



GSA Creates a Modern Caribbean City

In 2023, Gillespie and Steel Associates Limited (GSA) led a team of Caribbean consultants in a competitive bid to design a modern, smart city on the site of the former E.T. Joshua airport and its environs at Arnos Vale, St. Vincent and the Grenadines (SVG).

The Vision

The Arnos Vale Modern City Concept Design was meticulously developed to respond to the site's unique physical and climatic conditions while reflecting the cultural and economic aspirations of the people of SVG. Built on the principle of connectivity, the master plan is designed to complement and enhance the social and economic vitality of the nearby capital, Kingstown. The vision integrates a diverse mix of land uses - residential, industrial, commercial, entertainment, sports, and educational - to create a dynamic, multi-use environment that attracts both local and foreign investment. The plan comprises five primary zones, detailed below. This sustainable, cost-effective approach capitalizes on the site's existing characteristics while also addressing critical storm surge mitigation.

Connectivity

Kingstown, the "City of Arches" and the island's primary commercial centre, faces challenges with density and traffic congestion. Our proposal introduces a dedicated mass transit system linking Kingstown to the new referral hospital via a tunnel through the Roseau escarpment. This transit connection alleviates congestion while serving as an enhanced pedestrian corridor,

seamlessly connecting the capital to the new development.

Greathead Harbour

The coastal town of Greathead Harbour is envisioned as the new nucleus of commercial activity. The town centre is framed by a commercial yachting marina to the east and a fisheries marina to the west, along with an upgraded, resilient coastline. The district offers a vibrant mix of business, residential, entertainment, and civic functions, including hotels, conference facilities, retail spaces, offices, condominiums, and dining venues.

Arnos Vale Sports Complex

The existing Arnos Vale Cricket Stadium has been fully integrated into the master plan. As a significant piece of existing infrastructure, it can be further developed and modernised to meet the evolving global demands of the sport.

The Valley Residences

The residential component of the master plan is intentionally diverse, catering to a wide socioeconomic spectrum. In addition to the condominium and live-work units in Greathead Harbour, the plan includes a middle-income gated community of single-family duplexes, a senior living complex, a mid-rise apartment complex for young professionals and students, and low-income infill housing. This mix fosters an inclusive community for locals, returning nationals, and foreign investors alike.

E.T. Joshua Business and Industrial Park

Positioned as a key economic driver, the business and industrial park targets the off-shore corporate sector and high-tech manufacturing, while supporting local businesses to spur job creation.

Existing Education Compounds

Current educational facilities have been preserved, with additional land allocated for future expansion or redevelopment, ensuring the city grows in tandem with educational needs.

Conclusion: A Model for Resilience

This master plan represents a blueprint for resilience in a changing world. For Small Island Developing States (SIDS), the scarcity of buildable land and vulnerability to climate change demand dense and durable solutions. By repurposing brownfield sites and integrating storm defences directly into the landscape, the design addresses the threats of rising sea levels and extreme weather. Additionally, the plan's flexible zoning framework promotes economic diversification - moving beyond a reliance on tourism to embrace technology and industry. This project stands as an adaptable model for sustainable island urbanism, ensuring a secure and resilient future for the people of St. Vincent & The Grenadines.

