



[EXTERNAL MAIL] 340 North

From Denise Geary <write2denisegeary@gmail.com>

Date Mon 3/31/2025 1:43 PM

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

Cc Denise Geary <write2denisegeary@gmail.com>

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Good Afternoon Ms. LaPlace,

I am writing to address my concerns about the proposed development 340 North in St Thomas, VI.

These include the high number of residences, the noise, and the traffic congestion. I understand each of these units will have three bedrooms, that means 240 individuals could be residing in this development at one time. That also means that 160-240 vehicles or more will be added to Skyline Drive and Mogens Bay Road in the morning and afternoon. There is already heavy traffic at those times. One of the neighboring roads to the proposed 340 development is Valley Rd., which is a one lane road with Skyline at the top, and Rosendahl at the bottom. It is badly designed, with endless potholes caused by rain and constant construction of homes. There is constant destruction of the road due to large machines, concrete truck and an increase in traffic.

Once the residents of 340 North get sick of waiting to exit Gooseberry Lane, they will drive down to Rosendahl Rd. and onto Magen's Bay Rd which already has heavy traffic to go downtown, will have to go up the steep hill leading to the castle, as well as looking at the oncoming traffic from Drakes Seat. Any attempt to use Valley Rd. to reach Skyline, will require waiting for a break in often speeding traffic coming from two ways on the most death defying bend on the Skyline Drive. If coming from the west to enter Valley Rd, one must swing into the oncoming traffic to enter Valley Rd. and not crash into an unprotected house hundreds of feet below the road.

On the posted development drawing, I noticed that there a few retaining walls for the guts, and the road should be made of concrete, not tar. The area roads made of tar quickly deteriorate under concrete trucks, water trucks, back hoes, and heavy rains.

I also have concern where septic tanks will be located and effluent be disposed. To not put electricity underground, will cause a need for telephone poles, and monuments with meters at every house and townhouse. The picture released of the development, will be very much more congested because of these issues and others.

We all know that more people need housing on this island, and there is much available land owned by the government out East and in other locations that could be used for that purpose, some on flat terrain.

The reality is that the real numbers for 340 North are way too high, especially at the requested site, and should be reduced to half. I also think that the Virgin Islands citizens should be properly apprised of more and better research information. As my property looks on this very steep property on both sides, I find it difficult to understand how the presented picture could be built without digging out an enormous area for so many dwellings.

Thank you for your attention.

Denise Lee Geary
VI resident for 55 years
Sent from my iPad

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