



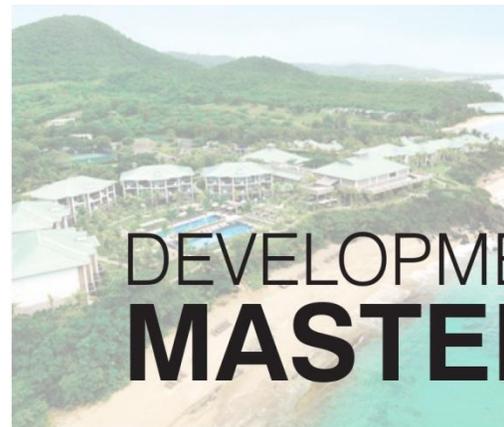
in+EGRO
architects & engineers



COMMONWEALTH OF PUERTO RICO
DEPARTMENT OF
**ECONOMIC DEVELOPMENT
& COMMERCE**



**ROOSEVELT
ROADS**



**DEVELOPMENT ZONES
MASTER PLAN 2014**

LOCATION



Puerto Rico, USA
Roosevelt Roads Redevelopment



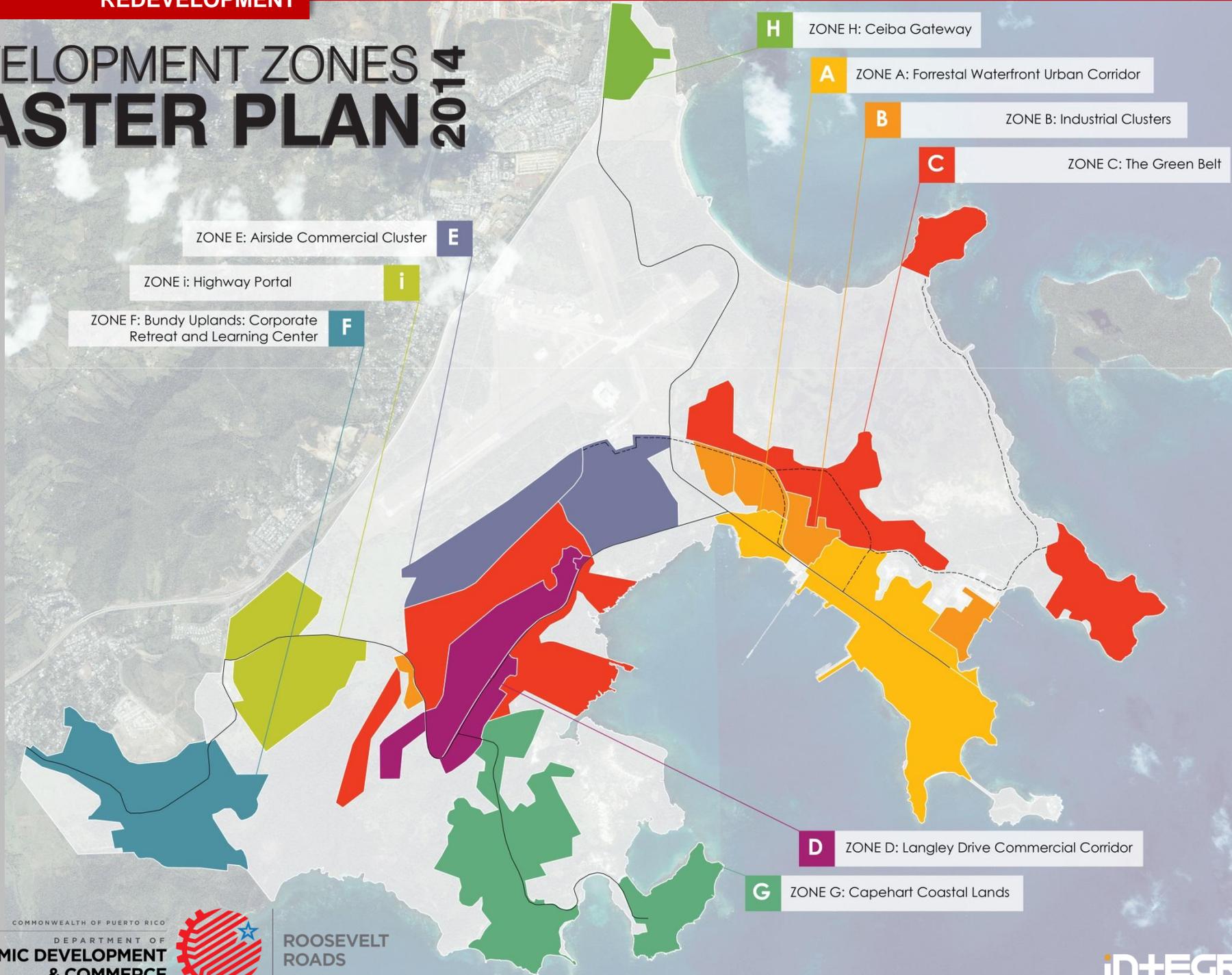
**ROOSEVELT ROADS
REDEVELOPMENT**



Roosevelt Roads Redevelopment
Ceiba, Puerto Rico USA



DEVELOPMENT ZONES MASTER PLAN 2014

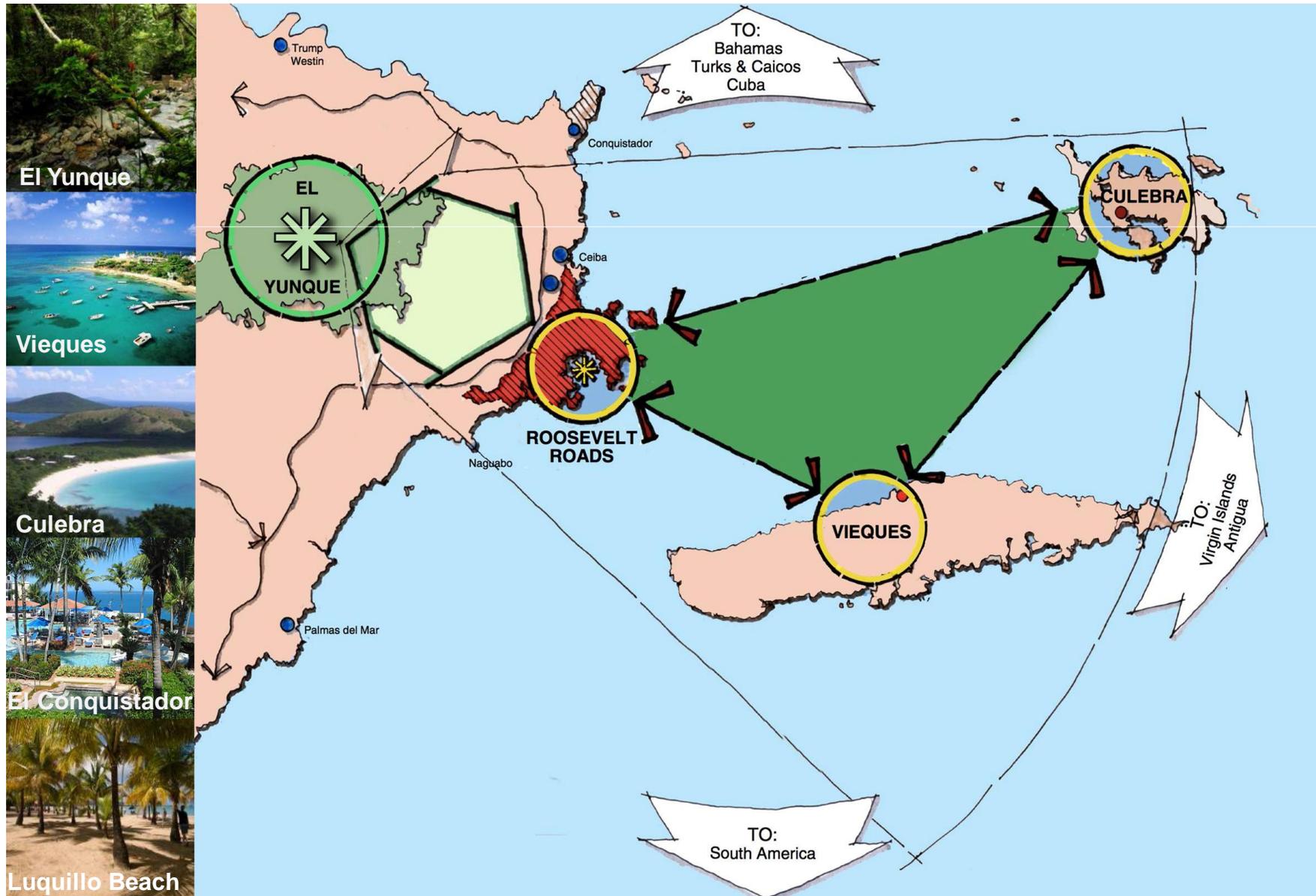




**Closure of U. S. Naval Station
Roosevelt Roads (NSRR) in Ceiba,
Puerto Rico occurred in March,
2004 pursuant to the 2004 U.S.
Department of Defense
Appropriations Act**

- In 2004, Puerto Rico Law 508 created the Local Redevelopment Authority (LRA) for Naval Station Roosevelt Roads in charge of implementing the NSRR Redevelopment Project
- The Roosevelt Roads Redevelopment project is one of Puerto Rico's foremost economic development initiatives, comprised of 8,720 acres of high economic, ecological, historical and cultural value.

CONTEXT



The Site

Prime Location in Puerto Rico's Green Triangle



CONTEXT



Vast Marshland Eco-Amenities



Prime Waterfront Port Area



21 miles of Unique Coastline



Rolling Lush Tropical Landscape

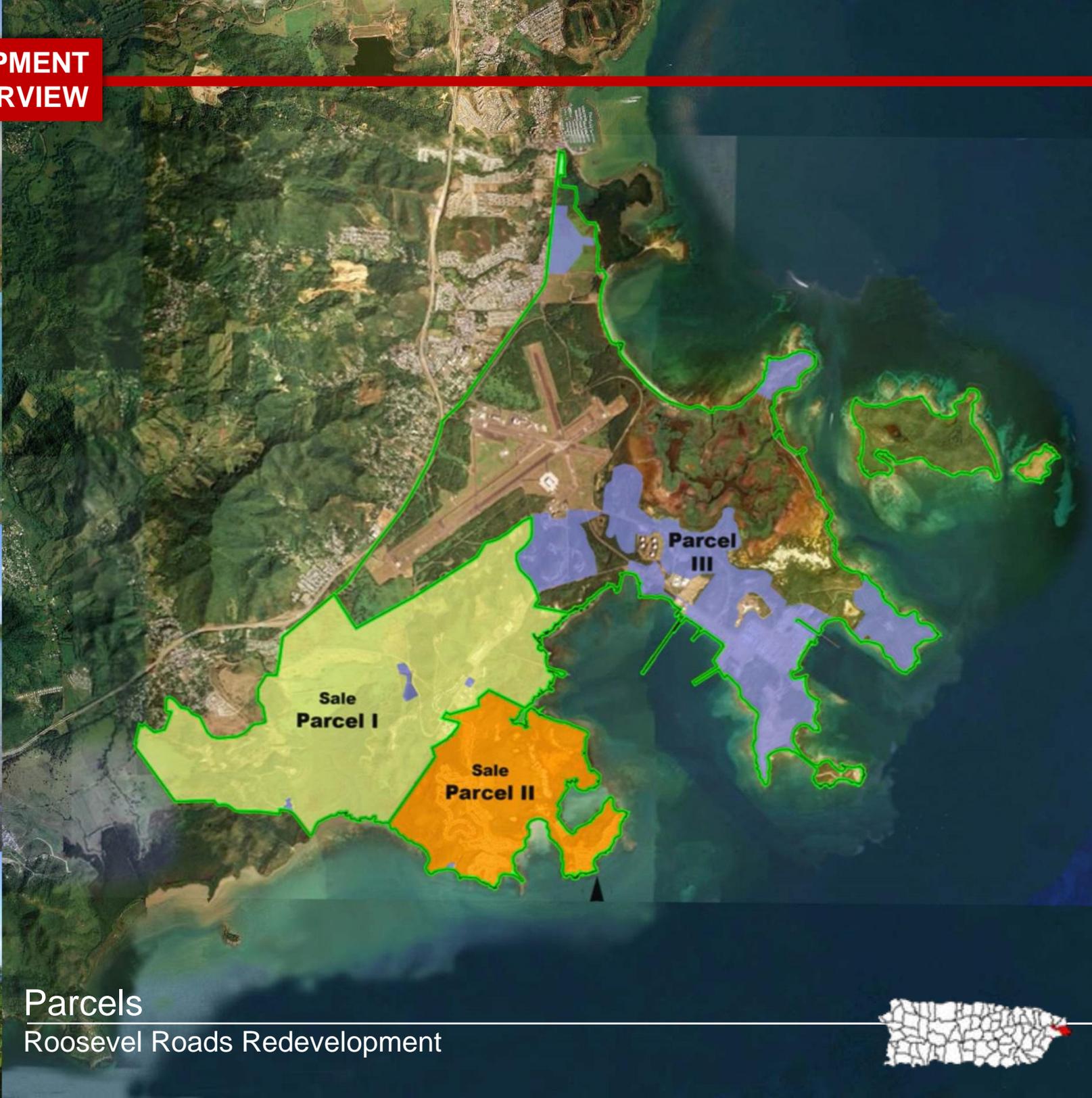


The Site

Over 8,000 acres of Opportunities & Amenities



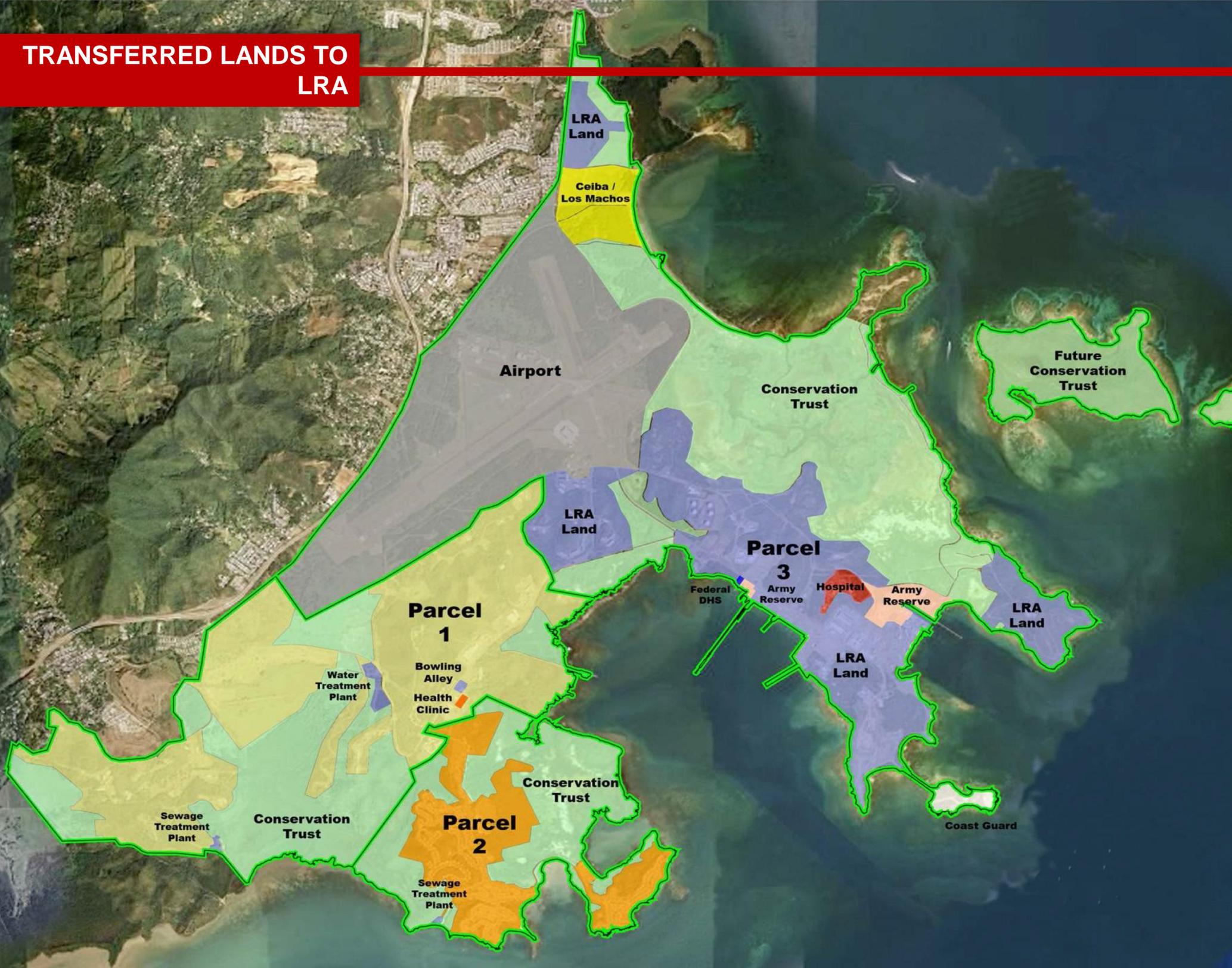
REDEVELOPMENT OVERVIEW



Parcels
Roosevel Roads Redevelopment



TRANSFERRED LANDS TO LRA



ROOSEVELT ROADS REDEVELOPMENT **The Competitive Advantage**

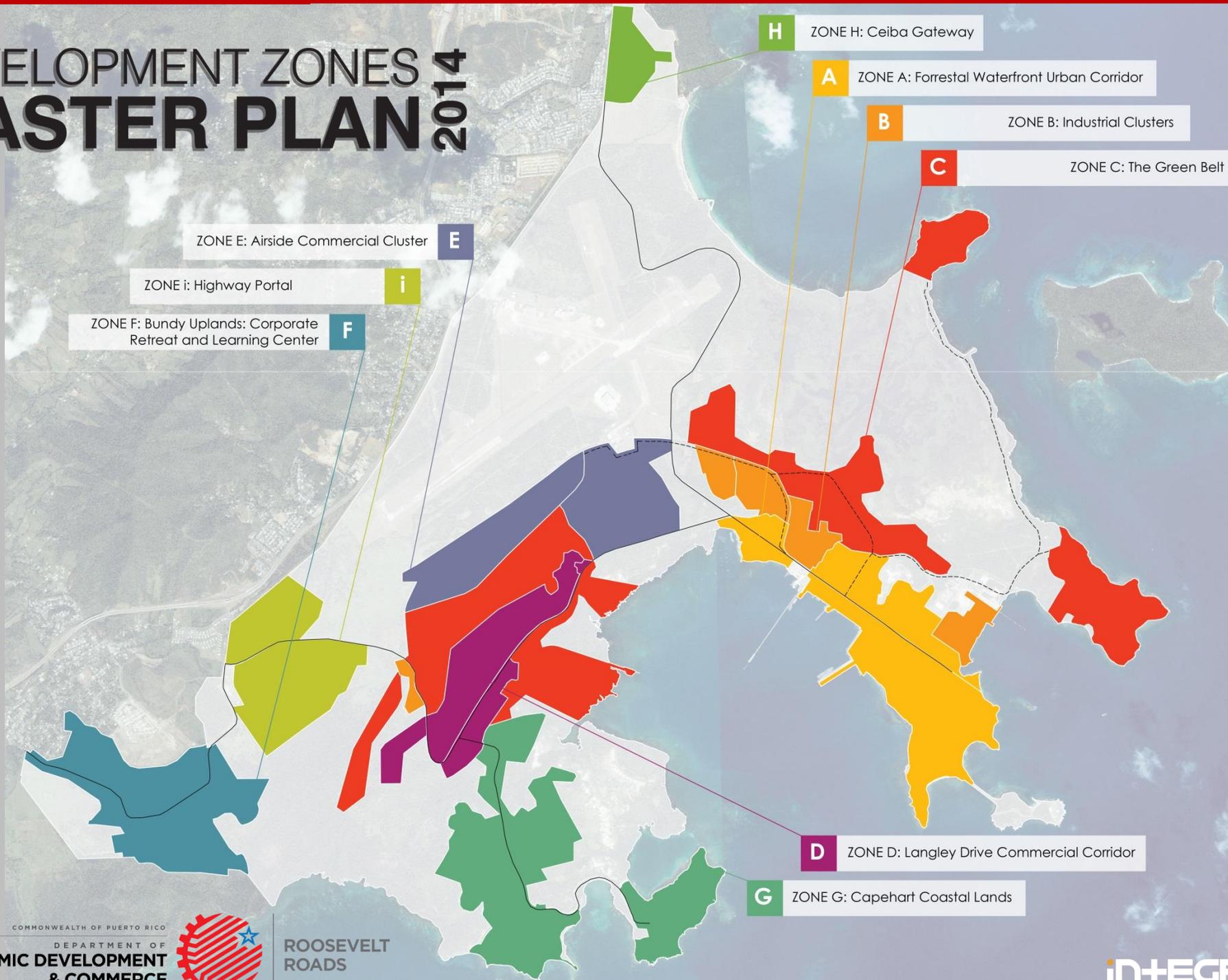
- **Vast size and availability of land**
- **Unparalleled access by sea & air**
- **Preserved natural amenities and value**
- **Key eco-tourism focus in one of the World's fast growing industry**
- **Year-round tropical climate**
- **Passport-free travel for US citizens**
- **Key legislation in place with attractive incentives for development**
- **Zoning entitlements to facilitate the vision**
- **LRA to ensure streamlined process & consistent vision**

POTENTIAL DEVELOPMENT OPPORTUNITIES

3,400 acres of developable lands and facilities for opportunities in the following areas:

- **Hotels and Lodging**
- **Retail, Restaurants, Entertainment and Gaming**
- **International Cruise Terminal Complex**
- **Regional and Island Ferry Terminal**
- **Marina**
- **Community Fishing Pier & Beach Amenities**
- **Golf Courses**
- **Neighborhood Amenities, Offices & Shopping**
- **Hillside and Port-view Apartments**
- **Office and Commercial**
- **Conference and Learning Center**
- **Residential Villas, Single and Multifamily**
- **Eco-Tourism Park Lodge and Recreation**
- **Lodging for Elderly**
- **Warehousing**
- **Light, Airside and Specialty Industrial**
- **College Town, Student Housing and Schools**
- **Community Sports and Recreation Facilities**
- **Equestrian**

DEVELOPMENT ZONES MASTER PLAN 2014



Zone A: Forrestral Waterfront Urban Corridor



“Forrestral Water Front Urban Corridor” has an overall extension of 466 acres and is formed by two waterfront and one ocean view subzones that share their common high-density / mixed- use development zoning.

Sub-zones

Waterfront District

A1

281 acres

- Signature Mixed-use Development
- Ferry terminal
- Mega yacht / cruise ships
- Golf / public parks

Forrestral Bayview Hills

A2

136 acres

- Urban ocean-view hotels, health tourism lodging
- Mix of retail, services, food and entertainment
- Medical offices, other health related services
- Lowrise multifamily, retirement housing

Commercial Marina

A3

50 acres

- Small vessel marina with dry stack storage
- Nautical tourism-oriented lodging
- Nautical tourism-oriented commercial and services

Construction Area Envisioned (SF)

4,555,000

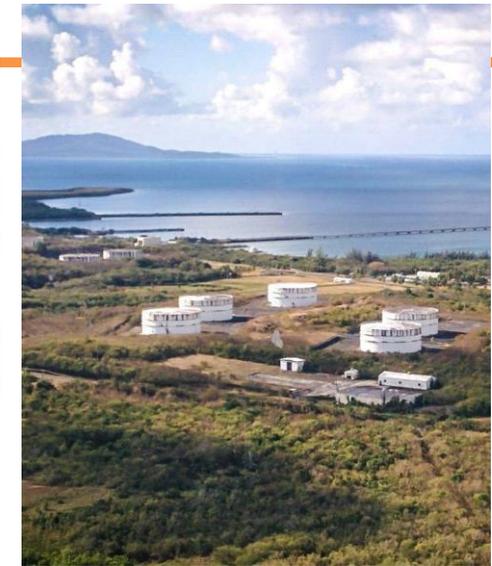
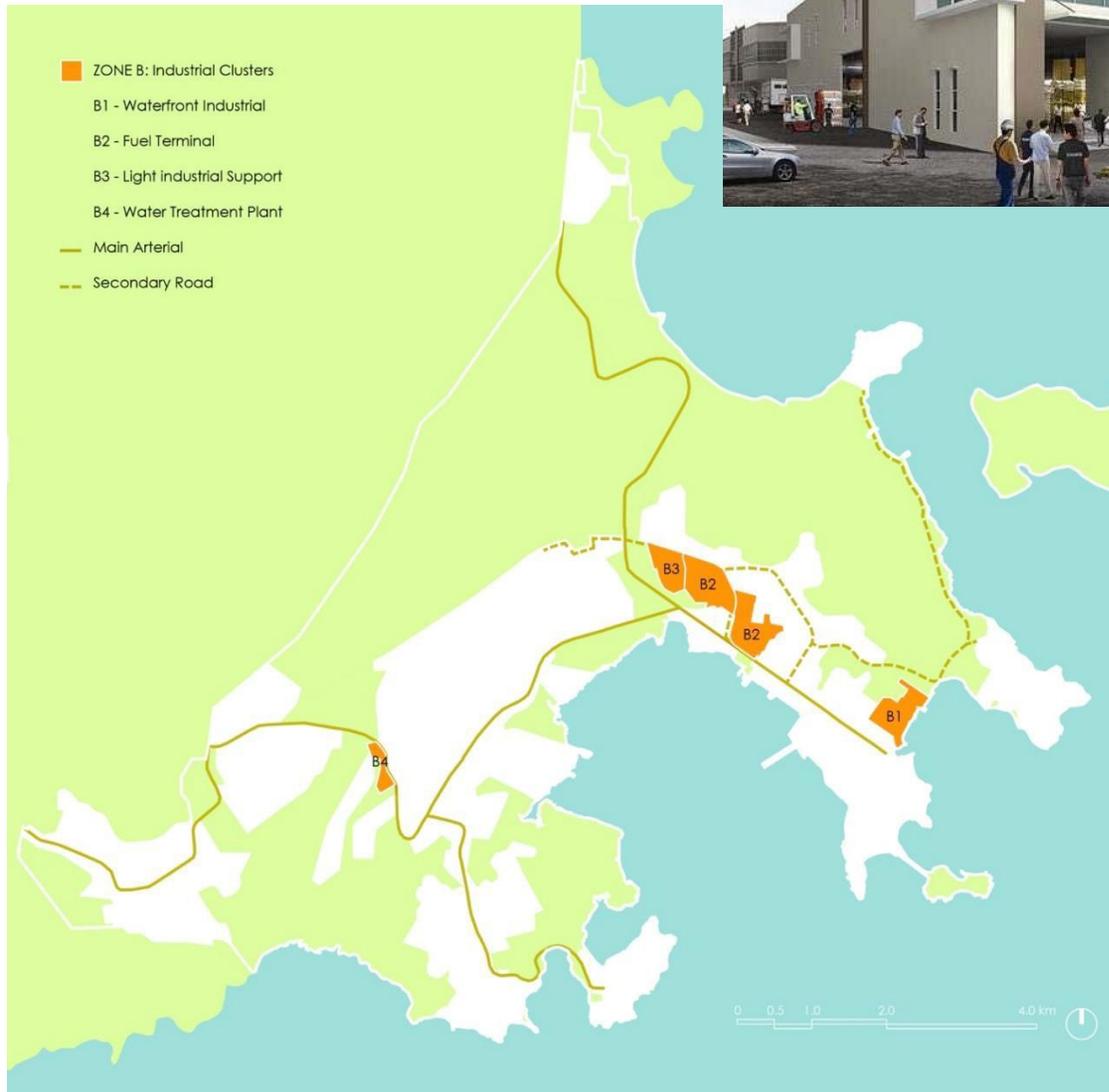
Cost of Construction (US\$)

1,216,500,000

Permanent Jobs

9,932

Zone B: Industrial Clusters



“Industrial Clusters”, with an overall extension of 178 acres, is formed by four subzones that share their common zoning as industrial lands.

Sub-zones

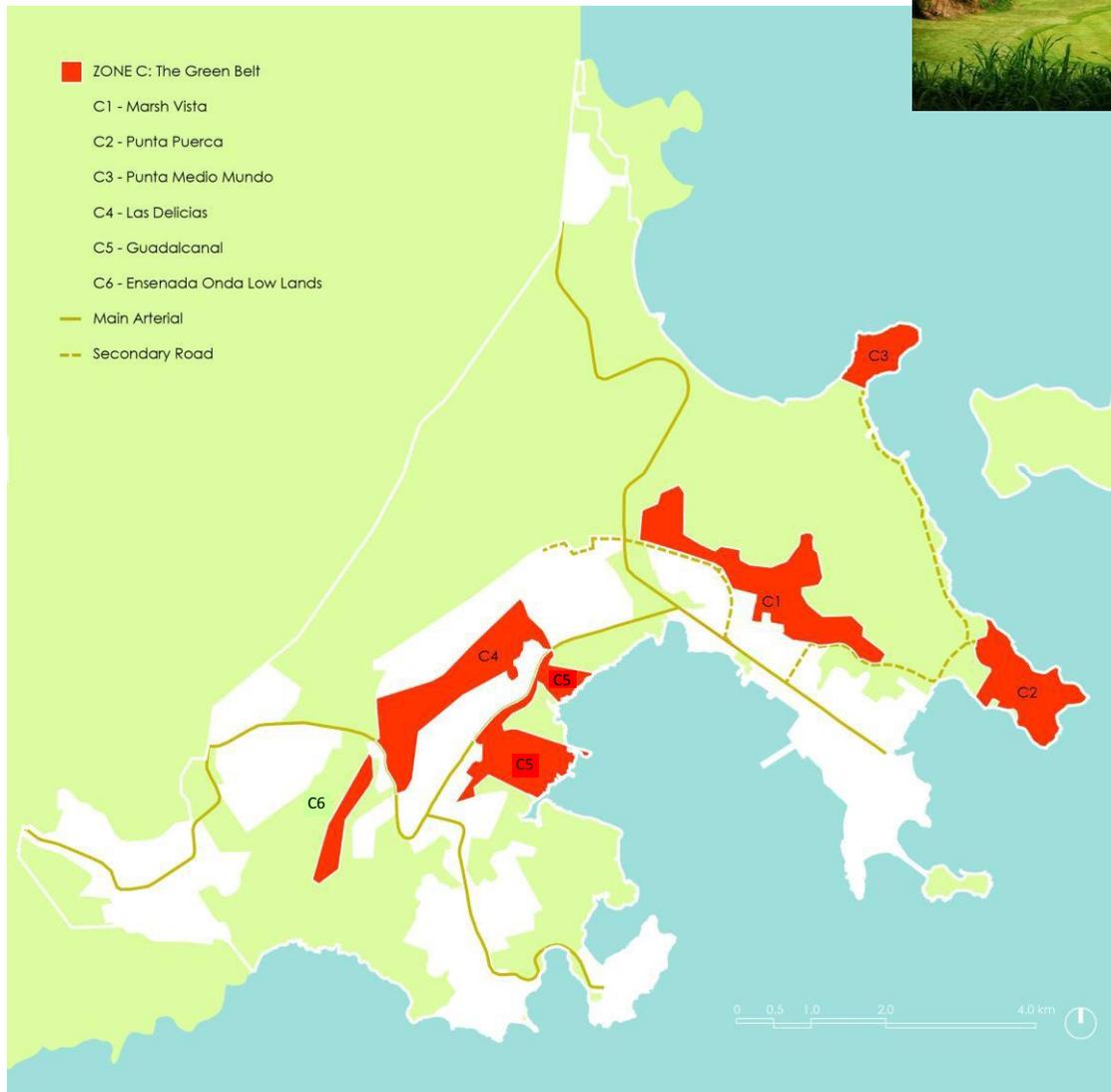
- | | |
|-----------------------|---|
| B1
42 acres | Waterfront Industrial <ul style="list-style-type: none"> ▪ Dry-dock for boat building and repairs ▪ Office space to support industrial tenants |
| B2
93 acres | Fuel Terminal <ul style="list-style-type: none"> ▪ Fuel storage terminal and support spaces |
| B3
30 acres | Light Industrial Support <ul style="list-style-type: none"> ▪ Office space to support industrial tenants nearby ▪ Light industrial supporting larger industries nearby |
| B4
13 acres | Water Treatment Plant <ul style="list-style-type: none"> ▪ Water treatment plant |

Construction Area Envisioned (SF)
530,000

Cost of Construction (US\$)
46,500,000

Permanent Jobs
650

Zone C: The Green Belt



“Green Belt” is an 888-acre development zone composed of six separate parcels with the salient characteristic of being rural and near beautiful, natural protected lands.

Sub-zones

C1 240 acres	Marsh Vista <ul style="list-style-type: none"> 18-hole golf course Single family detached, "eco-housing" Small retail, food and services helping neighborhood
C2 149 acres	Punta Puerca <ul style="list-style-type: none"> Eco-lodging Visitors center, museum, sustainability research Eco-housing for vacationers or permanent residents Water taxi terminal
C3 66 acres	Punta Medio Mundo <ul style="list-style-type: none"> Environmental research facility Off-the grid lodging Office space supporting research
C4 207 acres	Las Delicias Hills <ul style="list-style-type: none"> Golf-oriented housing clusters 18-hole golf course
C5 174 acres	Ensenada Honda Lowlands <ul style="list-style-type: none"> Trails, boardwalks, parkland Former USCG wharf reuse as commercial / tourism pier
C6 52 acres	Guadalcanal <ul style="list-style-type: none"> Trails, boardwalks, parkland

Construction Area Envisioned (SF)
1,580,000

Cost of Construction (US\$)
341,975,000

Permanent Jobs
1,550

Zone D: Langley Drive Commercial Corridor



“Langley Drive Commercial Corridor” is planned as the “town center” for Roosevelt Roads. Mixed use commercial uses will predominate within this 260-acre group of parcels.

Sub-zones

D1
230 acres

D2
30 acres

Langley Urban Strip

- Adaptive reuse of retail, institutional buildings
- Lowrise multifamily, retirement housing
- Former Navy Lodge reuse for business travelers

South Princeton Hill

- R&D center or Museum facility

Construction Area Envisioned (SF)
1,995,000

Cost of Construction (US\$)
339,000,000

Permanent Jobs
2,496

Zone E: Airside Commercial Cluster



“Airside Commercial Clusters” is one large (368 acres) continuous parcel subdivided into two subzones, one focused on light manufacturing / distribution or aerospace-industrial and the other centered on institutional uses.

Sub-zones

Airside Light Industrial Park

- Aerospace / aviation oriented industries
- Administrative and support services for the airport

Airside Institutional Cluster

- Government and private institutions
- Colleges and/or technical institutions

E2

196 acres

Construction Area Envisioned (SF)

1,475,000

Cost of Construction (US\$)

129,500,000

Permanent Jobs

1,588

Zone F: Bundy Uplands



“Bundy Uplands: Corporate Retreat and Learning Center” provides an urban cluster within a rural setting. This detached, 372-acre parcel provides the setting for corporate getaways and similar uses.

Sub-zones

Bundy Campus

F1
183 acres

- High-tech production and R&D facilities
- Corporate retreats and training facilities
- Small retail, food and services helping neighborhood

Ocean Hills

F2
189 acres

- Lodges and short-term rentals, business oriented
- Sustainable, “treetop” residential clusters

Construction Area Envisioned (SF)
1,320,000

Cost of Construction (US\$)
199,500,000

Permanent Jobs
2,137

Zone G: Capehart Coastal Lands



“Capehart Coastal Lands” is a 500-acre zone comprising two adjoining parcels –inland and peninsula. Its elevated, oceanfront setting distinguishes it from the rest of Roosevelt Roads.

Sub-zones

- | | |
|------------------------|---|
| G1
405 acres | Inland Capehart <ul style="list-style-type: none"> ▪ Reuse of former schools for same purposes ▪ Office park for corporate headquarters ▪ Small retail, food and services helping neighborhood |
| G2
95 acres | Cascajo Peninsula <ul style="list-style-type: none"> ▪ Waterfront residential |

Construction Area Envisioned (SF)
1,080,000

Cost of Construction (US\$)
222,900,000

Permanent Jobs
1,520

Zone H: Ceiba Gateway



“Ceiba Gateway” is a 75-acre parcel adjoining the Ceiba urban center and close to the Los Machos public beach. It borders the northern entrance to Roosevelt Roads (former Gate 1).

Sub-zones

H1
75 acres

Ceiba Ensanche

- Small retail, food and services, Welcome Center
- Public agencies and private services
- Fisherman's Village, fishing dock

Construction Area Envisioned (SF)
55,000

Cost of Construction (US\$)
7,150,000

Permanent Jobs
89

Zone i: Highway Portal



“Highway Portal” is the zone closest to the Roosevelt Roads’ highway off-ramp. Planned uses for this 306-acre parcel center on outdoor recreation, renewable energy and small-scale agriculture.

Sub-zones

- | | |
|------------------------|---|
| i1
108 acres | Highway Portal <ul style="list-style-type: none"> ▪ Passive and active sports ▪ Large-scale PV field and supporting buildings ▪ Small retail, food and services tending the region ▪ Community, low scale agriculture, farmer's market |
| i2
198 acres | Langley Lowlands <ul style="list-style-type: none"> ▪ Trails, boardwalks, parkland |

Construction Area Envisioned (SF)
255,000

Cost of Construction (US\$)
9,000,000

Permanent Jobs
175

Status of Redevelopment Project:

Past 9 Years:

- 2004 - LRA developed Reuse Master Plan
- 2010 - LRA developed Addendum to Reuse Master Plan
- 2011 - RR Land Use Zoning Plan approved by Puerto Rico Planning Board
- 2011 - RR Infrastructure Master Plan completed
- 2011 - U.S. Navy transferred Parcel 3 to the LRA
- 2013 - U.S. Navy completed transfer of Parcels 1 & 2 to the LRA (all land transfer completed and transferred to Puerto Rico Government)

Actual Status:

- **Summer 2014** - Puerto Rico Planning Board Amendment to Land Use Zoning Plan
- **Summer 2014** – The LRA will initiate a Request for Qualifications (RFQ) and Request for Proposals (RFP) process to select a Master Developer

Plan/Goals:

- **December 2014** – Select Master Developer(s) to initiate redevelopment

For more information visit: www.rooseveltroads.pr.gov

2014 Redevelopment Initiatives :

Short-Term Leases in Works:

- Jan. 2014 - LRA Agreement with Municipality of Ceiba to manage & operate All Hands Beach for public access
- April 2014 - LRA selected Municipality of Ceiba to manage & operate the Commercial Marina (lease expected to be signed by 7/31/2014)
- June 2014 – LRA selected 8 small businesses to establish operations related to Eco-tourism, Nature Tourism, & related services (contracts expected to be signed by 8/2014)
 - Scuba/snorkeling, hiking, bike & boat tours, bird watching excursions, kayaking & other water sports, food vendors

Long Term Leases in Works:

- **CROEC** - Establish a magnet secondary High School Specialized math, science & technology in RR Elementary School facilities
- **PR National Guard Youth Challenge** – Establish 2nd Youth Challenge program directed to high school in RR High School facilities
- **Astivenca Shipyard** – Establish a shipyard facility to fabricate, repair & provide maintenance to boats

Property Attributes that Enhance Value of Redevelopment Project to Investors:

- Located at easternmost end of Puerto Rico - the site serves as the Gateway to the Caribbean and Central America
- Convenience and safety of being a Commonwealth of the U.S.
- English and Spanish are official languages and currency is U.S. Dollar.
- Year round tropical climate
- Property home to a major airport with an 11,000 foot runway
- The waterfront harbor provides 2 deep water ports, including a 40 feet deep and 1,000 feet wide navigation channel, and three piers
- Proximity to some of the world's most magnificent beaches, and neighboring islands of Vieques and Culebra
- At the foothills of El Yunque National Forest, home to the US' only tropical rainforest
- 3,600 acres of conservations lands of high ecological value and natural beauty
- Modern highway system makes property accessible by car to San Juan area in 60 minutes
- Excellent infrastructure and utility systems and buildings available for adaptive reuse
- ***A mixed-use community available to transform Roosevelt Roads into a distinctly unique world-class destination***

Why is this Project so Attractive to Investors?

- The Municipal Economic Development and Tourism Incentives Act (Act No. 118; August 1, 2010) created incentives for a world-class hotel, gaming room, recreational and retail in municipalities that suffered a disproportionate impact (NSRR communities qualify).
 - The incentives consist of (i) flexible gaming rules; and (ii) payment of a graduated tax scale based upon the investment to the Project:

<u>Investment of Private Capital in the Project</u>	<u>Tax Rate</u>
\$500,000,000 or more	25%
\$750,000,000 or more	15%
\$1,000,000,000 or more	10%
\$1,250,000,000 or more	8%

- Note: The Act states that any application must be received within five (5) years subsequent to the enactment of the Law.
- Puerto Rico also offers many other tax benefits and incentives:
 - Act No. 118** - Municipal Economic Development and Tourism Incentives Act
 - Act No. 73** - New Economics Incentives Act of Puerto Rico
 - Act No. 74** - Puerto Rico Tourism Development Act of 2010
 - Act No. 20** - The Export Services Act of 2012
 - Act No. 22** - The Individual Investors Act of 2012

Developer Selection Timeline

Phase 1 for Master Developer

• Issuance of the RFQ	June 30, 2014
• Deadline for Submission of Bidder Registration Form	July 16, 2014 July 24, 2014 at 3:00 PM AST by email to: lramasterdeveloper@lra.pr.gov
• Optional Pre-Submittal Meeting and Property Tour	July 17, 2014 at 10:00 AM AST
• Deadline for Questions on the RFQ	July 31, 2014
• Deadline for Posted Responses to Questions	August 05, 2014
• Submission Deadline	August 07, 2014 at 3:00PM AST

Phase 2 for Selected Respondents

• Announcement of Prequalified Respondents	On or about August 26, 2014
• Issuance of the RFP to the Prequalified Respondents	On or about August 29, 2014
• Additional Site Visits for Prequalified Respondents	On or about September 18, 2014
• Deadline for Questions on the RFP	On or about November 7, 2014
• Deadline for Posted Responses to Questions	On or about November 14, 2014
• Proposal Submission Deadline	On or about November 21, 2014
• Presentations by Prequalified Respondents	On or about December 9, 10 and 11, 2014
• Selection of top developer(s)	On or about December 19, 2014



ROOSEVELT ROADS REDEVELOPMENT

Invest in Puerto Rico - Invest in Roosevelt Roads

FOR MORE INFORMATION CONTACT:

**Local Redevelopment Authority of Roosevelt Roads
787-758-9797 ext. 4520**

www.rooseveltroads.pr.gov

