

U.S. Virgin Islands
Comprehensive Land &
Water Use Plan (CLWUP)



COMMUNITY INPUT SUMMARY

NOVEMBER 2023 TOWN HALL & OPEN STUDIO EVENTS



PREPARED BY:

DOVER, KOHL & PARTNERS
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STUDIO MAJJ

Heritage, Culture, and Design

NT MEDIA PRODUCTIONS

Media and Communications

INTRODUCTION

From November 7 – 13, 2023, Town Hall meetings and Open Studio hours were held to evaluate “Policies in Action” for the USVI Comp Plan. The purpose of these events was to review draft visualizations for selected focus areas and gather feedback about what implementation of draft policy concepts could look like, using real sites as test cases to provide for an enhanced community discussion.

The Comp Plan planning process began in early 2023 with a series of events asking participants what was important to them: what areas should be protected or preserved for cultural, social, or economic value, and how should the islands change and grow in the future. In July 2023, another round of events was held to review and gather input on draft “formative issues” (community values) and policy ideas. These community values are organized into ten categories such as: celebrate history and culture, provide homes for everyone, protect natural resources, and build economic opportunity. This work is available on the project website for review (planusvi.com).

Focus area sites were then selected to visualize with illustrative plans and renderings what new development and public improvements could look like following the community values, to check if the ideas to guide future growth and preservation were on the right track. Six sites were selected (two on each of the main islands) to illustrate the words and ideas that had been described so far. Although they are drawn on a specific site, these same ideas could potentially apply to a number of sites throughout the islands. For example, the site studies explore:

- How can walking and biking conditions be improved in commercial areas? Can improvements include green infrastructure to reduce flooding and improve drainage?
- Where are there natural features – guts, steep slopes, floodplains – that should be buffered and protected? What would that look like?
- How can access to healthcare, recreation, and public services be improved, to improve quality of life?
- Where should new walkable mixed-use development be encouraged? What would that look like?

Each Town Hall started with a brief presentation, followed by time for community members to review and discuss the draft ideas in small groups. Toward the end of the meeting, one representative from each table recapped their conversation to the larger assembly. Open Studio hours provided an additional opportunity for interested community members to drop in to talk with the planning team. The following report summarizes community input, which will be used to refine the drawings, and inform the specific policy changes, future land use maps, and zoning recommendations in the plan.

ST. CROIX TOWN HALL

Tuesday, November 7
UVI Great Hall, 5:30 pm - 7:30 pm

ST. CROIX STUDIO HOURS

Tuesday, November 7
UVI Room 133, 10 am - 3:30 pm

Wednesday, November 8
Office of Disaster Recovery
(Frederiksted), 9 am - 3 pm

Leatherback Brewery
4 pm - 7 pm

ST. THOMAS TOWN HALL

Thursday, November 9
Columban Hall, Holy Family Church
5:30 pm - 7:30 pm

ST. THOMAS STUDIO HOURS

Thursday, November 9
St. Thomas Reformed Church
(Charlotte Amalie), 9 am - 3 pm

Friday, November 10
St. Thomas Reformed Church
(Charlotte Amalie), 9 am - 4:30 pm

ST. JOHN TOWN HALL

Monday, November 13
Sprung Structure (Coral Bay)
5:30 pm - 7:30 pm

ST. JOHN STUDIO HOURS

Sunday, November 12
St. John Library
12 pm - 5 pm

Monday, November 13
Sprung Structure (Coral Bay)
9 am - 3 pm

ST. CROIX TOWN HALL

Tuesday, November 7 (5:30 - 7:30pm)

University of the Virgin Islands | Great Hall

COMMUNITY IDEAS

At the Town Hall, St. Croix community members gathered at tables and worked in small groups to discuss how the Comprehensive Land and Water Use Plan (CLWUP) can apply and affect positive change. To evaluate application of draft plan policies, table groups reviewed focus area visualizations for Five Corners and Sunny Isle. The visuals included potential scenarios for mixed-use development, connected streets, improved mobility options, water flow and natural systems, and a broader range of housing types. Participants provided input on draft framework plans and shared additional thoughts on the focus area sites and island-wide needs. At the end of the session, each table summarized three big ideas capturing key themes or important elements; these community ideas are summarized on the following pages.

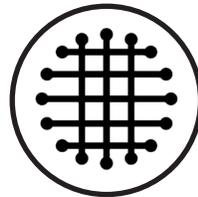


GOVERN EFFECTIVELY



- Prepare plan policies and resulting actions to support today's needs and future generations.
- Ensure there is strong communication with the local population by conducting direct outreach ("going to people"), gathering input, and making the plan accessible to all. In particular, expand outreach to elders in the community to learn from the past and better understand context of current conditions and future desires.
- Further explore how population projections relate to the plan's vision.
- Strengthen enforcement of DPNR codes and policies.

CONNECT PEOPLE, COMMERCE, & PLACES



- Relieve traffic congestion, improve street connections, and provide an inter-connected network of safe, walkable streets.
- Provide better infrastructure for expanded modes of travel (bike route, sidewalks, bus trail, walking trails, electric scooters, skate path).
- Make streets more walkable by including pedestrian-friendly infrastructure like shade trees, sidewalks, and appropriate lighting.
- Pursue mixed-use development with the integration of neighborhood serving programs (food shopping, doctor's offices, and other daily needs).
- Explore a multi-use pathway and bike lane to connect Christiansted to Frederiksted.
- Explore alternate routes and improved connections to health care, in particular Gov. Juan F. Luis Hospital and Medical Center north of Sunny Isle.
- Consolidate infrastructure improvements so that underground improvements can be completed in "one dig" rather than multiple disruptions to streets and utilities.



CELEBRATE OUR HISTORY & CULTURE



- Explore an information center and/or cultural area at the potential Five Corners roundabout.
- Recognize the first Governor of St. Croix, Frederik Moth with a monument in the Five Corners area and provide an educational experience to learn about the history of the island.



PROVIDE HOMES FOR EVERYONE



- Expand housing options near healthcare services, parks, and civic spaces.
- Introduce a range of housing types and price points to include more affordable offerings in mixed-use, walkable neighborhoods.

PROTECT NATURAL RESOURCES



- Highlight and prioritize the protection of green spaces and natural systems island-wide.
- Explore and pursue stormwater management best practices to improve water flow, alleviate flooding, and ensure proper stewardship of natural resources for generations to come.
- Incorporate nature walks and trails in public green spaces to better connect and experience the natural beauty of St. Croix (for example, the trails and native vegetation The Nature Conservancy has established at Estate Little Princess, adjacent to the Five Corners intersection).



IMPROVE & MAINTAIN QUALITY OF LIFE



- Plan, budget, and provide for more community parks, recreation centers, play areas, and community gardens.
- Encourage the creation of more backyard and community gardens.



MITIGATE THE IMPACTS OF CLIMATE CHANGE



- Explore and pursue stormwater management best practices to remedy flood risks and improve drainage systems.

BUILD ECONOMIC OPPORTUNITY & RESILIENCE



- Consider options for expansion of the airport and the surrounding area to accommodate growing commerce needs in the territory (potential airport expansion, creation of multiple docks and seaports to connect to the Henry Rohlsen Airport and the W. Roebuck Industrial Park, and/or creation of a mega transshipment facility for the entire Caribbean).
- Build hotels and facilities to attract conferences.





SUSTAINABILITY & STEWARDSHIP



- Prioritize water management, thinking about how water naturally flows and where water goes as part of planning for development and restoration.
- Improve sewer infrastructure.

DEVELOPMENT, REDEVELOPMENT, RESTORATION, & CONSERVATION



- Focus new development on already disturbed lands and properties to encourage redevelopment rather than altering natural areas for new development.



During the November Town Halls, participants reviewed framework maps and visualizations of sample focus areas. These included recommendations based on prior input from the public as well as new ideas based on consultant team analysis. Groups were encouraged to mark-up the maps, identifying what they liked or disliked while also listing their own ideas of what was important to them. This document includes a summary of ideas and recommendations for the focus areas that received support during community discussions, as well as new community ideas that can inform draft Comp Plan policy and updates to the illustrations. Site-specific input is marked with a number on the maps/visuals.

FOCUS AREA: FIVE CORNERS



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

1. Redesign Five Corners intersection to improve safety for all users and serve as a community space.
2. Include an information center at Five Corners.
3. Develop new mixed-use, street-oriented buildings along Northside Road.



PROVIDE HOMES FOR EVERYONE

5. Expand zoning and land use designations to include more residential.
6. Improve accessibility to local retail, healthcare, and other community needs by locating housing in mixed-use centers and corridors.



CONNECT PEOPLE, COMMERCE, AND PLACES

7. Integrate more bus stops (VITRAN) and bike lanes along Northside Road and Erik Lawaetz Drive; create pedestrian and bike infrastructure to connect to main corridors.
8. Use Northside Road corridor to complement Miracle Mile.
9. Implement more street lights and hazard lights indicating points to cross Northside Road along corridor to strengthen pedestrian safety; reduce travel lane width to calm traffic speeds.
10. Include green stormwater infrastructure and street trees as part of street reconstruction and private redevelopment standards.



CELEBRATE OUR HISTORY AND CULTURE

11. Celebrate culture by incorporating a gathering space and historical monument at Five Corners.



SUSTAINABILITY AND STEWARDSHIP

12. Add sewer/drainage infrastructure along Rattan Road and Northside Road; consider the effects of climate change in infrastructure upgrades and development standards.
13. Direct water runoff away from Five Corners and adopt development standards to filter, store, and conserve water.
14. Protect existing tree canopy and reduce development footprint in environmentally sensitive areas.
15. Expand urban and community forestry programs to plant more trees.

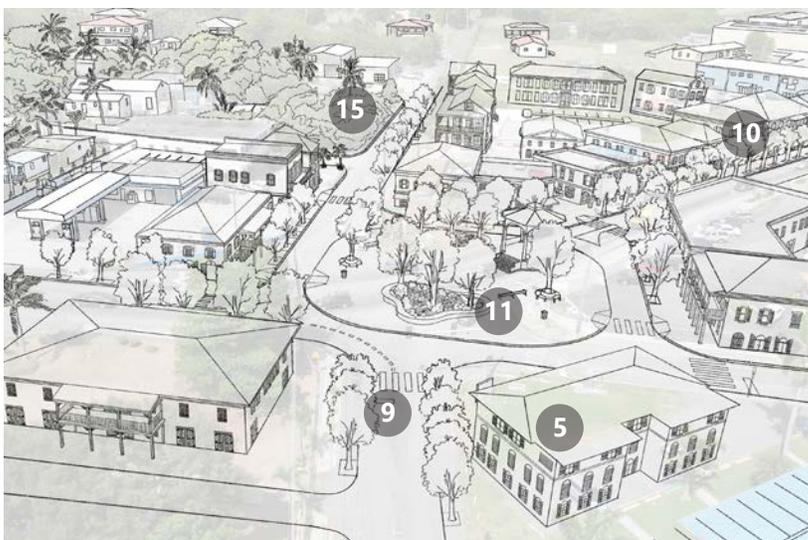


Existing Conditions

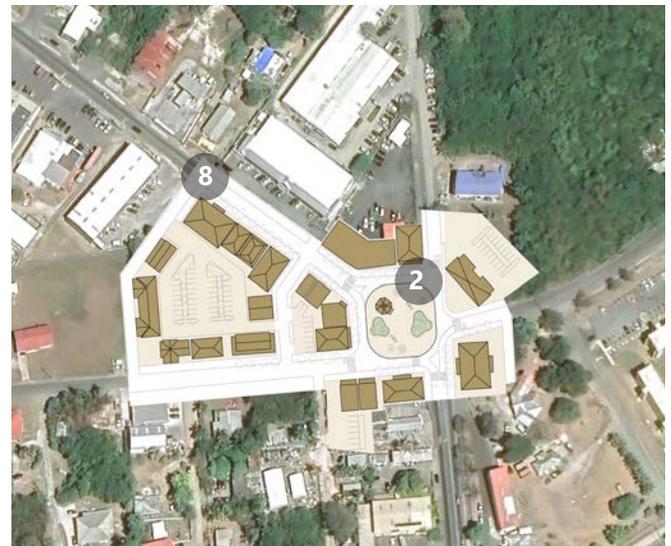


FRAMEWORK MAP
 SITE: NORTHSIDE RD/5 CORNERS
 LOCATION: ST. CROIX, USVI
 DATE: 11-1-2023
 0 50 100 200 300 400 US Feet

- Parcel Boundaries
- Contours (5m)
- Wetlands
- Existing Large Natural Area
- Potential Corridor Redesign
- Potential Mixed-Use Area
- Potential Residential Neighborhood Area
- Flood Zone (1% Annual Chance Flood Hazard)
- Buildings
- Potential Improved Pedestrian Connection
- Existing Pedestrian Path



Potential Future Conditions: Five Corners could be redesigned to include a roundabout and community gathering space



Potential Future Conditions: New mixed-use development is street-oriented (with parking behind) to frame the public space

FOCUS AREA: SUNNY ISLE SHOPPING CENTER



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

1. Consider the redesign of the intersection of Queen Mary Highway and Melvin H. Evans Highway to include a roundabout.
2. Retrofit large Sunny Isle parking lots into blocks and walkable streets.



PROVIDE HOMES FOR EVERYONE

3. Introduce a range of housing types for different lifestyles and income levels as part of an expanded mix of uses at Sunny Isle.
4. Improve accessibility (especially for seniors) to local retail, healthcare, and other community needs by locating housing in mixed-use centers and corridors.



CONNECT PEOPLE, COMMERCE, AND PLACES

5. Improve pedestrian and bike safety by designing a network of safe, connected streets with sidewalks and pedestrian trails.
6. Improve egress, turning lanes, and transit routes along Queen Mary Highway and Melvin H. Evans Highway; coordinate with VITRAN to better service Sunny Isle.
7. Maintain and improve existing valued community spaces, and add new community spaces serving local needs (recreation green space, a community garden, play areas for kids) in the continued development of Sunny Isle.
8. Include green stormwater infrastructure and street trees as part of street reconstruction and private redevelopment standards.



SUSTAINABILITY AND STEWARDSHIP

9. Improve drainage system and manage stormwater along and around Queen Mary Highway and Melvin H. Evans Highway.
10. Adapt infrastructure to restore the natural gut conveyance through Sunny Isle and reduce runoff impacts using nature based solutions.
11. Adopt development standards to filter, store, and conserve water.
12. Consider the effects of climate change in infrastructure upgrades and development standards.
13. Expand urban and community forestry programs to plant more trees.

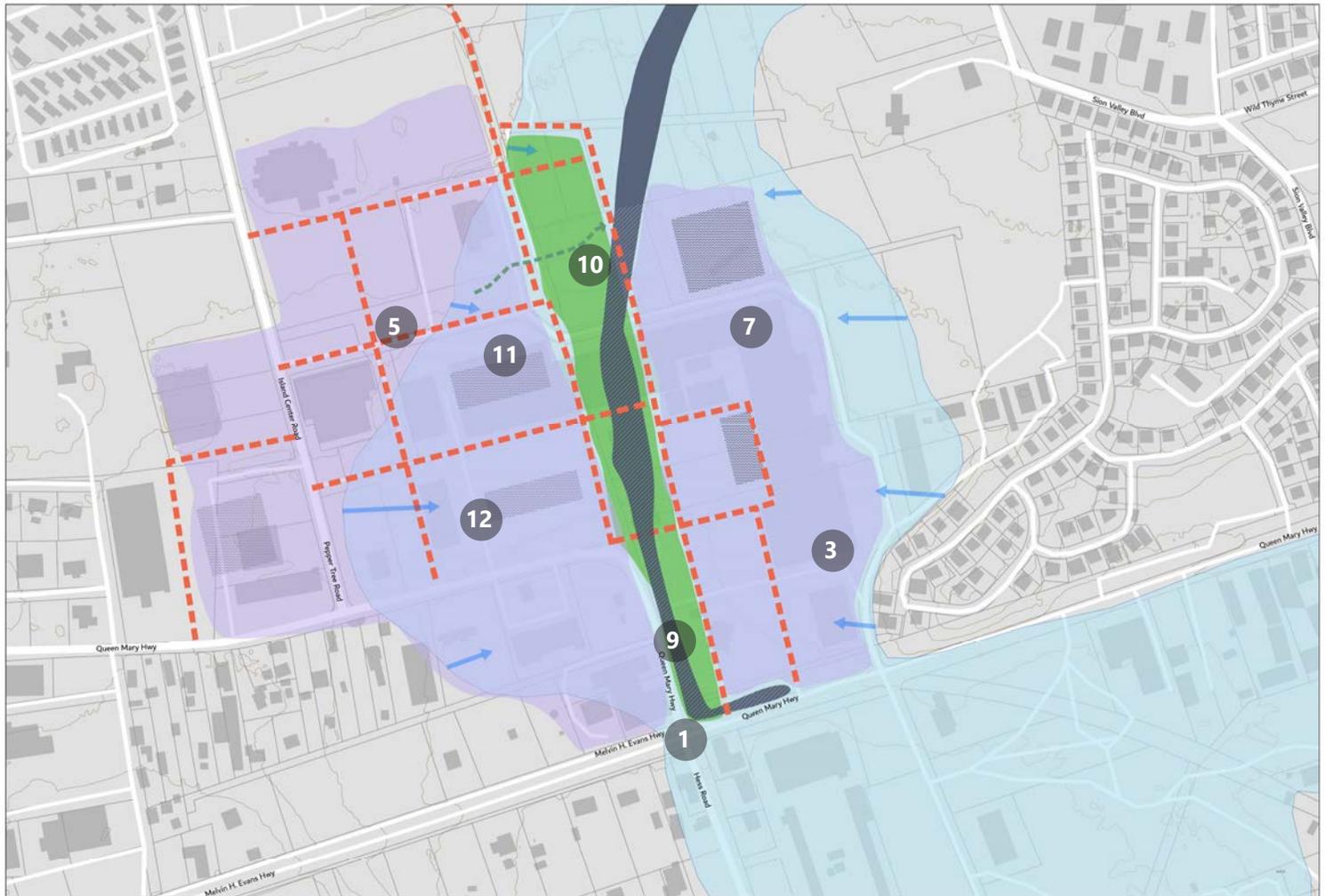


IMPROVE AND MAINTAIN QUALITY OF LIFE

14. Incorporate bike lanes and sidewalk space on both sides of the street along Queen Mary Highway and Melvin H. Evans Highway to build health into the neighborhood.



Existing Conditions



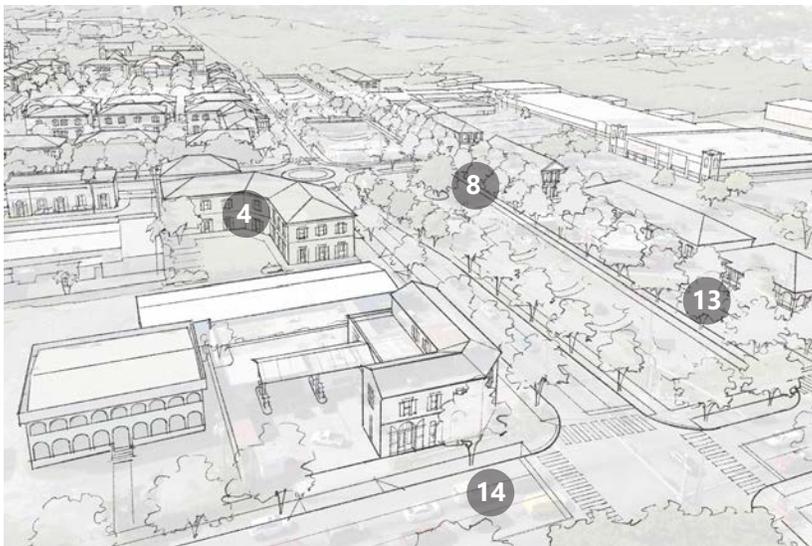
FRAMEWORK MAP
 SITE: SUNNY ISLES SHOPPING CENTER
 LOCATION: ST. CROIX, USVI
 DATE: 11-1-2023

ST. CROIX

0 50 100 200 300 400 US Feet

Parcel Boundaries	Potential Mixed-Use Area	---> Potential Pedestrian Connection
Contours (10 ft)	Potential Green Infrastructure Improvement	---> Potential Street Connection
Flood Zone (1% Annual Chance Flood Hazard)	Potential Gut Restoration	---> Potential Flood Mitigation
Buildings	Potential Stormwater Catchment Area	
Gut		

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Potential Future Conditions: The large parking areas of Sunny Isle could be repurposed to include a street network and a central green for stormwater retention



Potential Future Conditions: Portions of the existing center could remain with improved areas creating a new walkable network of connected streets

ST. THOMAS TOWN HALL

Thursday, November 9 (5:30 - 7:30pm)

Holy Family Catholic Church | Columban Hall

COMMUNITY IDEAS

To evaluate potential Comp Plan plan policies, St. Thomas Town Hall participants took a closer look at Smith Bay and Turpentine Run. The focus area drawings included potential scenarios for green infrastructure and drainage improvements, street design, improved natural systems, mixed-use neighborhoods, and a broader range of housing types. Participants shared thoughts on the sample sites as well as island-wide needs. At the end of the session, each table summarized three big ideas capturing key themes or important elements; these community ideas are summarized on the following pages.

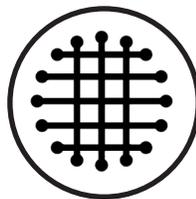


GOVERN EFFECTIVELY



- Strengthen enforcement of DPNR codes and policies, specifically with regards to fencing, parking, and waste disposal.
- Continue to engage the community in near and long-term planning and encourage partnerships that build upon public improvements and private investment.
- Contract with experts and technicians when desired outcomes go beyond DPNR in-house resources; for example, hire an arborist to guide government on tree plantings, health, and maintenance.
- Coordinate improvements with local agencies and services, such as utility providers, fiber optics, and telecommunications.

CONNECT PEOPLE, COMMERCE, & PLACES



- Support transit options by creating a more comfortable and welcoming environment at bus stops with trees and covered benches.
- Create a safe space for kids and families to ride bikes.
- Improve traffic flow in the area around Tutu Park Mall and consider a roundabout rather than a traffic light at key intersections.
- Promote walkability and improved connections between neighborhoods and daily needs and services.
- Pursue mixed-use development that fosters the creation of stable neighborhoods, and properly enforce code and deed restrictions.
- Establish designated locations for solid waste (garbage) and convenience centers that are regularly serviced and maintained.
- Regulate parking near commercial areas so that residential side streets are not overwhelmed with parking.





PROTECT NATURAL RESOURCES



- Maximize preservation of sensitive natural and cultural resources.
- Embrace a natural gut system instead of a concrete water chute or “canal”.

CELEBRATE OUR HISTORY & CULTURE



- Properly display and celebrate the history of the island and indigenous people; provide cultural and exhibit space for the artifacts that were discovered as part of the Taino Indian Archaeological Study, the Historic Hartman Dam and Farmhouse, and other historic sites.



PROVIDE HOMES FOR EVERYONE



- Create affordable and attractive housing options to satisfy a range of lifestyles, ages, and income levels.



IMPROVE & MAINTAIN QUALITY OF LIFE



- Consider the use of greenery and trees as a buffer for noise pollution.
- Improve access and space around the Charles Wesley Turnbull Regional Public Library.
- Improve street safety and conditions with reflective paint, pedestrian-scaled lighting, crosswalks, and stop signs.



MITIGATE THE IMPACTS OF CLIMATE CHANGE



- Pursue proposed design for stormwater infrastructure improvements along Smith Bay Road to prepare for future storms and alleviate flooding risk.

BUILD ECONOMIC OPPORTUNITY & RESILIENCE



- Encourage a mix of uses along key corridors to stimulate local commerce and provide much needed daily needs and resources close to neighborhoods and centers of community.
- Examine inventory of government owned buildings and re-purpose or redevelop publicly owned buildings and sites that are currently vacant, or in a state of disrepair, to satisfy community needs and services.





SUSTAINABILITY & STEWARDSHIP



- Provide natural channels for water flow and stormwater mitigation.
- Reuse stormwater to supplement businesses and other facilities (ex. irrigation for hotels).
- Create a waste management plan to consolidate trash pick-up, regulate garbage collection, alleviate junk waste dumping, and designate and maintain accessible convenience centers.
- Fix water treatment plant at Red Hook and provide boat pump out stations on all islands so that boats do not dump waste into bays.
- Create a large-scale community composting site (2 or 3 acres for diversion of materials); focus on agricultural land already zoned for this purpose.

DEVELOPMENT, REDEVELOPMENT, RESTORATION, & CONSERVATION



- Provide for improved infrastructure to accommodate a better balance between pedestrian and vehicular travel.
- Prepare an in-depth vegetation and foliage assessment focused on the preservation of natural trees, in particular along Turpentine Run.
- Consider long-term development and redevelopment of Tutu Park Mall as a mixed-use center with housing, retail, government services, and other community needs.



FOCUS AREA: SMITH BAY



GOVERN EFFECTIVELY

1. Enforce better zoning controls for fencing, parking, and illegal dumping.



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

2. Consider less parking on residential streets by creating adequate parking along Smith Bay Road.
3. Expand commercial zone along Smith Bay Road to include a mix of uses.



PROVIDE HOMES FOR EVERYONE

4. Introduce a range of housing types as part of an expanded mix of uses within the Smith Bay area.
5. Improve accessibility to local retail, healthcare, and other community needs by locating housing in mixed-use centers and corridors.



CONNECT PEOPLE, COMMERCE, AND PLACES

6. Create intentionally planned community spaces for children that are managed and regulated.
7. Improve pedestrian and bicycle infrastructure as part of upcoming DPW Smith Bay Road improvements.
8. Redesign the Smith Bay Road and Coki Point Road intersection to improve pedestrian safety and add community space.
9. Include green stormwater infrastructure and street trees as part of street reconstruction, public spaces, and private development/redevelopment standards.



SUSTAINABILITY AND STEWARDSHIP

10. Consider reusing stormwater to supplement businesses and facilities.
11. Incorporate waste management improvements.
12. Adopt development standards to filter, store, and conserve water.
13. Consider the effects of climate change in infrastructure upgrades and development standards.
14. Redesign right-of-way to include sidewalks, shade trees, and stormwater infrastructure in upcoming DPW Smith Bay Road and community park improvements.
15. Expand urban and community forestry programs to plant more trees.



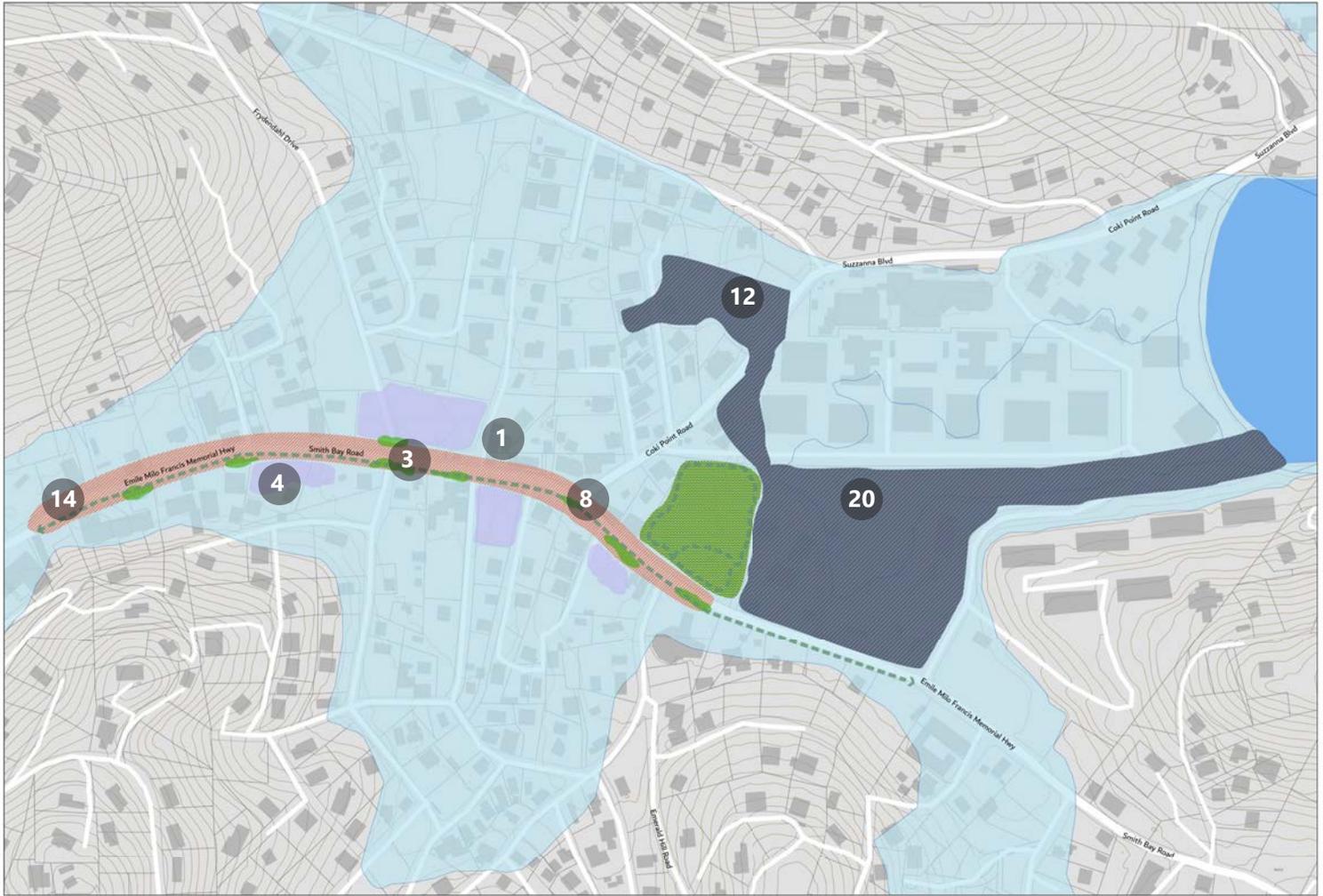
IMPROVE AND MAINTAIN QUALITY OF LIFE

16. Require new buildings front public streets with parking behind, utilize frontages for expanded planting, sidewalks, and public space.
17. Maintain and improve existing valued community spaces, and add new community spaces serving local needs; upgrade park space and facilities to better serve community and manage stormwater, including a public gathering space, new green infrastructure, potential concession stand, parking, and loop path.

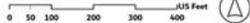


PROTECT NATURAL RESOURCES

18. Prioritize redevelopment over new development in areas such as Smith Bay, maximizing preservation of sensitive natural and cultural resources.
19. Continue implementation of the Smith Bay Watershed Plan and other watershed plans, and utilize them as a guide to policy and development standards.
20. Restore natural gut to better manage stormwater events.



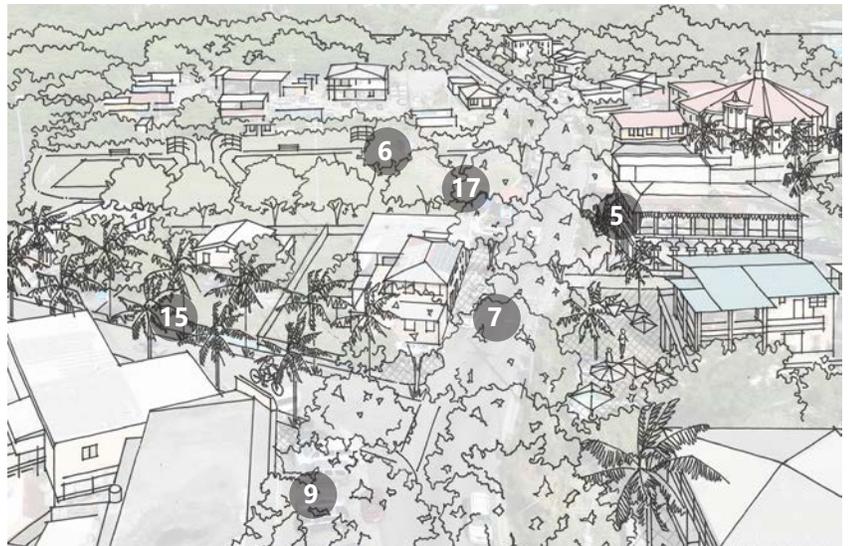
FRAMEWORK MAP
 SITE: EMILE MILO FRANCIS MEMORIAL DR/SMITH BAY
 LOCATION: ST. THOMAS, USVI
 DATE: 11-1-2023



- Parcel Boundaries
- Contours (10ft)
- Ocean
- Flood Zone (1% Annual Chance Flood Hazard)
- Buildings
- Potential Mixed-Use Infill Development
- Potential Corridor Redesign
- Potential Green Infrastructure Improvement
- Potential Gut Restoration
- Gut
- Park and Stormwater Catchment Area
- Potential Improved Pedestrian Connection
- Existing Pedestrian Path



Existing Conditions



Potential Future Conditions: Bio-swales within community space, stormwater retention under field; street enhancements feature underground power, drainage, and sidewalks

FOCUS AREA: TURPENTINE RUN



CELEBRATE OUR HISTORY AND CULTURE

1. Provide cultural and exhibit space for the artifacts that were discovered as part of the Taino Indian Archaeological Study; continue archaeological analysis prior to any new development in Tutu Park Mall area.



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

2. Potential for mixed-use development to create walkable communities close to retail shops and services for daily needs.
3. Prioritize redevelopment over new development in areas such as the Tutu Park Mall, maximizing preservation of sensitive natural and cultural resources.



PROVIDE HOMES FOR EVERYONE

4. Explore opportunities to integrate a mix of housing types providing options for different lifestyles and income levels, as well as improving accessibility to local retail shops and other service needs.



CONNECT PEOPLE, COMMERCE, AND PLACES

5. Improve Nadir Recreation Area and introduce pedestrian connections to surrounding neighborhoods.
6. Provide better connections around and through Tutu Park Mall.
7. Enhance bus connections (VITRAN), bus stops, and pedestrian access along Bovoni Road and consider separate use paths along Weymouth Rhymer Highway.
8. Include green stormwater infrastructure and street trees as part of street reconstruction, public spaces, and private development/redevelopment standards.
9. Potential for parking to support access to race track.
10. Include sidewalks on both sides of Bovoni Road to improve safety and walkability.



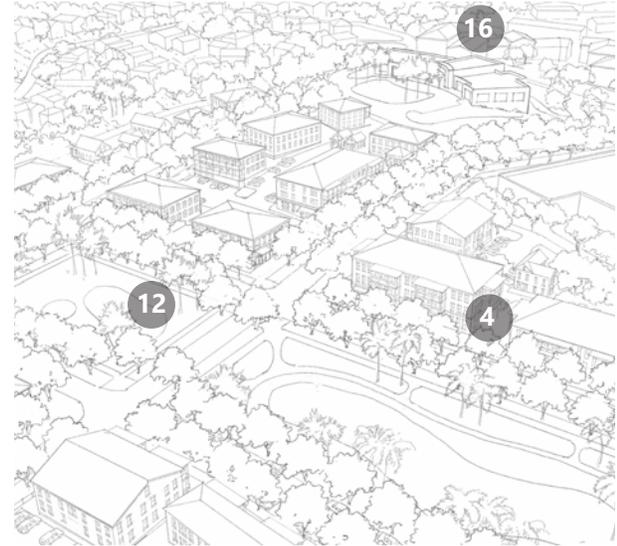
SUSTAINABILITY AND STEWARDSHIP

11. Create large community composting opportunities.
12. Implement green infrastructure to filter and reduce runoff from the Tutu Park Mall area, improving downstream Turpentine Run gut conditions.
13. Adopt development standards to filter, store, and conserve water, and require erosion control and slope stabilization.
14. Consider the effects of climate change in infrastructure upgrades and development standards.
15. Add to tree canopy coverage for paved parcels; utilize natural runoff to grow street trees.

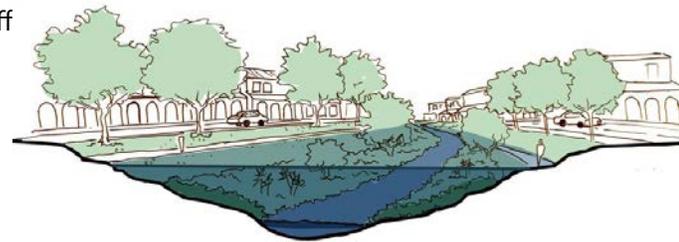


IMPROVE AND MAINTAIN QUALITY OF LIFE

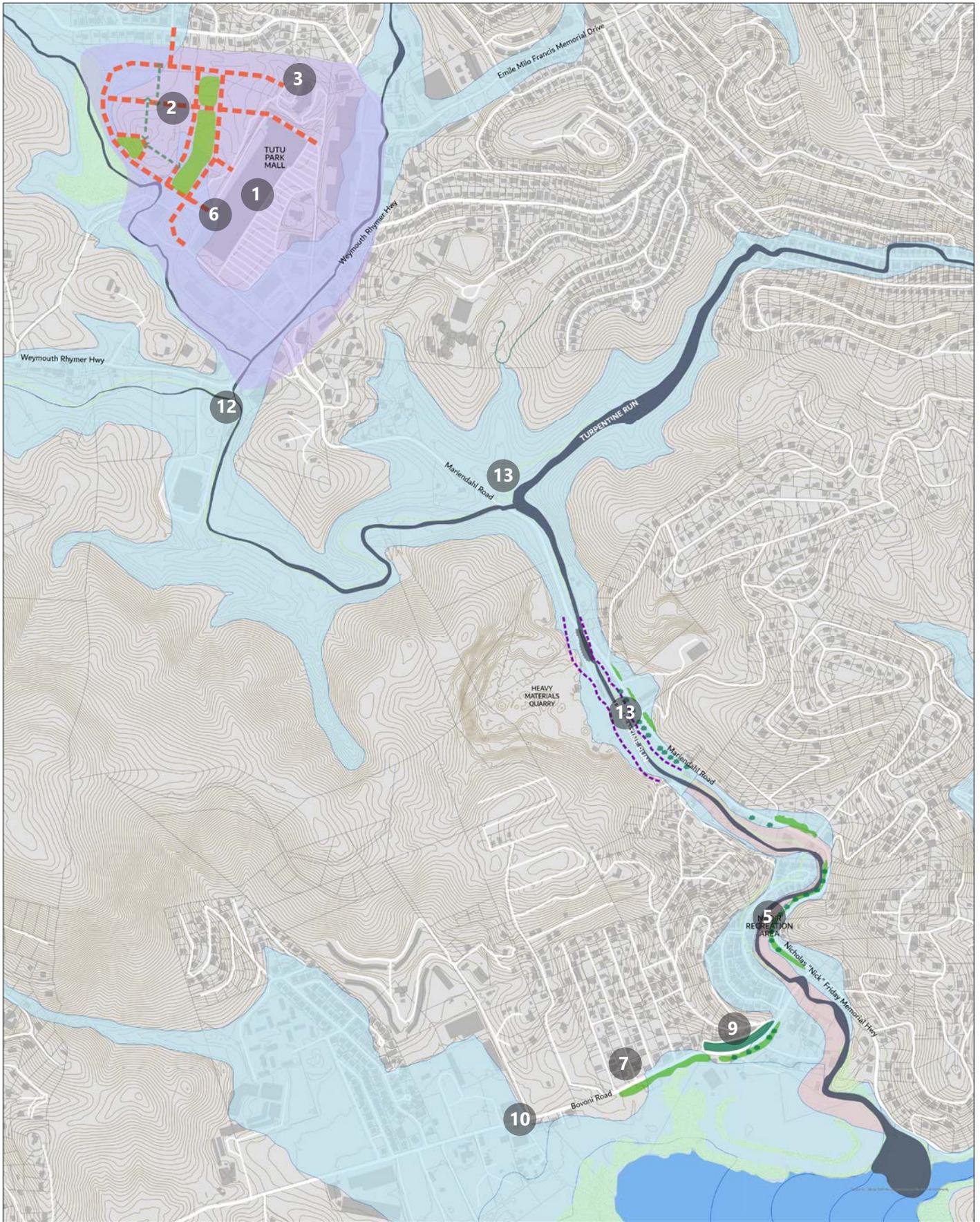
16. Identify potential locations for public services, healthcare, and other community facilities to be accessible to populations that need them.



Potential Future Conditions: New development in the Tutu Park Mall area can include a mix of uses, including a variety of housing types and green infrastructure.

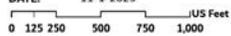


The sketches above show how public space can also serve to help with flood control. Most of the time, the space is green with a low flow channel and can accommodate trails and wildlife habitat. In the event of a large storm, the channel is designed to fill and provide expanded flood storage. The naturalized channel provides for beautiful long views and welcomes people to enjoy the space with trails and nature walks.



FRAMEWORK MAP

SITE: TURPENTINE RUN
LOCATION: ST. THOMAS, USVI
DATE: 11-1-2023



- | | | |
|--|-------------------------------|----------------------------------|
| Parcel Boundaries | Buildings | Potential Street |
| Contours (10 ft) | Gut | Potential Pedestrian Connection |
| Ocean | Potential Vegetative Strips | Potential Buffer for Natural Gut |
| Flood Zone (1% Annual Chance Flood Hazard) | Potential New Canopy Coverage | |
| Regulatory Floodway | Potential Mixed-Use Area | |
| Wetlands | | |

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Near-term, or maximized preservation option: New street connections improve access to the library while nature trails and drainage improvements are woven into preservation of existing natural resources and drainage patterns.



Mid-term, or partial development options (above and below): The network of blocks and streets is expanded to provide for a broader mix of uses with areas for preservation/protection of natural resources and community greens.



TUTU PARK MALL AREA

The sketches on these pages show potential future development and green infrastructure in the Tutu Park Mall area. These are not proposed plans, but rather hypothetical scenarios of what future improvements in this area could include, according to draft comprehensive plan ideas.

With a rich cultural history and delicate natural assets, it is important that proper site analysis is completed prior to new development anywhere in the territory. Such analysis can include an inventory of environmental, archaeological, historical, and natural resources to inform development patterns and designate protected areas. Prior to new development in the Tutu Park Mall area, the Taino Indian Archaeological Study should be revisited and updated/expanded to cover additional lands as needed. The results of this study can be used to inform future site design, identifying areas for conservation, and designating sites for new community spaces, which could include space for exhibition of artifacts as well as exhibits that explain the significance of the history of this site.

The plan diagrams illustrate a flexible layout for neighborhood development across multiple parcels, that could change and grow over time while preserving natural, cultural, and archaeological resources. The sketches show varying amounts of development and conservation, including potential redevelopment of existing commercial areas as well as adjacent undeveloped lands. Any of these scenarios could be pursued; where development will happen and in what order will depend on the decisions of property owners to make improvements and the results of future site analysis that provide a better understanding of existing conditions and resources. Change could happen incrementally, over time. In the near term, sites for civic spaces, community greens, and initial mixed-use development could be achieved while in the long-term, a more complete neighborhood could be realized. What is consistent among all of these sketches are the key design ideas: providing connected, walkable streets to better connect residents with mixed use destinations; incorporating green infrastructure to reduce runoff and improve conditions downstream; protecting natural resources; and including a mix of uses and variety of housing types as part of future development.



Long-term future option: The Tutu Park Mall area is transformed into a mixed-use neighborhood. A walkable street network extends over the area, connecting some existing buildings that remain with potential redevelopment sites and surrounding neighborhoods.

Key ideas illustrated:

- A. New mixed-use development along Weymouth Rhymer Highway is oriented toward the street, with parking to the rear, creating a more walkable street.
- B. The existing library, portions of the mall, and other existing buildings can remain and be incorporated into the new street network.
- C. New blocks and streets extend behind the existing retail center; streets can be lined by buildings that contain a mix of uses, including new housing options. This site layout could be replaced with any of the options on the previous page, to include greater preservation of natural land (and trails instead of streets), based on the results of future site analysis.
- D. Depressed green spaces provide stormwater retention as well as neighborhood gathering areas.
- E. Sites for civic buildings can be included in prominent locations as part of new neighborhood development.
- F. Where steep slopes make vehicle connections infeasible, new trails or step streets could be included to maintain pedestrian connectivity.

ST. JOHN TOWN HALL

Monday, November 13 (5:30 - 7:30pm)
Coral Bay | Sprung Structure

COMMUNITY IDEAS

At the St. John Town Hall participants took a closer look at focus areas in Coral Bay and Centerline Road in Susannaberg. The focus area illustrations for Susannaberg showed potential for an expanded mix of uses, new development near the health clinic, and improvements to area walkability; visuals for Coral Bay demonstrated ways to grow with increased climate resiliency considering needs for infrastructure, community goods and services, and potential environmental impacts. At the end of the session, each table summarized three big ideas capturing key themes or important elements; these community ideas are summarized on the following pages.

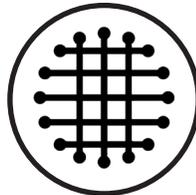


GOVERN EFFECTIVELY



- Need better enforcement of rules / regulations.
- Need to understand population projections/anticipated growth to better plan for future services and other needs.

CONNECT PEOPLE, COMMERCE, & PLACES



- Provide needed community services in Coral Bay / Centerline Road areas (government services, school facilities, police, gas station, etc.).
- Expand pedestrian infrastructure (sidewalks and trails) to access key destinations.
- Investigate alternatives for safer and more efficient movement of industrial traffic and freight to and from Coral Bay.
- Include street trees with green infrastructure as part of street reconstruction, public spaces, and private development/redevelopment standards.



CELEBRATE OUR HISTORY & CULTURE



- In Coral Bay and throughout St. John, prioritize identification, protection, and celebration of sensitive natural, cultural and historic resources.



PROVIDE HOMES FOR EVERYONE



- Improve accessibility to retail, healthcare, and other community needs by locating housing in mixed-use areas.
- Provide mixed-income / affordable housing.
- Provide long-term housing (limit short term rentals).
- Provide housing for elderly and lower income.
- Encourage creativity and variety: "more creative housing with simple design"; "allow for a lot of different types of affordable homes".



PROTECT NATURAL RESOURCES



- Maximize preservation of sensitive natural and cultural resources.
- Create a territorial park north of King Hill Road in Coral Bay.



IMPROVE & MAINTAIN QUALITY OF LIFE



- Maintain and improve existing valued community spaces, and add new spaces serving local needs.
- Provide community services: recreation center, WAPA substation, cell tower, hurricane shelter.
- Provide for mental health with regular services including psychologists, VA facilities, places for checkups.
- Provide full scale emergency center in addition to primary care center (One stop good infrastructure).
- Provide accessibility to water by the public via small dock. Large boats moorings only, no marinas.



MITIGATE THE IMPACTS OF CLIMATE CHANGE



- Consider the effects of climate change in infrastructure upgrades and development standards.
- Create retention ponds at high elevations to catch water before it goes downhill.

BUILD ECONOMIC OPPORTUNITY & RESILIENCE



- Revisit potential for agricultural lands in Coral Bay.
- Need office space on the island "in general".
- Identify locations in the mid-island area for targeted commercial and industrial uses, focusing on redevelopment and uses that are appropriate near residential.
- Introduce infrastructure improvements in Coral Bay to better support small-scale local business investments.



SUSTAINABILITY & STEWARDSHIP



- Adopt development standards to filter, store, and conserve water, and require building standards appropriate for development within more vulnerable locations.
- Create stormwater retention ponds/areas.
- Grow more food locally: terrace community gardens.
- Control sheep/goat/donkey population in watershed (safety issue/health issue/nuisance).



DEVELOPMENT, REDEVELOPMENT, RESTORATION, & CONSERVATION



- Include green space and park land with new development (fields, community gardens, recreation).
- Require new buildings front public streets with parking to the side or rear, utilize frontages for expanded planting, sidewalks, and public space to enhance walkability.
- Don't allow "noisy" uses in low-lying area, particularly adjacent the bay as you can hear even the smallest sounds for a long way (better control of zoning uses in "amphitheater valley").



FOCUS AREA: CORAL BAY



CELEBRATE OUR HISTORY AND CULTURE

1. Create a Cultural Park in the current open space located to the SE of the intersection of Centerline Rd and Coral Bay Rd.
2. Create museum/visitor center at historic building site at school property (“beautiful, old building, first building in the area”).
3. Preserve historic dock.
4. Consider cultural path along / near the waterfront.



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

5. Want to see boardwalk / small-scale waterfront development in Coral Bay.
6. Encourage commercial and retail uses in temporary pop-up structures in areas vulnerable to storm surge.
7. New development can include needed services and improve accessibility to commercial needs.
8. Potential for mixed income housing located in large parcel to west of Catholic Church site. Need more affordable housing in Coral Bay within flat areas of valley (need to be careful since in the floodplain); not 100 units but rather small privately-owned 2-, 3-, 4-, or 5-unit buildings with shared infrastructure.
9. Allow commercial / business / light industry uses on King Hill Road.



CONNECT PEOPLE, COMMERCE, AND PLACES

10. Create a pedestrian boardwalk/walking trail along the coastline.
11. Preserve and improve public access to the shoreline. This may include new small vessel boat launch(s), and changing Coral Bay Road to a primarily pedestrian street; a new vehicular street may be created along an existing easement further inland.
12. Introduce infrastructure improvements to better support small-scale local business investments.



SUSTAINABILITY AND STEWARDSHIP

13. Consider areas susceptible to storm surge and flooding in planning for infrastructure upgrades. Include coastal resiliency and watershed planning as part of visioning and prioritizing improvements.
14. Design and create areas for stormwater retention.
15. Utilize government parcel north of Centerline Rd (NW of Coral Bay Rd intersection) as a solar field.
16. Don't locate dumpsters on waterfront; utilize WAPA Substation site as a transfer station for waste; or establish a 'waste convenience center' on the western portion of the current agricultural land.



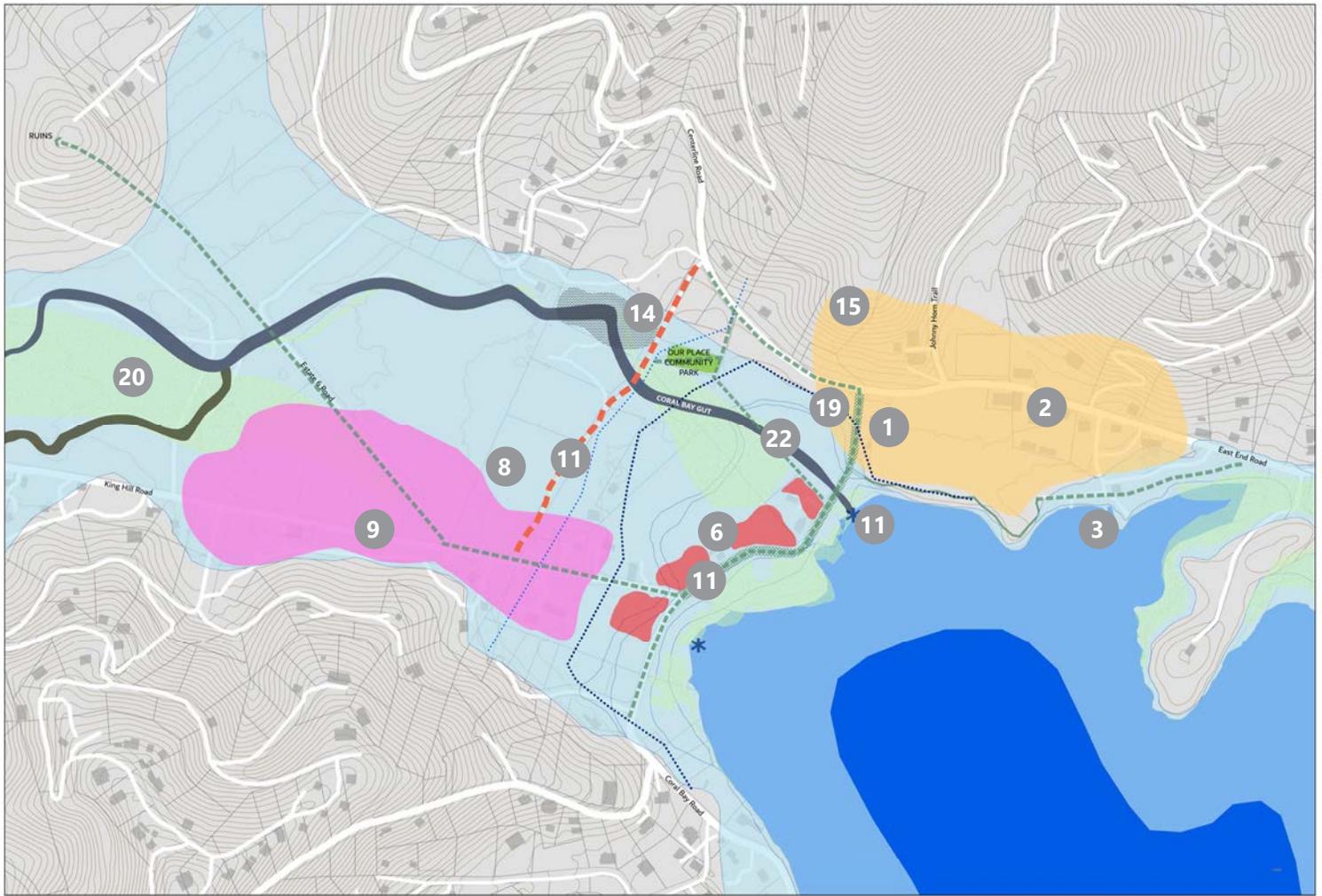
IMPROVE AND MAINTAIN QUALITY OF LIFE

17. Allocate space for community facilities (needs for police, fire, community center, satellite health clinic, senior center, playground, public restrooms, affordable housing, pump out station, nets to catch gravel and boulders or problematic areas of Centerline Road; fish market).
18. Centralize government services, museum (historic building) on the old school site.
19. Create a recreational field on the SW corner of Centerline Rd and Coral Bay Rd.



PROTECT NATURAL RESOURCES

20. Designate area north of King Hill Road and NW of Estate 6 Road a Territorial Park.
21. Steer development from sensitive areas or places susceptible to adverse impacts like guts, floodplains, wetlands, coastal areas, and steep slopes.
22. Strengthen existing gut and shoreline protection policies.
23. Continue development and implementation of watershed planning initiatives, and utilize them as a guide to policy and development standards for public investment and private development.



FRAMEWORK MAP
 SITE: CORAL BAY
 LOCATION: ST. JOHN, USVI
 DATE: 11-1-2023

0 50 100 200 300 400 US Feet

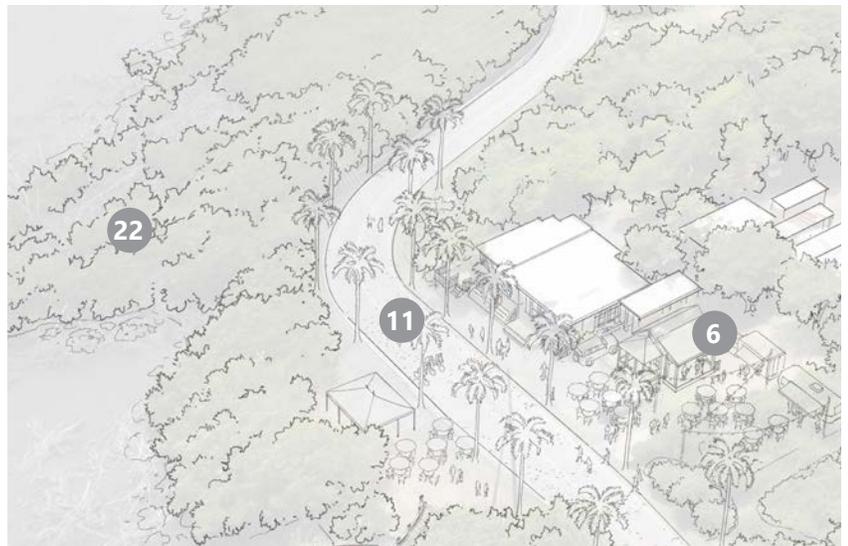
ST. JOHN

- Parcel Boundaries
- Contours (10 ft)
- Ocean
- Flood Zone (1% Annual Chance Flood Hazard)
- Buildings
- Gut
- Wetlands
- Community Park
- Approximate Cat. 5 Storm Surge Line
- Approximate EL 10 Line
- Potential Commercial & Cultural Resources Hub
- Potential Temporary/Pop-Up Retail
- Potential Mixed-Use Area
- Potential Small Vessel Boat Launch Location
- Potential Pedestrian-Dominant Street
- Potential Stormwater Catchment Area
- Existing Pedestrian Path
- Potential Pedestrian Connection
- Potential Street

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Existing Conditions



Potential Future Conditions: New destinations in the storm surge area are in temporary structures; Coral Bay Rd is a pedestrian-and-bike friendly connection

FOCUS AREA: SUSANNABERG (CENTERLINE ROAD)



DEVELOPMENT, REDEVELOPMENT, RESTORATION, AND CONSERVATION

1. Incorporate residential and broad mix of uses along Centerline Road, including commercial, restaurants, office / research, and light industry.
2. Reconsider building along hillside near Myrah Keating Health Center.



PROVIDE HOMES FOR EVERYONE

3. Introduce a range of housing types as part of an expanded mix of uses within the mid-island Centerline Road area.
4. Provide housing for seniors in Susannaberg. Explore opportunities for housing with future improvements of the clinic site, including senior housing.
5. Potential residential and mix of uses on land across street from health clinic.
6. Create affordable housing near new school site off Centerline Rd (already some housing and flatter land).



BUILD ECONOMIC OPPORTUNITY AND RESILIENCE

7. Identify locations in the mid-island area for targeted commercial and industrial uses, focusing on redevelopment and uses that are appropriate near residential.



CONNECT PEOPLE, COMMERCE, AND PLACES

8. Improve pedestrian and bicycle infrastructure and shared parking opportunities as part of Centerline Road improvements.
9. Provide on- and off-street infrastructure (sidewalks and trails) to increase safety for pedestrians and cyclists, and improve access to commercial and mixed-use areas.
10. Centerline Rd is the only through road, need to maintain vehicular safety and flow. Provide off-street infrastructure (multi-use trail) and walkable side streets for pedestrian connections.
11. Explore street designs that minimize stormwater runoff and other negative environmental impacts (side streets).



SUSTAINABILITY AND STEWARDSHIP

12. Include green stormwater infrastructure to filter and reduce runoff as part of public infrastructure, coordinating public and private improvements with watershed/topography.
13. Implement retention areas to catch stormwater before it runs downhill.

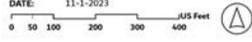


PROTECT NATURAL RESOURCES

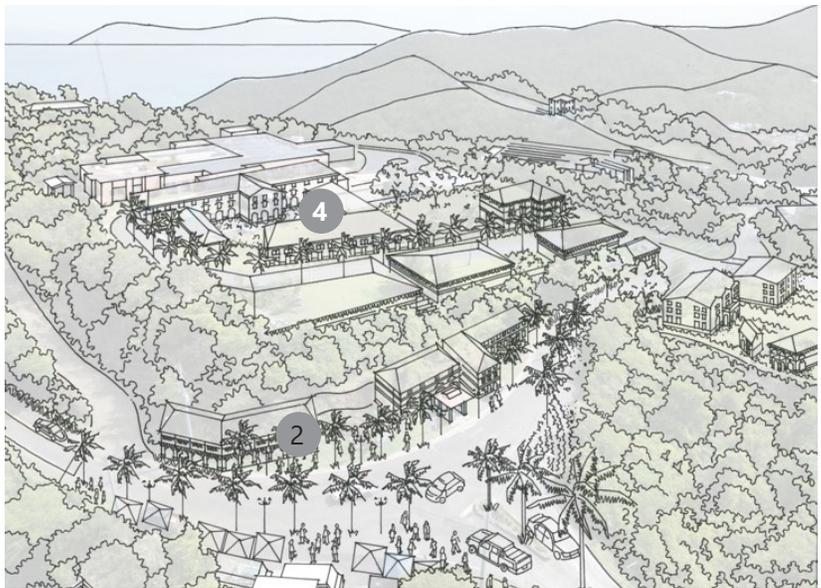
14. Consider buffers / water contamination from the car repair shops nearby.
15. Reduce development footprint in areas susceptible to adverse impacts such as near drainage guts.



FRAMEWORK MAP
 SITE: CENTERLINE RD
 LOCATION: ST. JOHN, USVI
 DATE: 11-1-2023



- Parcel Boundaries
- Contours (20 ft)
- Gut
- Buildings
- Potential Health Clinic/Mixed-Use Area
- Potential Mixed-Use/Industry Area
- Potential Residential Area
- Potential Open Space
- Potential Traffic Calming Zone
- Potential Stormwater Catchment Area
- Existing Pedestrian Path
- Potential Pedestrian Connection
- Potential Street Connection (shaded/green street)



Potential Future Conditions: Mixed-use development near the health clinic



Potential Future Conditions: Walkable streets and trails provide access to potential housing and services