

5 April 2025

MEMORANDUM FOR DEPARTMENT OF PLANNING AND NATURAL RESOURCES

FROM: HEIRS of #4 St Joseph and Rosendahl Estate

SUBJECT: Opposition to Proposed 80 Unit Development

1. The St Thomas Public Hearing that took place on 24 March 2025, left many of our family members who will be impacted by the planning committee decision with more questions than answers, which gravely concerns our family. Our apprehensions are listed in the below numbered paragraphs.

2. Easement Road Request from the Developer Through the St Joseph & Rosendahl Estate:

The Developer “The Residences At 340 North” has inquired about having an easement for a road to go through #4 St Joseph & Rosendahl estate to access the property they are planning to build the 80 single family housing units on. It is estimated that this road would comprise anywhere from 2 to 2.5 acres of the #4 St Joseph & Rosendahl estate. Family heirs/members of the #4 St Joseph & Rosendahl estate are vehemently opposed to an easement on this property for the following reasons. There is a Raimer ancestral cemetery on this property where our ancestors are buried. There is also an ancestral Tamarind Tree where we hold our family reunions and gatherings. This proposed road would split the Raimer ancestral cemetery from the ancestral Tamarind Tree and would be subject to a high volume of traffic.

Further concerns are what materials the road would be made of? Would the road have proper lighting and would there be traffic lights? Who would be responsible for the maintenance, grade level, repairing, cleaning, garbage removal and cost of the roads to the housing units? What would be the road length, width and usage?

These questions were not answered or satisfactorily addressed during the planning meeting on 24 Mar 2025.

3. Traffic to and From Housing Units:

It is our position that the traffic caused by the addition of 80 housing units would lead to an increase of 80 to 160 automobiles traveling up and down to the housing area daily causing traffic congestion and noise. This road would likely be the main path from Rosendahl Drive to and from the housing units. What would be the plan in an emergency evacuation due to Tropical storm or hurricane, or fire? Would this road be considered private or public?

4. Environmental Impact:

Saint Thomas V.I. is known for its beautiful trees, plants and vegetation along with its wildlife. We are doubtful that a thorough environmental study was completed thus leading to a comprehensive environmental plan. Concerns with the environmental study are listed below:

Guts:

- How will the Guts be managed? Will they need to be diverted or kept intact? How will the run-of water from the guts be mitigated?

Sewage:

- How will the sewage from the 80 housing units be managed; and what safety measures will there be to ensure there is no sewage contamination to the land parcels below the 80 housing units in the event of a tropical storm or hurricane?

- What safety measures will be put in place to protect the well water that is currently being used by family members living on the land parcels below the 80-unit housing development?

Pollution:

- What is the impact of 80 housing units and automobiles on Air, Noise and Garbage pollution?

Environmental Planning for 80 Housing Units:

- Where are the diagrams showing topographical site surveys?

- Are there any sustainable energy plans such as using continuous insulation for building material other than ICFs? Other things such as photovoltaic solar panels?

- Has the company used these materials in building housing units on other Caribbean islands? If yes, please provide information.

- ICF is only one of many sustainable and highly insulated materials. What about the roof? What about the airflow? Moisture control? Energy consumption (strain on the electrical grid)?

- How is the final layout going to be presented?

- The wastewater tanks will be stored below ground WHERE? HOW? More diagrams are needed and examples of where this type of system has been used on the island and its success and weaknesses.

- Can we get a more detailed schedule breakdown? And the construction process? Where is the rest of the team? There are not just engineers involved in this process.

- If we are emphasizing sustainability, can we see any breakdown on net-zero, especially cradle to cradle plan. Will there be any local materials or subcontractors that will be joining this process?

- What are the native plants that would be impacted, including our ancestral Tamarind tree? What type of coordination was done with conservation efforts? For native trees and plants, are they working separately with a local greenery firm/company? What trees, i.e. Fruit bearing trees. Foliage and habitat will be eliminated.

- If there is phase 1 construction starting in April, we are questioning the schedule since a lot of the research is not thoroughly done yet.

- Will there be a set number of town halls to see design development before demolition, site construction, and development? The schedule is not giving enough feedback time from the community and for revision.
- How is the community garden space going to be maintained; and where would it be located in relation to the private spaces?
- Where are the plans? Diagrams? Sections especially showing the storm water life cycles?
- Are Handicap accessibility needs designed into the public and residential spaces, including the access road and trail? Is the housing development compliant with the Federal Government Americans Disabilities Act (ADA).

5. **Research:**

-We have concerns about how in-depth the research was as it pertains to this project. See questions below:

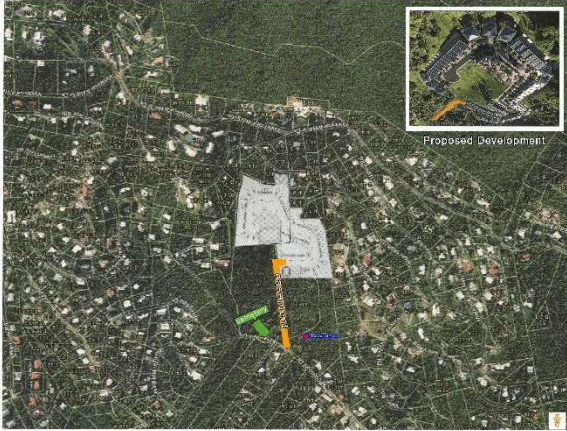
- How long was the survey conducted over?
- What were the income ranges? Occupations?
- How many people?
- How was the survey distributed?
- Any limitations?
- Please provide a breakdown of the study

6. **Litigation:**

Has litigation ever been brought against the developer for building on property that they did not have the rights too?

In conclusion we have covered multiple areas of vital concern that will impact Saint Thomas V.I. and our family wellbeing if this project proceeds forward. These issues cover the Easement of Road, Traffic, Environmental Impact, (Guts, Sewage, Pollution, Planning) and research. It is our content that this project should not be approved.

Attached Map:



Attached are names of family members who agree with the concerns mentioned in this memorandum and concur with this project not being approved.

Sincerely Oliver Niles Jr.

Maria Raimer
David Raimer
Michael Raimer
Stephen Raimer
Marie Raimer
Daniel Raimer
Hubert Raimer
Raynette Raimer
Chistopher Raimer
Michael (Solo) Raimer
Phillippe Raimer
Elizabeth Key-Raimer
Summre Raimer
Michael A. Raimer Jr.
Roy C. Raimer Jr.
Richard Violet
Apryl Violet
Henry Violet
Malik Violet
Syre Violet
Mavis Neptune
Leonicia Percival-Mayberry
Johnathan Tucker
Jerell Neptune
John Neptune
Zee-Elzura N. Prophete
Larry Jackson III

Lauren Jackson
Mel Vanterpool
David Vanterpool
Charles Vanterpool
Isla Rose Vanterpool
Che' Vanterpool
Alison Moolenaar Foy
Hahlikay L. Matthias
Olivia Dowdy
Zoë Dowdy
Barbara Canton
MarK Jackson
Melissa Isom
Melinda Mclaurin
Marcus Mclaurin
Mckensie Mclaurin
Oliver Niles Jr.
Meshon Niles
Michael Niles
Tyler Niles
Kaia Hilson
Kari Waits
BonnieAlice Smith
Pamela Smith
Wayne Smith
David Thornton
Roberta Smith

Robert Smith
Dydiines Styler-Dixon
Susan Quetel Britton
Kathryn Jensen-DeLugo
Riise Smith-Richards
Chari Richards-Meade
DuanJae M. Phillip
Jacia S. Crooke
Ariane Joseph Lewis
Atiya Robertson,
Lei'ah, Kennedy, Mckenzie,
Nolan And Alexandra
Robertson.
Denice Hicks, Anthony
,Asim, A'Xavier Hicks, and
Jaidin Hicks
Winnika Phillip DeGout
Ajanae Sadia DeGout
Deja-Leigh Sierra
Emmanuel Elijah Stridiron
Linda M. Chinnery
Dr. Lynette Chinnery-Jackson
Chantel Y Harrigan
Zecoi Gumbs
Donna M Phillip
LaZon Phillip
LaZónique Phillip

LaZon Phillip,Jr
Lorenzo Phillip
Zhaiden Phillip
Gilda Stafford
Craig Smith
Anthony Smith
Amaker Smith
Anna Smith
Asrael Smith
Asaph Smith
Rochelle Lockride
Troy Dowdy Sr
Marlene Dowdy
Troy Dowdy II
Kahmall T. Matthias
Kian Dowdy
Phillippe Raimer
Richard Violet
Apryl Henry
Sky Henry
Syre Henry
Kendall Vanterpool
Cristal John-Millin
Khari Waites
Arlene Smith Christopher

Elise Jensen
Erica Hendricks-Chery
Gianna Chery
Lemuel Houston Jr.

D'Angelo Felipe
Sierra-Sankitts
Conrad Weekes
C'Rawn Sasso