GOVERNMENT OF THE VIRGIN ISLANDS

COASTAL CONSISTENCY DETERMINATION REQUEST

WINSTON WELLS BALLPARK GAZEBO CONCESSION KIOSK & BLEACHERS PROJECT, ST. JOHN, U.S. VIRGIN ISLANDS

INTRODUCTION

The Government of the Virgin Islands is proposing to construct a gazebo pavilion, concession kiosk and bleacher facility at Winston Wells Ballpark located at Parcel 302, Estate Contant & Enighed, St. John, USVI. The existing ballpark facility was severely damaged by Hurricanes Irma and Maria in September 2017. The storm systems generated wind velocities exceeding 185 mph, inducing severe structural failure and widespread damage to critical infrastructure, including downed power lines and widespread electrical outages. The extreme winds also contributed to substantial property and structural damage, along with extensive treefall. In addition to the wind damage, the systems produced significant rainfall across the U.S. Virgin Islands, with St. John experiencing considerable impact to its recreational infrastructure. Of particular concern was the damage to the Winston Wells Ballpark, which sustained significant structural degradation, highlighting the need for potential mitigation measures to improve resilience to similar future events. Hurricane Irma made landfall on September 6, 2017, followed by Hurricane Maria on September 20, 2017. These back-to-back Category 5 hurricanes caused catastrophic damage to the Territory's infrastructure. The Winston Wells Ballpark, serving as a critical community recreational resource, sustained damage that rendered existing facilities unusable and unsafe for public recreation.

The project consists of the construction of an approximately 650 square-foot circular reinforced concrete gazebo pavilion and a 680 square-foot reinforced concrete dual bleacher system to improve resilience and restore essential community recreational infrastructure. The most recent version of architectural plans have been prepared by HARNEL International, dated July 12, 2024, with construction designed to meet 175 mph design wind speeds in accordance with IBC 2018 and USVI Building Code requirements for Risk Category III (Community Assembly) structures.

PROJECT LOCATION

The Winston Wells Ballpark is located at Parcel 302, Estate Contant & Enighed, St. John, U.S. Virgin Islands. The facility is situated at approximate coordinates 18°19'49.5"N, 64°47'35.4"W, in

the Cruz Bay area, approximately 0.5 miles east of the main Cruz Bay commercial district. The project site encompasses approximately 1.27 acres of developed recreational land.

The ballpark is located in a mixed commercial and recreational area, accessible via established roadways with adequate infrastructure for construction access and ongoing facility operations. The site serves as the primary community ballpark for St. John, accommodating youth and adult baseball and softball leagues, community events, and recreational activities.

Figure 1. Site Location Map

Figure 2. Island Map

PROJECT DESCRIPTION

The property of the Winston Wells Ballpark consists of Parcel 302, Estate Contant & Enighed, encompassing approximately 1.27 acres of recreational land. The ground surface elevations on the property vary from approximately 24 feet to 30 feet MSL based on the topographic survey. The developed portion of the property encompasses the central ballpark area between 18 and 22 feet MSL, with natural drainage patterns directing stormwater runoff toward the perimeter drainage channels.

The existing site has been continuously used for recreational purposes since approximately 1970, representing previously disturbed land rather than pristine natural habitat. The project involves construction of new recreational facilities designed to replace hurricane-damaged infrastructure while enhancing community recreational capabilities.

The Winston Wells Ballpark Concession Kiosk & Bleachers Project consists of the construction of reinforced concrete recreational facilities designed by HARNEL International to provide modern, hurricane-resistant community infrastructure.

Gazebo Pavilion & Concession Kiosk Structure: The gazebo is designed as a circular covered pavilion structure with the following specifications:

- **Total Area:** Approximately 650 square feet of covered area

- **Foundation System:** Reinforced concrete slab-on-grade with 8 concrete columns extending 6 feet below grade
- **Structural System:** Reinforced concrete construction with 8 concrete columns supporting the central roof structure
- **Roofing System:** Reinforced concrete roofing system, designed for a minimum of 175 mph wind resistance
- **Design Standards:** IBC 2018 and USVI Building Code compliance, Risk Category III (Community Assembly)
- **Hurricane Resistance:** 175 mph wind design speed with enhanced connections and anchoring systems
- **Utilities:** 100-amp electrical service with GFCI protection; water service connection, and wastewater service connection

Bleacher System: The bleacher facility provides spectator seating with the following specifications:

- **Seating Capacity:** 64 people in two 4-tier aluminum bleacher configurations
- **Construction:** Pre-engineered aluminum bleacher system with a reinforced concrete support structure
- **Foundation:** Reinforced concrete footings with stone masonry foundation walls anchored to aluminum bleacher seats which are collectively designed for wind uplift resistance
- **Accessibility:** ADA-compliant accessible seating areas with designated wheelchair spaces and access ramp
- **Safety Features:** Safety railings meeting IBC requirements, anti-slip surfaces, and proper aisle width configurations
- **Dimensions:** Two bleacher facilities, each with approximate dimensions of 28.5 feet long by 11 feet deep by 14.75 feet high

Site Development and Infrastructure:

- **Site Grading:** Natural site drainage directing runoff to perimeter drainage channels
- **Parking:** 8 standard parking spaces plus 1 ADA-accessible space with proper striping and signage

- **Utilities:** Underground electrical service to concession kiosk, water service connection, and sanitary sewer service connection
- **Landscaping:** Native drought-resistant vegetation around structures
- **Site Access:** Improved pedestrian walkways with ADA-compliant access routes to all facilities

Figures 3 to 8. Existing Site Conditions

Figures 9 to 12. Existing Site Conditions

Figures 13 to 16. Existing Site Conditions

ENVIRONMENTAL IMPACTS

Climate/Weather

The Virgin Islands experiences a tropical climate with distinct wet (May-November) and dry (December-April) seasons. Average annual rainfall ranges from 40-50 inches, with peak hurricane season occurring June through November. The project site is located in a Hurricane Risk Zone as per National Hurricane Center classification.

The replacement structures are specifically engineered to exceed USVI Building Code requirements for hurricane resistance. The gazebo structure is designed for 175 mph sustained winds (equivalent to a Category 5 hurricane) with enhanced roof-to-column connections, stone masonry materials, and reinforced concrete foundations extending 6 feet below grade.

Climate Resilience Features:

- Reinforced construction designed for 175 mph sustained winds with 220 mph gust resistance
- Aluminum materials providing 30-year corrosion protection in tropical marine environment
- Elevated design preventing flood damage during heavy rainfall events
- Enhanced electrical systems with GFCI protection and surge suppression
- Impact-resistant LED lighting designed for high-wind conditions

Landform, Geology, Soils and Historic Land Use

Geological Conditions: The project site is underlain by the Urban Land and Ustorthents soils, derived from volcanic uplift typical of St. John's geological composition. The topographic survey indicates stable ground conditions suitable for the proposed construction with natural drainage characteristics.

Site Elevations and Topography: Based on the detailed topographic survey:

- **Site Range:** 24 feet to 30 feet MSL across the development area
- **Concession kiosk Location:** 30 feet MSL on natural high point for optimal drainage
- **Bleacher Location:** 25 feet MSL with proper sight lines to playing field
- **Drainage Pattern:** Natural runoff toward perimeter channels with 2% minimum slope

Soil Conditions: The reinforced concrete foundation system with 6-foot deep piers is designed to withstand local soil conditions. The foundation design accommodates typical tropical soil conditions with proper drainage and moisture protection.

Historic Land Use: The site has been continuously used for recreational purposes since approximately 1970. Historical usage includes baseball fields, carnival and community events, and miscellaneous recreational activities with no evidence of contamination or environmental constraints.

Stormwater Management: The project incorporates comprehensive stormwater management exceeding USVI requirements:

- **Design Storm:** 100-year storm event with a minimum of 10 inches of rainfall in 24 hours
- **Runoff Control:** Natural infiltration through landscaped areas and permeable surfaces
- **Quality Control:** Vegetated buffer strips providing natural filtration before discharge
- **Erosion Prevention:** Engineered slopes with appropriate vegetation and erosion control measures

Construction Phase Controls:

- Silt fence installation around entire construction perimeter
- Temporary detention basins for construction runoff management
- Daily inspection and maintenance of erosion control systems
- Stabilized construction access to prevent sediment tracking

Fresh Water Resources

Groundwater Protection: The project area overlies a fractured volcanic bedrock aquifer system, though groundwater in this area is not utilized for potable supply. The nearest active water well is located approximately 2 miles northeast of the project site at the Department of Public Works Susannaberg property, with no anticipated impacts from construction activities.

Surface Water Protection: The site drains toward seasonal drainage channels that eventually reach the Cruz Bay harbor, approximately 0.2 miles west of the facility.

Water Quality Protection Measures:

- Implementation of comprehensive erosion and sedimentation controls during construction
- Prohibition of equipment washing or concrete washout on-site

- Installation of temporary settling basins during construction
- Post-construction monitoring of drainage system effectiveness

Oceanography and Marine Resources

Coastal Relationship: The project site is located approximately 0.2 miles inland from Cruz Bay, with site elevation of 24-30 feet MSL placing it well above normal coastal influence. The inland location provides protection from storm surge while proper drainage design prevents impacts to downstream coastal areas.

Marine Resource Protection: While the project has no direct coastal impacts, comprehensive protection measures include:

- Advanced stormwater management preventing sedimentation in downstream coastal waters
- Native vegetation restoration providing natural filtration and habitat
- Construction best management practices preventing any discharge to coastal areas
- Long-term maintenance protocols ensuring continued environmental protection

Cruz Bay Watershed Protection: The project lies within the Cruz Bay watershed, requiring enhanced environmental protection:

- All stormwater management designed to protect downstream coral reef ecosystems
- Native plant landscaping providing habitat corridor functions
- Integration with existing natural drainage patterns

Terrestrial Resources and Wildlife

Habitat Assessment: The project site consists of previously developed recreational land with limited natural habitat value. Surrounding areas contain typical St. John secondary growth vegetation including native and introduced species adapted to the tropical climate.

Wildlife Resources: The site provides habitat for common Caribbean species including:

- Resident bird species: Bananaquit, Zenaida (Mountain) Dove, Antillean-crested Hummingbird
- Small reptiles: Ground lizards, green iguanas
- No threatened or endangered species habitat identified within project area

Vegetation Management and Enhancement:

- Preservation of existing mature trees outside construction footprint
- Native plant restoration using drought-resistant Caribbean species
- Integrated pest management reducing chemical pesticide use
- Long-term landscape maintenance supporting native species establishment

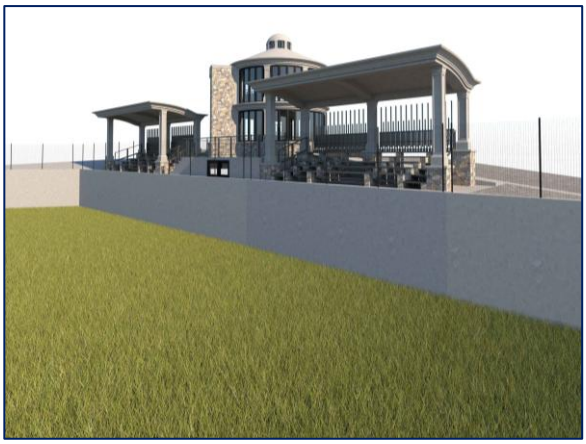
Air Quality and Noise

Air Quality Compliance: Construction activities will generate temporary air quality impacts including diesel exhaust and fugitive dust, managed through:

- Daily water application to exposed soil surfaces
- Properly maintained construction equipment with emission controls
- Use of low-VOC construction materials and finishes
- Dust suppression during material transport and handling

Noise Management: Construction activities will comply with USVI noise ordinances:

- Construction limited to daylight hours (7:00 AM - 6:00 PM)
- Use of properly muffled construction equipment
- Community notification prior to construction commencement
- Regular monitoring to ensure compliance with noise standards



Figures 17 to 18. Proposed Ballpark Gazebo Concession Kiosk & Bleachers Design

IMPACT ON MAN'S ENVIRONMENT

Land and Water Use Plans

Property and Zoning Analysis: The project site consists of Parcel 302, Estate Contant & Enighed, totaling approximately 1.27 acres of recreational land. The property is zoned P (Public) under Virgin Islands Zoning Code Title 29, with recreational facilities permitted as conditional uses subject to specific requirements.

Existing Permit Status: The proposed improvements are consistent with the existing permit conditions and enhance recreational use without requiring permit or zone modification.

Comprehensive Land Use Plan Consistency: The project aligns with the USVI Comprehensive Land Use Plan (2024 Update) objectives for enhanced recreational facilities serving residents and visitors. The plan specifically identifies the need for hurricane-resistant recreational infrastructure meeting modern accessibility and safety standards.

Visual Impacts and Community Character

Existing Visual Conditions: The current site contains remnants of hurricane-damaged recreational infrastructure creating visual blight and safety concerns. The damaged facilities detract from community character and limit recreational programming capabilities.

Proposed Visual Enhancements: The new gazebo and bleacher facility will provide substantial visual improvement through:

- **Architectural Design:** Contemporary reinforced concrete and masonry construction compatible with Caribbean architecture
- **Community Landmark:** Circular gazebo creating distinctive focal point for community events
- **Enhanced Landscaping:** Native vegetation restoration and drought-resistant landscape design
- **Site Organization:** Coordinated placement of facilities creating organized recreational complex
- **Lighting Design:** Architectural LED lighting providing security and evening event capability

Figures 19 to 27. Proposed Ballpark Gazebo Concession Kiosk & Bleachers Design

Community Character Integration: The facility design respects St. John's community character through appropriate scale, materials, and landscaping while providing modern functionality and hurricane resistance.

Social Impacts

Community Demographics and Recreational Needs: St. John has a resident population of approximately 3,881 (2020 Census) with significant seasonal visitor population. The island has limited recreational facilities, making the Winston Wells Ballpark a critical community resource serving:

- **Youth Programs:** baseball, softball and soccer teams, for participants ages 6-16
- **Adult Leagues:** baseball, softball and soccer teams for participants ages 17+
- **Community Events:** Annual festivals, cultural celebrations, fundraising events
- **School Programs:** 1 public school using facility for physical education and athletics
- **Visitor Programming:** Recreational tourism activities and cultural events

Emergency Services Access:

- **Fire Department:** Cruz Bay Fire Station 0.05 miles with 30-second response time
- **EMS Services:** Morris F. DeCastro Clinic ambulance service with 2-minute response time
- **Police Services:** VIPD Leander Jurgen Command with 1-minute response time
- **Accessibility Compliance:** Full ADA accessibility including accessible parking, pathways, and seating

Historical and Archaeological Resources

Cultural Resource Assessment: A comprehensive cultural resource evaluation was conducted following Section 106 of the National Historic Preservation Act and Virgin Islands historic preservation requirements.

Archaeological Investigation:

- **Desktop Survey:** Archival research indicating no known archaeological sites within project area
- **Field Survey:** Visual inspection and limited subsurface testing revealing no cultural materials

- **Site History:** Continuous recreational use since 1970 with no evidence of pre-contact or historic occupation
- **Disturbance Level:** Previous development activities have disturbed subsurface layers

SHPO Consultation: The Virgin Islands State Historic Preservation Office provided preliminary review indicating:

- **No Historic Properties:** Project area contains no structures or sites eligible for National Register listing
- **No Adverse Effect:** Proposed construction will not impact known cultural resources
- **Monitoring Protocol:** Archaeological monitoring during excavation activities as standard precaution
- **Discovery Protocol:** Established procedures for treatment of any unexpected cultural resource discoveries

Traditional Cultural Properties:

- **Community Consultation:** Outreach to local community organizations and cultural groups
- **No TCP Identification:** No traditional cultural properties or sacred sites identified within project area
- **Ongoing Consultation:** Commitment to continued community engagement throughout project implementation

Waste Management and Environmental Health

Construction Waste Management: All construction and demolition activities will follow comprehensive waste management protocols:

Material Recovery and Recycling:

- **Steel Materials:** 100% recycling of structural steel and metal components through local scrap dealers
- **Concrete Waste:** Off-site crushing for reuse as possible aggregate base material
- **Organic Debris:** Chipping of cleared vegetation for use as landscaping mulch

Hazardous Material Management:

- **Fuel Storage:** No on-site fuel storage

- **Chemical Storage:** Minimal paint and sealant storage in approved containers with secondary containment
- **Spill Prevention:** Spill response equipment maintained on-site
- **Disposal Protocols:** All hazardous materials transported to approved off-island disposal facilities

Operational Waste Management: The completed facilities will generate minimal waste through normal community use:

- **Solid Waste:** Collection through VI Waste Management Authority twice weekly
- **Recycling:** Designated recycling containers for aluminum, plastic, and paper materials
- **Organic Waste:** Composting program for landscape maintenance debris
- **Special Events:** Enhanced waste management during large community events with temporary additional collection

Public Health and Safety:

- **Vector Control:** Integrated pest management preventing mosquito breeding in drainage areas
- **Water Quality:** Regular testing of irrigation water and drainage system effectiveness
- **Air Quality:** Post-construction monitoring ensuring no long-term air quality impacts
- **Noise Control:** Operational noise management during events respecting residential neighbors

COASTAL CONSISTENCY

The proposed Winston Wells Ballpark Gazebo & Bleachers Project demonstrates minimal potential for impacting environmental resources or ambient water quality during construction and operation. The project incorporates comprehensive environmental protection measures exceeding regulatory requirements, with advanced stormwater management, erosion control, and habitat enhancement. The proposed improvements occur within previously developed recreational areas and will significantly enhance community recreational infrastructure while protecting coastal zone environmental values.

The Coastal Zone Management Act of 1972 requires that federal actions within and outside the coastal zone that have reasonably foreseeable effects on any coastal use or natural resources be consistent with the enforceable policies of a state's federally approved Coastal Management Program. The Winston Wells Ballpark project is designed within established recreational areas with comprehensive environmental protection measures and will provide substantial

community benefits while maintaining full consistency with Virgin Islands Coastal Zone Management objectives.

Detailed Consistency Analysis - USVI Code Title 12, Chapter 21, § 903(b)

Policy 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.

Project Consistency: The Winston Wells Ballpark project directly supports environmental quality protection and enhancement through:

- **Advanced Environmental Protection:** Comprehensive stormwater management system exceeding regulatory requirements with natural filtration and habitat enhancement
- **Scenic Enhancement:** Replacement of hurricane-damaged facilities with attractive, well-designed community infrastructure improving visual character
- **Resource Protection:** Construction entirely within previously developed areas with no impact on natural resources or sensitive environmental areas
- **Community and Visitor Benefits:** Enhanced recreational facilities serving both residents and visitors with improved accessibility and functionality
- **Long-term Sustainability:** Durable construction materials and energy-efficient systems reducing long-term environmental impacts

Policy 2: Promote economic development and growth in the coastal zone and consider the need for development of greater 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.

Project Consistency: This policy receives strong support through comprehensive economic and environmental management:

- **Managed Human Activity Impact:** Advanced environmental protection measures ensuring construction and operational activities have no adverse environmental effects
- **Resource Conservation:** Use of durable, recyclable materials (aluminum, stone masonry, concrete) with 50-100 year design life minimizing resource consumption
- **Environmental Productivity:** Native vegetation restoration and habitat enhancement supporting long-term ecosystem productivity

- **Balanced Development:** Community-scale improvements meeting local needs without creating regional environmental impacts

Policy 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.

Project Consistency: Although the property is not located in the Coastal Zone area, this policy is fully supported as:

- **Recreational Use Priority:** Project directly supports recreational use specifically mentioned as appropriate coastal zone activity
- **No Coastal Competition:** Inland location does not compete with areas suitable for coastal-dependent commercial, industrial, or marine facilities
- **Recreation Enhancement:** Project enhances recreational infrastructure specifically identified as priority coastal zone use
- **Community Recreation:** Facility serves local recreational needs without impacting tourism or commercial development areas

Policy 4: Assure the orderly, balanced utilization and conservation of the resources of the coastal zone, considering the social and economic needs of the residents of the United States Virgin Islands.

Project Consistency: The project exemplifies orderly, balanced resource utilization through:

- **Orderly Development:** Professional architectural design with comprehensive planning, engineering, and environmental review
- **Balanced Resource Use:** Construction within previously developed areas utilizing existing infrastructure while enhancing community capabilities
- **Resource Conservation:** Energy-efficient systems, durable materials, and comprehensive recycling programs minimizing resource consumption
- **Social Needs Fulfillment:** Critical community recreational infrastructure serving youth programs, adult activities, and community events
- **Economic Benefits:** Local employment generation, enhanced property values, and recreational tourism support
- **Resident Priority:** Primary focus on serving Virgin Islands residents through improved community recreational facilities

Policy 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.

Project Consistency: The subject property will not impact trust lands or submerged/filled lands; This policy receives full support through:

- **No Trust Land Impact:** Project located entirely on publicly owned recreational land with no impact on territorial trust resources
- **No Submerged Land Impact:** Inland location with no impact on submerged lands, coastal areas, or marine resources
- **General Welfare Promotion:** Enhanced community recreational facilities directly promoting general welfare through improved quality of life, recreational opportunities, and community gathering space
- **Resource Protection:** Advanced environmental protection measures safeguarding downstream trust resources and coastal areas

Policy 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.

Project Consistency: This policy is not directly applicable but receives indirect support through:

- **No Shoreline Impact:** Project located 1.2 miles inland with no impact on shoreline access or use rights
- **Public Access Enhancement:** Improved community recreational facilities complementing shoreline recreational activities
- **No Access Interference:** Project does not interfere with coastal access routes, public beaches, or shoreline recreational activities
- **Community Recreation Support:** Enhanced inland recreational opportunities reducing pressure on coastal recreational areas

Policy 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.

Project Consistency: Although not located in the Coastal Zone, this policy receives the strongest direct support through:

- **Affordable Public Recreation:** Free community recreational facilities accessible to all residents
- **Diverse Opportunities:** Multiple recreational programming including sports, community events, cultural activities, and educational programs
- **Universal Access:** Full ADA accessibility ensuring recreational opportunities for disabled community members
- **Facility Restoration:** Comprehensive restoration of hurricane-damaged recreational infrastructure using modern, durable construction
- **Sound Conservation:** All development consistent with advanced environmental protection and resource conservation principles
- **Community Serving:** Primary focus on serving Virgin Islands residents with enhanced recreational programming and community gathering spaces

Policy 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.

Project Consistency: This policy receives comprehensive support through:

- **No Significant Area Impact:** Project located on previously developed recreational land with no impact on reefs, marine meadows, salt ponds, mangroves, or other ecologically significant areas
- **Marine Productivity Protection:** Advanced stormwater management and water quality protection measures safeguarding downstream marine productivity in Cruz Bay
- **Habitat Enhancement:** Native vegetation restoration creating wildlife habitat corridors and supporting ecosystem functions
- **Natural Area Preservation:** Construction footprint minimized to preserve existing vegetation and natural drainage patterns
- **Ecosystem Integration:** Landscape design supporting natural ecosystem functions while providing community recreational benefits

Policy 9: Maintain or increase coastal water quality through control of erosion, sedimentation, runoff, siltation and sewage discharge.

Project Consistency: This policy receives exceptional support through comprehensive water quality protection:

Advanced Erosion Control:

- Comprehensive erosion and sedimentation controls during construction exceeding regulatory requirements
- Permanent erosion control through natural drainage systems and native vegetation establishment
- Long-term maintenance protocols ensuring continued erosion prevention effectiveness

Sedimentation Prevention:

- Temporary sedimentation basins and filtration systems during construction
- Permanent vegetated buffer strips providing natural sedimentation control
- Regular inspection and maintenance of all sedimentation control measures

Runoff Management Excellence:

- Engineered stormwater management system designed for 100-year storm events
- Natural infiltration through landscaped areas and permeable surface materials
- Controlled runoff velocities preventing downstream erosion and channel degradation

Water Quality Enhancement:

- Native vegetation filters providing natural water treatment before discharge
- Elimination of point source pollution through proper waste management and material handling
- Regular water quality monitoring ensuring continued protection effectiveness

Comprehensive Environmental Protection:

- No sewage discharge impacts through connection to existing waste management systems
- Advanced construction practices preventing any discharge of pollutants or contaminants
- Long-term operational protocols maintaining water quality protection standards

CONCLUSION

Project Summary and Community Benefits

The Winston Wells Ballpark Concession Gazebo & Bleachers Project represents a comprehensive approach to restoring and enhancing critical community recreational infrastructure damaged by Hurricanes Irma and Maria. The project, designed by HARNEL International, provides a modern, hurricane-resistant facility that will serve the St. John community for decades while supporting economic development and environmental protection objectives.

Key Project Benefits:

- **Community Infrastructure:** 650 square-foot gazebo pavilion and 64-person bleacher system providing enhanced recreational and community gathering facilities
- **Hurricane Resistance:** 175 mph design wind speed ensuring long-term durability and community safety during extreme weather events
- **Environmental Protection:** Advanced stormwater management and environmental protection measures exceeding regulatory requirements
- **Universal Access:** Full ADA accessibility ensuring recreational opportunities for all community members
- **Community Programming:** Enhanced facilities supporting youth sports, adult recreation, community events, and cultural activities

Environmental Stewardship and Protection

The project design incorporates state-of-the-art environmental protection measures demonstrating exceptional commitment to coastal zone environmental stewardship:

Water Quality Protection:

- Comprehensive stormwater management system designed for 100-year storm events
- Advanced erosion and sedimentation controls during construction and operation
- Native vegetation restoration providing natural filtration and habitat enhancement
- Regular monitoring and maintenance ensuring continued environmental protection

Resource Conservation:

- Durable construction materials with 50-year design life minimizing long-term resource consumption
- Energy-efficient LED lighting and systems reducing operational environmental impacts

- Comprehensive recycling programs for construction and operational waste streams
- Native landscaping reducing water consumption and supporting local ecosystems

Climate Resilience:

- Hurricane-resistant design preventing future storm damage and reconstruction needs
- Elevated construction preventing flood damage during extreme weather events
- Advanced drainage systems managing increased precipitation from climate change impacts

Regulatory Compliance and Professional Standards

The Winston Wells Ballpark project demonstrates exemplary compliance with all applicable environmental protection requirements and regulatory standards:

Building Code Compliance:

- Full compliance with IBC 2018 and USVI Building Code requirements for Risk Category III structures
- Professional engineering design ensuring structural integrity and public safety
- Comprehensive accessibility features meeting ADA requirements for public facilities
- Hurricane resistance exceeding minimum code requirements for enhanced community protection

Environmental Regulatory Compliance:

- Comprehensive compliance with Virgin Islands environmental protection regulations
- Advanced stormwater management exceeding DPNR requirements
- Professional archaeological and cultural resource consultation ensuring historic preservation compliance, if necessary
- Implementation of best management practices throughout construction and operation

Coastal Zone Management Excellence: The project demonstrates exceptional consistency with Virgin Islands Coastal Zone Management Program policies through comprehensive environmental protection, significant community benefits, appropriate economic development, and exemplary resource conservation and stewardship.

Federal Consistency Determination

The Winston Wells Ballpark Gazebo, Concession Kiosk & Bleachers Project, as designed by HARNEL International and documented in architectural plans dated July 12, 2024, is fully consistent with the enforceable policies of the Virgin Islands Coastal Zone Management Program as codified in Virgin Islands Code Title 12, Chapter 21, § 903(b).

The project will provide essential community recreational infrastructure while protecting and enhancing coastal zone environmental values, supporting appropriate economic development, and contributing to the long-term sustainability, livability, and resilience of the Virgin Islands coastal zone. The comprehensive environmental protection measures, community benefits, and regulatory compliance framework ensure the project will serve as a model for sustainable community development that balances recreational needs with environmental stewardship.

The project, as designed and conditioned with comprehensive environmental protection measures, protects, maintains, preserves, and enhances the overall quality of the environment in the coastal zone while providing substantial community benefits and supporting the economic and social needs of Virgin Islands residents.

Technical Documentation Basis:

- Architectural Plans prepared by HARNEL International, dated July 12, 2024
- Topographic Survey and Site Analysis, July 2024
- Site Inspection Report dated September 28, 2021
- Environmental Protection and Stormwater Management Plan
- Virgin Islands Coastal Zone Management Program Compliance Analysis

This Federal Consistency Determination is based on comprehensive architectural, engineering, and environmental documentation. The project, as designed and conditioned, is consistent to the maximum extent practicable with the enforceable policies of the Virgin Islands Coastal Zone Management Program.