



APPLICATION No. CCZP00003-25

DPNR PUBLIC HEARING: MARCH 24, 2025

The Residences at 340 North





AC DEVELOPMENT

"Crafting Spaces, Building Communities"

ESTABLISHED IN 2018 (MD) & 2021 (USVI)

Operations in Baltimore Metropolitan Area and St. Thomas, USVI

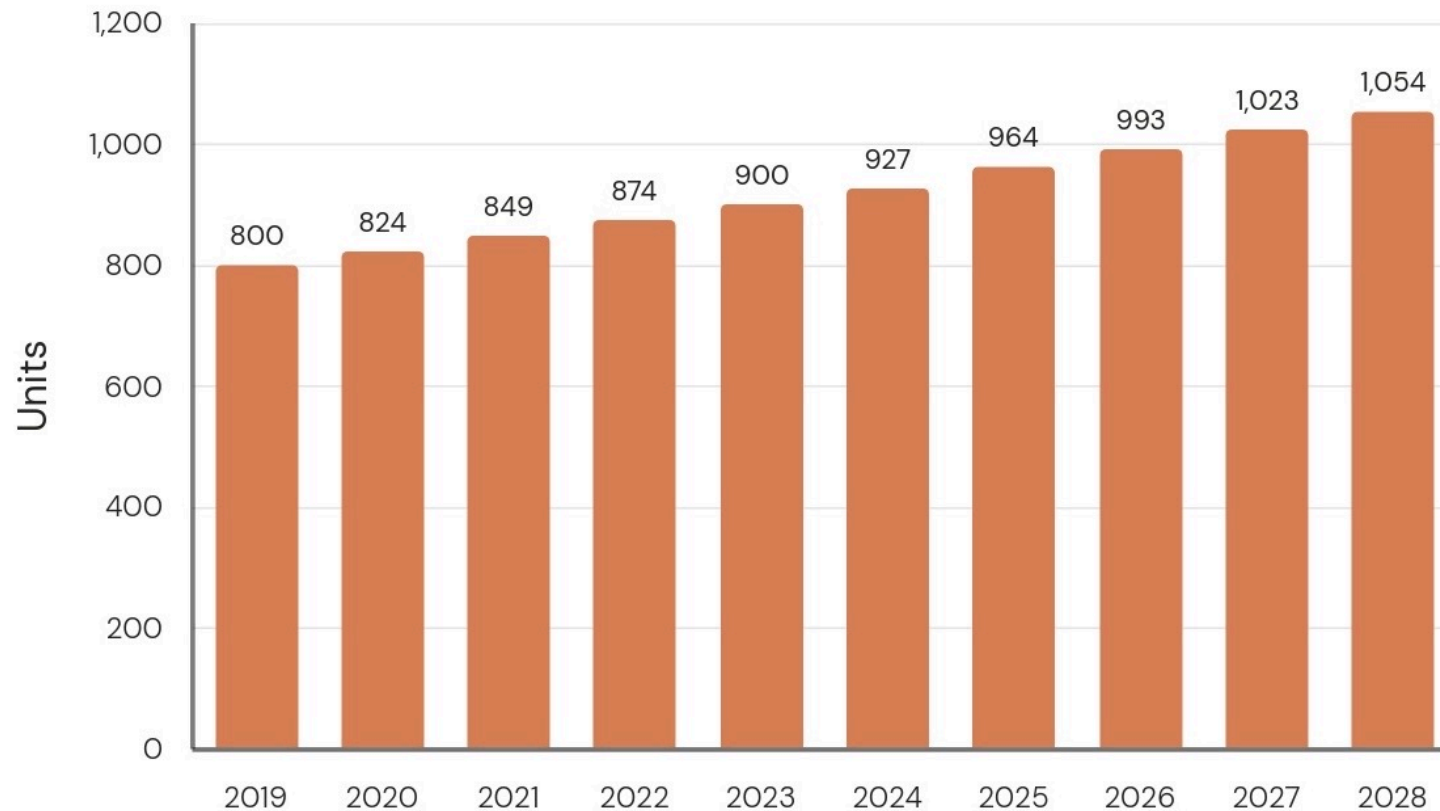
OVER A DECADE OF EXPERIENCE

Real Estate Development, Engineering Design, Construction, and Project Management

MISSION: BUILDING A SUSTAINABLE FUTURE

Focused on innovation & creating high-performance homes that redefine modern living.

HOUSING DEMAND



According to the HUD 2019 study, the Virgin Islands required 800 additional for-sale housing units by 2022 to meet existing demand.

As of 2025, the estimated unmet demand has increased to approximately 964 units, with an annual compounded growth of 3%, driven by economic inflation, population growth, and continued supply challenges.

Key Drivers of Demand

- Limited recovery in housing stock due
- Gaps in affordable housing availability.
- Demand for quality, energy-efficient homes across diverse price points.

ABOUT THE PROJECT

PARCEL

- 4I & 4J Estate St. Joseph and Rosendahl
- 11.16 acres

CURRENT USE

- Vacant Land
- No Structures
- Zoned R-2

PROPOSED USE

- 80 Unit Planned Area Development
 - 28 - 20' Townhouses
 - 36 - 24' Townhouses
 - 16 - Detached Single Family Homes

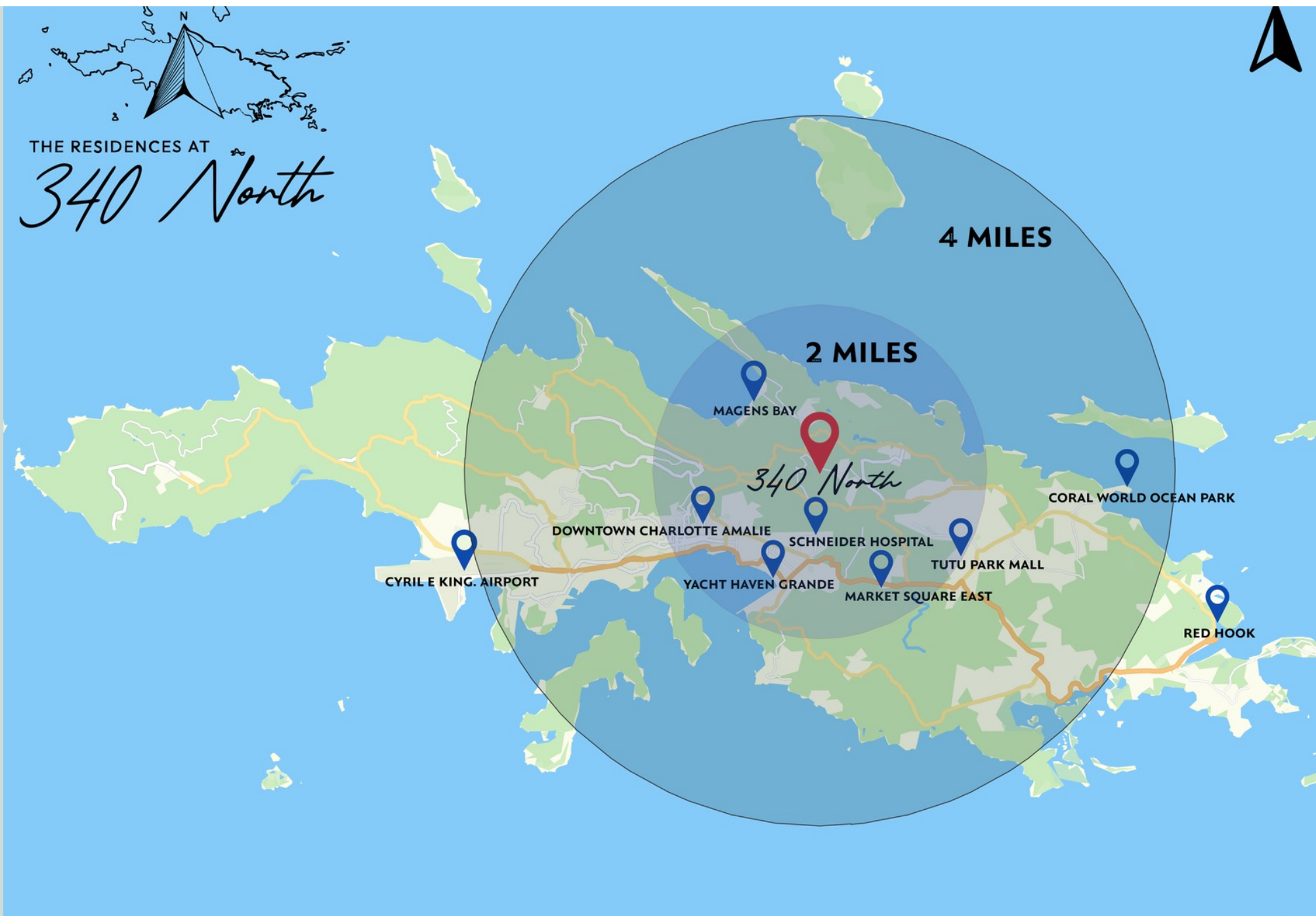
LAND USE BREAKDOWN

- Developed Area - 35%
- Active Open Space - 5%
- Passive Open Space - 60%



LOCATION

Rosendahl Drive
St. Thomas, USVI



EXISTING CONDITIONS



EXISTING ACCESS POINTS



ROSENDAHL DRIVE



GOOSEBERRY LANE

ENVIRONMENTAL SUMMARY

BIOIMPACT, INC

- **NO ENDANGERED SPECIES FOUND:** Surveys confirmed no endangered species; VI Tree Boa Protocols will be enforced.
- **HABITAT AREAS PRESERVED:** Portions of native forest and drainage areas will remain undeveloped for ecological balance.
- **NO FLOOD RISK:** Property is in a FEMA Flood Zone X - Outside of flood prone areas.
- **NO CRITICAL ENVIRONMENTAL ISSUES:** Third-Party Assessment shows no major environmental concerns.



CULTURAL SUMMARY

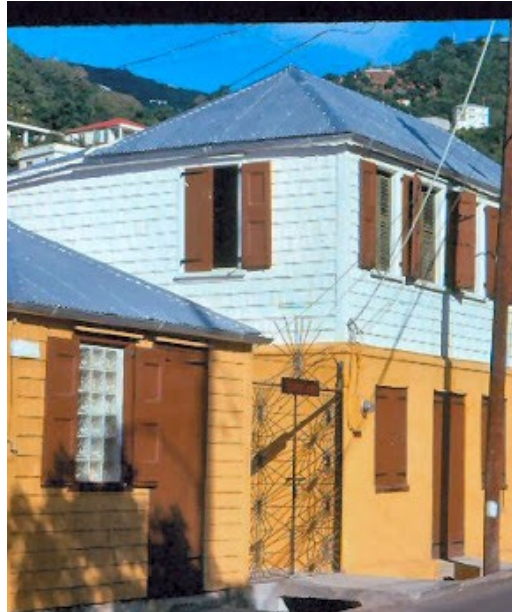
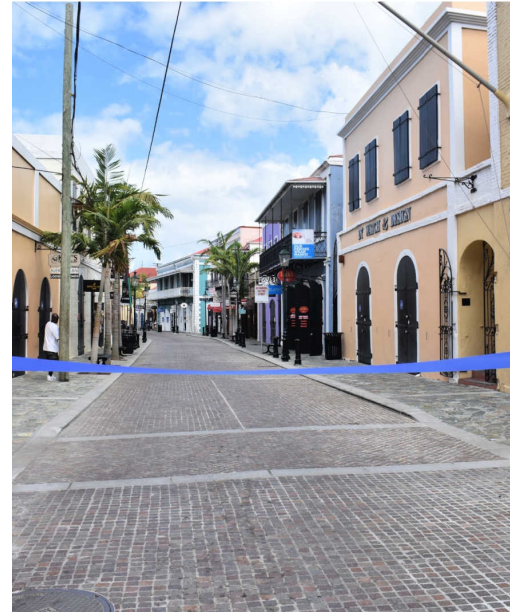
COCOSOL INTERNATIONAL, INC

- **NO HISTORIC SITES FOUND:** No significant precolonial settlements were identified on the property.
- **RUBBLE WALL DISCOVERED :** A historic dry-laid stone wall was found; It is **Not Eligible** for the National Register.
- **MODERN REFUSE DUMP:** A Small 20th-century dump was identified and deemed historically insignificant.



INSPIRED BY CULTURE

*Design rooted in local
architectural heritage*



THE CALABASH

20-FT TOWNHOUSE



FLOOR PLAN

THE CALABASH

HIGHLIGHTS

- 1,200 square feet
- BEDROOMS - 3
- BATHROOMS - 2.5

The Calabash blends style and function with a cozy, spacious layout—ideal for modern island living. Thoughtfully designed for comfort, charm, and convenience in a vibrant community.



1st Floor



2nd Floor

THE MAHO

24-FT TOWNHOUSE



FLOOR PLAN

THE MAHO

HIGHLIGHTS

- 1,450 square feet
- BEDROOMS - 3
- BATHROOMS - 2.5

The Maho features a spacious 24-foot-wide layout, ideal for relaxing, entertaining, and enjoying modern island living. A usable rear yard adds outdoor comfort and charm in a vibrant community.



1st Floor



2nd Floor

THE AMALIE

SINGLE FAMILY HOME



FLOOR PLAN

THE AMALIE

HIGHLIGHTS

- 1,600+ square feet
- BEDROOMS - 3
- FLEX SPACE: OFFICE/BEDROOM
- BATHROOMS - 3

The Amalie is a spacious detached home offering timeless design and customizable features. It sets a new standard for luxury island living in a vibrant community.



1st Floor



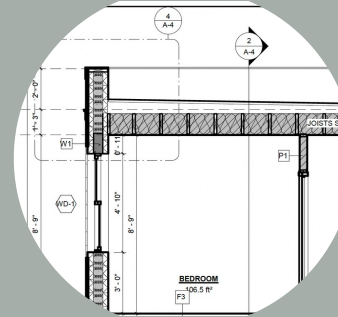
2nd Floor

BUILDING INNOVATION



ICF (Insulated Concrete Forms)

Disaster Resilient, Poured Concrete Wall,
Tight Building Envelope



Pitched Roofs

Sloped roof on Townhouse models



Energy Efficient

Low Consumption Fixtures, EnergyStar rated
appliances



Net Zero Ready *GOAL*

Aiming for future net zero readiness

CIVIL ENGINEERING & SITE PLANNING

Site Grading

Erosion control,
phased development,
and retaining walls

Road Design

Shared street
parking with
driveway parking for
units

Stormwater Management

Progressive design
to reduce offsite
impact

WasteWater Design

Primary tank with clustered
secondary treatment

Water Storage

Individual cisterns plus communal
water storage for fire safety



COMMUNITY FEATURES

ACTIVE OPEN SPACE

Designed open space for recreation, gatherings, and community enjoyment

COMMUNITY GARDEN

Urban gardens for sustainable living and engagement

HOA

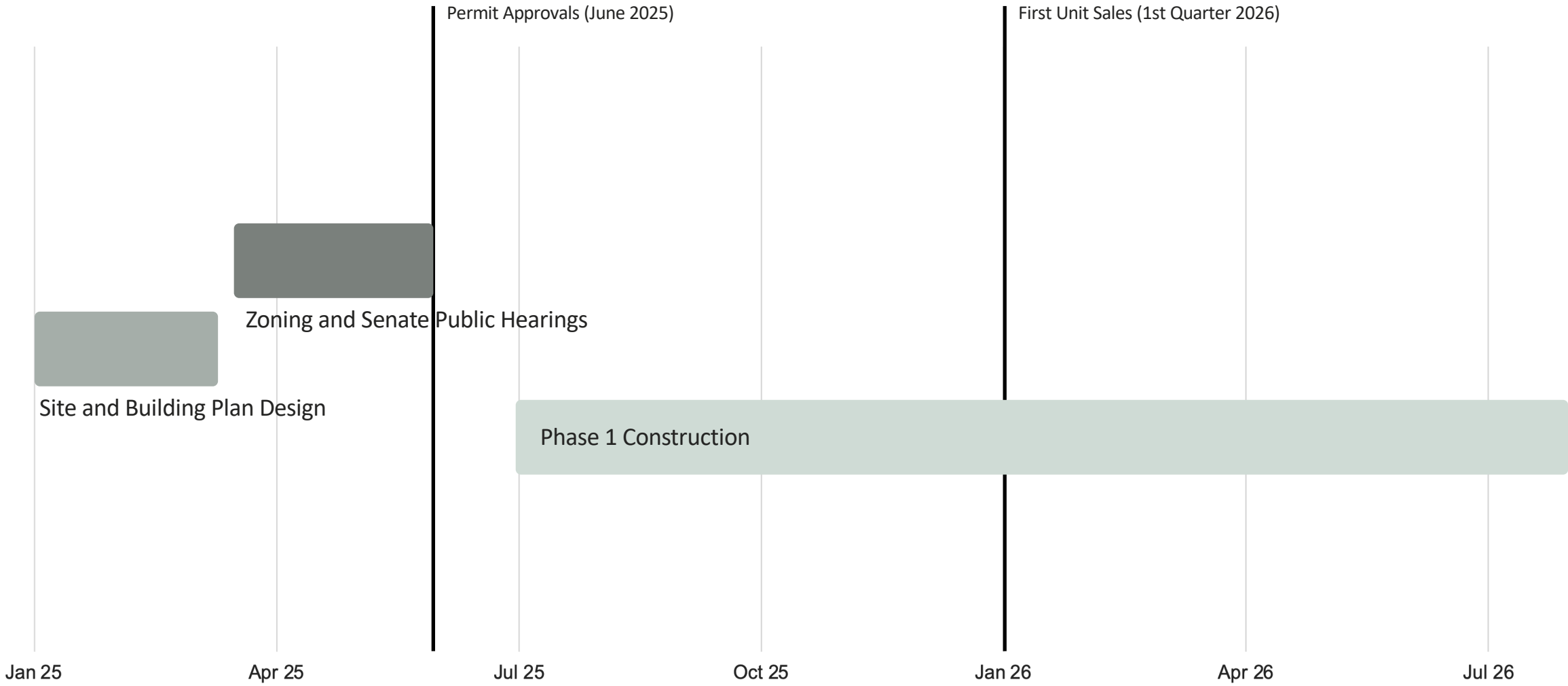
Homeowner's association to maintain shared spaces and standards

WALKING TRAILS

Promoting wellness, connectivity, and access to nature



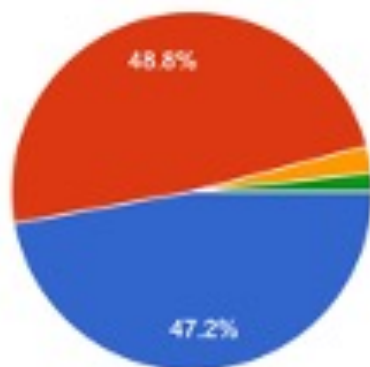
DEVELOPMENT SCHEDULE



PUBLIC INTEREST

What is your level of interest in The Residences at 340 North?

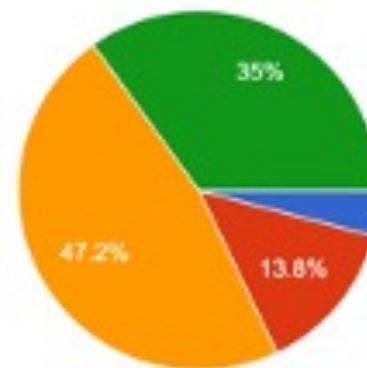
123 responses



- I am very interested and would like to buy a home.
- I am interested but need more information.
- I support the project but am not looking for a home.
- I am unsure if this project is right for me.

What type of home interests you the most?

123 responses



- Townhouse (Calabash - 20 ft wide)
- Townhouse (Maho - 24 ft wide)
- Single-Family Home (Amalie)
- Not sure yet



Contact Us



www.340north.com



info@340north.com



The Residences at 340 North



340North