



THE GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

BUREAU OF CORRECTIONS

"Security, Custody, Control"

Rural Route 1, Box 9909, Kingshill, VI 00850-9715
8201 Subbase, 1st Floor St. Thomas, USVI 00802-5813
Plot #1 Negro Bay – Williams D. Roebuck Park, Frederiksted, St Croix VI 00840
Phone: STX (340) 773-6309 STT (340)-714-8300 - Fax: (340) 778-2929 – <https://boc.vi.gov>



April 29, 2024

Commissioner Jean-Pierre L. Oriol
Department of Planning and Natural Resources
4607 Tutu Park Mall
St. Thomas, VI 00802

Through:

Director Marlon Hibbert
Division of Coastal Zone Management

RE: FCD Determination Request for Swan Annex Demolition and Construction
Virgin Islands Bureau of Corrections, St. Thomas

Dear Commissioner Oriol and Director Hibbert:

The Bureau of Corrections request a Decision of the Federal Consistency for the demolition and construction of the replacement facility for the Swan Annex located at Subbase lots 104, 105, 106, 107, 108 and 109 Southside Quarter (Estate Nisky St. Thomas). Details of the proposed scope of work are provided herein and in the attachment.

Proposed Scope of Work

The Swan Annex Facility (Swan Annex) located at Subbase lots 107, 108 and 109 Southside Quarter (Estate Nisky St. Thomas), was totally damaged during the 2017 Hurricanes. The original building was constructed in the early 1980s. BOC has completed the design for a 207-bed replacement facility. Due to the increase in the footprint of the proposed facility, the new facility will require using adjacent lots 104, 105 and 106 and the Department of Property and Procurement (DPP) has assigned these lots to BOC for the project.

BOC has completed the 100% design drawings of the proposed facility and can forward the package to DPNR when a Point of Contact is provided. BOC has a Phase I Environmental Impact Assessment developed for the proposed demolition and construction site which can be provided when requested. BOC plans to begin demolition of the proposed site in the first quarter of 2025 and construction beginning in the third quarter of 2025. BOC will apply for all local and /or federal permits applicable to the project.

Attached to our request letter is supporting information which provides the following:

- 1) A description of the project included maps, diagrams, technical data and other material which should be helpful for the review process.
- 2) A detailed analysis that the project and its effect are consistent with the goals and policies of the VICZMP

- 3) An assessment related the probable effects of the proposed activity and its associated facilities on the VICMP

The Virgin Islands Bureau of Corrections is not aware of any federal or territorial permits which would impact the CZMP requirements nor is BOC is not aware of any impact the proposed work would have on CZMP requirements. BOC believes the proposed activity is consistent to the maximum extent practicable with the Virgin Island Coastal Zone Management Program and will be conducted in a manner consistent with such a program.

The Virgin Island Bureau of Corrections appreciates any assistance that your office will be able to provide during the review of the impact the proposed Swan Annex construction project may have on the Coastal Zone areas. If you have any questions regarding this matter, please contact me for further discussions. Thank you.

Sincerely,



Wynnie Testamark

Director, Virgin Islands Bureau of Corrections

Attachments: (A) BOC Swan Annex Federal Consistency Determination Request Analysis