



Gov. JUAN F. LUIS HOSPITAL & MEDICAL CENTER

June 20, 2024

via email to: jp.oriol@dpnr.vi.gov

The Honorable Jean-Pierre L. Oriol, Commissioner
Department of Planning and Natural Resources
St. Thomas, USVI 00801

RE: Request for a review for a Consistency Determination by the Coastal Zone Management Board under VI Code Section 1, VIR & Regs Title 12, Subchapter 904, section 904-8

Dear Commissioner Oriol:

The Governor Juan F. Luis Hospital (GJFLH) has hereby requested your permission to undertake the FEMA funded project that would support the construction of the Interim Hemodialysis Outpatient Facility which will provide care to patients needing dialysis services. This project will be executed upon the old Nissan building located at 12C and 14A La Grande Princesse (*Parcel numbers 202709023200, 202709023000*).

GJFLH was severely damaged and suffered major water and wind damage during the 2017 Hurricane Irma and Hurricane Maria. As a result, the 18-unit Dialysis Department was significantly impacted. GFLH leased and then purchased two dialysis trailers that provided 12-chair dialysis services. The dialysis department has been assessed and approved for a temporary relocation construction buildout to include FF&E by FEMA. The buildout will relocate GJFLH's Hospital patients from its short-term location to a more permanent hardened structure as required by CMS, and the return of dialysis patients one reconstruction of the replacement hospital is completed. Once the buildout is complete, the new temporary dialysis facility will deliver GJFLH patients with continuous care.

GJFLH kindly seeks your review and approval for the required Consistency Determination certification process in accordance with the Virgin Islands Coastal Zone Management Program (CZMP) as required under the VI Code Section 1, VIR & Regs Title 12, Subchapter 904, section 904-8. This project includes the construction, demolition, earth change, soil boring, electrical, plumbing, mechanical piping trenching, and generator installations at the old Nissan Building.

The subject project will be executed in a manner that is consistent with the overarching goals and policies of the Virgin Islands Coastal Zone Management Program (VICZMP); "To ensure environmental and economic sustainability for future generations." Accordingly, Best Management Practices (BMPs) will be implemented to mitigate potential environmental impacts, such as soil erosion and sedimentation, due to stormwater run-off, by utilizing silt fabric filters in all project site manholes, silt fencing and/or grass seeding. Further, as it is the intent of GJFLH to obtain all applicable permits from the Department of Planning & Natural Resources (DPNR), there will be strict compliance to all permit terms and requirements. The proposed activity is consistent to the maximum extent practicable with the Virgin Islands Coastal Zone Management Program and will be conducted in a manner consistent with such program."



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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 GJFLH hemodialysis project is designed to be within existing previously disturbed areas. The project will not impact any natural resources. Best Management Practices (BMPs) will be implemented throughout the execution of the project to mitigate stormwater run-off.

- (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 returning dialysis services to the Island of St. Croix, Virgin Islands. Further, it will provide for the reliable and efficient delivery of hospital healthcare services on the island of St. Croix, which are critically needed.

- (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 use.**

The project supports the reconstruction of an interim hemodialysis facility to provide dialysis services in the US Virgin Islands 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 United States Virgin Islands.**

The project will include construction, earth change, plumbing, and generator installations on the existing campus that has been previously altered and will improve the delivery of healthcare on St. Croix.

- (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 US. Virgin Islands.



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- (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. The project will have no impact on natural resources and will utilize 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 and will not result in the creation of uncontrolled wastewater. As necessary, the project will implement sedimentation and erosion control BMPs to prevent loss of sediment from the project site.



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Project	GPS Coordinates	Permit Numbers	Project Description
Temporary Outpatient Dialysis Hardened Facility	Lat: 17.7541 Long: -64.7315	None Yet	<ul style="list-style-type: none">• Build out of an existing 6,578 sq ft existing facility. The first-floor dimensions are 4,955 SF, and attic space totaling 1,623 SF.• Interior space will include: Administration area with reception and waiting area, office space minimum of 2 generators, public and staff toilets, staff break room.• Dialysis Treatment Area with patient triage, nurse's station, isolation treatment space• Medical support areas with storage for medical supplies wet and dry, clean and dirty rooms, EVS, equipment repair room, medication room, medical gas storage (oxygen), equipment storage (spare dialysis machines), space to accommodate for the trash storage/removal.• Proposed Structure: Steel Frame (Match existing)• Proposed Roof: Thermoplastic Membrane Roofing Water supply: Above Ground Water Storage Tanks• Proposed Generators: (2) 80KW, 100kVa



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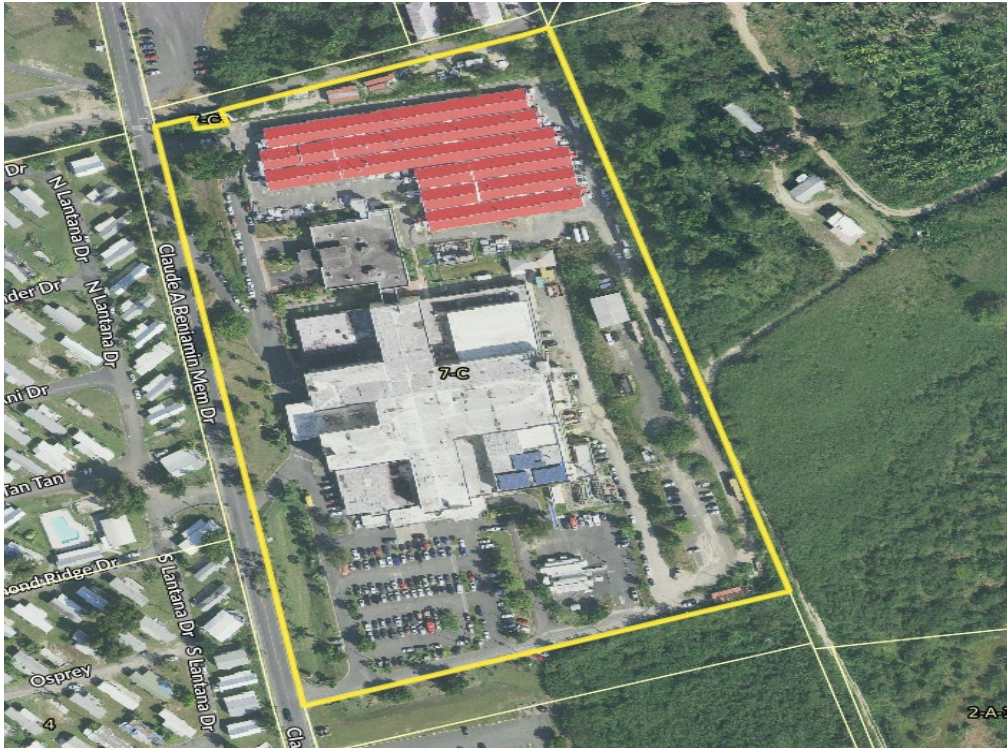


Figure 1 of 6: Aerial View of the Governor Juan F. Luis Hospital (GJFLH) campus outlined in yellow located at 4700 Estate Diamond Ruby (*Parcel number 204600043700*)



Figure 2 of 6: Aerial View of the Old Nissan Building outlined in yellow located at 12 C and 14 A La Grande Princess (*Parcel numbers 202709023200,202709023000*)



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Figure 3 of 7: Existing entrance of Hemodialysis Department within the GJFLH



Figure 4 of 6: Hemodialysis department existing reverse osmosis system



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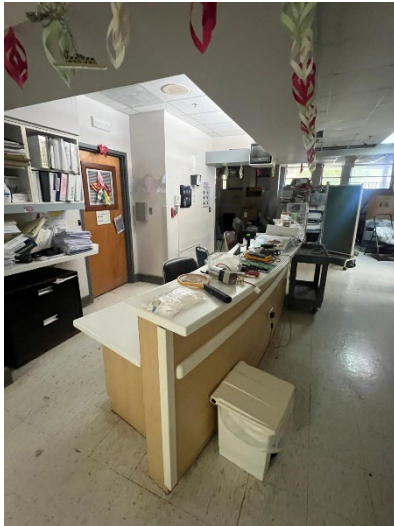
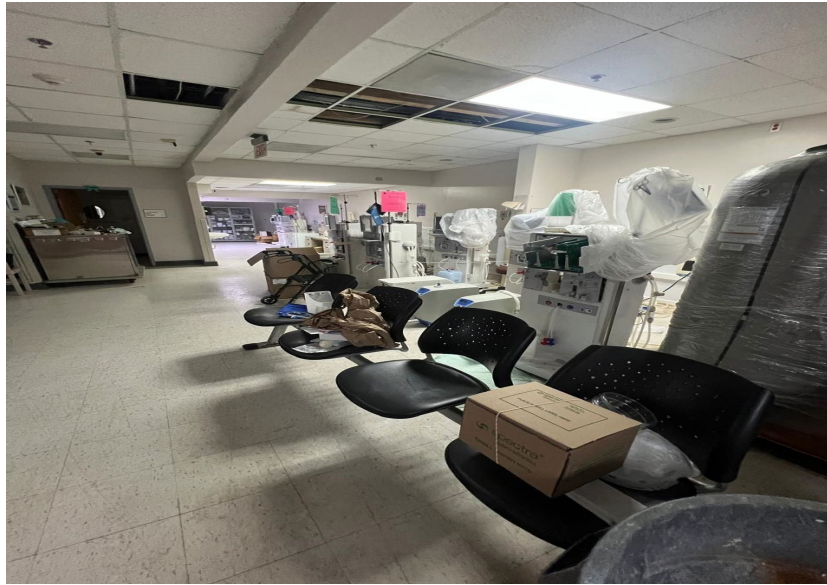


Figure 5 of 6: Hemodialysis department existing nurse station and patient care areas



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Figure 6 of 6: Temporary Outpatient Dialysis Hardened Facility Programmatic Layout

Thank you for your careful consideration of this request. Your approval and support of this matter is greatly appreciated and would have a significant impact to the timeline of this project critical to the opening of the Governor Juan F. Luis Hospital.

If you have any questions or concerns, please contact Darryl A. Smalls, Executive Director, Territorial Hospital Redevelopment Team at d.smalls@thrtvi.org or [\(340\) 776-8311](tel:3407768311) ext. 1070.

Respectfully,

Darryl A. Smalls, P.E., Executive Director
Territorial Hospital Redevelopment Team

Approved Disapproved

Date: _____

The Honorable Jean-Pierre L. Oriol
Commissioner