

Exhibit A

Caneel Bay Site Zone Descriptions and Zone Map

Table 1. Management Zone Descriptions

Zone (Acreage)	Description (Desired Condition)	Facilities/Activities
Lodging Zone (67 acres)	Visitors will be provided an overnight experience commensurate with storied legacy and site history of Caneel Bay. The overnight experience will be that of a twenty-first century eco-resort. In this zone, the overnight lodging and amenities will be that of an eco-destination and model for sustainable management practices that participate in a circular island economy (explained further in the “Future Commercial Opportunities” section of the EA). This zone will be managed through a lease(s) and/or concession contract(s). This zone will include visitor amenities, such as dining and gift shops to support the overnight guests. The operator(s) will be responsible for sustainable operations. Areas with evidence of past disturbance, such as the tennis court area, will be a focus of new development because these areas are suspected to have low natural and archeological resource potential.	<ul style="list-style-type: none"> • Overnight lodging and amenities will be provided such as lodging, dining, gift shops, beach access, employee housing, and associated infrastructure. • The redevelopment will attempt to reuse existing structures and infrastructure where possible. However, the integrity of the structures is unknown, and the NPS cannot predict what can be reused or repurposed at this time. • Ongoing maintenance activities will occur, such as landscaping, mowing, and general upkeep of the grounds, including trash removal and cleaning of facilities. • Public access of day-use areas and facilities via roads and trails in this zone will be a condition of any lease(s) or concession contract(s) and coordinated with the larger Caneel Bay area redevelopment. • Utility corridors and pipelines will exist to support facilities.
Day-use Zone (5 acres)	Visitors, including residents of St. John, will be provided access to several beaches within the Caneel Bay area for recreation/day-use. In this zone, visitors will be provided amenities to enhance the visitor experience. Management by the NPS will be consistent with other public beaches at the Park, and concessions contracts will be used to provide visitor services.	<ul style="list-style-type: none"> • Public bathrooms/shower facilities. • Picnic areas/tables. • Food services by concessioner. • Equipment rentals (i.e., non-motorized watersport rentals). • Swimming, snorkeling, and other water activities.
Conservation Zone (78 acres)	All Park visitors will be able to connect with the natural areas of the Park through pedestrian access on some existing roads and trails throughout the Caneel Bay area. This zone will be managed by the NPS. The desired condition in this zone is a natural and undeveloped landscape. The undeveloped nature of this zone will aid in the protection of areas with high archeological resource potential.	<ul style="list-style-type: none"> • Reestablish the Turtle Point and Hawksnest Trails. • Some limited expansion of pedestrian trails to support connectivity throughout the site. • No new development for overnight lodging or amenities.

Zone (Acreage)	Description (Desired Condition)	Facilities/Activities
Interpretive/ Engagement Zone (11 acres)	All visitors will have an opportunity to have a national park experience by engaging with the NPS onsite, including through an NPS visitor contact station. Visitors will be encouraged to learn about the site's history through interpretation of cultural sites, including the archaic, colonial, and post-emancipation era sites. Resources in this area will be managed and maintained by the NPS. All of the archeological sites previously determined eligible for the National Register of Historic Places, including the plantation sugar factory complex, are located within this zone and will be subject to active NPS preservation.	<ul style="list-style-type: none"> • NPS entrance/contact station. • Restoration or rehabilitation and upkeep of historic structures and sites by the NPS. • Interpretive program to tell the story of the Caneel Bay area, including interpretive sites and signage.
Operations/ Maintenance Zone (7 acres)	This zone will support all operations and maintenance activities within the Caneel Bay area. Some space could be dedicated for NPS use to aid in operational efficiencies. This area will be visibly shielded from visitors, and access will be restricted to authorized personnel only. This zone contains historic buildings and landscape features that will be preserved and adaptively reused, as practicable. The NPS will ensure the preservation of the contributing historic buildings in this zone through their adaptive or active reuse.	<ul style="list-style-type: none"> • Maintenance buildings. • Staff parking lots. • Administrative offices. • Infrastructure facilities (e.g., septic systems, utility distribution facilities, etc.). • Maintenance equipment and vehicle storage for overnight lodging operations. • Water treatment facility. • Utility corridors and pipelines.
Flexible Development Zone (7 acres)	This zone includes lands that were previously disturbed (i.e., landfill, water catchment area) and will be available for future developers/operators to utilize as part of their operations.	<ul style="list-style-type: none"> • Use to be determined in consultation with future developers/operators but could include storage and parking, among other uses.

Virgin Islands National Park

Caneel Bay Area – Alternative B: Proposed Action/ Preferred Alternative (Redevelopment)

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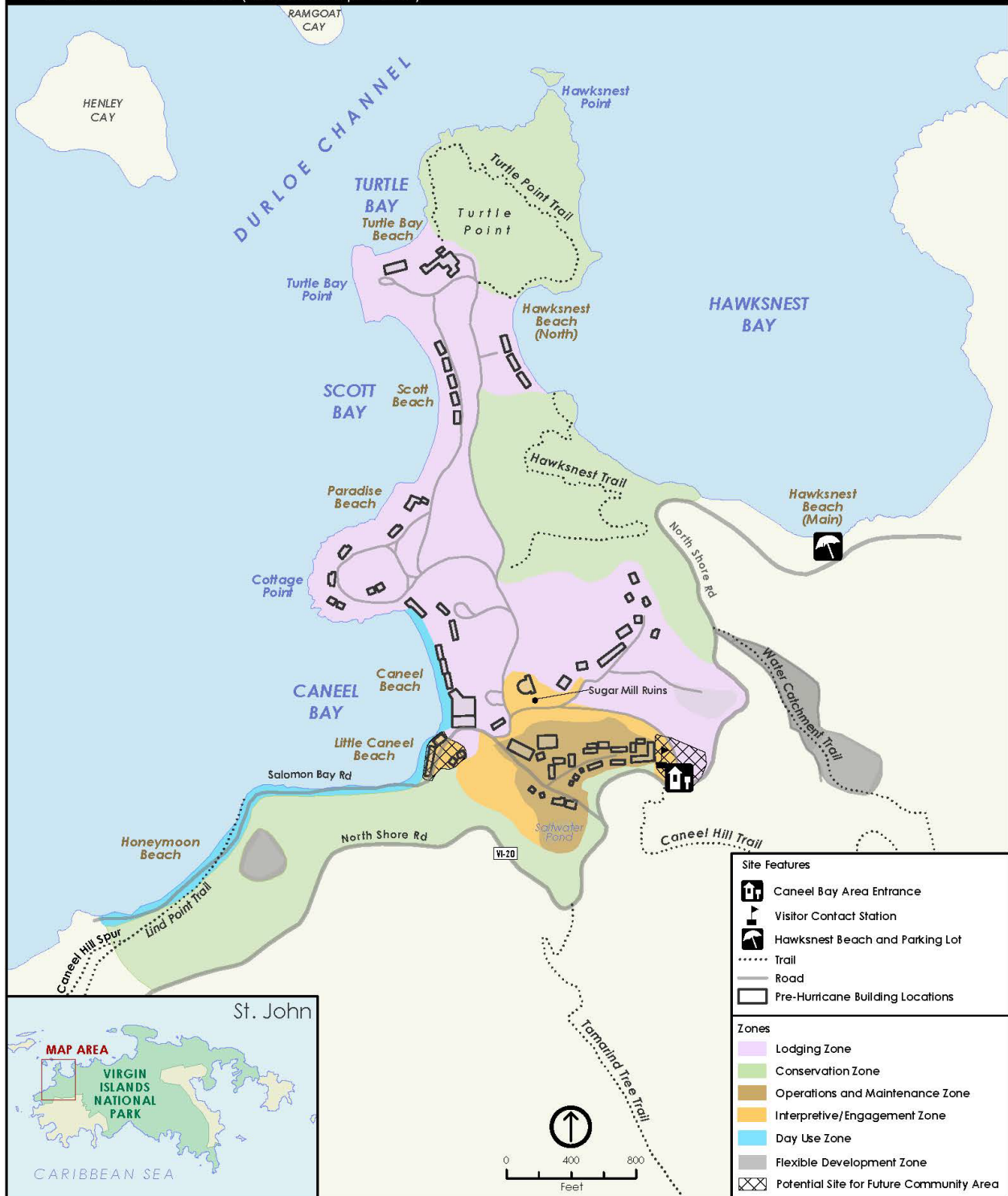


Figure 1. Selected Alternative