



Strategic Reinvestment Area B:

Jemmotts Lane

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THE OPPORTUNITY

The former location of the Barbados Hospital complex, this 6.4 acre site can accommodate a mixed-use project, set in a campus environment at the key junction of Jemmotts Lane and Bay Street. With beach access and potential for pavilion space across Bay Street, the combined campus and Carlisle Bay beach access creates a unique environment for a multi-phased project. There is potential to develop the property as multiple sites for local entrepreneurs to participate in providing residential/ bed and breakfast style accommodation and/or a learning and health focussed campus.

The transformation of Bay Street into a pedestrian priority boulevard animated by cafes and restaurants and a highly walkable environment is at the new front door for the Reinvestment Area.



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DEVELOPMENT SITES

4. Old Barbados General Hospital (JLD1)

THE POTENTIAL

Development sites:	1
Area:	6.4 ac
GFA:	Up to 65,000 ft ² (+300,000 future expansion in other mid-rise buildings)
Total rooms/suites:	Up to 350 units (+400 future expansion in other mid-rise buildings)
Building Heights:	Midrise, up to 6 storeys

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PLACE MAKING AND PUBLIC REALM

1. Bay Street streetscape improvements
2. Enhanced pedestrian connections to Browne's Beach
3. Enhanced beach front amenities



Strategic Reinvestment Area B: Jemmotts Lane

SITE 4 | OLD BARBADOS GENERAL HOSPITAL (JLD1)

The first phase of a mixed use campus opportunity envisions an up to 6 storey hotel development anchoring the Bay and Jemmotts corner. With opportunity to expand along Jemmotts to a total of 750 hotel/condo units supported by mid rise buildings hosting a range of hotel, residential learning, health and wellness facilities. Given the site's scale and context there is potential to develop in multiple sites/phases for local entrepreneurs participating in the potential for residential/ bed and breakfast style accommodation and/or a learning and health focussed campus.

THE POTENTIAL

Area: 0.5 ac/ 0.2 ha

GFA: Up to 65,000 ft²
(+300,000 future expansion in other mid-rise buildings)

Total rooms/suites: Up to 350 units (+400 future expansion in other mid-rise buildings)

Building Heights: Midrise, up to 6 storeys

Ownership: Government of Barbados



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Site 4
Old Barbados General Hospital



Outline planning permission has been granted for the development of the site for mixed uses, including hotel and ancillary purposes.

This permission includes, in principle, the erection of a midrise development to a maximum of 6 storeys. All matters relating to the siting, design and external appearance of the building(s) as well as the site planning details are reserved for approval on the subsequent detailed planning application. The subsequent application may be subject to an Environmental Impact Assessment.

With Outline Planning permission there is a 2 year period from the date of the permission in which to submit the reserved matters for the development and then the approval will be extant for a further 2 years. Therefore outline planning permission is valid up to 4 years.

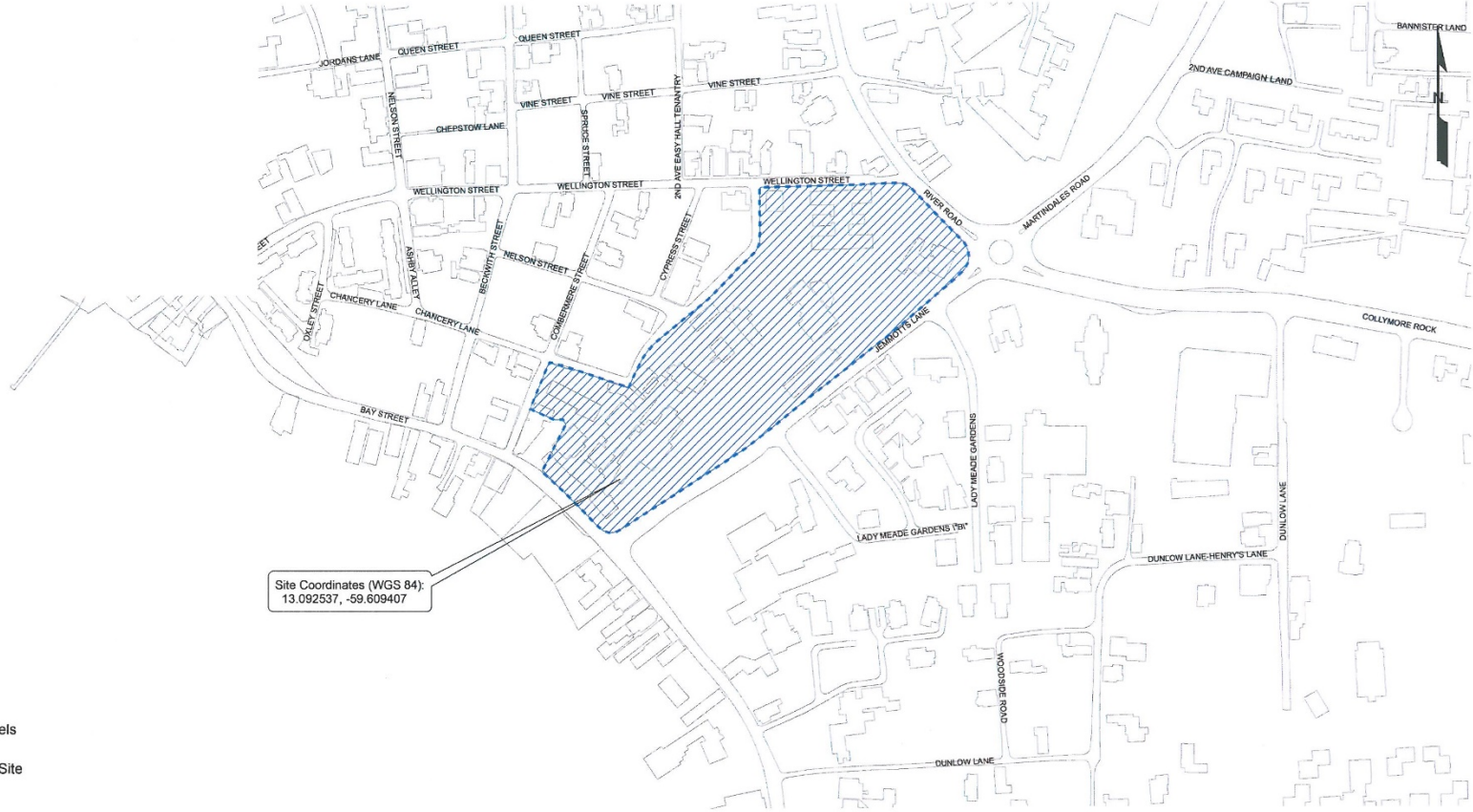
On receipt of all relevant information relating to the application for reserved matters the Planning and Development Board or the Minister responsible for planning and development will issue a decision within 12 weeks.

Old Barbados General Hospital (JLD1)

Planning Permissions

Site 4

Jemmotts Lane



Site Coordinates (WGS 84):
13.092537, -59.609407

- Legend**
-  Land Parcels
 -  Proposed Site

bti
BARBADOS TOURISM INVESTMENT INC.
www.barbadostourisminvestment.com

Mr. Stuart Layne (CEO)
Development of land (outline application) for the purposes of Edu tourism accomodation, Hotel and mixed use amenities

No.	Description	Date

Location Plan	
Project number	JLD1
Date	2019/04/03
Drawn by	BTI INC.
Checked by	
A101	
Scale 1 : 2500	

