



SCHNEIDER REGIONAL
MEDICAL CENTER

February 9th, 2023

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 Schneider Regional Medical Center (SRMC) has hereby requested your permission to undertake the FEMA funded project that would support the stabilization of the Charlotte Kimmelman Cancer Institute (CKCI) the only cancer institute on the island of St. Thomas, Virgin Islands. This project will be executed upon the current Schneider Regional Medical Center campus located at 9048 Alton Adams Sr Dr (*Parcel number 1-05501-0201-00*).

CKCI was severely damaged during the 2017 Hurricane Irma and Hurricane Maria events. CKCI has been assessed and approved for replacement by FEMA. Currently the building is not operational and since the 2017 hurricane SRMC has seen patients traverse to various facilities to continue care, pending the reconstruction of the new CKCI.

CKCI 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 on the Schneider Regional Medical Center campus. The project was outlined in a PowerPoint presentation during a Thursday, June 17, 2021, pre-application meeting.

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 SRMC 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 CKCI 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 cancer treatment to the Island of St. Thomas, Virgin Islands. Further, it will provide for the reliable and efficient delivery of hospital healthcare services on the island of St. Thomas, 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 stabilization of cancer treatment 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. Thomas.

- (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.

- (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.



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- (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.

Additional Information Requested 2/9/2023:

1. Please quantify the area (new footprint) to be disturbed

Response: The area of site impacted is 12,600 square feet, or, 0.29 acres of land. The building footprint increases by 1,698 square feet. The new slab area is 5,000 square feet.

2. Provide more details on the BMPs to be installed during the earth change, inlet protection, et al. (Is there an Erosion/Sediment Control sheet prepared yet?)

Response: BMPs and Erosion Control Sheets have been added to the presentation. BMPs will include a silt fence around the site, temporary inlet protection devices, and the use of water trucks to control dust.

3. Additional information to provide that this requirement was fulfilled would be helpful. An assessment relating the probable effects of the proposed activity and its associated facilities on the VICZMP

Response: Our engineering team has come to the conclusion that due to the small size of the project and its location outside of the coastal zone that our provided BMPs will be sufficient to ensure it does not impact the VICZMP or its facilities.



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Project	GPS Coordinates	Permit Numbers	Project Description
Charlotte Kimelman Cancer Institute Redevelopment	Lat: 18.3223 Long: -64.964	None Yet	• Renovation of an existing 25,500 sq ft existing facility. As part of the project, a 600 sq ft expansion is proposed on the first floor and 3,000 sq ft of existing second floor open roof terrace are being infilled to create more conditioned space. A new utility yard with two 100,000 gallon cisterns will be installed as temporary support for the CKCI facility. • Proposed Structure: Steel Frame (Match existing) • Proposed Roof: Siplast Fluid-applied Roof System • Proposed Envelope: 3 Part stucco with Florida Product Approved exterior coating over sheathing and ACM exterior wall panels over sheathing and metal studs. • Proposed Windows: Existing YKK YHC300 Curtain Wall to remain. New windows to be YKK YHC300 Curtain Wall with Florida Product Approval. • Proposed HVAC: On-grade Chiller system • Proposed Generators: 750kw w/ 7 day capacity • Wind Pressures: V = 166



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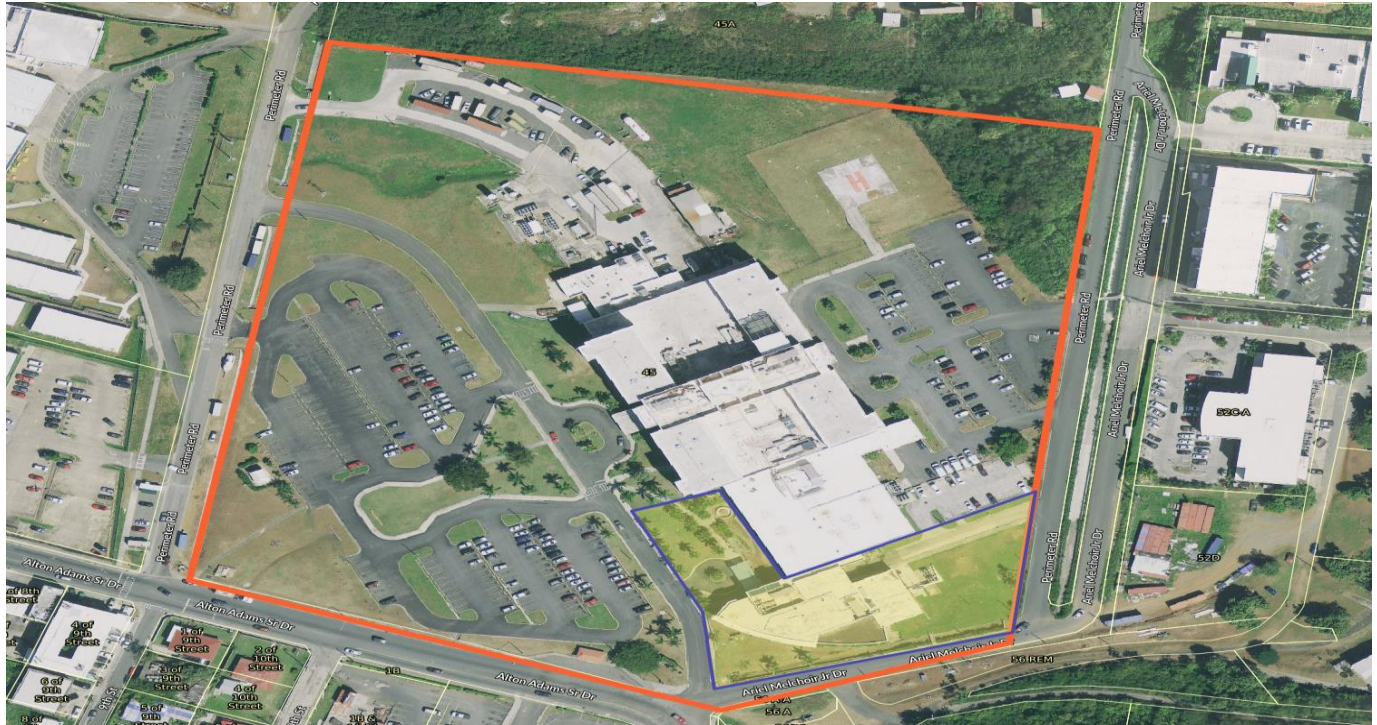


Figure 1 of 5: Aerial View of the Schneider Regional Medical Center (SRMC) campus outlined in orange located at 9048 Alton Adams Sr Dr (Parcel number 1-05501-0201-00).



Figure 2 of 5: Aerial View of the Charlotte Kimelman Cancer Institute (CKCI) campus highlighted in yellow outlined in purple located at 9048 Alton Adams Sr Dr (Parcel number 1-05501-0201-00).



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Figure 3 of 5: Charlotte Kimelman Cancer Institute (CKCI), existing structure.



Figure 4 of 5: Charlotte Kimelman Cancer Institute (CKCI) Flying debris punctured the roof membrane during the 2017 hurricanes causing water infiltration resulting in interior damages and mold.



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USVI CHARLOTTE KIMELMAN CANCER INSTITUTE REDEVELOPMENT



EYP

EYP, Inc.
300 Peachtree St. NW
Atlanta, GA 30303
404.524.2200 eypae.com



Rev	Description
1	Initial
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised

USVI - CHARLOTTE KIMELMAN
CANCER INSTITUTE
REDEVELOPMENT

Schneider Regional Medical Center
St. Thomas, VI 00802

PROJECT OWNER

USVI - CHARLOTTE KIMELMAN
CANCER INSTITUTE
REDEVELOPMENT

COVER SHEET

DATE: 10/1/2011

PROJECT NUMBER: 1000000000

G000



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Figure 5 of 5: Charlotte Kimelman Cancer Institute (CKCI) Preliminary Redevelopment Plans, Design by EYP, Inc.

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 Charlotte Kimelman Cancer Institute.

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

Best regards,

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

☐ Approved ☐ Disapproved

Date: _____

The Honorable Jean-Pierre L. Oriol
Commissioner