



GUIDING PRINCIPLES, POLICY DIRECTIONS & WORKING STRATEGIES

Draft for Public Review

Introduction

The Comp Plan project is moving into its third phase: Guiding Principles, Policies & Working Strategies. This phase builds upon the Baseline Reports and Formative Issues and prepares us for developing a full Plan Draft.

What are Baseline Reports?

These are concise reports on a variety of issues in the USVI summarizing existing conditions for things like natural and cultural resources, housing, economic development, land use, and others. These were developed at the outset of the project to create a shared understanding of our starting point.

What are Formative Issues?

During the last round of Town Hall meetings in February and March, we listened to what was most important to you and your neighbors. We heard from hundreds of people. We took the most common things we heard and grouped them together into categories – or “formative issues.” These will serve as the “pillars” of the plan.

This document includes Guiding Principles, Policy Directions, and example Working Strategies.

What are Guiding Principles?

One to two sentences that summarize each Formative Issue. These can also be thought of as big picture goals.

What are Policy Directions?

Statements about what we want to do to reach our goals.

What are Working Strategies?

This project will produce many strategies. The ones listed here are *examples* of the types of things that could support the implementation of the Policy Directions. Some of these actions have been proposed before in past plans or legislation, come from existing plans, or are ideas we have heard from the public.



Together, these are the building blocks of the Comp Plan!

How We Make Change

In this ever-changing world, strategies that make sense today may be outdated two years from now or even next month. The most important thing is that we stick to a common vision and strive for everything we do to be consistent with that vision. In some ways, what we do is less important than how we do it, how we keep track of our successes and failures, and how we hold ourselves accountable for staying the course. Whatever specific strategies we pursue, the USVI will be committed to the following approach . . .

Set Goals: Before making any investments or starting a new program or policy, clearly define what the desired outcomes are and what should be achieved if successful.

Collect Data: Collect the data needed to justify Territory spending, investments, and policies. Make this data clear, consistent, easy to track, and fully accessible to the public.

Be Accountable: Use data to track outcomes of policies and programs to make sure we are achieving our goals. If there are other partners in these programs and investments, actively track their progress as well, and make sure they are adhering to any agreements that have been made. If programs, policies, and investments are not producing the desired outcomes, the USVI must hold itself and its partners accountable.

Act Equitably: All USVI departments should work to remove barriers and eliminate disparities that limit the ability of some to fulfill their potential. This involves tracking data on race, income, educational attainment, public health, etc. to ensure that our policies, programs, and investments are offering fairness and increasing opportunity for all.

Mind the Future: The actions we take today will have lasting impacts for the future. The USVI will use the latest data on climate change to make sure that our infrastructure and buildings are located and designed to be resilient to increased storms, flooding, heat, and more. The USVI will also be mindful of making sustainable investments that will serve our residents for generations to come.

Embrace Change: The status quo will not move us forward. The USVI needs to be able to try new things—even if that means we sometimes fail. If we set our expectations in advance, determine the data we need to track success or failure, and hold ourselves and our partners accountable, we can explore new policies and actions, see whether they are doing what we want them to, and change course accordingly. There are many “best practices” throughout the country and throughout the Caribbean that can guide this change.

Guiding Principles, Policy Directions & Working Strategies

I. Govern Effectively

Decisions related to land and water use should be based on sound planning and enforced by agencies with adequate resources.

Policy Directions & Working Strategies

1. Strengthen the capacity of government agencies to create visionary, actionable plans.
 - Create, fund, and execute a staffing plan for government agencies that will provide the level of expertise and workforce needed to achieve the Comp Plan's vision.
2. Create a framework for implementing, maintaining, and evolving the Comp Plan that stays in place from one administration to the next.
 - Institute a mandatory process that engages the community to periodically review the Comp Plan and update at 5- to 10-year intervals.
 - Establish a body of residents empowered to monitor implementation, publish progress reports, and advise on the consistency of government actions with the Comp Plan.
 - Reform the procedures for zoning changes and variances to ensure decisions are consistent with the Comp Plan.
3. Build capacity and adopt technology so Divisions/Departments can operate effectively and enforce regulations consistently and transparently on each of the main islands and the cays.
 - Develop government budgets that can pay wages suitable to living costs on the different islands.
 - Provide the funding for training, facilities, and equipment needed to have adequate enforcement capacity on each of the major islands for all regulatory Divisions.
4. Reform the Zoning Code to meet the goals of the Comp Plan and provide a durable yet flexible framework that minimizes the need for variances and zoning amendments.
 - Refresh past efforts to reform the Zoning Code. Use the Virgin Islands Development Law prepared in 2004 and the USVI Development Code prepared in 2014 (neither adopted) as a starting point.
 - Review, revise as needed, and adopt the Charlotte Amalie district code, developed in 2011 through a community-driven planning process called *The Town's Blueprint*.
5. Create a more open, transparent, coordinated, and less centralized regulatory process that allows for more effective local input/representation.
 - Consider establishing local planning and/or zoning boards empowered to approve and deny development applications consistent with the Comp Plan and related plans. (Use the structure proposed in the USVI Development Code prepared in 2014 as a starting point.)
 - Consider establishing a local marine area use board for each major island that is empowered to review proposals for water uses.
6. Develop a permitting system that better reflects the connections between inland and coastal areas.
 - Develop and adopt a single-tiered permitting system, similar to Coastal Zone Management (CZM), that applies performance standards to land use and development proposals throughout the Territory. (Use the structure proposed in the USVI Development Code prepared in 2014 as a starting point.)
7. Provide resources for consistent and detailed data collection on land development activities.

- Invest in a Territory-wide GIS mapping system and regularly update data layers for zoning, natural resources, historic resources, infrastructure, and other important key data with local and federal entities.
 - Finalize the implementation of the Territory's e-permitting system, making public data more easily available online.
8. Design a fee structure that supports the administrative infrastructure to manage, enforce, and revise policies to bring lasting change.

II. Celebrate Our History and Culture

Restoring, healing, preserving, and cultivating awareness of cultural resources in land and water use policy is critical to the economic success of the USVI and cultural experience of future generations.

Policy Directions & Working Strategies

1. Cultivate place-based tourism initiatives, in partnership with the USVI Department of Tourism and others, as part of a sustained economic development strategy.
 - Establish a coordinating entity and develop a management plan for the St. Croix National Heritage Area.
 - Support the VI State Historic Preservation Officer (VISHPO) in its efforts to increase territorial awareness and appreciation of historic preservation and encourage appropriate treatment of cultural resources. (State Historic Preservation Plan (SHPP))
2. Ensure proposals for land development account for and enhance cultural resources, including using traditional and culturally recognized building and site design.
 - Improve interdepartmental review to ensure that VISHPO determinations are recognized and enforced. (SHPP)
 - Update fee schedule and fee assessment mechanism for violations within the historic districts. (SHPP)
3. Develop incentives and resources, including funding and financing, for preservation and rehabilitation of privately-owned historically significant structures.
 - Develop a territorial rehabilitation and restoration tax incentive program. (SHPP)
 - Explore the creation of special revolving funds for private archaeological and historic preservation restoration projects. (SHPP)
4. Target land preservation to culturally significant sites that are not protected.
 - Increase the size of the historic and architectural control districts for Christiansted, Frederiksted, Charlotte Amalie, and Cruz Bay. (SHPP)
 - Increase the capacity of the VISHPO (e.g. funding, technology, staff, etc.) to identify significant archaeological and historic properties within the Territory through an ongoing systematic survey and identification program. (Adapted from SHPP)
5. Provide resources for clearly documenting and mapping historical and cultural resources, with the ability to overlay natural resources and infrastructure.
 - Develop a collections management plan for the archaeological and scientific collections that are maintained by the VISHPO. (SHPP)
 - Use technology (GIS, computer-based curation system, digital records, etc.) to facilitate research, preservation initiatives, and information exchange. (Adapted from SHPP)

III. Provide Homes for Everyone

A diverse and abundant supply of safe and healthy homes is fundamental to economic, social, and environmental prosperity of the USVI.

Policy Directions & Working Strategies

1. Reform zoning to encourage a broader range of housing choice at different price points, style preferences, and life stages.
 - Consider allowing the conversion of existing single-family and two-family dwellings to up to four-family dwellings, including accessory dwelling units, if a property is able to meet performance standards related to parking, infrastructure capacity, etc.
 - Identify appropriate districts for assisted living and other senior housing types along a continuum of care as seniors age into disability.
2. Reform the probate system to enable families to continue ownership and investment in their properties.
 - Dedicate more judges and support staff to probate cases in order to speed the process.
 - Dedicate funding to engage the services of attorneys for qualified individuals and families in need of legal assistance through the probate system.
3. Advocate for federal assistance that provides enough flexibility to work within the unique conditions faced by local homeowners and contractors in the USVI.
 - Advocate for funding that allows the Territory to “build back better” rather than simply replace exactly what was there before. Whenever possible, incorporate energy efficiency, renewable energy, resilient materials, more sustainable building placement, etc.
 - Continue to implement and advocate for the housing, infrastructure, and economic revitalization programs identified in the *USVI Disaster Recovery Action Plan* prepared by the VI Housing Finance Authority for the U.S. Department of Housing and Urban Development (HUD) in 2019.
4. Build well-designed public housing that encourages a sense of community and provides important amenities.
 - Over time, redevelop larger VI Housing Authority properties with amenities that provide residents with the support systems they need, such as outdoor play space for children and youth, communal kitchens and gathering spaces, community gardens, day care, and more.
 - Continue to look for opportunities to purchase and renovate existing homes and apartments to add to the inventory of VI Housing Authority properties.
5. Build capacity to permit and develop homes that are efficient, resilient to storms, and use vernacular building design.
 - Coordinate with UVI and local trade associations to train and certify more building inspectors, and budget for hiring adequate building inspection staff.
 - Develop a vernacular handbook to guide property owners and architects on traditional building design for the USVI, including the use of local and sustainable materials, passive cooling, water collection, etc.
6. Explore innovative programs and funding mechanisms for increased levels of affordable housing production.
 - Consider establishing an Affordable Housing Trust and/or real estate transfer tax to provide dedicated funding for construction or renovation of affordable housing.

- Dedicate funding to provide forgivable loans and/or tax incentives to owners of rental properties for renovation and maintenance, in exchange for rent control of the property.
- 7. Explore innovative funding and financing mechanisms for affordable home ownership.
 - Explore options for using publicly owned land to develop community land trusts, where the government continues to own the land while residents own the homes built on it.
 - Consider property tax reductions or rebates for properties where the improvements (i.e. the homes but not the land) are valued below a certain threshold and/or for properties that have been owned by family members for a minimum threshold of time.

IV. Connect People, Commerce, and Places

The transportation system should serve the needs of all residents and visitors with different options for getting around, and connect land and water uses in a safe, efficient, and environmentally sensitive way.

Policy Directions & Working Strategies

1. Increase walking and biking safety and opportunities prioritizing commercial and mixed-use areas and town centers.
 - Develop a sidewalk maintenance plan in priority areas with a schedule to address maintenance needs, safety features (e.g., crosswalks), gaps, and accessibility.
 - Explore and plan a comprehensive network of pedestrian and bicycle infrastructure, that connects these priority areas with trails and other path networks.
2. Invest in VITRAN to support regular, reliable, and affordable service that better connects jobs, commercial centers, schools, and residential areas, including service between islands.
 - Evaluate VITRAN routes and consider ways to create shorter loops to service localized areas during peak times.
 - Find opportunities to reduce the transportation cost burden of St. John residents to access schools, services, and jobs outside of St. John.
3. Ensure that transportation and roadway planning, construction, and maintenance policies respond to the specific needs and conditions of each island.
 - Continue to implement island-specific transportation approaches identified in other previous planning efforts, such as the *2014 United States Virgin Islands 2040 Comprehensive Transportation Master Plan* and the *USVI Hurricane Recovery and Resilience Task Force Report 2018*.
 - Update analyses and proposals from the *2014 United States Virgin Islands 2040 Comprehensive Transportation Master Plan* to respond to current conditions and needs.
4. Continue to explore roadway and right-of-way designs that minimize stormwater runoff and other negative environmental impacts.
 - Evaluate existing code and regulations to identify restrictions on and opportunities for green stormwater infrastructure and reduced creation of impervious cover.
 - Strengthen requirements and/or incentives for stormwater management in private development.
5. Clarify the responsibility for designing, building, and maintaining both public and private roads, streamline the process for repair, and coordinate with utility improvements.
 - Integrate planned road construction, utility improvements, and other infrastructure plans into a comprehensive capital improvement plan or other document to improve coordination.

- Develop coordination policies and procedures across agencies for road repair and infrastructure planning.
- 6. Explore options for parking reform and enforcement specific to each island, to ensure adequate parking where needed and avoid excessive parking requirements.
 - Continue to require and enforce adequate parking for residential development based on the size and type of the homes. Develop a policy for reducing these requirements with performance standards related to access to transit, availability of sidewalks and bikeways, proximity to town centers and shopping areas, etc.
 - Explore opportunities for multi-purpose parking areas that can also provide benefits such as spaces for community events, water storage, solar panel canopies, etc.

V. Protect Natural Resources

Land and water use policies must reflect that USVI's natural resources are central to local cultural identity, public health, ecological systems, and economic well-being.

Policy Directions & Working Strategies

1. Evaluate development proposals from a watershed management perspective to account for the connection between upstream development and downstream adverse impacts, such as lower water quality, flooding, erosion near shorelines and along guts, degraded marine habitat, and loss of biodiversity.
 - Steer development away from environmentally sensitive areas or places susceptible to adverse impacts like guts, floodplains, wetlands, coastal areas, steep slopes, mature forests, etc.
 - Require reporting and evaluation of indirect, direct, and potential cumulative environmental impacts for proposed developments. (Similar concept proposed in Draft Virgin Islands Development Law)
 - Strengthen existing gut and shoreline protection policies to encourage watershed focused planning with consideration for the health of collective water resources.
2. Require best practices in site development and landscaping techniques to manage pollution from stormwater runoff, septic waste, and wastewater effluent.
 - Incentivize or require development strategies such as “conservation design” to cluster development on a site and preserve sensitive natural resources as protected areas.
 - Incentivize or require the use of “nature-based solutions” (e.g., rain gardens, stormwater wetlands, vegetated buffers along roadways) on existing and proposed developments to manage stormwater and reduce flooding.
3. Improve capacity to inventory and map natural resources so data can be easily integrated into land and water use policy and permit review.
4. Build capacity to enforce and improve regulations that protect against environmental degradation, sedimentation, illegal boating, anchoring, mooring, and fishing, and other behaviors harmful to marine resources.
5. Protect and better steward natural resources, including vulnerable coastal resources such as coral reefs and mangroves.
 - Formalize a comprehensive set of environmental performance standards to enshrine protection of vulnerable natural resources, including but not limited to mangroves, beaches, salt-ponds, guts, shorelines, and off-shore cays. (Similar concept proposed in Draft Virgin Islands Development Law)

- Develop a formal system to evaluate, rank, and prioritize parcels of high conservation value for inclusion in the VI Territorial Park system. Utilize data-driven metrics, including the most recent iteration of SECAS Blueprint GIS data for the Territory.
- 6. Protect and become better stewards of groundwater resources through more efficient management and enforcement of water use policy.
 - Develop a water use plan for each aquifer.

VI. Improve and Maintain Quality of Life

Land and water use policies should support a sustainable system of public amenities and services that foster civic responsibility, public health equity, opportunities for physical activity, and community pride.

Policy Directions & Working Strategies

1. Ensure public services and facilities are accessible to the populations that need them, particularly services for seniors, people with disabilities, veterans, and youth.
 - Develop a systemic approach to siting services and facilities in an equitable manner that makes them accessible to the people who need them most.
 - Identify parcels with potential to create parks for neighborhoods that need them.
2. Identify locations for the expansion of healthcare related facilities on each island. This includes any new UVI health sciences facilities.
 - Work with USVI DOH as it implements the *Healthy USVI 2030 Community Health Improvement Plan* to address the state of the Territory's healthcare facilities (including repairs and new development) as well as increase the capacity of the local healthcare workforce.
3. Continue to develop and maintain an accessible Territorial Park system based on data driven decisions and concrete needs assessment.
4. Preserve and improve public access to the shoreline.
 - Ensure that proposed development or infrastructure projects enhance shoreline access.
 - Find opportunities for new public access ways from inland to the shoreline and, where possible, along the shoreline to connect existing access ways, beaches, parks, boardwalks, and other public spaces.
5. Consider options for requiring the dedication of open space and/or recreation as part of new development of certain sizes and locations.
 - See policies and working strategies under Protecting Natural Resources to incentivize or require environmentally sensitive development strategies.

VII. Mitigate the Impacts of Climate Change

The USVI must adopt land and water use policies that anticipate the impacts of our changing climate and strengthen our ability to meet these challenges.

Policy Directions & Working Strategies

1. Use the best available data for sea-level rise, ocean temperature change, and other climate change related impacts in decisions about land and marine area use.
 - Work with federal agencies, UVI, and Caribbean partners, among others, to create and maintain up-to-date climate data for purposes of risk management, coastal planning, and development planning. ([South Atlantic Coastal Study, USACE, 2021](#)) ([Climate Change](#)

[Adaptation Planning Assessment and Implementation: Final Vulnerability and Risk Assessment Report, 2019](#)

2. Establish or improve existing development regulations and mandatory and voluntary construction standards that anticipate more frequent and more severe storms and sea-level rise, among other climate impacts.
 - Use climate data and hazard projections when making land use decisions, including as a first step in revising zoning to better reflect long-term risk. ([Hazard Mitigation Plan, VITEMA, 2019](#))
 - Remove Tier 1 and Tier 2 distinctions and require CZM major permit application procedures for development across the current tiers to improve outcomes. (Hazard Mitigation Plan, VITEMA, 2019)
3. Pursue nature-based solutions, including habitat conservation and restoration, that increase the long-term resiliency of natural systems and provide hazard mitigation benefits to people and property.
 - Prioritize protection and restoration of coral reefs and mangroves to enhance wave attenuation, coastal storm risk reduction, and erosion reduction benefits to shorelines. (South Atlantic Coastal Study, USACE, 2021)
 - Identify future areas for inland migration of wetland habitat and establish best practices for moving or removing restrictive structures that may prevent inland migration.
4. Redevelop facilities and infrastructure that are at elevated risk of flooding or being damaged from natural hazards.
 - Create a plan that analyzes improvements or modifications to existing infrastructure focused on hurricane and storm damage reduction, prevention of saltwater intrusion, preservation of fish and wildlife, and prevention of erosion. (South Atlantic Coastal Study, USACE, 2021)
 - Consider restricting rebuilding of damaged structures to within the existing footprint to prevent additional development in hazardous areas.
5. Incorporate sea level rise projections into the development of public coastal structures including boat ramps, fish markets, park areas, roadways, and others, as well as approval processes for private development.
 - Develop criteria to evaluate proposed projects or policies and address assets already in high-risk areas. (Sea Level Rise and the Impact on Economic Activity in Coastal Communities)
 - Consider updating the criteria for designating sites as Areas of Particular Concern for the purposes of coastal zone management to account for future climate projections.
6. Expand Urban and Community Forestry Programs to increase native tree planting, maintenance, and preservation practices to help provide shade and access to fruit trees.
 - Conduct a comprehensive public tree inventory, which could include data about tree species, tree diameter, planting site characteristics, heritage trees, and empty tree planting sites. Inventory data should be mapped and publicly accessible. (adapted from St. Croix Community Plan, 2018)
 - Develop a long-range urban forestry management plan that considers future climate stressors and identifies a list of preferred trees and priority areas for public tree planting based on underserved or urban heat island characteristics.

VIII. Build Economic Opportunity & Resilience

Land and water use policies will look to diversify the USVI economy and build on the strengths and opportunities specific to the different islands in the Territory.

Policy Directions & Working Strategies

1. Identify locations on each of the major islands for targeted investment for commercial and industrial uses, focusing on redevelopment of existing industrial and commercial uses and areas outside of residential neighborhoods.
 - St. Croix: Complete development of at least 50 acres of the St. Croix Renaissance Park by 2035, 35% of developable land by 2030, 50% by 2035, and 75% by 2040. (Vision 2040: USVI’s 20 Year Economic Plan (Vision 2040))
 - St. Thomas: Develop a flexible industrial building in the commercial portion of the island and reach 60% occupancy by 2035 and 100% by 2040. (Vision 2040)
 - St. John: Develop mixed-use office building in Cruz Bay for entrepreneurial ventures, small business, and shared space. (Vision 2040)
2. Collaborate with the public and private sectors to expand opportunities in the blue economy, including sustainable/regenerative tourism, technology, and sustainable fisheries, including aquaculture and aquaponics.
 - Create a Blue Economy Consortium as a private-public group to provide guidance for the development of initiatives related to the blue economy. Actively engage those who use, or would use, traditional fishing grounds as part of any Blue Economy planning (Modified from Vision 2040)
 - Pursue a five-year Aquaculture Plan. ([USVI 309 Assessment and Strategy](#))
3. Ensure land use regulations identify appropriate locations for operations for the growth and manufacturing of resilient building materials, co-manufacturing facilities, and other opportunities for a more sustainable, diversified economy.
 - Create a recycled materials manufacturing initiative to utilize waste for “green” products. (Vision 2040)
 - Develop “Maker Spaces” (low-cost or free facilities) for small local craftspeople/manufacturers to allow individuals to produce goods to earn a living and that help incubate and grow potential businesses. (Vision 2040)
4. Adopt land use regulations that foster a complete and sustainable system of food production, processing, storage, and service.
 - Conduct a feasibility study for the creation of an agri-business park on St. Croix to provide buildable sites with appropriate infrastructure for food processing, packaging, shipping, and related activities such as composting, and hemp-based manufacturing of resilient building materials. (Vision 2040)
 - Implement the Virgin Islands Agriculture Plan (2021).
5. Maintain infrastructure needed to sustain and expand tech-based industries (e.g. financial services, IT, remote work) and trades businesses (e.g. plumbers, masons, carpenters, electricians) to the highest standards.
 - Deploy the Territory’s Broadband Equity, Access, and Deployment (BEAD) planning funds to enhance broadband access throughout the territory.
 - Establish partnerships between local high schools, UVI, and local trades groups to create and expand apprenticeships in the trades.

6. Prioritize economic policies that expand opportunity and access to capital to local residents and small business owners.
 - Form a Community Development Financial Institution (CDFI) to increase innovative lending options. CDFIs are locally controlled capital institutions approved by the U.S. Treasury Department to promote social responsibility and inclusion. Consider a CDFI division devoted to the needs of farms and agriculture, aquaculture, and hydroponics.
 - Prioritize financial incentives and lending at all levels (from start-ups to mature firms) to locally owned businesses and businesses that guarantee living wage job opportunities for local residents.

IX. Sustainability and Stewardship

Build infrastructure and provide everyday services to residents and business in an equitable and sustainable manner that serves the needs of current and future residents and visitors, while promoting biodiversity, restoring ecosystems and the environment, and improving public health.

Policy Directions & Working Strategies

1. Strengthen the Territory's infrastructure against current and projected climate impacts, including hurricanes, flooding, sea level rise, heat, and others.
 - Continue to implement resilient infrastructure approaches identified in previous planning efforts, such as the *USVI Hurricane Recovery and Resilience Task Force Report 2018* and other post-disaster recovery efforts.
 - Continue to build a more resilient and reliable power grid using microgrids, battery storage, burying utilities or using composite rather than wooden utility poles, etc.
2. Reduce reliance on fossil fuels by encouraging energy efficiency and promoting renewable energy sources.
 - Modernize the grid to enable the uptake of additional renewable power.
 - Review and update zoning and other regulations to ensure that renewable energy is not hindered but also is not developed at the expense of existing undeveloped areas or other environmentally sensitive areas.
3. Develop a Territory-wide waste program to reduce litter and landfill deposits, salvage valuable materials, and improve the appearance of the islands. Position the Territory as an example of how small-scale recycling can work.
 - Develop a more accessible and environmentally friendly network of trash disposal sites on all islands. Expedite planning and implementation of convenience centers and other more formalized, environmentally protected trash disposal and recycling sites.
 - Identify new waste disposal capacity, so that existing landfills may be closed and remediated to reduce contamination.
4. Design and advance wastewater and stormwater management infrastructure that protects water quality and natural resources.
 - Continue to implement approaches identified in previous planning efforts, such as watershed studies and post-disaster recovery planning (e.g., *USVI Hurricane Recovery and Resilience Task Force Report 2018*).
 - Require, promote, and/or incentivize innovative septic systems and/or connections to existing public sewer networks to better manage and treat wastewater flows.
5. Adopt development standards and design infrastructure to treat, store, and conserve water supplies.

- Make water use a priority in plan and guideline development (e.g., drought tolerant landscaping) and encourage on-site water treatment, storage, and conservation strategies. (Modified from the Climate Change Adaptation Planning Assessment and Implementation: Final Vulnerability and Risk Assessment Report)
- Develop a new water distribution plan. (2018 Hurricane Recovery Task Force)

X. Development, Redevelopment, Restoration, and Conservation

The Comp Plan will establish a broad vision of where development should occur and where it should not occur and how coastal areas and marine waters should be used.

Policy Directions & Working Strategies

1. Provide a clear framework for development, redevelopment, restoration, and conservation across the USVI.
 - Accounting for all the other policies and actions in the Comp Plan, develop a Future Land and Water Use Map that identifies areas suitable for different types of development and uses, areas most in need of conservation, and areas that should be targeted for restoration, both on land and water.
2. Ensure tools and regulations clearly reinforce the Comp Plan development, restoration, and conservation framework.
 - Zone for and incentivize mixed-use development to create walkable communities close to retail shops and services for daily needs.
 - Develop marine use restrictions and allowances that conform to the Future Land and Water Use Map.
 - Continue to update and maintain a Mooring Plan for the Territory.
 - Continue to update and create management plans for each bay in the Territory.
3. Prioritize investments in redevelopment over new site development.
 - When evaluating where to spend public money to support development, give significant preference to revitalizing existing buildings or new “in-fill” development within existing developed areas.
 - Unlock the potential for reinvestment in town centers and other developed areas by focusing grants and financing towards adequate infrastructure (water, sewer, roads, sidewalks, transit, public spaces, etc.) needed to support development and redevelopment.
4. Develop a more effective system of regulations and enforcement for the cays.
 - Provide funding for adequate staff and boats to patrol and enforce regulations on and around the cays.