

Mr. Jean Pierre Oriol, Acting Commissioner,
Virgin Islands Department of Planning and Natural Resources Coastal Zone
Management Program
Re: Summers End Marina Proposal

Good Day Mr. Oriol,

I write this as a resident and property owner having built a house in Coral Bay. With the fore knowledge that you have probably made up your minds, already having approved a 96 slip marina in 2012, let's pretend that every letter written was to be read and published by law. If this were the case, the entire community would have heard the incredible rebuttal, addressing in minutiae, the absurd notion before the committee for a marina that destroys Coral Bay Harbor and the community that surrounds it. This is my contribution to the record.

Destroys? Hyperbole? Do you honestly believe that driving 1300+ steel pilings into the seabed does not? What of their lifespans? What happens when the pilings decay? Are we to believe they last forever? What generation gets to clean up our mess? In the spirit of an honest debate, let us at least own, that the bay will be a victim, an ongoing ecological cataclysm, whose final due date is yet to be determined but a date that is certain. Boats impaled on broken pilings/steel decking is not some fictional dystopian future but a certain reality. Ah, the glimmer of diesel in the morning. I have yet to hear that hurricanes have been banned. In such a shallow bay, waters driven by 125 mph winds should create some interesting scour patterns on the seabed around 1300+ steel pilings. All the while, most living creatures battered and killed against the remains. I would not want to be a turtle in that cauldron. Don't even mention people.

If, as a community, we are to have this sacrifice, is it not fair to ask for what? What are we trading it for? On the one hand, we have a business plan that promises the standard milieu of may, should, possible, will, it is hoped for, etc. I won't bore you with other projects that have been approved that have failed these imagined benefits. Against this we have a known, measurable, ongoing benefit that far exceeds all the nirvana returns promised by the developers--the current community east of the Bordeaux restaurant overlook. A simple back of the envelope estimate would put our investment, houses, roads, well in excess \$100 million and growing. Growing, as future home owners beg, borrow or steal to share the Coral Bay we know. Continuing, would you disagree that over the next 30 years it is not a stretch to imagine another 200-300 homes being built? All for the same reason we built--the pastoral environment that is Coral Bay. We value the free range donkeys, goats, chickens and herds of sheep that block the traffic. Will the deer still wander about? Each of us could have moved anywhere else for three times the house at a third the price. Conservatively speaking, those new homes are another \$200/300+ million of real investment made by individuals to individuals, not for, or by syndicates. Unlike the insiders and developers, we actually make our investment with our own money--we walk the walk while actually living in Coral Bay. We are not carpetbaggers.

That said, whose voice should be heard? The owners and renters alike, that make Coral Bay, Coral Bay? The tens of thousands of repeat visitors, starting first as children and now as the grandparents, bringing the next generation? They come for the pristine valley/bay that lies below them at the overlook. The stuff of dreams. There is only one Coral Bay as there is only one Trunk Bay, one St John, in a world fast disappearing. The fact that they/you in approval, would think of destroying this for a few pieces of silver is unconscionable. What gives anyone the right to destroy the life choices of a 1000 people for the benefit of a few dozen based on fictional returns? No one gets to play God with the bay.

In the spirit of not simply standing opposed, I offer a competing vision from experience that would stand the test of marine designers, actual day boaters, cruising yachts and a community that gets to enjoy its natural resources and share in its economic bounty. If at some point, Coral Bay is to have a marina there is only one design that will last for centuries, all others are destined to destruction, financial and ecological. On the Cocolobo side, the only thing permitted would be a seawall slightly above the high water mark following the coastline. It would, at points, simply replace the large boulders that are now used to prevent road erosion during standard squalls up through hurricanes. It is along this seawall, creating a water depth of three feet, that dinghies and shallow charter boats would tie up during the day, larger boats being on first come, first serve moorings in an open bay.

If the Mediterranean is any example, the seawall will turn into a quay that property owners exploit by building businesses that front it. Tie up, walk fifteen feet across the quay and enter a business. Seamless, timeless. The community and boaters alike will use it creating viable economic results. The church side gets a small Soper's hole style marina fitted to the contours of the bay. This is not rocket science. Seawall/quay style marinas have lasted centuries facing the open seas. Marinas with slips and the like have to be protected. Sadly, to date, moneyed interests are preventing the obvious. We owe nothing to the current investors. Nothing. Millions of people make investments everyday that they suffer from, losing everything. As to the folks that bought leases hoping to cash in on destroying the bay, welcome to reality.

In closing I have always believed that the "people" know better and the role of committees such as the CZM and the DPNR is to steer, by denial, developers to continually hone their design to meet the expectations of the community and the demands of the environment. The days of building anything disregarding the existing community/environment have long since passed. I would hope with previous failures, each bigger than the last, to learn from, we have finally arrived at this point in time. Let us not forget that we are not erecting buildings that could be torn down with land restored, but instead we are destroying a natural bay for a fantastical myopic vision. There is no coming back from that. Simply put, no one is allowed to do that--for any reason. In our hubris we are not allowed to steal from the future millions, as the millions before, the awe of looking down the valley and

across the bay from the Bordeaux mountain overlook. It stands alongside the overlook in Yosemite Valley.

We are, contrary to our inflated views, just care takers.

Please deny this request by Summers End. Your legacy monument at the overlook will read better when it states, he protected this natural wonder. I think that beats, my grandfather helped ruin this. Make no mistake that is what you are doing if you approve this plan. Own it.

Thank you for your time.

Patrick Neid