

Mr. Jean Pierre Oriol  
Acting Commissioner, Virgin Islands Department of Planning and Natural Resources  
Coastal Zone Management Program  
August 16, 2014

Dear Mr. Jean Pierre Oriol,

I am writing to express my concerns about the proposed Summer's End Marina project in Coral Bay. I feel this project is far too large for Coral Bay and it will swallow up the entire area that so many of us call home. In my humble opinion, it isn't a business that's being added to enhance a small town...it's turning a small town into a business that profits a hand full of investors. The size and scope of this project along with the foot print of what the bay would look like once they "own" the marina and the mooring field are shocking.

I have strong concerns about the geographic and environmental impacts of this project but I will leave that commentary to the experts in those areas and focus on economical concerns that I would be directly impacted by.

I manage short term (weekly) rentals in the Calabash Boom area of Coral Bay. I make every effort to screen potential guests prior to completing the booking process to be sure that they will be a good fit for our houses and the surrounding area. I explain that Coral Bay is known as the quiet side of the island and they will be away from the hustle and bustle and/or night life of Cruz Bay and the majority of our guests let me know they are already aware of this fact and this is why they have chosen Coral Bay as their destination.

Many of our clients are repeat guests or referrals from previous guests and they are looking for the experience Coral Bay currently provides...a slow paced, casual, friendly environment. They aren't looking for a high end marina or yacht club, gated communities or designer retail experience. They are looking for a peaceful kayak trip across the bay to hurricane hole where they can see a sea turtle and take a swim. They come to enjoy access to the national park beaches and hiking trails or a quiet afternoon in a hammock with a book. Our guests (and many others) will look elsewhere if these major changes to the landscape occur. The proposed development will have an adverse impact on the social environment that visitors are looking for.

Even a 50% decrease in bookings would be devastating to the business and the home owners and it would put people out of work (the property managers, the cleaners, the maintenance men, the spa cleaners, the landscapers, etc). The mentality seems to be "if they build it...they (the mega yachts) will come but unfortunately the tourists who have been supporting our economy by visiting Coral Bay will be forced to go find a new quiet place. As soon as the reviews of the Coral

Bay construction site hit the internet, we can kiss those tourists and the dollars they have generously shared with us in the past goodbye.

I live on the hillside above the proposed development. Personally, my quality of life would decrease due to (potentially) years of construction... traffic disruptions (one road in, one road out), air pollution (dust), noise pollution (the smallest of noises echo through the bay), even light pollution with the inevitable security lighting that would be required to protect the mega yachts the marina is hoping to serve. I enjoy being able to see the sky and look at the stars from my deck, not having the night sky be as bright as the day.

In closing, I am not against new businesses or development in general. I think change can be good when it is appropriately scaled and designed to improve the quality of life for the majority of people who will be impacted. I think many of us who reside in Coral Bay feel a small marina that provides services for local boat residents, charter boat business and term charter guests would be a brilliant addition to our shoreline. On a small scale, it could add value to Coral Bay and enhance the experience for both locals and tourists.

Thank you for your consideration.

Sincerely,

Diane Douglas  
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