravel parking lots, concrete sidewalks etc. There will be no significant impacts to existing terrestrial resources or native vegetation.

#### 10.0 Wetlands

The project will have no impacts on any wetlands as no wetlands exist within the project footprint or are adjacent to the project site. There is a drainage ghut to the south and west but this ghut will not be impacted by this project.

#### 11.0 Rare and Endangered Species

There are no habitats present onsite for any rare and/or endangered species and as such, no federal, local or threatened endangered species will be impacted by this project.

#### 12.0 Air Quality

All of St. Croix is designated Class II by the Environmental Protection Agency (EPA) in compliance with the National Ambient Air Quality Standards. In Class II air quality regions, the following air pollutants are regulated: open burning, visible air contaminants, particulate matter emissions, volatile petroleum products, sulfur compounds, and internal combustion engine exhaust (Virgin Islands Code Rules and Regulations). Heavy equipment such as excavators, backhoes, dump trucks etc. will be used during construction that will create engine exhaust fumes that will go away upon completion of construction when air quality will be returned to ambient pre-construction conditions. The project will also have a standby generator for which the appropriate air quality permits will be applied for. However, it must be noted that this standby generator will be designed and installed as part of a separate contract.

## IMPACT ON MAN'S ENVIRONMENT

#### 13.0 Land and Water Use plans

The project site is located on 1 & 1A Golden Grove, Christiansted, St. Croix, USVI 00820 measuring approximately 122 acres in total, presumably zoned Public (P) and owned by

the Government of the Virgin Islands. The proposed development land use is consistent with the current zoning.

#### 14.0 Visual Impacts

The new administrative office facility will be a beautiful state-of-the-art modern contemporary facility that will be an aesthetic statement in architecture.

#### 15.0 Social and Economic Impacts

The new administrative building will have a significant social and economic impact on the surrounding community. It is the headquarters for the Police Department on St. Croix. The new state-of-the-art facility will provide a sense of community pride and uplift to the surrounding areas. In addition, the new facility will better serve the Police Department's needs, allowing it to be more efficient and effective in administering law and order thereby reducing the adverse impacts of crime which always has a positive impact on economic stimulation and growth.

#### 16.0 Historical and Archeological Resources

The project site is previously disturbed land. As such, there is no known historical and archeological resources in the project footprint.

#### 17.0 Water Disposal and Accidental Spills

All stormwater runoff will be collected into two onsite storage retention systems prior to any overflow into the drainage gully at the south and west.

Equipment and company vehicles will be kept in good operational condition to mitigate any potential leaking of fluids.

## COASTAL CONSISTENCY

The proposed St. Croix Police Department Administrative Building will have a negligible impact on environmental resources and ambient water quality during construction. Best Management Practices (BMPs) involving sediment and erosion control devices such as silt fences, hay bales, and gravel construction access driveways will be implemented during construction to negate the potential of adverse environmental impacts. The proposed project will only occur within the footprint of previously disturbed/improved areas and as such there is no anticipated impact on any historical and/or cultural resources.

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 resources of the Coastal Zone be consistent with the enforceable policies of a state's federally approved Coastal Management Program. The St. Croix Police Department Administration Building is designed to fall within existing roadways and previously disturbed areas. The project will not impact any natural resources and will improve the visual landscape within the local community. As proposed, it will be undertaken in a manner consistent to the maximum extent practicable with the enforceable policies of the U.S. Virgin Islands' CZM Program. This Federal Consistency Determination demonstrates this Project's compliance with the U.S. Virgin Islands' CZM Program.

The project meets each of the basic goals of the USVI for its coastal zone as set forth in the Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, §903(b)]. 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 United States Virgin Islands.**

The proposed St. Croix Police Department Administration Building is designed to fall within existing roadways and previously disturbed areas. The project will not impact any natural resources and will improve the visual landscape within the local community.

**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.**

This proposed project promotes the economic development and growth in the coastal zone by fulfilling the required expanded programmatic needs for the Police Department. With the larger and enhanced footprint, the Police Department can hire more staff which will translate into implementing more policing programs that will build a stronger and safer economy thereby fostering increased economic activity and growth. The new facility itself will employ new technologies to reduce energy cost related to cooling, and also enhance the use of natural lighting.

**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, industrial uses including port and marine facilities, and recreation uses.**

The proposed project does not impact coastal dependent development within the coastal zone area.

**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 United States Virgin Islands.**

The proposed project is designed to fall within existing roadways and previously disturbed areas. The project will not impact any natural resources and will improve the visual landscape within the local community. The proposed project will provide critical public services and therefore will meet the economic and social needs of the residents within the local community.

**5. Preserve, protect and maintain the trust lands and other submerged and filled lands of the United States Virgin Islands so as to promote the general welfare of the people of the United States Virgin Islands.**

The proposed project will not impact trust lands or other submerged or filled lands of the U.S. 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 project will in no way affect public access to, or use of, the shoreline. The project is located well inland.

**7. Promote and provide affordable and diverse public recreational opportunities in the coastal zone for all residents of the United States Virgin Islands through acquisition, development and restoration of areas consistent with sound resource conservation principles.**

The proposed 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 project is designed so that it impacts only previously disturbed areas like paved and unpaved roadways and parking lots. 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 project will have no long-term change on sedimentation or erosion. Stormwater will be directed to retention areas/bio-swales for percolation before any overflow into the existing drainage gully to the south and west.

The proposed project is designed to fall within existing roadways and previously disturbed areas. The project will not impact any natural resources and will improve the visual landscape within the local community. It will maintain coastal water quality through control of erosion, sedimentation, runoff, and siltation. As designed, it protects, maintains, preserves, and enhances 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. It is therefore consistent with the policy set forth in the Virgin Islands Code Title 12, Conservation Chapter 21, Virgin Islands Coastal Zone Management [V.I. Code tit. 12, § 903 (b)].

END COASTAL CONSISTENCY DETERMINATION REQUEST