

WELCOME TO



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## Presentation to US-Philippines Society

30

JANUARY 2023

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AILEEN ANUNCIACION R. ZOSA  
PRESIDENT AND CEO  
BASES CONVERSION AND DEVELOPMENT AUTHORITY



**Bases Conversion and  
Development Authority**

- **BCDA is a government corporation tasked with developing former military bases into economic hubs in the Philippines.**
- **Prime mover of national development.**
- **Key driver of the national government's "Build Better More" Infrastructure Program.**



# Fort Bonifacio

1998





# Bonifacio Global City

Source: Wikimedia Commons





# Fort William McKinley

1995



**McKinley Hill**





# Villamor Air Base

1995



Newport City





**Subic-Clark-Tarlac Expressway**



# **Subic-Clark-Tarlac Expressway**



# The BCDA Ecozones

lined up as a family of offerings, each with **unique**, **complementary** and **synergized** statements of purpose and direction.

**370 km<sup>2</sup>**

Master planned area

**5\* SEZs**

Special Economic Zones  
(including Subic)



# Expanding Economic Growth

## Clark Freeport and Special Economic Zone

- Located in Central Luzon Region
- Only 90 km away from Manil

### New Clark City

9,450 Hectares (**94.5 sqkm**)

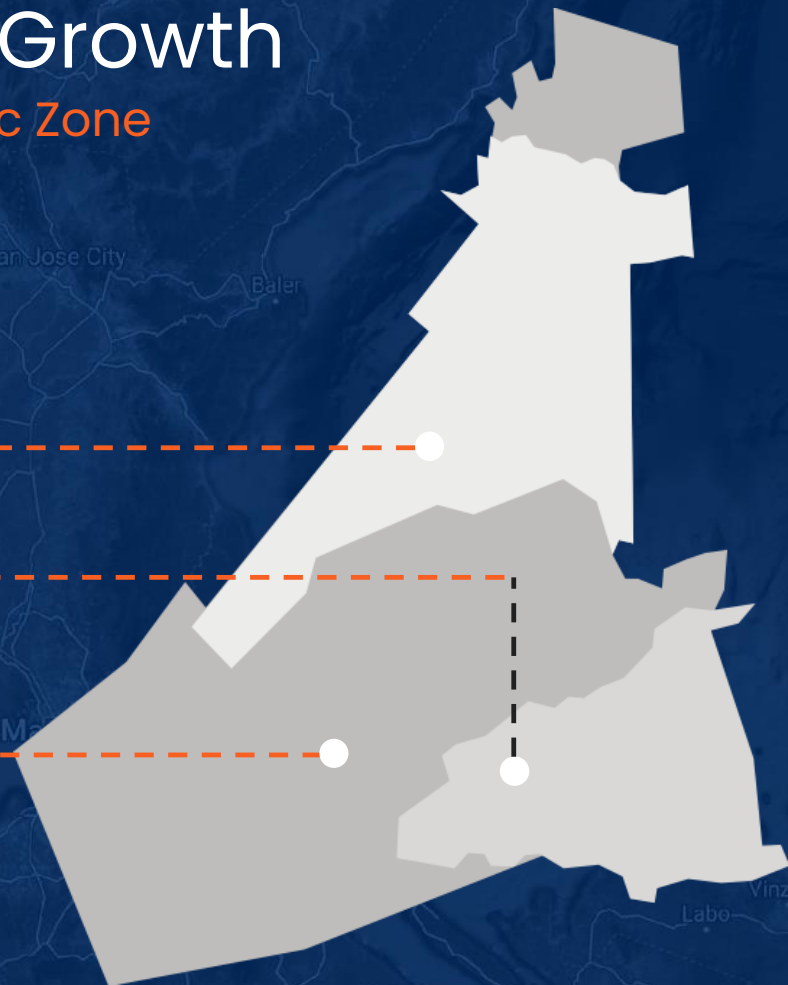
### Clark Freeport Zone

Mixed-use Area (2,100 Has or 21 sqkm)

Civil Aviation Complex (2,300 Has - 23sqkm)

### Sub-zone

18,000 Has [180sqkm]





# US COMPANIES IN CLARK





## By the Numbers

**1st Smart, Green & Resilient**  
Metropolis in the Philippines

**Land Size**  
**9,450 Hectares**  
94.5 km<sup>2</sup>

**Land Rights**  
**75 Years**  
Thru Lease or  
Joint Venture Agreements

**Projected Population**  
**1.2 Million**

**Projected Employment**  
**600,000+**  
**workers**

**Open Spaces &  
Forest Reserves**  
**60%++**  
6,000+ hectares of forests,  
public spaces and parks







# is Unmatched in Connectivity



## Aviation

Clark International Airport



## Rail

PNR North-South  
Commuter Rail  
Subic-Clark Cargo Rail



## Road

Subic-Clark-Tarlac  
Expressway  
NCC-SCTEX Access Rd  
NCC-Airport Access Rd  
Clark Loop BRT System  
Dedicated Bike Lanes



## Network

High Speed Internet Access

and planes and trains and bandwidth

All roads  lead to 



Clark International Airport

**23 km<sup>2</sup>**

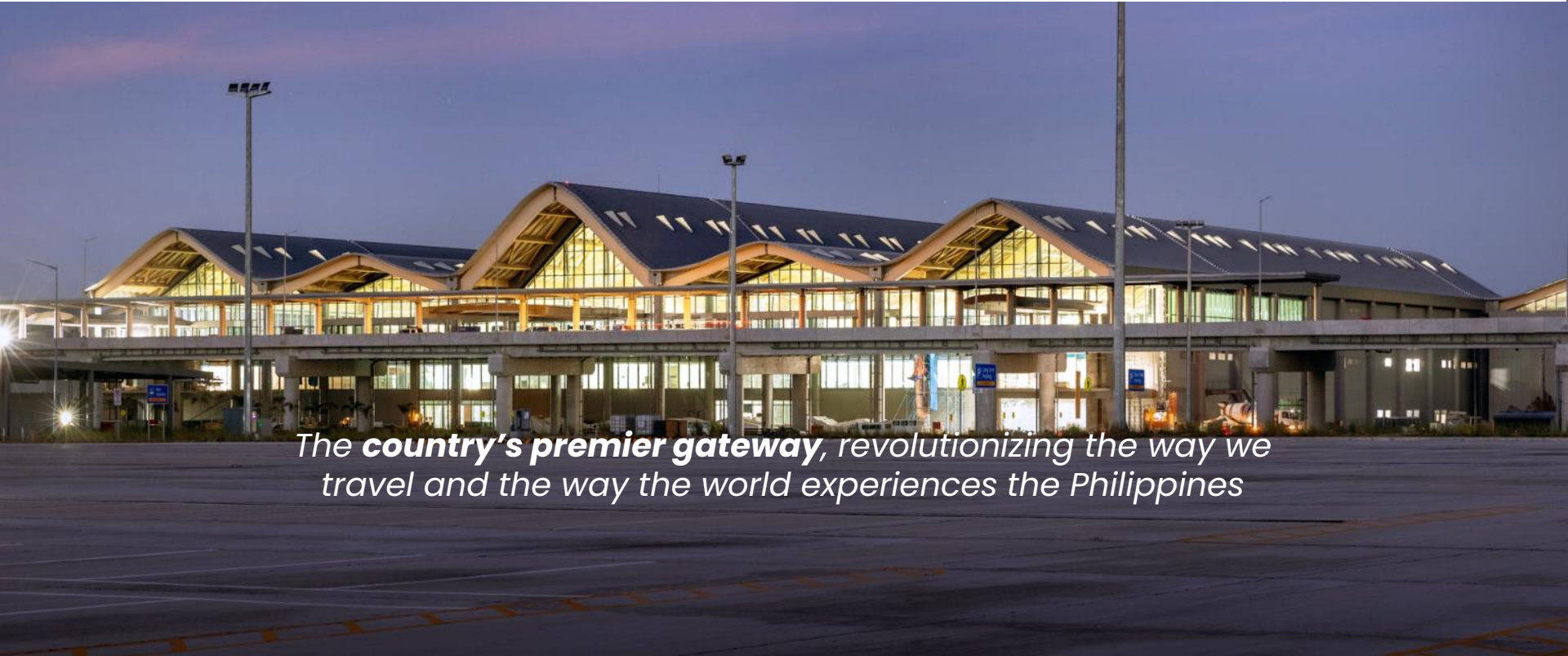
Land area for Civil  
Aviation Complex

**3 terminals**

80M Annual Passengers  
at full development

**3 runways**

Parallel configuration to  
triple aircraft movement  
capacity



*The **country's premier gateway**, revolutionizing the way we  
travel and the way the world experiences the Philippines*





# CRK

Clark International Airport









**NSCR-PNR  
Clark Phase 2**  
53 km

**NSCR-PNR  
Clark Phase 1**  
37 km

**NSCR-  
Calamba Ext**  
55.6 km

# North – South Commuter Railway (NSCR) Project

**147** kilometers

mass transport railway system traversing Clark, Pampanga (Region 3) to Calamba, Laguna (Region 4)

**3** interconnected railway systems

- NSCR – Clark Extension
- NSCR Phase 1
- NSCR – Calamba Extension

**PhP 777.551 Billion**

Total Project Cost

An aerial photograph of the CRK International Airport Station and Terminal 2. The terminal is a long, low building with a series of gabled roofs. To its right is a large, rectangular construction site outlined in red, which is the CRK International Airport Station. The station is surrounded by a road and some greenery. The background shows a flat landscape with some distant buildings.

CRK Terminal 2

CRK International  
Airport Station





# FedEx Clark Gateway Facility

A 17,000-square-meter establishment  
Equipped with state-of-the-art technology



# Subic-Clark Cargo Railway

72-km freight railway along  
the Subic-Clark Corridor

for a seamless seaport-  
airport-industries  
connectivity





# Sacobia Bridge

Iconic Bridge connecting NCC  
and Clark Int'l Airport



# NCC Primary Access Roads

Infrastructure that moves people, not just cars

**Rail Transit  
Protection Zone**



**Dedicated  
BRT Lanes**



**Wide Pedestrian  
Lanes**



**Connected  
Bike Lanes**







## **Anchor Locators to Jumpstart Development:**

**Institutions**

**Industries**

**Leisure & Nature**

# National Government Administrative Center

By virtue of Executive Order 119, NCC will be home to an integrated government center outside the National Capital Region in case of disaster, and directing the whole-of-government to establish satellite offices therein.

## Basic Needs & Connectivity



Department of Agriculture



Department of Public Works and Highways



Department of Transportation



Department of Education



Department of Science and Technology



National Irrigation Administration

## Economic & Finance, GFIs & GOCCs



National Economic and Development Authority



Philippine Economic Zone Authority



Bangko Sentral Ng Pilipinas



Games and Amusement Board



Bureau Of Customs



Philippine Tax Academy

## Legislative & Judicial Cluster



Supreme Court of the Philippines



Regional Trial Court

## Social Safety & Security



National Bureau of Investigation



Philippine National Police



Department of National Defense



National Security Council



# National Government and Administrative Center



UP-PGH  
Polyclinic

Government  
Building

Athletics  
Stadium

NGAC  
Marketing  
Office

Aquatics  
Center

The  
Residences

Athletes'  
Village

River  
Park

NEW  
CLARK  
CITY





# ATHLETICS STADIUM

20,000-seater Olympic stadium with a 9-lane 400-m track and field oval and a 4-lane warm-up track. The stadium meets the global standards of the International Association of Athletics Federations (IAAF)



SKYWORTH

Aij AIINOMOTO

NEW  
CLARK  
CITY





## AQUATICS CENTER

The Aquatics Center is a Fédération Internationale de Natation (FINA)- certified facility with 2,000-seater arena, a 10-lane Olympic-size swimming pool, a diving pool, and a warm-up training pool.





## ATHLETES' VILLAGE

A 525-unit PWD-friendly accommodation facility for national athletes, coaches, and visitors complete with training and fitness facilities, a library and a conference room on every floor, kitchen and dining area, basketball court, swimming pool, and deck gardens



Upcoming Developments  
**New Clark City**  
Institutions & Government Agencies



**BSP COMPLEX**



**Agro-industrial Hub: National Seed Technology Park**



**Virology and Vaccine Institute of the Philippines**





# New Clark City

## State Universities and High Schools





## Industrial Areas

- 1** Industrial Estate 1  
100 has
- 2** Industrial Estate 2  
250 has
- 3** Industrial Estate 3  
100 has (for bidding by Q3 2022)
- A** Filinvest Innovation Park

Sky Blue Golf Course





# Filinvest Innovation Park & Mixed Use Dev't

FILINVEST NEW CLARK CITY

**100 has** (1sqkm)

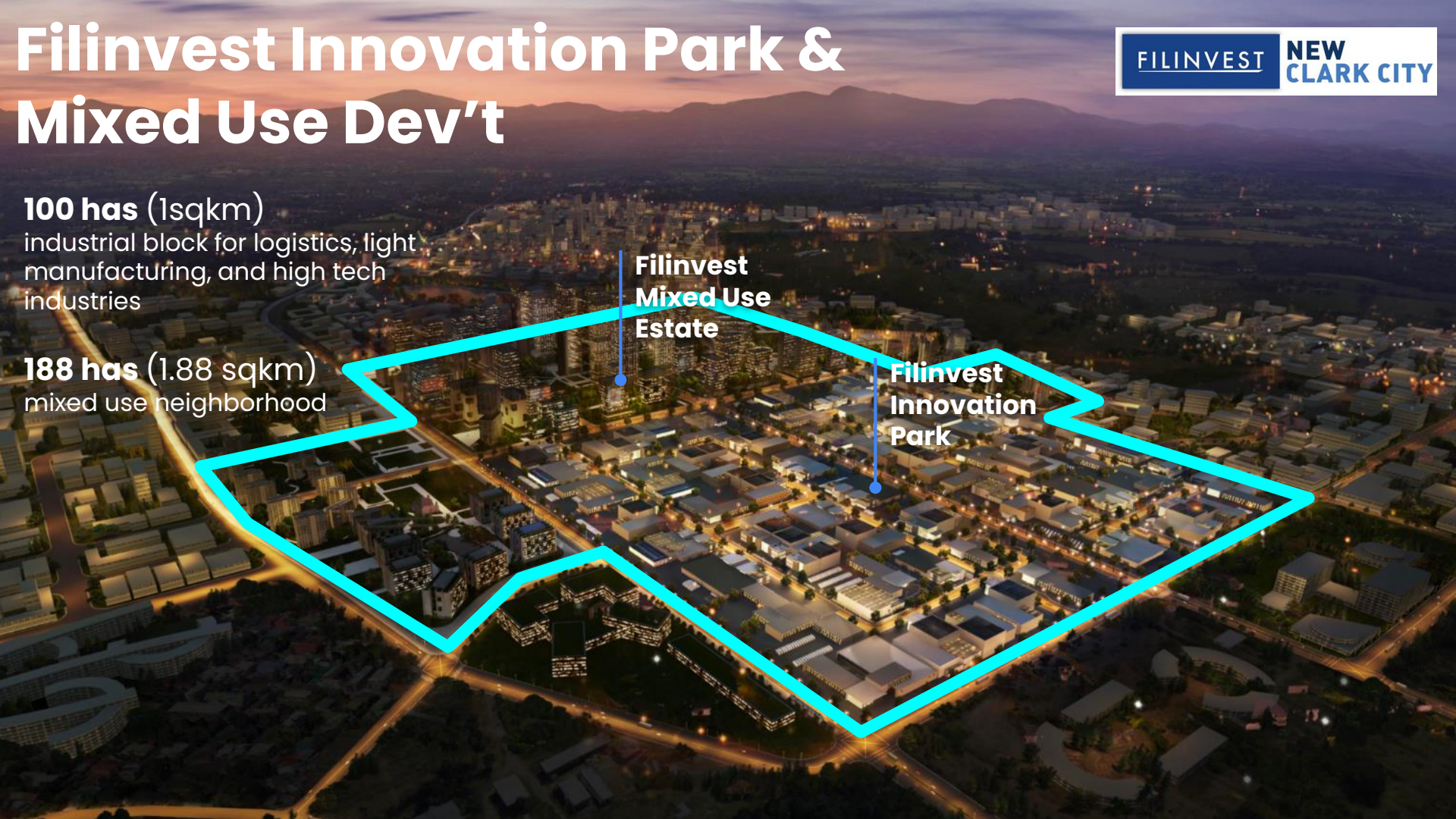
industrial block for logistics, light manufacturing, and high tech industries

**188 has** (1.88 sqkm)

mixed use neighborhood

Filinvest  
Mixed Use  
Estate

Filinvest  
Innovation  
Park





Riverpark Corridor





## Upcoming Inclusive Developments

# NCC Central Park

NCC's Smart & Green Centerpiece

**45 hectares** (.45 km<sup>2</sup>)

Central Park area with retention lake for city water resource management & flood mitigation

- |                                                                                                                           |                                                                                                                           |                                                                                                            |                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  Eco Lake / Retention Pond             |  Iconic Cycle / Pedestrian Bridge      |  Children's Play        |  Pocket Parks    |
|  Floating / Lakeside Stage             |  Park Cafes / Restaurants              |  Pavilions              |  Art in the Park |
|  Amphitheatre                          |  Community Gardens / Urban Agriculture |  Picnic / BBQ Pits      |  Fishing         |
|  Multi - Purpose Lawns                 |  Sports Facilities                     |  Sunset Terrace / Plaza |                                                                                                     |
|  Calisthenics / Outdoor Gym           |  Meditation Alcoves                   |  Nature Reserve        |                                                                                                     |
|  Philippine Flora and Themed Gardens |  Wetlands and Rain Gardens           |  Floating Boardwalk   |                                                                                                     |



# Upcoming Developments

# Hann Mountain Reserve

440 hectares (147 has. by 2025)

  
W I D U S H A N N  
DEVELOPMENT CORPORATION



THE  
LUXURY  
COLLECTION



# NCC Common ICT Infrastructure

<b>Contractual Scheme</b>	<b>Contractual Joint Venture</b>
<b>Legal Basis</b>	<b>BCDA JV Guidelines</b>
<b>Procurement Mode</b>	<b>Solicited</b>
<b>Cooperation Period</b>	<b>25 years</b>

2023  
Q1

Q2

Q3

Q4

Project  
Dev't  
Stage

Bidding  
Stage

Award &  
Implementation

## Role of Private Sector



Design, build, and deploy conduits in accordance with BCDA masterplan and design standards for NCC

Deploy dark fiber within conduits up to locator premises



Repair and maintain passive assets and hosting site to contracted service levels



Establish a neutral hosting site where active service providers will co-locate active equipment and patch into NCC fiber



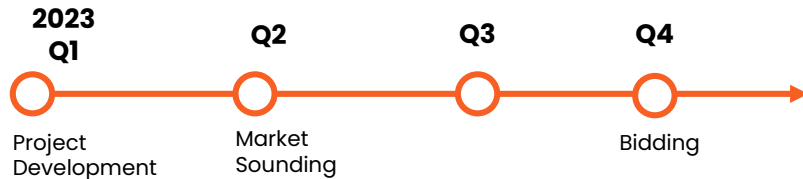
Lease out fiber on wholesale basis to:

- ISPs
- Mobile Network Operators
- Data Center operators
- Independent Tower Companies



# Data Center Colocation Facility

Private Sector Partner to design, finance, develop and manage a Data Center Colocation Facility in NCC. The partner to arrange for a network management service to connect NCC to the spectrum.



Contractual Scheme	Contractual Joint Venture
Legal Basis	BCDA JV Guidelines
Procurement Mode	Solicited
Cooperation Period	25 years

# NCC Estate Management Services

world-class city management & administration for NCC

## BCDA Roles in NCC

### As Owner

- Master Planner & Developer
- Maintain Master Plan Vision

### As Governing Body

- Permitting & compliance to laws
- collection of taxes
- Estate Management - O&M

## BCDA Essential Roles Post Development

### Development Control



Construction  
Modeling & BIM

### Taxes & Incentives Administration



Tax & Incentives  
Administration



Registration &  
Permitting

### Operations & Maintenance



Grounds  
keeping



Security



Crowd &  
Traffic  
Mgmt



Disaster  
Response



Digital Governance &  
eCitizen Platform



# NCC Pilot Affordable Housing



River Park



Community Square



Town Center



Village Green



Village Green



Village Green

**34 hectares**

mixed typology housing development

**6,000 units**

Apartments, townhouse, condos with commercial support facilities

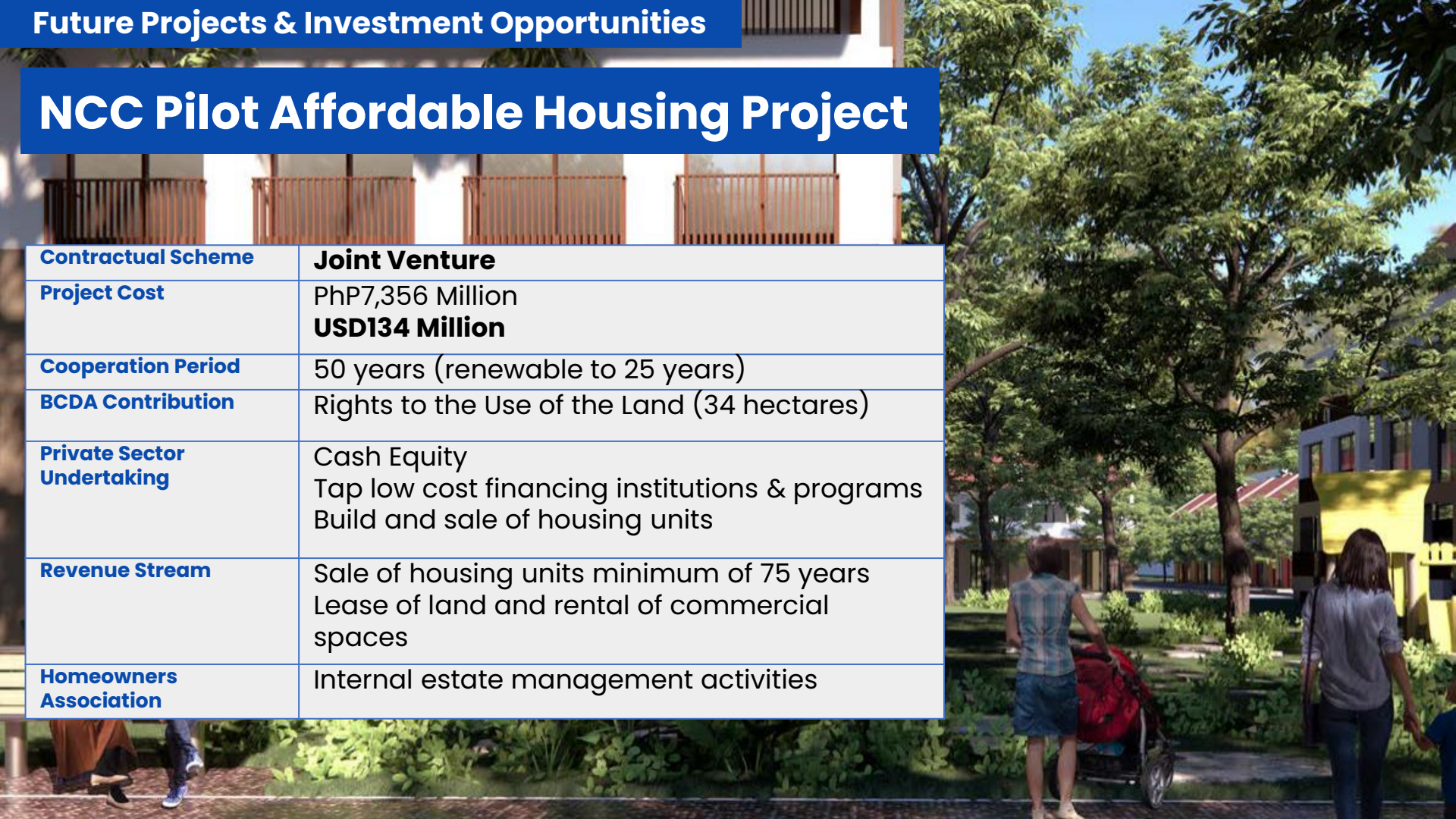
# **Ecotheme Parks & Ecotourism**





# NCC Pilot Affordable Housing Project

<b>Contractual Scheme</b>	<b>Joint Venture</b>
<b>Project Cost</b>	PhP7,356 Million <b>USD134 Million</b>
<b>Cooperation Period</b>	50 years (renewable to 25 years)
<b>BCDA Contribution</b>	Rights to the Use of the Land (34 hectares)
<b>Private Sector Undertaking</b>	Cash Equity Tap low cost financing institutions & programs Build and sale of housing units
<b>Revenue Stream</b>	Sale of housing units minimum of 75 years Lease of land and rental of commercial spaces
<b>Homeowners Association</b>	Internal estate management activities



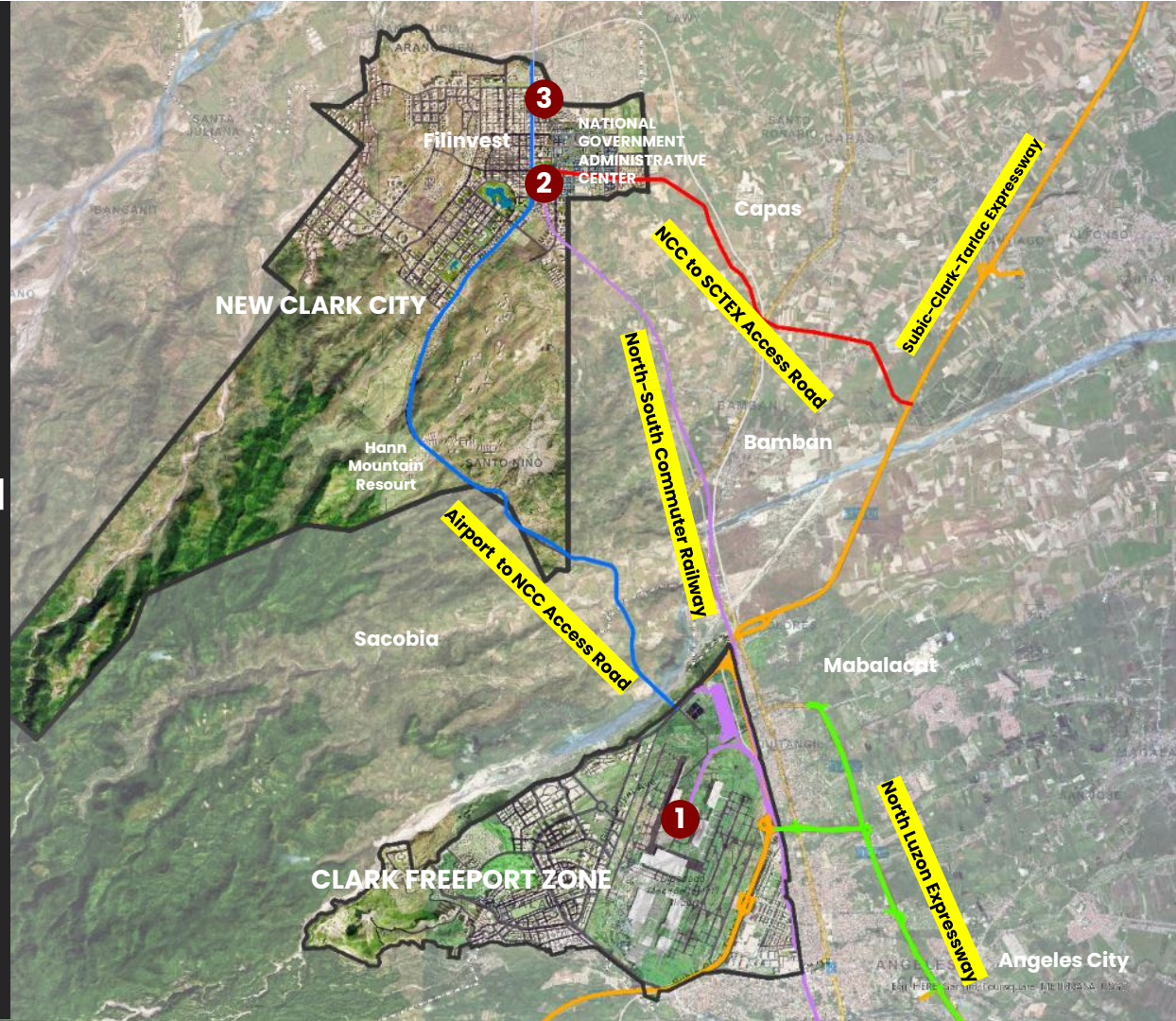


# Clark Integrated Public Transportation System

## Multimodal Transport Hubs & TOD

- 1 Clark Int'l Airport Transport Hub (1.6 has)
- 2 NCC Central Transport Hub (25 has) [FS]
- 3 NCC North Multimodal Station (6 has) [FS]

- Airport to NCC Access Road
- NCC to SCTEX Access Road
- Subic-Clark-Tarlac Expressway
- North Luzon Expressway
- North-South Commuter Rail





# Solid Waste Management and Waste-to-Energy Project

- Feasibility Study – Build, operations and maintenance arrangement of a waste-to-energy facility;
- Management of existing waste management assets within the sanitary landfill site; and
- Waste collection service in New Clark City



Investment and Partnership Opportunities

# 35-40 megawatt solar farm

2.5km away from NCC Substation, directly accessible thru major thoroughfare

PHOTO FOR REFERENCE ONLY







# Development of Pharmaceutical and Medical Science (R&D)/Industrial Park

### **Sports Complex inside the National Government Administrative Center in New Clark City**

- Operations and Maintenance
- Center for sports excellence
- Sports Science and Medicine
- Marketing to host local and international sports competitions/events
- Venue for training camps, concerts, conferences, etc.







**We are open for business.**



[bdd@bcda.gov.ph](mailto:bdd@bcda.gov.ph)

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