

# St. Croix Focus Area: Sunny Isle

U.S. Virgin Islands  
Comprehensive  
Land and Water  
Use Plan



Visit [www.planusvi.com](http://www.planusvi.com) or scan the QR code to learn more about the CLWUP and stay up-to-date!

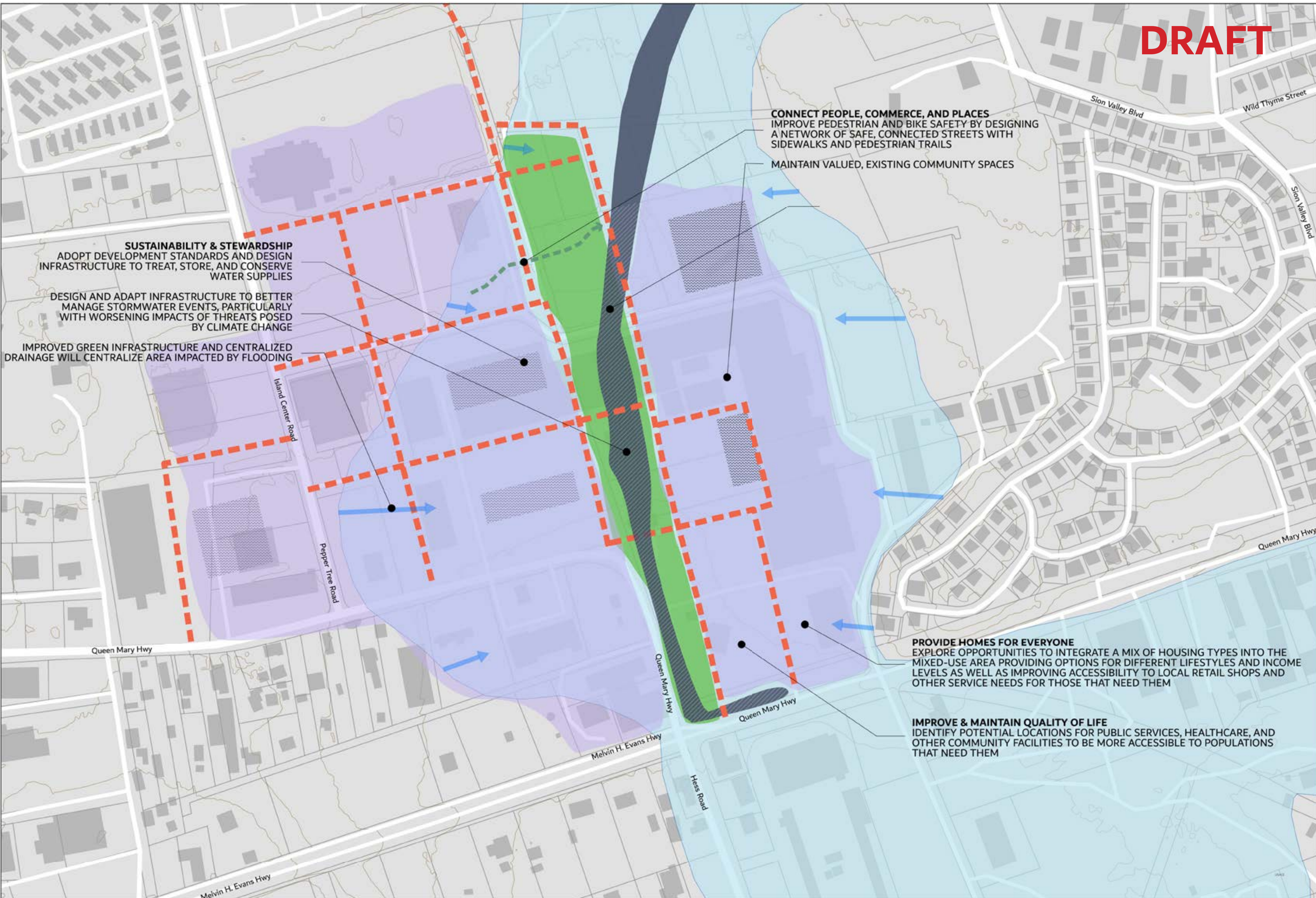


## EXISTING CONDITIONS



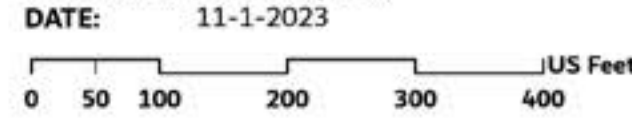
## FRAMEWORK MAP

**DRAFT**



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

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





# St. Croix Focus Area: Sunny Isle

U.S. Virgin Islands  
Comprehensive  
Land and Water  
Use Plan

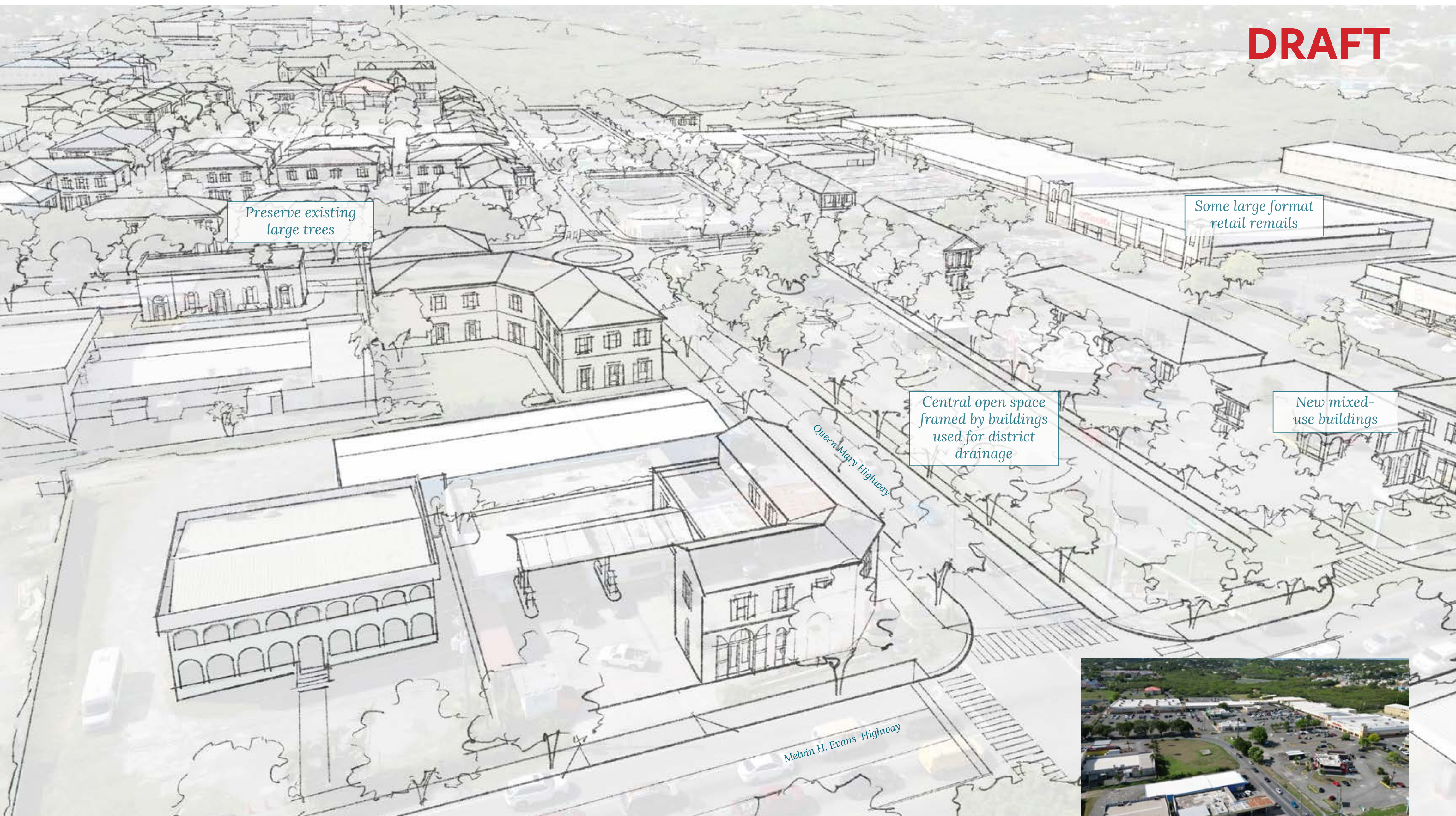


Visit [www.planusvi.com](http://www.planusvi.com) or scan the QR code to learn more about the CLWUP and stay up-to-date!



## SKETCHES TO DEMONSTRATE

- Potential for retrofit of commercial center
- Stormwater / green infrastructure upgrades
- Connectivity

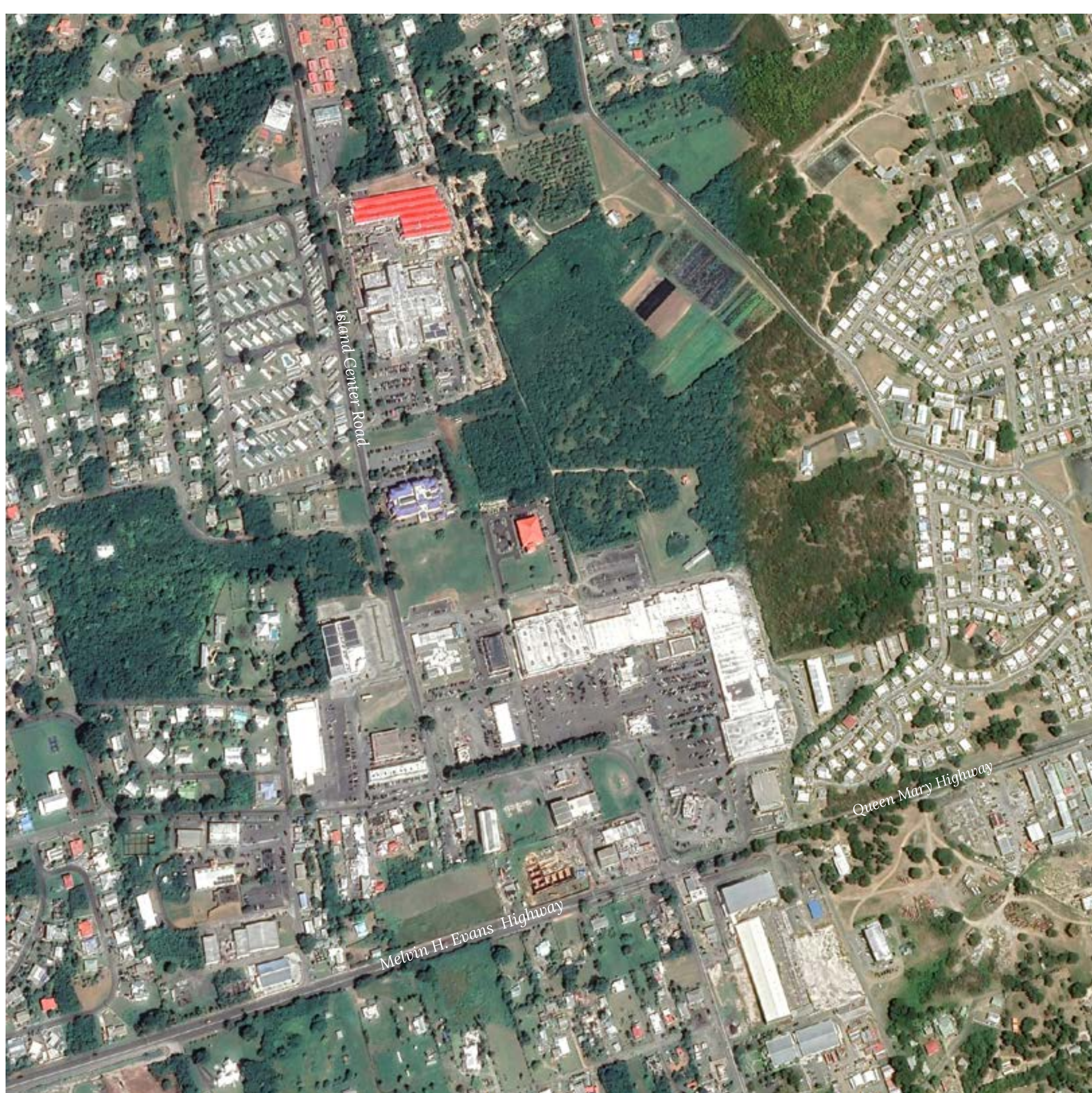


**DRAFT**

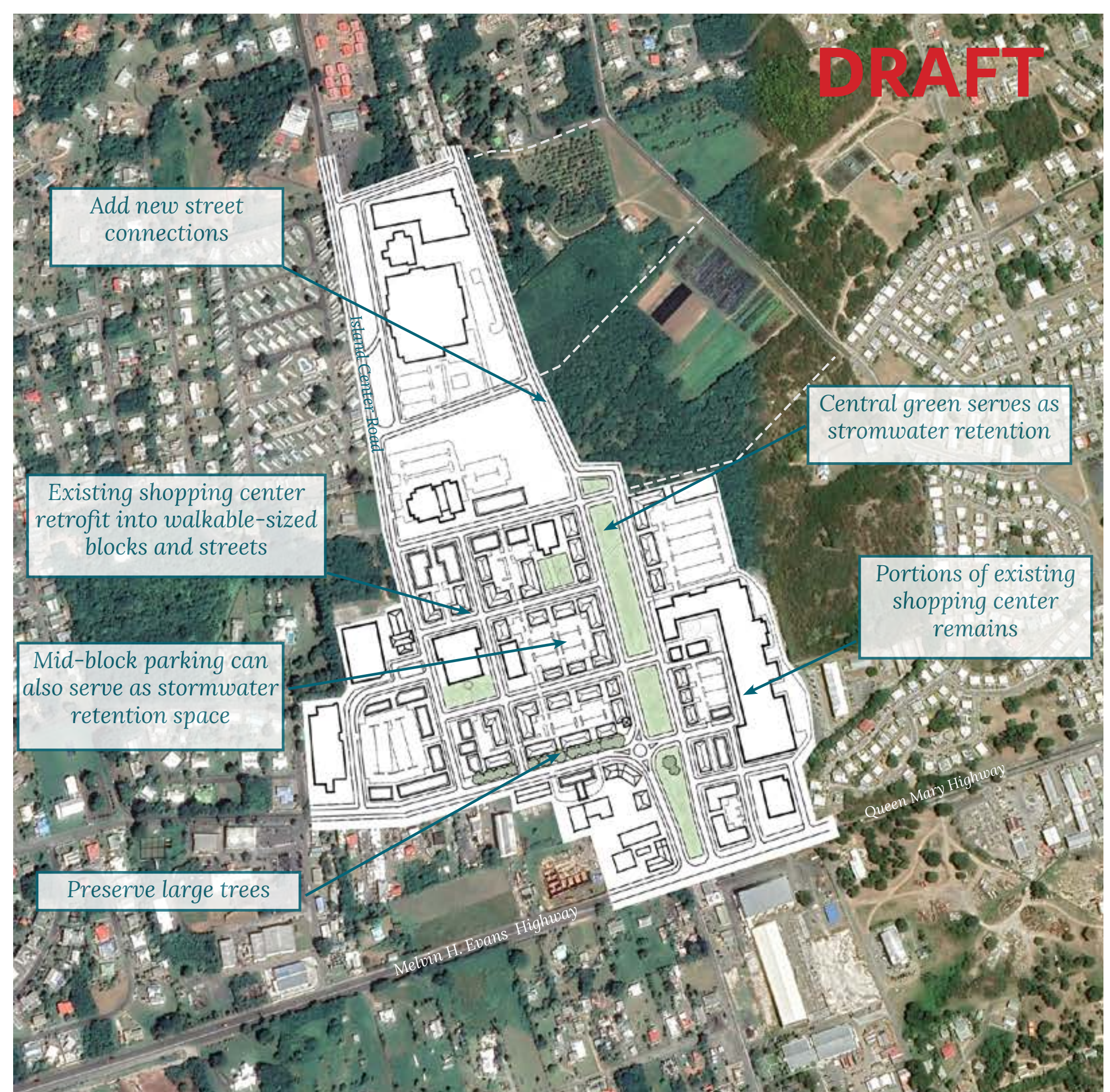
What if? Potential Future Conditions Near Sunny Isle Shopping Center



EXISTING



Existing Conditions



**DRAFT**

What if? Potential Future Conditions



# St. Croix Focus Area: 5 Corners

U.S. Virgin Islands  
Comprehensive  
Land and Water  
Use Plan



Visit [www.planusvi.com](http://www.planusvi.com) or scan the QR code to learn more about the CLWUP and stay up-to-date!



## EXISTING CONDITIONS



## FRAMEWORK MAP



**FRAMEWORK MAP**  
SITE: NORTHSIDE RD/5 CORNERS  
LOCATION: ST. CROIX, USVI  
DATE: 11-1-2023

- Parcel Boundaries
- Contours (10%)
- Ocean
- Flood Zone (1% Annual Chance Flood Hazard)
- Buildings
- Wetlands
- Existing Large Natural Area
- Potential Corridor Redesign
- Potential Mixed-Use Area
- Potential Residential Neighborhood Area
- Potential Improved Pedestrian Connection
- Existing Pedestrian Path



# St. Croix Focus Area: 5 Corners

U.S. Virgin Islands  
Comprehensive  
Land and Water  
Use Plan



Visit [www.planusvi.com](http://www.planusvi.com) or scan the QR code to learn more about the CLWUP and stay up-to-date!



## SKETCHES TO DEMONSTRATE

- Intersection design / improve walkability
- Potential for mixed-use development



What if? Potential Future Conditions at the 5 Corners Intersection



Existing Conditions



What if? Potential Future Conditions