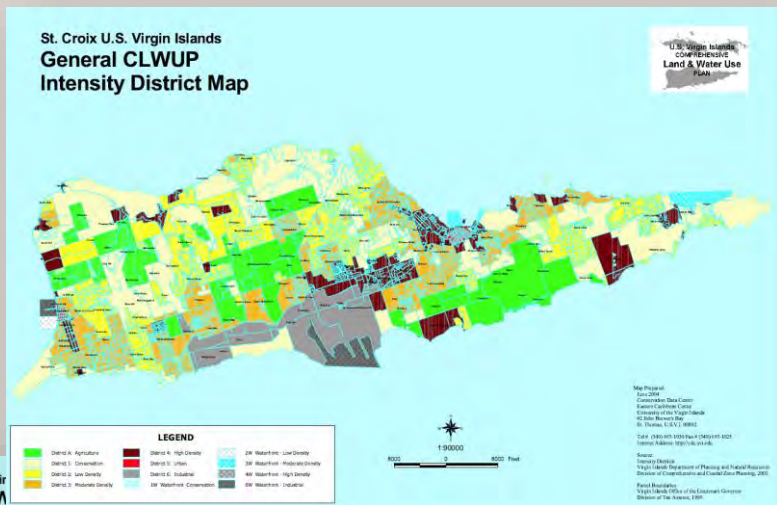

US Virgin Islands Comprehensive Land & Water Use Plan (Comp Plan)

Town Hall Meeting St. Thomas

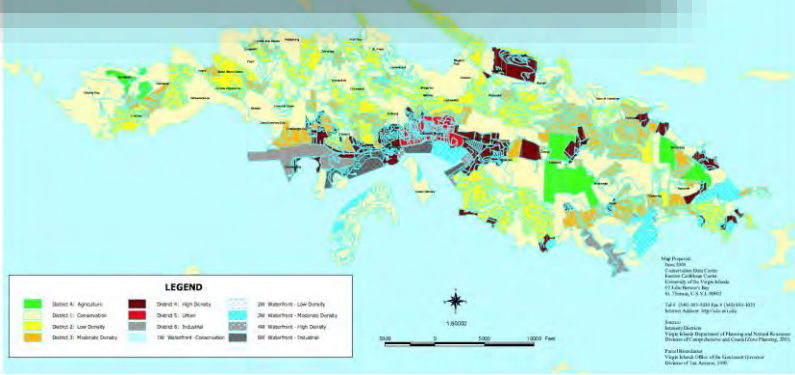
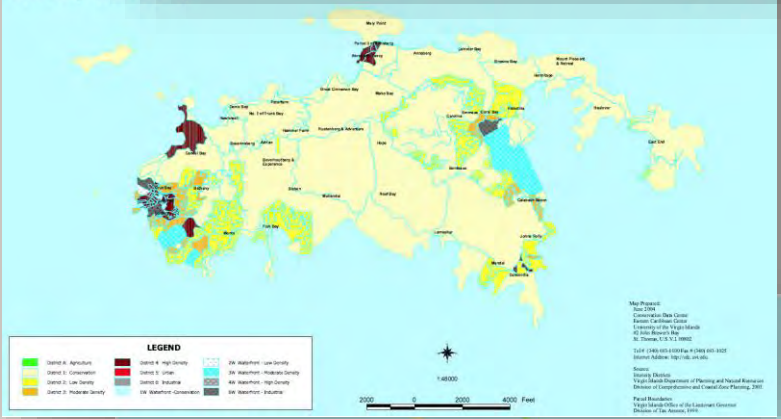
November 9, 2023



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

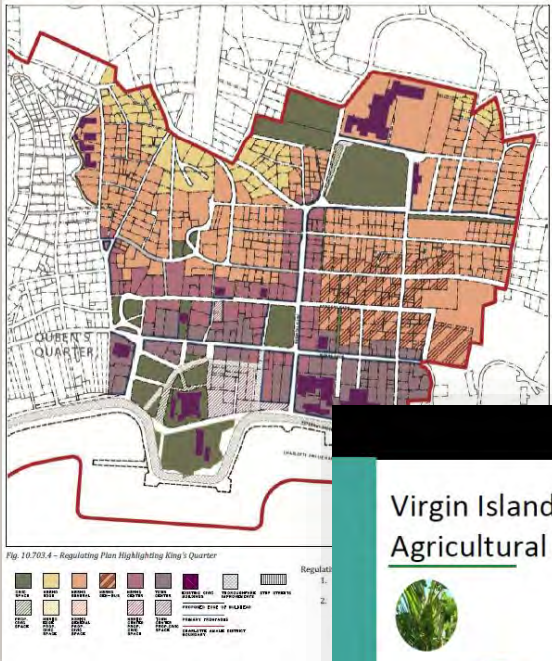
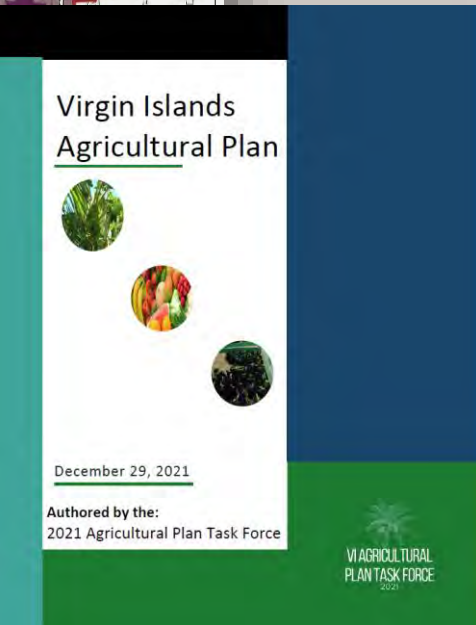


Fig. 10.703.4 – Regulating Plan Highlighting King’s Quarter



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



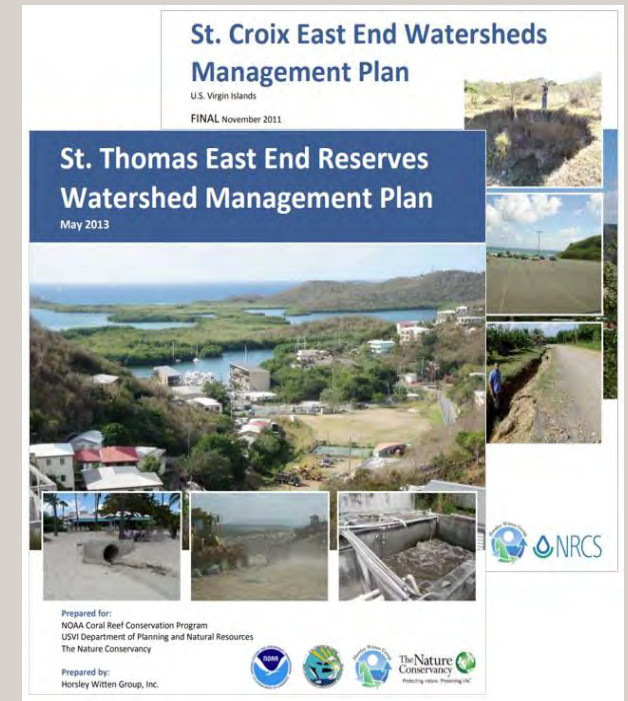
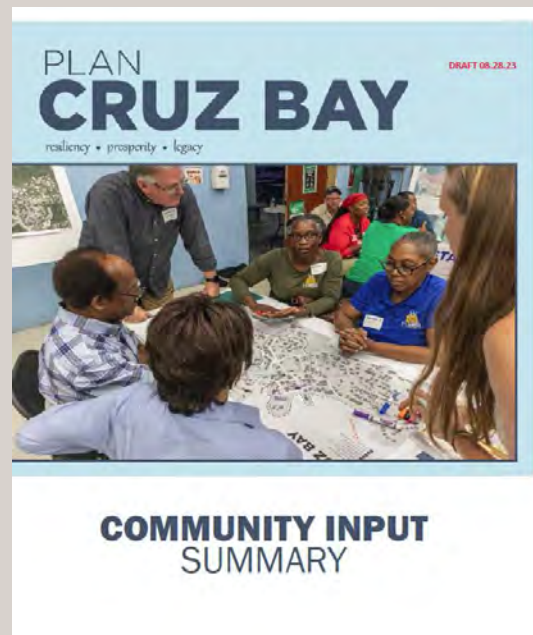
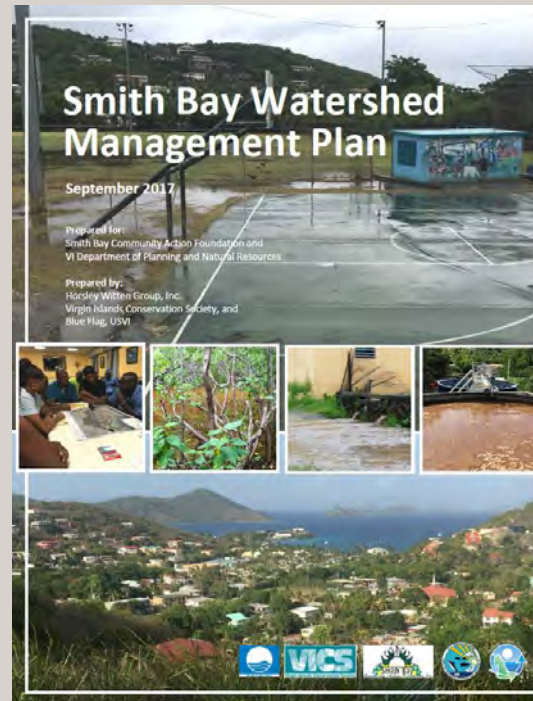
Dover, Kohl & Partners



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

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

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

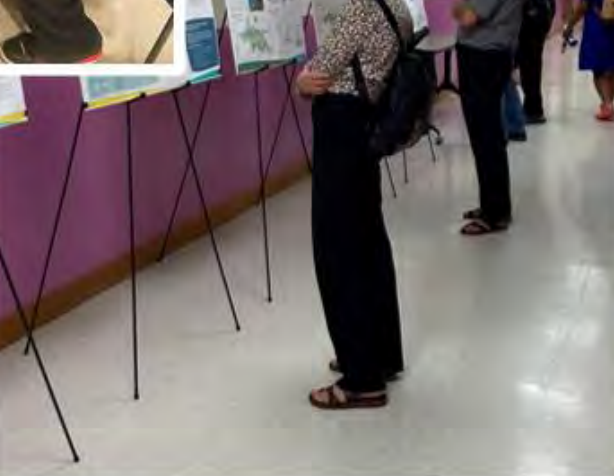


St. Croix Town Hall

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

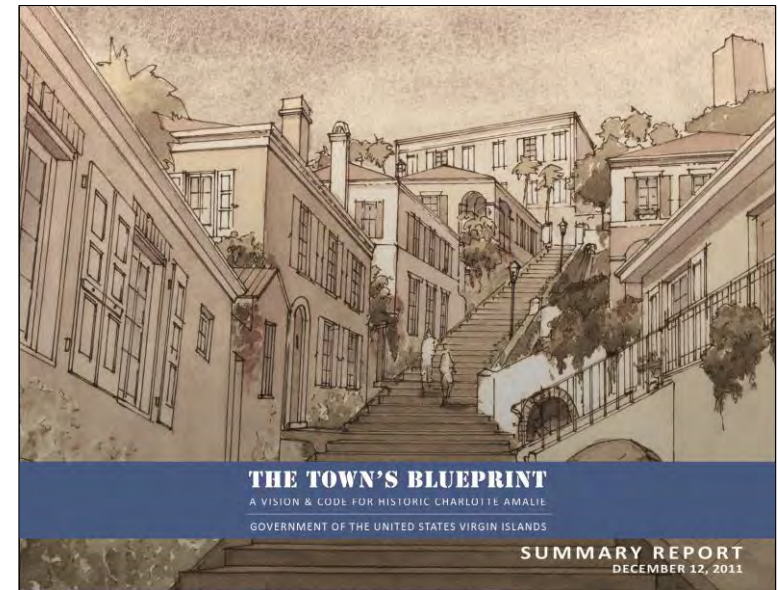
Every step of the way, we post materials to the website and check in with the public.



TONIGHT:
VISUALIZE DRAFT POLICIES

VISION

“WHAT IF?”



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



BIG IDEAS: Waterfront Public Spaces



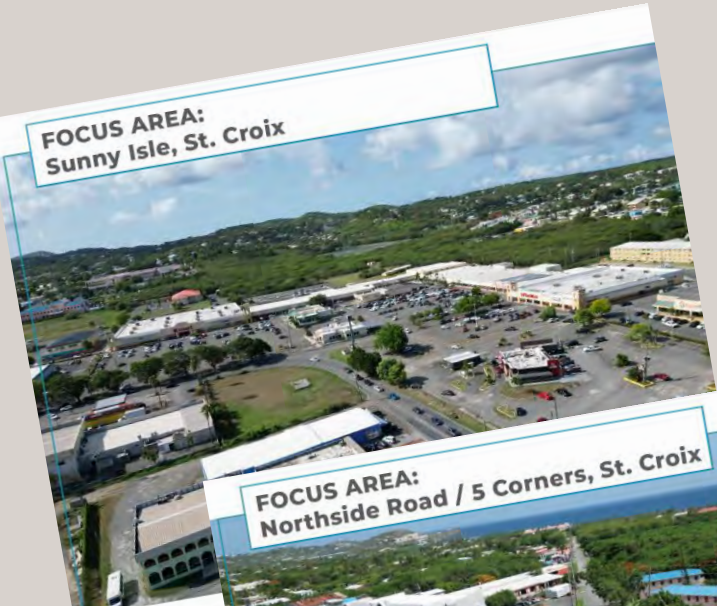
BIG IDEAS: Waterfront Public Spaces

Focus Areas

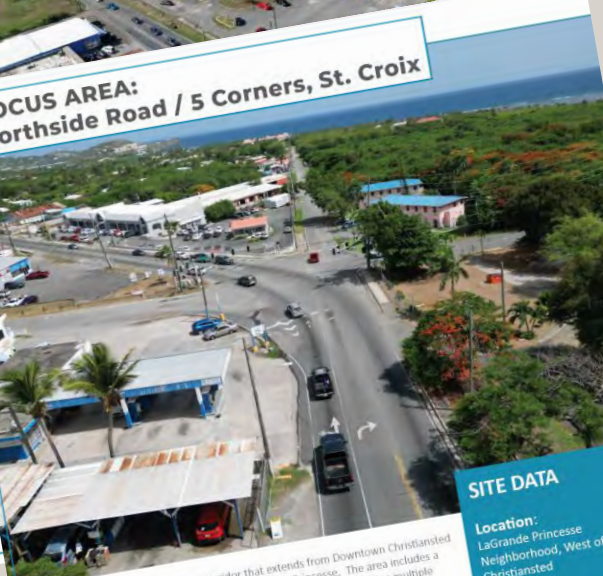
2 sample sites per island

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, transform the already paved area into a more pedestrian-friendly area.
- The surrounding area and the Governor's office building are in need of a street configuration in nature, with poor flow and to better of Sunny Isle area.

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 Lawaetz Drive/and Rattan Road is particularly challenging to navigate on foot.

SITE DATA

Location:
LaGrande Princesse Neighborhood, West of Christiansted

To Demonstrate:
Mixed-use development; Intersection design

Approximate Area:
16 acres

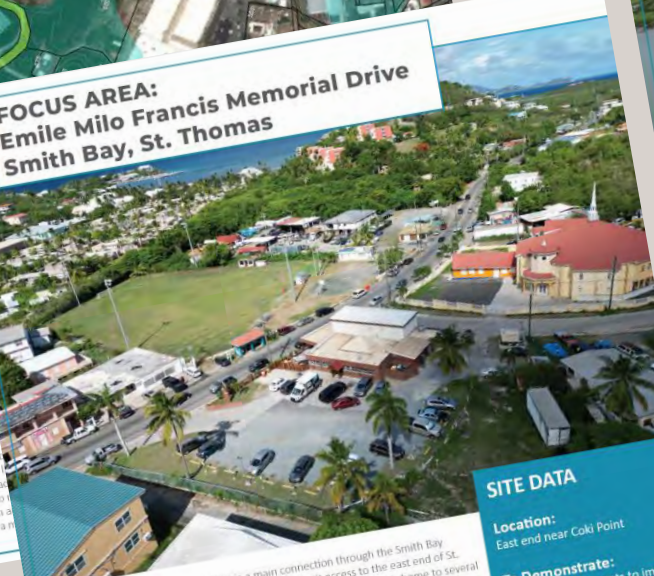
Zoning:

- 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 area needed housing as part of the neighborhood's development.

Concerns and Opportunities

- The Charles W. Turner Center is a key area for better connected development. To the rear of Tutu Park Mall, there is an opportunity to develop a network of connecting streets into new neighborhoods.
- Tutu Park Mall, the area's main thoroughfare, has multiple options to transform from an area of destinations and a main thoroughfare.

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 access for pedestrians and stormwater management.
- There is a mix of uses, including affordable housing in surrounding neighborhoods.

SITE DATA

Location:
East end near Coki Point

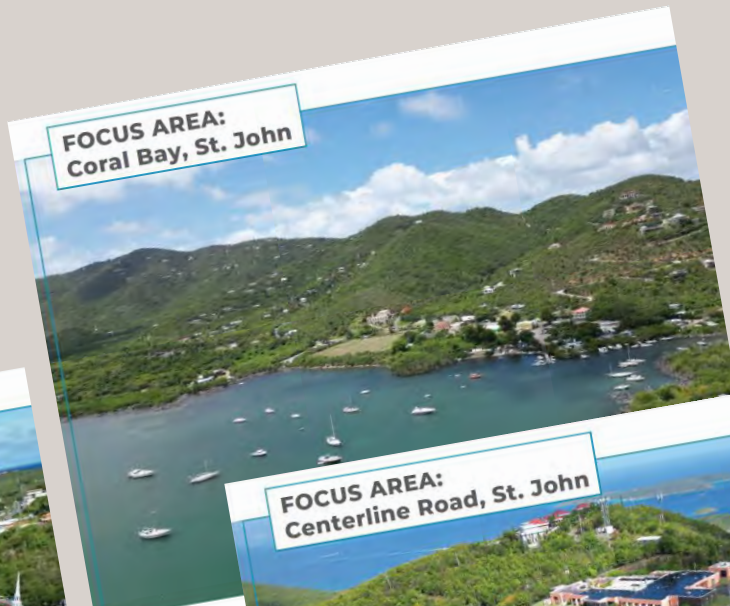
To Demonstrate:
Street design concepts to improve walkability; green infrastructure; range of housing types

Approximate Area:
15 acres

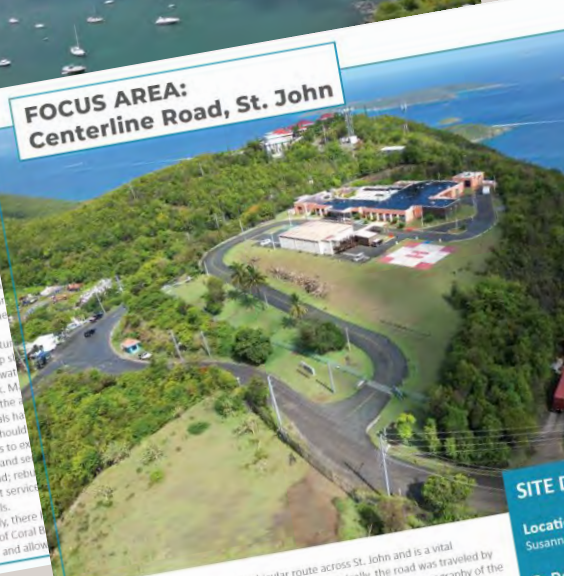
Zoning:

- 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 Management Plan are key documents for the area.

Concerns and Opportunities

- Building on steep slopes could be challenging. Two mixed-use proposals with mixed feedback. Mixed-use proposals and the area's natural topography should be considered. These proposals have the potential to provide opportunities to re-configure the area's street network and improve government services at a scale that is appropriate for the area.
- Additionally, there is an opportunity to improve the area's resiliency and allow for a mix of uses.

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 business 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

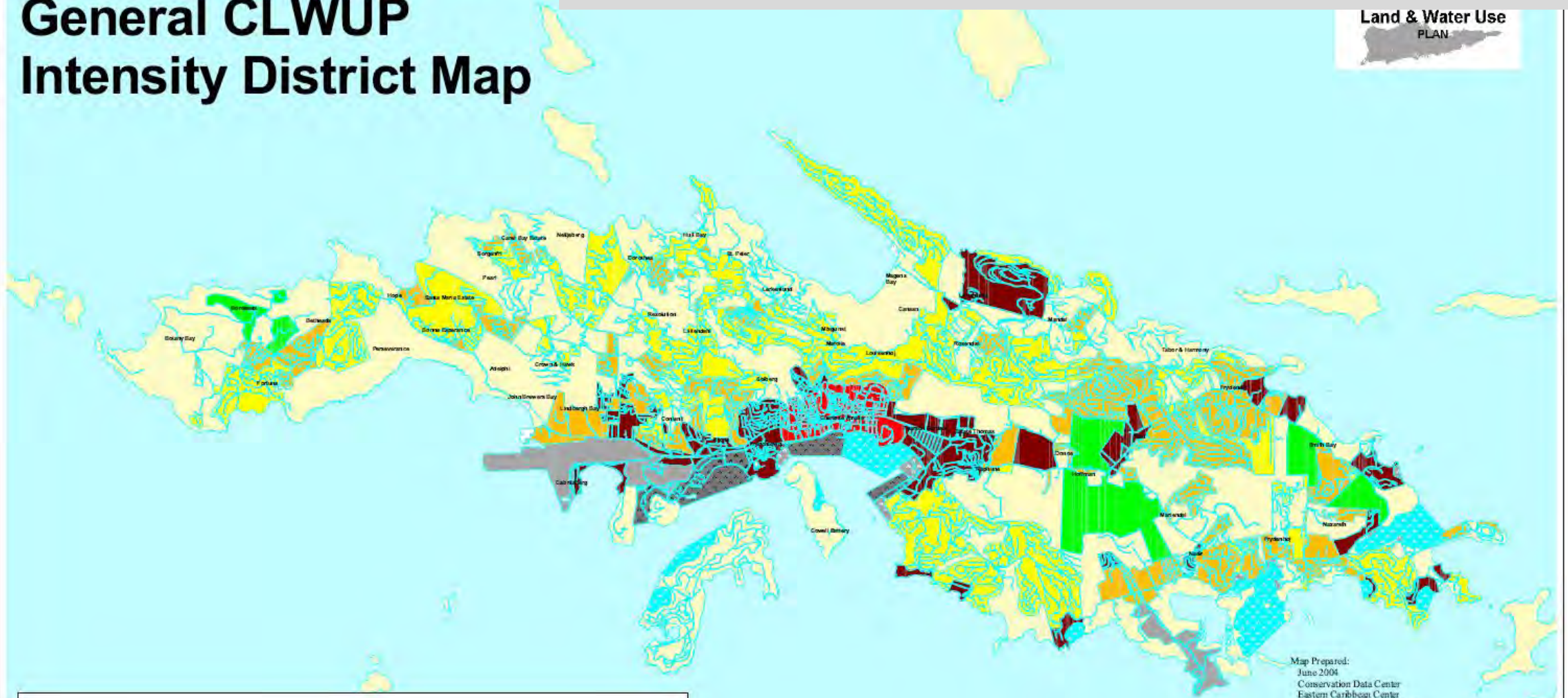
“STARTER SKETCHES”, TESTING IDEAS,
FOR DISCUSSION

How can tonight's discussion
affect the Comp Plan?

St. Thomas, U.S. Virgin Islands General CLWUP Intensity District Map

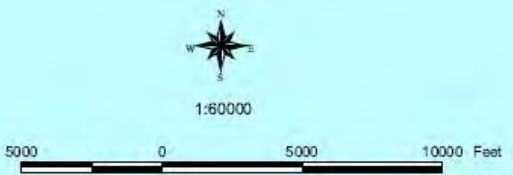
2004 CLWUP Draft

Land & Water Use
PLAN



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



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) 693-1050 Fax # (340) 693-1025
Internet Address: <http://cdc.uvi.edu>

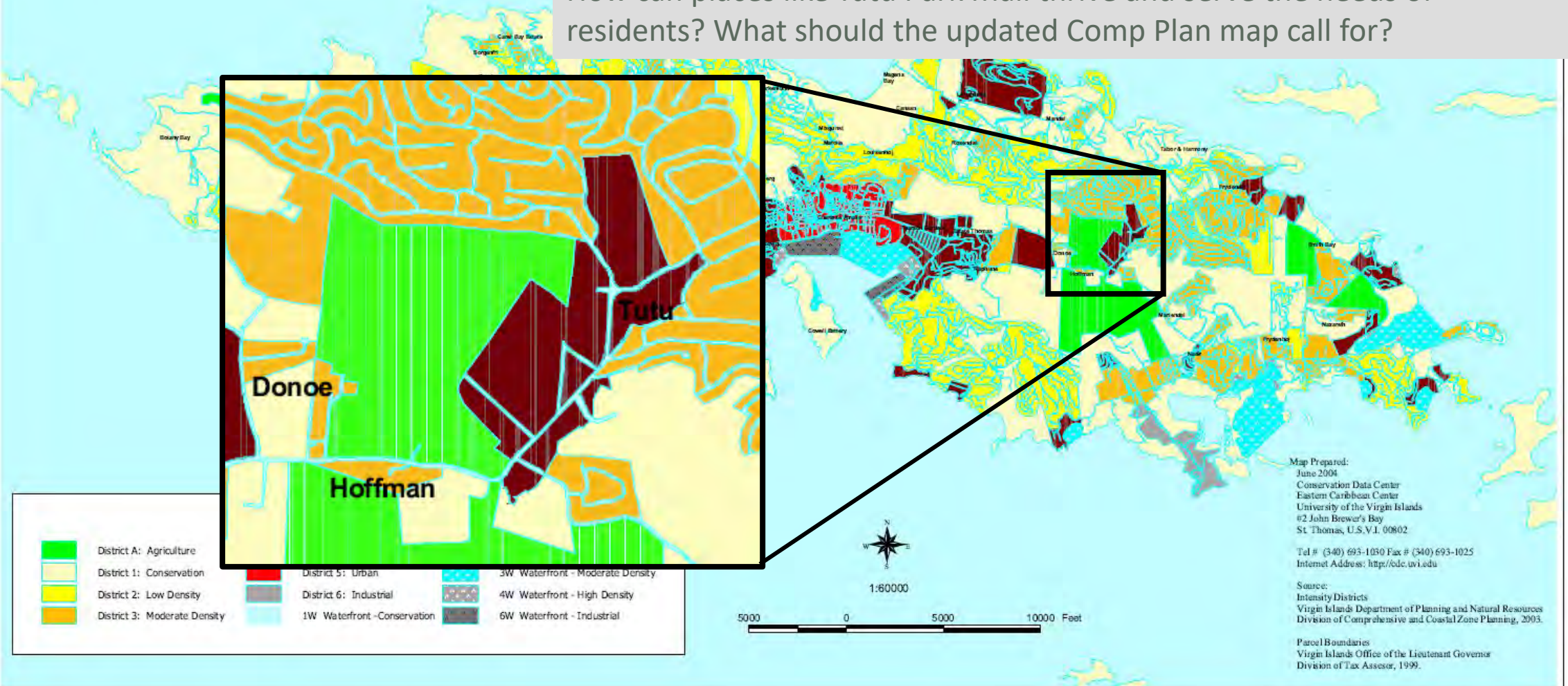
Source:
Intensity Districts
Virgin Islands Department of Planning and Natural Resources
Division of Comprehensive and Coastal Zone Planning, 2003.

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

St. Thomas, U.S. Virgin Islands General CLWUP Intensity District Map

2004 CLWUP Draft

Twenty years ago, the draft of the CLWUP envisioned a “high-density” designation for the plaza (dark brown) sitting beside an agricultural area (green). Since then, retail is weaker and housing prices have risen dramatically. Further, much of the agricultural land has been rezoned. How can places like Tutu Park Mall thrive and serve the needs of residents? What should the updated Comp Plan map call for?



Focus Area: Turpentine Run & Tutu Mall

Sketches to Demonstrate:

- Green infrastructure improvements along the corridor / run
- Potential for greater connectivity with new development in the area near the mall







Bovoni Road



Bovoni Road



Mariendahl Road



Over Turpentine Run



Turpentine Run



Tutu Park Mall area



Weymouth Rhymer Highway



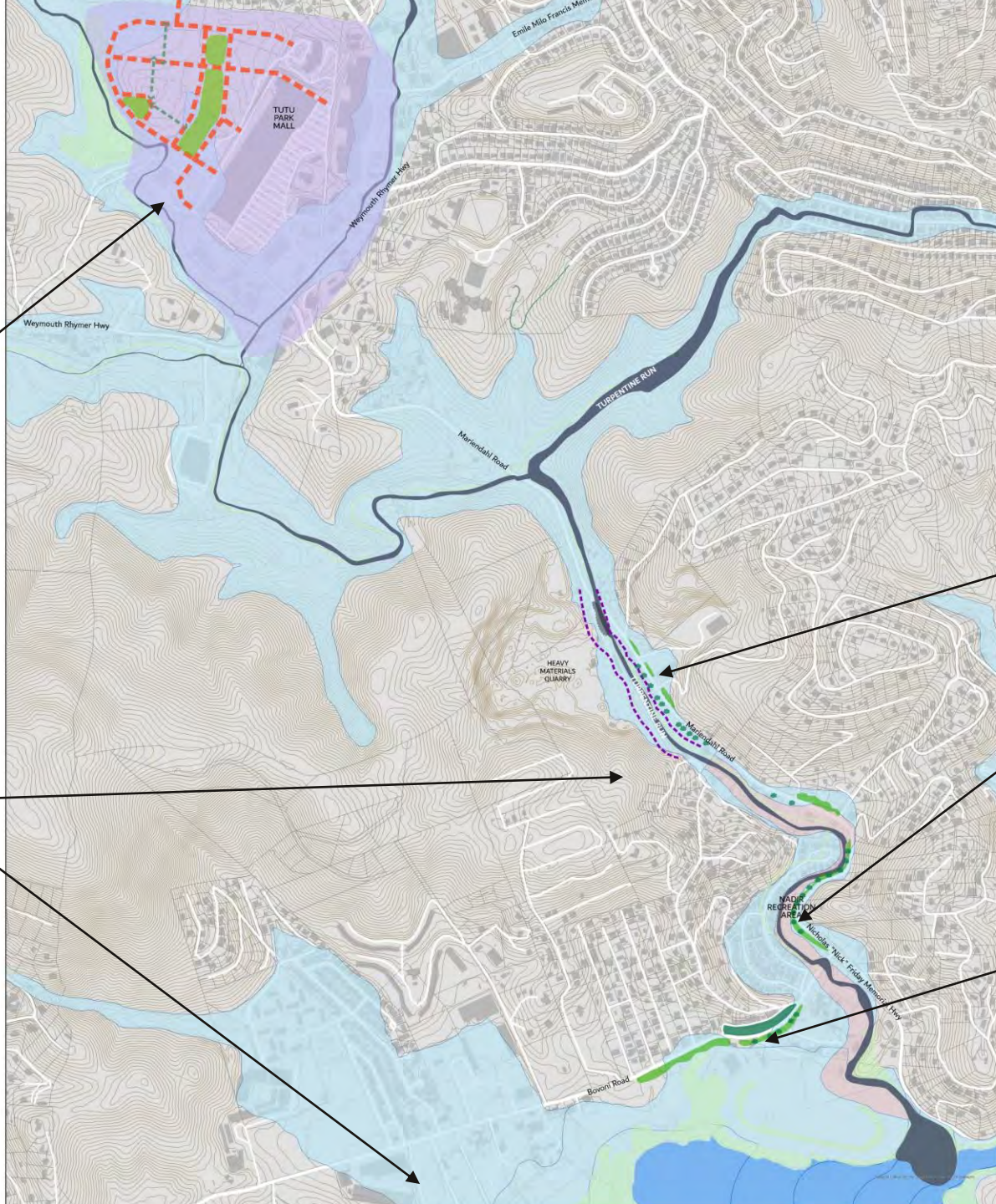
Tutu Park Mall area

Existing Conditions



Framework Map

DRAFT



Potential for mixed-use development near existing mall to enhance connectivity, walkability, and provide more housing options

Provide buffer/transitions between industrial and residential uses

Maintain and restore natural gut, restore buffer

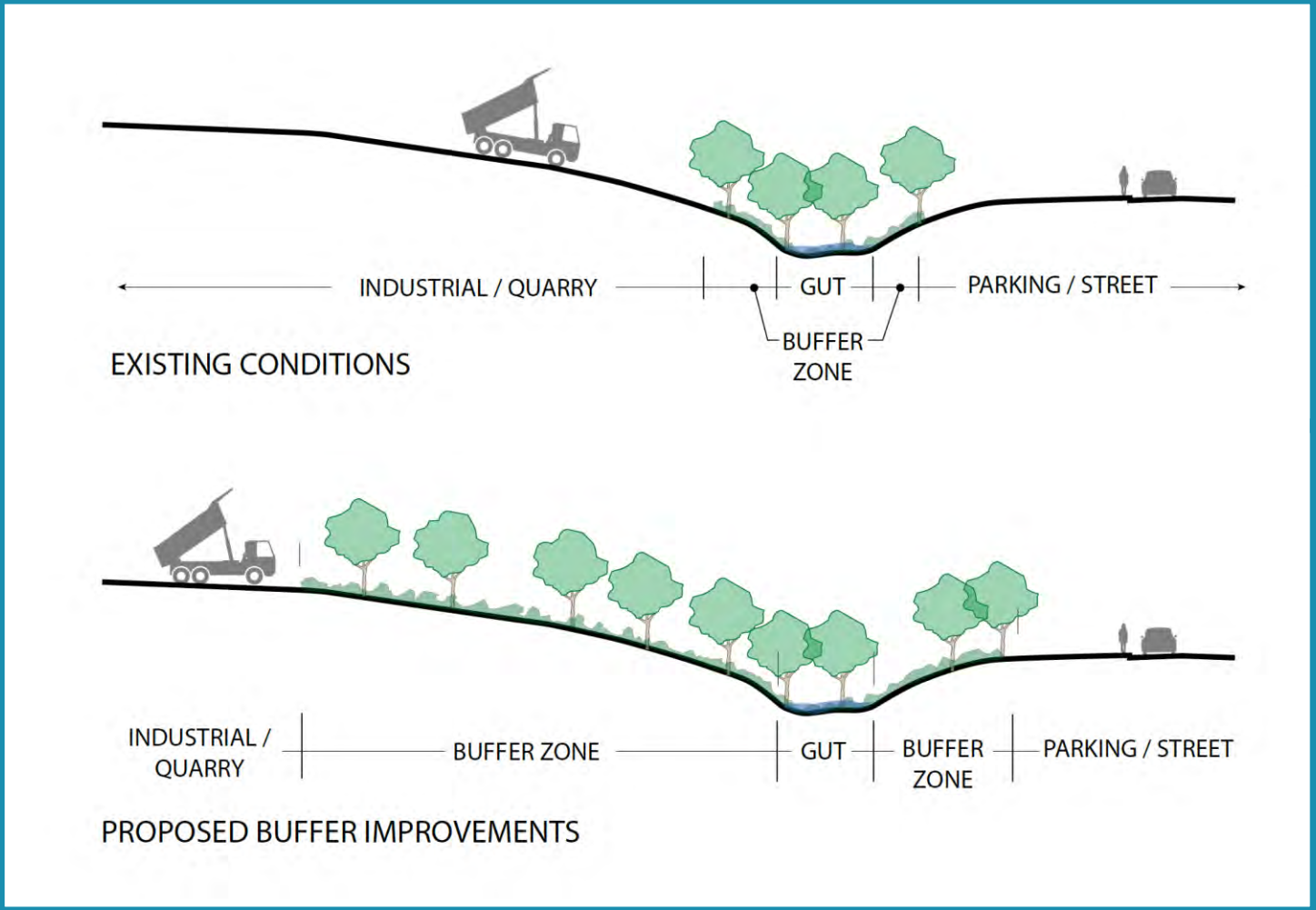
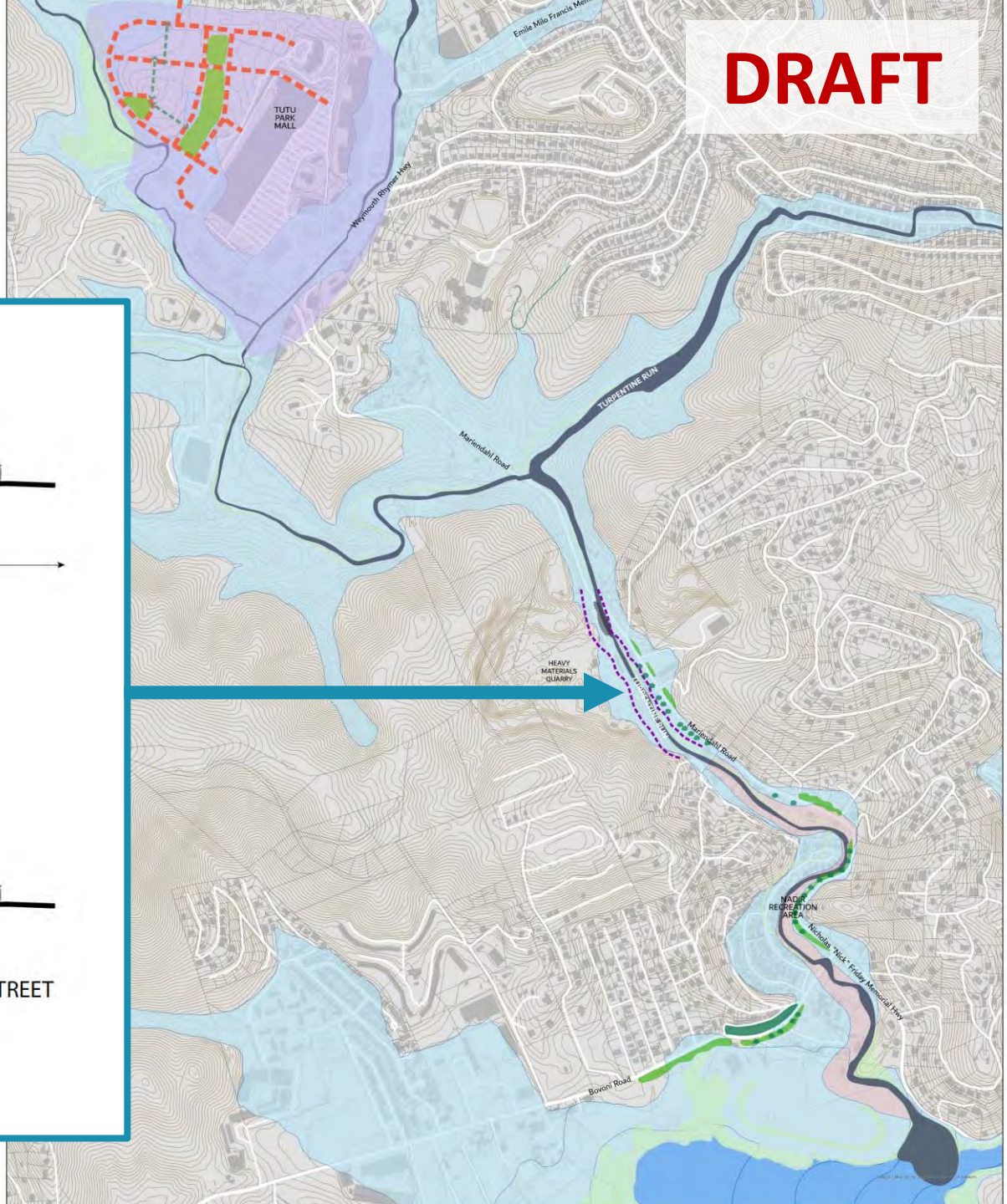
Improve Nadir Recreation area & trail connections to neighborhood

Improvements on Bovoni Rd near racetrack (parking, green infrastructure, walkability)

Turpentine Run

Green Infrastructure Concepts

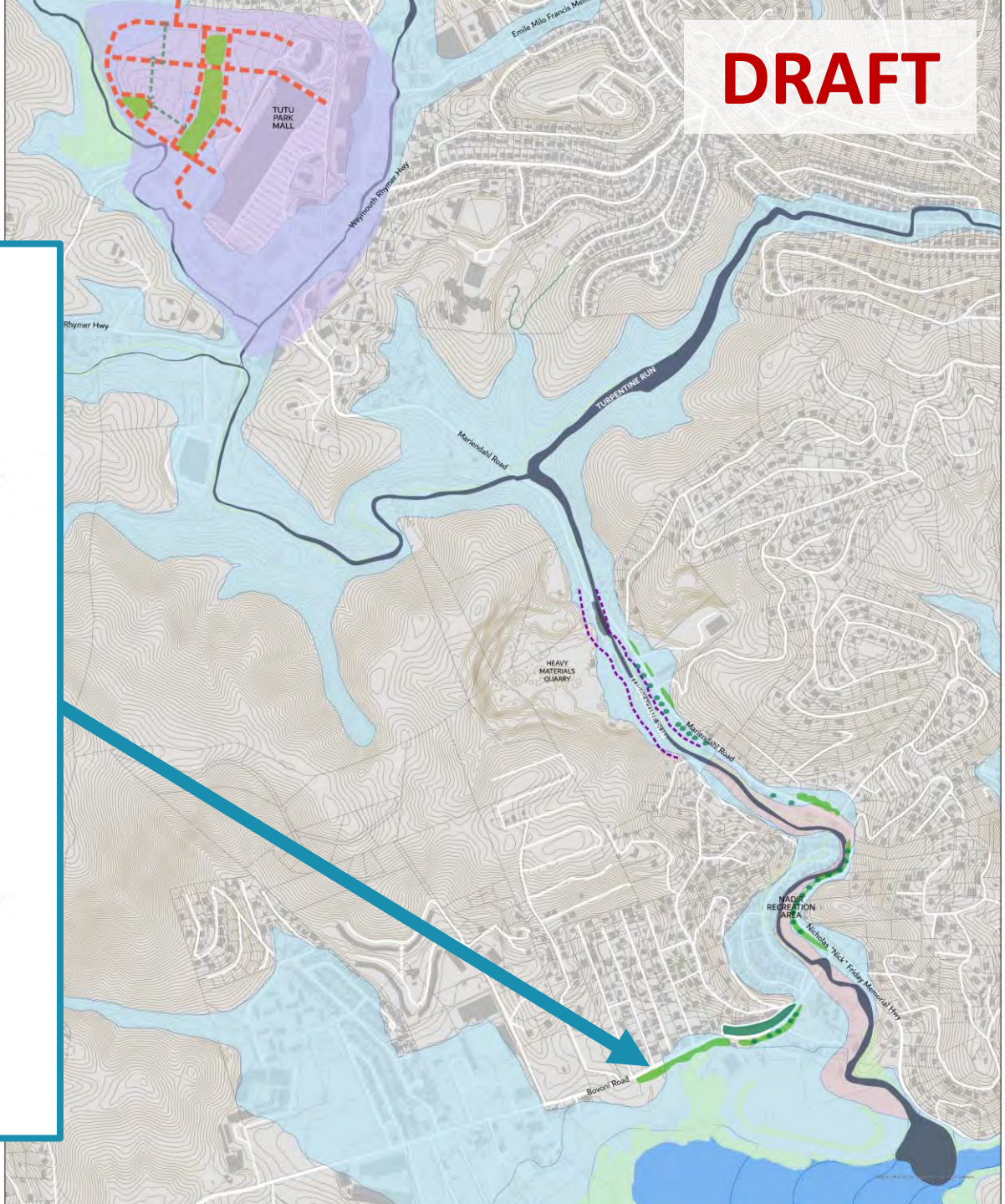
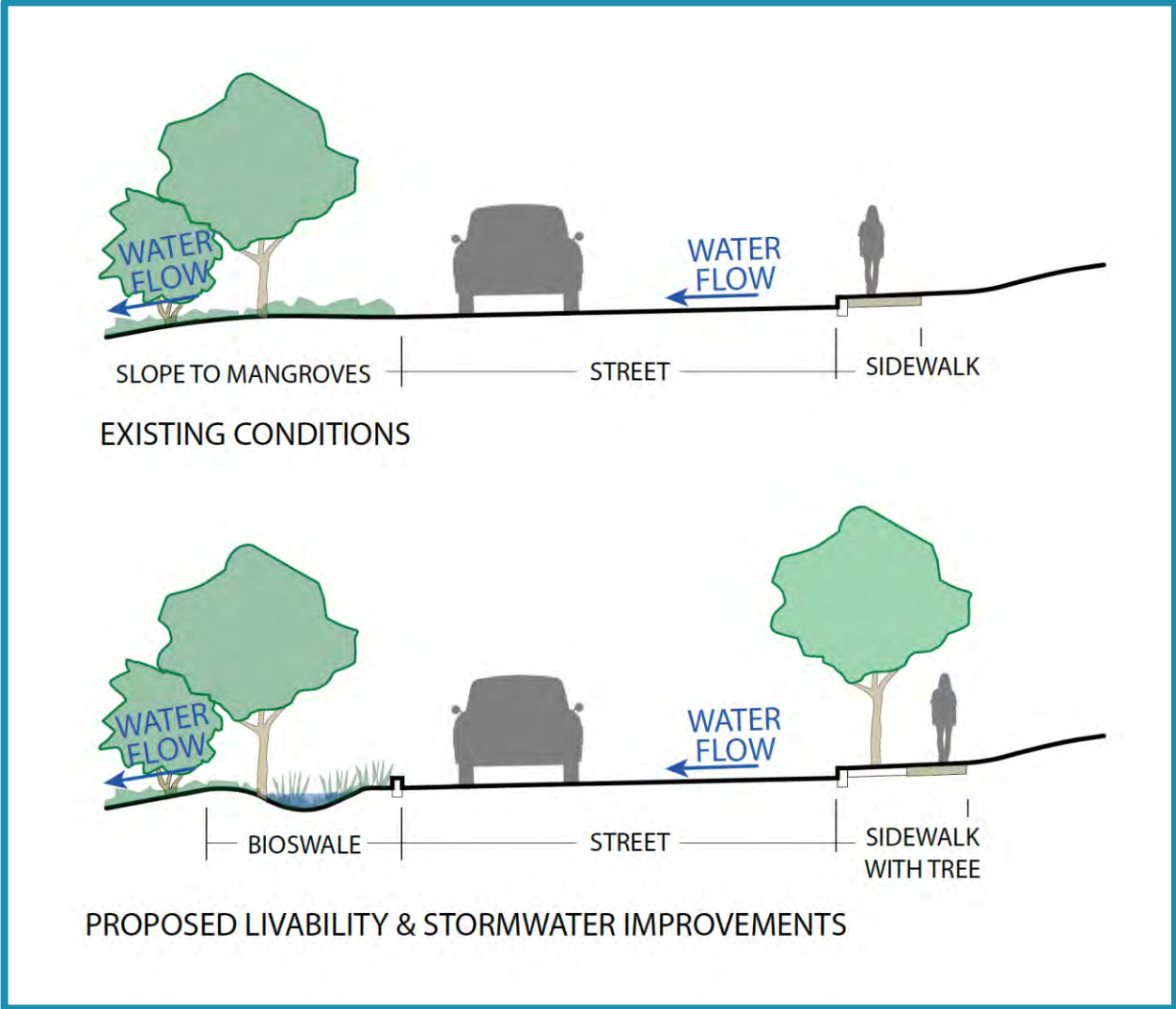
DRAFT



Turpentine Run

Green Infrastructure Concepts

DRAFT



Tutu Park Mall (existing)



DRAFT



What if?

Mixed-use Neighborhood

DRAFT



What if?

Mixed-use Neighborhood

DRAFT

Depressed green spaces provides stormwater retention

New development connected to library, existing retail center with walkable streets

Potential future street connection

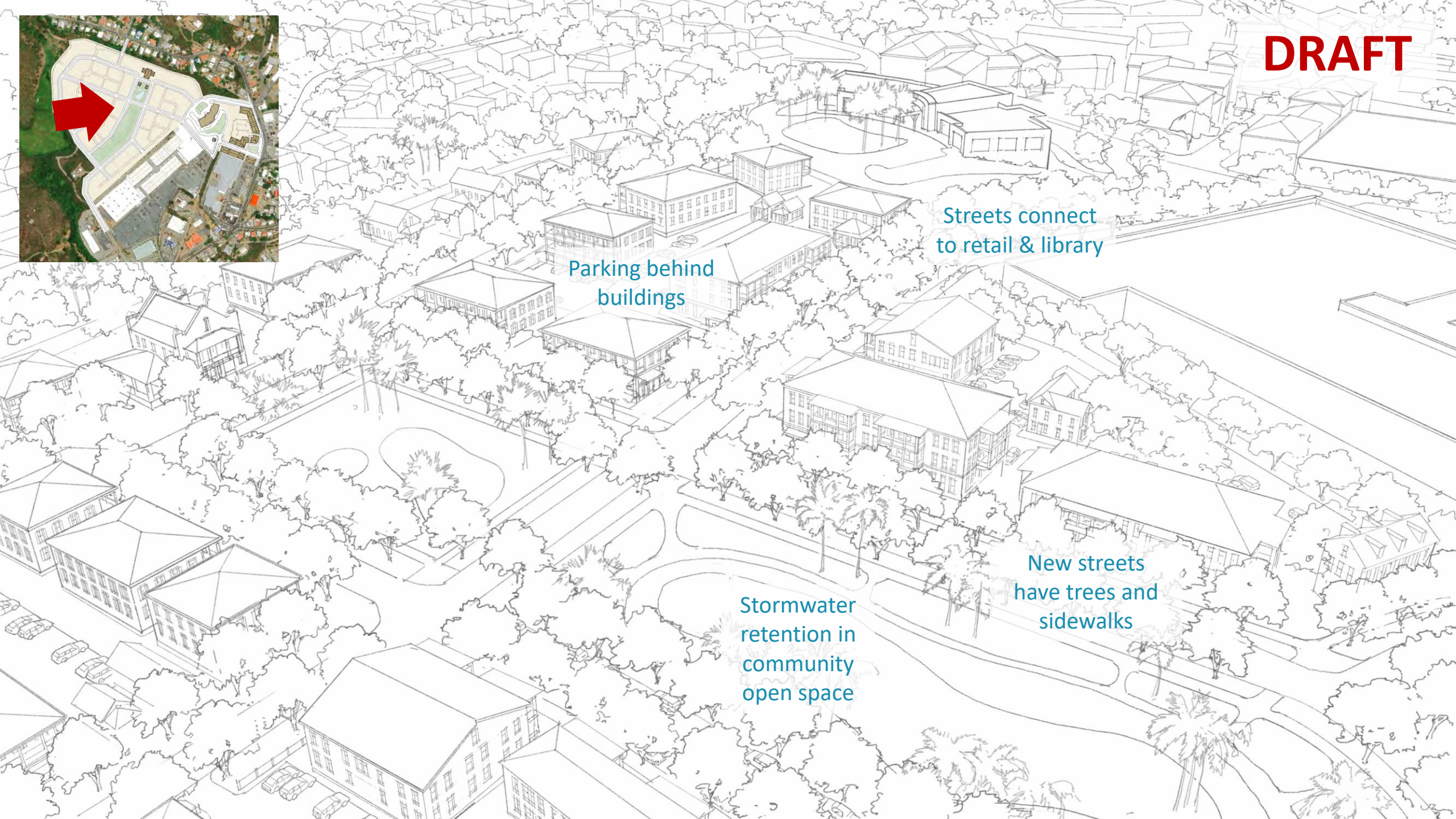
What if?
Mixed-use Neighborhood



DRAFT



DRAFT



Parking behind buildings

Streets connect to retail & library

New streets have trees and sidewalks

Stormwater retention in community open space

DRAFT



Community-scale floodable green space

DRAFT



Community-scale floodable green space

DRAFT



What if?

Mixed-use Neighborhood

DRAFT



What if?

Long-term Future Concepts

New walkable street network extends, connects existing buildings and potential redevelopment sites



EXAMPLE: Streets as Walkable, High Quality Public Space



EXAMPLE: Streets as Walkable, High Quality Public Space



EXAMPLE: Streets as Walkable, High Quality Public Space

Focus Area: Smith Bay

An aerial photograph of Smith Bay, Jamaica, showing a central road corridor. The road is lined with various buildings, including a large church with a red roof and a steeple, a school, and several residential and commercial structures. A large green sports field is visible on the left side of the road. The surrounding area is densely populated with houses and trees.

Sketches to Demonstrate:

- Street design to improve drainage and walkability
- Green infrastructure
- New mixed-use buildings along the corridor to serve surrounding neighborhoods





SCHOOL

SPEED
LIMIT
10

WHEN CHILDREN ARE PRESENT

Emile Milo Francis Memorial Dr (Smith Bay Rd)



Pedestrian Conditions



COKI POINT PLAZA
102 SMITH BAY

LOUIE'S MARKET

Coral World
OCEAN PARK

LOUIE'S MARKET

RESTAURANT & DELI

LOUIE'S MARKET
Specialty Foods
Specialty Meats & Seafood
Specialty Breads & Pastries
Specialty Snacks & Sweets
Specialty Beverages

LOUIE'S MARKET

LOUIE'S MARKET

Existing Businesses



Existing Conditions along the Corridor



LANDY'S BEAUTY SALON
340-727-1981

D'Tania's Boutique

29

LANDY'S BEAUTY SALON

Existing Conditions along the Corridor

PHASE 1 DRAINAGE IMPROVEMENTS TO SMITH BAY



gettyimages®
Credit: cdwheatley

COMMUNITY BOARD PRESENTATION

THURSDAY November 9, 2023

PROJECT OVERVIEW AND GOALS

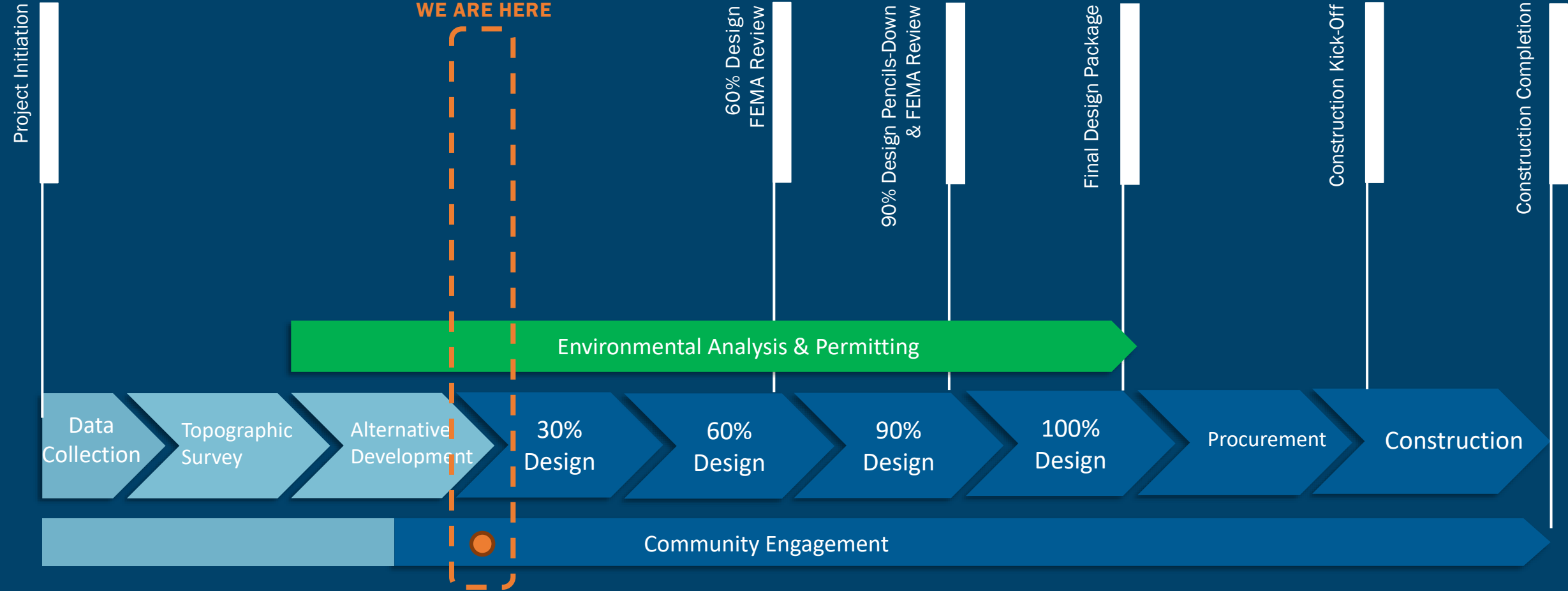
- Funding: Federal Emergency Management Agency (FEMA) 404 Hazard Mitigation Grant Program (HMGP)
- Develop a Hydrologic and Hydraulic Study of the Smith Bay watershed to develop engineered mitigation measures.
- Develop engineered solution to improve water quality of the watershed (stormwater detention and retention systems)
- Develop solution to Improve stormwater conveyance along Smith Bay road to reduce flooding

DRAINAGE IMPROVEMENTS TO SMITH BAY

What we will accomplish today:

- Share how this project will improve the neighborhood and everyday life in Smith Bay
- Show how the proposed drainage system will reduce flooding along Smith Bay Road and improve water quality in Water Bay
- Review the standards and approvals the project should meet to adhere to best design practices

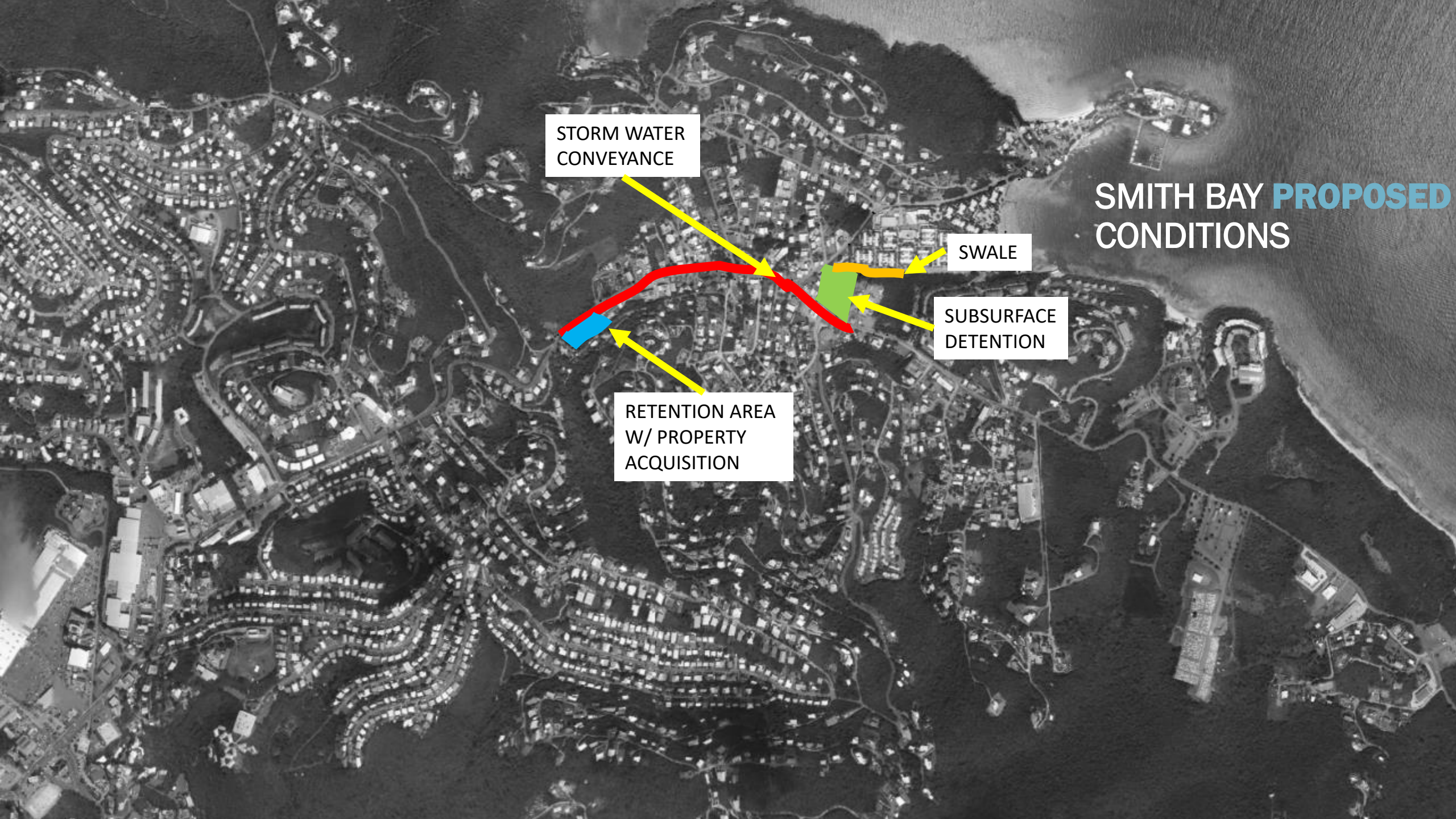
PROJECT TIMELINE



AGENCY ROLES

- **Department of Public Works (DPW):** oversees and manages public works projects including drainage improvements to Smith Bay
- **Department of Planning and Natural Resources (DPNR):** Responsible for reviewing designs and issuing permits for activities related to stormwater management, water and sewer infrastructure, air quality, noise, hazardous materials, and natural resources.
- **Virgin Islands Territorial Emergency Management Agency (VITEMA):** responsible for reviewing designs for activities related to natural disasters and disaster preparedness.
- **Department of Sports, Parks and Recreation (DSPR):** Responsible for reviewing designs and issuing permits for project construction impacting the ballfield.
- **Virgin Islands Water and Power Authority (WAPA):** responsible for reviewing project plans and incorporating future utility upgrades in coordination with Smith Bay drainage projects.





STORM WATER
CONVEYANCE

SMITH BAY **PROPOSED**
CONDITIONS

SWALE


SUBSURFACE
DETENTION


RETENTION AREA
W/ PROPERTY
ACQUISITION



SMITH BAY WATERSHED

LEGEND:

 Sub-Watershed Boundary

 USGS Sub-Watershed Boundary (HUC-12)

DESIGN STANDARDS

- Conveyance
- FHWA (Federal Highway Administration)
 - Swales: 10-year storm
 - Pavement Design: 10-year storm
 - Storm Drains: 10-year storm



POLLUTION CONTROL

- DPNR
 - First Flush: Runoff volume from 1/2 inch of rainfall



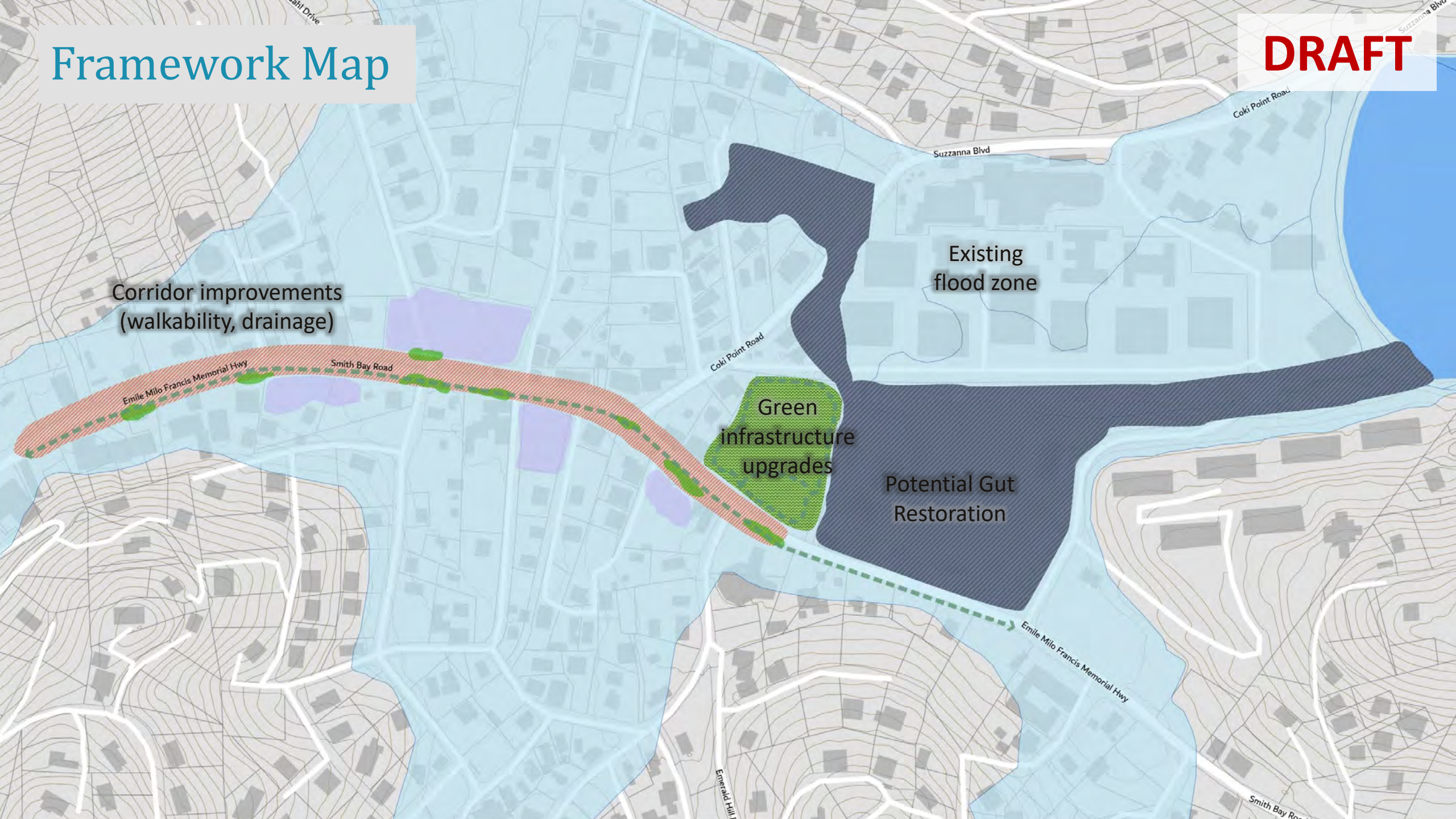
VIDEO

Existing Conditions



Framework Map

DRAFT



Corridor improvements
(walkability, drainage)

Existing
flood zone

Green
infrastructure
upgrades

Potential Gut
Restoration

Emile Milo Francis Memorial Hwy

Smith Bay Road

Coki Point Road

Suzzanna Blvd

Coki Point Road

Emerald Hill

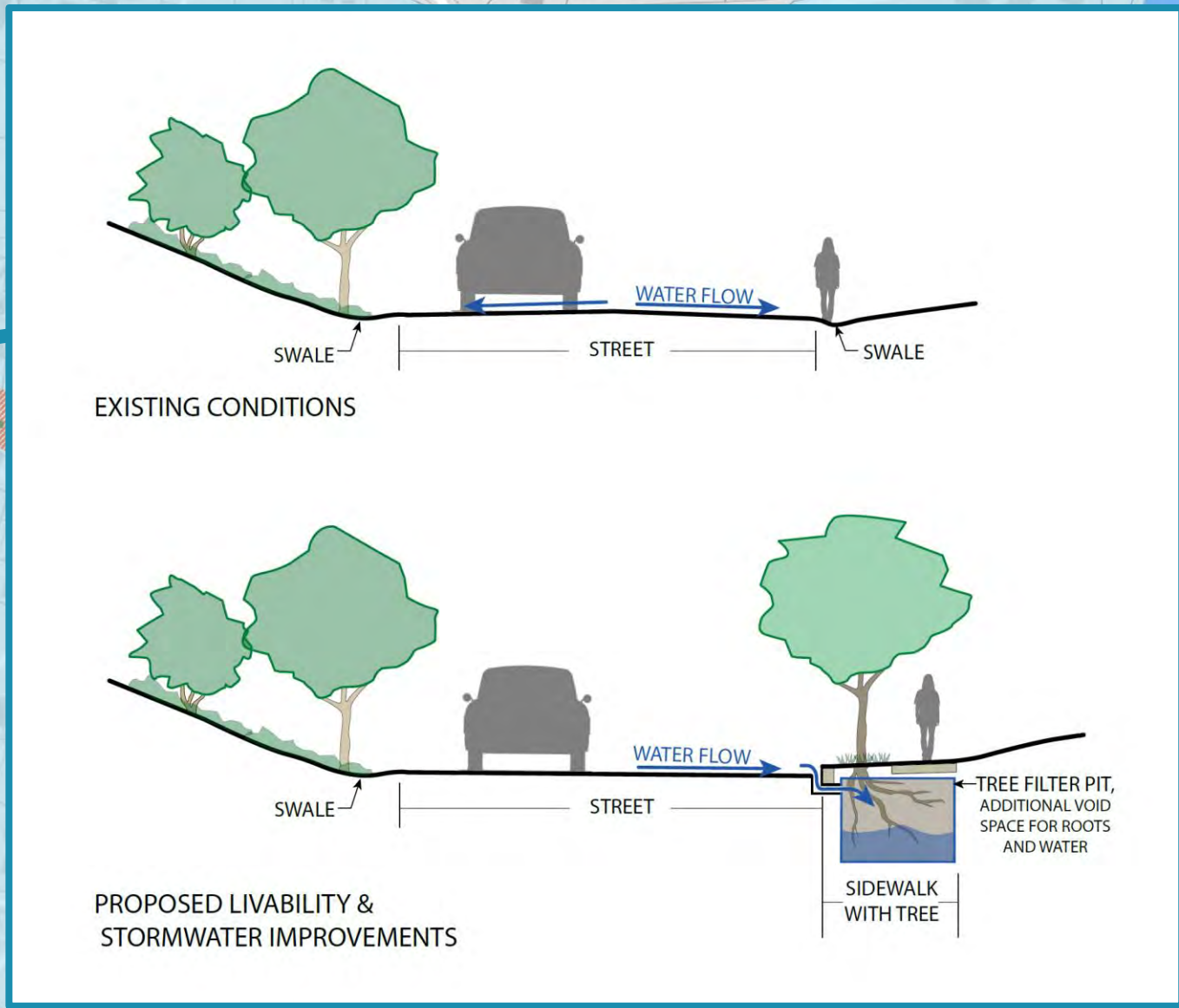
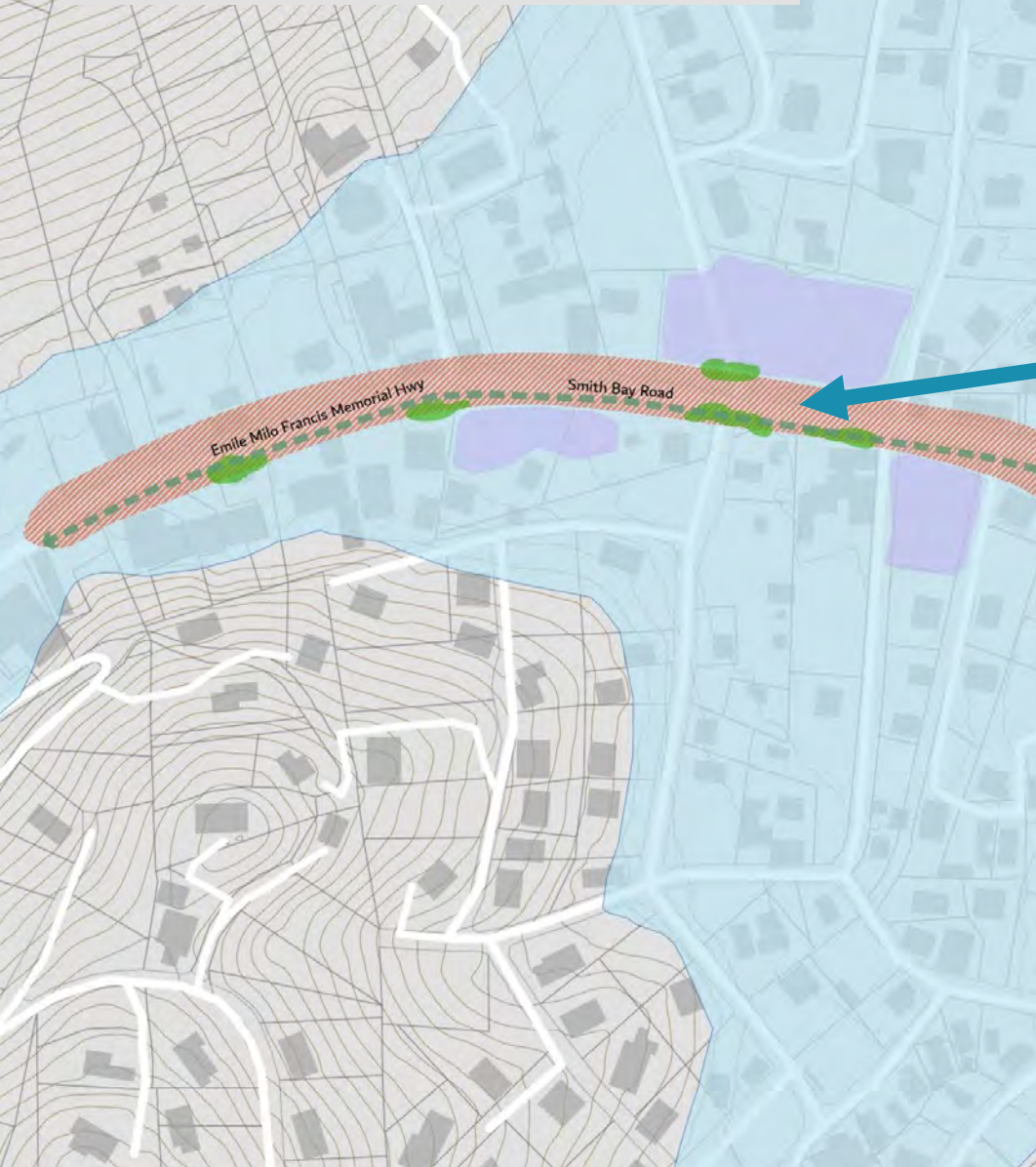
Emile Milo Francis Memorial Hwy

Smith Bay Road

Framework Map

Green Infrastructure Concepts

DRAFT



Existing Conditions



What if?

Potential Future Conditions



DRAFT

DRAFT



Bio-swales within community space, stormwater retention under field

Side streets can include on-street parking to serve commercial

Potential new building; setback provides space for wider planter strip, sidewalk and active terraces, with parking to the rear

Frontages used for plantings, sidewalk and public space

Street enhancements: underground power and drainage; sidewalk on one side of street within ROW

WORKING IN SMALL GROUPS

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

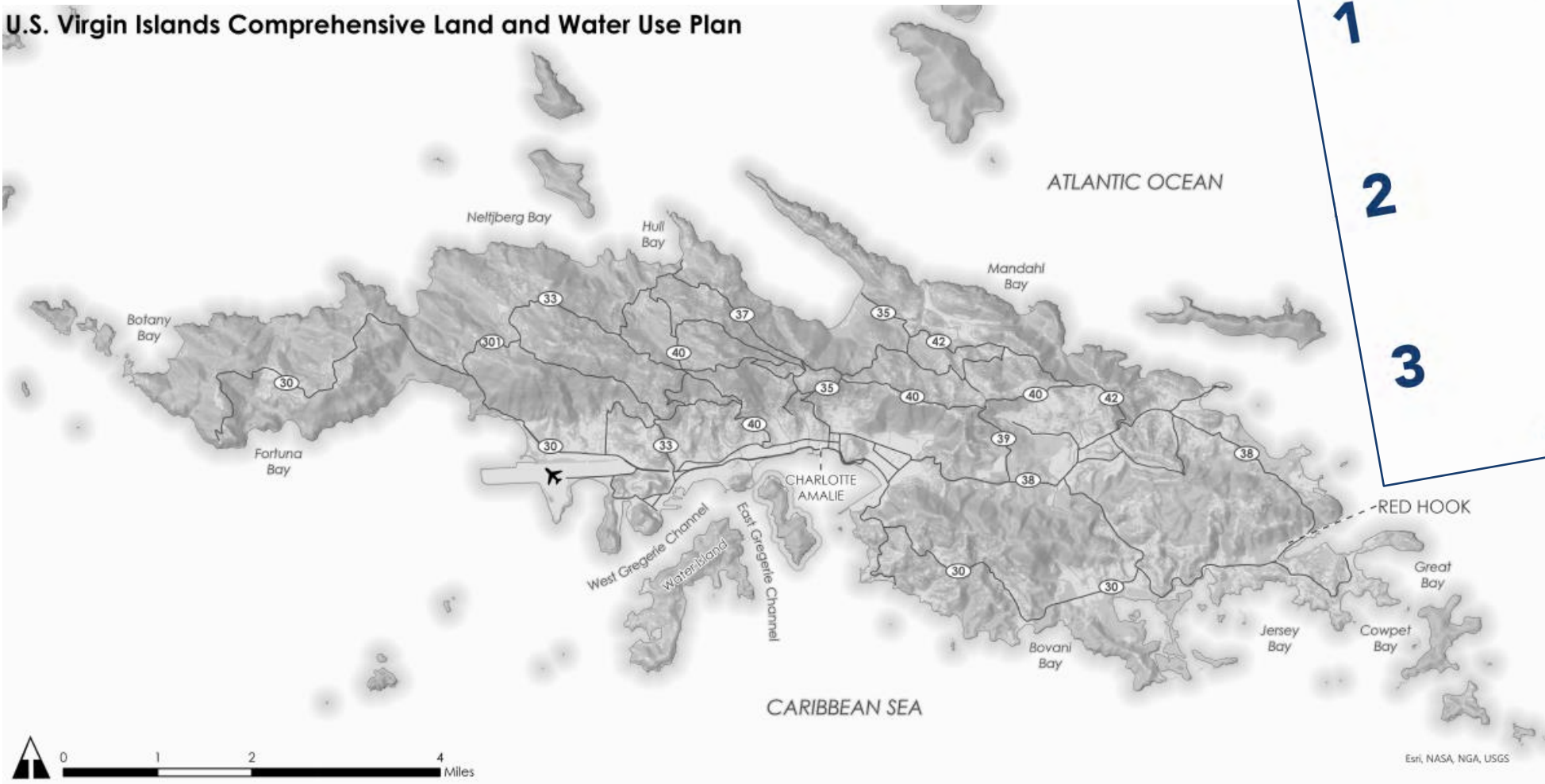
1

2

3

(Please print in large letters)

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



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

Drop in to Open Studio Hours **Tomorrow**
(Friday Nov. 10):

10am – 4:00pm

St Thomas Reformed Church
Nye Gade, Charlotte Amalie

More information and input:

www.planusvi.com

Next steps (early 2024):

Draft Future Land Use Maps

Next Town Hall



USVI Comprehensive Land & Water Use Plan (USVI Comp Plan)

TOWN HALL MEETINGS

**Give feedback on what future implementation of
the VI Comp Plan could look like.**

St. Croix
November 7

5:30-7:30 pm
@ UVI, Great Hall

St. Thomas
November 9

5:30-7:30 pm
@ Columban Hall,
Holy Family Church

St. John
November 13

5:30-7:30 pm
@ Sprung Structure,
Coral Bay

**For more
information**

Visit:

www.PlanUSVI.com

Contact:

(340) 773-1082



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