



PORTAL DEL FUTURO

Estado Libre Asociado de Puerto Rico

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What is Portal del Futuro?



- **The Portal del Futuro – Local Re-development Authority (LRA) is the government entity in charge of implementing the Re-Use Plan approved by both the federal and local governments for the future development of the lands at the former Roosevelt Roads U.S. Naval Station.**
- **The Portal del Futuro is a key effort in order to achieve the sustainable development of Puerto Rico’s Eastern region, attract private investment and create more and better job opportunities for the area’s residents.**

Our vision



- The Portal del Futuro is Puerto Rico's foremost sustainable development initiative, aimed at attracting private and public investment with the objective of creating a space where man and environment can coexist in harmony for the benefit of future generations.



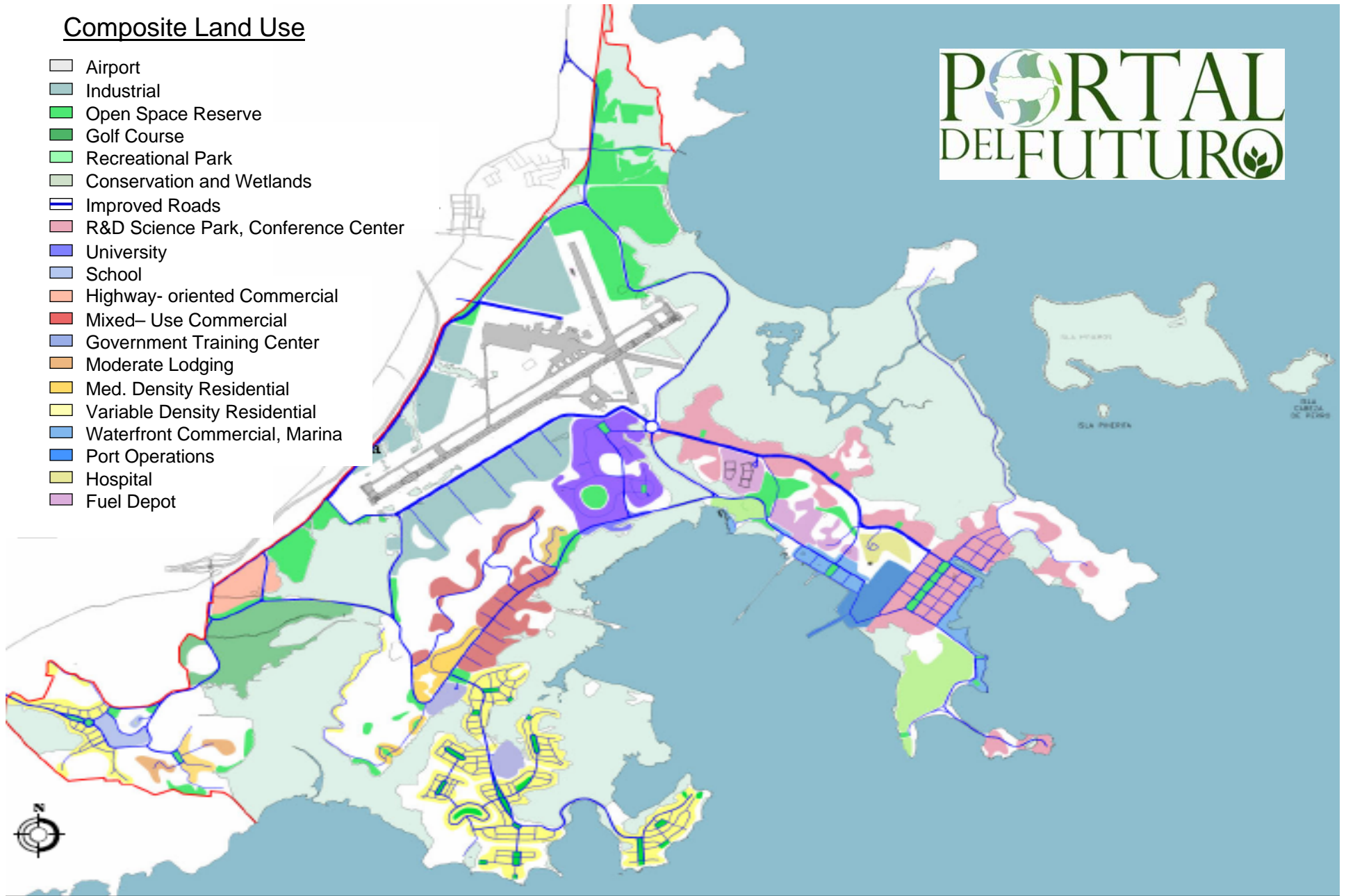
Portal del Futuro--Land Distribution Facts

- **8,696 acres of land in total**
- **5,540 acres (64 %) to be transferred through PBC and EDC involving the local government (E.L.A.), the Municipal government, and non-profit organizations.**
- **2,875 acres (33 %) to be disposed of through public sale.**
- **280 acres (3 %) to be kept occupied by the following federal government agencies**
 - **The Department of Homeland Security**
 - **U.S. Customs**
 - **The Army Reserve**

Composite Land Use

- Airport
- Industrial
- Open Space Reserve
- Golf Course
- Recreational Park
- Conservation and Wetlands
- Improved Roads
- R&D Science Park, Conference Center
- University
- School
- Highway- oriented Commercial
- Mixed- Use Commercial
- Government Training Center
- Moderate Lodging
- Med. Density Residential
- Variable Density Residential
- Waterfront Commercial, Marina
- Port Operations
- Hospital
- Fuel Depot

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Proposed Land Use

Public Benefit and Economic Development Conveyances (5,540 acres)

- **Following the Reuse Plan, the Navy will transfer—free of cost—the following lands for the benefit of the public and the economic development of the island’s Eastern region :**
 - **Playa Los Machos to be transferred to the Municipality of Ceiba (159.4 acres); (Completed on April 2007)**
 - **The Conservation Areas will be transferred to the Department of Natural and Environmental Resources and will be administered by The Conservation Trust of Puerto Rico (3,320.101 acres);**
 - **The Hospital and Dental Clinic will be transferred to the Episcopalian Health Services and the Veterans’ Administration, respectively, both non-profit organizations (29.461);**
 - **Airport (1,605) and the Maritime Port will be transferred to the Puerto Rico Ports Authority (PRPA) (131.367);**
 - **The Science Park, the University Campus, the water and power infrastructure to the Portal del Futuro - LRA. (293.557)**

LRA guiding principles

- Foster integration and participation of Ceiba and Daguao communities
- Promote environmental protection and conservation
- Facilitate economic development in a context of sustainability
 - Maximize existing infrastructure
 - Sustainable tourism
 - Housing development
- Provide first-class healthcare services
- Focus on environmental education
- Develop attractive public spaces and entertainment alternatives

Community integration and participation

- Community participation is a top priority
- Integrate Ceiba downtown area and Daguao community into tourism development plans
 - Development of restaurants, arts and craft shops, musical/cultural activities in town square



Environmental protection and conservation



- Puerto Rico Conservation Trust (FCPR) will be responsible for the management and protection of 3,400 acres.
- Areas that have not been impacted by development activity will be left untouched.
- All development will have to make optimal use of water and energy resources.
- Resource and nature conservation will be a priority: renewable energy

Sustainable economic development

Maximizing existing infrastructure



- **Development of road and transportation alternatives that provide easy access**
 - Leverage existing road system and add connection to Ceiba downtown area
 - Creation of an eco-friendly public transportation system

Sustainable economic development

Maximizing existing infrastructure



- **Airport development- Puerto Rico Ports Authority**
 - 1,600 acres, including some 11,000 feet of runway will contribute to the increase of commercial and tourism activities in the eastern region.
 - Facilities will provide for air cargo distribution, charter planes, industrial and commercial aviation services.

Sustainable economic development

Maximizing existing infrastructure



- **Waterfront development- Puerto Rico Ports Authority**
 - Ferry service to Vieques and Culebra islands- will reduce Vieques travel time to 25 minutes from current 1 ½ hours travel time.
 - Development of marina
 - Development of downtown waterfront tourist area
 - Development of drydock facilities

Sustainable economic development

Maximizing existing infrastructure



- **Sustainable Tourism**

- Hotel projects with environmental/ecotourism focus
- Cultural and archeological activities
- Public spaces
 - Recreation, open green areas
 - Waterfront mixed-use downtown area featuring mediterranean-style architecture including restaurants, commercial/retail spaces and housing facilities, among others

Sustainable economic development

Maximizing existing infrastructure

- Housing development
 - Optimal use of energy and water resources
 - Compliance with LEED building standards
 - Diversity
 - Facilitate developments targeted to different income levels

First class healthcare services



- **Hospital** - to be managed by non-profit organization Servicios de Salud Episcopales, Inc.
- **Dental clinic**- to be transferred to the Department of Veteran Affairs for the development of a medical clinic to serve veterans residing in the easter region

Environmental education



- Secondary school
- University center
- Scientific park
- World class sustainable development technology center

Public Spaces and Entertainment

- Downtown waterfront area
- Golf course
- Bowling alley
- Beaches
- Eco-tours around conservation areas
- Nature observation and photography
- Public squares and parks
- Cycling and walking trails
- Kayaks
- Sailing regattas

Project update

- **Land transfer process:**

- Process began on April 24, 2007 with the transfer of the first parcel of PBC land to the Municipality of Ceiba (159 acres Playas los Machos)
- Additional transfers slated to occur in 2007
 - 3,400 acres earmarked for conservation
 - Hospital
 - Airport
- Agreement signed between Puerto Rico Department of Natural and Environmental Resources and Puerto Rico Conservation Trust to manage the 3,400 acres earmarked for conservation
- Agreement signed between the Navy, SHPO, and the Puerto Rico Department of Natural Resources
- FAA endorsement secured for Ports Authority airport transfer application.

Project update

- **Environmental process:**
 - Order of Consent signed and approved by the Navy and the U.S. Environmental Protection Agency (EPA)
 - **Regional Advisory Board (RAB)** organized by EPA and the Puerto Rico Environmental Quality Board in place with 25 members from the local community



Project Update

- **Consensus building with different sectors/opinion leaders**
 - Meetings with mayors and community leaders from Ceiba, Naguabo and Vieques
 - Meetings with professional associations as well as with members of the executive and legislative branches
 - Conducted analysis of proposed zoning plan in order to adapt it to the needs of the project and the community
 - Master Plan in process in order to incorporate proposals coming both from the government and the private sector

Project update

- **Public sale process**
- Approximately 33 percent of the naval station land will be offered for public sale directly by the Navy but will be subjected to the zoning requirements defined by the government of Puerto Rico.
- The Government of Puerto Rico is currently studying several alternatives regarding these properties, including the possibility of creating joint ventures with private sector companies, or of acquiring some of the land directly from the Navy.
- These alternatives have been endorsed by the Puerto Rico Resident Commissioner in Washington D.C., Luis Fortuño as well as by the new president of the U.S. House of Representatives Ways and Means Committee, Charles Rangel.

2007 Action Plan

- Three Objectives:
 - Define the LRA's structure and legal status as a temporary or permanent entity
 - Finalize the project's Zoning Plan incorporating viable alternatives proposed by the communities of Ceiba and Naguabo
 - Culminate negotiations with U.S. Navy regarding the method to be implemented to dispose of the lands designated for public sale, as well as the land transfer process

The Portal del Futuro project has the potential for being Puerto Rico's foremost important initiative in the new millenium, positioning the island as a global leader in sustainable economic development practices

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