



# 11

## Six Cross Roads Community Plan

This Community Plan provides additional policy direction for Six Cross Roads and is designed to be read in addition to the national Physical Development Plan policies. It provides a framework for Six Cross Roads' continued development as a Regional Centre serving the southeastern areas of the island with a unique potential to expand agricultural, industrial, commercial and institutional activities.

**DRAFT**  
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## ➔ 11.1

# Introduction to the Community Plan

Six Cross Roads has grown from a local village at the confluence of Highways 5, 6 and 7 to a regionally significant centre serving the surrounding southeastern part of the island. Six Cross Roads is designated as a Regional Centre, a designation it has held since the Physical Development Plan Amended 2003. Prior to this, the town was designated as a Restricted Growth Centre, recognizing potential as a service and industrial centre for the surrounding rural area. Restrictions on expansions were proposed, noting the important resource of the surrounding agricultural lands and groundwater protection zones. Nonetheless, Six Cross Roads was envisioned to gradually transition to an urban centre with shops, employment and community facilities serving the southeast areas of the island, a transition which it has been successfully making to become the bustling place it is today.

The PDP Amendment builds upon previous Planning policy for Six Cross Roads while seeking to respond to challenges and identify opportunities to improve the quality of place, level of amenity and service function of the community. The Community Plan is focused on the core area of Six Cross Roads at the intersection of the highways, where there is the greatest existing level of activity and opportunity for reinvestment and intervention. The community core contains an institutional hub including a school, public market, recreational field and polyclinic; a large regional shopping centre; a vacant parcel south of the roundabout well suited for development; and an Integrated Rural Development Programme (IRDP) area just to the west.

This Community Plan updates policies for Six Cross Roads related to sustainable development, food and agriculture, natural heritage, mobility and infrastructure and considers the impacts of climate change. Overall, it provides direction to enhance Six Cross Roads as a complete community. Policies in this Community Plan are to be read in conjunction with the national policies.

This Community Plan includes the following sections:

- 11.1 Introduction to the Community Plan
- 11.2 Today: Context and Challenges
- 11.3 Vision, Goals and Objectives
- 11.4 Strategic Policies
- 11.5 Land Use and Built Form Policies
- 11.6 Open Space System
- 11.7 Special Policy Areas



> Wayside vending



> Wynter Crawford Circle



## Key Directions

1. Incorporate a **pedestrian route and formalized bus transfer points** on Highway 6B and Highway 6 as the southern parcel redevelops.
2. Create a series of **pedestrian routes** to circumvent the roundabout and connect adjacent neighbourhoods.
3. Transform the **institutional cluster** into a cohesive civic campus focused on health and wellness.
4. Improve the **public realm** at and adjacent to the **roundabout** to create a green core to the Community.
5. Support a **diversity of housing options** with infill residential development – including seniors’ housing – on underutilized lands.
6. Solidify connections with the **Marchfield IRDP** area to the west of the Community Plan area, potentially through an enhanced market in the centre.
7. Promote employment through infill and development within the **Six Cross Roads Industrial Park**.

## 11.2

# Six Cross Roads Today: Context and Challenges

**Six Cross Roads has evolved as a planned community that offers residential, employment and institutional uses. It is a functional, relatively complete community, but opportunities remain to increase its cohesion and public realm experience.**

The commercial sector is anchored by the Emerald City complex, which provides a wide variety of amenities and services including a large supermarket, bank, pharmacy and post office. Other commercial uses in Six Cross Roads community core include a gas station, fast food restaurants and autobody repair shops.

There is a large cluster of institutional uses concentrated to the northeast of the roundabout. These facilities serve both the local and regional population, and include a polyclinic, library, welfare office, school, and public market. To the east of the institutional cluster is the Barbados Investment and Development Corporation (BIDC) industrial park where there is potential for infill and future employment uses. To the west of the roundabout there is an Integrated Rural Development Programme Area (IRDP), although few properties are under active agricultural cultivation.

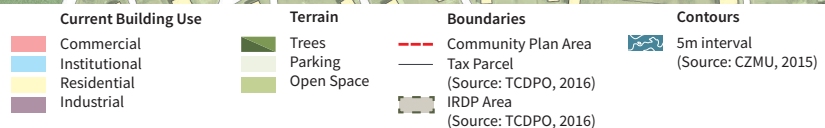
The parcel to the south of the roundabout is the only large undeveloped parcel remaining in Six Cross Roads. Informal retail has clustered on this parcel, which is well served by public transport with bus stops on either side.

Although a complete community in most respects, the public realm in Six Cross Roads is lacking. Within the community core there is no public open space other than the playing field at Princess Margaret School. While there are public spaces within the residential neighbourhoods surrounding the core, these serve the residents of those areas and are too far afield to serve the many people who frequent the shops and community facilities in Six Cross Roads. Furthermore, while there are sidewalks and pedestrian crossings marked on each of the major roads, they are insufficient to provide a comfortable pedestrian experience given the volume and speed of traffic, and

connections within and between the six sextants of the core are generally informal desire lines rather than properly marked and designed linkages.

The challenges in the Six Cross Roads Community Plan area include:

- The commercial sector is healthy but missing some components, such as dining and nightlife.
- Pedestrian infrastructure is vastly underdeveloped compared to vehicular infrastructure, making movement much easier and safer for cars than for people.
- There has been little attention to the public realm as the community has developed – streetscaping is minimal and public open spaces and civic gathering spaces are lacking.
- The institutional uses, despite being clustered, are physically segregated and disconnected from each other.
- Improvements to public transport are needed in order for the community to properly serve as a Mobility Node for the surrounding region.
- Several sites in the Six Cross Roads Industrial Park are underutilised, with potential to provide increased employment and economic benefit to the community.



**MAP 11A:**  
**Existing Conditions**

## ➤ 11.3

# Vision, Goals and Objectives

### 11.3.1 Vision

Six Cross Roads will continue to develop as a Regional Centre providing a range of amenities and community uses for the increased population in the southeast portion of the island. New development and investment will focus on improving the cohesiveness of the community with greater emphasis on pedestrian connectivity and the public realm. Six Cross Roads will embrace its potential as an inland community that is at reduced risk from climate change, and will prioritize maintaining and improving resiliency in its future growth.

### 11.3.2 Goals and Objectives

#### **Increase walkability in and around Six Cross Roads.**

- Establish or formalize pedestrian routes creating a walkable circuit around the roundabout.
- Improve sidewalks connecting key destinations and crossings.

#### **Infill and intensify where possible in the community core.**

- Pursue opportunities for infilling in the shopping centre parking lots with additional uses, including residential.
- Over time, promote redevelopment of the shopping centre in a mixed-use format.
- Introduce seniors' housing into the community.
- Encourage redevelopment of the vacant parcel south of the roundabout as a mixed-use development.
- Promote development of vacant parcels in the Six Cross Roads Industrial Park.

#### **Capitalize on the institutional cluster as a civic campus.**

- Create a cohesive campus surrounding existing facilities focused on health, education and wellness.
- Activate the area with community gathering places and events, including farmers markets.

#### **Introduce a mobility node on the vacant parcel south of the roundabout as it redevelops.**

- Integrate existing bus stops into a formalized bus transfer point as part of the redevelopment of the parcel.
- Incorporate the existing informal vending into the mobility node.

#### **Support the relationship between Six Cross Roads community core and the IRDP area to the west.**

- Create opportunities for sales and consumption of locally produced food.
- Support value-added agricultural activities.

#### **Support the development of a stronger cultural and entertainment offering in Six Cross Roads.**

- Encourage the diversification of the commercial offering in Six Cross Roads to include uses such as restaurants and bars.
- Encourage the introduction of a cultural facility such as a theatre, gallery or market.

#### **Improve the public realm.**

- Make streetscape and landscaping improvements on roads as they approach the roundabout.
- Locate new public open spaces in Six Cross Roads.
- Green the roundabout as a central garden/landscape.



➤ Sunbury Road

## ➔ 11.4

# Strategic Policies

These strategic policies build on the direction provided by the national strategic policies. They provide localized policy direction to achieve the vision, goals and objectives for Six Cross Roads.

### 11.4.1 Promoting Sustainable Development

Six Cross Roads is an example of a community that was Planned to play a specific role as a Regional Centre within the island settlement structure and has evolved very successfully to do exactly that. The opportunity now is to support its continued development to become an even more complete community and centre of amenities and services for St. Philip and beyond.

#### Policies

1. Six Cross Roads' role as a Regional Centre serving the southeast of the island will be reinforced.
2. Development and investment will enhance Six Cross Roads as a complete, healthy and age-friendly community. This will include:
  - a) Improving walkability and accessibility.
  - b) Encouraging seniors' and affordable housing to locate in Six Cross Roads, taking advantage of the close proximity to health facilities, other community facilities, public transport and daily amenities.
  - c) Encouraging further development of health facilities.
  - d) Developing multi-modal transportation options.
3. The cluster of institutional uses to the northeast of the roundabout will be integrated into a civic campus. See Section 11.7 for guidance regarding this Key Opportunity site.
  - a) A cohesive public realm will be created through use of landscaping and signage.
  - b) Ease of pedestrian movement through the campus will be improved.
4. Mixed-use development opportunities will be explored with the private sector for the vacant parcel south of the roundabout. See Section 11.7 for guidance regarding this key opportunity site.
  - a) The Government will secure the incorporation of a bus transfer point in the redevelopment of the site.
5. Redevelopment in a more intensive and urban form, and with a mix of uses, will be encouraged on the Emerald City complex site.
6. With less vulnerability than many coastal communities, density and intensification will be actively pursued in Six Cross Roads.



➤ Emerald City Shopping Centre



➤ Six Roads Post Office, located in Emerald City Mall

## 10.4.2 Protecting Core Assets Natural Heritage

Six Cross Roads is located in an urban and agricultural part of the island without major natural heritage features in its immediate vicinity. It is also at less risk from hazards than many communities on the island due to the fact that it is an inland community and has no escarpments or other hazard areas. These features make Six Cross Roads more resilient than many communities on the island, but preparing for climate change must still be a priority.

### Policies

1. The Government will work to increase the resiliency of the community to climate change. This will include:
  - a) Ensuring that new development is designed to withstand the impact of severe weather events.
  - b) Encouraging and incentivizing the reduction of impervious cover, including the increase of soft landscaping and installation of permeable cover for parking and driveways to improve stormwater infiltration.



## Protecting Core Assets Food and Agriculture

Six Cross Roads has an important role to play in the provision of healthy, local food for the surrounding region. It is characterized by the adjacency of production and consumption, with an IRDP area just to its west and a formal supermarket, public market, and informal vending within the community. Six Cross Roads therefore offers the opportunity to both support local farming and provide healthy local food to the surrounding community.

### Policies

2. Development within the IRDP area will be in accordance with Section 2.2.1 Food and Agriculture and Section 11.7 Special Policy Areas.
3. Linkages between the IRDP area and Public Market, local vendors and supermarket will be supported.
4. The Government will continue to support the Six Cross Roads Public Market in the provision of local food for the region.
5. Informal local food vendors on the vacant parcel south of the roundabout will be encouraged to integrate with the bus transfer point to provide local food to commuters.

## 10.4.3 Greening the Economy

Six Cross Roads has a well-rounded, locally focused economic program. Commercial, retail, industrial, and agricultural sectors all contribute to the centre's economy. There are opportunities to enhance all sectors and make use of underutilized parcels of land, particularly within the industrial park.

### Policies

1. The Barbados Investment and Development Corporation will be encouraged to provide a broader range of employment-related and compatible uses within the Six Cross Roads Industrial Park. In doing so:
  - a) The compatibility of new industrial development with the adjacent residential and institutional uses will be considered.
  - b) Value added agricultural production will be encouraged.



➤ Marchfield IRDP

## 11.4.4 Mobility and Accessibility

Six Cross Roads was developed at a strategic point at the intersection of Highways 5, 6, and 7 offering direct road linkages to areas throughout the island. Today, there is a clear imbalance between the needs of vehicles, which are well met by the road infrastructure, and those of the pedestrians who frequent Six Cross Roads for its services and amenities.

### Policies

1. New development and investment in Six Cross Roads will support walkability and multimodal transportation choice.
2. Existing and proposed pedestrian linkages have been identified on Map 11B and will be improved or introduced in order to create a complete circuit.
  - a) Routes will be marked with wayfinding signage and made accessible to persons with disabilities wherever possible.
  - b) Safe pedestrian crossings will be provided throughout the circuit.
  - c) Development of the parcel south of the roundabout will protect pedestrian and linkages through the site.
3. Priority pedestrian linkages have been identified on Map 11B and will be earmarked for improvement.
  - a) Landscaping and streetscaping should be introduced in the vicinity of the roundabout as place-making features.
  - b) Sidewalks should be contiguous, and on both sides of the street, with pedestrian crossings as needed.
4. Cycling will be encouraged by incorporating the provision of local bicycle routes and trails and bicycle parking.
5. A Mobility Node will be developed in Six Cross Roads, recognizing its role within the island mobility network.
  - a) A bus transfer point will be incorporated as part of the redevelopment of the vacant parcel south of the roundabout.



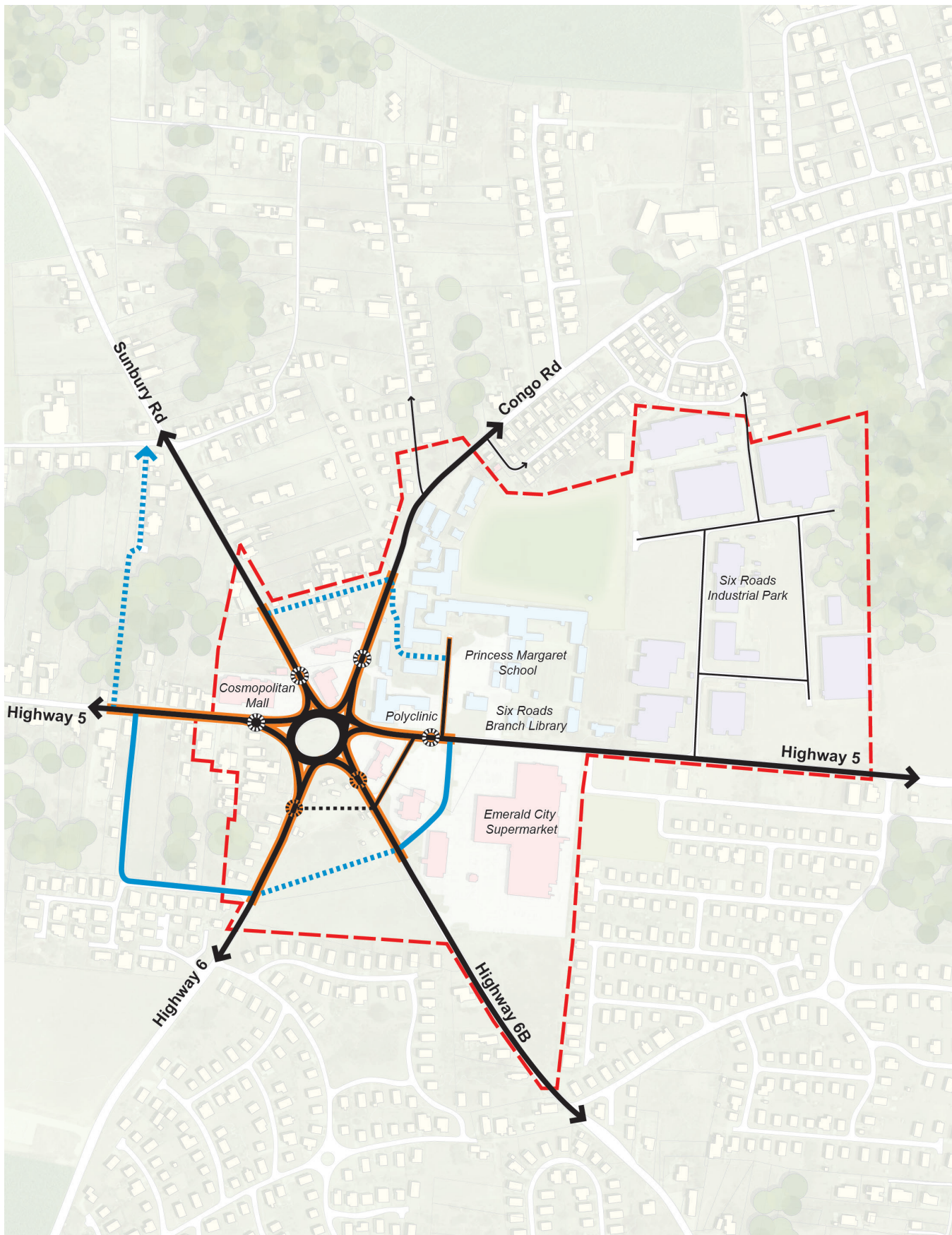
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## 11.4.5 Planning for National Infrastructure

Due to its comparatively lower vulnerability, Six Cross Roads is an excellent location for national infrastructure, including renewable energy infrastructure. As a busy centre with educational and institutional uses, it is also a natural location to introduce local waste management education.

### Policies

1. Renewable energy production, including photovoltaics, will be encouraged.
  - a) The opportunity to install solar panels on the roofs of buildings within the civic campus and private buildings will be explored.
  - b) Landowners in the Industrial Park will be encouraged to install solar panels on roofs of industrial buildings.
2. The Government will introduce a local waste education centre to promote sustainable waste management. This may include:
  - a) Using informational and educational signage to raise awareness of recycling and waste diversion activities.
  - b) Considering the introduction of a waste education centre in the civic campus.



- Roads**
- Primary Road
  - Secondary Road
  - Proposed Road
  - Existing Crosswalk
  - Improve Crosswalk

- Pedestrian**
- Priority Pedestrian Linkages
  - Pedestrian Improvement Areas
  - Existing Pedestrian Routes
  - Proposed Pedestrian Routes

- Boundaries**
- Community Plan Area

MAP 11B:  
Mobility

## 11.5

# Land Use Policies

The following land use policies apply within the boundaries of the Six Cross Roads Community Plan as shown on 11C: Land Use. They are intended to guide development in a manner which supports the strategic policies and enhances the urban fabric, character and economic vitality of Six Cross Roads. These policies build on the land use and built form policies in Section 3 and are to be read in addition to those policies. Where there is a discrepancy between the policies of Section 3 and of this section the policies of this section apply. Where no land use and built form policies are included in this section the policies of Section 3 apply.

### 11.5.1 Design Strategies

Design strategies for Six Cross Roads are intended to ensure compatibility of new development with the existing fabric and promote a high quality public realm that supports walking, public transport and quality of place.

#### Policies

1. As development occurs, landscaping and streetscaping improvements to the pedestrian environment will occur. A particular emphasis will be placed on increasing the tree canopy to reduce the heat island effect.
2. New development will contribute to creating an increased sense of place at Six Cross Roads by:
  - a) Fronting directly onto a main road.
  - b) Providing sidewalks and internal pedestrian circulation where appropriate.
  - c) Locating on-site parking lots at the side or rear of buildings wherever feasible.
  - d) Providing landscaping strips to buffer the parking surface from the street where parking lots abut public streets.

3. Outdoor storage facilities will be fenced and visually buffered through landscaping or other design features.
4. Public realm and landscaping improvements will be made at and adjacent to the roundabout to create a green entrance to the community.

### 11.5.2 Mixed Use

#### Policies

1. Improvements to internal pedestrian circulation and access to bus stops will be made as part of any development on the Emerald City complex site.
2. In the core of Six Cross Roads, integrated vertical and horizontal mixed use will be encouraged.

### 11.5.3 Predominantly Residential

The national policies of Section 3.2 vertical and horizontal mix use will be encouraged. Predominantly Residential apply.

### 11.5.4 Major Institutional

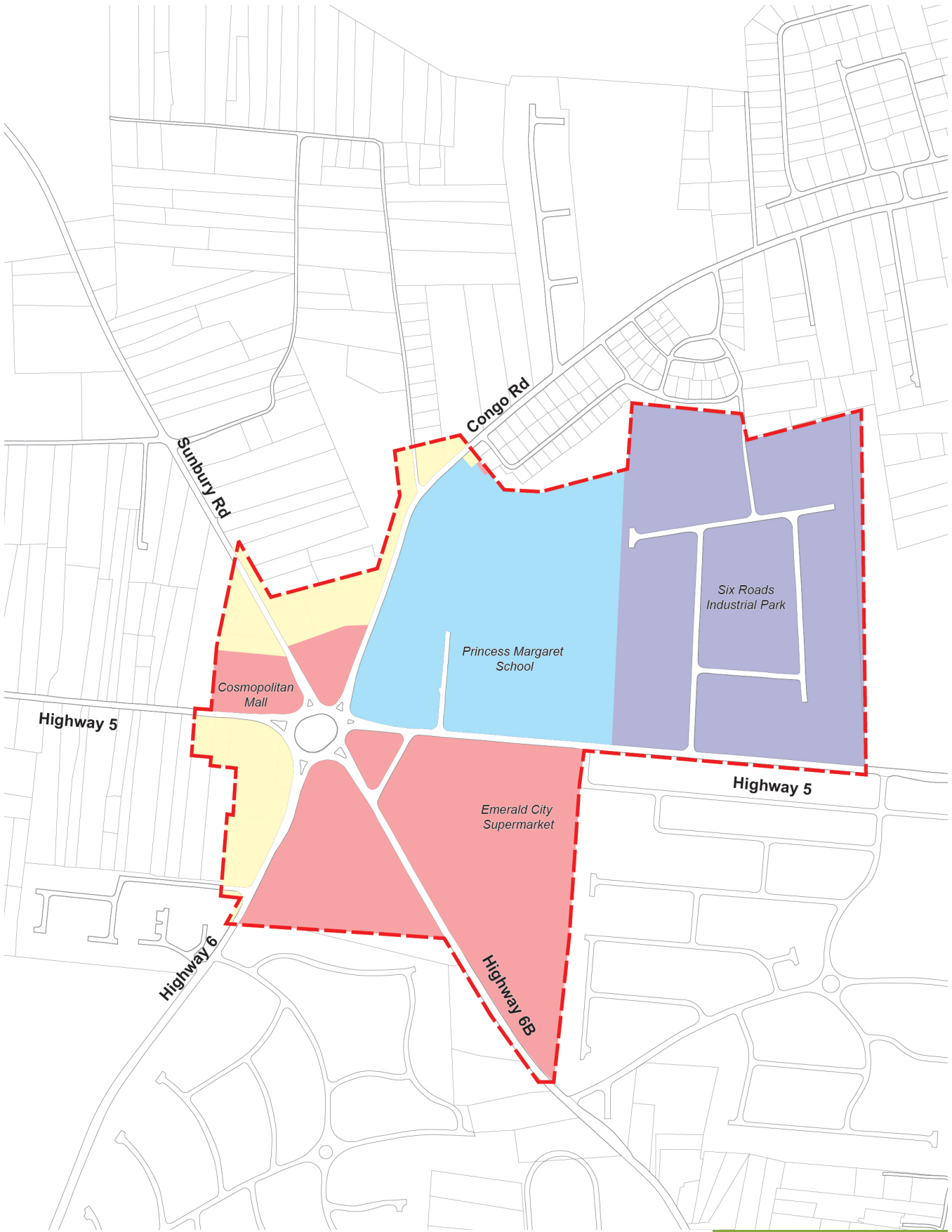
#### Policies

1. Where feasible, fencing and physical barriers between institutional sites will be removed to encourage greater integration and accessibility.

### 11.5.5 Employment Areas

#### Policies

1. As additional development within the Six Cross Roads Industrial Park occurs, industrial uses with the least offensive operations in terms of noise, glare, vibration, loading and outdoor storage requirements will be encouraged to locate adjacent to the Farm Garden community.
2. The road connecting Farm Garden to the Six Cross Roads Industrial Park will have restricted truck access from the Industrial Park so as to minimise heavy traffic through that community.



- Land Use**
- Mixed Use
  - Major Institutional
  - Predominantly Residential
  - Special Industry

MAP 11C:  
Land Use



- |   |  |  |  |
|---|--|--|--|
| <b>Movement</b>   | <b>Directions</b>  | <b>Key Opportunity Sites</b>   | <b>Boundaries</b>  |
| <ul style="list-style-type: none"> <li> Proposed Pedestrian Route</li> <li> Existing Pedestrian Route</li> <li> Existing Crosswalk</li> <li> Improve Crosswalk</li> <li> Proposed Road</li> </ul> | <ul style="list-style-type: none"> <li> Key Opportunity Site</li> <li> Green Space Improvements</li> <li> Potential Local Waste Management and Education Centre</li> </ul> | <ul style="list-style-type: none"> <li>A. Civic Campus</li> <li>B. South Key Opportunity Site</li> </ul> | <ul style="list-style-type: none"> <li> Community Plan Area</li> <li> Tax Parcel (Source: TCDO, 2016)</li> </ul> |

**MAP 11D:**  
**Public Realm**

## ➤ 11.6

# Open Space System

There is currently a dearth of open spaces within the Six Cross Roads Community Plan area. The playing field associated with the Princess Margaret School is the only major open space in the area.

### Policies

1. Opportunities to introduce public or publicly accessible open spaces will be considered in all new development in Six Cross Roads community core.
  - a) In particular, the provision of a new public or publicly accessible open space is encouraged as part of the development of the vacant parcel south of the roundabout.



➤ Existing pedestrian connection between Highway 5 and Highway 6



➤ Pedestrian Crossing at Highway 6

## ➔ 11.7

# Special Policy Areas

Two types of special policy area apply within Six Cross Roads community core, an IRDP area and two key opportunity sites (see Map 11D: Public Realm) for which additional direction is provided.

### 11.7.1 Integrated Rural Development Programme Area

The IRDP area to the west of Six Cross Roads remains only partially in agricultural production. Given the Government investment in irrigation in IRDP areas, a return to agricultural production should be encouraged and other development discouraged in these areas.

#### Policies

1. Agricultural uses will be protected in the IRDP area in Six Cross Roads in accordance with the national IRDP policies in Section 2.2.1.
2. Opportunities for farmers in the IRDP area to sell their produce within Six Cross Roads community core will be promoted.



> Street frontage of Civic Campus on Congo Road

### 11.7.2 Key Opportunity Sites

Policies in this section provide additional guidance for two key opportunity sites that have been identified in the Six Cross Roads community core.

#### Institutional cluster as a civic campus

Clustered northeast of the cross roads, the school and its field, library, public market, polyclinic and other uses form a significant institutional cluster at the heart of Six Cross Roads. There is an opportunity to treat these disparate uses as an institutional campus, improving the public realm and the connections between the complementary uses on the site.

#### Policies

1. The institutional cluster will be redesigned as a cohesive civic campus, with appropriate landscaping and internal public realm improvements including lighting and seating.
2. A civic gathering space will be identified and established.
3. Better physical integration and shared use of the institutional facilities will be promoted to maximise the synergies between them, particularly related to pedestrian routes.
4. Redevelopment will focus on health and wellbeing, with a sub-focus on local food production and consumption.
5. Consideration for new facilities will include a Six Cross Roads community centre.
6. Improvements will be Planned to address the accessibility needs of vulnerable users, particularly seniors.



### Vacant parcel south of the roundabout

The only large remaining vacant parcel of land in Six Cross Roads community core is located south of the roundabout, and currently contains some informal vending. It is a prime site for development due to its prominent location and potential for access off Highway 6 and Highway 7. Any development should be appropriate to the high profile of its location.

### Policies

7. Accommodation of pedestrian routes to the surrounding community and adjacent blocks will be incorporated into the site design.
8. Development will be mixed-use, with the potential for vertical integration of commercial and residential within the same structure.
9. Residential development will focus on the inclusion of multi-family, affordable housing and seniors' housing.
10. Pedestrian access to the site will be prioritized, including safe crossings of the adjacent roads.
11. Multimodal transportation options will be incorporated on the site, including the formalization of the current bus stops into an integrated bus transfer point.
12. Existing small scale food vendors will be integrated into site design of the bus transfer point, including formalized stalls, seating, and waste receptacles.
13. Opportunities for public or publicly accessible open spaces will be considered as part of the site design.



> Wayside vending at Highway 6B



> Existing bus stop at Highway 6