



[EXTERNAL MAIL] 340 North Comments

From Brett Geary <brett@bizusvi.com>

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To Leia LaPlace <leia.laplace@dpnr.vi.gov>

Hello Ms. LaPlace,

I'm writing to give my comments on the proposed development 340North. I attended the Public Hearing last week and attempted to do so with an open mind as I do understand the need for "affordable" housing in the USVI.

My primary concern is regarding the additional congestion to this area and the potential pitfalls that come along with that. I believe someone asked at the meeting what sort of research had been done in consideration of the increased congestion and traffic. I believe the response from the developers was none. I would ask that DPNR require the developer take a serious look at this issue and either come up with some contingency plans to address the negative impacts of adding so many new dwellings to this area or reassess the scale of this project.

I think it can be expected that adding 80 additional dwellings (therefore 80 additional families and double or more vehicles) will greatly impact the congestion and (in many cases weak) infrastructure in this area. Heavy traffic is already a serious issue in this area of the island. First of all, excessive wear and tear on existing roads in the area (Skyline, Magens Bay Rd, Valley Rd, Magens Bay Est. Rd) is already a major problem. Especially in a heavy rainfall year like we experienced this year. I would like to see some steps taken to reinforce these roads (widening, drainage, concrete vs. asphalt) before planning on adding so many additional residences (hence vehicles).

Also traffic safety has been a major concern in this area and will only be exacerbated by adding so many additional cars on a regular basis. My mother resides on Valley Road which is the road just west of the proposed development. This single lane road has been maxed out for some time. There is no way to get up and down the road without having to back up into often precarious situations multiple times. However, it is getting into or out of these residential roads on to the main roads (Skyline or Magens Bay) which is so perilous. You are forced to pull out on a very busy road with very poor visibility. I worry how this is going to work with even more vehicles coming around these almost blind corners. Especially during peak traffic times. Please consider a light AND a mirror at the top of Valley Road.

Brett Geary



Business Basics VI

Royal Palms Professional Building
9053 Estate Thomas, Suite 101
St. Thomas, U.S. Virgin Islands 00802
T: [340.776.8812](tel:340.776.8812)
F: [888.815.0482](tel:888.815.0482)
M: [340.244.0433](tel:340.244.0433)

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