

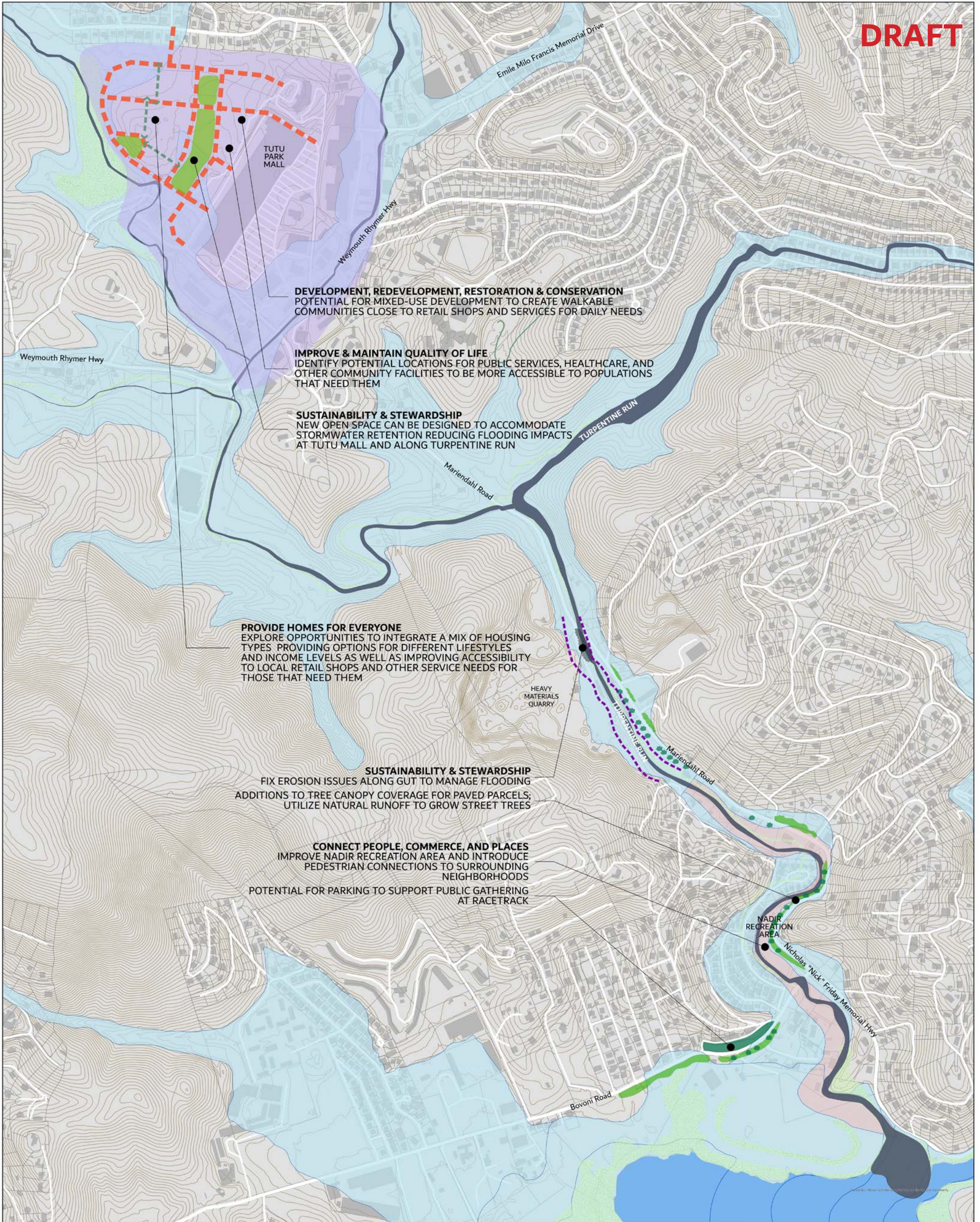
St. Thomas Focus Area: Turpentine Run & Tutu Mall

FRAMEWORK MAP

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



Visit www.planusvi.com or scan the QR code to learn more about the CLWUP and stay up-to-date!



DRAFT

DEVELOPMENT, REDEVELOPMENT, RESTORATION & CONSERVATION
POTENTIAL FOR MIXED-USE DEVELOPMENT TO CREATE WALKABLE COMMUNITIES CLOSE TO RETAIL SHOPS AND SERVICES FOR DAILY NEEDS

IMPROVE & MAINTAIN QUALITY OF LIFE
IDENTIFY POTENTIAL LOCATIONS FOR PUBLIC SERVICES, HEALTHCARE, AND OTHER COMMUNITY FACILITIES TO BE MORE ACCESSIBLE TO POPULATIONS THAT NEED THEM

SUSTAINABILITY & STEWARDSHIP
NEW OPEN SPACE CAN BE DESIGNED TO ACCOMMODATE STORMWATER RETENTION REDUCING FLOODING IMPACTS AT TUTU MALL AND ALONG TURPENTINE RUN

PROVIDE HOMES FOR EVERYONE
EXPLORE OPPORTUNITIES TO INTEGRATE A MIX OF HOUSING TYPES PROVIDING OPTIONS FOR DIFFERENT LIFESTYLES AND INCOME LEVELS AS WELL AS IMPROVING ACCESSIBILITY TO LOCAL RETAIL SHOPS AND OTHER SERVICE NEEDS FOR THOSE THAT NEED THEM

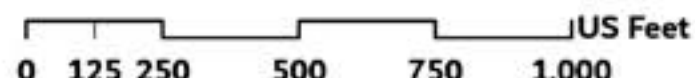
SUSTAINABILITY & STEWARDSHIP
FIX EROSION ISSUES ALONG GUT TO MANAGE FLOODING
ADDITIONS TO TREE CANOPY COVERAGE FOR PAVED PARCELS;
UTILIZE NATURAL RUNOFF TO GROW STREET TREES

CONNECT PEOPLE, COMMERCE, AND PLACES
IMPROVE NADIR RECREATION AREA AND INTRODUCE PEDESTRIAN CONNECTIONS TO SURROUNDING NEIGHBORHOODS
POTENTIAL FOR PARKING TO SUPPORT PUBLIC GATHERING AT RACETRACK



FRAMEWORK MAP

SITE: TURPENTINE RUN
LOCATION: ST. THOMAS, USVI
DATE: 11-1-2023



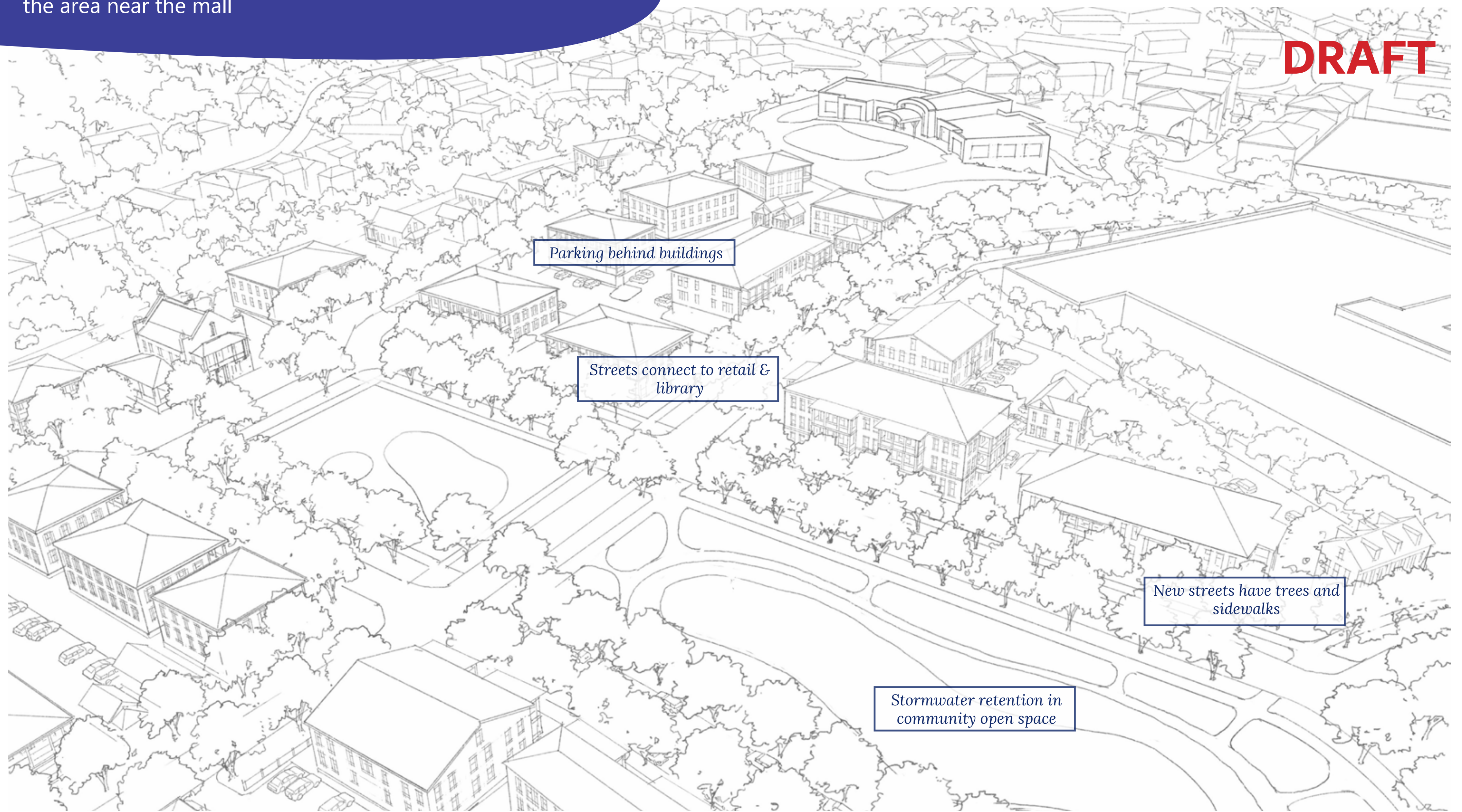
- Parcel Boundaries
- Buildings
- Potential Street
- Contours (10 ft)
- Gut
- Potential Pedestrian Connection
- Ocean
- Potential Vegetative Strips
- Potential Buffer for Natural Gut
- Flood Zone (1% Annual Chance Flood Hazard)
- Potential New Canopy Coverage
- Regulatory Floodway
- Wetlands
- Potential Mixed-Use Area

St. Thomas Focus Area: Tutu Park Mall



SKETCHES TO DEMONSTRATE

- Potential for greater connectivity with new development in the area near the mall



What if? Potential Future Conditions near Tutu Park Mall



What if? Potential Mixed-use Neighborhood

St. Thomas Focus Area: Turpentine Run

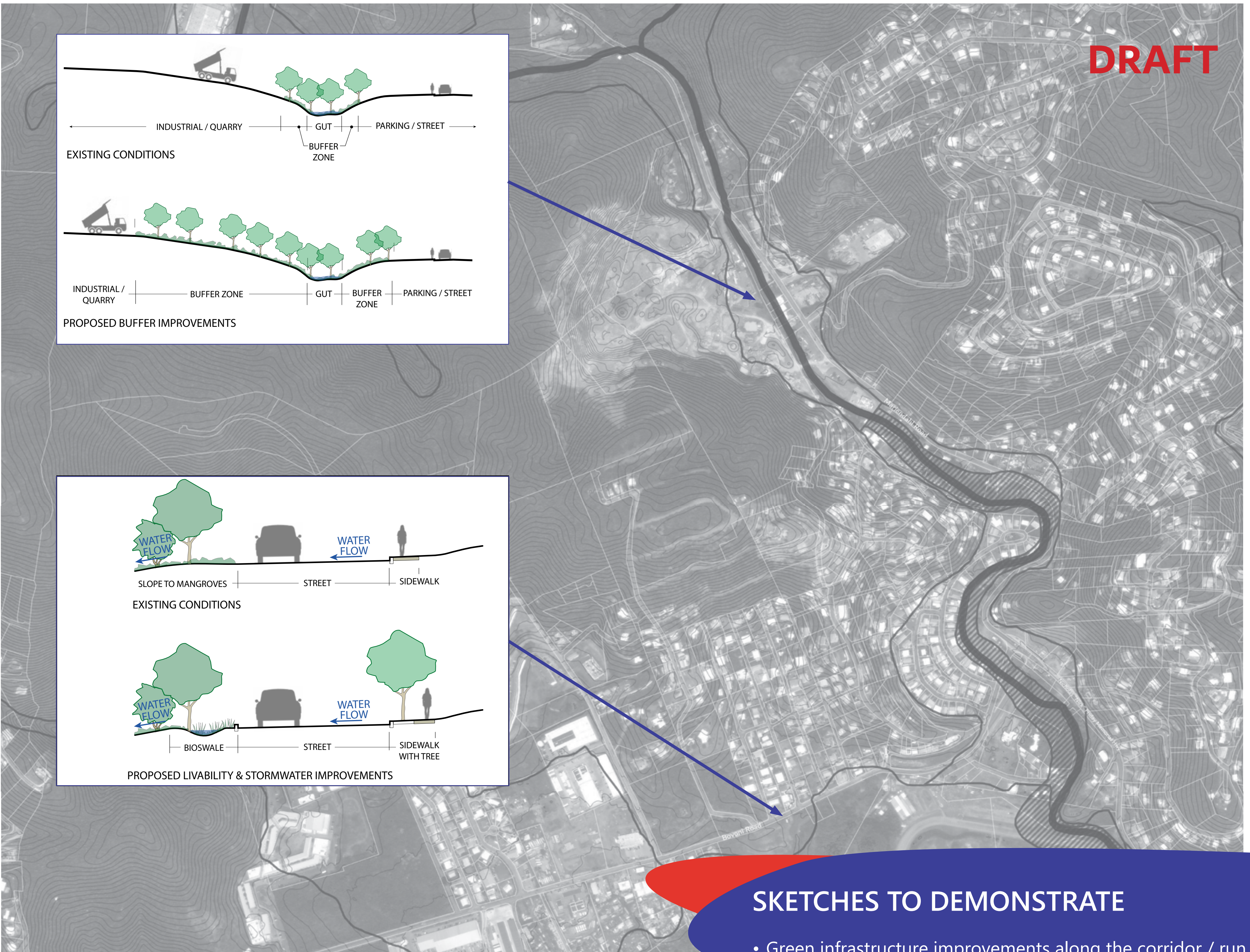
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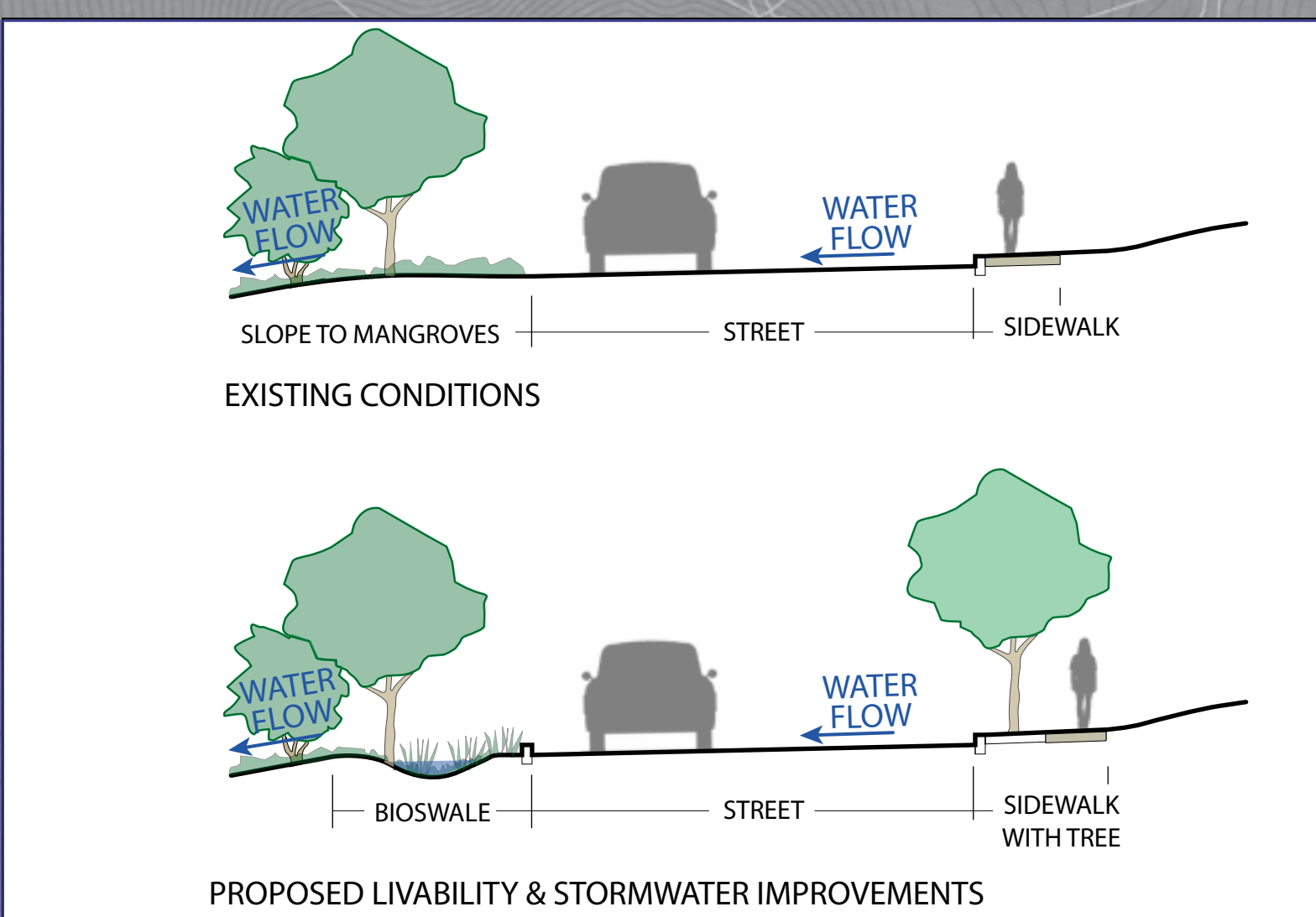
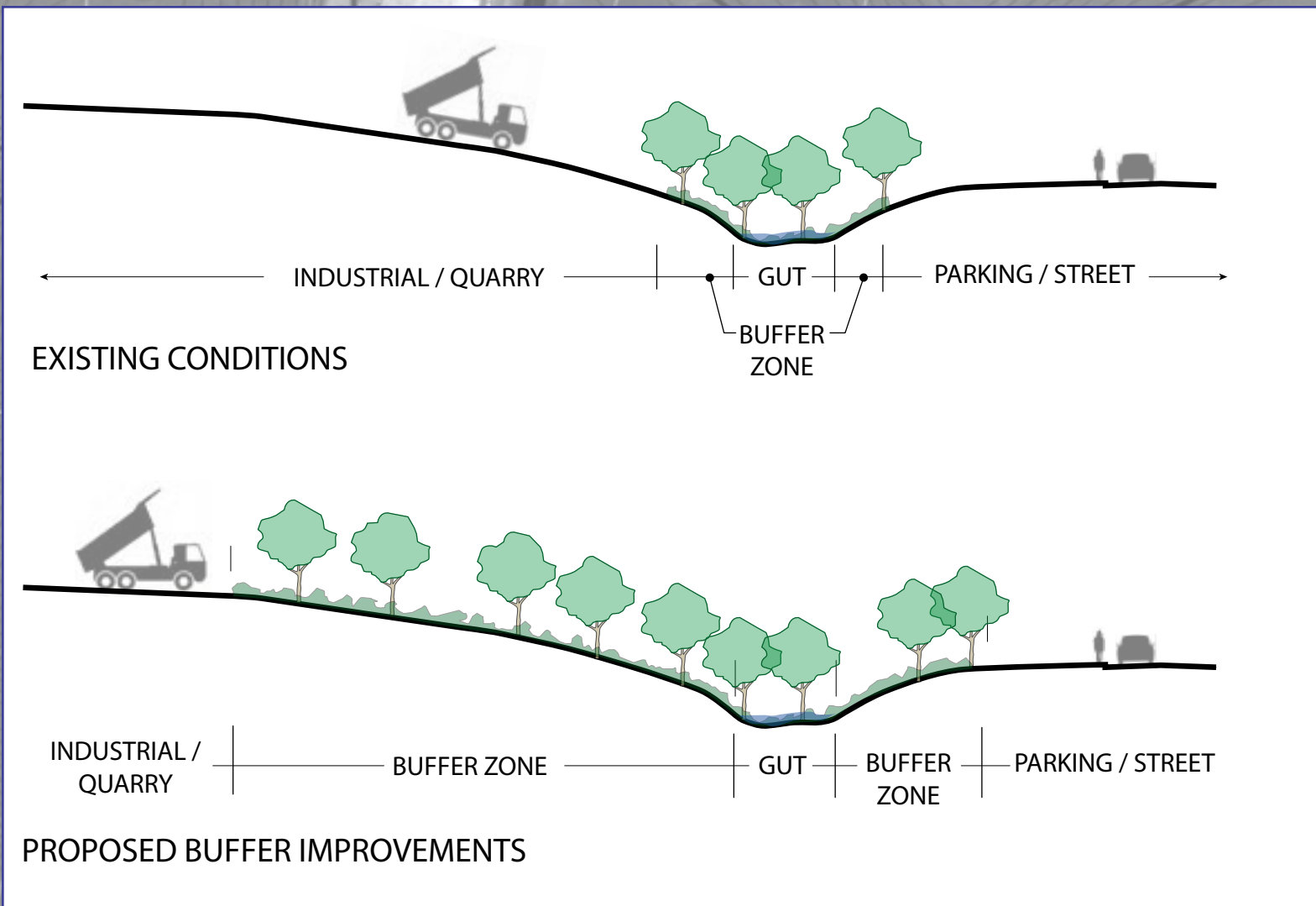
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EXISTING CONDITIONS



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SKETCHES TO DEMONSTRATE

- Green infrastructure improvements along the corridor / run

Green Infrastructure Concepts

St. Thomas Focus Area: Smith Bay

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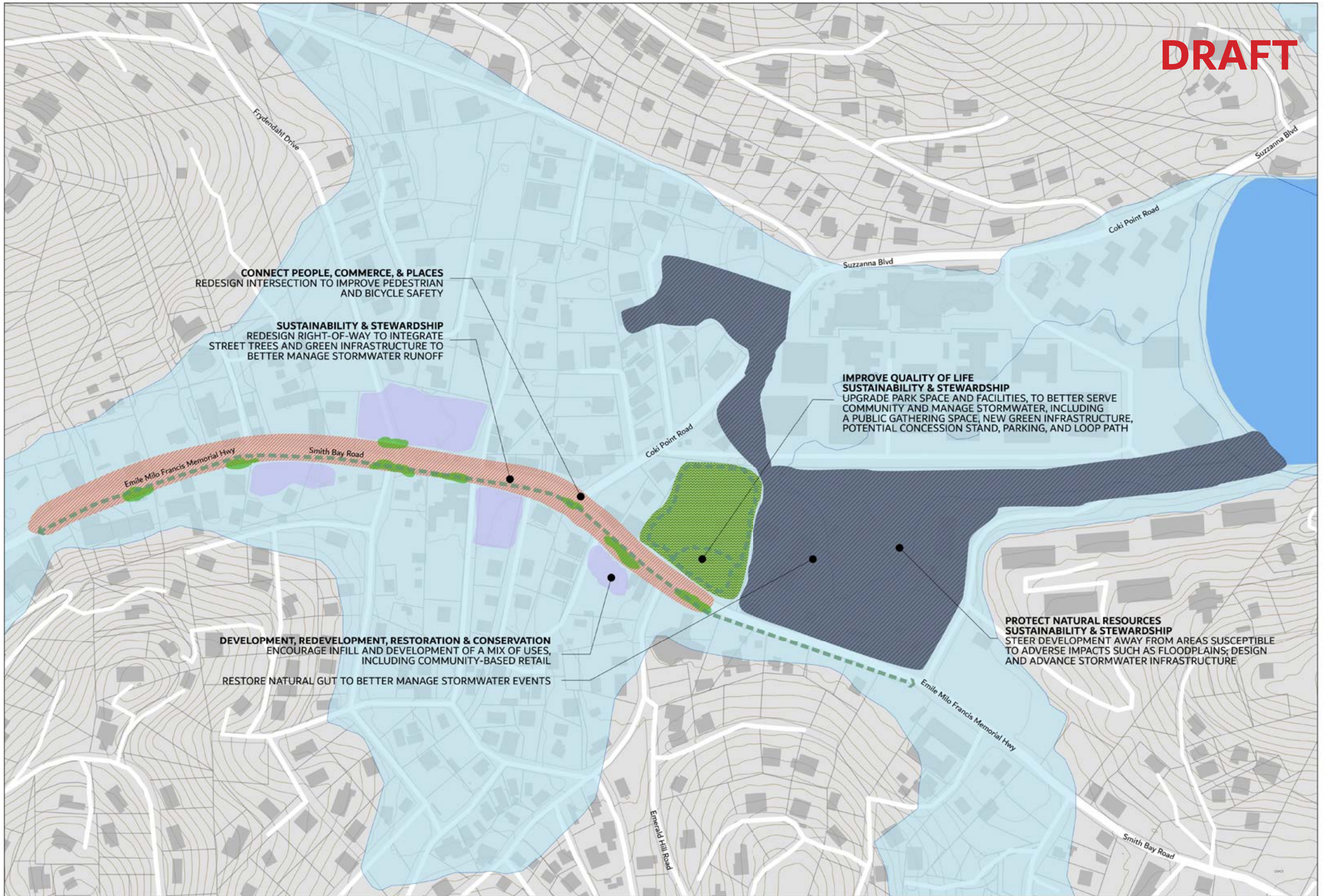
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EXISTING CONDITIONS



FRAMEWORK MAP



FRAMEWORK MAP
 SITE: EMILE MILO FRANCIS MEMORIAL DR/SMITH BAY
 LOCATION: ST. THOMAS, USVI
 DATE: 11-1-2023

- Parcel Boundaries
- Buildings
- Gut
- Potential Mixed-Use Infill Development
- Potential Corridor Redesign
- Potential Green Infrastructure Improvement
- Potential Gut Restoration
- Park and Stormwater Catchment Area
- Potential Improved Pedestrian Connection
- Existing Pedestrian Path

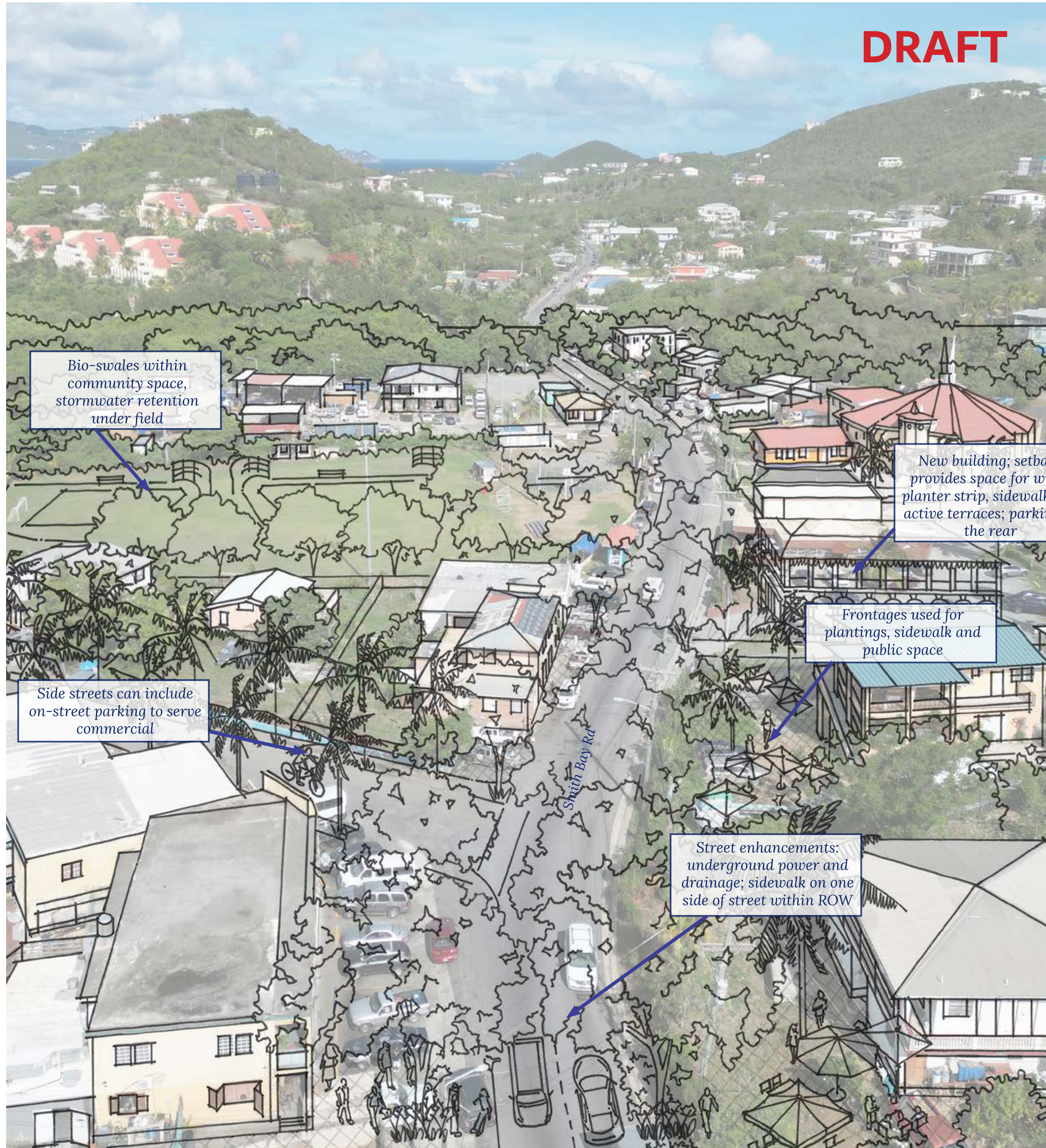
0 50 100 200 300 400 US Feet

St. Thomas Focus Area: Smith Bay

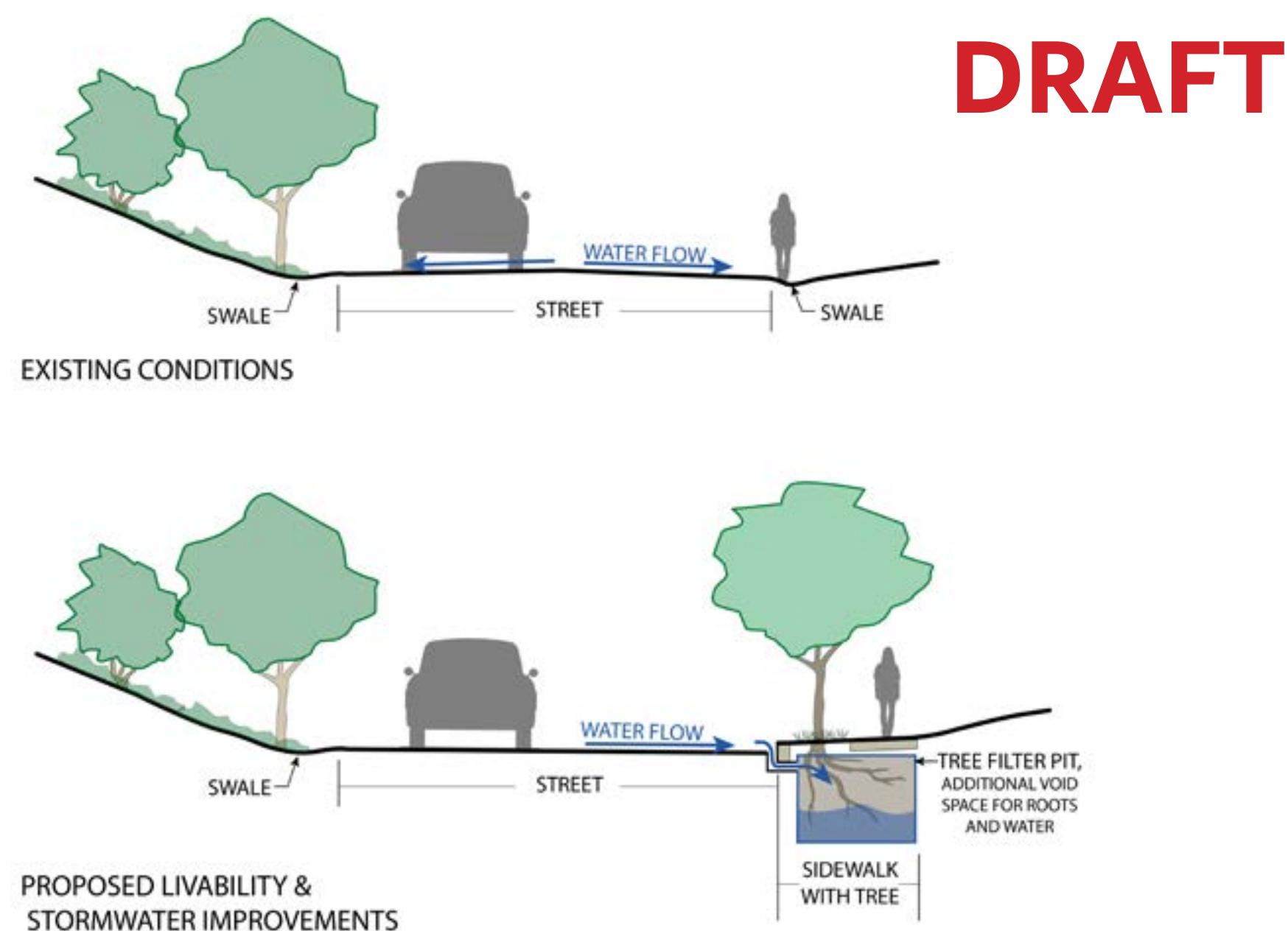


SKETCHES TO DEMONSTRATE

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



What if? Potential Future Conditions on Smith Bay Rd (Emile Milo Francis Memorial Dr)



Green Infrastructure Concept for Smith Bay Road