

June 27, 2025

The Honorable Jean-Pierre L. Oriol, Commissioner
Department of Planning and Natural Resources
4611 Tutu Park Mall Suite 300, 2nd Floor St. Thomas, USVI 00802

RE: Request for review for a Federal Consistency Determination by the Coastal Zone Management Board under VI Code Section 1, VIR & Regs Title 12, Subchapter 904, Section 904-8 for the Alexander Theater Safe Room & Wind Retrofit Project.

Dear Honorable Commissioner Oriol:

On behalf of my client, the St. Croix Foundation for Community Development, we would like to request that your agency provide a Federal Consistency Determination review of this federally funded safe room project. The project is located at 23 Market Street & 38B Company Street, 38-A Company Street, 37 Company Street, 36 Company Street, & 23 King Street in the town of Christiansted, St. Croix USVI. The scope of work to be executed will be to harden the existing historic L-shaped Alexander Theater to meet all FEMA P-361 and ICC 500 standards for safe rooms.

This structure has an existing square footage of approximately 8,500 sf. In addition to the hardening, a new 2-story addition with a 3rd floor penthouse utility room will be constructed abutting the existing structure. The utility room which will house mechanical equipment for the entire facility. The approximate square footage of the new addition will total 16,440 sf and will be built to meet FEMA P-361 and ICC 500 requirements for a safe room. The zoning designations for the development lots are B-2 and R-4 which allow the creation of a safe room and expanded theater complex. This facility will have a new 123,750-gallon cistern with a high filtration system to meet the potable water sizing required for both the safe room and theater facilities. In addition, it will support a fire suppression system that is a requirement for this type of facility. The project's design also includes an internally connected generator room with equipment that will power the entire facility during its use as a safe room throughout disaster events. The facility will also have a solar panel system with battery backups able to run the entire facility as a redundant power source.

On site, the development will have 14 parking spaces, 2 that are ADA compliant, as well as a satellite parking lot owned by the client. The satellite parking lot will have 43 parking spaces and is located approximately 80 feet from the site. The client also has an agreement with the Anglican Church to utilize its parking lot which is located 200 feet from the site. This auxiliary parking lot will accommodate approximately 22 cars, bringing the total parking capacity to 79 spaces. The proposed facility will be fully ADA compliant, providing all individuals using the facility with access to all safe room spaces, lobbies, the cafe/restaurant area, offices, classrooms, the theater and bathrooms. An internal ramp will connect the new addition with the existing 1-story historic structure along King Street that presently

houses a restaurant.

The work proposed for this project is within the Christiansted Architectural Control District and will require a St. Croix historic preservation permit. The necessary meetings with the St. Croix Historic Preservation Committee have commenced with favorable approvals to date. In addition, this project will require lead and asbestos abatement permits, a demolition permit, an earth change permit, a building permit, and electrical, plumbing and mechanical permits. The safe room design will meet the following building codes: VI Title 29 Building Codes, IBC, IFC & UPC codes 2024 edition, and NEC 2023 edition, as well as all other local and federal codes which will be applied to the project to meet USVI construction and development requirements.

All proposed work and activity are consistent to the maximum extent practicable as stipulated by the Virgin Islands Coastal Zone Management Program and will be conducted in a manner consistent with all program requirements. All earth change work will have erosion and sediment control devices installed prior and maintained during the construction lifespan of the project. All site drainage will converge at the site's low point to an oil and water separator to prevent any oil leaks offsite. New landscaping will provide permeable areas on the site, as well as a grade level garden for visitors and employees to have some limited green space on the compact site.

Thank you for your careful consideration of this request. Your approval and support for this important project is greatly appreciated. If you have any questions or concerns, I can be reached via email or my office number listed within.

Best regards,



Gerville R. Larsen, A.I.A.
Principal / Owner

cc: Marlon Hibbert, Director Division of Coastal Zone Management
St. Croix Foundation for Community Development