



ROOSEVELT ROADS PUERTO RICO PROMISE ZONE

**Kick-off Meeting
September 15, 2016**

Presentation by:
Local Redevelopment Authority for Roosevelt Roads

ESTADO LIBRE ASOCIADO DE PUERTO RICO

**FOMENTO ECONÓMICO
DE PUERTO RICO**
DDEC

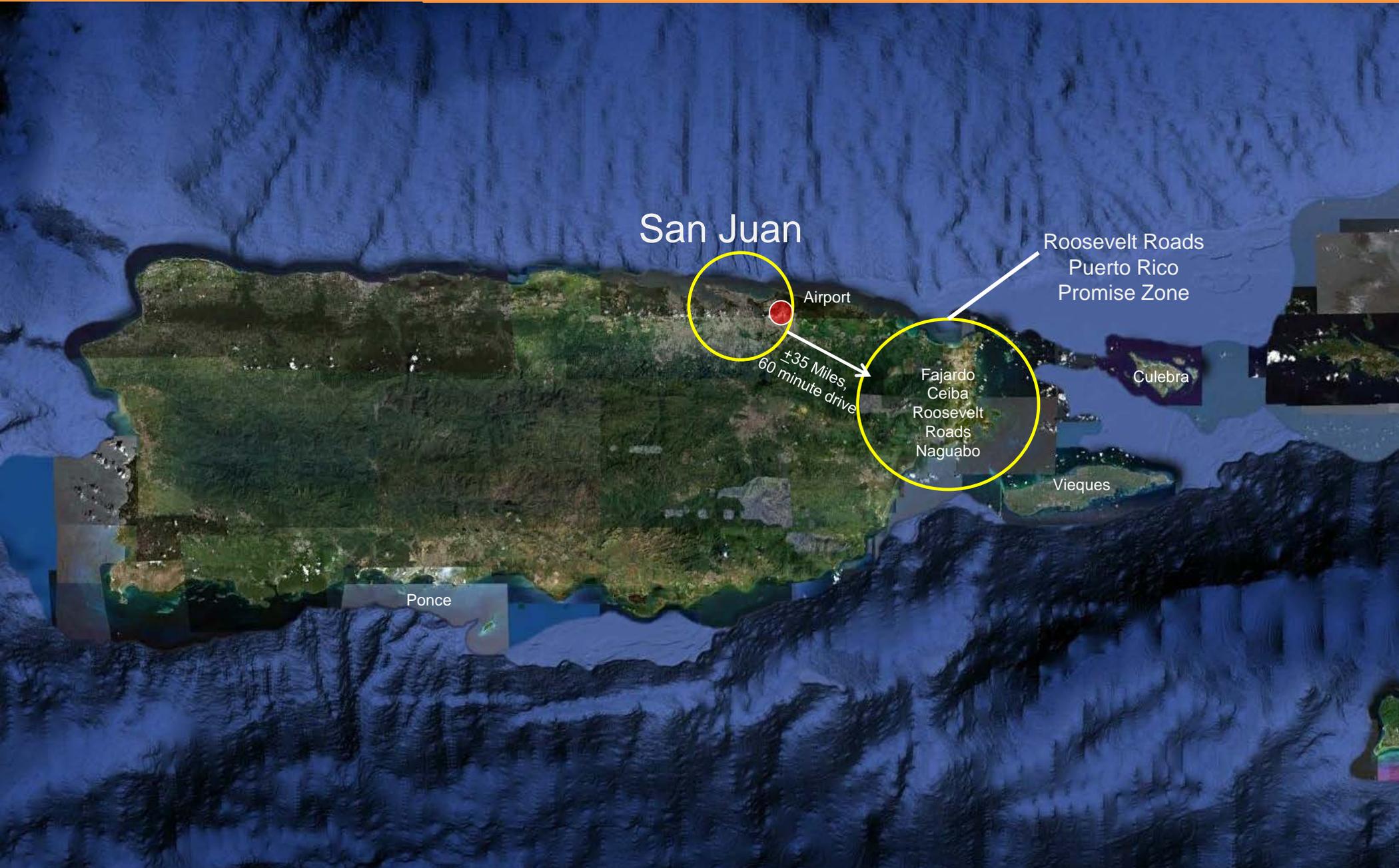


**ROOSEVELT
ROADS**



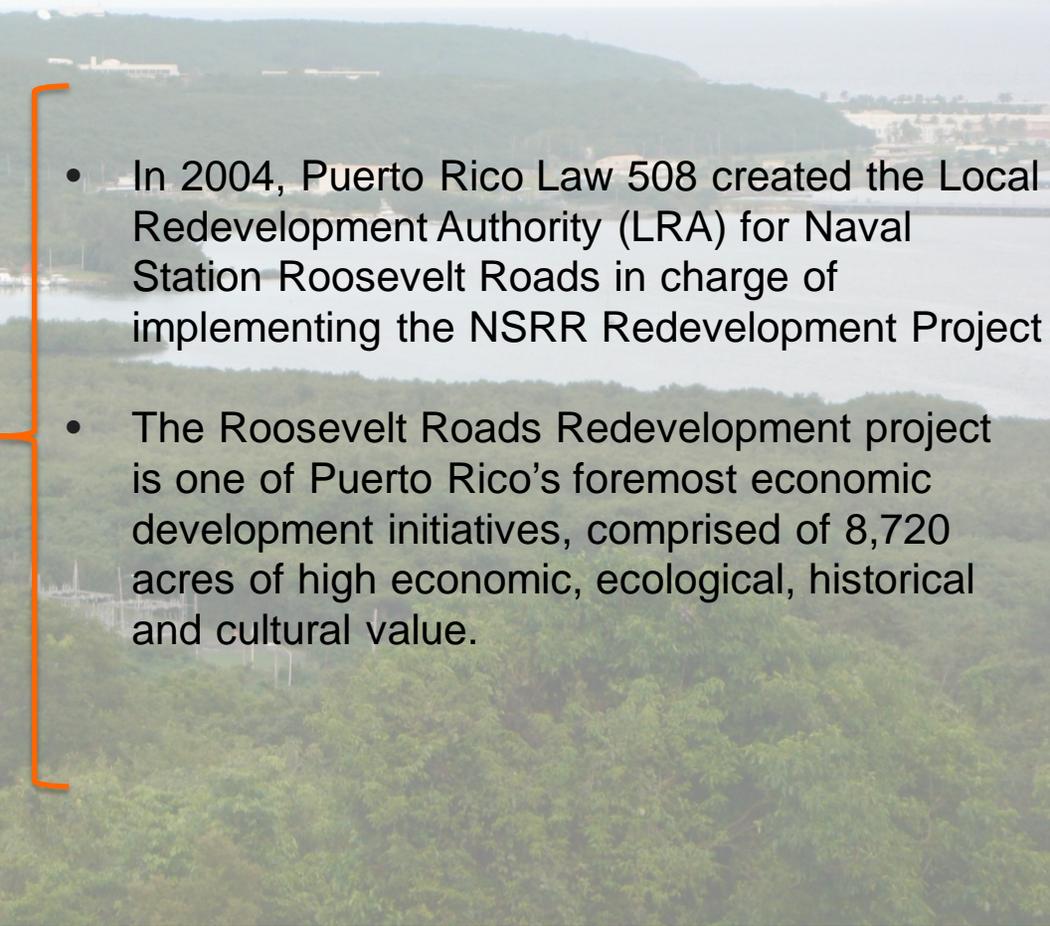


LOCATION OF ROOSEVELT ROADS PUERTO RICO PROMISE ZONE



Puerto Rico, USA
Roosevelt Roads Puerto Rico Promise Zone

The closure of Naval Station Roosevelt Roads in 2004, pursuant to the 2004 U.S. Department of Defense Appropriations Act, devastated the communities of Ceiba, Fajardo and Naguabo, which joined forces under the leadership of Lead Applicant Local Redevelopment Authority of Roosevelt Roads (LRA) to apply for Promise Zone designation June 6, 2016



- 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.

ROOSEVELT ROADS PUERTO RICO PROMISE ZONE: THIRD ROUND PROMISE ZONE DESIGNEE

Lead Organization:

Local Redevelopment Authority for Roosevelt Roads (LRA)

Designation Date:

June 6, 2016

Population:

77,344

Average Poverty Rate:

47.2%

Unemployment rate:

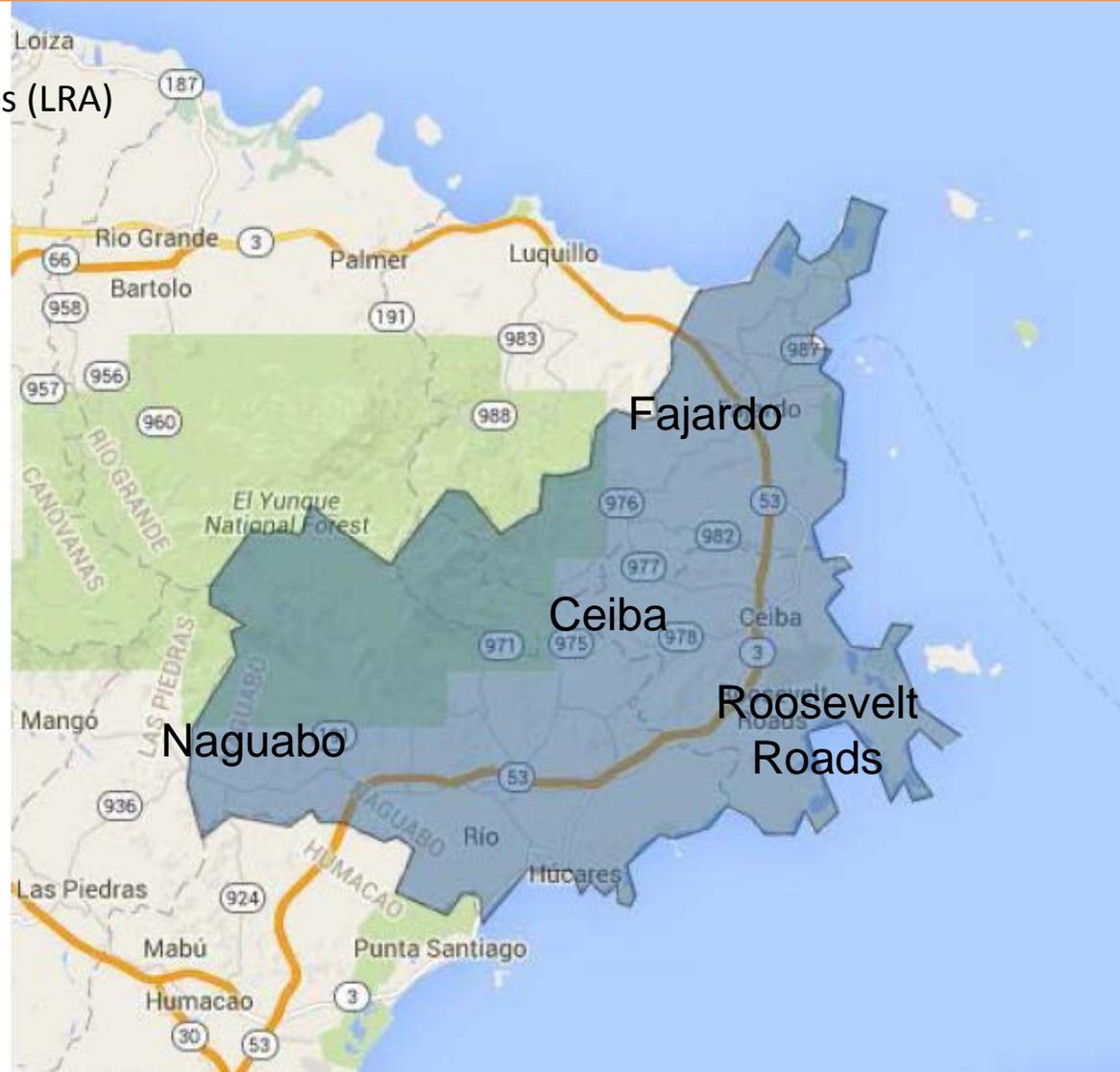
17.34%

Average Family Income

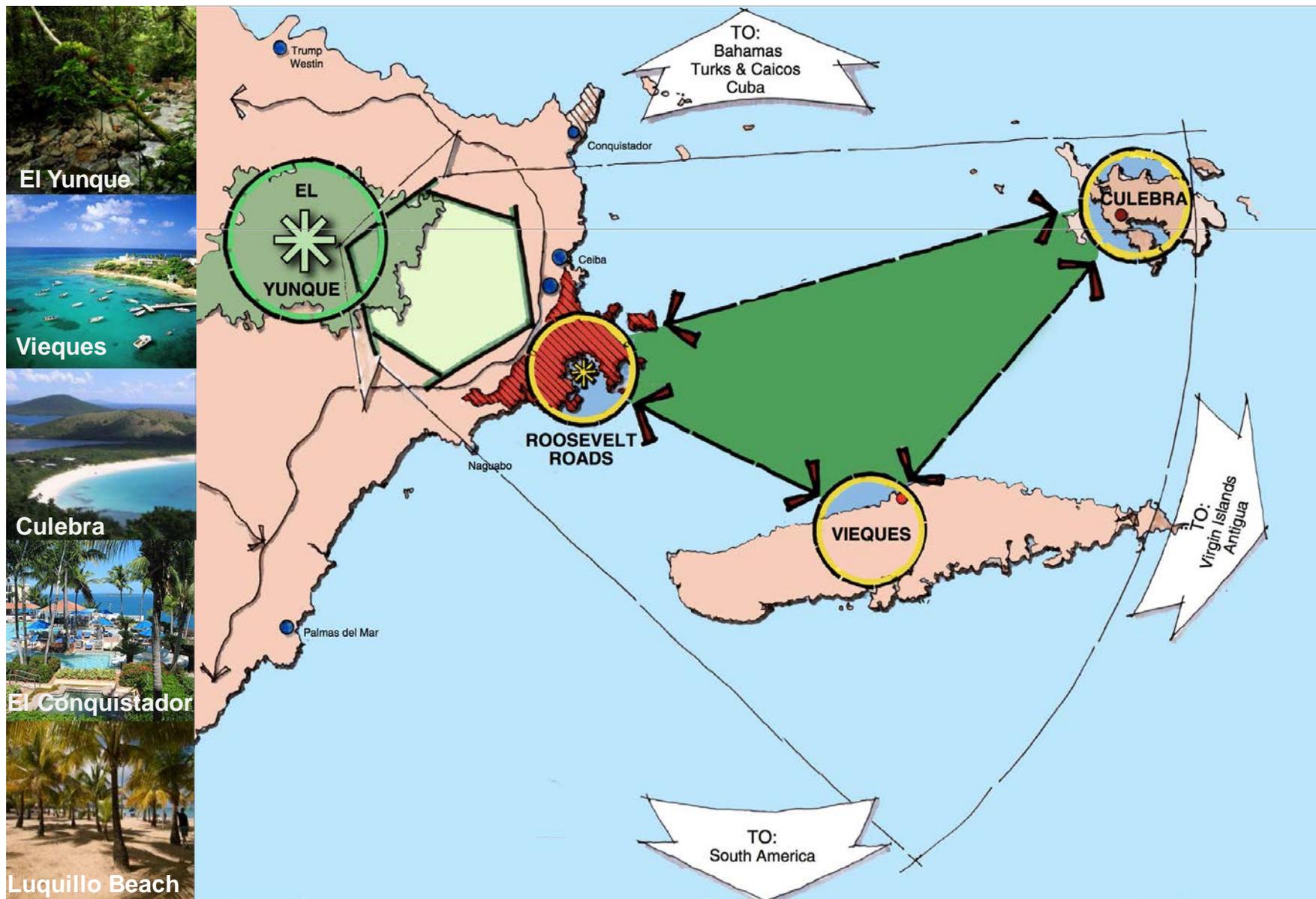
\$19, 722

Key Partners:

Municipalities of Ceiba; Fajardo and Naguabo;



The **Roosevelt Roads Puerto Rico Promise Zone** is comprised of the Municipalities of Ceiba, Fajardo, and Naguabo and Roosevelt Roads, located in the Northeast corner of Puerto Rico. The area suffered a big financial loss when the Roosevelt Roads Naval Station closed in 2004. The three communities affected by this closure have joined forces with the Local Redevelopment Authority of Roosevelt (LRA). The LRA plans to not only improve community infrastructure but also to rejuvenate economic activity in the region, increase access to health care, improve educational opportunity, reduce violent crime, and jumpstart job creation. In 2013, the Navy completed the transfer of 3,409 acres and 1,600 facilities to LRA



The Site

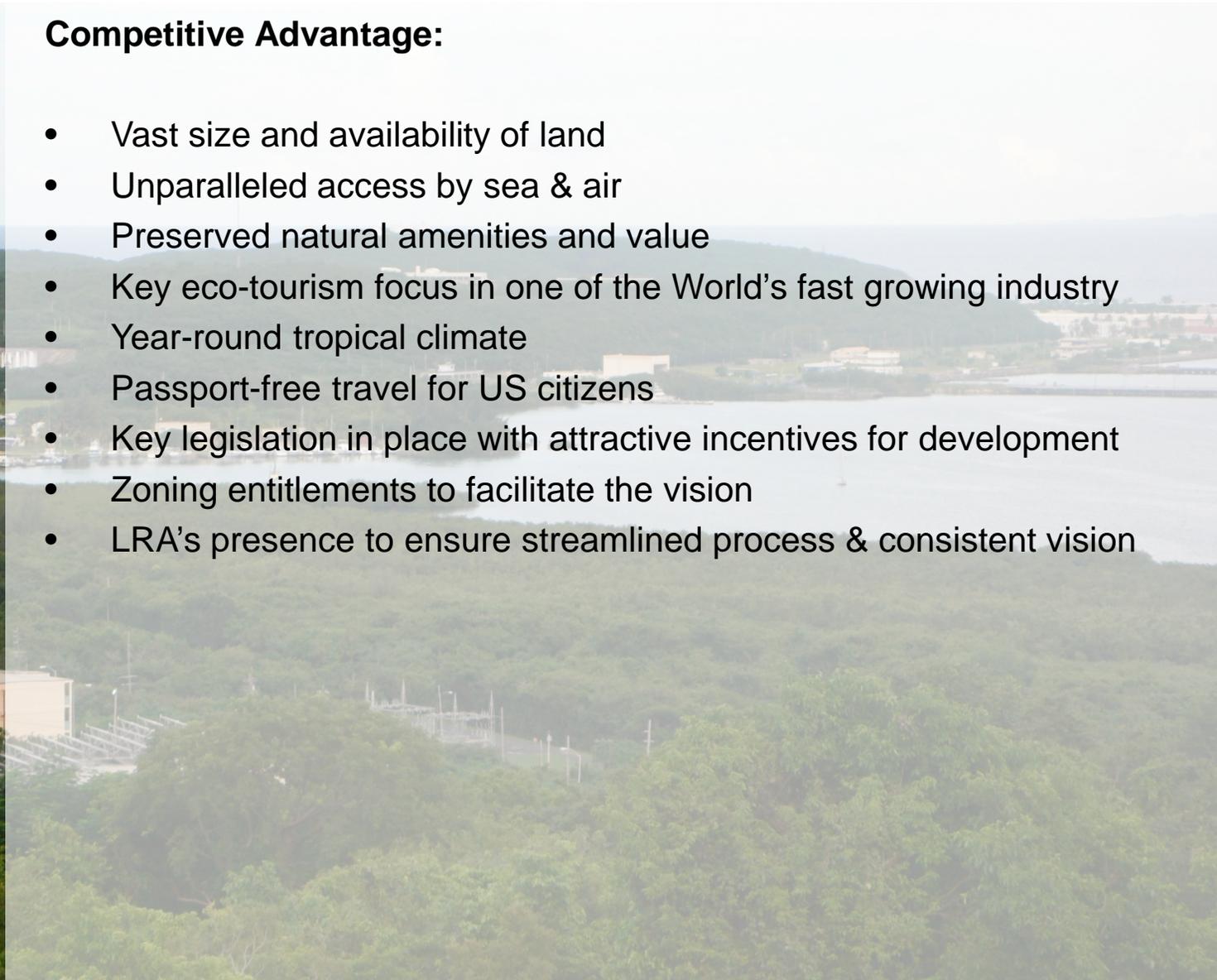
Prime Location in Puerto Rico's Green Triangle



Roosevelt Roads Redevelopment

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's presence to ensure streamlined process & consistent vision



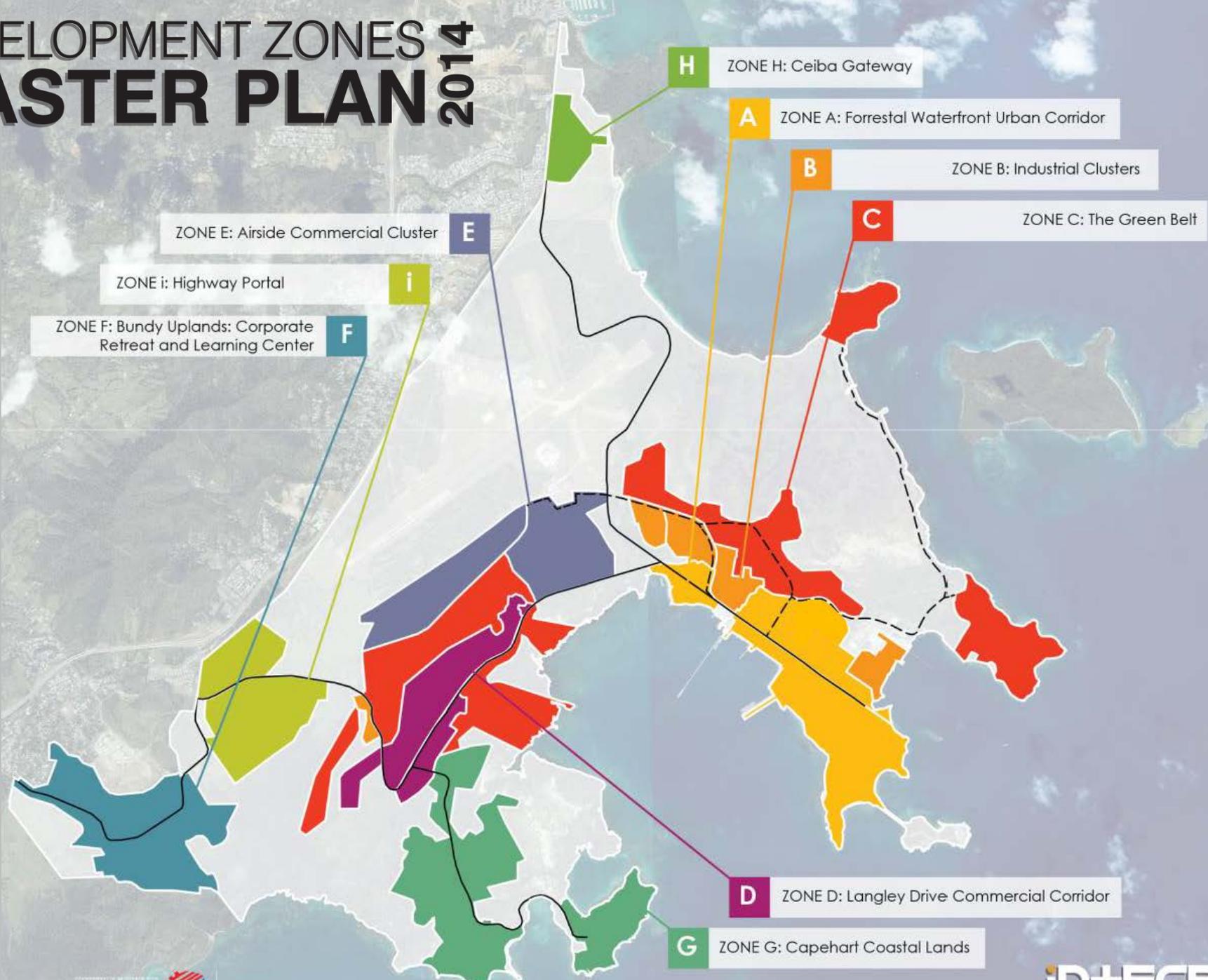
Potential Development Opportunities

3,400 acres of 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



H ZONE H: Ceiba Gateway

A ZONE A: Forrestal Waterfront Urban Corridor

B ZONE B: Industrial Clusters

C ZONE C: The Green Belt

E ZONE E: Airside Commercial Cluster

i ZONE i: Highway Portal

F ZONE F: Bundy Uplands: Corporate Retreat and Learning Center

D ZONE D: Langley Drive Commercial Corridor

G ZONE G: Capehart Coastal Lands

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

A1
281 acres

A2
136 acres

A3
50 acres

A4
27 acres

Waterfront District

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

Forrestral Bayview Hills

- 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

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

Hospital Parcel

- World-class health care facility
- Medical offices, other health related services

Construction Area Envisioned (SF)
4,555,000

Cost of Construction (US\$)
1,216,500,000

Permanent Jobs
9,932

Zone B: Industrial Clusters



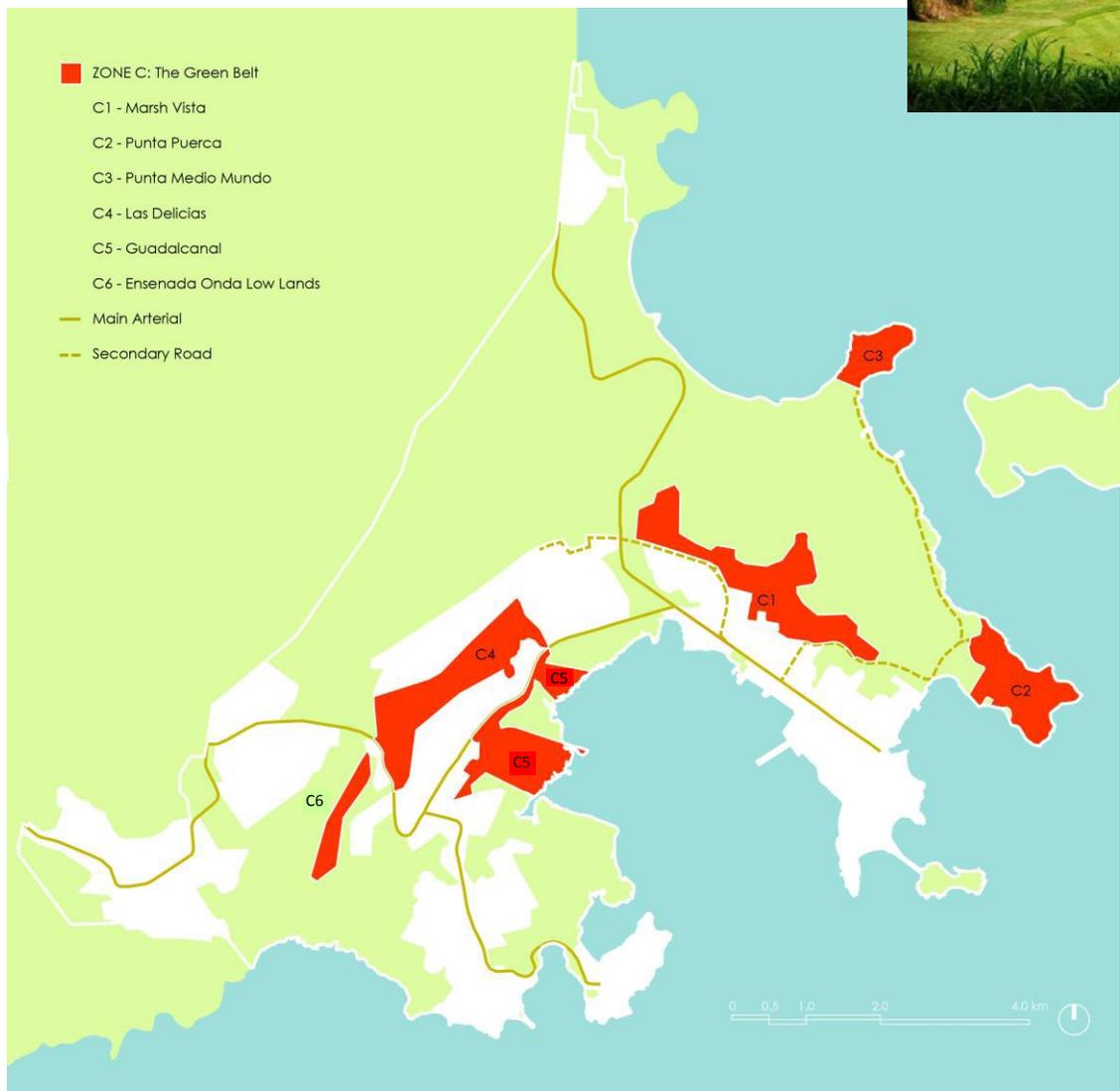
“Industrial Clusters”, with an overall extension of 178 acres, is formed by four subzones that share their common zoning as industrial lands.

Sub-zones

- B1**
 42 acres
Waterfront Industrial
 - Dry-dock for boat building and repairs
 - Office space to support industrial tenants
- B2**
 93 acres
Fuel Terminal
 - Fuel storage terminal and support spaces
- B3**
 30 acres
Light Industrial Support
 - Office space to support industrial tenants nearby
 - Light industrial supporting larger industries nearby
- B4**
 13 acres
Water Treatment Plant
 - Water treatment plant

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
530,000	46,500,000	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
 - 18-hole golf course
 - Single family detached, "eco-housing"
 - Small retail, food and services helping neighborhood
- C2**
149 acres
Punta Puerca
 - Eco-lodging
 - Visitors center, museum, sustainability research
 - Eco-housing for vacationers or permanent residents
 - Water taxi terminal
- C3**
66 acres
Punta Medio Mundo
 - Environmental research facility
 - Off-the grid lodging
 - Office space supporting research
- C4**
207 acres
Las Delicias Hills
 - Golf-oriented housing clusters
 - 18-hole golf course
- C5**
174 acres
Ensenada Honda Lowlands
 - Trails, boardwalks, parkland
 - Former USCG wharf reuse as commercial / tourism pier
- C6**
52 acres
Guadalcanal
 - Trails, boardwalks, parkland

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
1,580,000	341,975,000	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

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

D2
30 acres

- South Princeton Hill**
- R&D center or Museum facility

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
1,995,000	339,000,000	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

- E2**
196 acres
- Airside Institutional Cluster**
- Government and private institutions
 - Colleges and/or technical institutions

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
1,475,000	129,500,000	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

F1
183 acres

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

F2
189 acres

- Ocean Hills**
- Lodges and short-term rentals, business oriented
 - Sustainable, "treetop" residential clusters

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
1,320,000	199,500,000	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
 - Reuse of former schools for same purposes
 - Office park for corporate headquarters
 - Small retail, food and services helping neighborhood
- G2**
95 acres
Cascajo Peninsula
 - Waterfront residential

Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
1,080,000	222,900,000	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)	Cost of Construction (US\$)	Permanent Jobs
55,000	7,150,000	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**
- *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**
- *Trails, boardwalks, parkland*

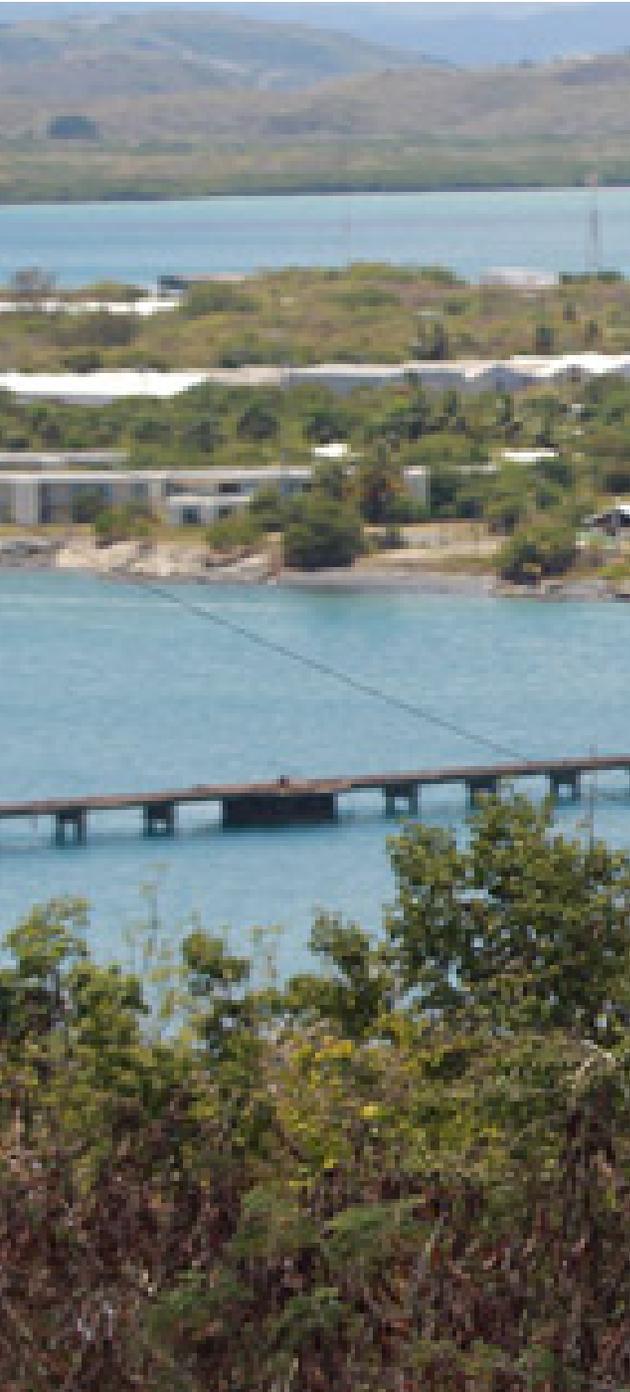
Construction Area Envisioned (SF)	Cost of Construction (US\$)	Permanent Jobs
255,000	9,000,000	175

General Infrastructure Overview

- With the imminent re-development of “Former Naval Station Roosevelt Roads” (FNSRR), planning for a proper infrastructure support is of utmost importance
- Existing infrastructure at Roosevelt Roads was developed throughout 60+ years to satisfy the demands of low density, military uses
- Proposed reuse of FNSRR, presented in the 2014 Development Zones Master Plan, most of the existing infrastructure will require updating and major modifications
- The investment for these upgrades has been estimated at \$150-\$200 million dollars

Main infrastructure components at FNSRR include:

- Roads and Access
- Potable Water Distribution System
- Sanitary Collection System
- Power Distribution System
- Ports Infrastructure



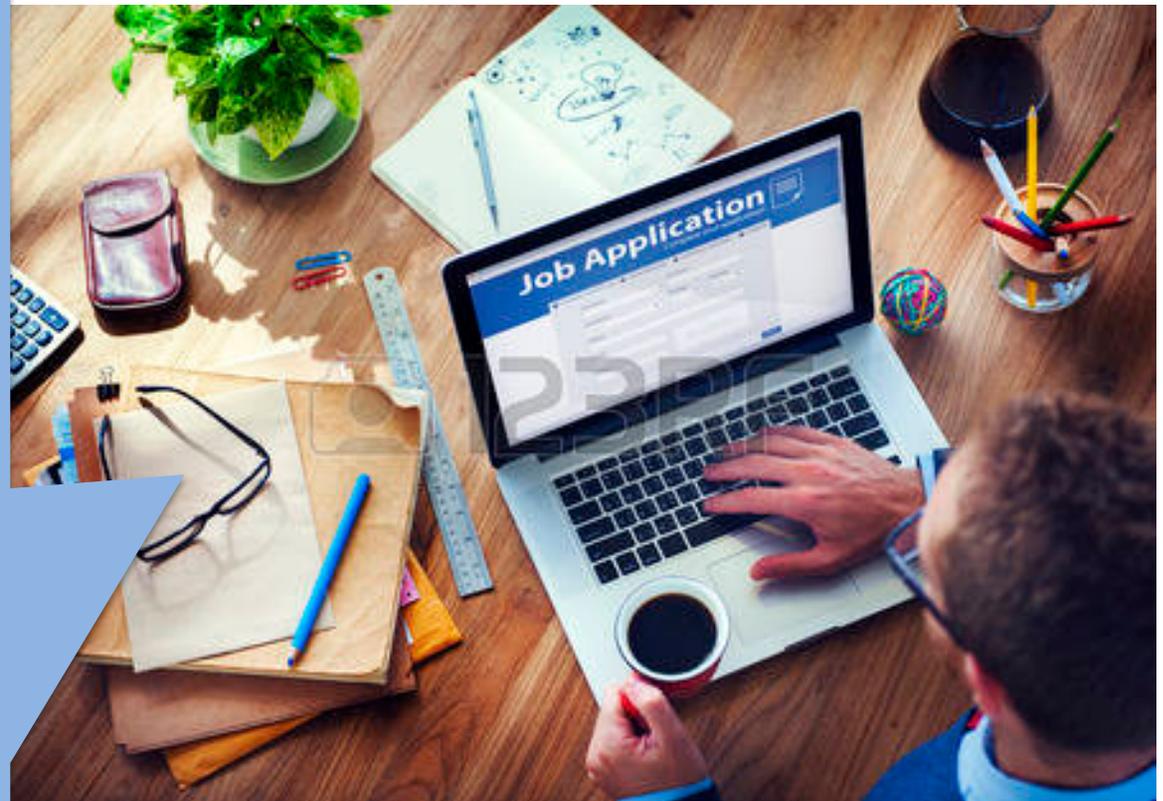
ROOSEVELT ROADS PR PROMISE ZONE PLANS & GOALS

The local economic shock that impacted the communities surrounding Roosevelt Roads after its closure has had a long-lasting negative effect on the local labor market, resulting in permanent reduction of job opportunities as well as the erosion of local workers' marketable skills.

Key priorities for the region: **Generating jobs, reducing poverty and promoting economic development** by promoting micro entrepreneurship and by partnering with key entities. The LRA's primary goal for the Promise Zone is to **accelerate redevelopment to benefit the wider Eastern Region of Puerto Rico.**

ECONOMIC DEVELOPMENT

- Develop RR Navy Lodge Hotel Facility/Coast Guard Pier;
- Develop MAS-Multi-tenant shipyard in RR dry dock;
- APRODEC- implementation of Eco-tourism Center for the development of microbusinesses, museum and depository;
- Increasing economic activity by establishing a Fast Ferry between Ceiba and neighboring islands of Vieques and Culebra, and a logistics hub to leverage the existing airport and deep water ports;
- Continue with the Ceiba Business Development Center Incubator;
- Guarida del Marlin Project at Playa Los Machos | Ceiba



INFRASTRUCTURE

- Improve community infrastructure by beginning construction and by developing a Regional Economic / Innovation Strategy;
- Perform RR Potable Water and Waste Water Improvements in RR (\$20M)- USDA Grant/Loan award in process;
- Develop an independent sustainable and clean energy generation and distribution system in RR;
- Develop telecommunications services in RR



TRANSPORTATION

- Develop a new ferry service between Roosevelt Roads , Vieques and Culebra to bring immediate traffic to Roosevelt Roads resulting in high demand for retail, office, lodging, warehouse, cold storage and logistics spaces ;
- Improve road system in RR to move away from the military road system and transition to a community based road system, including sidewalks and bike lanes



AGRICULTURE

- Support local & regional food systems;
- Develop hydroponic projects (leafy greens and others);
- Develop family markets;
- Develop farmers markets and local food promotion programs

COMMUNITY DEVELOPMENT

- Mi Nuevo Ceiba Project- Rehabilitation of the urban center of Ceiba;
- Para la Naturaleza Community Center in Roosevelt Roads;
- Development of a Bowling Alley, movie theater and a shopping center in Ceiba



EDUCATION

- Implement new Head Start Centers in Ceiba and Fajardo, improve existing centers in Naguabo;
- Provide training programs for specific job offerings;
- Improve educational opportunities by developing partnerships with universities and establishing a vocational training programs and internships;
- Education and skill training in essential industries for available jobs in the Region



HEALTHCARE

- Develop Hospital facility in RR;
- Remodel and reopen the Emergency Center in Ceiba;
- Update ambulance services in Ceiba;
- Improve access to health care by establishing a hydroponic farm to produce healthy foods and nutrition and cooking classes



SECURITY

- Improve 911 services- Regional Center in Ceiba;
- Develop a security lighting plan for Roosevelt Roads;
- Continue ongoing support for the Project Escudo in Ceiba to support crime victims in the region covered by the Fajardo Regional Police which includes Rio Grande, Luquillo, Fajardo, Ceiba and Vieques





CONSENSO
COMPROMISO
COLABORACIÓN
COMUNIDAD

