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

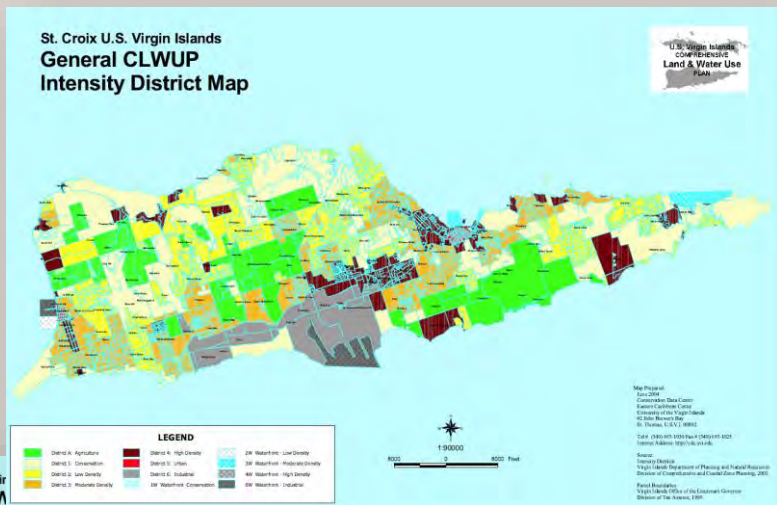
## Town Hall Meeting St. Croix

November 7, 2023

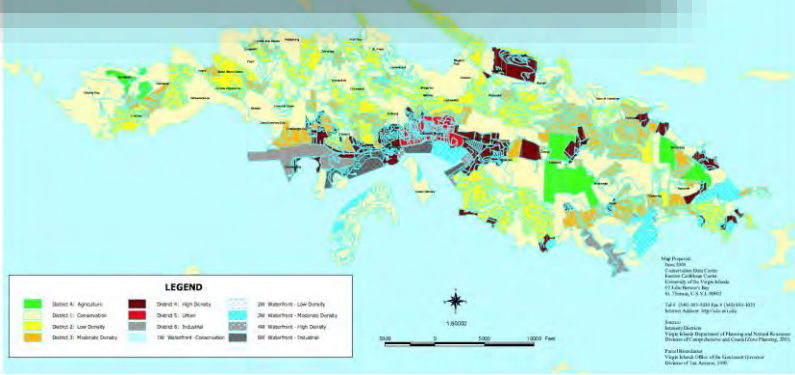
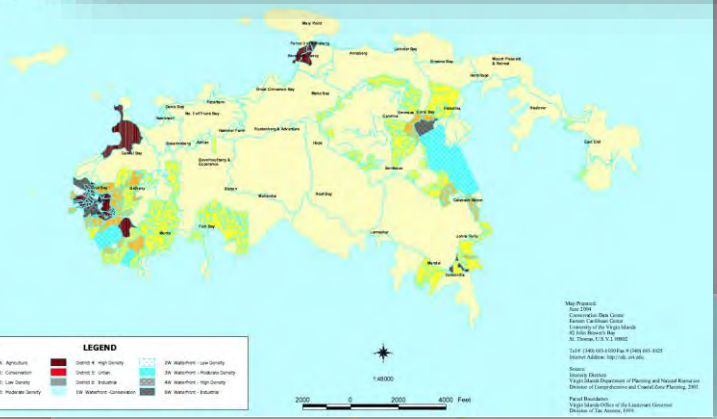


*Maroon Country, Photo by Olasee Davis*

# 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** – 2<sup>nd</sup> 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

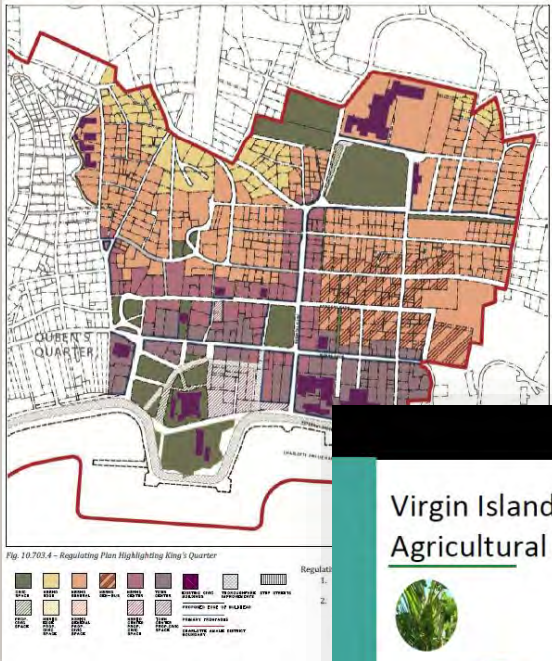
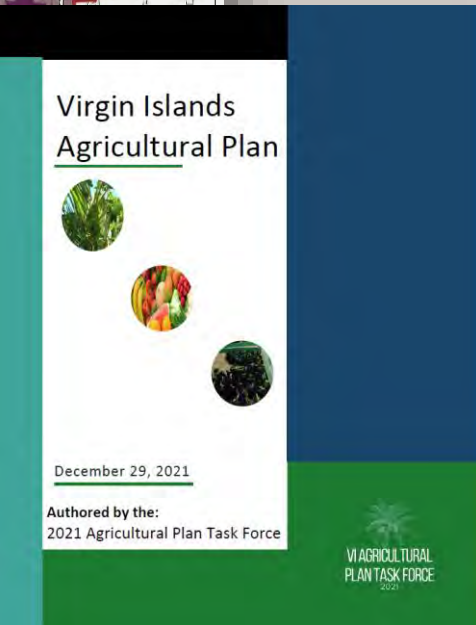


Fig. 10.703.4 – Regulating Plan Highlighting King’s Quarter



## 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



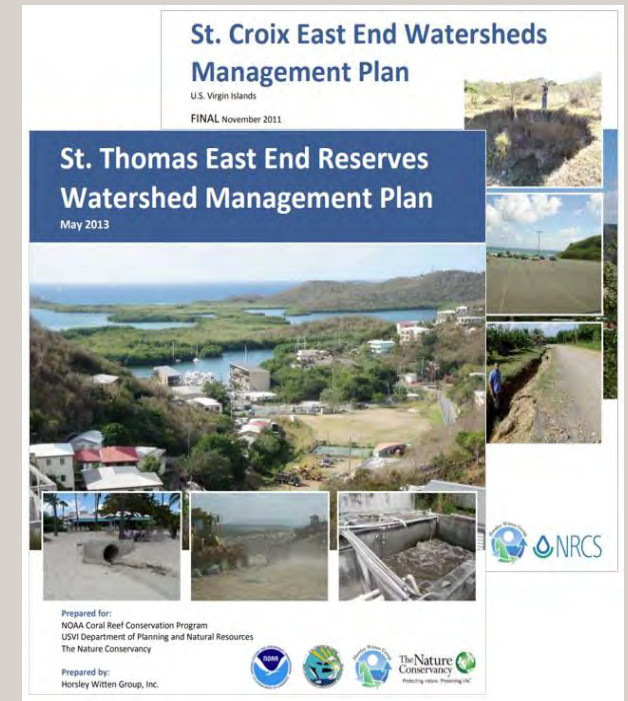
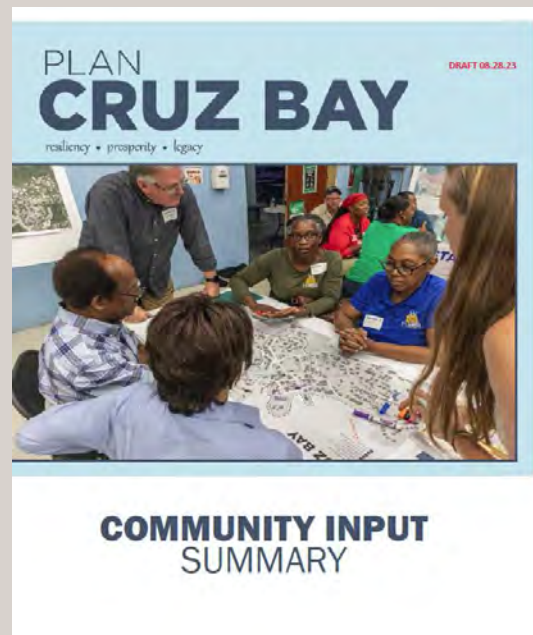
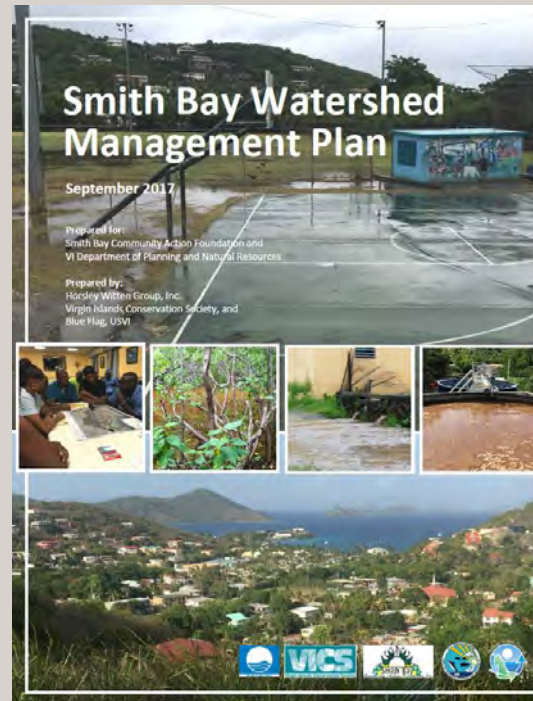
Dover, Kohl & Partners



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?”

# TODAY: Hands-on Planning





**BIG IDEAS:** Waterfront Public Spaces



**BIG IDEAS:** Waterfront Public Spaces





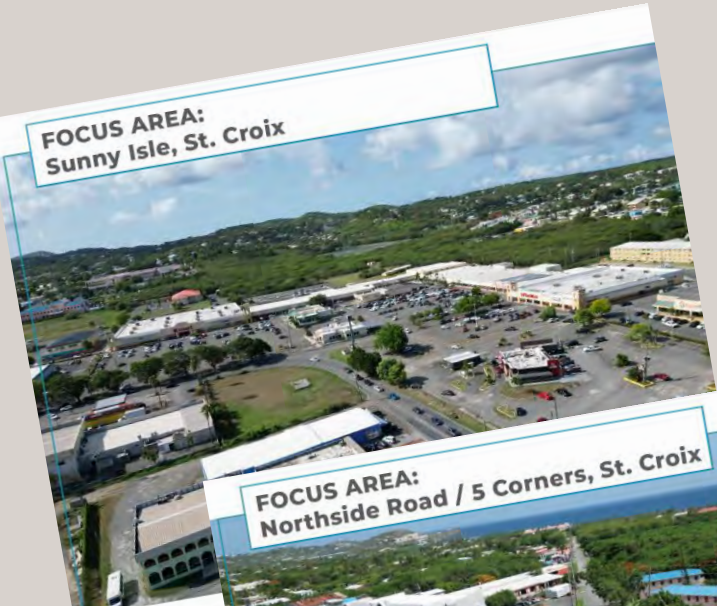
**BIG IDEAS:** Waterfront Public Spaces

# Focus Areas

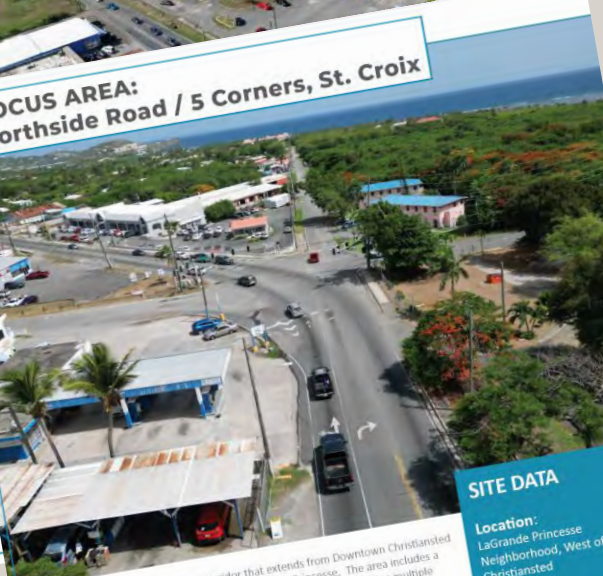
2 sample sites per island

review at [planusvi.com](http://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 300,000 square feet of lot area 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 plan could allow for increased density.
- To improve the area, transform the area into a more vibrant, pedestrian-friendly area.
- The surrounding area and the Governor's office 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.
- Intersection design to better accommodate pedestrians is a key concern.

### 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.

### Concerns and Opportunities

- The Charles W. Turner Center is better connected to the rest of the area.
- To the rear of Tutu Park Mall, there is an opportunity to develop a network of connecting streets.
- Are there ways to transform the area into a more vibrant, pedestrian-friendly area?

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 sidewalks for pedestrians and stormwater management.
- Are there ways to transform the area into a more vibrant, pedestrian-friendly area?

### SITE DATA

**Location:**  
East end near Coki Point

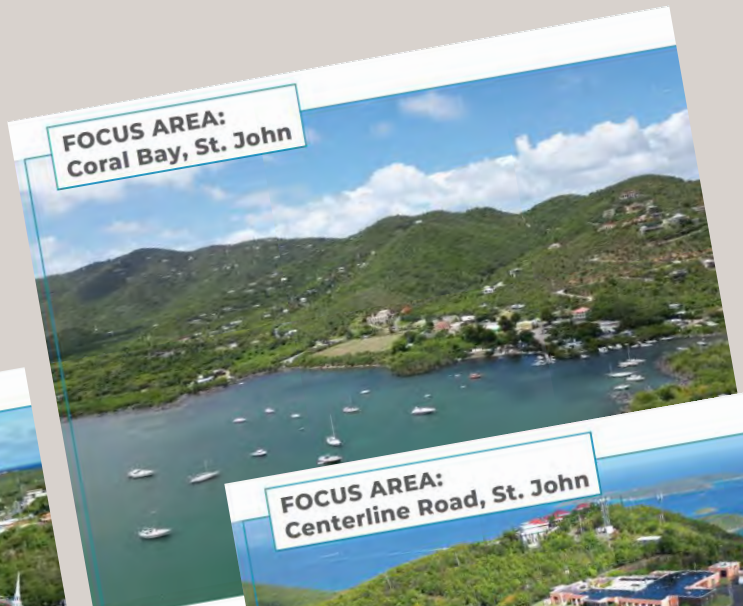
**To Demonstrate:**  
Street design concepts to improve walkability; green infrastructure; range of housing types

**Approximate Area:**  
15 acres

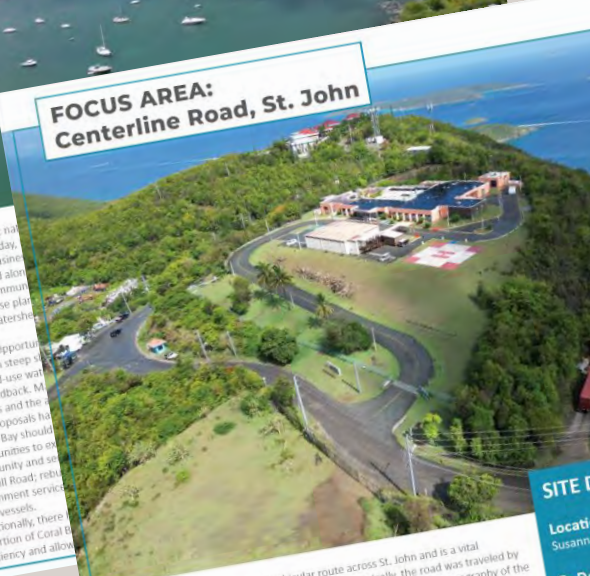
### Zoning:

- 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. The Coral Bay Community land and water use plan 2013 and the Watershed.

### Concerns and Opportunities

- Building on steep slopes.
- Two mixed-use with mixed feedback. Mixed-use proposals and the area.
- These proposals have the opportunity to be a key part of Coral Bay should be a key part of the area.
- Opportunities to see opportunity and see King Hill Road; rethinking government services scale vessels.
- Additionally, there is a portion of Coral Bay resiliency and allow

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 donkey 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.

# Comp Plan Community Values (draft July 2023)

review at [planusvi.com](https://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” FOR DISCUSSION

# Focus Area: Sunny Isle, St Croix

## Sketches to Demonstrate:

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





Site Tour with the Working Group





Pedestrian Conditions



Pedestrian Conditions







Tree Canopy / Local Vendors

# Existing Conditions



# Framework Map

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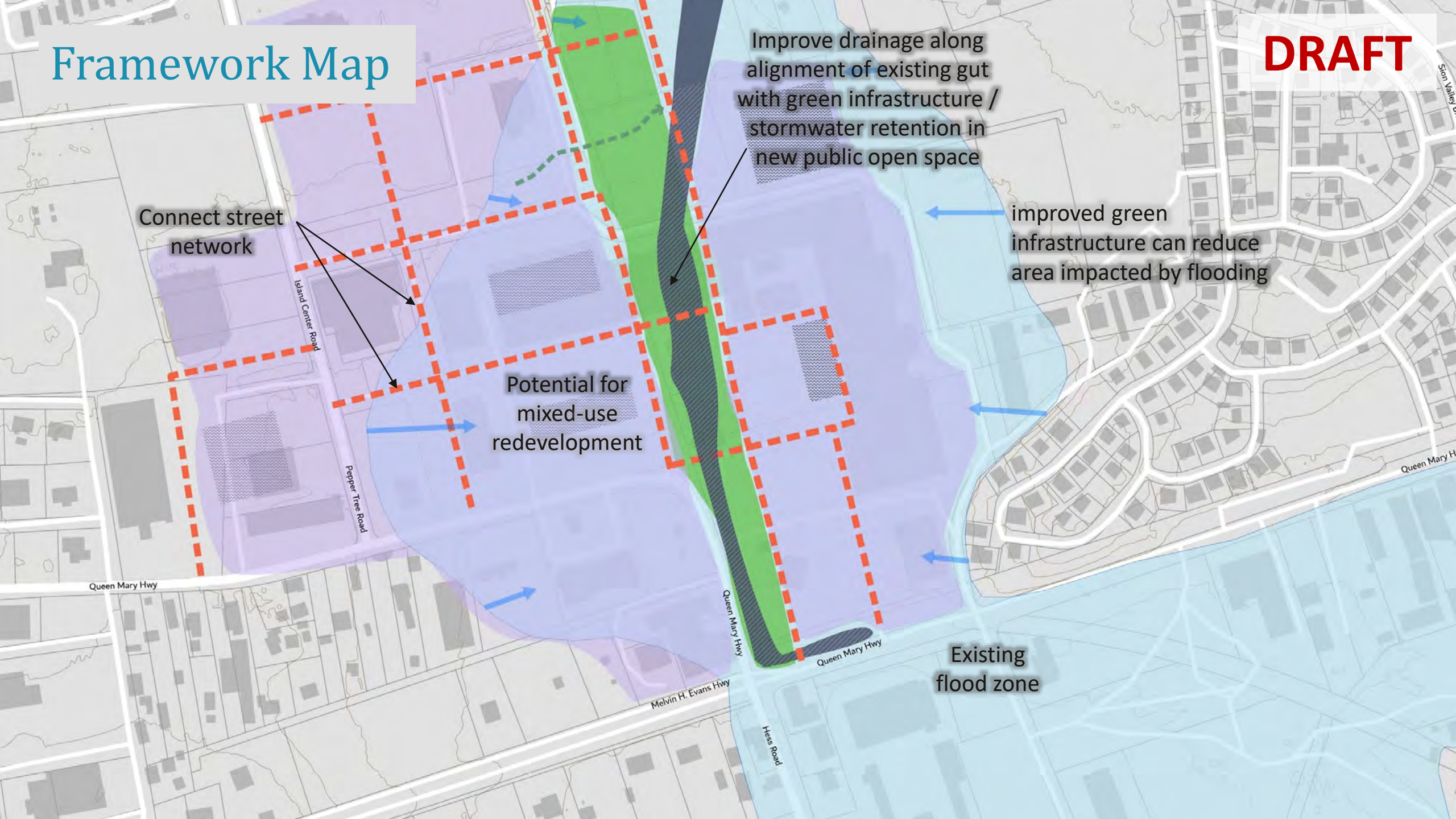
Connect street network

Improve drainage along alignment of existing gut with green infrastructure / stormwater retention in new public open space

improved green infrastructure can reduce area impacted by flooding

Potential for mixed-use redevelopment

Existing flood zone



Existing



QUEEN MARY HWY

MELVIN H EVANS HWY

# What if?

## Potential Future Conditions

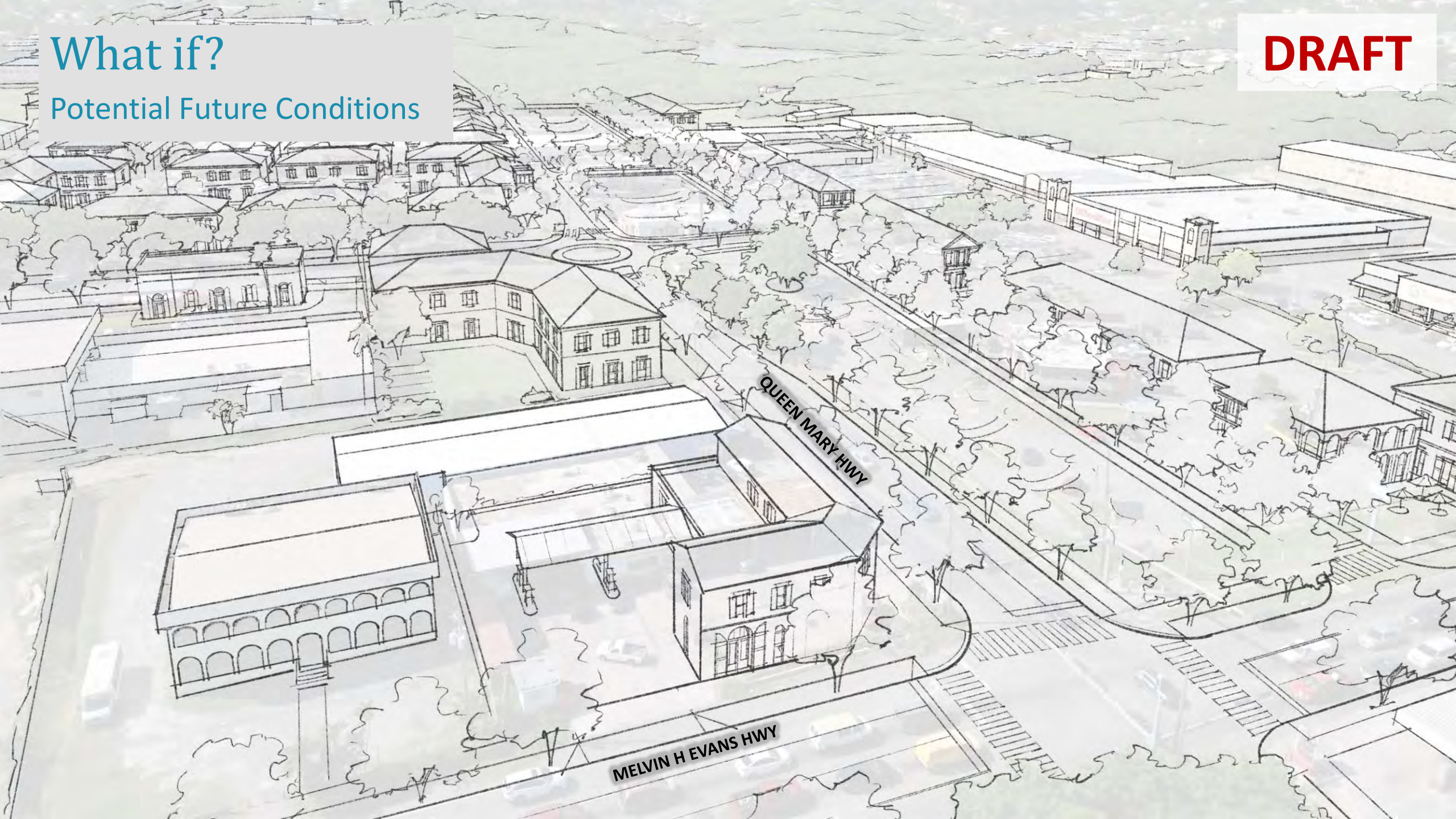
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# What if?

## Potential Future Conditions

**DRAFT**



# What if?

## Potential Future Conditions

**DRAFT**

Preserve existing large trees

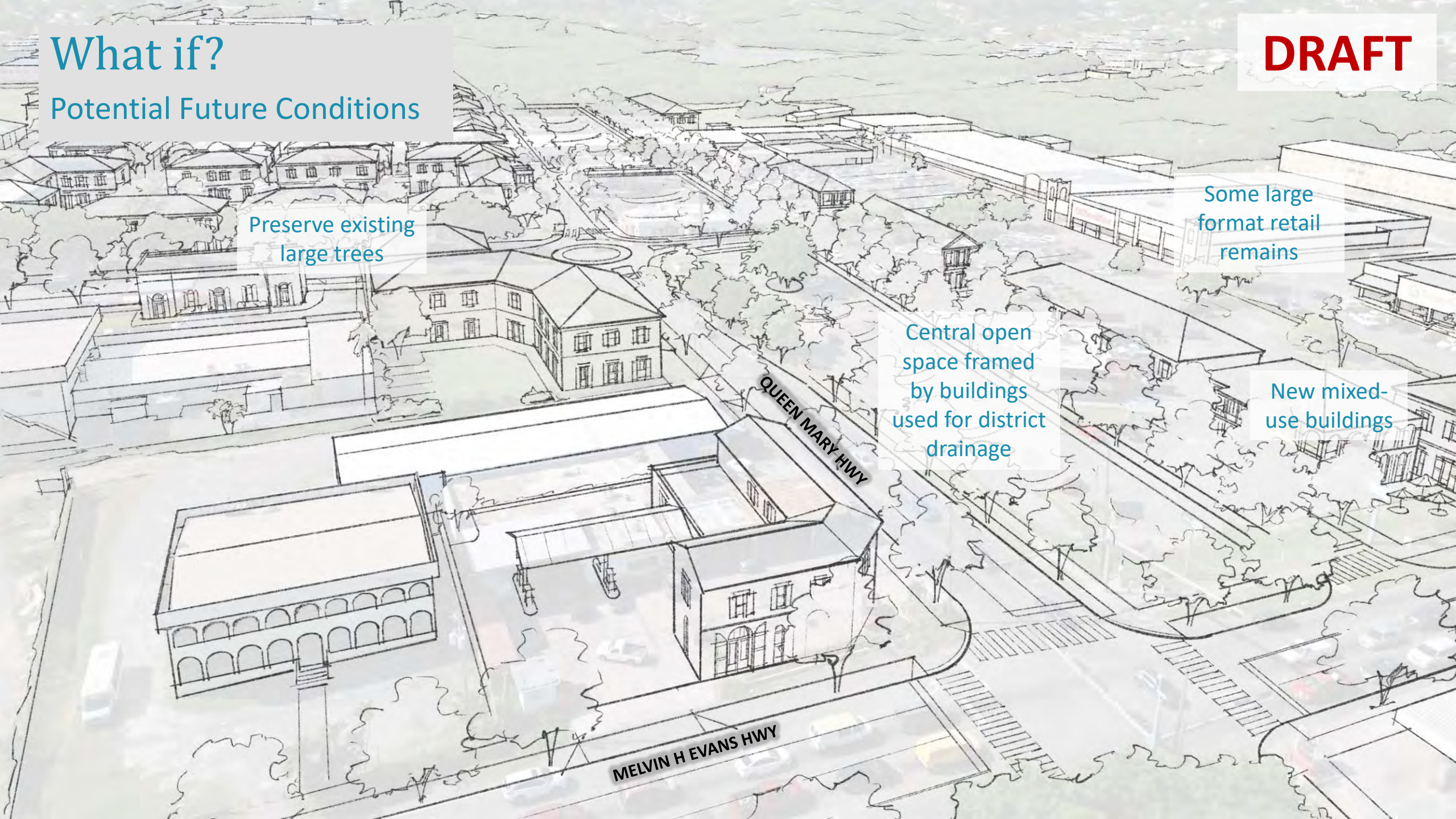
Some large format retail remains

Central open space framed by buildings used for district drainage

New mixed-use buildings

QUEEN MARY HWY

MELVIN H EVANS HWY



**DRAFT**



Community-scale floodable green space

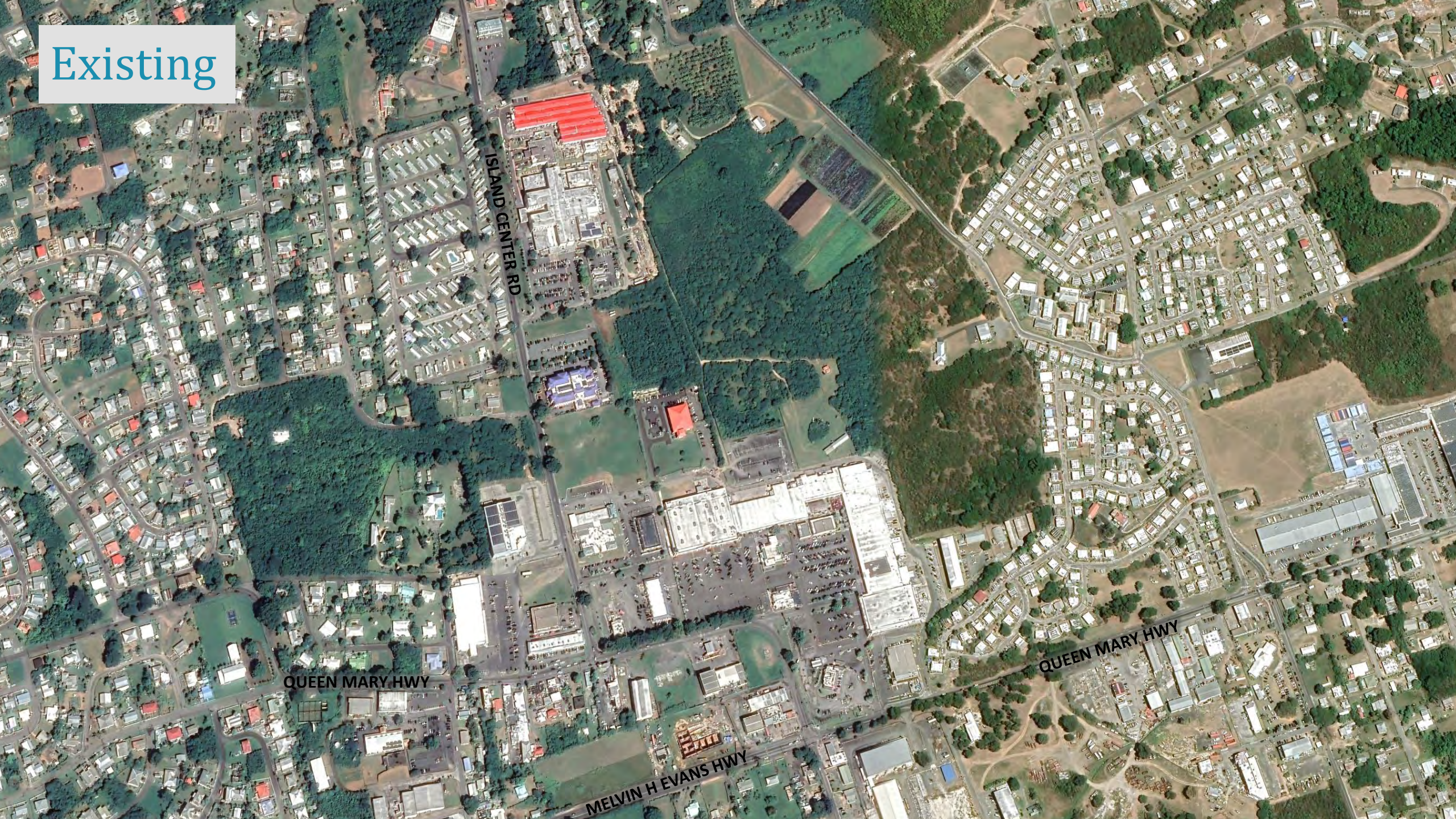


**DRAFT**



Community-scale floodable green space

# Existing



ISLAND CENTER RD

QUEEN MARY HWY

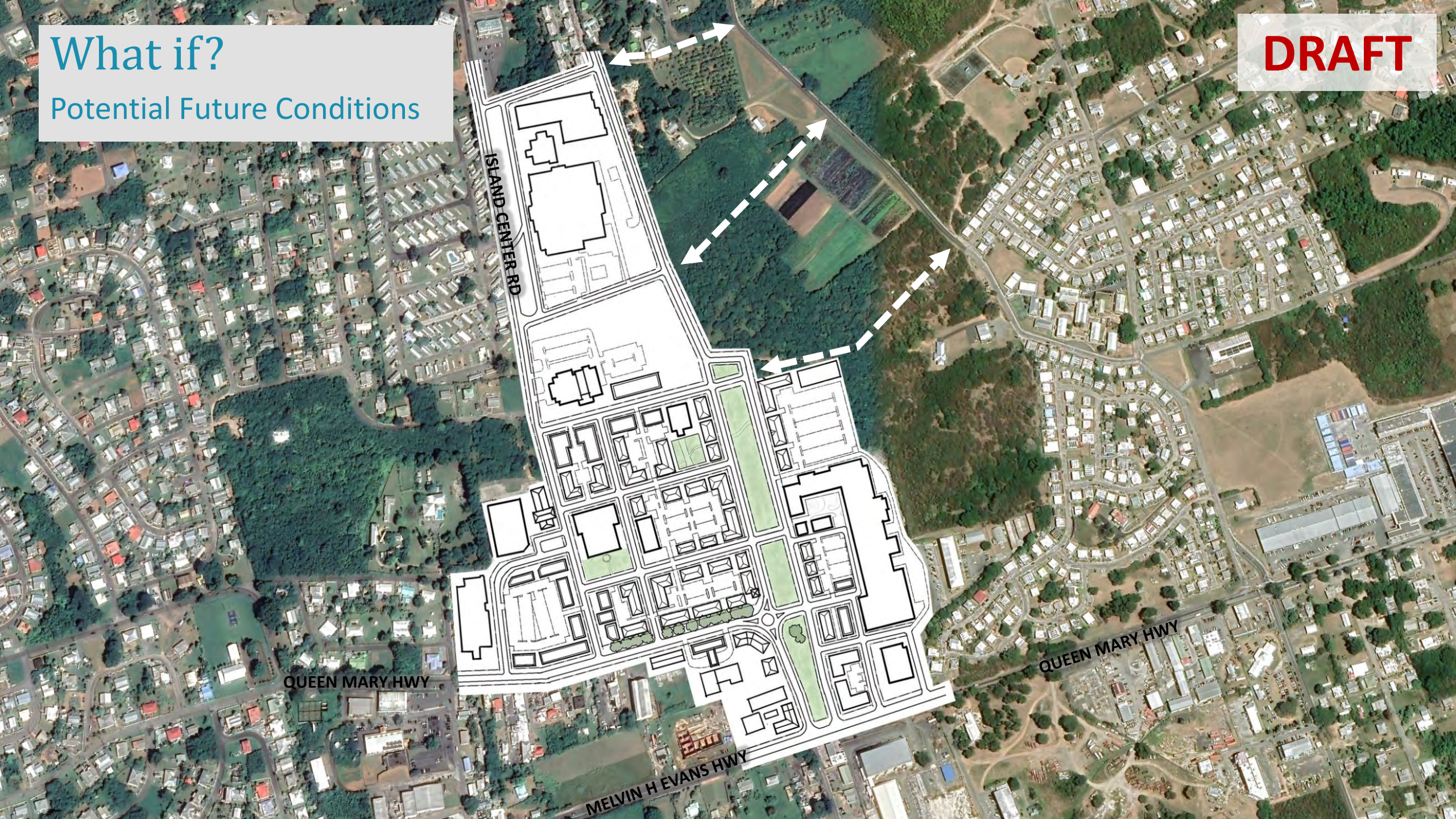
MELVIN H EVANS HWY

QUEEN MARY HWY

# What if?

Potential Future Conditions

**DRAFT**



ISLAND CENTER RD

QUEEN MARY HWY

QUEEN MARY HWY

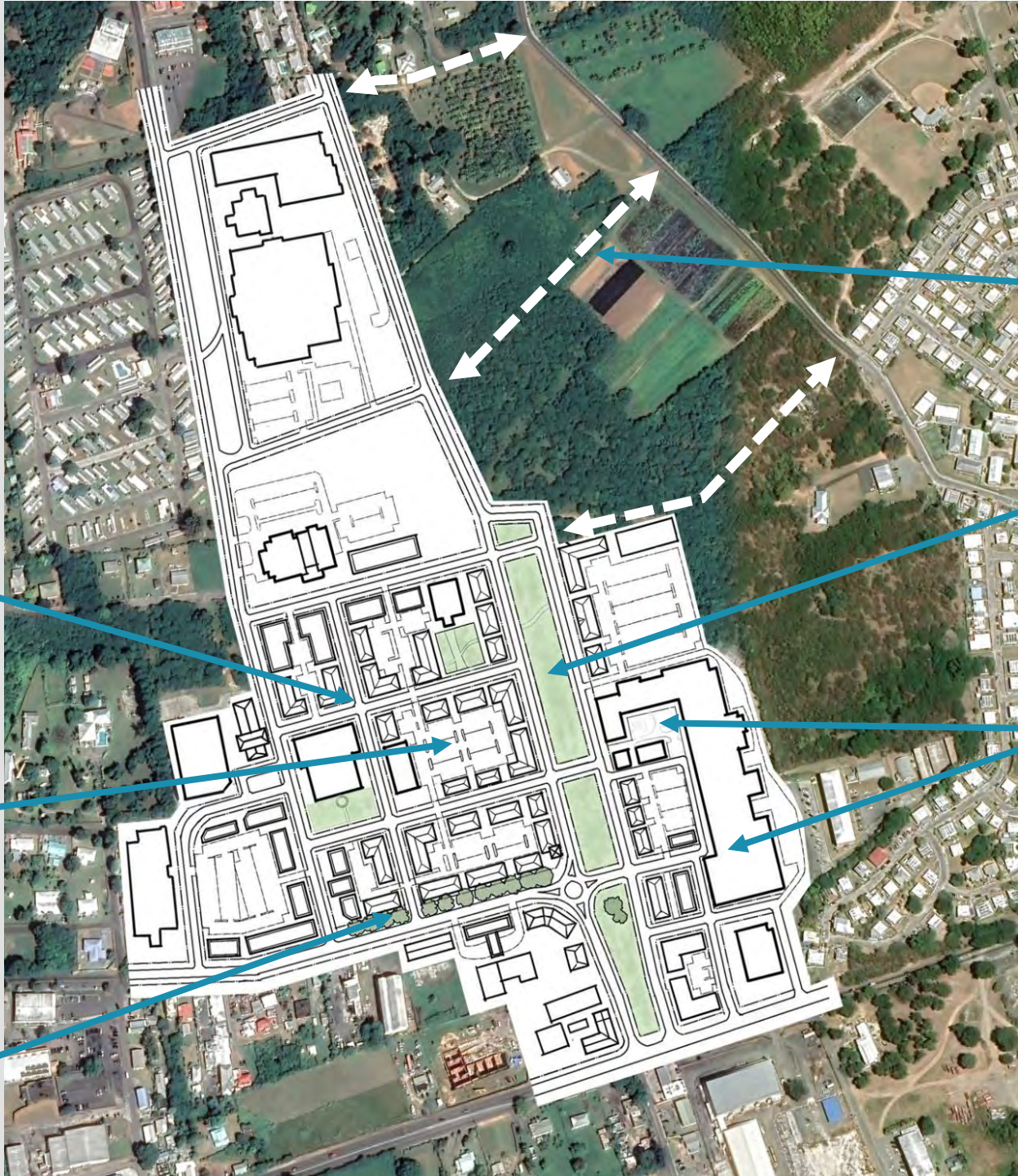
MELVIN H EVANS HWY

**DRAFT**

Existing shopping center  
retrofit into walkable-  
sized blocks and streets  
with a mix of uses

Mid-block parking can  
also serve as stormwater  
retention space

Preserve large trees



Potential new street  
connections

Central depressed green  
serves as stormwater  
retention & accommodates  
high flows

Portions of existing  
shopping center could  
remain, including  
playground /  
amphitheater



EXAMPLE: Streets as Walkable, High Quality Public Space

# Focus Area: Northside Road / 5 Corners

## Sketches to Demonstrate:

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







**prosolar**  
SYSTEMS  
340-201-4752  
FINANCING  
\$0 DOWN  
AVAILABLE

5 Corners Intersection





5 Corners Intersection



Northside Road



THE BIG BLUE BUILDING

340-773-3780

RECEPTIONISTS  
SERVICES & SERVICE

NOTARY

BEYOND FITNESS

340-882-5845

340-277-4006

FIVE CORNERS PLAZA  
MEDICAL, OFFICE & RETAIL BUILDING  
340-773-8850

Medical Reception	81
Dr. Robert Brown	82
Dr. Robert Brown	83
Dr. Robert Brown	84
Dr. Robert Brown	85
Dr. Robert Brown	86
Dr. Robert Brown	87
Dr. Robert Brown	88
Dr. Robert Brown	89
Dr. Robert Brown	90

ENTRANCE ONLY

Northside Road





Existing Mixed-use Buildings



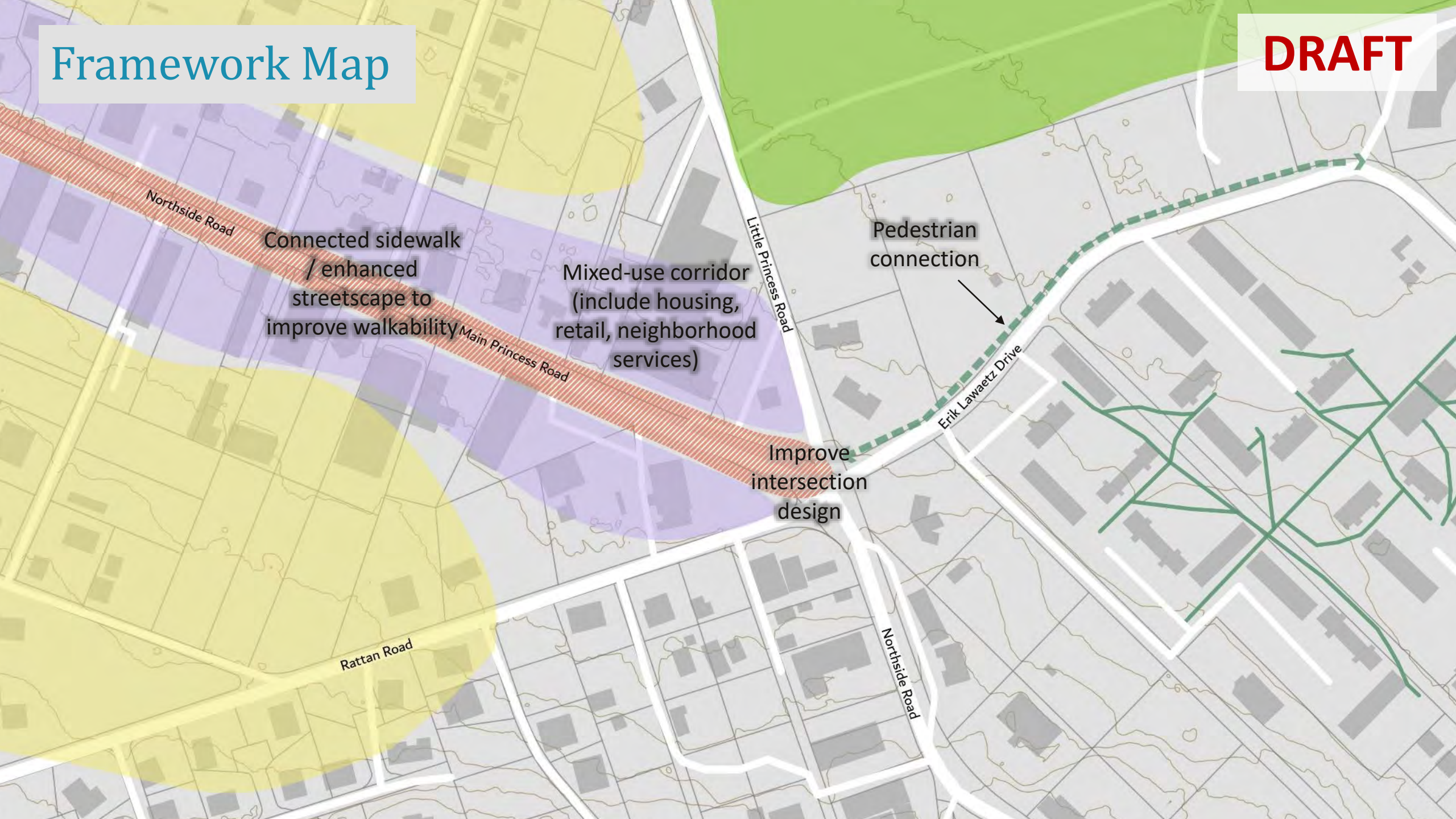
Existing Pedestrian Conditions

# Existing Conditions



# Framework Map

**DRAFT**



Northside Road

Connected sidewalk / enhanced streetscape to improve walkability

Main Princess Road

Mixed-use corridor (include housing, retail, neighborhood services)

Little Princess Road

Pedestrian connection

Erik Lawaetz Drive

Improve intersection design

Rattan Road

Northside Road



# Existing Conditions



What if?

Potential Future  
Conditions

**DRAFT**



What if?

Potential Future  
Conditions

**DRAFT**



NORTHSIDE RD

RATTAN RD

MAIN PRINCESSE / NORTHSIDE RD

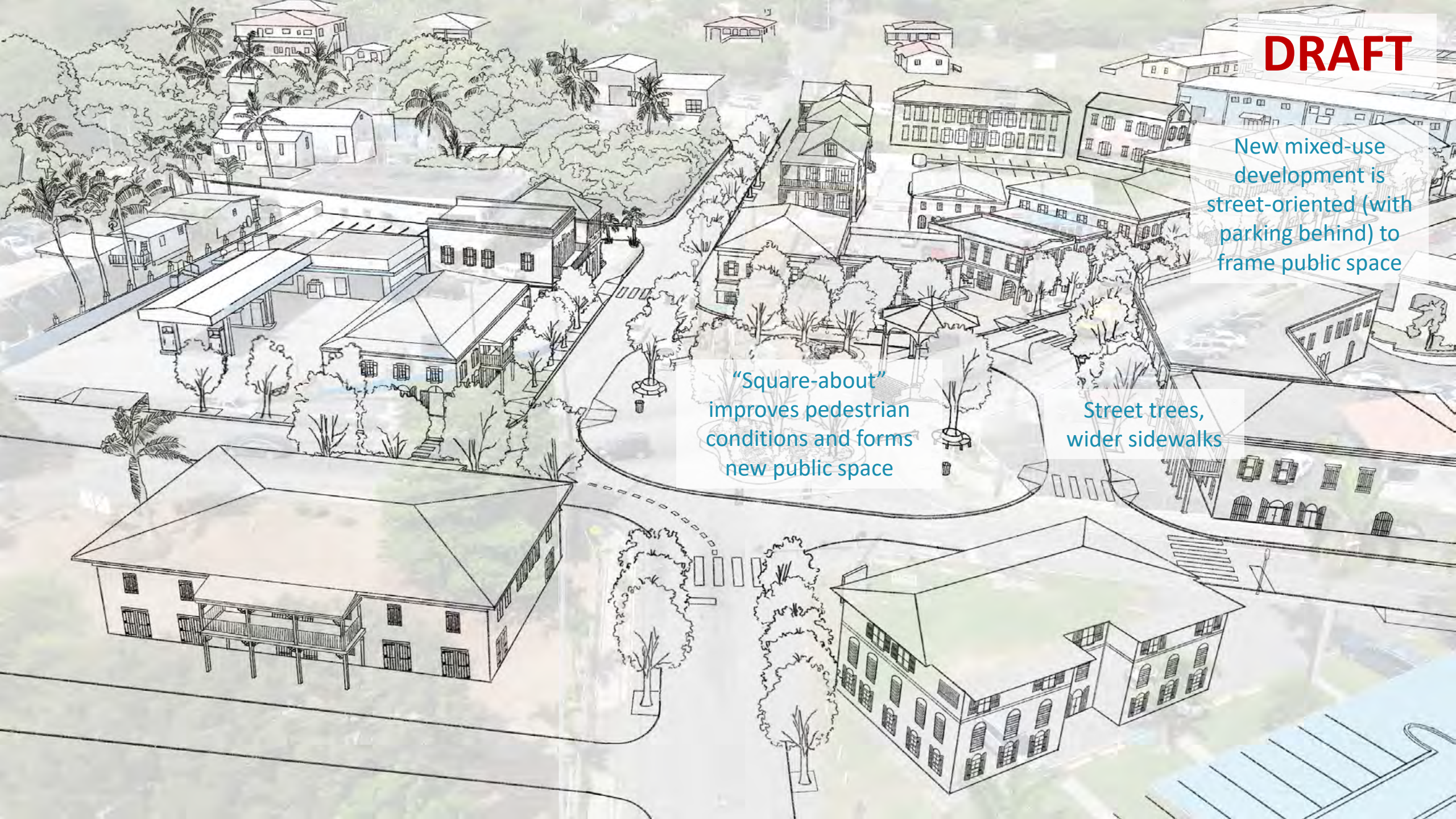
LITTLE PRINCESSE RD

**DRAFT**

New mixed-use development is street-oriented (with parking behind) to frame public space

“Square-about” improves pedestrian conditions and forms new public space

Street trees, wider sidewalks



# Existing Conditions

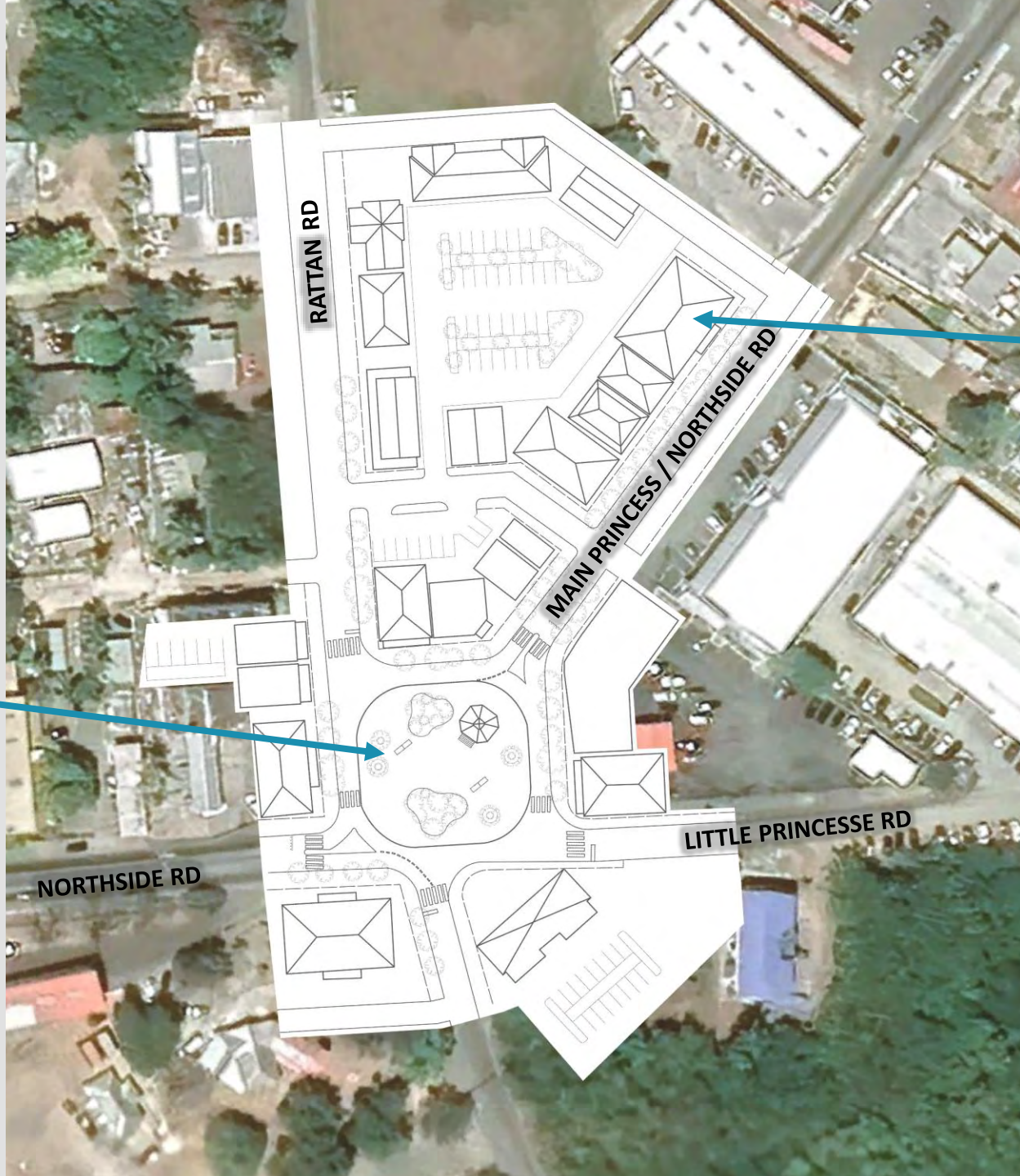


**DRAFT**

**DRAFT**

# What if?

Potential Future Conditions



New mixed-use development is street-oriented (with parking behind) to frame public space

“Square-about” improves pedestrian conditions and forms new public space

# WORKING IN SMALL GROUPS

# Small Group Discussions

review the starter sketches, create your own framework map



**TABLE EXERCISE MAP**  
SITE: SUNNY ISLES SHOPPING CENTER  
LOCATION: ST. CROIX, MN  
DATE: 11-1-2023

ST. CROIX

Legend: Contour, Dotted, Flood Zs

**DRAFT**

**SUSTAINABILITY & LIVABILITY**  
ABOUT DEVELOPMENT: CONSIDER PROTECTING EXISTING OPEN SPACE AND LANDSCAPE FEATURES. PROVIDE OPEN SPACE AND LANDSCAPE FEATURES TO ENHANCE THE QUALITY OF LIFE AND WELL-BEING OF THE COMMUNITY.

**CONNECTION TO COMMUNITY AND SERVICES**  
PROVIDE ACCESS TO PUBLIC TRANSPORTATION AND SERVICES. MAINTAIN EXISTING COMMUNITY SERVICES.

**PROVIDE HOUSING FOR ALL**  
PROVIDE HOUSING FOR ALL, INCLUDING AFFORDABLE HOUSING. PROVIDE HOUSING FOR ALL, INCLUDING AFFORDABLE HOUSING.

**IMPROVE & MAINTAIN QUALITY OF LIFE**  
IMPROVE & MAINTAIN QUALITY OF LIFE, INCLUDING RECREATION, HEALTHCARE, AND EDUCATION. PROVIDE RECREATION, HEALTHCARE, AND EDUCATION.

**FRAMEWORK MAP**  
DATE: 11-1-2023

Legend: Dotted Boundary, Contour, Flood Zs, etc.



**TABLE EXERCISE MAP**  
SITE: NORTHSIDE RD'S CORNERS  
LOCATION: ST. CROIX, MN  
DATE: 11-1-2023

ST. CROIX

Legend: Contour, Dotted, Flood Zs

**DRAFT**

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**FRAMEWORK MAP**  
DATE: 11-1-2023

Legend: Dotted Boundary, Contour, Flood Zs, etc.



# 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

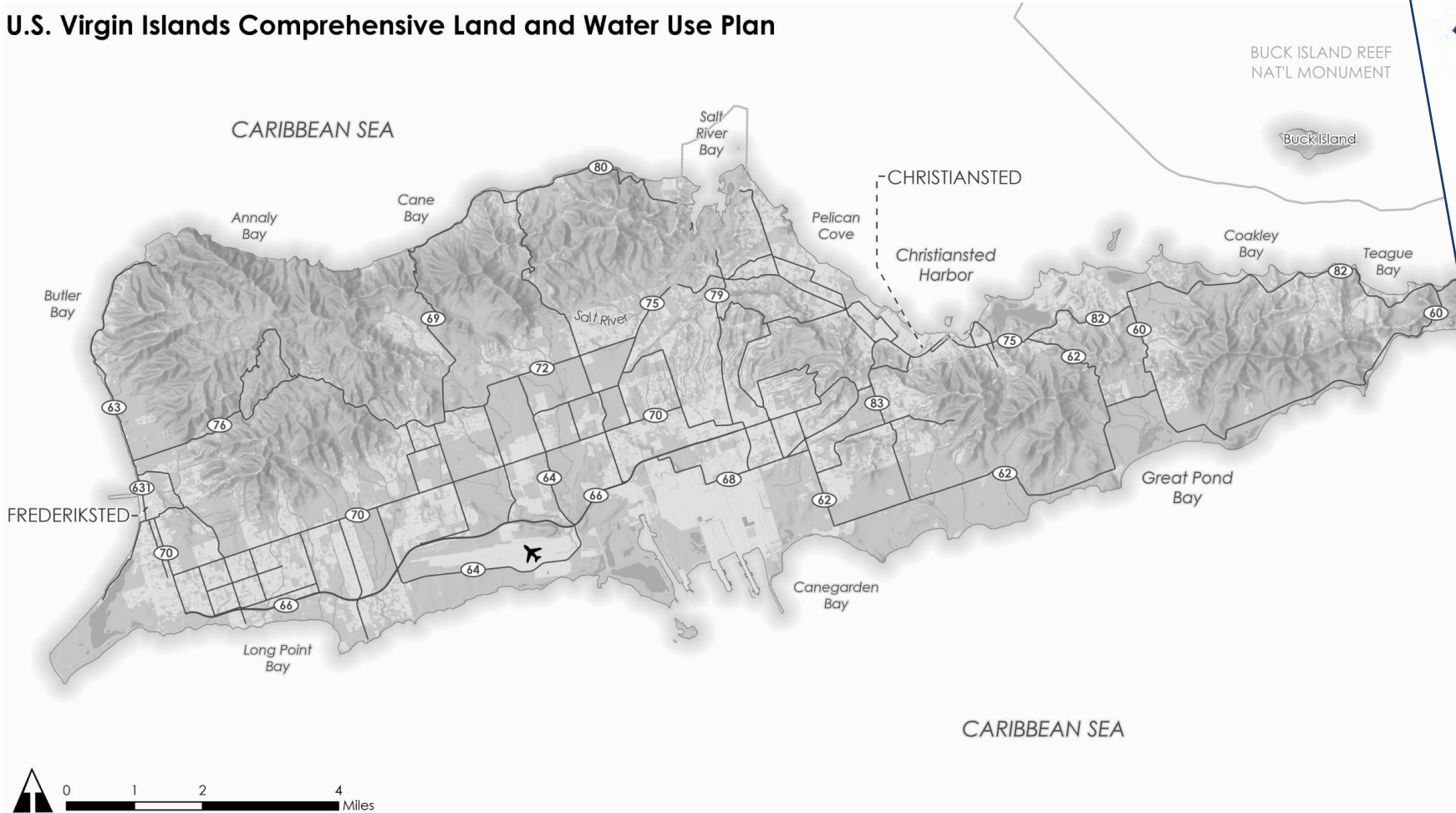
1

2

3

(Please print in large letters)

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



## Drop in to Open Studio Hours **Tomorrow** (Wednesday Nov. 8):

9am – 3pm: Office of Disaster Recovery  
402 Strand Street – Frederiksted

4pm – 7pm: Leatherback Brewery  
9902 Industrial Park

More information and input:

[www.planusvi.com](http://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](http://www.PlanUSVI.com)

Contact:

**(340) 773-1082**



 @PlanUSVI