

# FOCUS AREA: Coral Bay, St. John



Coral Bay is a scenic natural harbor that has a long history as a center of community for St. Johnians. Today, the watershed is primarily residential in nature. A small number of local businesses, restaurants, and community spaces line Coral Bay Road and East End Road along the water's edge, while homes line the surrounding hillsides. The Coral Bay Community Council, a local non-profit, has coordinated and led recent land and water use planning efforts, which included an AIA community charrette in 2013 and the Watershed Management Plan in 2021.

## Concerns and Opportunities:

- Building on steep slopes and flooding in flatter basin area closer to water's edge.
- Two mixed-use waterfront / marina proposals for Coral Bay have received mixed feedback. Many St. Johnians have raised concern over the scale of these proposals and the ability of the community to absorb the potential impacts. These proposals have added urgency to the question of what the future character of Coral Bay should be.
- Opportunities to explore include development that provides economic opportunity and services for locals, such as light industrial / maker spaces on King Hill Road; rebuilding community gathering spaces and public facilities for government services; and increased water access and dock areas for smaller-scale vessels.
- Additionally, there has been a suggestion to re-route vehicular thru traffic on a portion of Coral Bay Road away from the waterfront, which would increase resiliency and allow the existing street to become a waterfront trail connection.

## SITE DATA

### Location:

East end

### To Demonstrate:

Infill development that respects natural resources; improved public spaces; connectivity

### Approximate Area:

75 acres

### Zoning:

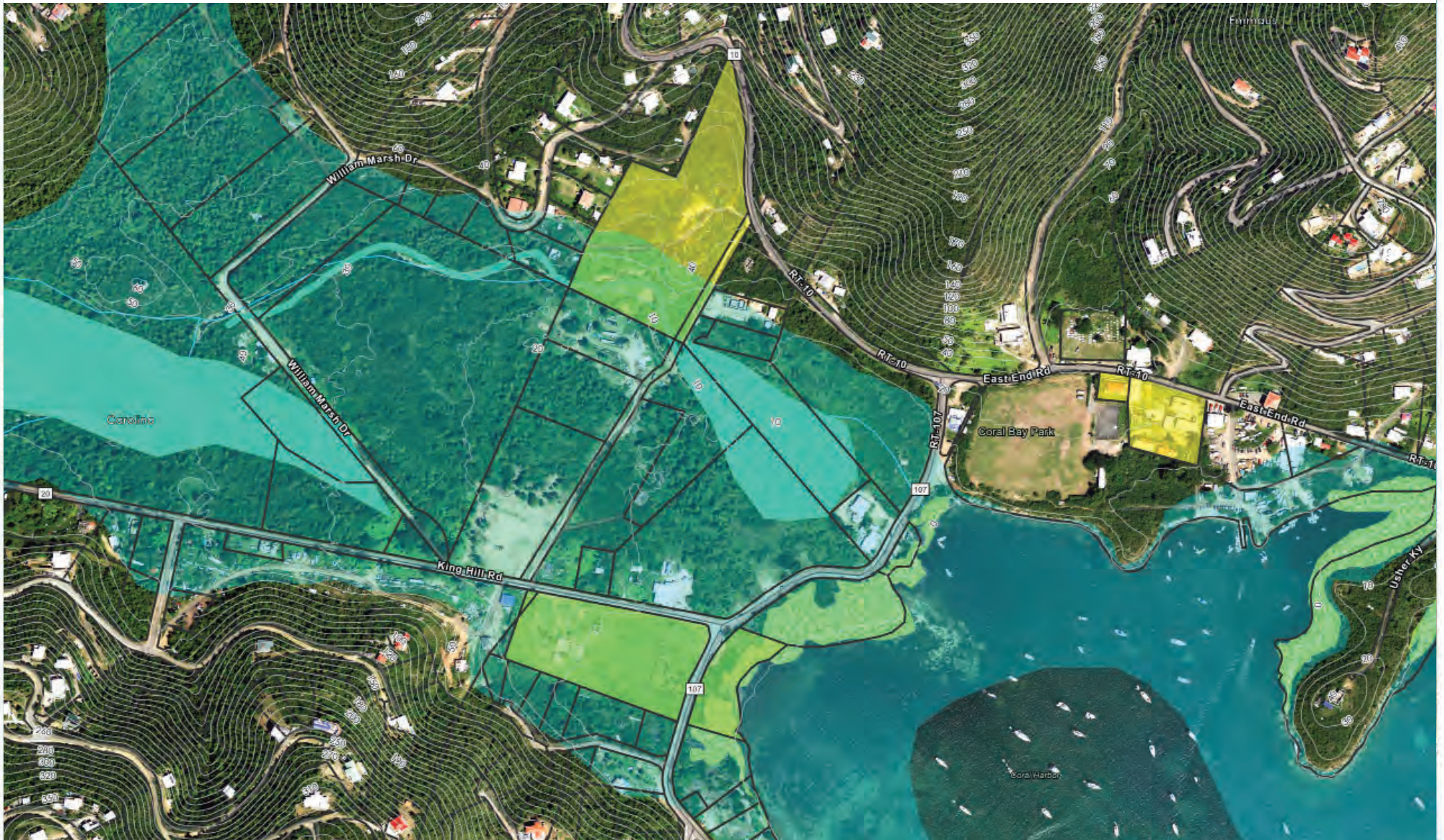
B-2 Business/ Neighborhood on portions of Coral Bay Road / East End Road  
R-1 Residential - Low Density  
R-2 Low Density One and Two Family on surrounding hillsides  
W-1 Waterfront Pleasure at harbor

# Coral Bay, St. John Existing Conditions



# Coral Bay, St. John

## Wetland / Government-Owned Land



Site: Coral Bay

Date: 8/27/2023

- USVI Parcels (2021)
- Government-Owned Land
- Surface Water Bodies
- Streams

- Contours (10ft)
- Flood Hazard Zones (FEMA)
- 1% Annual Chance Flood Hazard

- USVI Wetland (NWI)
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/ Shrub Wetland

St. John



Feet  
0 95 190

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# FOCUS AREA: Centerline Road, St. John



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, sidewalks, lighting); and, orient new mixed-use development toward the street to support a more walkable environment.
- Other opportunities include rebuilding damaged facilities at the Health Center and potential reuse of government property at the Susannaberg Landfill/Transfer Station if that use is relocated.

## SITE DATA

#### Location:

Susannaberg / Central island area

#### To Demonstrate:

Street design concepts to improve walkability; mixed-use infill development

#### Approximate Area:

15 acres

#### Zoning:

B-4 Business Residential Areas  
R-1 Residential - Low Density  
R-2 Residential - Low Density One or Two Family

# Centerline Road, St. John

## Existing Conditions



# Centerline Road, St. John

## Wetland / Government-Owned Land



Site: Susannaberg to Adrian

Date: 8/2/2023

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



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 is home to several small/local businesses. Although there are limited crosswalks and sidewalks, and 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 space 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 available for pedestrians and stormwater management.
- Future development could include a mix of uses, including affordable housing and services to support the existing community.

## 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

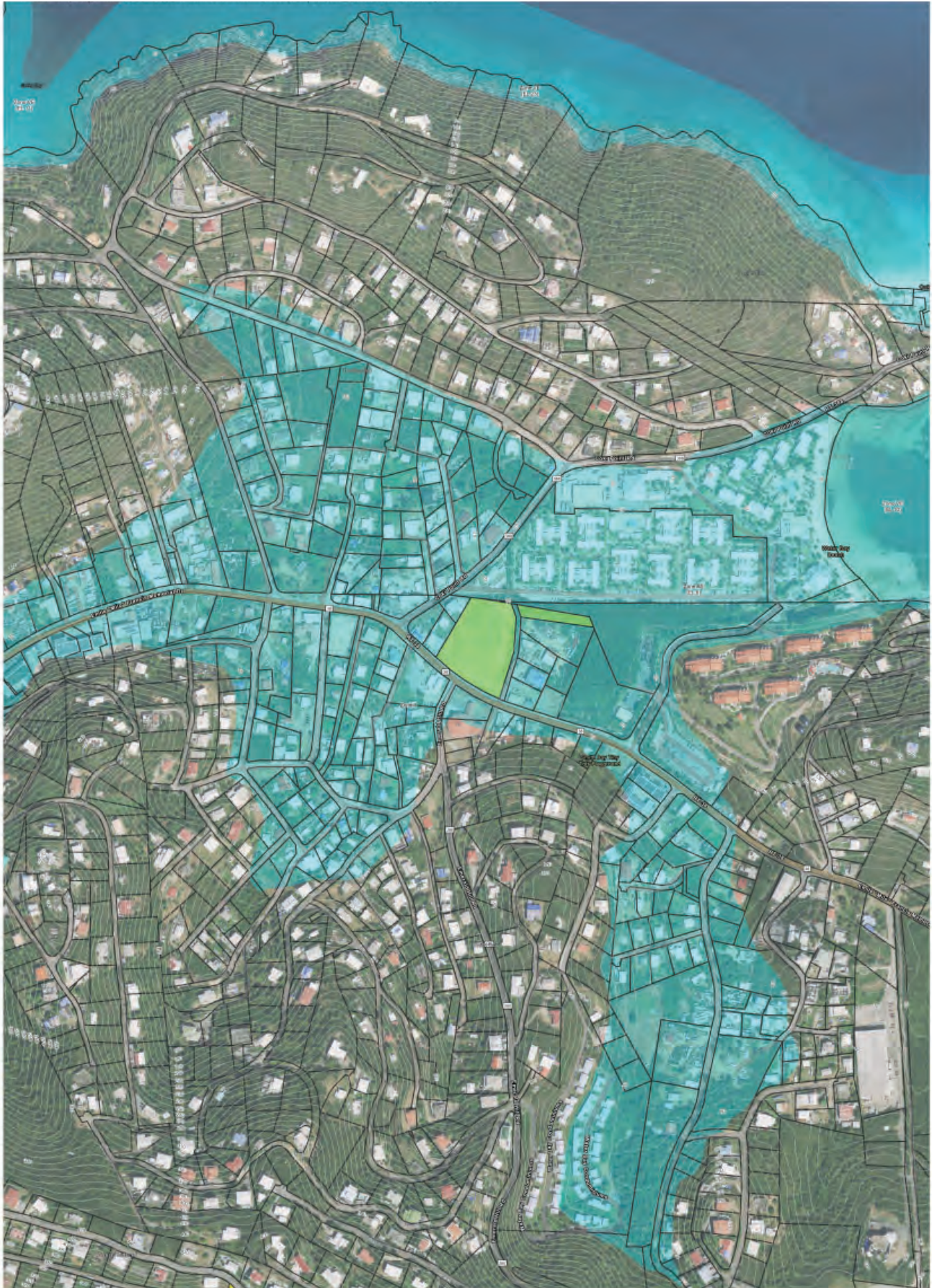
# Emile Milo Francis Memorial Drive / Smith Bay, St. Thomas

## Existing Conditions





# Emile Milo Francis Memorial Drive / Smith Bay, St. Thomas Wetland / Government-Owned Land



**Site: Coki Point**  
**St. Thomas**  
 Feet  
 0 62.5 125

Date: 8/1/2023  
 This map is for informational purposes only and does not constitute an offer of insurance or any other financial product.

- USVI Parcels (2021)
- Government Owned Land
- Canal (10%)
- Flood Hazard Zones (FEMA)
- 15 Annual Chance Flood Hazard

# FOCUS AREA: Turpentine Run, St. Thomas



Turpentine Run is the largest gut on St. Thomas, providing for natural drainage and conveying water from upland areas to Mangrove Lagoon. A mixture of land uses has emerged in the surrounding watershed over time, including residential neighborhoods, light and heavy industrial uses (including Heavy Materials Quarry and the Bovoni Landfill), and several small businesses along Mariendahl and Bovoni Roads. The Clinton Phipps Racetrack is currently being rebuilt and will once again host community gatherings and events.

#### Concerns and Opportunities:

- Challenges facing this area include maintaining and restoring the natural gut to keep it functional; flooding in the basin, particularly near Nadir Recreation area; and conflicts between residential and industrial uses.
- Recent improvements to the bridge near the intersection of Mariendahl / Bovoni Roads will help to better convey water through this area in future storm events; additional improvements to expand capacity of the hardened stormwater infrastructure at the bottom of the gut are anticipated.
- This improvement could also include an improvement of the recreation facilities to serve surrounding residents.
- There is an opportunity to improve Bovoni Road with green infrastructure and enhanced pedestrian facilities, to better connect residents and local services.

## SITE DATA

### Location:

South side

### To Demonstrate:

Respect of natural systems when considering infill development; green infrastructure; connectivity; pedestrian-friendly street retrofit

### Approximate Area:

9 acres

### Zoning:

B-2 Business Neighborhood  
B-4 Business Residential Areas  
R-1 Residential - Low Density  
R-2 Residential - Low Density -  
One or Two Family  
R-3 Medium Density

# Turpentine Run, St. Thomas

## Existing Conditions



# Turpentine Run, St. Thomas Wetland / Government-Owned Land



Site: Turpentine Run 2



Date: 6/1/2023

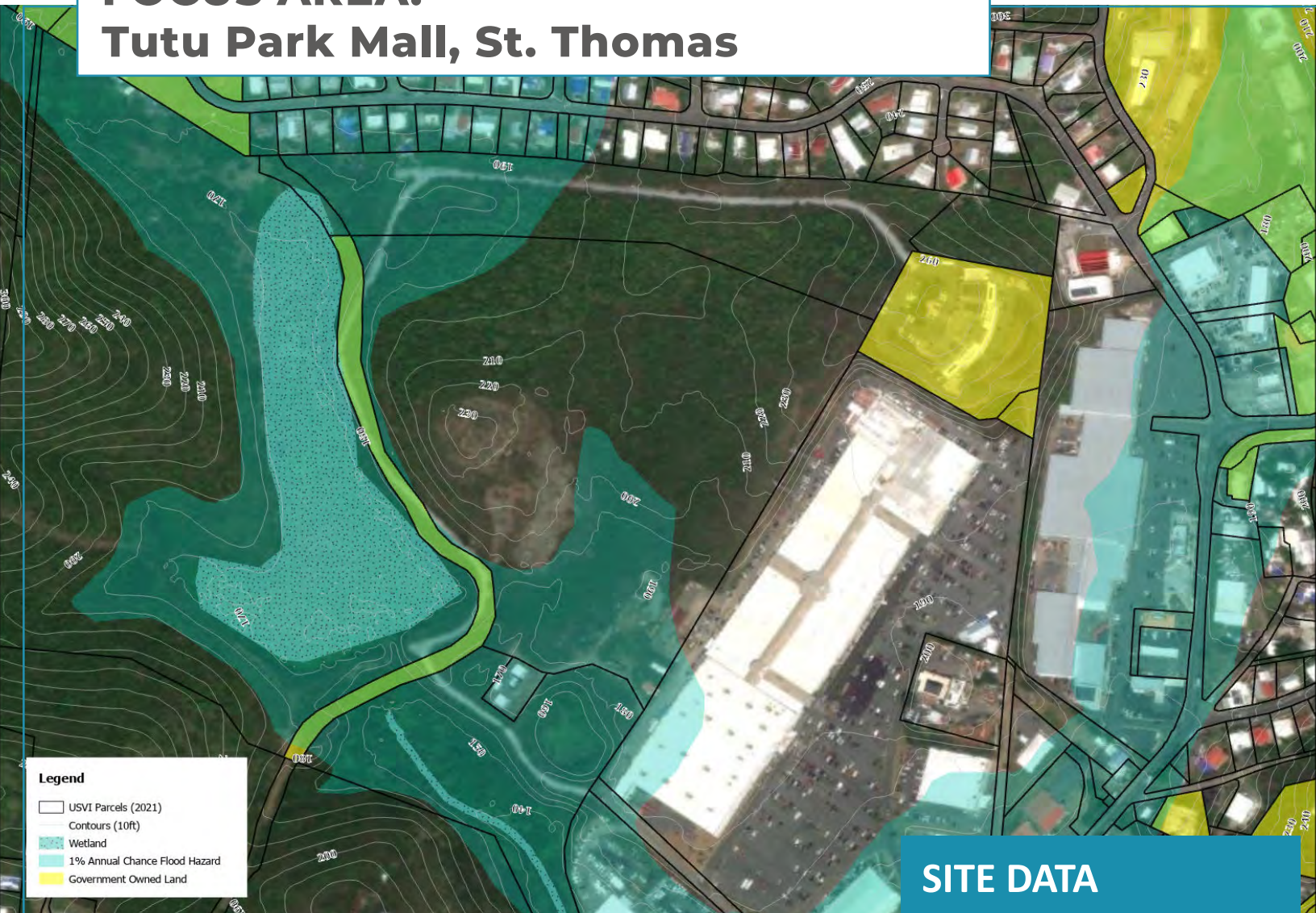
This map is for informational purposes only. It is not intended for legal or engineering purposes.

- USVI Roads (DOT)
- Government Owned Land
- Stream
- Contour (10')

- 1% Annual Chance Flood Hazard
- Prohibited Inventory

- USVI Wetland (NW)
- Coastal Wetland
- Wetland (Emergent)
- Wetland (Shrub)

# FOCUS AREA: Tutu Park Mall, St. Thomas



The area around Tutu Park Mall is an active center of commerce and daily needs surrounded by single-family neighborhoods and lush hillsides. Located along Weymouth Rhymer Highway, the area is a drive-to location with limited pedestrian amenities and heavy vehicular traffic flow. Are there ways to improve and enhance the area around Tutu Park Mall to provide needed commercial services, while also accommodating much-needed housing as part of a broader mix of uses, with better connectivity to surrounding neighborhoods?

## Concerns and Opportunities:

- The Charles W. Turnbull Regional Library is located to the north of Tutu Park Mall. Re-thinking the library site as a central civic space, this community resource could be better connected with the mall and nearby neighborhoods.
- To the rear of Tutu Park Mall there is open land previously contemplated for development, which includes an access road to the library. This site could be an opportunity to demonstrate sustainable neighborhood design techniques, such as including a mix of uses and housing types, and incorporating stormwater retention areas into new neighborhood public spaces. If the new neighborhood was to include a network of connected blocks and streets, it would be within a comfortable walk of Tutu Park Mall, the library and other commercial services.
- Are there ways to add additional street connections to disperse traffic and provide multiple options to navigate this busy destination? Over time, the area could transform from an auto-oriented commercial center to one that includes walkable destinations and a mix of uses.

## SITE DATA

### Location:

Mid Island along Weymouth Rhymer Highway

### To Demonstrate:

Connected street network; Neighborhood planning; Housing opportunities

### Approximate Area:

50 acres

### Zoning:

C Commercial  
B-2 Business Neighborhood  
In surrounding neighborhoods:  
R-2 Residential - Low Density  
A-1 Agriculture

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



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/Erik Lawaetz Drive/and Rattan Road is particularly challenging to navigate on foot. Re-thinking the intersection design to better accommodate pedestrians is a key opportunity here.
- Improve conditions for drainage and natural systems.

## 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

# Northside Rd. / 5 Corners, St. Croix Existing Conditions



# Northside Rd / 5 Corners, St. Croix Wetland / Government-Owned Land



Site: Northside Road  
St. Croix

Feet  
0 25 50 100 125

Date: 8/1/2023  
Sources: USFWS, FEMA, USGS, USVI  
GIS, Hydrologist, Aerial, DSM  
This map is for informational  
purposes and may not be suitable  
for legal engineering or surveying  
purposes.

- USVI FEMA (2021)
- Government Owned Land
- Contour (DSM)
- Flood Hazard Zones (FEMA)
- 1% Annual Chance Flood Hazard
- USVI Wetland (INWI)
- Estuarine and Marine Wetland



# FOCUS AREA: Sunny Isle, St. Croix



Developed in the 1960s, Sunny Isle Shopping Center is an active shopping destination for daily needs and services for St. Croix residents. The shopping center is located at the crossroads of Queen Mary Highway and Melvin H. Evans Highway and features over 300,000 square feet of leasable space with 1,800 parking spaces. The shopping center features a movie theater, retail shops, food options, and essential GVI services like the Social Security Administration and Post Office. At the northeast corner, a play area and shaded stage/amphitheater is a place for neighbors to gather and connect.

#### Concerns and Opportunities:

- Over time, there could be a phased transformation of the shopping center into a mixed-use development to better serve community needs and expand housing opportunities. A new block and street network could be arranged on the site to allow for increased value and create a more walkable neighborhood center.
- To improve the flow of water in, around and through the site, are there ways to transform the already-disturbed landscape to restore natural drainage systems and alleviate flooding? Opportunities to incorporate and daylight the gut can foster a stewardship of resilient infrastructure and respect for ecological systems.
- The surrounding area features neighborhoods, major industrial lands to the south, and the Governor Juan F. Luis Hospital and Medical Center to the north. The current street configuration is dependent on a few major roadways that are auto-oriented in nature, with poor pedestrian and bike conditions. To better distribute vehicular flow and to better connect people to area resources, more connections through the Sunny Isle area should be considered.

## SITE DATA

### Location:

Mid Island along Queen Mary Highway

### To Demonstrate:

Suburban retrofit; connected street network; resilient infrastructure

### Approximate Area:

32 acres

### Zoning:

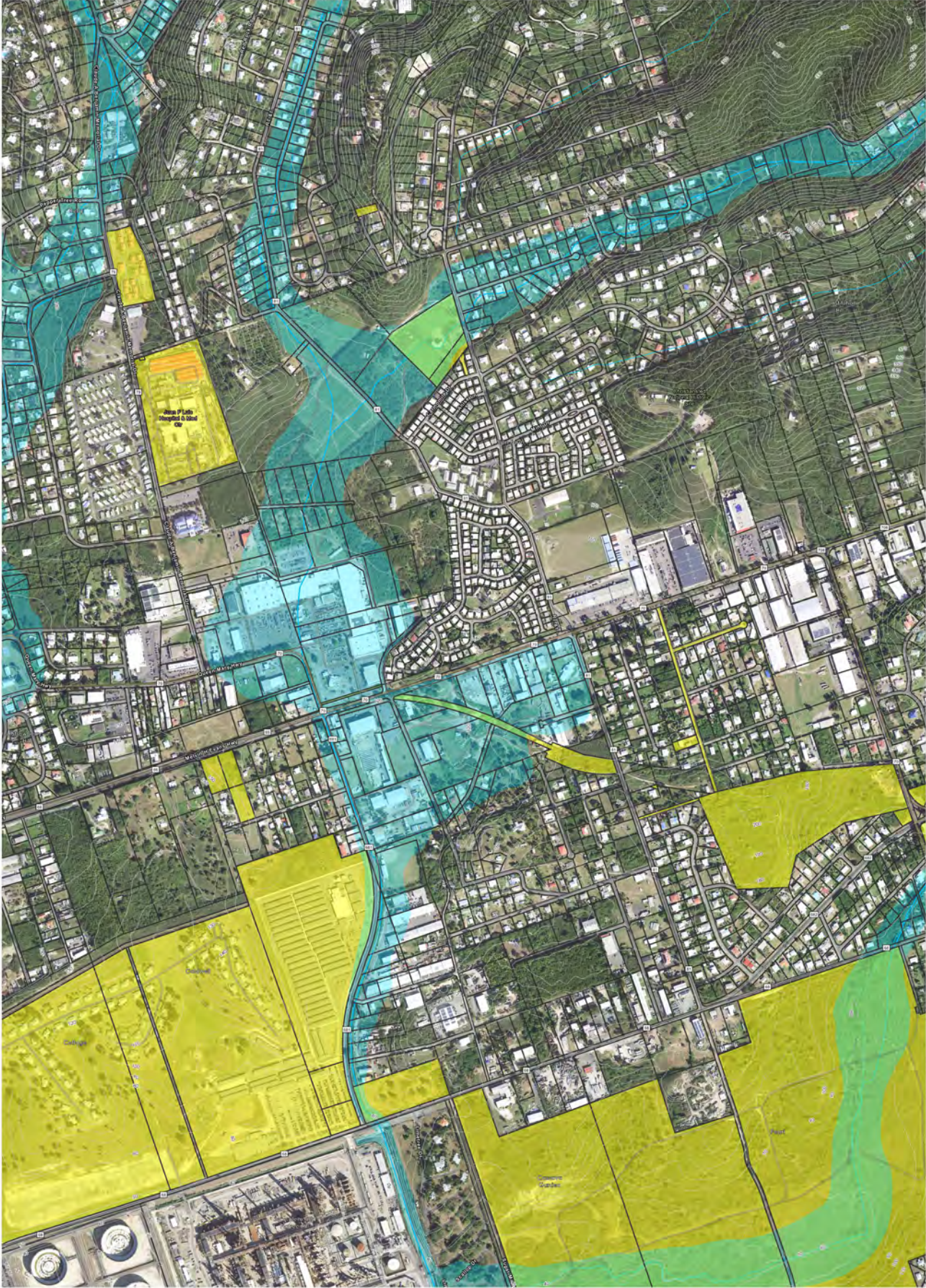
B-2 Business Neighborhood  
In surrounding neighborhoods:  
I-2 Light Industrial  
B-3 Business Scattered  
C Commercial  
R-2 Residential - Low Density  
R-3 Medium Density

# Sunny Isle, St. Croix Existing Conditions



# Sunny Isle, St. Croix

## Wetland / Government-Owned Land



**Site: Sunny Isles**  
**St. Croix**




Feet  
 0 125 250

Date: 9/1/2023  
 Sources: USFWS, FEMA, USGS, USVI  
 ©GisHexagon Aerial, ESRI

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-  USVI Parcel (2021)
  -  Government Owned Land
  -  Streams
- Contour (10ft)

**Flood Hazard Zones (FEMA)**  
 1% Annual Chance Flood Hazard