

Boys & Girls Community Center

Site Plan & Program Document — Concept design, one per island (St. Thomas & St. Croix)

<p>~4.5</p> <p>ACRES SITE</p>	<p>~85K</p> <p>SF BUILT FOOTPRINT</p>	<p>100</p> <p>YOUTH EMERGENCY BEDS</p>	<p>4</p> <p>PROGRAM TRACKS</p>
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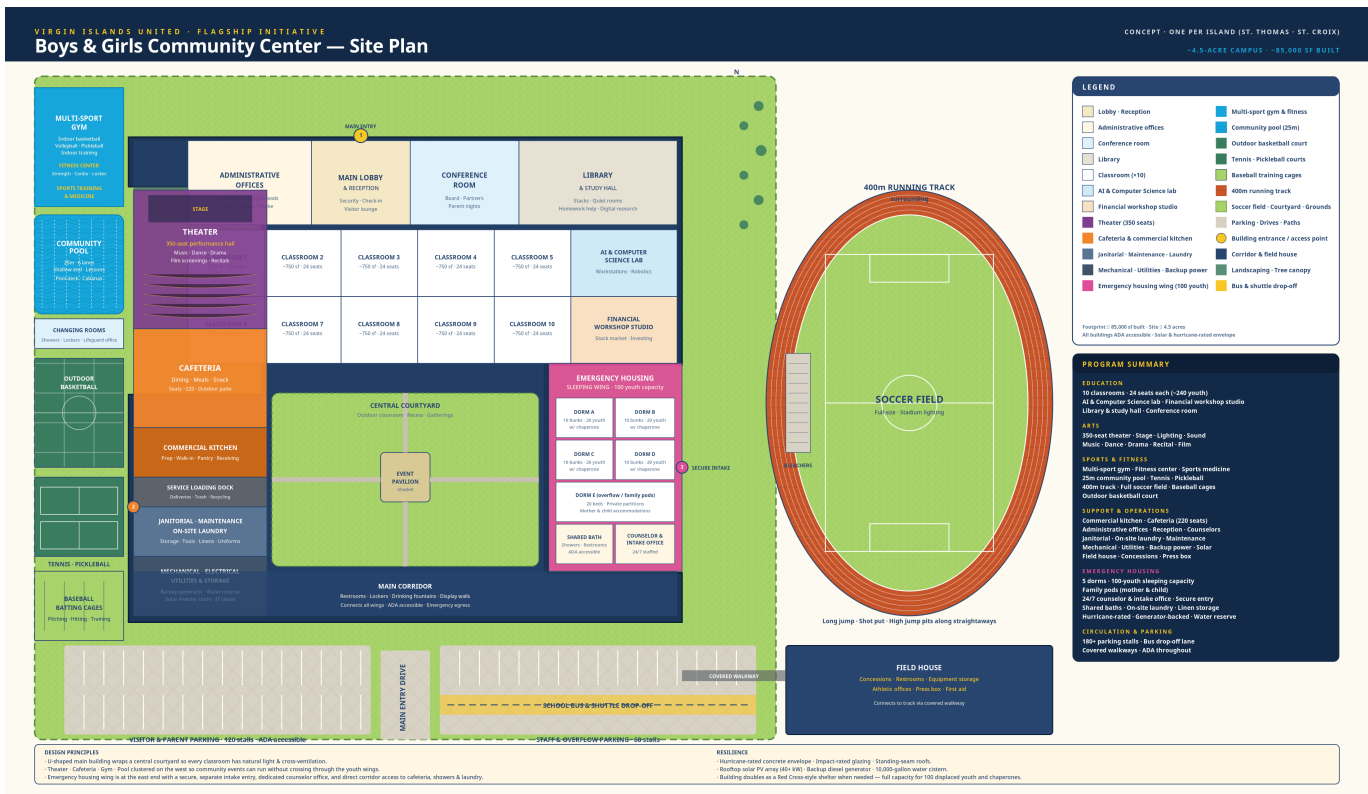


Figure 1 — Concept site plan, top-down view. Not to scale.

A center that doubles as a shelter

The Boys & Girls Community Center is the flagship of Virgin Islands United — a single building that serves four overlapping populations: youth after school and during summers, families and neighbors at community events, working adults attending evening financial and tech workshops, and displaced residents during hurricane response. Every space in the building is designed for at least two of these uses.

The site is organized as a U-shaped main building wrapping a central courtyard, with the sports complex detached to the west and a full soccer field and 400m track to the east. Cafeteria, theater, gym and pool are clustered on the west so community events can run after hours without crossing through the youth education wings. The emergency housing wing is at the east end with its own secure intake entry, dedicated counselor office, and direct corridor access to showers, laundry and the cafeteria.

TRACK 01	TRACK 02	TRACK 03	TRACK 04
Arts <ul style="list-style-type: none">• 350-seat theater• Stage, lighting, sound• Dance & music studios• Film & recital nights	Sports <ul style="list-style-type: none">• Multi-sport gym• 25m community pool• Outdoor courts• 400m track & soccer• Sports medicine	Technology <ul style="list-style-type: none">• AI & Computer Science lab• 10 STEM-ready classrooms• Robotics & teamwork• Maker space	Business <ul style="list-style-type: none">• Financial workshop studio• Stock-market & investing• Startup classes• Library & conference

DESIGN LOGIC

Zone adjacencies & circulation

North wing — Education core

Main lobby, administrative offices, conference room and library face the main entry. Ten classrooms (24 seats each, ~240 youth at full load) sit in two rows along the central corridor, with the AI & Computer Science lab and Financial Workshop studio capping the east end. Every classroom has a window to the courtyard for natural light and cross-ventilation.

West wing — Community-facing programs

Theater, cafeteria with commercial kitchen, service loading dock, janitorial / on-site laundry, and mechanical / utility rooms are clustered together so vendors, performers and large community events can use the west entry without entering the youth or housing wings.

East wing — Emergency housing & counseling

A dedicated sleeping wing wraps around its own secure intake entry on the east face. Five dorms (A–D for 80 youth in bunks with chaperones, plus Dorm E for 20 in family pods) share a bath block, on-site laundry and a 24/7 counselor office. Door control separates this wing from the school zone during normal operation, but a single internal corridor connects it directly to the cafeteria and showers during shelter mode.

Sports complex (detached, west)

Multi-sport gym, fitness center and sports medicine share one building. The 25m community pool, changing rooms, outdoor basketball, tennis / pickleball and baseball training cages line the western edge for after-hours public access without opening the main building.

Soccer field & 400m track (detached, east)

A full-size lit soccer field is encircled by a six-lane 400m running track, with long-jump, shot-put and high-jump pits along the straight-aways. Bleachers face the field; the field house (concessions, restrooms, equipment, athletic offices, press box, first aid) connects to the main building by covered walkway.

Parking & arrival

120 visitor / parent stalls and 60 staff / overflow stalls bookend the main entry drive. A dedicated school-bus and shuttle drop-off lane runs between them, with covered walkways to the lobby. ADA-accessible parking is provided at all entries.

Spaces, sizes and capacities

Approximate net areas for concept-stage planning. Final dimensions will be set in schematic design based on site survey and program refinement.

#	Space	Approx SF	Capacity	Notes
EDUCATION				
1	Main lobby & reception	1,500	—	Security, check-in, visitor lounge
2	Administrative offices	1,800	12 staff	Director, programs, finance
3	Conference room	650	20 seats	Board, partners, parent nights
4	Library & study hall	2,200	60	Stacks, quiet rooms, digital research
5	Classrooms (x10)	7,500	240 (24x10)	Each ~750 sf · STEM-ready
6	AI & Computer Science lab	1,400	32	Workstations, robotics, maker bays
7	Financial workshop studio	1,200	32	Stock market, investing, startup
ARTS				
8	Theater (350-seat)	5,500	350	Stage, lighting, sound, fly loft
9	Stage / back-of-house	1,200	—	Dressing, green room, prop storage
SUPPORT & SERVICE				
10	Cafeteria	3,800	220 seats	Servery, outdoor patio
11	Commercial kitchen	1,800	—	Prep, walk-in, pantry, receiving
12	Service loading dock	600	—	Deliveries, trash, recycling
13	Janitorial / maintenance	900	—	Storage, tools, linens, uniforms
14	On-site laundry	700	—	Industrial washers / dryers
15	Mechanical / electrical / IT	1,400	—	Backup, water reserve, IT closet
SPORTS & FITNESS				
16	Multi-sport gym	12,000	—	Basketball, volleyball, pickleball
17	Fitness center	2,200	—	Strength, cardio, locker
18	Sports training & medicine	1,800	—	Athletic training, recovery
19	Community pool (25m x 6 lanes)	5,000	—	Shallow end + lessons + cabanas
20	Pool changing / showers	1,200	—	ADA, lifeguard office
21	Outdoor basketball court	5,500	—	Full court
22	Tennis / pickleball courts	9,000	2 ct.	Lighted
23	Baseball training cages	3,500	—	Pitching, hitting, training

#	Space	Approx SF	Capacity	Notes
24	400m running track	—	—	6 lanes + jump / throw pits
25	Full-size lit soccer field	—	—	Bleachers along west side
26	Field house	1,800	—	Concessions, restrooms, athletic offices, press box, first aid
EMERGENCY HOUSING (100 BEDS)				
27	Dorm A — bunk room	900	20 youth	10 bunks + chaperone bed
28	Dorm B — bunk room	900	20 youth	10 bunks + chaperone bed
29	Dorm C — bunk room	900	20 youth	10 bunks + chaperone bed
30	Dorm D — bunk room	900	20 youth	10 bunks + chaperone bed
31	Dorm E — family pods	1,200	20 beds	Private partitions, mother & child
32	Shared bath / showers	1,000	—	ADA accessible
33	Counselor & intake office	650	—	24/7 staffed, secure entry
OUTDOOR & GROUNDS				
34	Central courtyard + pavilion	8,000	—	Outdoor classroom, recess, events
35	Visitor / parent parking	—	120 stalls	ADA accessible
36	Staff / overflow parking	—	60 stalls	
37	Bus & shuttle drop-off	—	—	Covered walkway to lobby

Total built footprint estimate: ~85,000 sf across main building and detached sports/field-house structures. Net-to-gross factor of ~1.25 to be applied at schematic design for walls, corridors and mechanical chases.

After-school, summer camp, and night programming

The same rooms serve different audiences across the day. Spaces are designed so that lighting, A/V, storage and bathrooms reset quickly between modes.

Mode	Hours	Primary users	Active zones
School-day partner	7:30 a–3:00 p	Local school youth	Classrooms · gym · pool · library
After-school	3:00 p–7:00 p	Youth ages 6–17	All classrooms · AI lab · arts · gym · pool · cafeteria (snack)
Summer camp	8:00 a–5:00 p	Youth ages 6–17	Entire campus · outdoor courts · soccer field · pool · field trips
Evening adult workshops	6:00 p–9:00 p	Adults & teens	Financial workshop studio · AI/CS lab · conference room · library
Community events	Weekends & nights	Public	Theater · cafeteria · gym · soccer field · courtyard
Emergency shelter mode	Activated by EOC	Displaced residents	Housing wing · cafeteria · showers · laundry · gym (overflow)

EMERGENCY HOUSING PROTOCOL

How the center becomes a Red Cross-style shelter

01 Activation

On governor declaration or VITEMA / local EOC request, the center switches to shelter mode within 4 hours. A designated incident commander and 24/7 counselor are on-site for the duration.

02 Secure intake

Displaced residents enter through the east intake door — a separate, lockable entry away from the main lobby. Counselor and intake office screen each arrival, assign a dorm, log identification, and connect minors with family or guardians.

03 Assignment

Dorms A–D house up to 20 youth each (10 bunks, chaperone bed) — 80 youth total. Dorm E provides 20 beds in private partitions for mothers with children and other family configurations. Total capacity: 100 displaced youth and chaperones.

04 Daily living

Showers, restrooms, on-site laundry and linen storage sit beside the dorms. The cafeteria operates three meals a day from the commercial kitchen with shelf-stable reserve stock for 7 days.

05 Counseling & programming

The counselor & intake office is staffed 24/7. Library, AI/CS lab and courtyard remain open as quiet study and recreation space. Children continue regular tutoring and arts programming.

06 Continuity & recovery

Hurricane-rated concrete envelope, impact glazing and standing-seam roofs keep operations going through Category 4+ wind. Rooftop solar PV (40+ kW) plus diesel generator provides 7 days of off-grid power; a 10,000-gallon cistern provides potable water reserve.

Built for the Caribbean

The Virgin Islands sit in the hurricane belt. The community center is designed to operate before, during and after major storms — not just survive them.

Envelope	Reinforced concrete shear walls · impact-rated glazing · standing-seam metal roofs · raised finished floor to flood line + 24"
Power	40+ kW rooftop solar PV with battery storage · backup diesel generator sized for 7 days at shelter load · automatic transfer switch
Water	10,000-gallon potable cistern · rainwater capture & greywater reuse for irrigation · backflow protection on municipal feed
Connectivity	Redundant fiber + LTE failover · satellite uplink for shelter activation · on-site VoIP and emergency radio room
Operations	Hurricane shutter pre-deployment plan · 7-day food & medical reserve · pre-positioned cots and linens for 100
Accessibility	ADA-compliant throughout · covered walkways between all major zones · level-entry doors · accessible restrooms in every wing

NEXT STEPS

From concept to schematic

Site selection

Identify candidate parcels of ~4.5 acres on St. Thomas and St. Croix with road access, utility availability, and proximity to existing schools and transit. Coordinate with VI Department of Property & Procurement.

Community engagement

Hold public charrettes on each island to validate program priorities, language, and zone names. Confirm partnership with local Boys & Girls Club, school district, and VITEMA.

Schematic design

Engage local architect & engineer of record. Refine areas, structural system, MEP, and resilience specs. Produce schematic drawings, outline specs, and a Class C cost estimate.

Funding stack

Combine federal disaster mitigation funding (HMGP, BRIC), Department of Education / Boys & Girls Club program grants, private philanthropy, and diaspora capital campaign. Phase construction if needed.

Operations partner

Select a long-term operating partner (Boys & Girls Club, local non-profit, or new VIU operating entity). Build operating budget, staffing plan and shelter MOU with VITEMA.

Document — Concept site plan and program document, Virgin Islands United / Boys & Girls Community Center. Prepared as a starting point for community input, site selection, and schematic design.

Disclaimer — Areas, capacities and resilience specifications shown are concept-stage planning targets only. Final dimensions, structural, MEP, and code compliance to be determined by licensed architect and engineer of record during schematic and construction documents.