

August 26, 2024

Department of Planning and Natural Resources
Division of Coastal Zone Management
No. 45 Estate Mars Hill
Frederiksted, St. Croix VI 00840-4477
Attn: Joy Santoli

**Re: Federal Consistency Determination Review – Alexander Theater Safe Room & Building
Wind Retrofit Project, Christiansted, St. Croix.**

Dear Director Marlon Hibbert:

On behalf of my client, St. Croix Foundation for Community Development, I am requesting a Pre-Application meeting to obtain a Federal Consistency Determination for the above referenced project located on plots 22 & 23 Market Street, 23 King Street, 36 Company Street, 37 Company Street, 38A Company Street, and 38B Company Street in the town of Christiansted. The project is in the Christiansted historic and architectural control district. The project scope of work entails the retrofitting of the 1954 historic Alexander Theater to meet FEMA P-361 and ICC 500 standards for the use as a Safe Room during impending natural disasters such as hurricanes. To maximize the occupancy capacity of this facility, there is a proposed new adjacent structure to be constructed that will allow a total occupancy of 629 persons. All requisite support spaces will be included to meet FEMA Safe Room requirements such as sleep and seating areas, clean drinking water, lavatories and water closets, food prep area, protected generator and mechanical rooms, as well as full ADA compliance and accessibility.

This will be a multi-functional facility: a Safe Room during grey skies and a state of the art Performing Arts and Cultural Center during blue skies. This facility will house a 322-seat theater with both telescopic and fixed seating. All requisite ancillary spaces will be programmed into the facility including a green room space, back of house, theater lobby, ADA bathrooms including lavatories, water closets and showers, concession area, restaurant, and practice and classrooms. A townhouse will be reconstructed on the ruins of plot 38A Company Street which will meet all local and federal Historic Preservation laws. A Phase 1 Archaeologic Study has been completed on the site and approval for onsite monitoring during excavation and construction has been obtained from both local and federal agencies. All materials and finishes used will have future approval and be permitted by these historic preservation agencies.

St. Croix Foundation is also pursuing the facility to be designed as a short- to medium-term shelter for individuals who may not have occupiable homes after a devastating natural disaster. The facility will also meet all occupancy requirements for this type of facility. In addition, as a new and large facility within Christiansted, there will be onsite parking to include ADA and regular spaces, as well as loading and unloading areas. Due to the limited footprint of the lots,

an adjacent parking lot owned by St. Croix Foundation, as well as a neighboring church lot, will supplement and aid in meeting the parking requirements for the project.

Hazardous materials testing has been conducted on the existing facility, and there is presence of lead paint and asbestos in the building. These materials will be removed by a VI certified hazardous material abatement company prior to the start of any construction work on the property. The new additions proposed for this facility sit predominantly on an existing asphalt parking lot. During construction, all sedimentation and erosion control measures will be erected prior to the start of work and will continue during the lifespan of the project. Careful monitoring will occur during the project, and all required permits will be in place for construction to begin. A large underground cistern will be constructed to meet all potable water requirements as well as fire suppression needs for the project. A grey water cistern will be created to deal with flat roof and site runoff and will help in providing irrigation to any native landscaping proposed for the project. Our intent is to ensure that all proposed project 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.

Support documentation for the Federal Consistency Determination Review can be accessed through the link below:

[Share Folder - CZM-DPNR](#)

We look forward to the pre-application meeting to be scheduled. If there are any other questions or concerns, please let us know at your earliest convenience. Thank you.

Best regards,

A handwritten signature in black ink, appearing to be 'G. Larsen', with a long horizontal stroke extending to the right.

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