

# NAS-JRB Willow Grove

Base Reuse Master Plan and  
Implementation Strategy

## Review of NOIs and Reuse Issues & Planning Principles



Horsham Township, PA

July 27, 2011

**RKG**

**WRT**

**WESTON**  
SOLUTIONS

**50** URBAN  
ENGINEERS  
1960-2010 ■ Formulating Excellence

**JDA**



**HORSHAM TOWNSHIP AUTHORITY FOR NAS-JRB WILLOW GROVE**  
**WEDNESDAY • JULY 27, 2011 • 7:00 P.M.**

**MEETING AGENDA**

- **Consider the Notice of Interest applications**
- **Consider Master Planning Principals/Issues Rankings**
- **Approval of the following Meeting Minutes: June 15, 2011**
- **Executive Director's Report**
- **Solicitor's Report**
- **Bills and Communications: Approval of list of checks**
- **New Business: Consider Request for Surplus Navy Equipment**
- **Unfinished Business: Off-site Housing - Revised LBA's**
- **Additional business, if any**
- **Next HLRA Board Meeting: Wed., August 17, 2011 at 7:00 P.M. (please note time change)**
- **Opportunity for Questions and Comments from the Public**

# HLRA BOARD MEETING

**RKG Presentation**

**July 27, 2011**

- **Results of Reuse Planning Priorities**
- **Notice of Interest Review and Approval**
- **Review and approval of Reuse Planning Issues and Principles**



# Rankings of Reuse Planning Issues and Principles

RANK	KEY PLANNING ISSUES	HLRA	PUBLIC
1	Should the Navy clean up contaminated sites to the highest standards before conveyance, or convey with land use restrictions?	1	1
2	The reuse plan should encourage a mixed-use plan that allows people to live, work and recreate, in the same location, in order to reduce traffic moving on and off the site?	1	1
3	Traffic congestion and circulation in and around NAS JRB is an important planning consideration	1	1
4	Creating an employment base at NAS JRB is an important redevelopment goal	1	2
5	The ‘Town Center’ concept is one that should be explored for Horsham	2	1
6	The reuse land plan should seek to maximize its employment/tax base benefits	2	2
7	The HLRA and Water & Sewer Authority should take steps to ensure the provision of water and sewer to the site	2	3
8	The plan should seek to mitigate traffic impacts through sound land use planning	1	4

RANK	PLANNING PRINCIPLES	HLRA	PUBLIC
1	The reuse plan must secure viable sources for water and wastewater utilities to support development	1	1
2	The final land plan should create a sense of place and community	1	2
3	Future reuse alternatives for NAS JRB should seek to improve cross circulation of traffic through the site where appropriate	1	2
4	All employment generating uses should be sensitive to the impacts of traffic congestion and traffic flow around and through the base property and attempt to mitigate these impacts	2	1
5	Improved transportation management technology and signal coordination should be used	2	1
6	Employment generating uses should be integrated into a larger, mixed use development plan	1	3
7	The reuse plan should incorporate the latest green and sustainable design principles where	2	2
8	All future reuse alternatives for NAS JRB should seek to improve cross circulation of traffic through the site where appropriate.	3	1

# OTHER ISSUES



## Economic Development Issue

- Other Land Uses Should be Considered:  
*General Aviation Airport*

## Transportation Issue

- Other:  
*Public transit is virtually non-existent except #22 bus on Rte. 611. Explore creative approaches like bike-friendly accommodations, park-n-ride, etc.*



# Notice of Interest (NOI) Review and Approval



# HLRA EVALUATION

- Reviewed 17 NOI Proposals
- Reviewed RKG and Kutak Rock (legal counsel) Analysis of NOI Proposals
- Compared NOIs Conformance to Priority Rankings of Reuse Planning Issues and Principles
- Reviewed RKG's Existing Conditions Report, Including Aviation Market Assessment (JDA)
- Reviewed NAS JRB Willow Grove Feasibility Study (Submitted by BCAA on July 22, 2011)

# NOI REVIEW PROCESS

- **NOI acceptance makes applicants' use eligible for inclusion in reuse plan, but does not guarantee inclusion in final plan**
- **NOI Review Process will involve:**
  - (1) **NOIs presented 1 by 1 to Board,**
  - (2) **Board makes a motion to include or not include in reuse plan (may or may not be PBC)**
  - (3) **Brief Public discussion**
  - (4) **Include or not include**
- **RKG Team will seek ways to incorporate NOIs into reuse plan alternatives & final reuse plan**
- **It's possible for NOIs to be accepted, but not receive all land and buildings requested**

# PBC CONVEYANCE PROCESS

- PBC allows direct conveyance of low/no cost buildings & land to eligible and accepted NOI applicants
- PBCs reserved for local govt., education, certain non-profits with federal agency sponsorship
- HLRA Board responsible for deciding PBC requests
- PBC property reverts back to sponsoring federal agency if applicant does not fulfill their obligations
- Approved PBCs potentially reduce land sale revenues
- PBCs represent only a part of reuse plan. Many other uses to be considered
- Most of land will be conveyed through the normal Navy conveyance process

# NOTICES OF INTEREST

1. **Montgomery County – airport**
2. **Bucks County Aviation Authority – airport**
3. **Horsham Township – parks & open space**
4. **Horsham Township – public safety**
5. **Horsham Township – roads**
6. **Horsham-Hatboro School District – education**
7. **Horsham Water & Sewer Authority – utilities**
8. **Montgomery County (Parks), on behalf of Delaware Valley Historic Aviation Association – Aviation museum**

# NOTICES OF INTEREST

9. YMCA – day care/summer camp
10. ACTS – continuing care community
11. ESI, Inc. – public safety
12. Philadelphia Search & Rescue – public safety
13. ATG – education
14. Play & Learn – childcare/early education
15. America Responds w/ Love – various
16. Philadelphia Stand Down – homeless/vets
17. Bucks County Housing Group – housing the homeless

# Montgomery County *Airport*

- **May qualify for FAA-sponsored PBC**
- **Reserve 540 acres for future airport uses**
- **No financial or operational information provided**

**Recommendation: Application substantially incomplete**

# Bucks County Aviation Authority

## *Airport*

- Requests 682 acres for corporate/general aviation airport and aviation-related business park
- May qualify for FAA-sponsored PBC – has initiated contact with agency
- Financial and operational analysis submitted with application indicates airport will generate surplus revenues from start-up
  - Operational levels based on pre-recession forecast of general and corporate aviation activity
  - Usage levels & based aircraft estimates appear optimistic, given current and projected market conditions
  - Assumes that all capital improvements will be paid by state and/or federal grants. No mechanism identified for providing local matching funds
  - No detailed information on capital requirements provided

# Bucks County Aviation Authority

## *Airport (cont.)*

- **Property will be tax exempt**
  - **With possible exception of improvements owned by private entities (not specified)**
  - **Application included small payment-in-lieu of taxes (\$5,000/yr)**
- **Estimates of earned income or property tax revenues may be overstated**
- **Application considered substantially complete, but based on unproven financial feasibility**

**Recommendation: Airport is eligible for consideration. Conflicts with other mixed use development options and does not address community goals of mixed use, cross connections, employment and tax base**



# Horsham Township

## *Parks & Open Space*

- Township seeking 128 acres for parkland, open space preservation and active recreation
  - Includes existing recreational facilities
  - Also request for personal property (equipment)
- Qualifies for PBC under Dept. of Interior, federal Land-to-Parks program

**Recommendation:** approve inclusion in Reuse Plan, with specific location and amount of acreage to be determined at a later date

# Horsham Township

## *Public Safety*

- **Building 608 (Fire Station) with 1.8 acres of land for emergency management center and fire/rescue station**
- **Qualifies for PBC through Dept. of Homeland Security/FEMA**
- **Will provide service to new development as well as enhance service to surrounding area**

**Recommendation: include in Reuse Plan, but HLRA must reconcile with two other competing NOIs**

# Horsham Township

## *Roads*

- Township seeks to reserve adequate property for new roads in and through the base
- Qualifies for PBC under Federal Highway Administration sponsorship

**Recommendation:** approve inclusion in Reuse Plan, with final location of roads to be determined during the planning process

# Hatboro-Horsham School District

## *Education*

- **60 acres (undeveloped) for replacement of existing assets and future expansion**
  - 34 acres (57%) educational uses
  - 6 acres (10%) administrative uses
  - 20 acres (33%) recreational uses
- **Qualifies for PBC through Dept. of Education sponsorship**

**Recommendation: approve inclusion in the Reuse Plan, with final location and acreage to be determined in consultation with the school district**

# Horsham Water & Sewer Authority

## *Utilities*

- Seeking 8 easements and/or fee title for construction of future water/sewer mains throughout the base and a water storage facility
- Qualifies for a PBC under Dept. of Health and Human Services sponsorship

**Recommendation:** approve inclusion in Reuse Plan, with final locations to be determined

# **Montgomery County Delaware Valley Historic Aviation Assoc. Museum**

- **Seeks land and buildings to house existing “Wings of Freedom” museum and restoration facilities. Five alternative locations were proposed, ranging from 14 to 156 acres including several existing buildings**
- **Federal sponsorship discussed with Dept. of Interior, but eligibility not determined.**
- **Application is considered incomplete based on unproven financial viability**

**Recommendation: approve inclusion in Reuse Plan, with final location and manner of satisfying requirements to be determined**

# **YMCA of Philadelphia & Vicinity**

## ***Day Care/Summer Camp***

- **Seeks Building 638 (Marine Reserve) plus 40 acres or like alternative location**
- **No federal sponsor**
- **No specific plans or cost estimates included**
- **Does not qualify for PBC**

**Recommendation: Application is substantially incomplete**

# ACTS Retirement Communities

- **Seeking 60-80 acres of land (undeveloped)**
  - 300-350 independent living units
  - 40-60 assisted living units
  - 60 bed skilled nursing facility
- **Only assisted living and skilled nursing components may qualify for PBC under Dept. of Health and Human Services sponsorship**

**Recommendation: Continuing care/retirement community is an appropriate use. HLRA Board must decide if ACTS should be approved for a site specific PBC.**



# **ESI Equipment, Inc.**

## ***Public Safety***

- **Seeks Buildings 608 (Fire Station) and 650 (Haz-Mat) to create training center for rescue personnel**
- **Does not qualify for PBC (through FEMA) as private company.**
- **Detailed financial information not provided**
- **Conflicts with other NOI applications**

**Recommendation: Application is incomplete based on lack of detailed financial information**

# Greater Philadelphia Search & Rescue

## *Public Safety*

- Seeks Bldg 608 (Fire Station) to house regional operation that supports public safety agencies throughout the region
- May qualify for PBC through FEMA
- No specific financial information (capital costs and funding sources) were provided
- Conflicts with other NOI applications

**Recommendation: Application is incomplete based on lack of detailed financial information**

# ATG Learning Academy *Education*

- Seeks Bldg 677 for special needs school to serve 13 districts. Would move from existing Warminster location, adding 40 new jobs
- May be eligible for PBC under Dept. of Education
- No information regarding need for no or low cost property

**Recommendation:** Educational services is an appropriate use for the Reuse Plan. HLRA Board must decide if ATG should be approved for a site specific PBC

# Play & Learn, Inc.

## *Childcare/Early Education*

- Seeks 6,000 to 12,000 square feet of existing space or land to build new (3-5 acres)
- May be eligible for PBC through Dept. of Education
- No information regarding need for no or low cost property

**Recommendation: Childcare/early education facility is an appropriate use for the Reuse Plan. HLRA Board must decide if Play & Learn should be approved for a site specific PBC**

# America Responds with Love

## *Various Uses/Beneficiaries*

- Seeks storage space for donations (for distribution to homeless and other needy families/individuals); land for growing flowers; and land to build 40 units of handicapped housing
- No sponsoring federal agency identified
- No detailed financial, operational or capacity data provided after requested by HLRA

**Recommendation: Application substantially incomplete**

# Philadelphia Stand Down

## *Homeless Veterans Services*

- Seeks several properties throughout the base in which to develop a range of services for homeless veterans and others
- No federal sponsor(s) indentified. Seeking to meet with other agencies for funding and services
- Estimated total rehab costs for buildings at \$26 million
- Organization has limited experience/capacity relative to requested property/service program

**Recommendation: Application is substantially incomplete**

# Bucks County Housing Group

## *Housing the Homeless*

- Seeking 75 acres to develop 105 permanent assisted living units for qualified homeless individual and families, plus program support space.
- Qualifies for PBC under Dept. of Housing and Urban Development guidelines and sponsorship
- Requested units would satisfy 85% of two-county identified needs
- HLRA must “balance the needs of the homeless with the economic needs of the community”

**Recommendation: approve for inclusion in Reuse Plan, with final size, location(s) and means of conveyance to be determined**

# Next Steps

Base Basin Master Plan and  
Implementation Strategy  
Community Meeting #1  
August 14, 2014  
1:00 PM - 4:00 PM

Implementation Strategy  
Community Meeting #1  
August 14, 2014  
1:00 PM - 4:00 PM



# PUBLIC PLANNING PROCESS

- **Kick-off Meeting**  
*(February 7, 2011)*
- **Existing Conditions Meeting**  
*(April 20, 2011)*
- **Community Charrette Process**  
*(June 10-11, 2011)*
- **NOI Review Process**  
*(July 27, 2011)*

# Next Steps

- **August 17**                      **Presentation of Three**  
**7:00 PM**                              **Reuse Alternatives**





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