

December 12, 2023

The Honorable Novelle Francis, Jr.
Legislature of the Virgin Islands
56 King Street, Hamilton House
Christiansted, St. Croix, VI, 00820

RE: Zoning Change Amendment – Liberty Hall Rezoning – Frederiksted, St. Croix

Dear Senate President Novelle Francis, Jr.:

On behalf of Evolve Liberty Hall, LLC and Evolve Warehouse, LLC I am requesting a zoning map amendment for Plots 19 & 20 Prince Street and Plots 50, 51 & 52 Hospital Street, Frederiksted, U.S. Virgin Islands.

These (2) lots comprise approximately 0.8 acres sandwiched between Prince Street and Hospital Street in the historic town of Frederiksted. These lots are currently zoned R-4 (Residential-Medium Density) and have seen a variety of uses over the years, including apartments, feed shop, storage and warehouse facility and offices. These lots are surrounded by a mix of uses including residences, offices, restaurants and shops to name a few. These lots are currently in-use and have public utilities including potable water and sewage connection.

The owners are seeking additional flexibility to achieve their business objectives. Over time, these properties will serve as an extension of hotel operations and will require a broader mix of uses and density. The request, therefore, is for a zoning change from R-4 to B-1.

This proposed amendment will not disrupt the established character of the area and will add much sought-after vitality to this part of Frederiksted. Additionally, this project is under the jurisdiction of the State Historic Preservation Office and subject to review by the Historic Preservation Committee which provides additional checks and balances on impact to the surrounding neighborhood. We are grateful for the opportunity to present this request for consideration and look forward to answering all your questions.

Respectfully,



Clarence Browne
Managing Principal | Design District