Caneel Bay Area Redevelopment and Management Plan

February 3, 2022

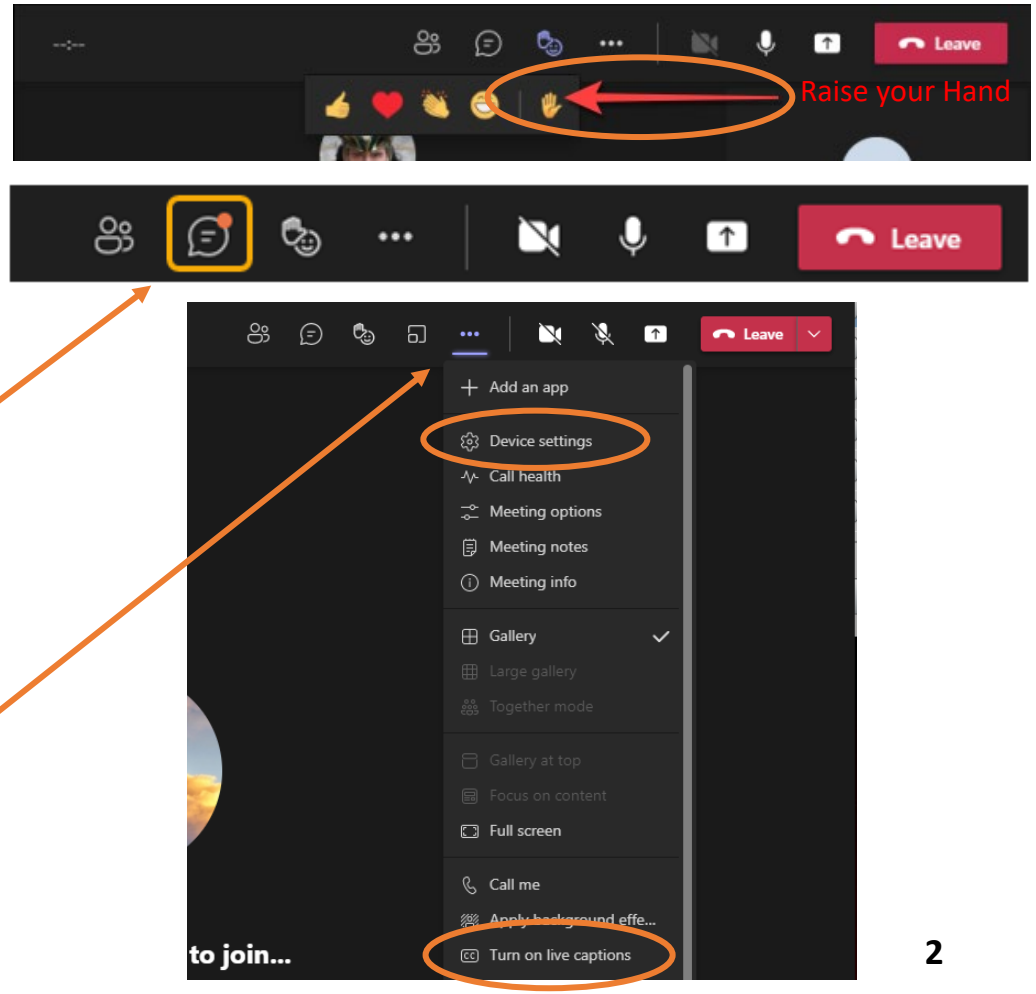
Civic Engagement Public Meeting with the Business Community



Aerial image of the Caneel Bay Area

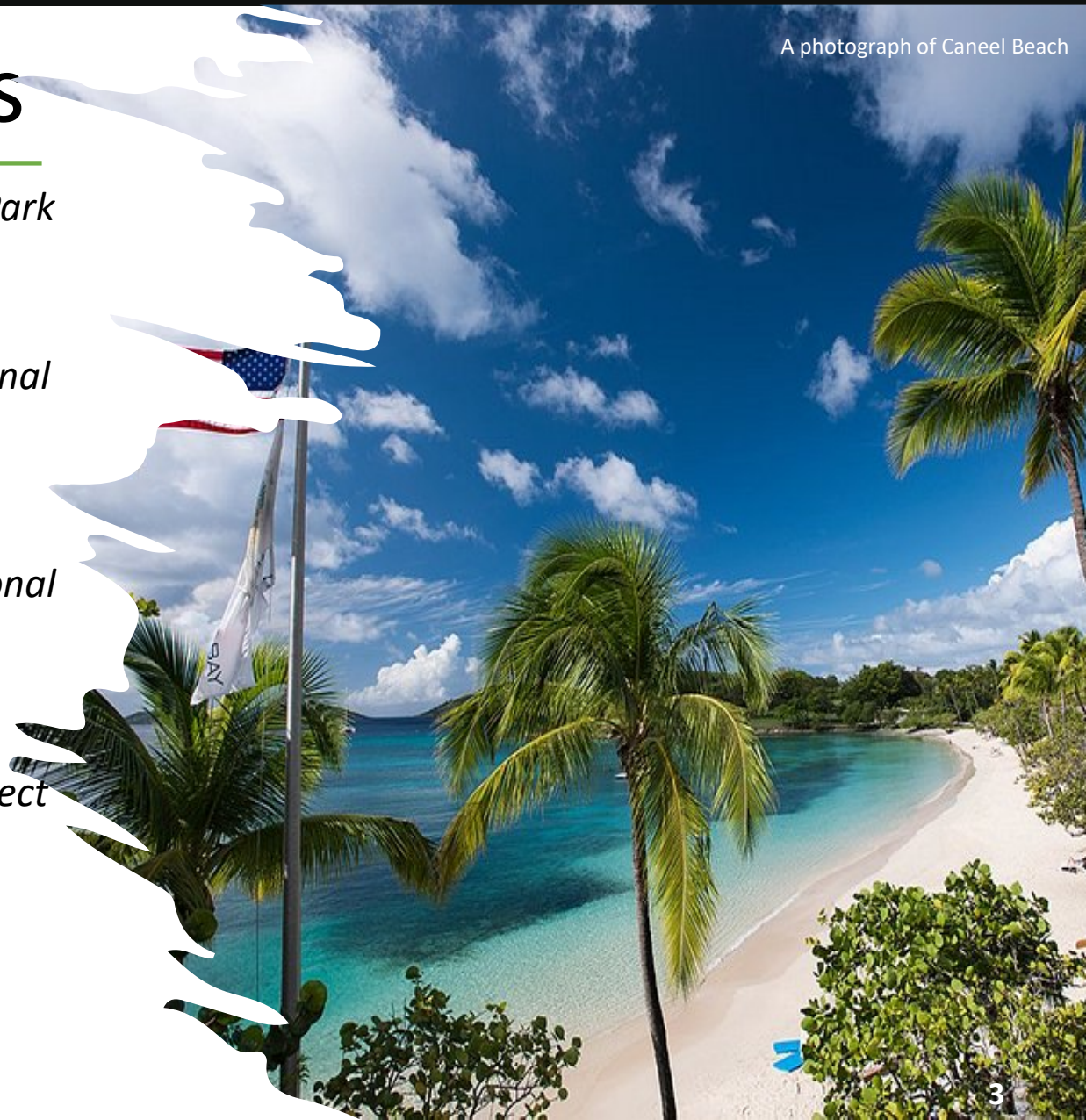
Virtual Meeting Basics

- As an attendee, you will be in listen-only mode for the presentation.
- At the end of the presentation, you will have the opportunity to provide feedback and ask questions.
- To ask a question, please raise your hand and we will unmute your audio and allow for video.
- You can also type your questions at any time during the presentation into the Chat Box on your Control Panel.
- You can change your device settings or turn on live captions by clicking on the three dots on your Control Panel.



Presenters and Panelists

- Nigel A. Fields- *Superintendent Virgin Islands National Park (VIIS) and Virgin Islands Coral Reef National Monument*
- Elsa Alvear- *VIIS Program Coordinator*
- Linda York- *Interior Region 2 - South Atlantic Gulf, Regional Coastal Geomorphologist*
- Jami Hammond- *Interior Region 2 - South Atlantic Gulf, Regional Environmental Coordinator*
- Bill Hunter- *Interior Region 2 - South Atlantic Gulf, Regional Historian*
- Bill Stevens- *Interior Region 2 - South Atlantic Gulf, Commercial Services Chief*
- Kelly Daigle- *NPS Washington Support Office, NEPA Project Manager*
- Gordy Kito- *NPS Washington Support Office, Leasing Program Manager*
- John Wiser- *Stantec Consulting*



A photograph of Caneel Beach


Overlook looking down to Caneel Bay

Agenda

- Background
- Purpose and Need
- Preliminary Alternatives
- Environmental Issues
- How to Comment
- Moderated Question and Answer Session

Significance


Taino zemi pottery artifact found on St. John


Sugar cane tool


Traditional West Indian fish trap



Post-colonial era cup found on St. John


A Moko Jumbie dancer (traditional African stilt dancer), Annaberg Plantation


Protected coral at Virgin Islands NP

Background

1983	Caneel Bay Resort 150-acres donated subject to a Retained Use Estate Indenture Agreement (RUE) through September 30, 2023
2010	Public Law 11-261 allows NPS to enter into a long-term lease with current operators of the RUE with stipulations
2012	Caneel Bay Historic District – draft nomination completed with 109 contributing buildings/structures
2012	Level 1 Environmental Site Assessment – due diligence survey performed which identified concerns









Photo Credit: AB Force News Collection/Alamy Stock Photo
Aerial photographs of buildings damaged by the 2017 hurricanes at Caneel Bay.

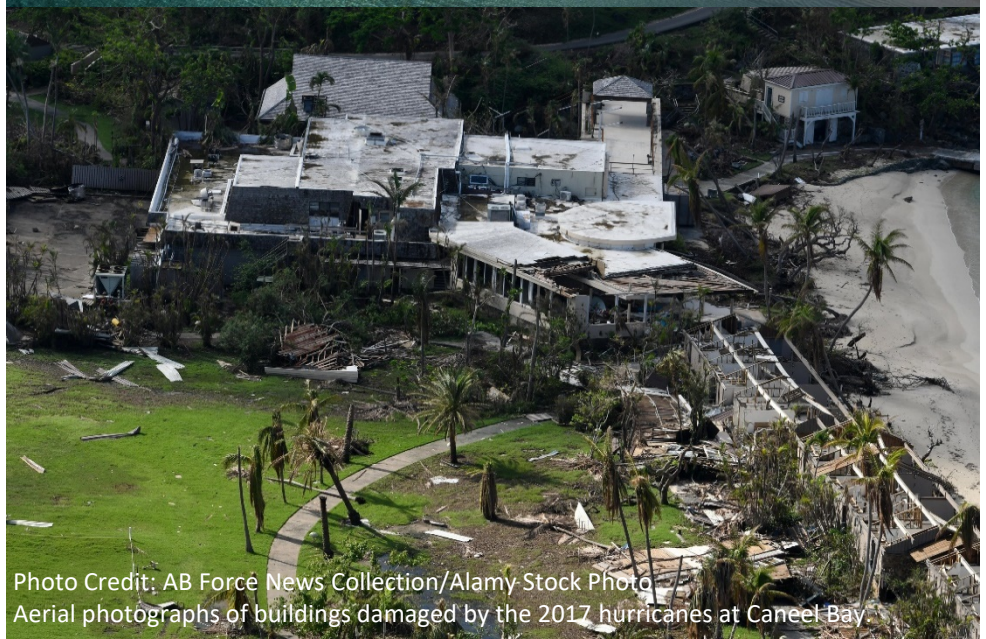


Photo Credit: AB Force News Collection/Alamy Stock Photo
Aerial photographs of buildings damaged by the 2017 hurricanes at Caneel Bay.

Background

2013	Environmental Assessment – Preferred Alternatives: relinquishment of the remaining RUE term and award long-term lease to RUE owner under P.L. 111-261
2014	Level 2 Environmental Site Assessment – initial soil and groundwater samples analyzed
2017	Removal Site Evaluation Report – confirmed hazardous substances posed a potential threat and removal action was warranted
2017	Hurricane Irma and Maria – resort suffered severe damage from two Category 5 hurricanes

Public Feedback in April-May 2021

WHAT WE ASKED

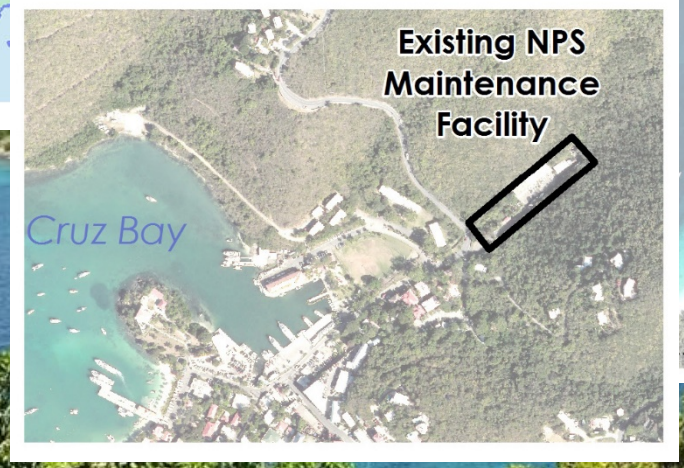
1. What type of connection have you had with Caneel Bay?
2. What are your thoughts on preserving the history and culture of Caneel Bay and St. John?
3. What have been its greatest challenges?
4. How can the National Park Service improve operations at Caneel Bay for the 21st century?

WHAT WE HEARD

- The cultural significance of the area
- The importance of access by residents and visitors
- The deep affection for the Caneel Bay area
- Caneel Bay's contributions to the local economy
- Community stewardship
- Rebuilding using sustainable and resilient practices
- Protection of the resources

Study Area


MAP AREA
Coral Bay
VIRGIN ISLANDS
NATIONAL PARK
Cruz Bay
Existing NPS
Maintenance
Facility
CARIBBEAN SEA


Existing NPS
Maintenance
Facility
Cruz Bay


HENLEY CAY
DURLOE CHANNEL
Hawksnest Point
TURTLE BAY
Turtle Bay Beach
Turtle Point
Turtle Point Trail
Turtle Bay Point
HAWKSNEST BAY
Hawksnest Beach
SCOTT BAY
Scott Beach
Paradise Beach
Cottage Point
North Shore Rd
CANEEL BAY
Caneel Beach
Sugar Mill Ruins
Water Catchment Trail
Little Caneel Beach
Honeymoon Beach
North Shore Rd
VI-20
Caneel Hill Trail
Caneel Hill Trail to Lind Point Trail

Purpose

To identify a sustainable and resilient redevelopment strategy for the Caneel Bay area that preserves and protects its significant cultural and natural resources, while providing a range of visitor experiences, including overnight and day use opportunities, and promotes economic activities that integrate the values and history of the community of St. John.



A photograph of visitors swimming and kayaking at Honeymoon Beach.

Purpose

To identify a **sustainable** and **resilient** redevelopment strategy for the Caneel Bay area that preserves and protects its significant **cultural and natural resources**, while providing a range of **visitor experiences**, including overnight and day use opportunities, and promotes **economic activities** that integrate the **values and history of the community of St. John**.



A photograph of visitors swimming and kayaking at Honeymoon Beach.

Need

- To address ongoing cultural and natural resource impacts associated with Hurricanes Irma and Maria in 2017
- To integrate Caneel Bay into the overall management of Virgin Islands National Park
- Make the area accessible and welcoming to the local community, guests, and visitors once the RUE expires in September 2023.





Caneel Bay showing green vegetation with sun setting in the background.

Objectives

- Establish a NPS experience
- Provide for economic opportunities
- Preserve and protect natural, cultural, and marine resources while blending with the landscape as envisioned by Laurance Rockefeller
- Integrate the current RUE footprint into the park

Preliminary Alternatives

Noncommercial vs Commercial

- No-Action
- Alternative A- Preliminary Proposed Action
- Alternative B
- Alternative C

Caneel Bay Resort Entrance

No-Action Alternative

- No issuance of any lease or concession contract
- Minimally restore the site to allow for safe access by visitors through existing roads and trails, including safe access to beaches
- Identify a management approach (such as stabilization of historic resources) to address the damage to resources from the 2017 hurricanes and deferred maintenance
- Monitor natural and cultural resources such as sea turtles, shorebirds, coral, historic ruins, and archeological sites, as necessary and required by law



Historic Caneel Bay plantation ruins overgrown with vegetation





Artifacts from Turtle Point, St John


Photograph at dusk of sailboats along the beach of Caneel Bay

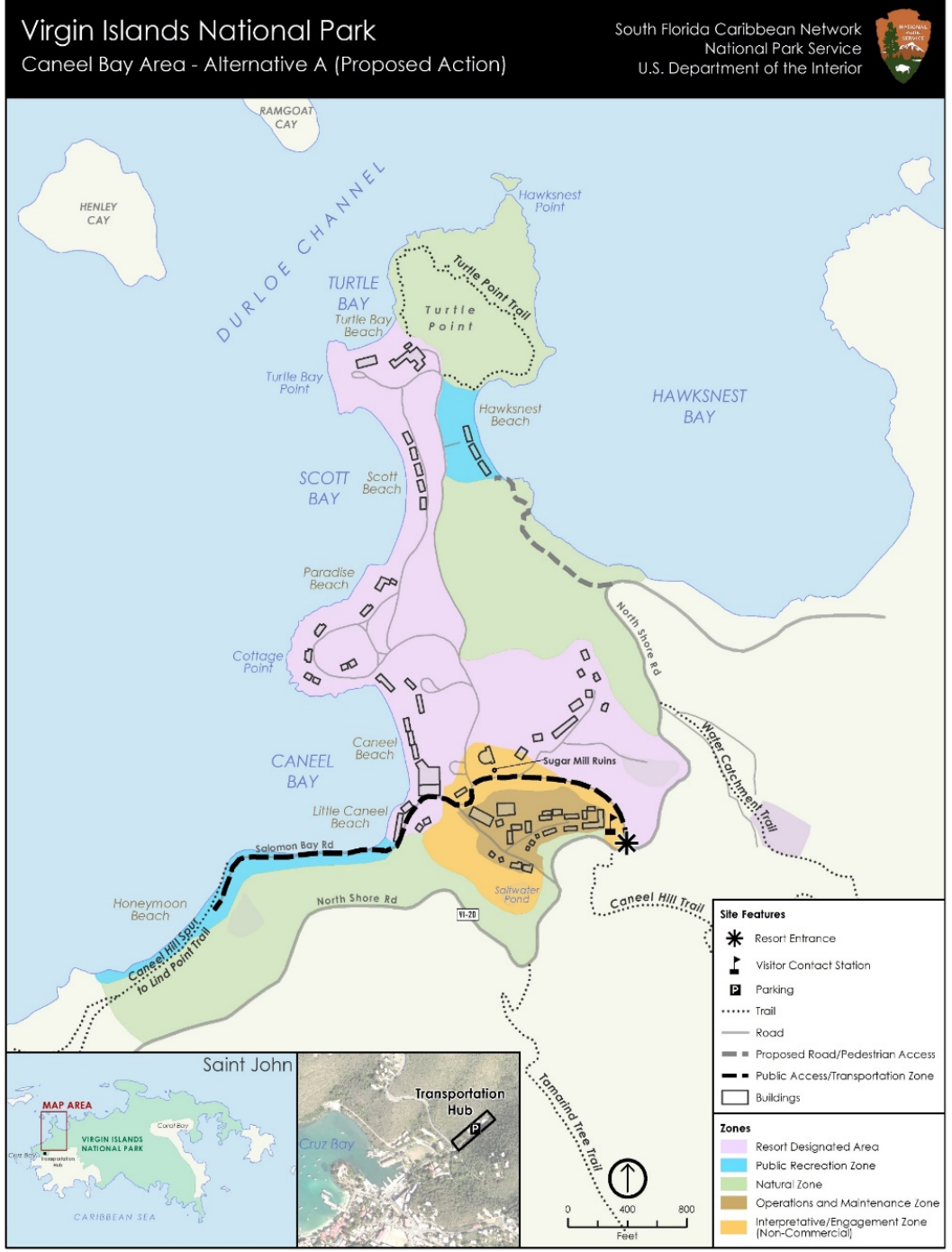
Elements Common to Action Alternatives

- Greater Public Access
- Cultural and Natural Resources Protection
- Context Sensitive Redevelopment
- Resort Guest Experience Commensurate with the Site History

Alternative A- Preliminary Proposed Action

The Resort Designated Zone

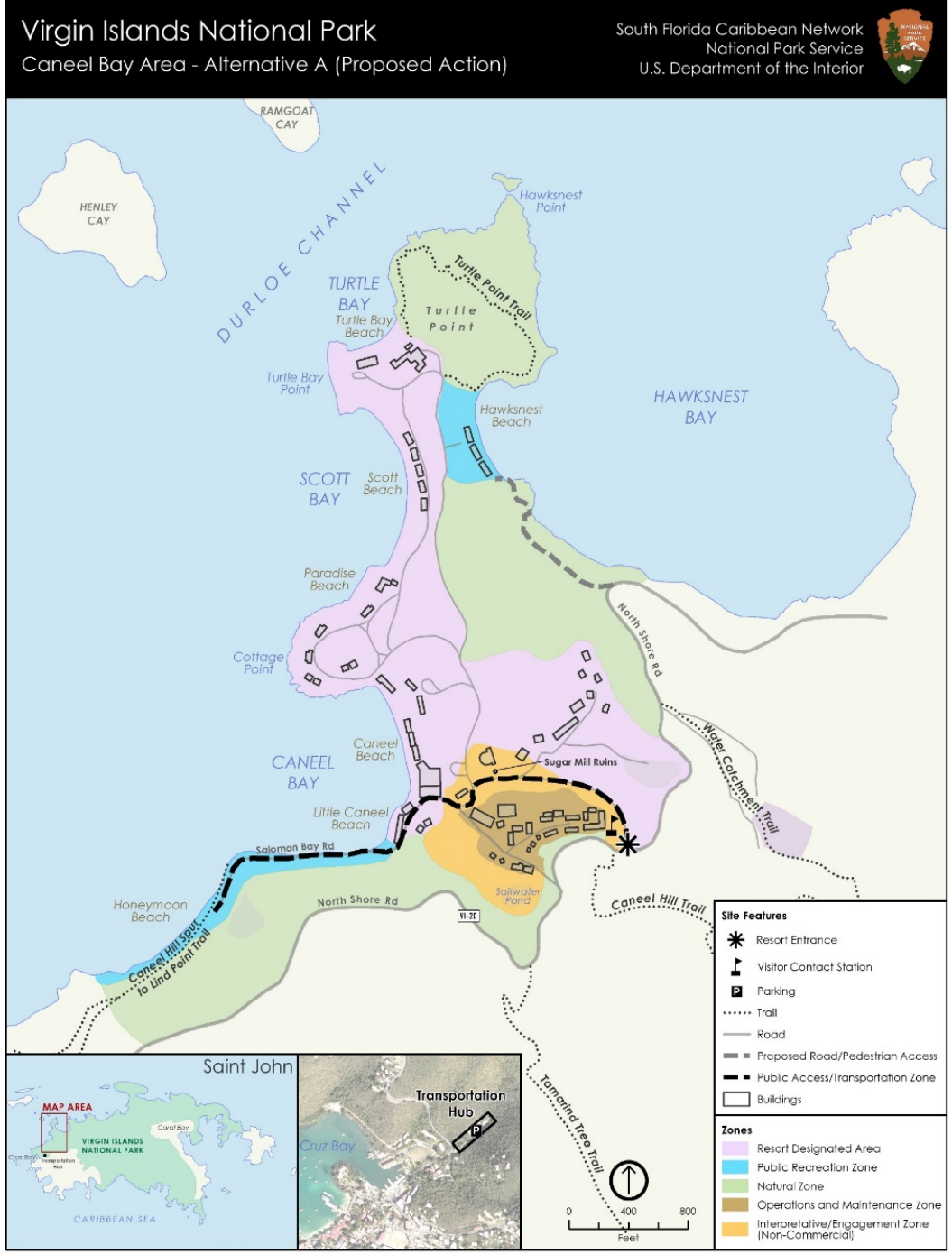
- Caneel Bay Beach, Scott Beach, Paradise Beach, and Turtle Point Beach would be designated for resort guest use and guest services would be the responsibility of the resort developer/operator at these beaches
- Scott Beach cottages would be removed or redesigned due to their location in the floodplain. Guest rooms may be relocated to a more resilient location within the existing disturbed footprint of the resort
- The existing pier at Caneel Bay would be available for resort use as well as NPS use



Alternative A

Public Recreation Zone

- Honeymoon and Hawksnest Beaches would be available for public use and each area would have opportunities for added visitor services
- The NPS would provide a mid-range overnight experience at Hawksnest Beach
- The NPS would connect trail systems to allow visitors to access the Caneel Bay area from Cruz Bay and other areas



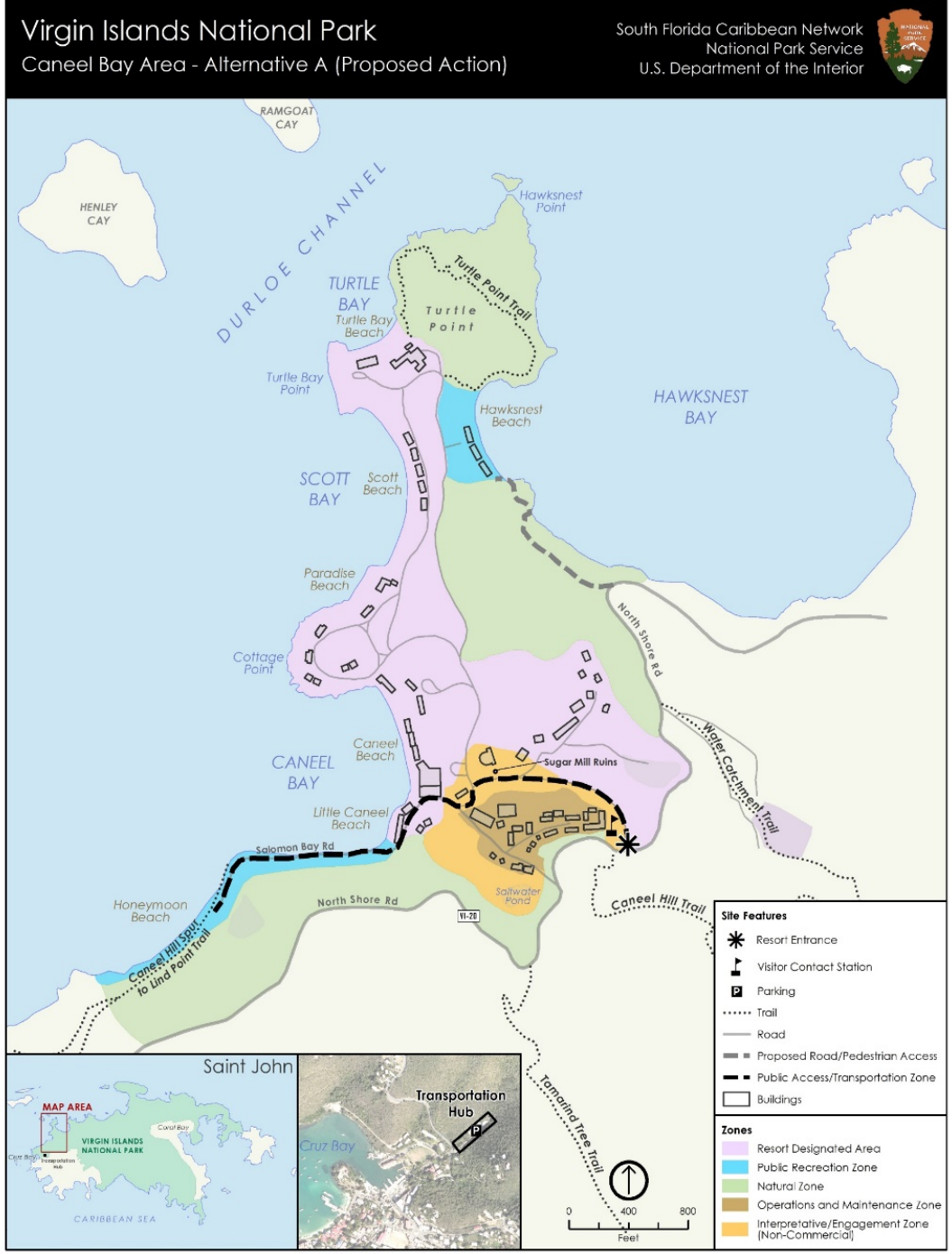
Alternative A

Natural Zone

- Undeveloped, remains in its natural state
- Trail and Access maintenance

Operations and Maintenance Zone

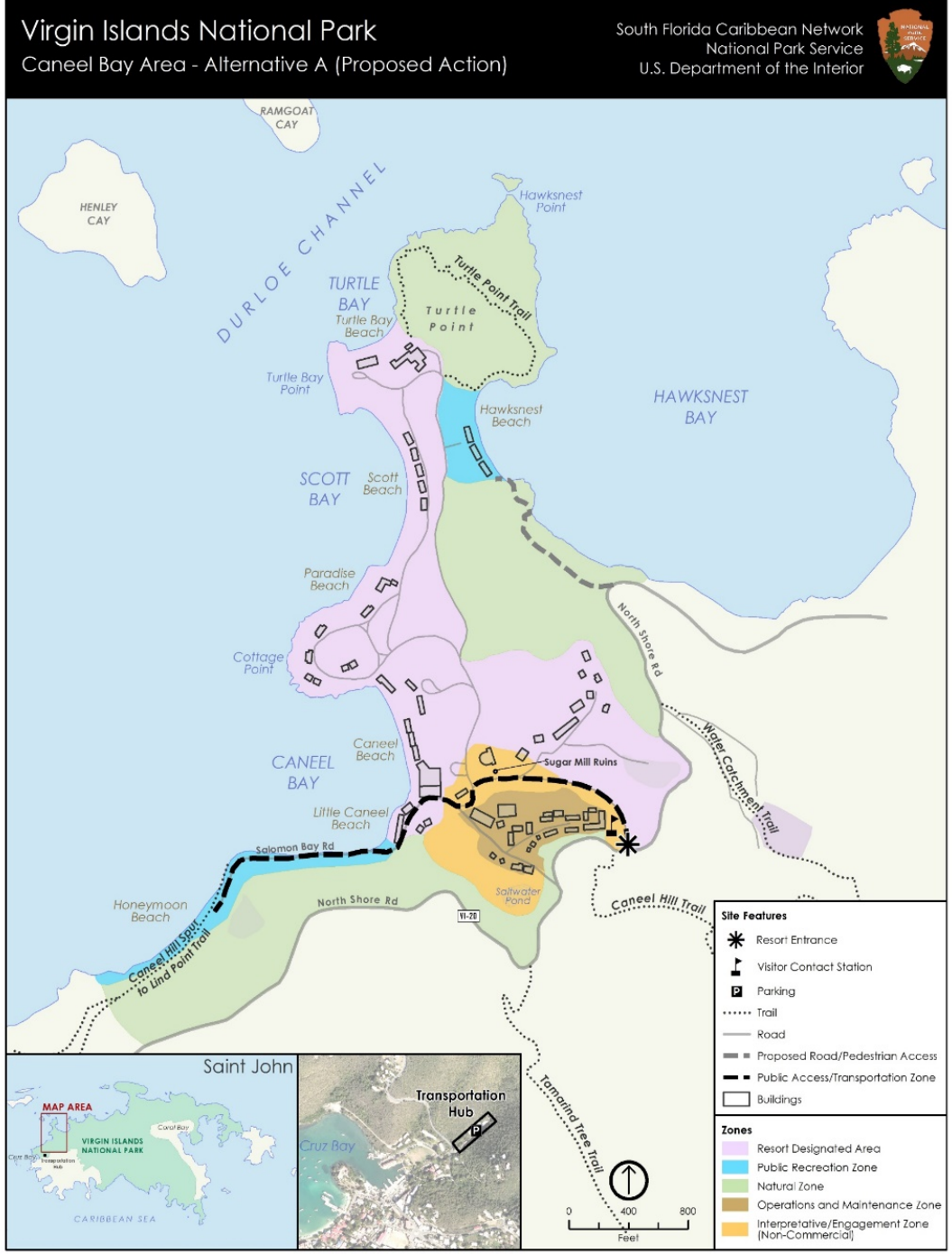
- New Park maintenance facility at Caneel Bay
- Centralized location for park operations and offers efficiencies
- Existing NPS maintenance facility would be repurposed as a transportation hub



Alternative A

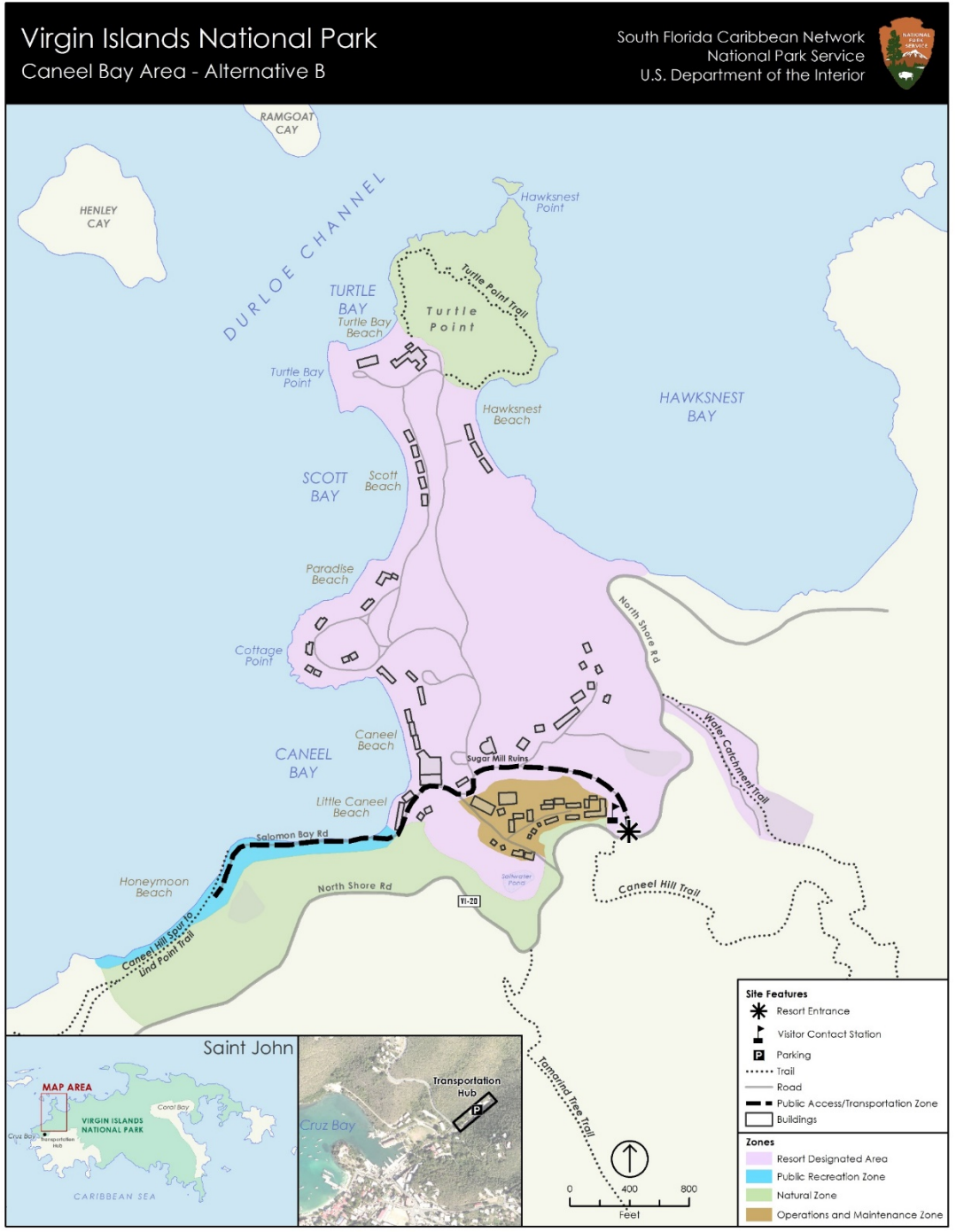
Interpretative and Engagement Zone

- Interpretive experience for visitors at sites such as the Sugar Mill ruins and other known archeological resources
- Potential for NPS Contact Station on site
- Allows space for an organization to design, fund, construct, maintain and manage a community space such as an amphitheater, museum, or cultural center



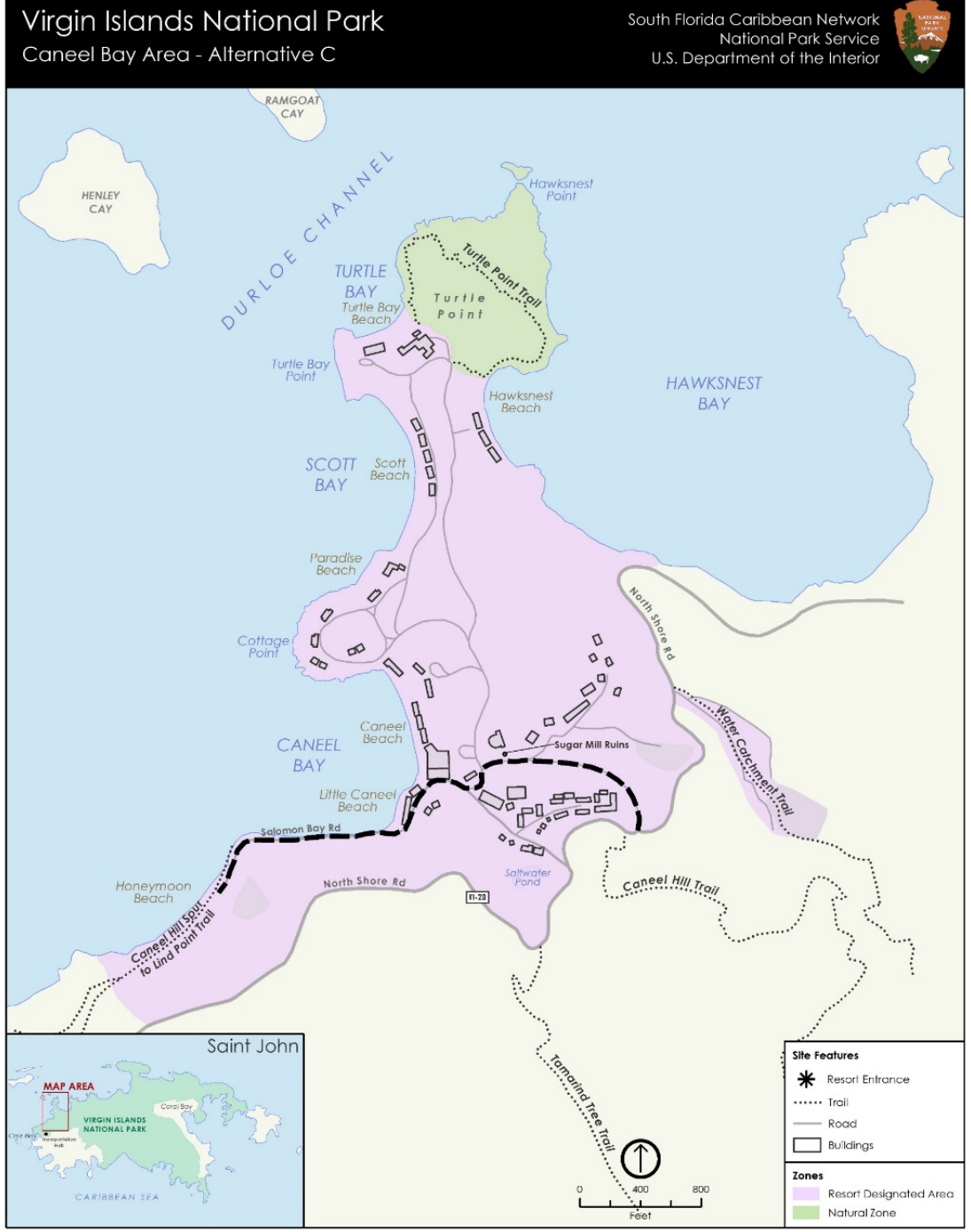
Alternative B

- Similar management approach to Alternative A, except the area for the resort would be expanded
- Resort developer/operator would be responsible for the management of Hawksnest Beach area, including the Hawksnest Beach cottages, and access to the site would be provided through the resort in lieu of a new road
- NPS may construct a new maintenance area as described in Alternative A
- Allows space for a community space



Alternative C

- Resort designated area would be similar to the historic boundaries of the RUE and would include all resort zone elements identified in Alternative A.
- A new maintenance facility and new transportation hub would be separate from the Caneel Bay area redevelopment planning.
- The NPS would not provide a community space at the Caneel Bay area.



Potential Environmental Issues













What Is Expected In 3-5 Years

Today	Planning Land Use Alternatives
Winter 2022	Evaluating Impacts of Alternatives and Decision on Action or No Action
Winter 2022- Summer 2023	Request for Proposals on Lease and/or Concessions, if Action Alternative is Selected
Fall 2023-Summer 2024	Design of Resort and Other Visitor Services
Winter 2024- 2026	Construction and Operation of Facilities

Next Steps

CANEEL BAY REDEVELOPMENT AND MANAGEMENT SCHEDULE

Redevelopment and Management Plan Civic Engagement/Comment Period Begins	January 18, 2022
Redevelopment and Management Plan Virtual Public Meeting	February 8, 2022
Redevelopment and Management Plan Comment Period Closes	February 17, 2022
EE/CA Addendum Report-- 45 Day Public Comment Period	April/ May 2022
EE/CA Addendum Final Report	July 2022
EE/CA NPS Action Memorandum	September 2022
Redevelopment and Management Plan/EA Release – 30 Day Public Comment Period	Fall 2022
Redevelopment and Management Plan Finding of No Significant Impact	Winter 2022

As you prepare your comments, consider:

- The clarity of our purpose, need, and objectives
- Feedback on our conceptual range of alternatives
- What experiences, activities, and services should be available at the site
- Feedback on the list of significant issues we plan to analyze



Photograph of tan sand and blue water at Honeymoon Beach

How to Comment?

Submit comments electronically at:
https://parkplanning.nps.gov/CaneelBayRedevelopment

Mail or hand-deliver written comments to the park headquarters:

Caneel Bay Redevelopment/Management Plan
Superintendent
1300 Cruz Bay Creek
St. John, VI 00830

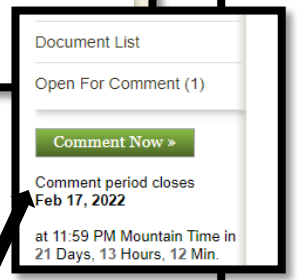
Comments must be received no later than February 17, 2022

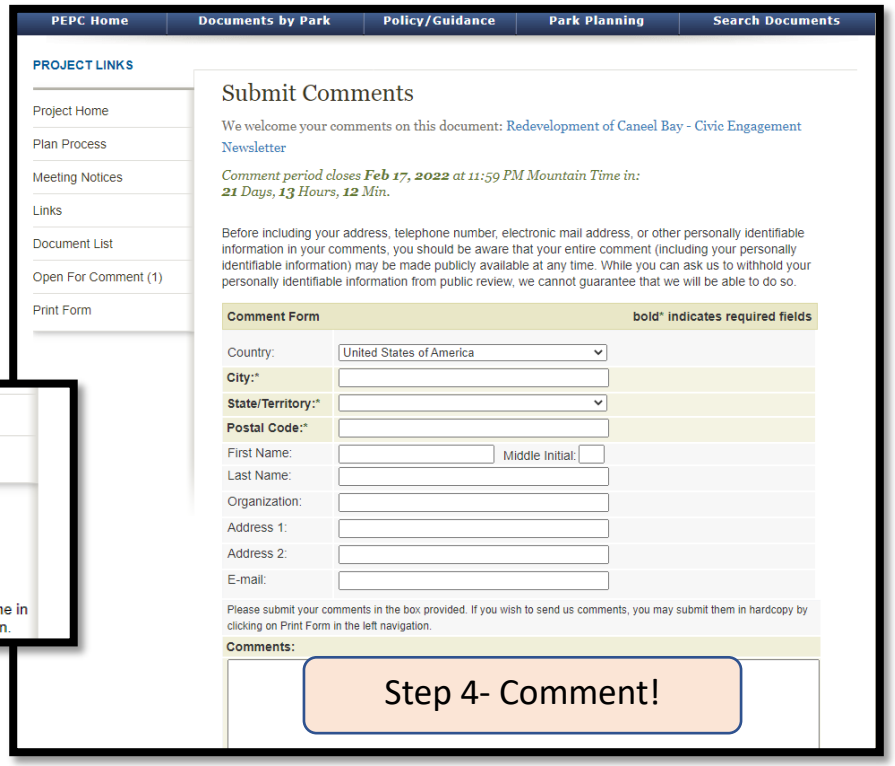
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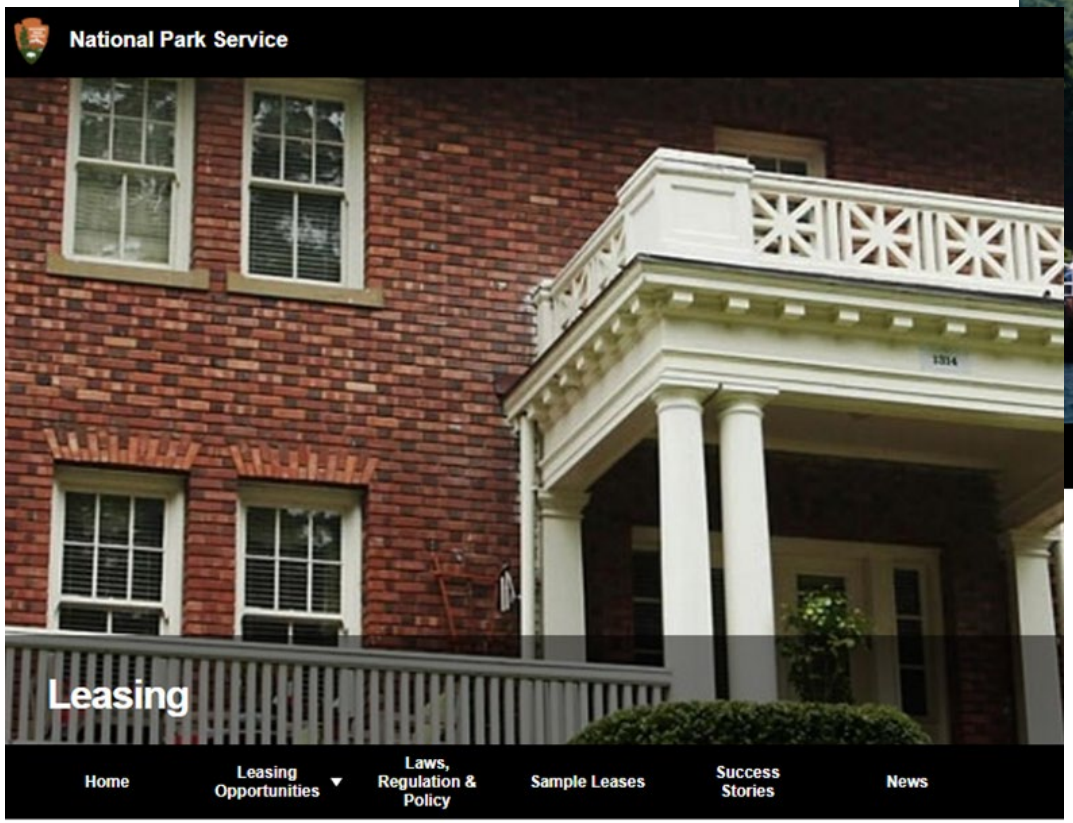
Step 1- Click ‘Open for Comment’

Step 2- Click the newsletter

Step 3- Click ‘Comment Now’

Step 4- Comment!

NPS Commercial Services



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Adaptive Ways to Reuse NPS Facilities



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Ensuring High Quality Visitor Services

www.nps.gov/concessions
www.nps.gov/leasing



Questions and Discussion

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