



[EXTERNAL MAIL] Comments and concerns about DPNR Application No. CCZP0024-25 Tatch Farm

From Julian Quetel <jquetel@caribconex.com>

Date Sun 5/25/2025 5:47 PM

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

Cc Julian Quetel <jquetel@caribconex.com>

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NEXT TO BUDGET CAR RENTAL-AIRPORT NORTH.pdf;

Hello Leia,

I have taken a look at the plans for building 109 multi family long term rental homes on parcel No. 68A Lindbergh Bay, No. 4A Southside Quarter here on St. Thomas, USVI and have a few concerns:

1. The plans show building directly over the section of hillside with the largest amount of run off from Crown Mountain which originates just below the garbage bin site at the top of Crown Mountain just before you get to the botanical gardens (which is clearly marked on the flood map included with your plans).
2. I have lived at Lindbergh Bay 61AB for 56 years, I know the area well enough to say on many occasions I have witnessed heavy water damage to houses, cars and also the school in the neighborhood below Thatch Farm.
 - a. On three separate occasions Kirwan Terrace School has had their kitchen flooded with several feet of mud/water requiring them to replace every piece of equipment in their kitchen which was located on the northwest corner of which is now the newly opened Adult Vocational Center.
 - b. The baseball field just below the proposed project will flood in heavy rains and created a waterfall over the south and east side retaining wall flooding cars, the Kirwan Terrace Housing Community parking lots and wash away the asphalt on the road.
 - c. When we get rains like we did with Hurricane Maria the water will run off the hill side for a week on the road in front of the Adult Vocational Center.
 - d. The neighborhood between the Adult Vocational Center and Boynes Fuel Storage is where the three major run off points for rainwater from Crown Mountain (the highest point on St. Thomas) converge
3. Safety concerns:
 - a. The neighborhood has many people walking back and forth from their homes all hours of the day and night to Julian Jackson Drive to catch a dollar bus with not one foot of sidewalk in sight.
 - b. The road proposed in the plan shows utilizing the "Old Navy access road" which only has a 12 foot easement.
 - c. The proposed road has a section of the road goes over a bridge/culvert which is around 60 years old and will need rebuilding BEFORE attempting to bring concrete trucks and heavy equipment regularly across it.
 - d. On the proposed road there is a playground which is a disaster waiting to happen by introducing the extra vehicle traffic in such a fragile neighborhood.

- e. To get to the proposed access road you will be adding to the existing day care which in the mornings and afternoons has the road reduced to one lane.
- f. The neighborhood has traffic from the baseball field, the soon to open Head Start, almost complete church and the operational Adult Vocational Center.

4. Health concerns:

- a. The sewage system in the neighborhood is almost 50 years old and backs up on the streets from the Adult Vocational Center to the Head Start which is only a four inch line.
- b. The neighborhood has a half dozen well to include three on the Kirwan Terrace Housing Community property (hopefully the project does not compromise these wells).

It is my personal opinion a better location for your project would be the old Warren E. Brown apartments location between the ICMC building and the Hotel company fire station in Barbel Plaza which is centrally located and very easy to access utilities.

If at any time you would like a meet with me about the neighborhood I would be happy to show you or any of the DPNR staff the area. Please take time out of your busy schedule in the morning and evening to observe the road traffic from Julian Jackson Drive to the proposed access road.

Regards,

Julian Quetel

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