

Comments on the proposed Hotel Zafira in Esperanza

From Elda Guadalupe, Hilcia Guadalupe, Kathy Gannett, Pamela Gonzalez, Robert Marino and Wanda Bermudez.

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The developer/owner is Keith St. Clair of the St. Clair Collection.

This is the hotel website: <http://stclaircollection.com/myportfolio/zafira/>

1. **Does the Project abide by the Plan Maestro for Vieques?** We do not believe that this proposed hotel and time share complex of approximately 118 units is in harmony with the Master Plan for Sustainable Development of Vieques. The Master Plan promotes small scale hotels and guest houses which will have economic benefits for the population and which will nurture our natural environment. See the Plan using this link:
<http://www.estudiotecnicos.com/projects/viequesculebra/pdf/segundo-informe-vieques.pdf>
2. **Can you provide a copy of the lease for the lands which belong to the PR Land Administration?** What is the lease amount and what is the term of the lease?
3. **How can you justify building a hotel in an area zoned Conservation and Agriculture?** We do not approve of projects built on our coastline within or close to conservation, agricultural or tsunami zones. Although the land is located in a tourist overlay ("Zona Turistica"), this does not justify ignoring the land use assigned by the zoning.
4. **Community participation is lacking. What is the reason for not holding public hearings to assess the impact, voice concerns and create accountability and transparency?**
 - a. **Keith St. Clair** should have involved the community before the plans were finalized.
 - b. **The Mayor** should have involved the community before he endorsed the project.
5. **Where are all the Project documents available?** Plans, leases, environmental impacts studies, permits, job projections, infrastructure impacts, etc? We would like access to these documents on-line.
6. **Effect on the Neighbors.** What effect will the Project have with respect to noise, light, aesthetics, etc on the neighbors? Will the complex have a wall? How will you integrate with the community? When you offer to buy abutting properties, will you guarantee the seller has independent legal representation?
7. **Donations to the Community.**
 - a. Will donations be made to build low-income housing?
 - b. Will some of the profits be donated to other community projects?

8. **Jobs.** Is there a signed agreement about jobs? Which jobs specifically are promised to the community? Are they at all levels, including management? What training will be provided? When?
9. **Environmental Impacts.**
 - a. What contamination exists in this land where a large Exxon gasoline tank used to be stationed?
 - b. How will run-off to the ocean and neighboring areas be controlled during and after the construction?
 - c. What are the other possible effects on the ocean, flora and fauna of the beach and surrounding area? Will vegetation be removed as happened at Encantada Vieques?
 - d. How will light pollution be controlled?
10. **Impact on Infrastructure**
 - a. **Water** – Has AAA (water authority) commented on the availability of water for 118 new units and hotel pools, etc? Will rainwater be collected? What impact will there be on waste management?
 - b. **Electricity** – How will the hotel’s power use impact Vieques? Will the hotel have renewable energy? How much? Are there written commitments for this?
 - c. **Roads** – What is the impact on main roads and on the traffic on the Malecon? Where will the road to access the property be located?
 - d. Will you **invest** in the **infrastructure** to offset what you use?
11. **Tax Exemptions.** What agreements has the PR government made to lower or eliminate taxation of any kind?
12. **Access to Playa Cocal.** How will the public access Playa Cocal? What road will be available to the public?
13. **Casinos, Discotheques, Piers and Ziplines.** What effect will any other facilities have on the public or on the environment? Do you have permits for other facilities?
14. **Project Updates.**
 - a. Will you make monthly project updates by posting on community bulletin boards and social media?
 - b. Will you make all documents available in the City Hall and at the VHCT office in Esperanza?
 - c. Will you meet regularly with the community? Will you provide documentation in advance of the meetings so we can study the information?

For more information: Kathy Gannett

kg00765@gmail.com

www.JusticeForViequesNow.org