



June 23, 2023

Marlon Hibbert, Director  
USVI Department of Planning & Natural Resources  
Division of Coastal Zone Management  
45 Mars Hill  
Frederiksted, VI 00840

**Re: Major CZM Permit No. CZX-11-18(L) – Randall “Doc” James Racetrack Project Revisions**

To Director Hibbert:

VIGL Operations, LLC (“VIGL”), has reviewed and considered comments received during and after the May 18, 2023 Coastal Zone Management (“CZM”) permit modification public hearing for Major CZM Permit No. CZX-11-18(L) for the Randall “Doc” James Racetrack Redevelopment Project (“RDJ Racetrack Project”). Comments received include those heard during the public hearing as well as through letters from both the Office of the Governor and the Flamboyant Park Horsemen Association.

VIGL has considered each of the concerns, questions and/or comments identified in those correspondences, and has made the following changes to the proposed RDJ Racetrack Project scope:

- Total seating capacity increased to accommodate 3,200 patrons
  - Revision to grandstand design to accommodate 1,400 seats
  - Two (2) stadium-style covered bleacher seating areas added for an additional 1,800 seats
- Demarcation of area for potential future seating expansion to accommodate up to an additional 2,700 patrons
- Relocation of proposed quarantine barn to the East side of the racetrack, enclosed with USDA compliant fencing
- Demarcation of area for potential future barn expansion on East side of racetrack
- Removal of party pavilion structures to accommodate the new bleacher seating areas

Enclosed with this letter is a revised site plan, Environmental Assessment Report, and supporting drawings providing details on these proposed changes. Provided these are approved by the CZM committee, VIGL will ensure that a complete construction set will be prepared and submitted to the Building Permits Division that reflect these project modifications.

Please don’t hesitate to contact me with any questions regarding the proposed RDJ Racetrack Project scope of work or modification application package.

Regards,

Andrew Dubuque  
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VIGL Operations, LLC  
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Cc: Anita Nibbs, Environmental Planner III, DPNR-CZM

Enclosures