




"The U.S. Department of the Interior's requirement, when we assumed direct control in 1996, is to promote the economic development of Water Island for the benefit of the entire Virgin Islands."

Gov. John de Jongh Jr. 2014

water island resort executive summary

 n January 1st 1954, the Water Island Hotel officially opened for business bringing style and grace to the USVI. Over the next three decades, the hotel thrived and received media attention that brought investment to the Virgin Islands.

Our vision is to
bring back a world-class
resort and hotel
to Water Island.

history

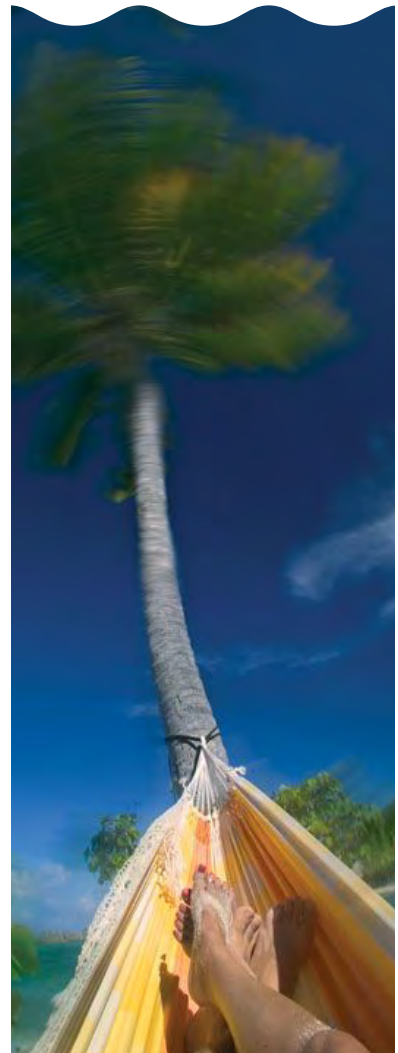
*The Future Lies
In The Past*



To bring to Water Island a world-class resort and hotel that appeals to the new breed of discriminating world traveler, eco-sensitive and intellectually curious.

The ecologically sensitive, culturally rich resort experience will embody the philosophy, the technology and the practical application of sustainable design.

vision



a preliminary conceptual land use plan has been developed. It will evolve, with input from the community, regulatory agencies, hotel operators and investors, into a thoughtful, environmentally sound final development plan.

The preliminary conceptual plan for a five star hotel is designed with three separate unique areas in one dynamic resort, each of the three areas containing guest rooms, suites and amenities, providing the ambiance of a smaller destination property.

The plan will take full advantage of the natural terrain, the views overlooking Druif Bay and Flamingo Bay to the west, and the Caribbean Sea to the south, the east-to-west prevailing winds, the beauty of Honeymoon Beach, the height of the Catchment, and the protected marina in Flamingo Bay.

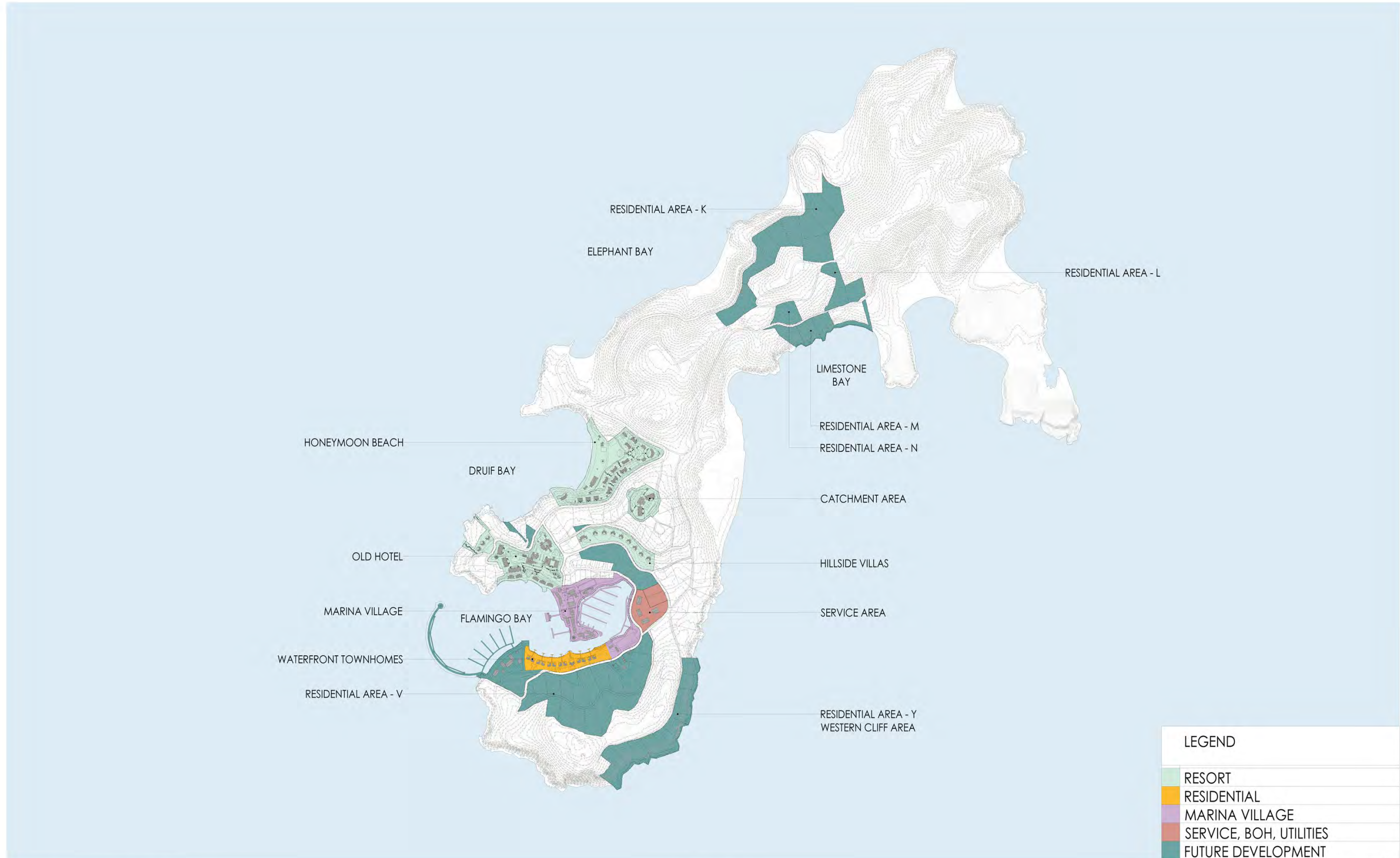
The resort includes luxury resort accommodations totaling 123 guest rooms and suites, 38 hotel serviced villas, the Water Island Institute, along with a state-of-the-art marina.

The marina will accommodate both deep water/large yachts and smaller, locally based boats. There will be dedicated areas designed for Water Island resident's dinghies. Additional phases are likely to include resort residences and other resort related services.

site plan

Preliminary Land Use Plan





MICHAEL GRAVES & ASSOCIATES

LAND USE PLAN
1

0 500 1000FT
FEBRUARY, 2015



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trim off

Summary:

The Original Hotel site will include 20 hotel rooms, 10 suites 10 waterfront bungalows and 3 villas.

The Catchment Lodge area will include 20 hotel rooms and 2 suites

Honeymoon Beach Hillside will contain 12 hotel rooms, 24 suites in small bungalow type buildings and 2 villas.

The Upland / Marina area will contain 8 villas on the hillside and 12 waterfront townhome style units along the south side of the marina.

The Marina Village is designed to include resort reception, a village square, chapel, retail stores including a gourmet grocer, bakery / coffee shop, news stand, ice cream shop and an open air food & beverage village.

Total hotel serviced units are proposed to consist of 123 keys.

The original hotel, in its heyday, was larger and more dense.

Residential development is proposed on Parcels K.L.M,N,V and Y.

The proposed residential development consists of single family villas on lots of approximately one acre.

38 lots are proposed for this approximately 55 acre portion of the development.

aerial
view





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RESORT SITE PLAN
2

0 150 300FT
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the Water Island Development Company, LLC, helmed by Stephen Evans-Freke has extensive experience living, working and developing real estate in the USVI. With a proven track record of international venture capitalism and successful USVI business and real estate financing and development the team is well poised to make the Water Island Resort a reality.



Stephen Evans-Freke
Managing Partner



Dr. Tim Barber
Investor



Bob Jackson
EVP-General Manager

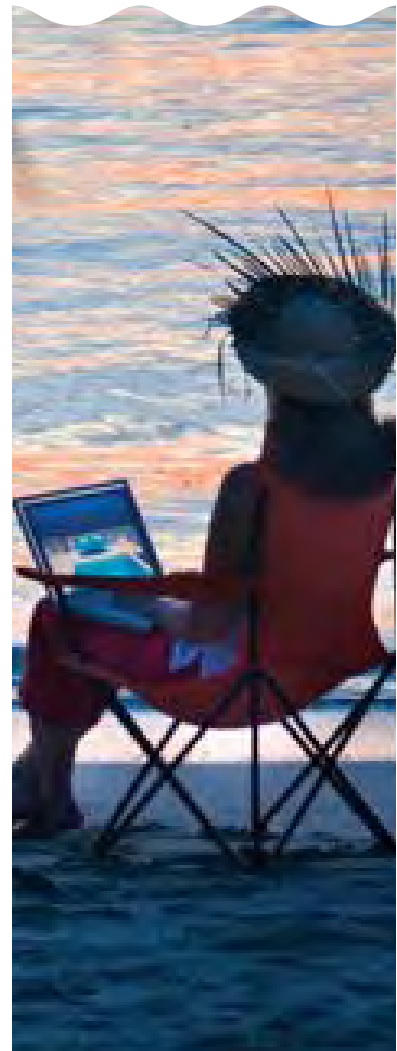


Peter Briggs
EVP-Branding & Alliance Manager



Lynn Min
*WI Institute,
Cultural Liason*

team



michael Graves & Associates is widely regarded as one of the world's great architecture and design firms. Mr. Graves, himself, is a leader in environmentally sound and ecologically sustainable green design. The firm's portfolio includes some of the finest resorts in the world.

architects





ST. REGIS CAIRO | Cairo, Egypt



BARRANCO DE VENEGUERA RESORT | Canary Islands, Spain



NATIONAL AUTOMOBILE MUSEUM | The Hague, Netherlands
 UNIVERSAL PLAZA | Resorts World, Sentosa



51 DEGREES | Leukerbad, Switzerland



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A mutual opportunity to learn, invest and prosper

a rare set of circumstances exists, allowing a catalytic public/private partnership to create a unique resort; developing Water Island as a naturally luxurious, ecologically sensitive paradise for the discerning, responsible traveler. More importantly, it is an opportunity to help rebrand the USVI as a tourist destination, and as a place to invest, encouraging economic development that benefits all Virgin Islanders, encouraging connections to the local culture and economy; offering a mutual opportunity to learn, invest and prosper has long range benefits for the USVI.

Immediate economic stimulus from over \$200,000,000 of development:

Over 220 construction period jobs

Over 200 permanent jobs

Rebranding the USVI as a high end overnight destination

Increased gross receipts and ad valorem tax revenue

Increased income tax revenue

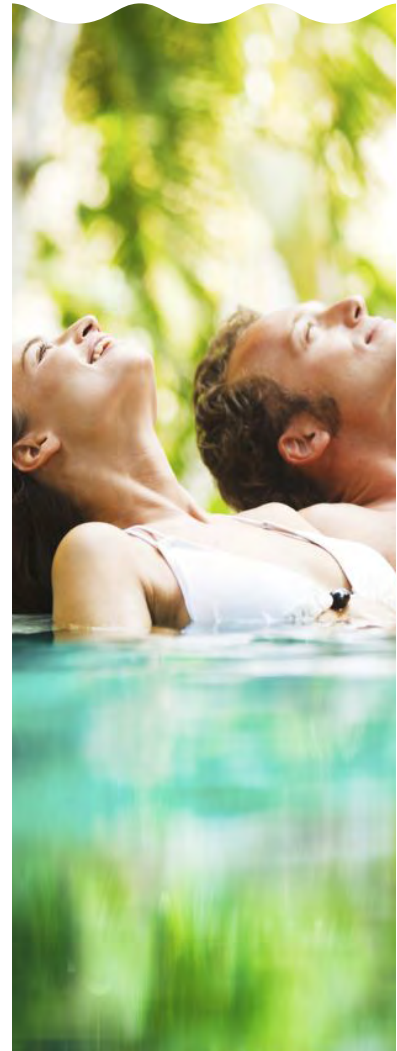
Increased EDC investment

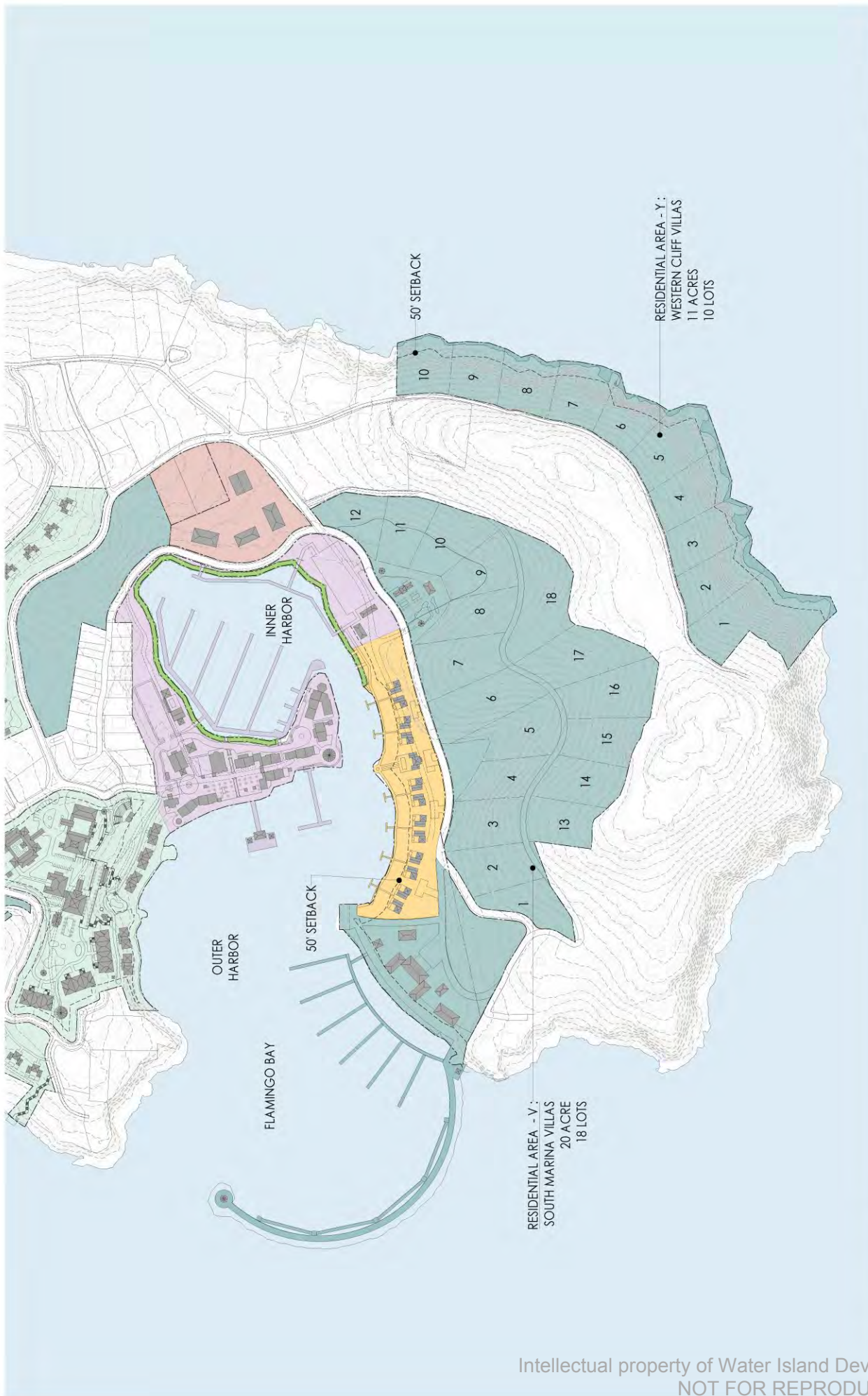
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Bob Jackson, EVP-General Manager
Water Island Development, LLC
bob@widc.vi

opportunity

A Public-Private Partnership



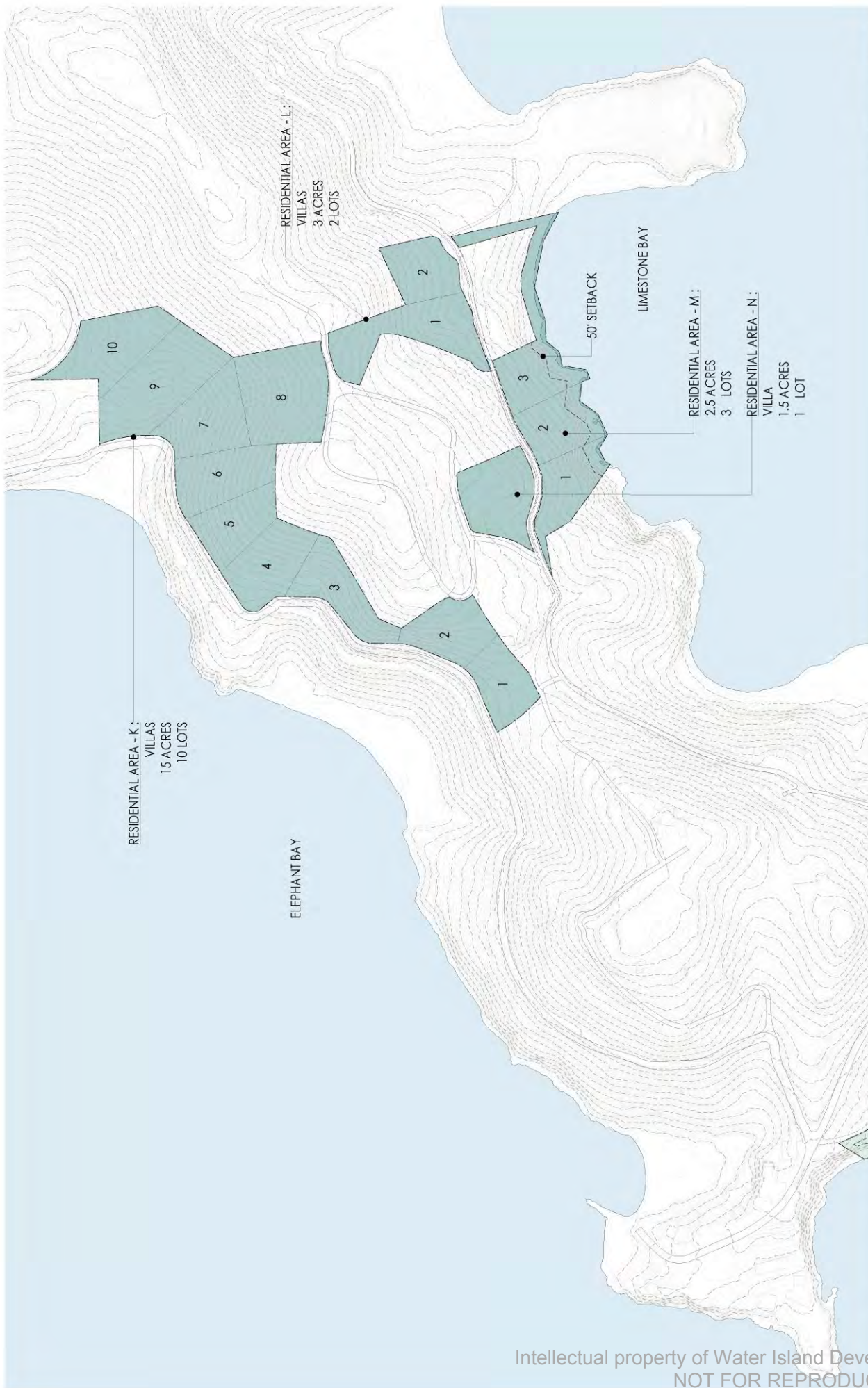


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FEBRUARY, 2015

RESIDENTIAL LAND AREAS V+Y SITE PLAN

MICHAEL GRAVES & ASSOCIATES



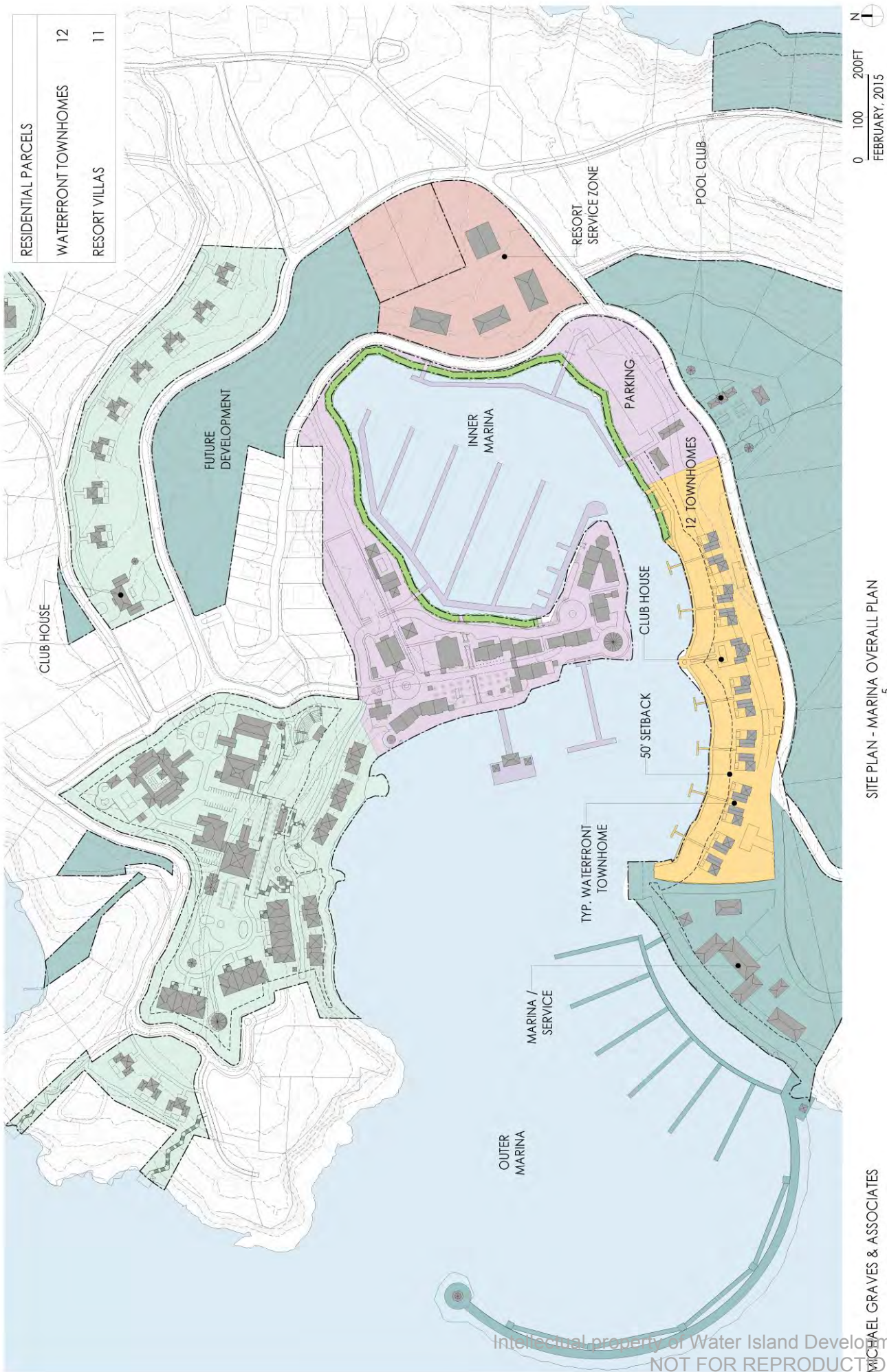


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RESIDENTIAL LAND AREAS K, L, M, N SITE PLAN
4

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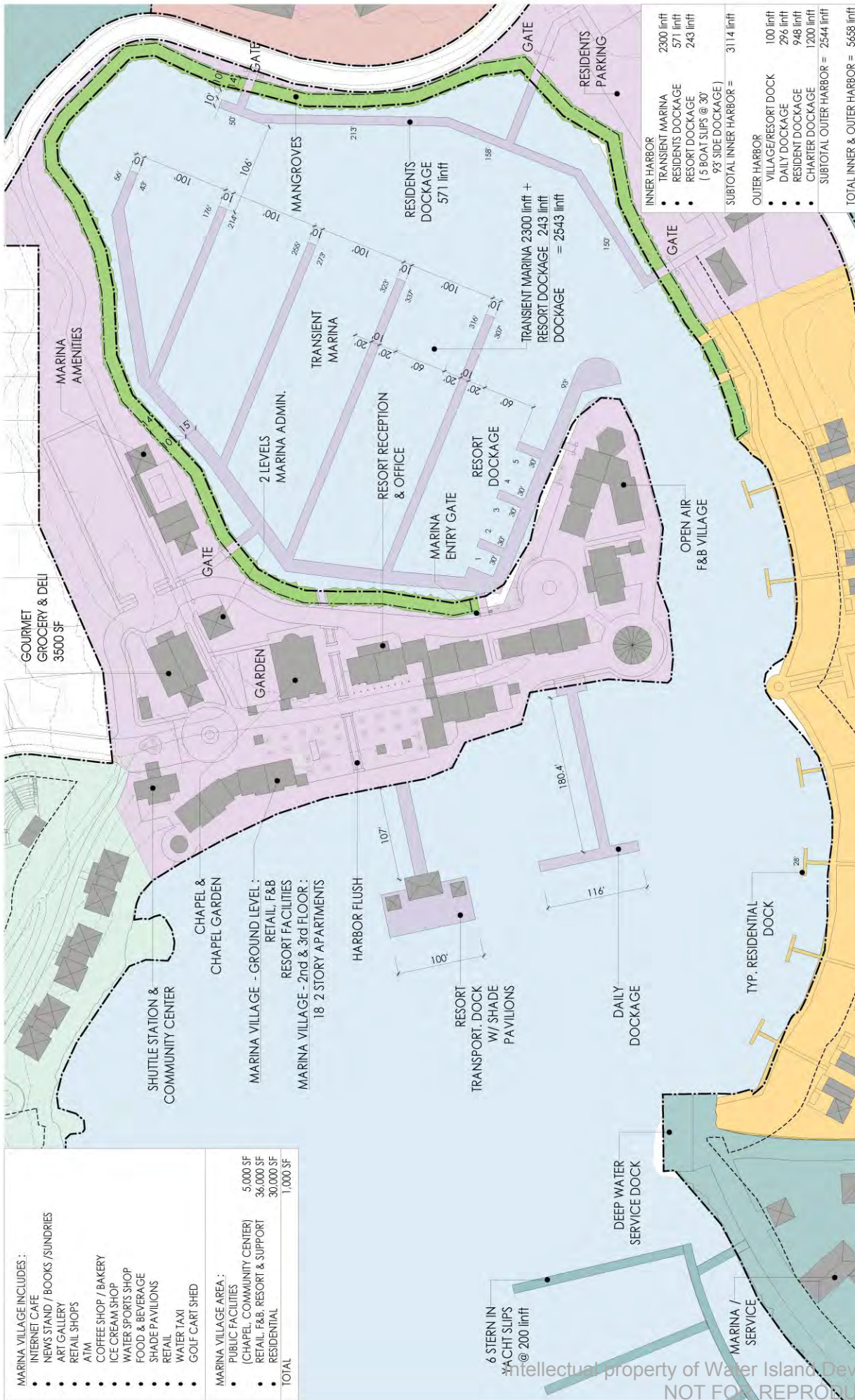




SITE PLAN - MARINA OVERALL PLAN
5

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0 50 100 FT
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SITE PLAN - MARINA

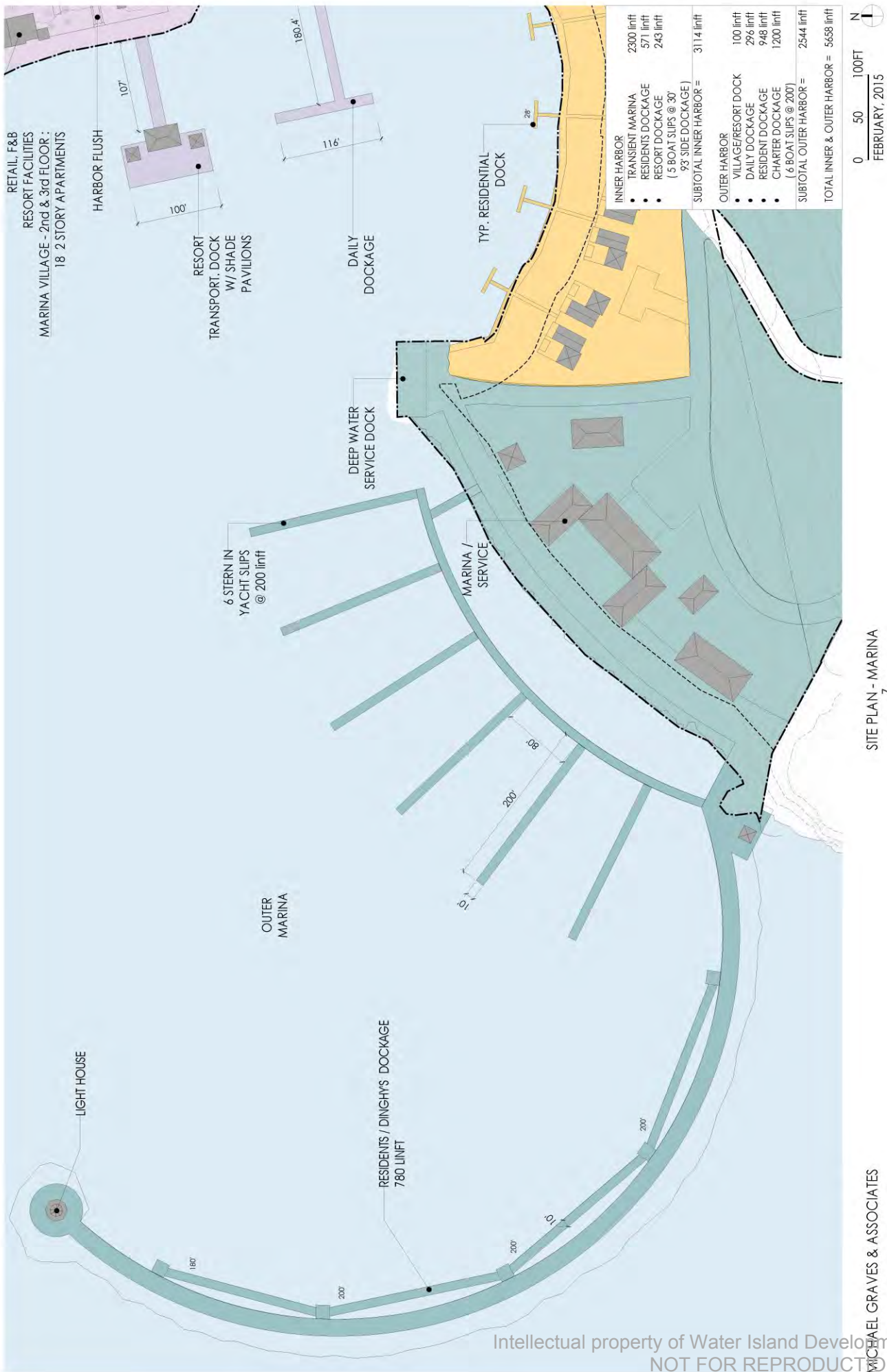
6

INNER HARBOR	
• TRANSIENT MARINA	2300 linft
• RESIDENTS DOCKAGE	571 linft
• RESORT DOCKAGE	243 linft
• (5 BOAT SLIPS @ 30')	
93' SIDE DOCKAGE	
SUBTOTAL INNER HARBOR =	3114 linft
OUTER HARBOR	
• VILLAGE/RESORT DOCK	100 linft
• DAILY DOCKAGE	296 linft
• RESIDENT DOCKAGE	948 linft
• CHARTER DOCKAGE	1200 linft
SUBTOTAL OUTER HARBOR =	2544 linft
TOTAL INNER & OUTER HARBOR =	5658 linft

MARINA VILLAGE INCLUDES :	
• INTERNET CAFE	
• NEWS STAND / BOOKS / SUNDRIES	
• ART GALLERY	
• RETAIL SHOPS	
• ATM	
• COFFEE SHOP / BAKERY	
• ICE CREAM SHOP	
• WATER SPORTS SHOP	
• FOOD & BEVERAGE	
• SHADE PAVILIONS	
• RETAIL	
• WATER TAXI	
• GOLF CART SHED	
MARINA VILLAGE AREA :	
• PUBLIC FACILITIES	5,000 SF
(CHAPEL, COMMUNITY CENTER)	
• RETAIL F&B, RESORT & SUPPORT	36,000 SF
• RESIDENTIAL	30,000 SF
TOTAL	1,000 SF

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0 50 100 FT
FEBRUARY, 2015

SITE PLAN - MARINA
7

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SITE PLAN - ORIGINAL HOTEL SITE
8

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LODGE	
TYPICAL LODGE ROOMS	20 KEYS
SUITES	2 KEYS
TOTAL	22 KEYS

- ENTRY LEVEL (MAIN)
- LOBBY
 - LOUNGE
- UPPER LEVEL
- RESTAURANT & BAR
 - TERRACES
- LOWER LEVEL (PARTIALLY UNDERGROUND)
- FITNESS
 - POOL SUPPORT & F&B
 - HOTEL BOH UNDERGROUND

ESTIMATED ABOVE GROUND AREA: 8,000SF
ESTIMATED UNDERGROUND AREA: 8,000SF



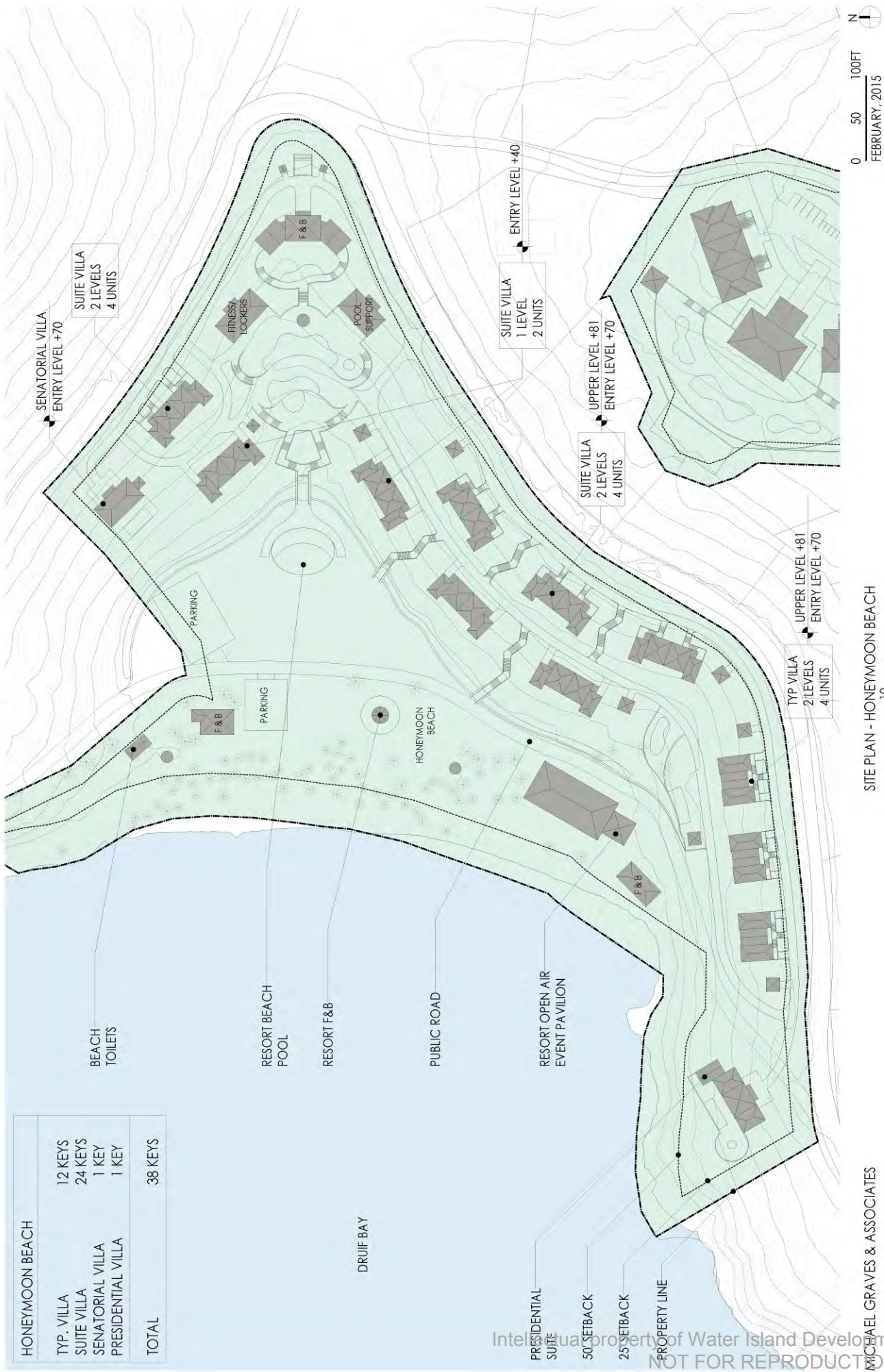
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SITE PLAN - LODGE/ CATCHMENT AREA

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HONEYMOON BEACH	
TYP. VILLA	12 KEYS
SUITE VILLA	24 KEYS
SENATORIAL VILLA	1 KEY
PRESIDENTIAL VILLA	1 KEY
TOTAL	38 KEYS

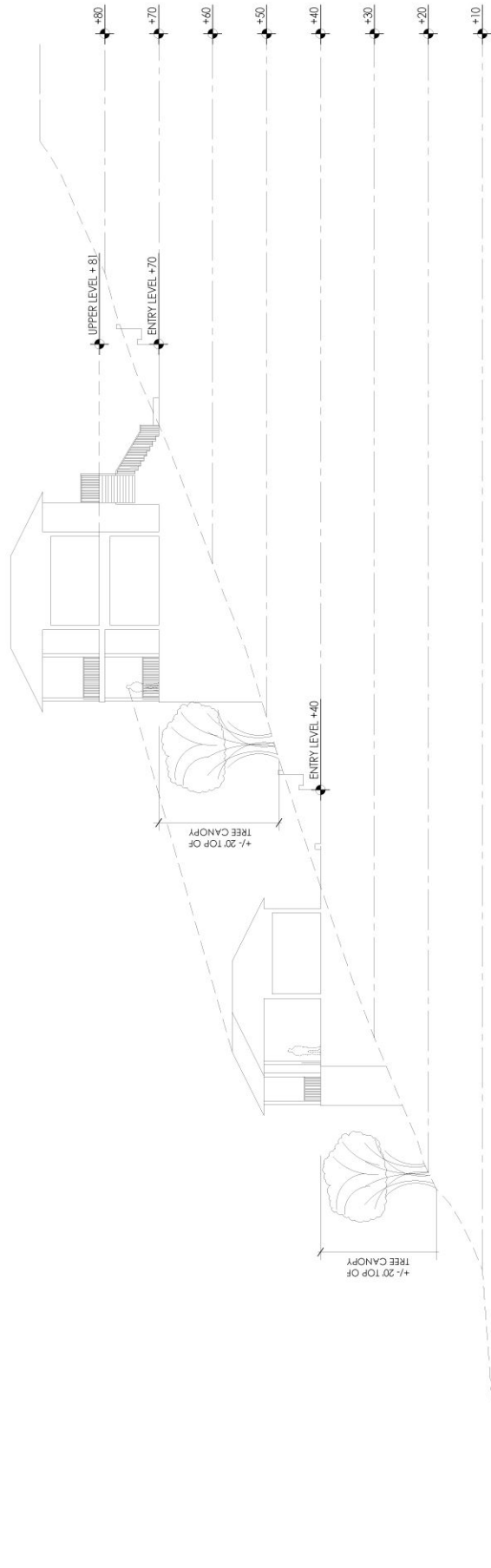


SITE PLAN - HONEYMOON BEACH

10

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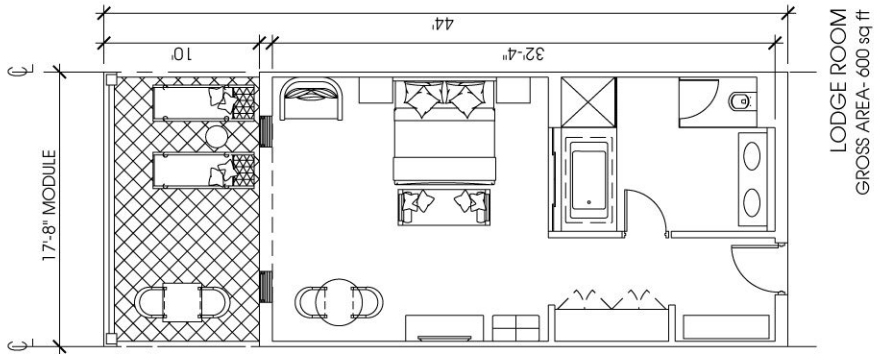


0 10 20FT
FEBRUARY, 2015

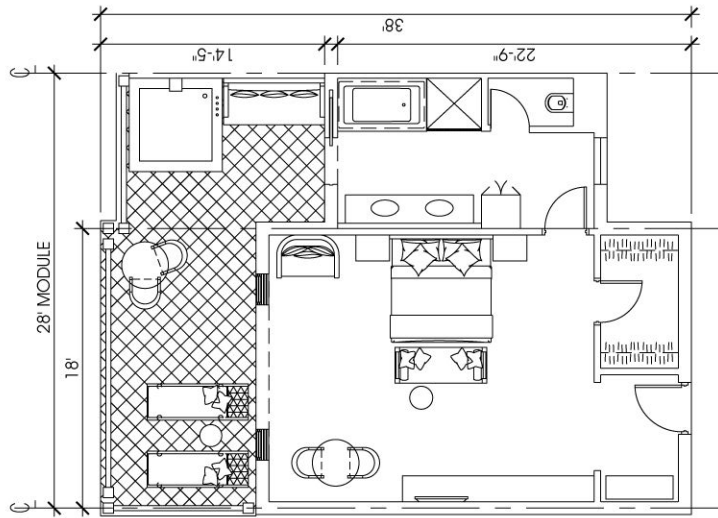
SECTION DIAGRAM AT HONEYMOON BEACH
11

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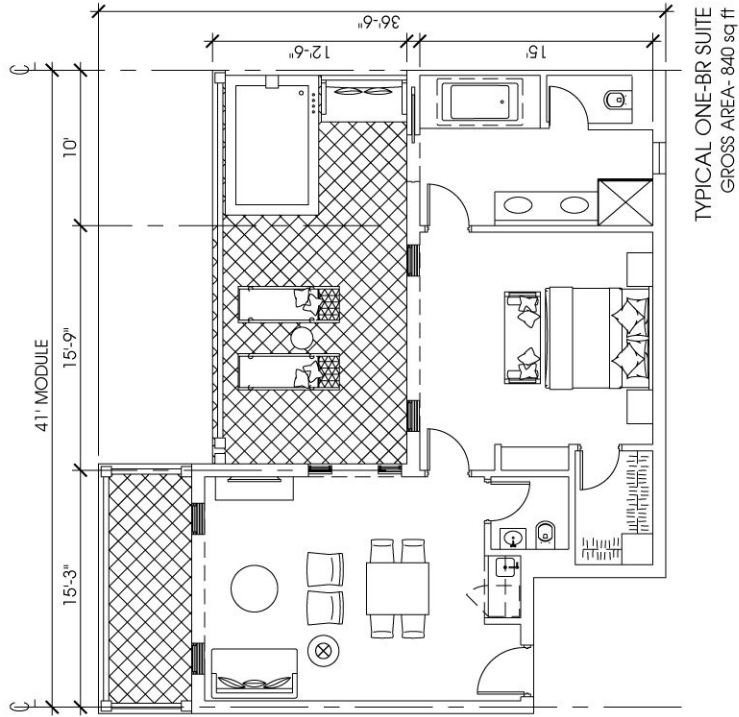




LODGE ROOM
GROSS AREA- 600 sq ft



TYPICAL SUITE
GROSS AREA- 700 sq ft



TYPICAL ONE-BR SUITE
GROSS AREA- 840 sq ft

Water Island Development Company, LLC

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