



ROOSEVELT ROADS

**BRAC
PMO**



OSD BRAC 2005 Workshop May, 2006 Atlanta, GA

Jimmy Anderson, Director, Navy BRAC PMO, Southeast
james.e.anderson1@navy.mil / (843) 820-5795



BACKGROUND

**BRAC
PMO**

- HISTORY
 - 8600 acre base established in 1941
 - Supported Caribbean operations and Vieques training
 - 1100' runway
 - Port operations including fueling pier
- CLOSURE LEGISLATION
 - Special legislation directed closure no later than 31 March 2003 using BRAC process



CLOSURE PROCESS

**BRAC
PMO**

- **DRAWDOWN**
 - Six months from legislation to closure
 - Many operations had ceased
- **OPERATIONAL CLOSURE**
 - Established Naval Activity Puerto Rico
 - Develop smooth transition from operational to caretaker
- **CARETAKER**
 - Retain minimal staff
 - Security
 - Maintenance of property
 - Retain value



Naval Activity Puerto Rico

**BRAC
PMO**





APPROACH TO DISPOSAL

**BRAC
PMO**

- NAVY
 - Use lessons learned from prior BRAC rounds
 - Address Federal interest quickly
 - Allow reuse plan to drive disposal mechanisms
- OFFICE OF ECONOMIC ADJUSTMENT (OEA)
 - Organize a representative planning LRA
 - Provide technical/financial planning assistance
 - Coordinate with Navy & Federal Agencies
 - Provide implementation assistance for reuse plan



REUSE PLANNING

**BRAC
PMO**

- LOCAL REDEVELOPMENT AUTHORITY (LRA)
 - Ensured representation of all affected communities
 - Commonwealth is land use/zoning authority
 - Considered all outreach interests – homeless & others
 - Reached consensus – one voice during planning
 - Created an economically/environmentally sustainable reuse plan
 - Currently implementing reuse plan to create jobs, expand tax-base, and satisfy public needs.
 - Maintained open, cooperative, flexible consultations



REUSE PLAN

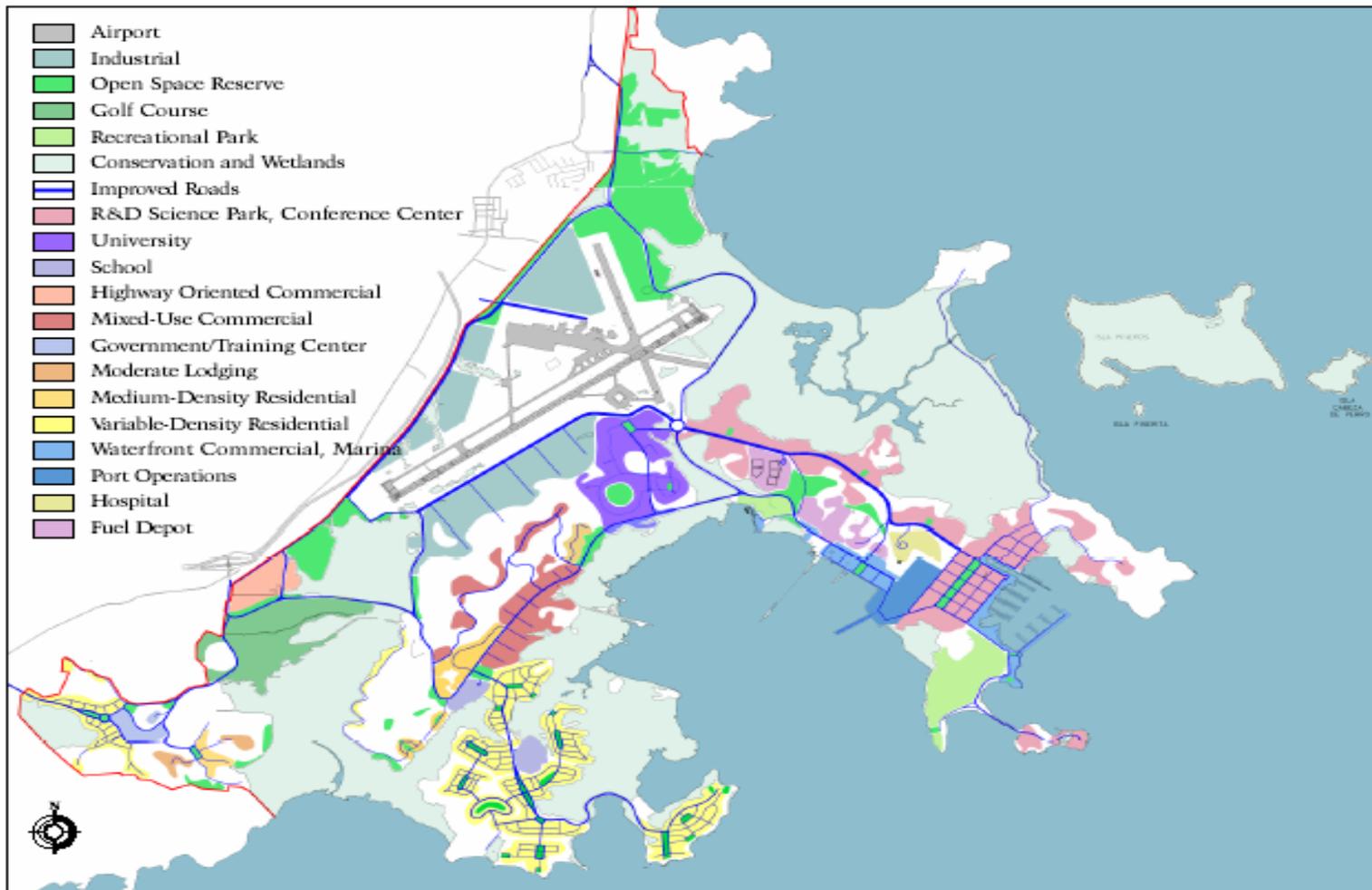
**BRAC
PMO**

- DEVELOPED BY LOCAL REDEVELOPMENT AUTHORITY
- SUMMERIZE BY SIX BROAD CATEGORIES:
 - Economic Development
 - Public and Institutional Use
 - Residential
 - Open Space and Recreation
 - Conservation
 - Tourism



LRA REUSE PLAN

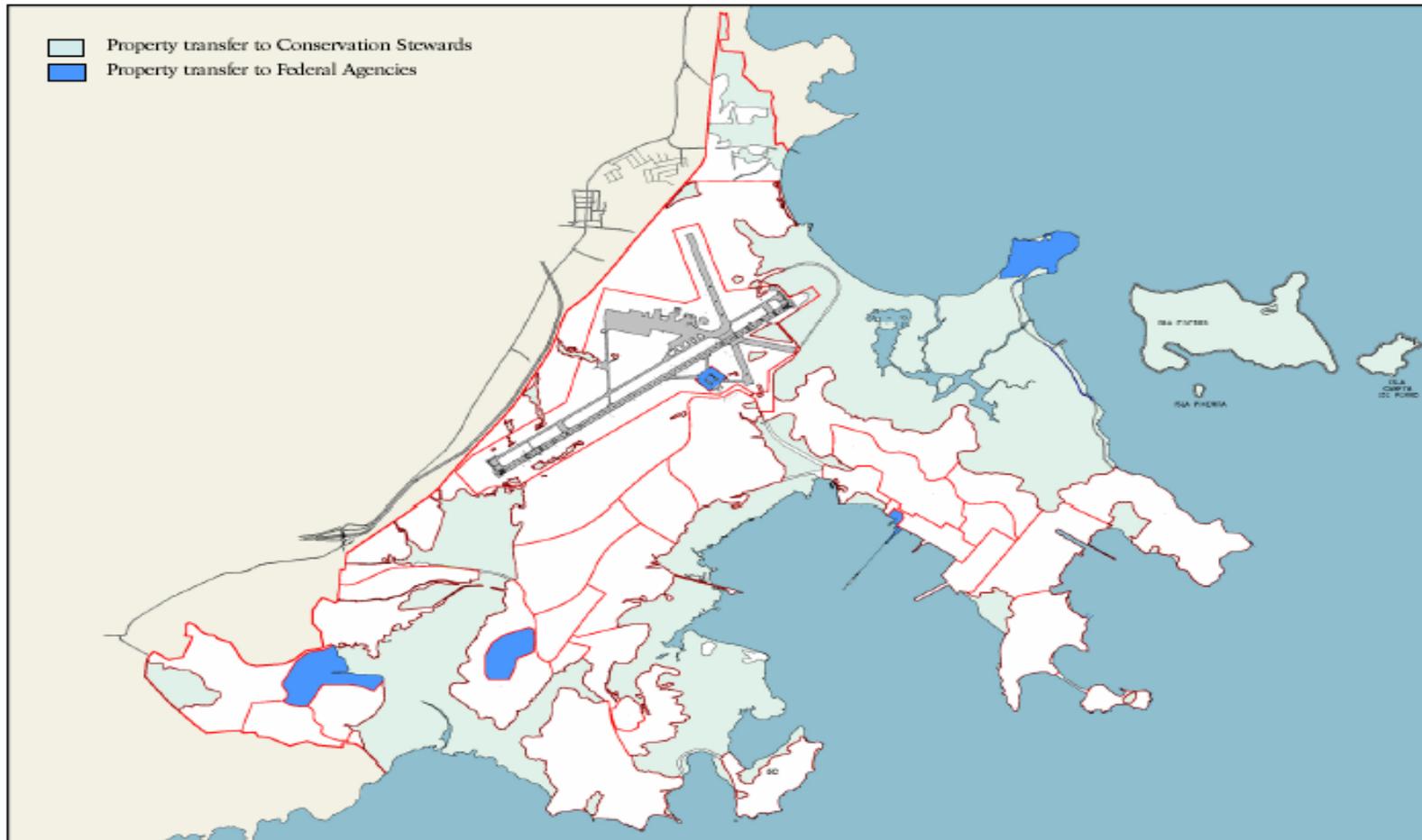
BRAC PMO





FEDERAL PROPERTY

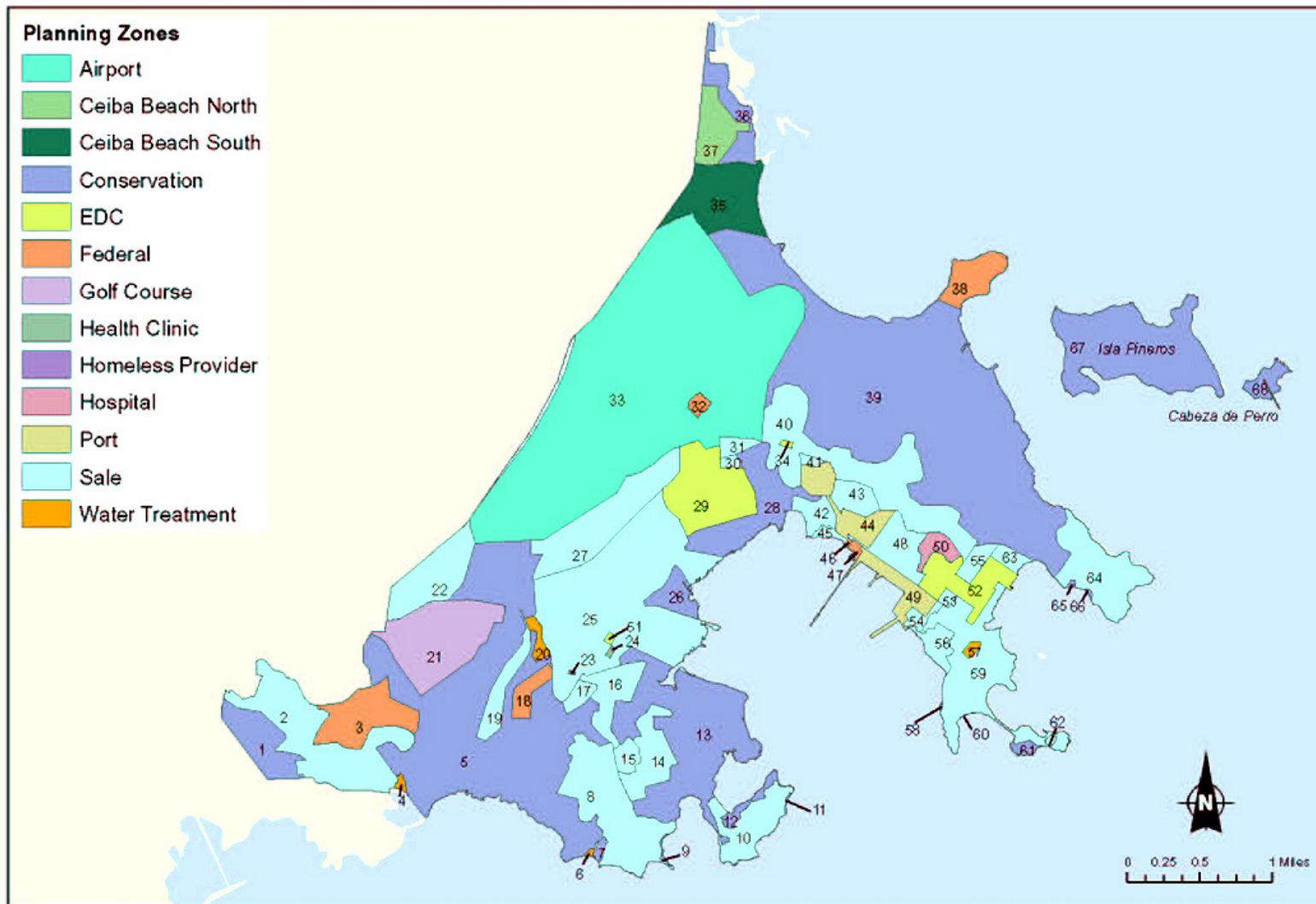
**BRAC
PMO**





DISPOSAL PLAN

BRAC PMO





DISPOSAL ACTIONS

**BRAC
PMO**

- PUBLIC BENEFIT CONVEYANCE– 3,389 acres (39%)
 - Conservation purposes
- PUBLIC BENEFIT CONVEYANCE– 1,800 acres (20%)
 - Port, Airport, Hospital, Medical Clinic
- ECONOMIC DEVELOPMENT CONVEYANCE – (228 acres)
(3%)
- FED/DoD TRANSFER – 237 acres (3%)
 - Army, DHS
- PUBLIC SALE – 3,000 acres (35%)



WAY AHEAD

**BRAC
PMO**

- Finalize disposal parcels
- Convey Federal property
- Planning Board develop formal land use plan
- NEPA – May 2006
- Early Transfer from Governor
- Convey Public Benefit property
- Develop market strategy for sales



Naval Activity Puerto Rico

**BRAC
PMO**

