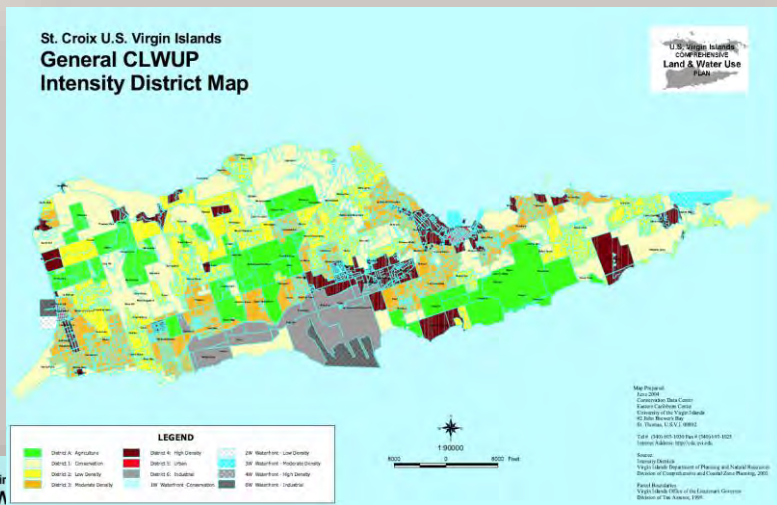

US Virgin Islands Comprehensive Land & Water Use Plan (Comp Plan)

Town Hall Meeting St. John

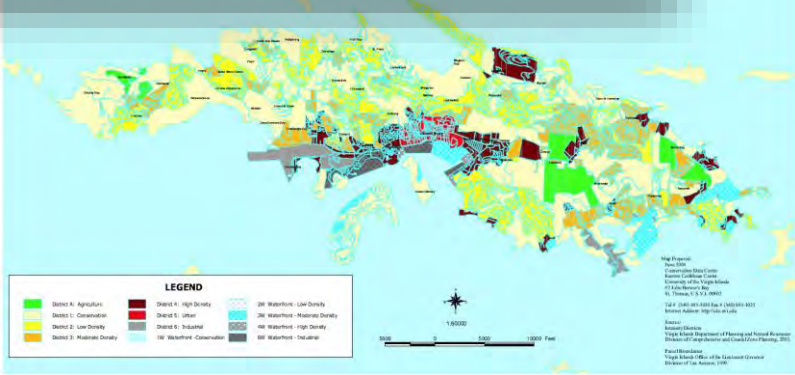
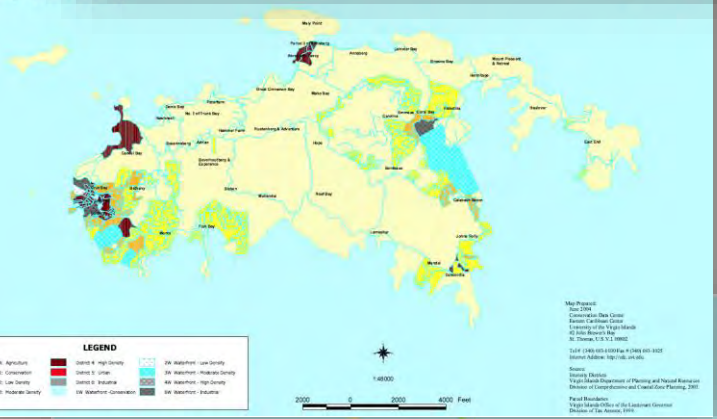
November 13, 2023



BACKGROUND



St. John U.S. Virgin Islands General CLWUP Intensity District Map



Key moments in USVI planning...

1970 – Chapter 2, Sections 30 – 35 establish the Planning Office and call for a “long-range comprehensive plan.”

1987 - Governor's Reorganization and Consolidation Act of 1987 establishes DPNR and re-affirms the need for a “long-range comprehensive plan.”

1990-1995 - 1st draft of a Comprehensive Land and Water Use Plan is crafted, but not approved by the Legislature

2004 – 2nd draft of a Comprehensive Land and Water Use Plan is crafted, but not approved by the Legislature.

2009 – Assessment of the Zoning & Subdivision Code

2011 – The Town's Blueprint

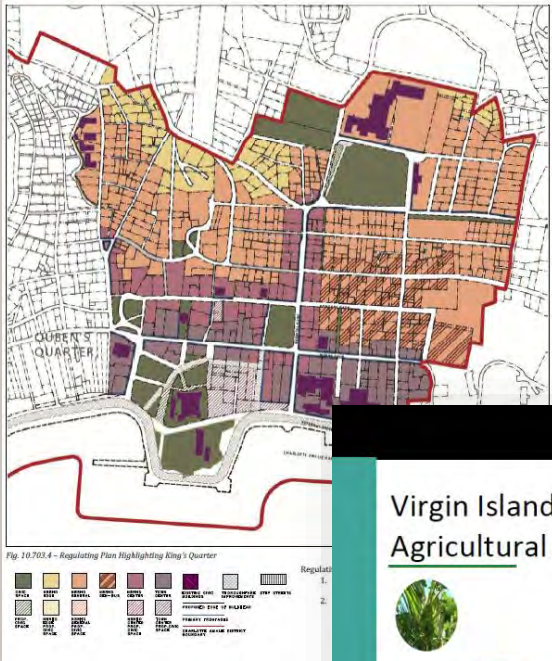
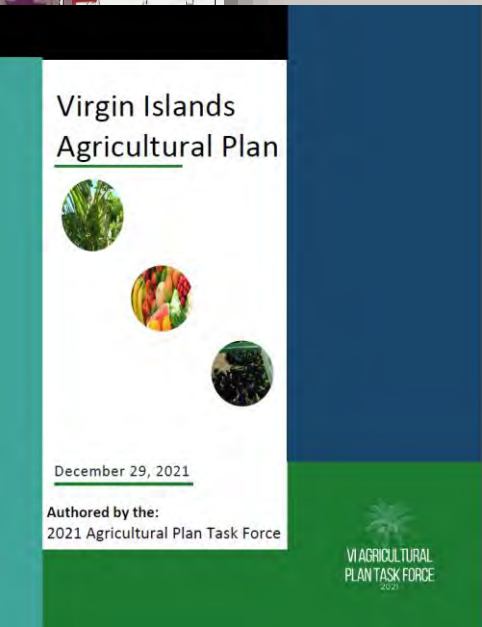


Fig. 10.703.4 - Regulating Plan Highlighting King's Quarter



Key moments in USVI planning (cont.)...

2014 – DRAFT Development Code (Revised Zoning & Subdivision Code) (not adopted)

2014 – Transportation Master Plan

2016 – USVI Historic Preservation Plan

2020 – USVI Integrated Water Quality Monitoring & Assessment Report

2021 – Vision 2040 (economic development)

2021 – Virgin Islands Agricultural Plan

2022 – Long range comprehensive planning process is rekindled by DPNR.

THE COMP PLAN TEAM

The DPNR Team



DPNR Commissioner
Jean-Pierre Oriol

LEAD STAFF

Leia LaPlace-Matthew
Territorial Planner

Marlon Hibbert
Coastal Zone Management Program
Director

Hilary Lohmann
Coastal Resilience Coordinator

The Consultant Team



Horsley Witten Group



CHANT VI



NT Media Pro



Design District Architects



Jaredian Design Group



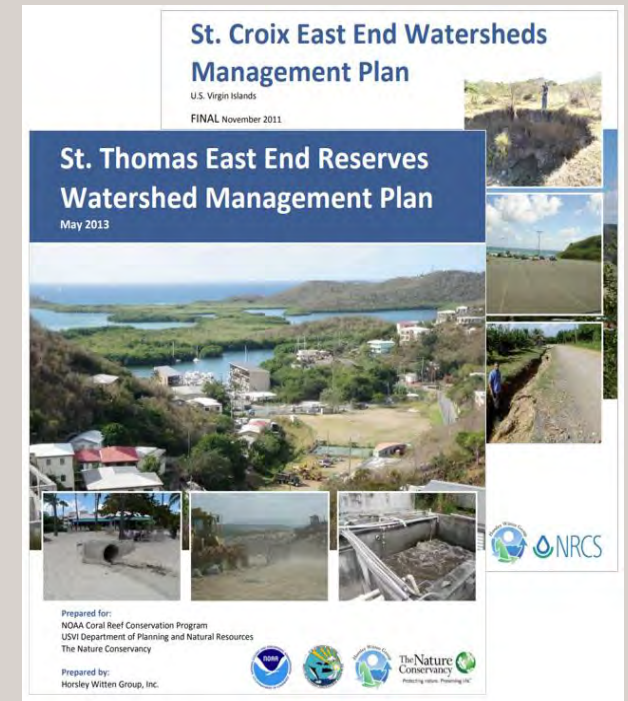
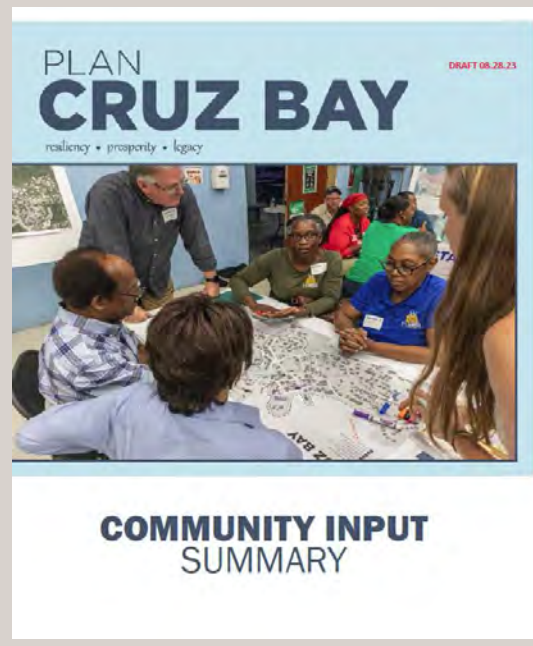
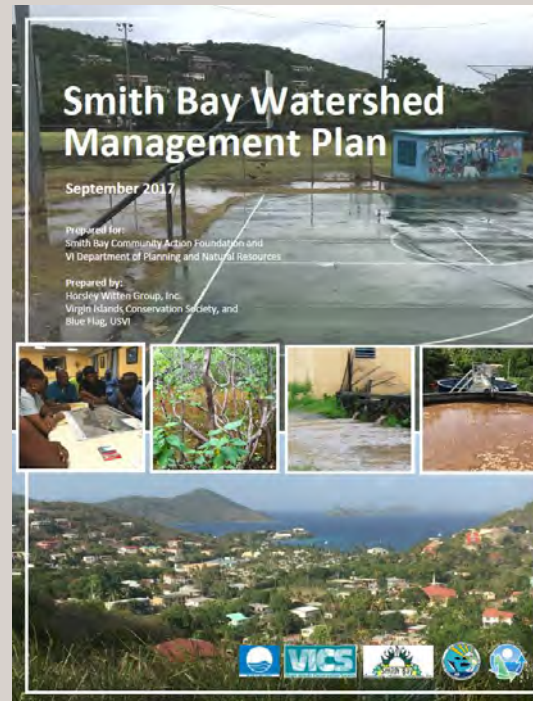
Dover, Kohl & Partners



Studio MAJJ



Camoin Associates



Team Experience
in the USVI
(Past and Ongoing)

THE PROCESS

PLANNING OUR FUTURE

Welcome

The USVI's Department of Planning and Natural Resources (DPNR) is creating a Comprehensive Land & Water Use Plan (USVI Comp Plan). This plan sets a shared vision for the USVI's future and a guide for how we can get there.

TOWN HALL MEETINGS AND OPEN HOUSES

NEXT ROUND OF MEETINGS IS NOVEMBER 7-13!

[CLICK HERE](#) for the advertising flyer. [CLICK HERE](#) to review project materials, including sketches of what proposed policy changes might look like if applied to well-known areas on each island (coming soon!).

Visit the [Events](#) page for information on times and places to "drop in" and visit our team at work. Check back soon for materials to review in advance of the meetings.

St. Croix Tuesday, November 7, 2023

UVI Great Hall

Open House at 4:30 PM - Meeting 5:30-7:30 PM

St. Thomas Thursday, November 9, 2023

Columban Hall - Holy Family Church

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St. John Monday, November 13, 2023

Sprung Structure in Coral Bay (next to the Fire Station)

Open House at 4:30 PM - Meeting 5:30-7:30 PM



St. Thomas Town Hall



St. John Town Hall



St. Croix Town Hall

Developing the Plan (the content)

1. Project Baseline

Feb/Mar 2023

2. Community Values ("Formative Issues")

July 2023

3. Draft Policies (visualize draft policies)

Nov 2023

4. Future Land and Water Use Maps

5. Draft Plan

6. Final Plan

Every step of the way, we post materials to the website and check in with the public.

PLANNING OUR FUTURE

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St. Thomas Town Hall



St. John Town Hall



St. Croix Town Hall

Developing the Plan (the process)

1. Reconnaissance and Research
2. Project Website
3. Agency/Leadership Meetings
4. Small Group Interviews (virtual and in person)
5. Three Working Groups (each major island)
6. Town Halls and Open House sessions
7. Surveys
8. Social and Traditional Media

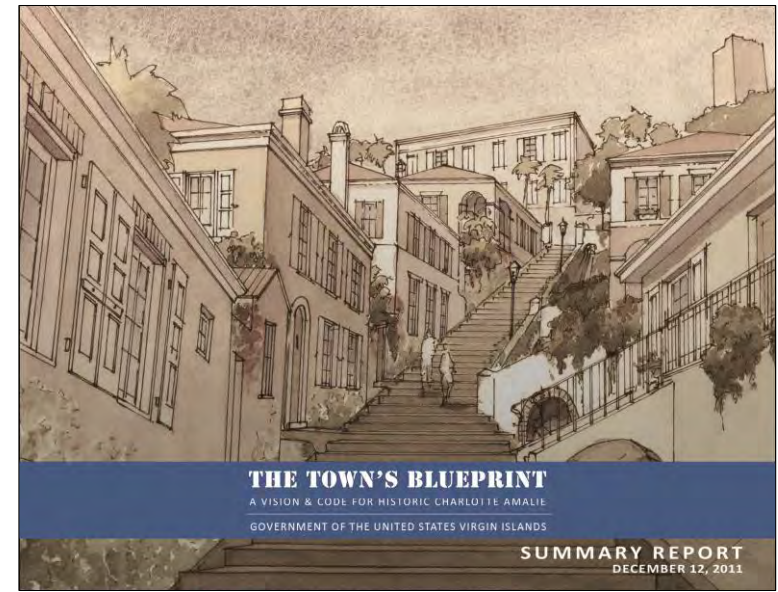
Every step of the way, we post materials to the website and check in with the public.



TONIGHT:
VISUALIZE DRAFT POLICIES

VISION

“WHAT IF?”



The Town's Blueprint: A Vision & Code for Historic Charlotte Amalie



BIG IDEAS: Waterfront Public Spaces



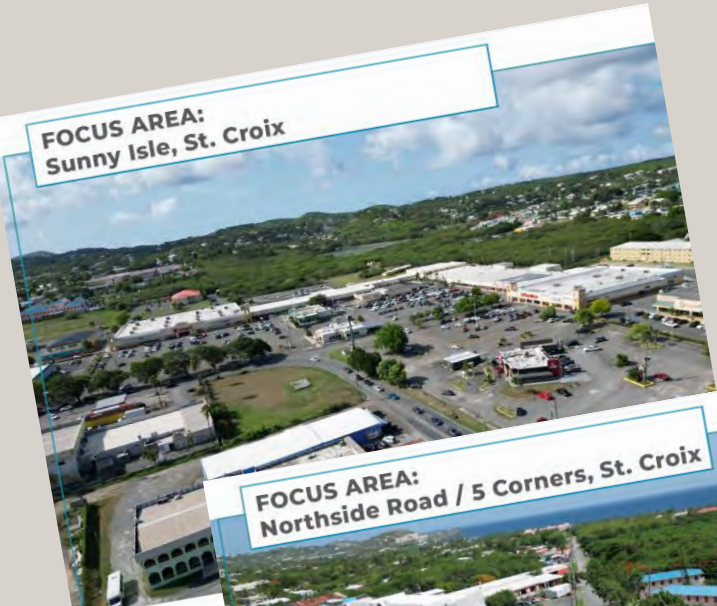
BIG IDEAS: Waterfront Public Spaces

Focus Areas

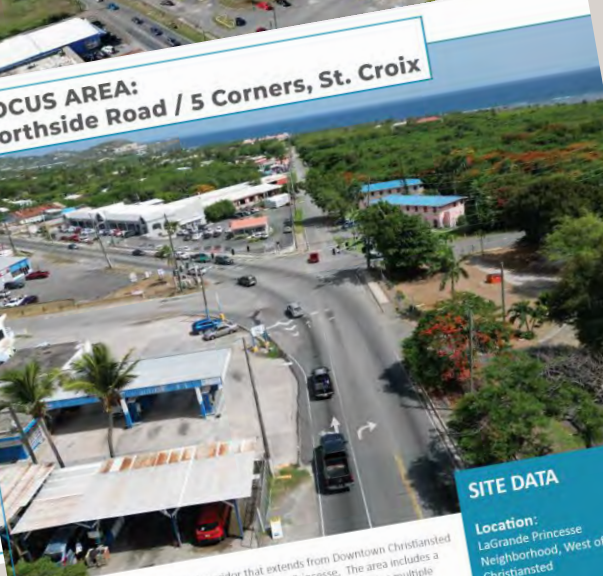
2 sample sites per island

review at planusvi.com

FOCUS AREA: Sunny Isle, St. Croix



FOCUS AREA: Northside Road / 5 Corners, St. Croix



Developed in the 1960s for daily needs and service, the crossroads of Queen's Road features a movie theater, Social Security Administration, and shaded stages/amphitheater.

Concerns and Opportunities

- Over time, there could be mixed-use development opportunities. A new design could allow for increased parking and better access to the area.
- To improve the area, the road should be transformed from a two-lane road to a multi-lane road with a median to alleviate flooding.
- The surrounding area should be redeveloped and the Governor's office should be moved to a new location in nature, with good views and to better connect the area to the rest of the island.

Northside Road is a commercial corridor that extends from Downtown Christiansted through the neighboring community of La Grande Princesse. The area includes a variety of commercial uses and local businesses, and the road features multiple travel lanes and turn lanes. Where sidewalks are present, they are narrow, and walking is difficult with limited shade and pedestrian accommodations. Multi-generational homes are common and apartment complexes can be found closer to the water.

Concerns and Opportunities:

- Northside Road has potential for a greater mix of uses to refresh and revitalize the corridor, which could include mixed-use buildings with office and residential units in addition to retail and commercial services.
- While there is a sidewalk in some areas, it is not continuous, and the speed of vehicular traffic and lack of trees make walking uncomfortable.
- The five-corners intersection of Northside Road with Little Princesse Road/Erk is particularly challenging to navigate on foot.
- The intersection design to better accommodate pedestrians is a key opportunity.

SITE DATA

Location:
LaGrande Princesse Neighborhood, West of Christiansted

To Demonstrate:
Mixed-use development; Intersection design

Approximate Area:
16 acres

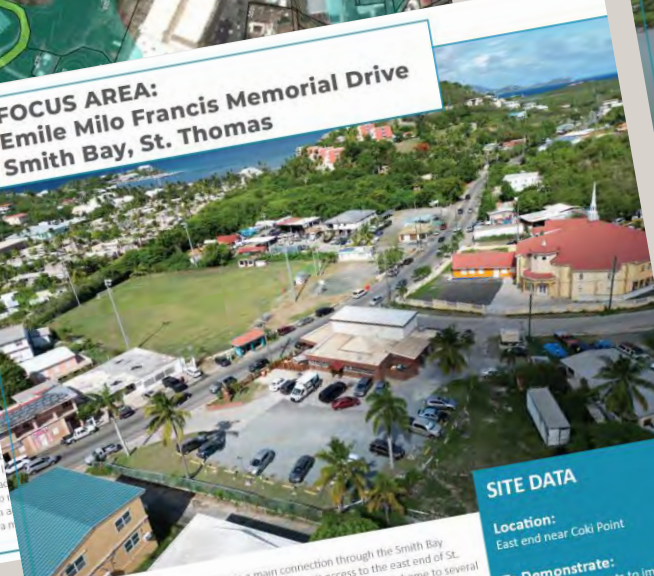
Zoning:

- C Commercial along corridor
- R-1 Low Density
- R-2 Low Density - One or Two Family
- R-3 Medium Density in surrounding neighborhoods

FOCUS AREA: Tutu Park Mall, St. Thomas



FOCUS AREA: Emile Milo Francis Memorial Drive Smith Bay, St. Thomas



The area around Tutu Park Mall is surrounded by single-family homes. Rlymer Highway, the area's main thoroughfare, has heavy vehicular traffic. Tutu Park Mall is a key destination for the area and is needed housing as part of the area's development.

Concerns and Opportunities

- The Charles W. Turner Center is a key destination for the area and is needed housing as part of the area's development.
- To the rear of Tutu Park Mall, there is an opportunity to develop a network of connecting roads to better serve the area.
- Are there ways to transform the area into a more vibrant destination and a key part of the island's development?

Emile Milo Francis Memorial Drive is a main connection through the Smith Bay watershed, providing important vehicular and transit access to the east end of St. Thomas. The busy thoroughfare is lined by commercial zoning and sidewalks, and small local businesses. Although there are limited crosswalks and sidewalks, vehicular traffic is fast-moving, pedestrian activity is fairly high, particularly near the intersection of Coki Point Road. At this intersection there is a small plaza area with local vendors, a nearby ballfield, and a cluster of restaurants and businesses in buildings that are placed close to the street edge.

Concerns and Opportunities:

- Located in a low-lying area, there is frequent flooding along the corridor, creating problems for pedestrians and property owners. The Department of Public Works is planning street improvements to upgrade drainage; this project may also include a sidewalk on at least one side of the street and putting power lines underground.
- There is an opportunity to use the upcoming street improvements to broaden the area for pedestrians and stormwater management.
- There is a mix of uses, including affordable housing and commercial services in surrounding neighborhoods.

SITE DATA

Location:
East end near Coki Point

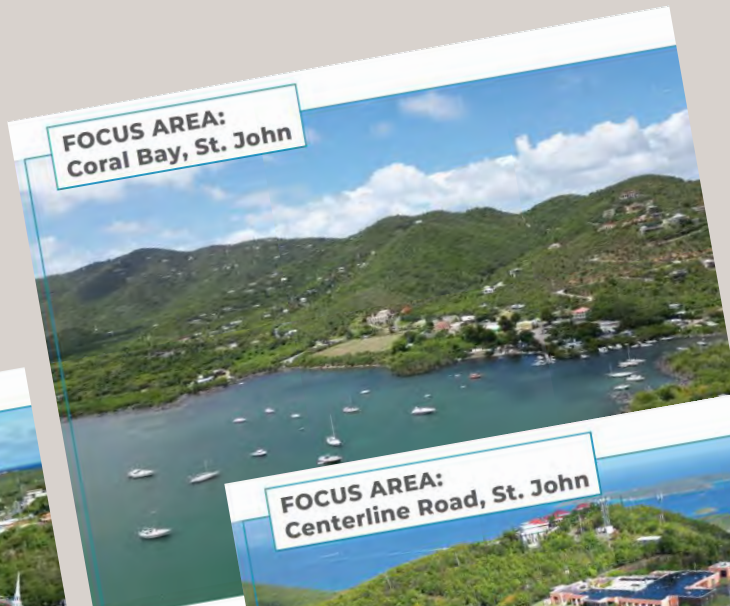
To Demonstrate:
Street design concepts to improve walkability; green infrastructure; range of housing types

Approximate Area:
15 acres

Zoning:

- B-3 Business Scattered
- B-4 Business Residential
- R-1 Residential - Low Density
- R-2 Residential - Low Density One or Two Family
- R-3 Residential - Medium Density in surrounding neighborhoods

FOCUS AREA: Coral Bay, St. John



FOCUS AREA: Centerline Road, St. John



Coral Bay is a scenic natural area for St. Johnians. Today, a number of local businesses and East End Road also serve the area. The Coral Bay Community Center and water use plan from 2013 and the Watershed Plan are key documents for the area.

Concerns and Opportunities

- Building on steep slopes could be challenging.
- Two mixed-use developments with mixed feedback. Mixed-use proposals and the area's development should be considered.
- Opportunities to see how the area can be transformed into a more vibrant destination and a key part of the island's development.
- Additionally, there is an opportunity to see how the area can be transformed into a more vibrant destination and a key part of the island's development.

Centerline Road is the primary vehicular route across St. John and is a vital connection between Cruz Bay and Coral Bay. Historically, the road was traveled by donkeys and rural in nature. The two-lane road follows the natural topography of the island, winding through the National Park. Today, the road is surrounded by lush vegetation and features a VITRAN public bus route. One of the primary destinations along the corridor is the Myrah Keating Smith Community Health Center, which provides health care services for the entire island. In recent years, a mix of businesses and industry has emerged around the health center including light industrial businesses, a new gas station, and a mix of restaurants.

Concerns and Opportunities:

- Walking is difficult today, with limited sidewalks and fast-moving thru traffic. Community members have expressed interest in seeing this area continue to evolve into a new mid-island mixed-use center. To support this vision, there is an opportunity to re-think pedestrian access to the area by providing sidewalks and/or a multi-use trail; provide better connections near bus stops (crosswalks, and/or a multi-use trail); and, orient new mixed-use development toward the street and public facilities at the Health Center.

Comp Plan Community Values (draft July 2023)

review at planusvi.com

I. Govern Effectively

II. Celebrate Our History & Culture

III. Provide Homes for Everyone

IV. Connect People, Commerce, & Places

V. Protect Natural Resources

VI. Improve & Maintain Quality of Life

VII. Mitigate the Impacts of Climate Change

VIII. Build Economic Opportunity & Resilience

XI. Sustainability & Stewardship

X. Development, Redevelopment, Restoration & Conservation



Connect People, Commerce and Places

draft guiding principles & policy directions



Increase walking and biking safety and opportunities, prioritizing commercial and mixed-use areas; invest in VITRAN; explore roadway designs that include green infrastructure

Protect Natural Resources

draft guiding principles & policy directions



Protect sensitive areas (guts, floodplains, wetlands, coastal areas, steep slopes, mature forests, etc.)

Protect Natural Resources

draft guiding principles & policy directions



Use best practices in site and landscape design to manage stormwater and reduce flooding

Improve and Maintain Quality of Life

draft guiding principles & policy directions



Public access to services, healthcare facilities, open spaces, recreation, shoreline areas

Sustainability & Stewardship

draft guiding principles & policy directions



Strengthen infrastructure against current and projected climate impacts, including hurricanes, flooding, sea level rise, heat and others.

Development, Redevelopment, Restoration, & Conservation

draft guiding principles & policy directions



Identify areas where existing buildings can be reused, and areas where walkable mixed-use development should be encouraged. Identify where investment in infrastructure be made (water, sewer, roads, sidewalks, etc.)



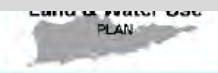
DRAFT

**“STARTER SKETCHES”, TESTING IDEAS,
FOR DISCUSSION**













How can tonight's discussion
affect the Comp Plan?

2004 CLWUP Draft

St. John U.S. Virgin Islands General CLWUP Intensity District Map



LEGEND

	District A: Agriculture		District 4: High Density		2W Waterfront - Low Density
	District 1: Conservation		District 5: Urban		3W Waterfront - Moderate Density
	District 2: Low Density		District 6: Industrial		4W Waterfront - High Density
	District 3: Moderate Density		1W Waterfront - Conservation		6W Waterfront - Industrial



1:48000



Map Prepared:
June 2004
Conservation Data Center
Eastern Caribbean Center
University of the Virgin Islands
#2 John Brewer's Bay
St. Thomas, U.S.V.I. 00802

Tel # (340) 693-1030 Fax # (340) 693-1025
Internet Address: <http://cdc.uvi.edu>

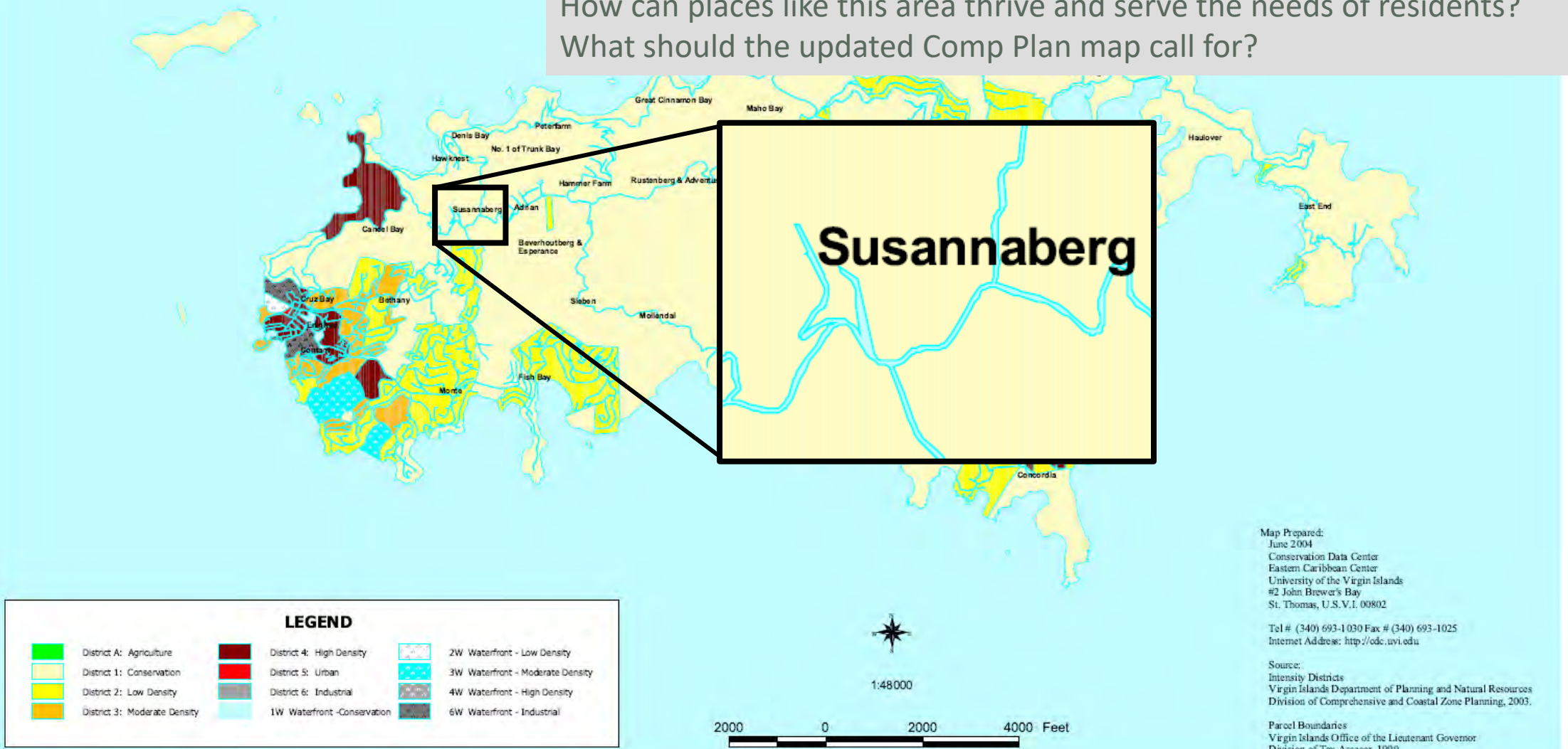
Source:
Intensity Districts
Virgin Islands Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning, 2003.

Parcel Boundaries
Virgin Islands Office of the Lieutenant Governor
Division of Tax Assessor, 1999.

St. John U.S. Virgin Islands
General CLWUP
Intensity District Map

2004 CLWUP Draft

Twenty years ago, the draft of the CLWUP envisioned a “conservation” designation for the area around Myrah Keating hospital. Since then, a mix of industrial, commercial, and restaurant uses continue to operate. How can places like this area thrive and serve the needs of residents? What should the updated Comp Plan map call for?



Focus Area: Centerline Road

Sketches to Demonstrate:

- Create a new “mid-island center” near health clinic with variety of uses
- Improve walkability







Paradise
LUMBER & HARDWARE

Monday to Friday	Saturday	Sunday
7:00AM - 4:00PM	8:00AM - 1:00PM	CLOSED

Follow us on Twitter for Special Offers @Paradiselumber

Pedestrian Conditions



COMING SOON!

**PLEASE LOOK
BOTH WAYS
BEFORE CROSSING!**

New Businesses

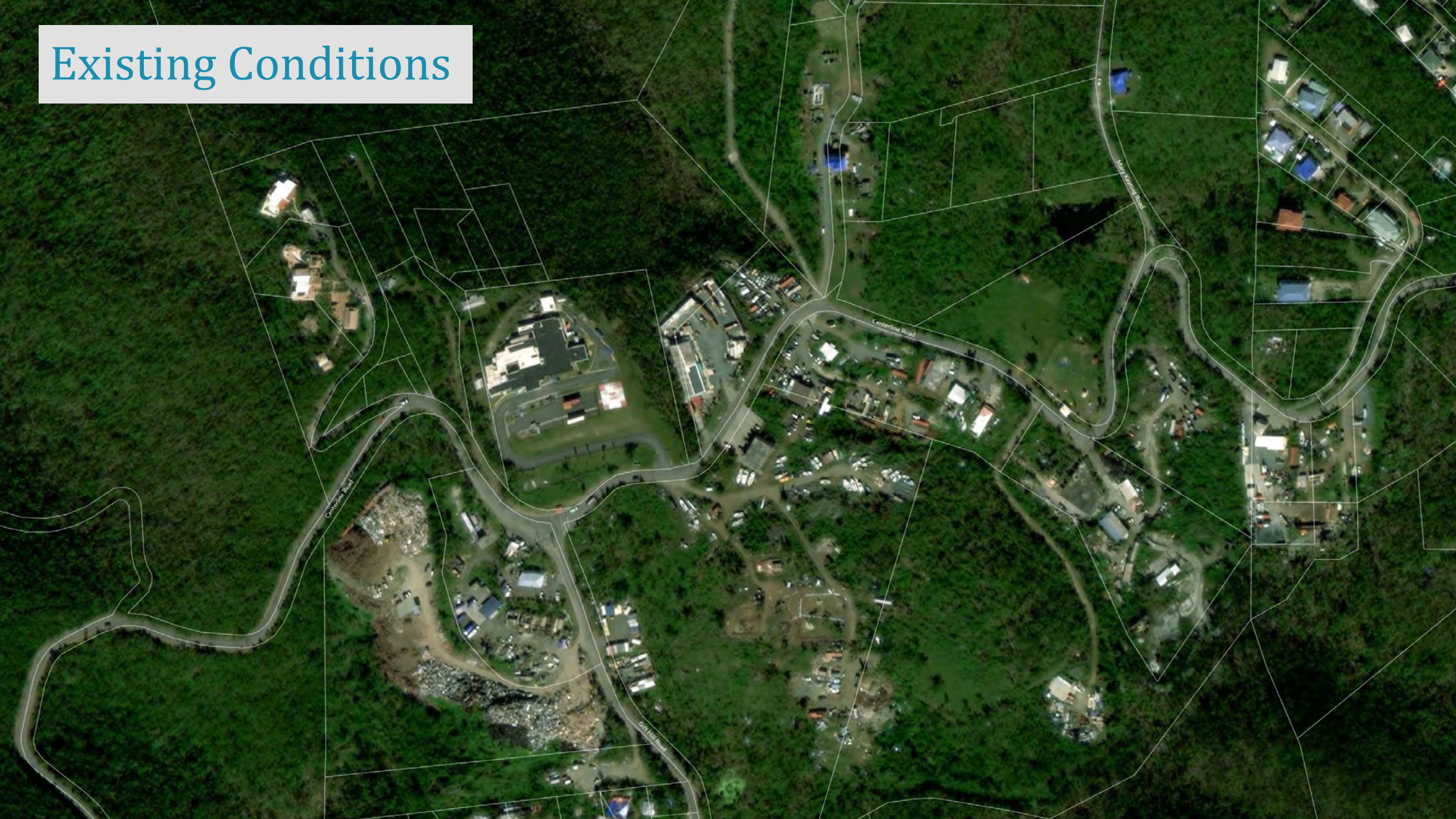


Near Transit Stop / Health Clinic



Near Transit Stop / Health Clinic

Existing Conditions



Framework Map

DRAFT

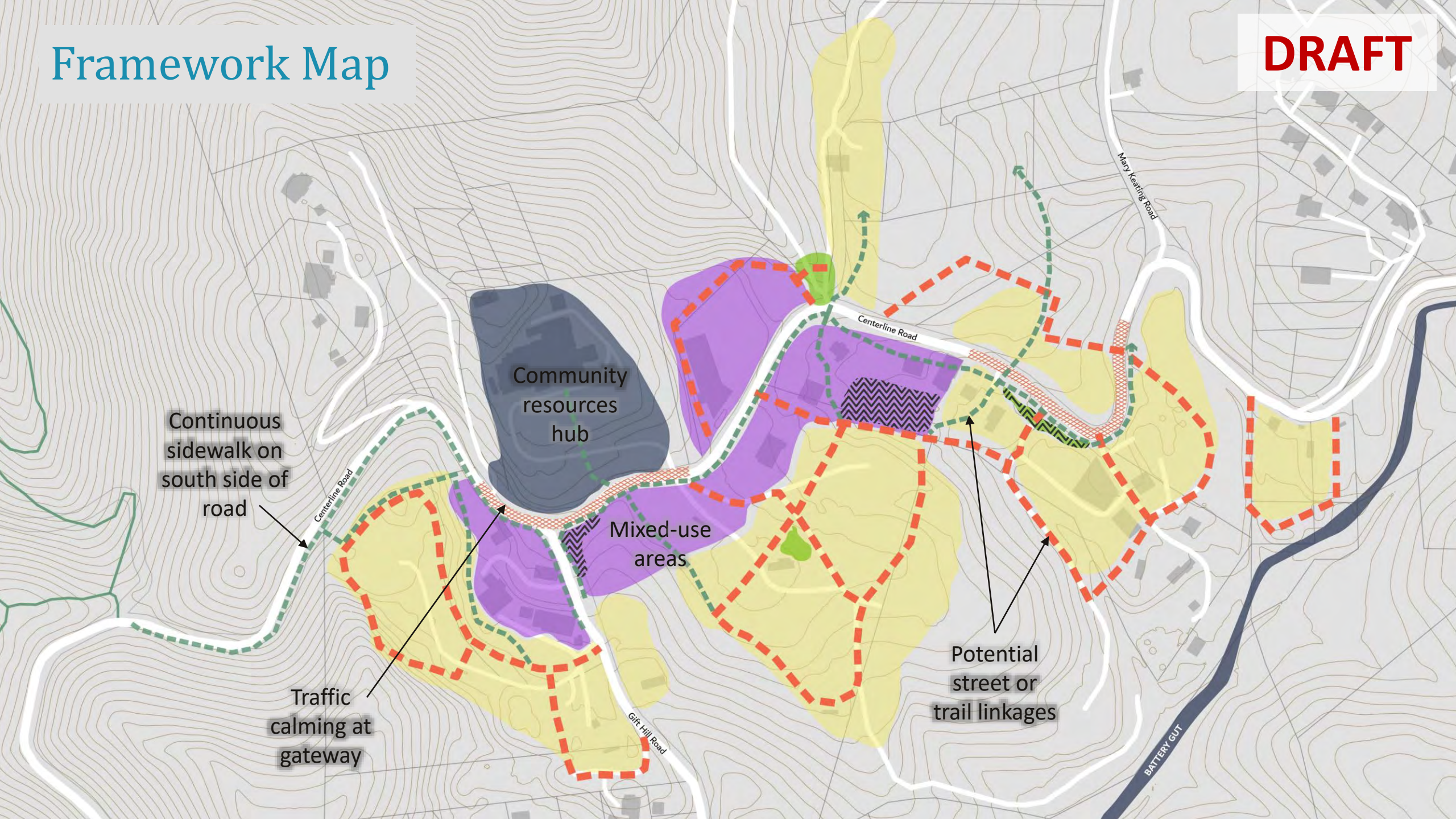
Continuous sidewalk on south side of road

Traffic calming at gateway

Community resources hub

Mixed-use areas

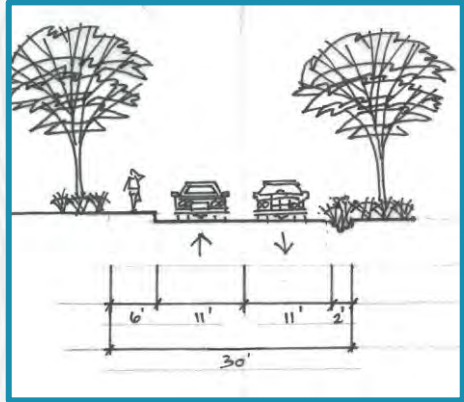
Potential street or trail linkages



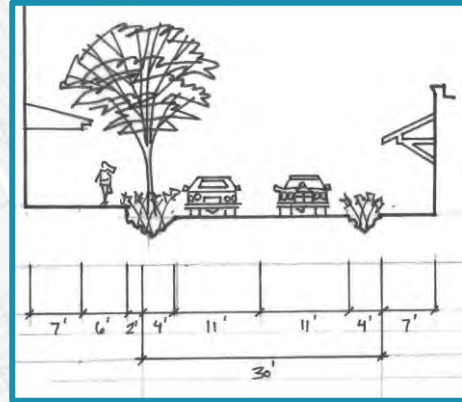
Framework Map

Street Design Concepts

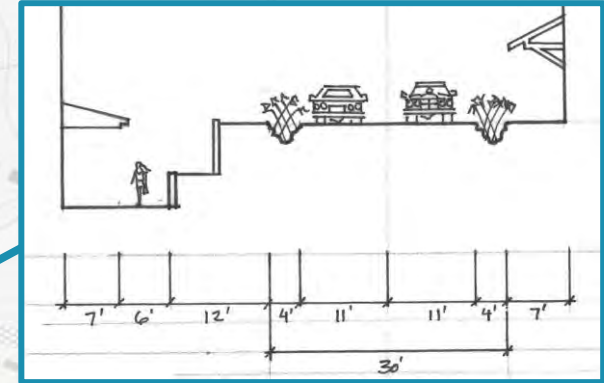
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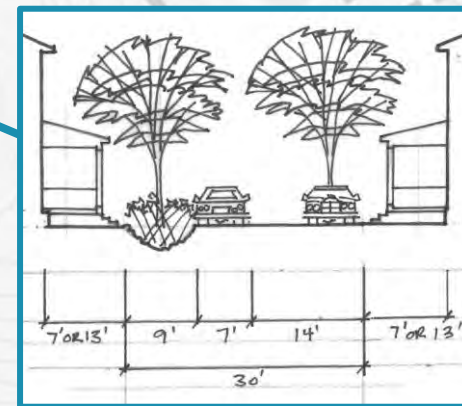
Centerline (west)



Centerline (central)



Centerline (east)



Shared space residential street

Existing Conditions



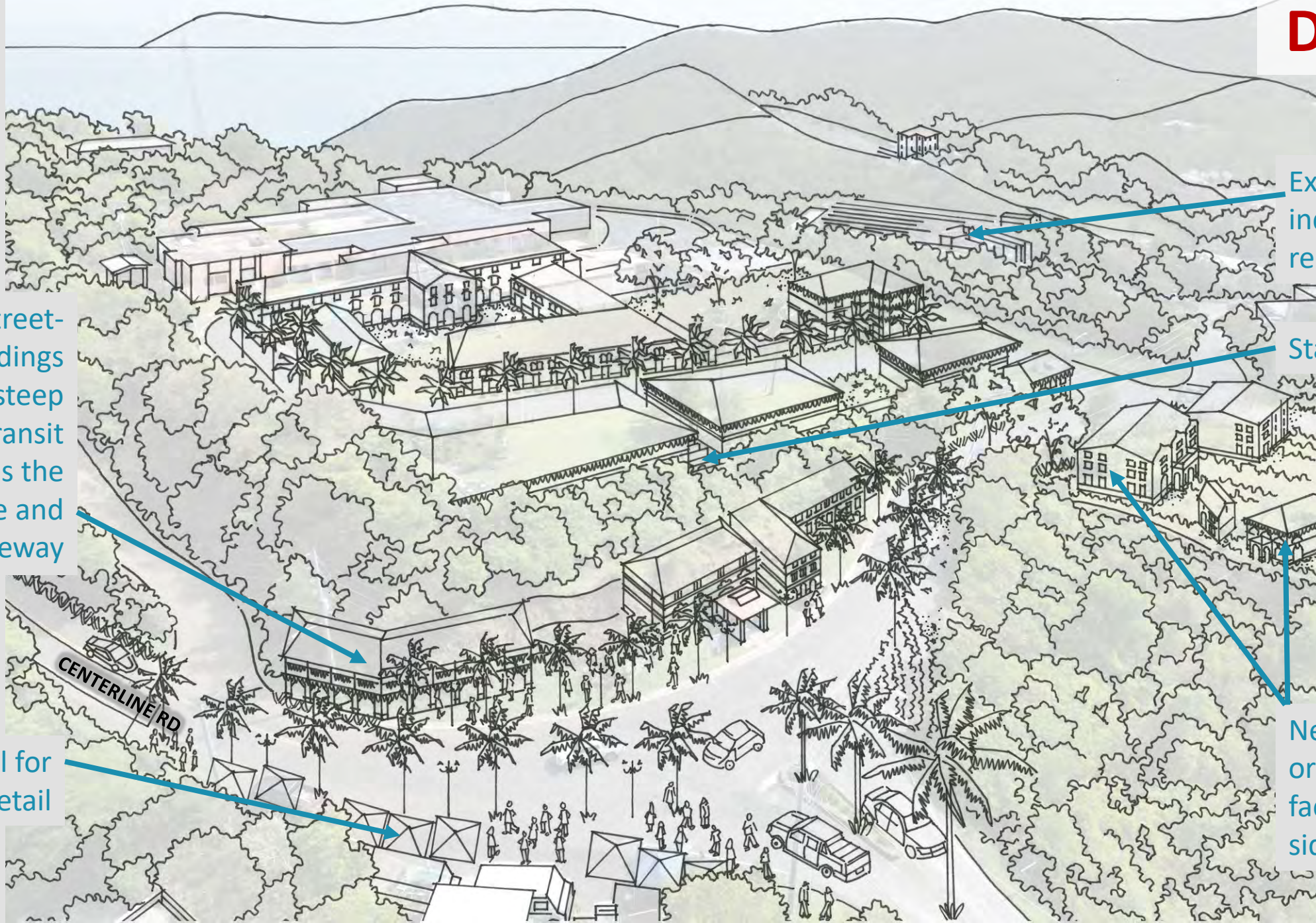
What if?

Potential Future Conditions

DRAFT



DRAFT



Existing light industry remains

Stair street

New buildings oriented to face trails / sidewalk

New street-oriented buildings tucked into steep grade near transit stop activates the streetspace and creates gateway

Potential for pop-up retail

CENTERLINE RD

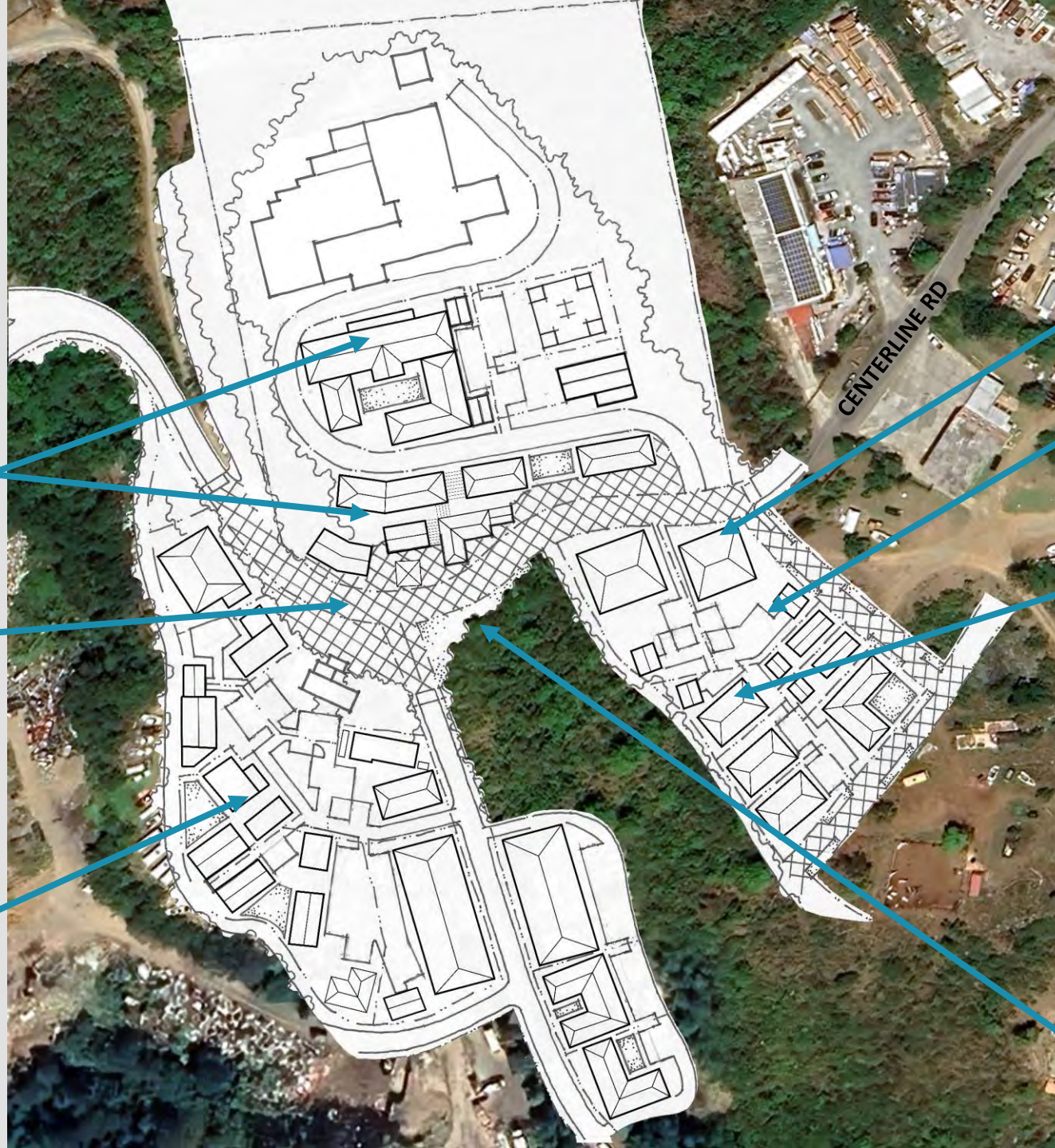
Existing Conditions



DRAFT

What if?

Potential Mixed-use Gateway



Potential new building locations at clinic site

Traffic calming / slow speeds

Longer-term reuse of Susannaberg transfer station

Mixed-use buildings face Centerline Road

Mid-block parking

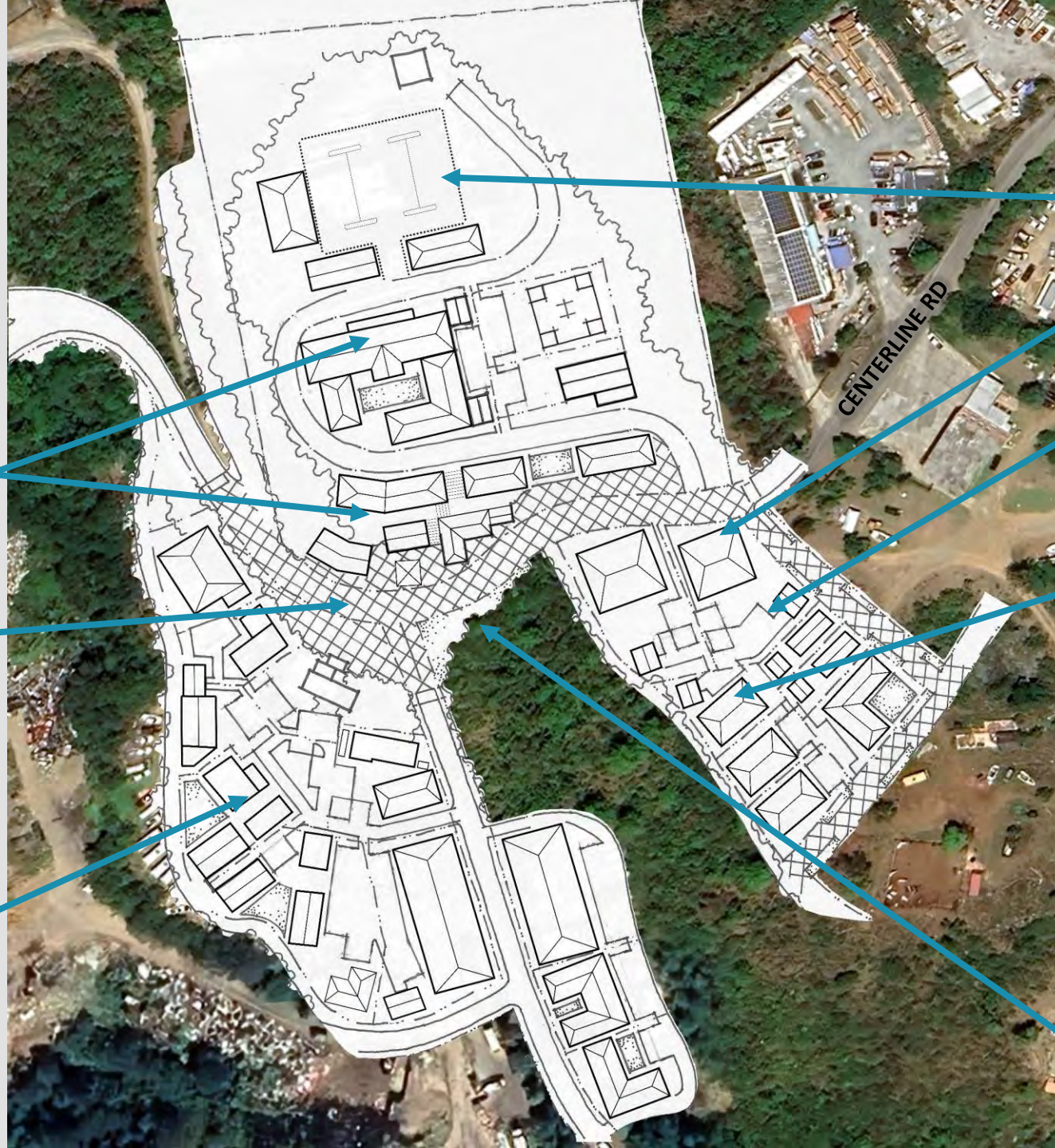
Residential buildings face new streets/trails; shared streets present opportunities for permeable pavement, bio-swales, structural soil, and shade

Open space for water catchment area

DRAFT

What if?

Potential Mixed-use Gateway



Pervious parking area

Mixed-use buildings face Centerline Road

Mid-block parking

Residential buildings face new streets/trails; shared streets present opportunities for permeable pavement, bio-swales, structural soil, and shade

Open space for water catchment area

Potential new building locations at clinic site

Traffic calming / slow speeds

Longer-term reuse of Susannaberg transfer station

Focus Area: Coral Bay

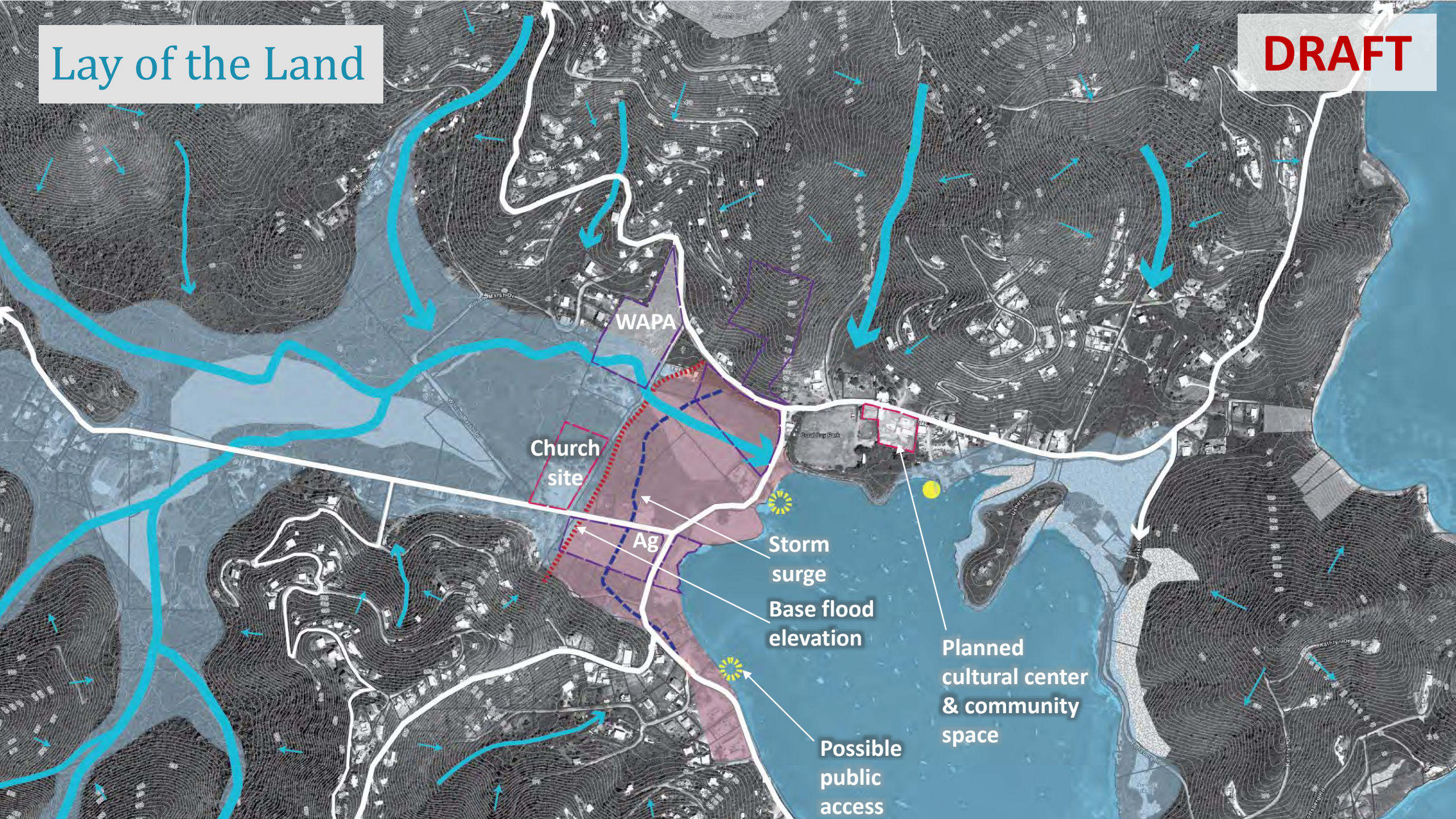


Sketches to Demonstrate:

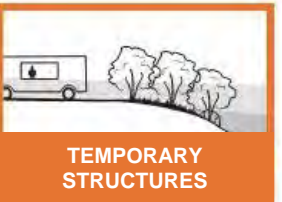
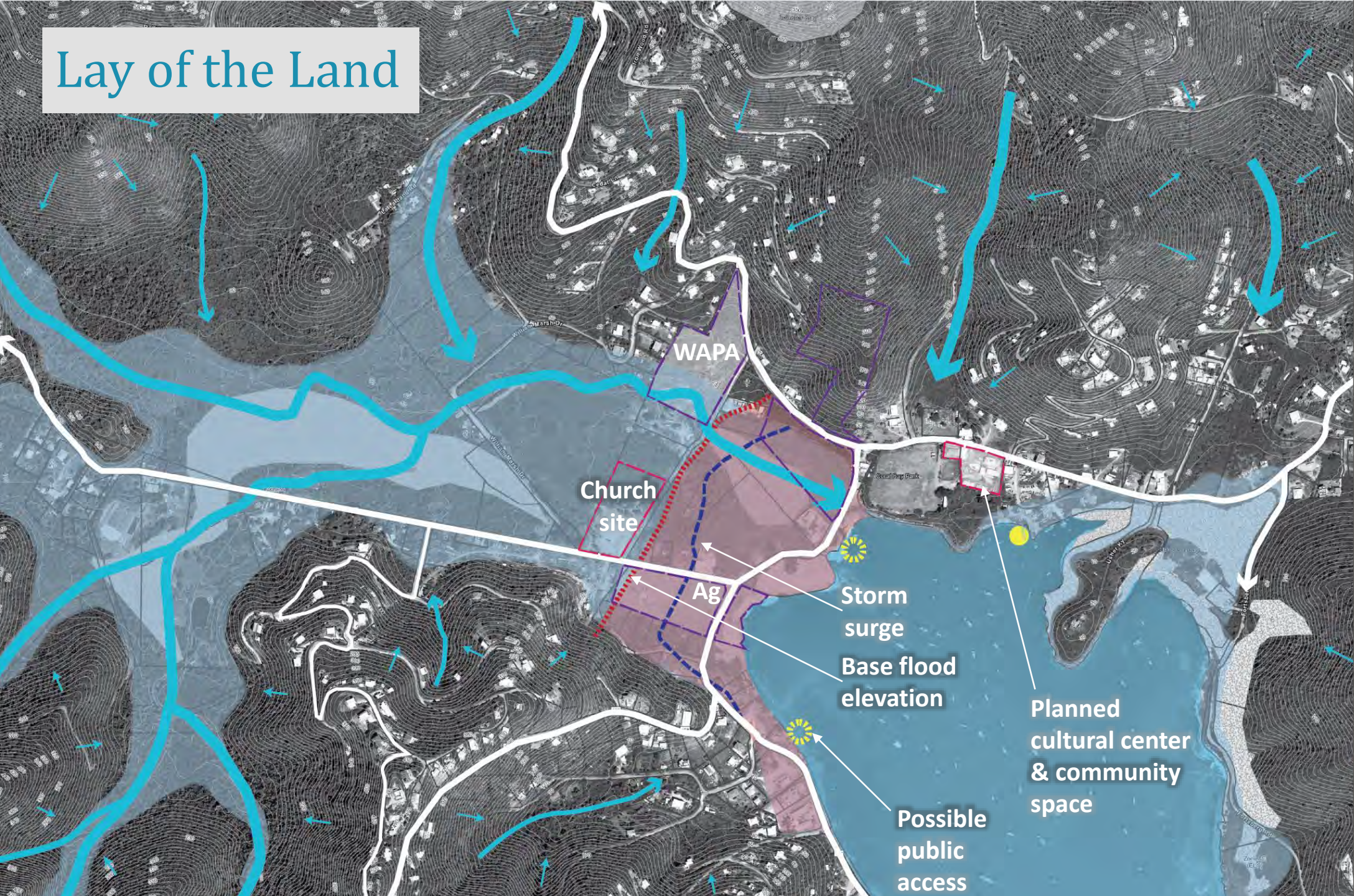
- Provide needed community services
- Improve connectivity & walkability

Lay of the Land

DRAFT



Lay of the Land







Coral Bay Road



Coral Bay Road



Over King Hill Road



Potential New Road Alignment



Over King Hill Road



ST. JOHN
BUILDING SUPPLIES
SAND GRAVEL STONE STEEL HAR
BLOCKS TOPSOIL FILL
CELL PHONE (340) 227-4442 / 66



King Hill Road



Our Place Community Park



Existing Mixed-use Building



Former School Facility



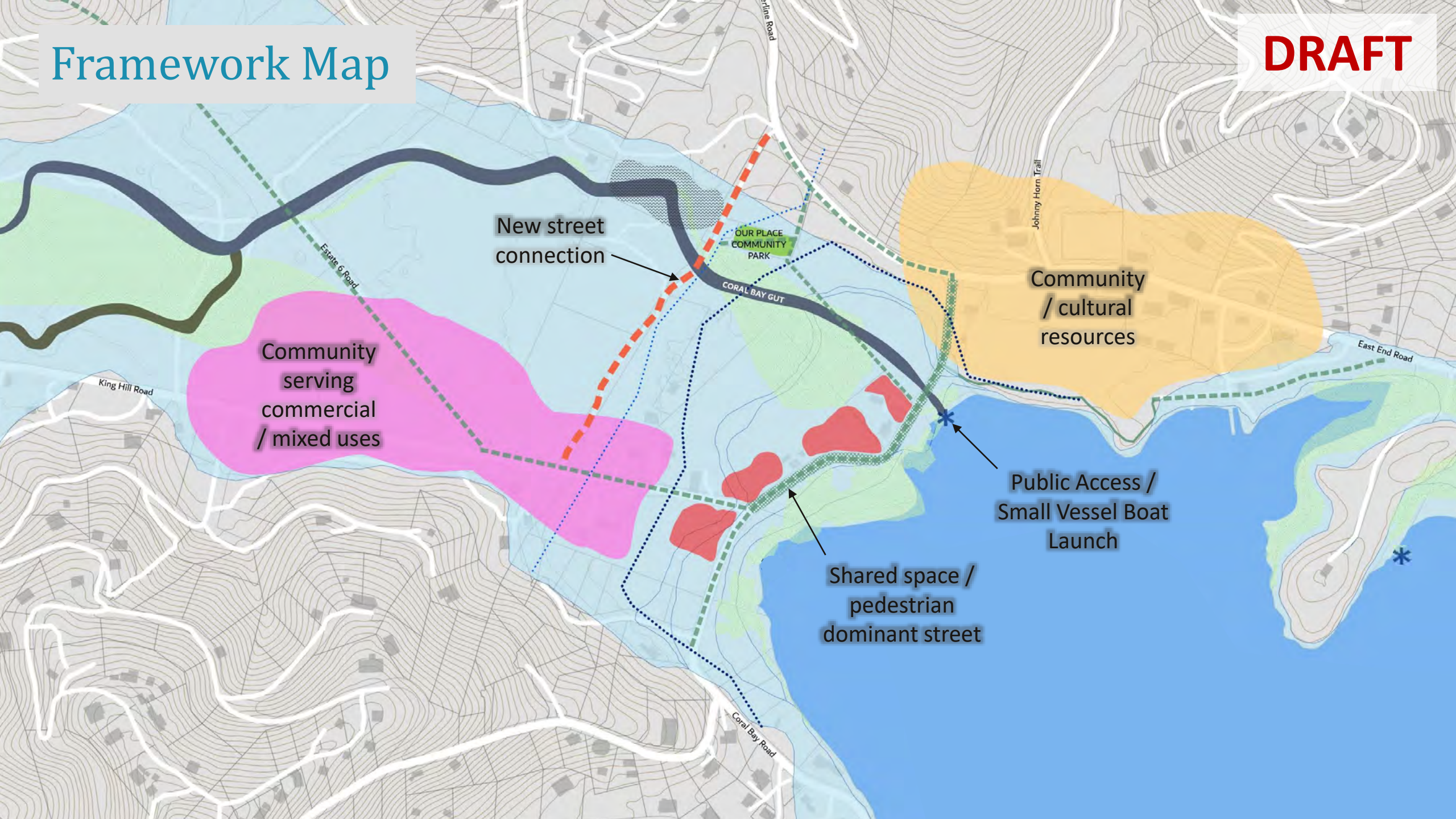
Waterfront

Existing Conditions



Framework Map

DRAFT



New street connection

Community serving commercial / mixed uses

Community / cultural resources

Public Access / Small Vessel Boat Launch

Shared space / pedestrian dominant street

OUR PLACE COMMUNITY PARK

CORAL BAY GUT

Johnny Horn Trail

King Hill Road

Estate 6 Road

Coral Bay Road

East End Road

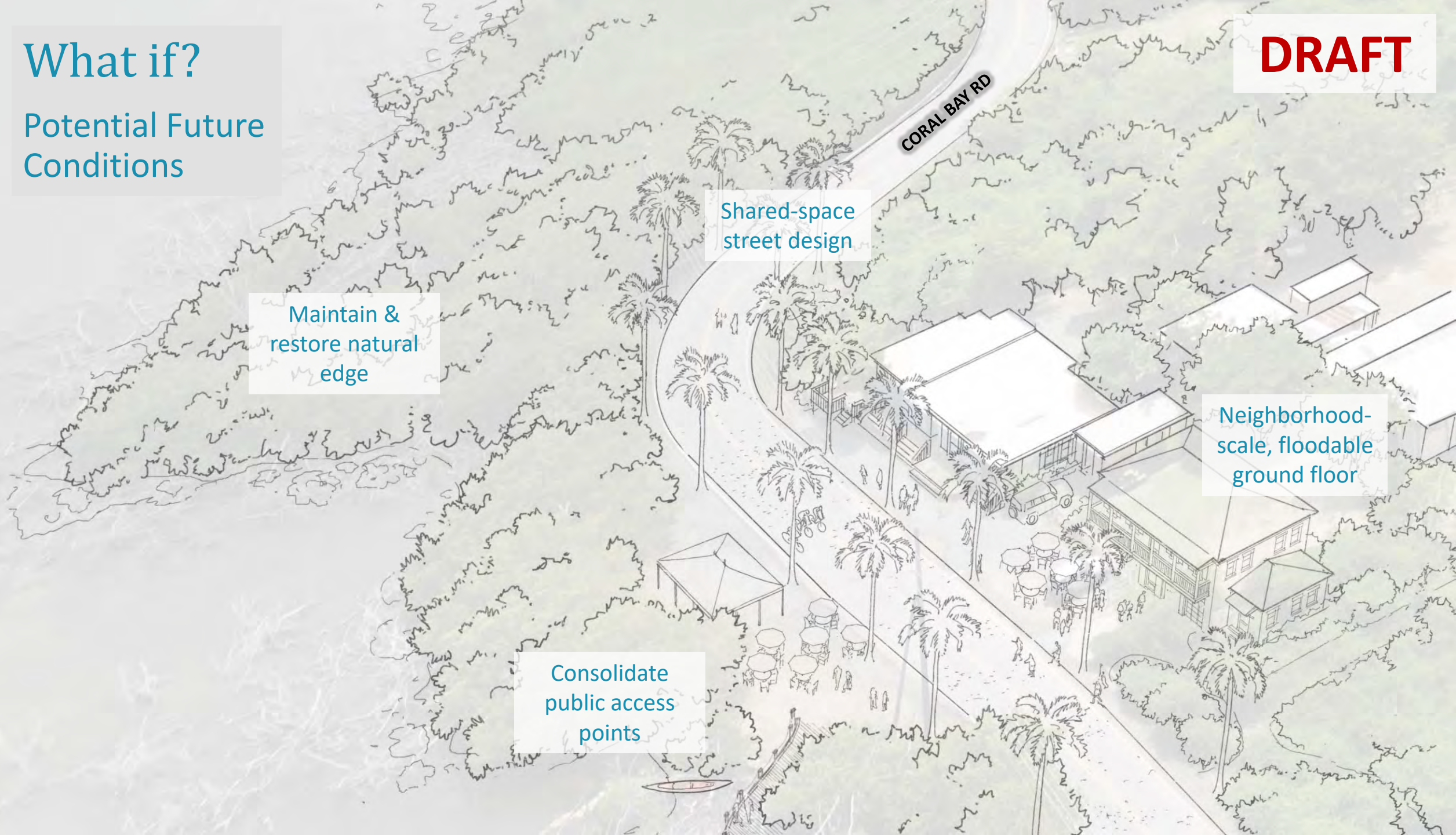
Existing Conditions



What if?

Potential Future Conditions

DRAFT



Shared-space street design

Maintain & restore natural edge

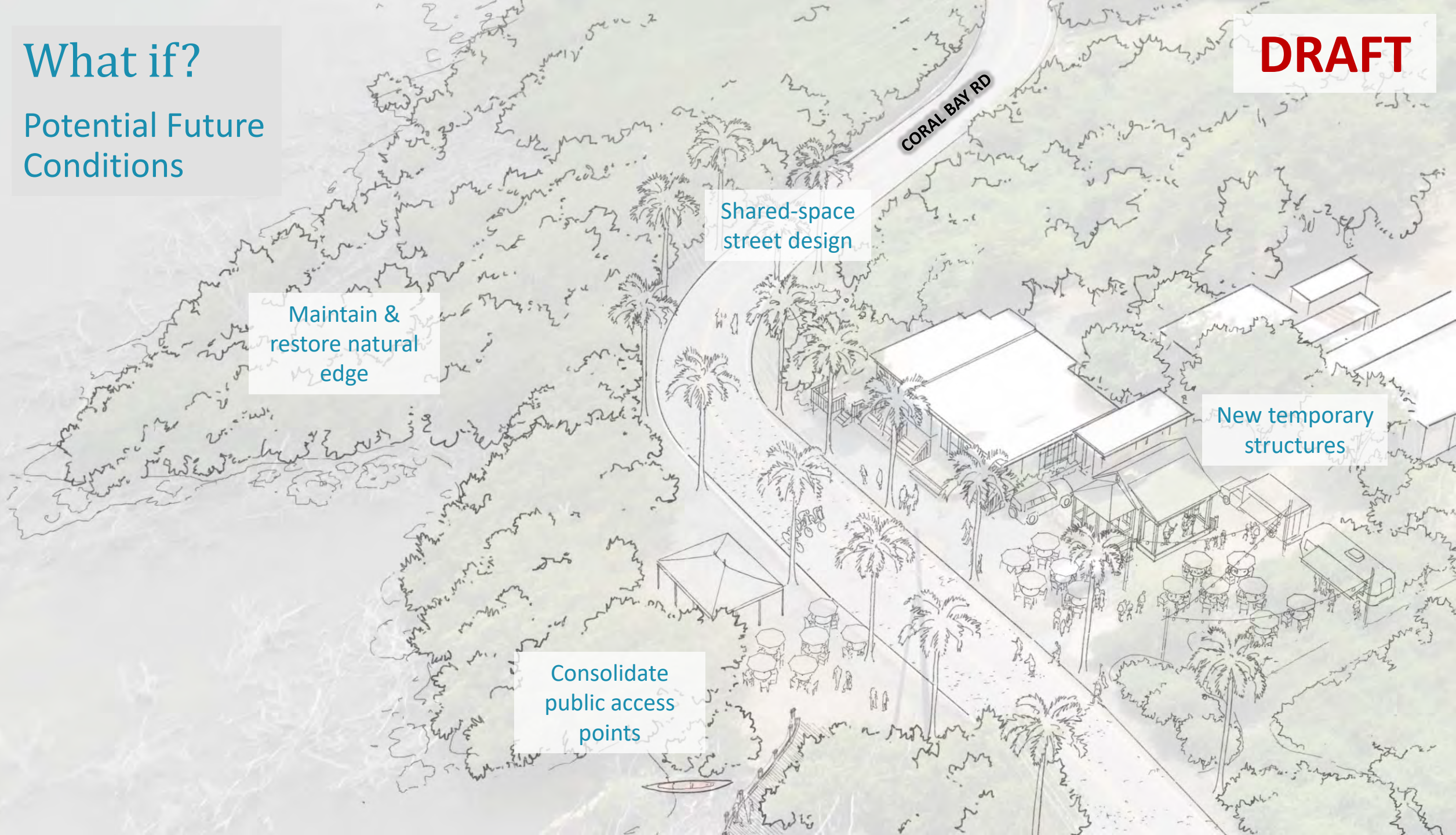
Consolidate public access points

Neighborhood-scale, floodable ground floor

What if?

Potential Future Conditions

DRAFT



Maintain & restore natural edge

Shared-space street design

New temporary structures

Consolidate public access points

Existing Conditions



What if?

Potential Future
Conditions

DRAFT



What if?

Potential Future Conditions

DRAFT



DRAFT

Street trees

Elevated buildings,
front porches

Slower speeds,
highly walkable

Sidewalk





Comp Plan: Context for Decision Making

How should publicly-owned land be used for needed community services? How should decisions about use of the land influence decisions about marine uses? Think about potential criteria as you work in small groups:

- Infrastructure
- Goods and services
- Public safety
- Compatibility and scale
- Environmental impacts

WORKING IN SMALL GROUPS

Small Group Discussions

review the starter sketches, create your own framework map



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

1" = 100 FT

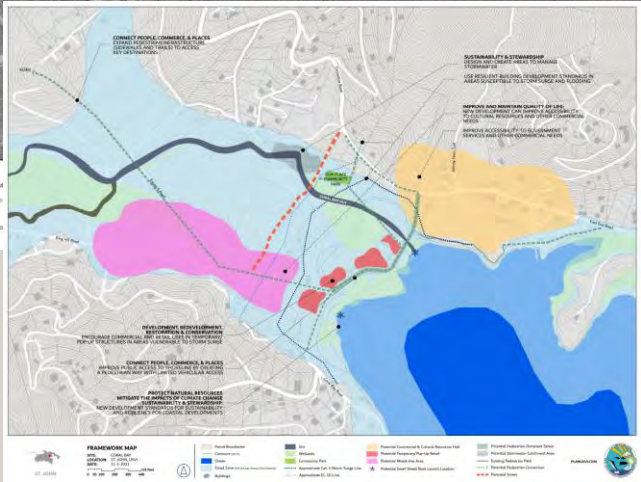
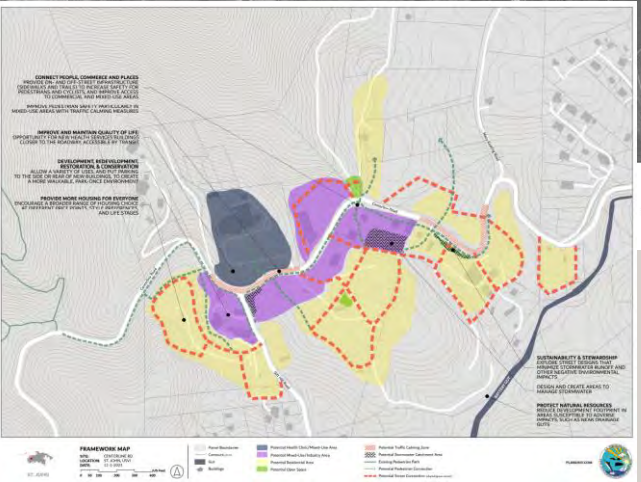


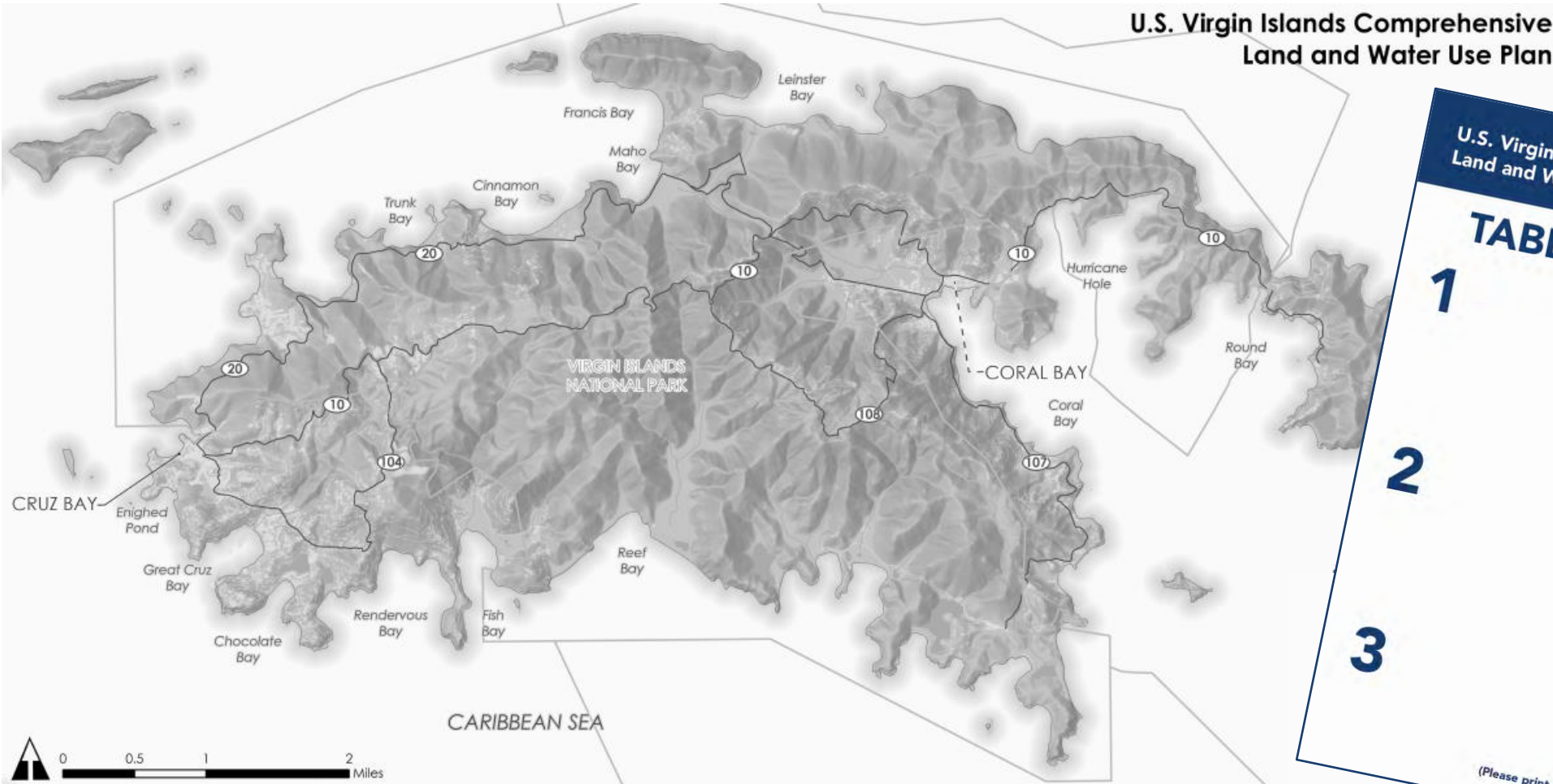
TABLE EXERCISE MAP
 SITE: CENTERLINE RD
 LOCATION: ST. JOHN, USVI
 DATE: 11-1-2023

1" = 100 FT



Small Group Discussions

identify other sites to apply draft policy ideas; 3 big ideas



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

TABLE — BIG IDEAS

1

2

3

(Please print in large letters)

GROUND RULES

- focus on what, not just how
- build up ideas
- draw your ideas! (mark them on the maps)
- argue with your pencil
- have fun

Plan Cruz Bay update tomorrow!

Tuesday Nov. 14
6pm at JES School

More information and input:

www.planusvi.com

Next steps (early 2024):

Draft Future Land Use Maps

Next Town Hall



JOIN US !

**COMMUNITY
REVIEW**

NOVEMBER 14

6PM - 8PM

JESS CAFETERIA

Review the draft ideas
and help refine the plan
for Cruz Bay!

PLAN
CRUZ BAY

resiliency • prosperity • legacy