



HLRA Update

April, 2014

Horsham Land Redevelopment Authority
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HLRA Positioning For The Future

The Horsham Land Redevelopment Authority (HLRA) continues the long process of acquiring the surplus property at the former NAS-JRB Willow Grove. In January 2014, the HLRA submitted an Economic Development Conveyance (EDC) application to the U.S. Navy to acquire all 862 acres of the former base. The U.S. Navy is able to transfer the property to the HLRA under the 2005 Base Realignment and Closure law allowing the Redevelopment Plan to be implemented. The long term plan provides for a mixed use development including a town center, office parks, residential units, school, recreation areas and open space at the former base.

To implement the Redevelopment Plan, the HLRA is seeking a Master Developer with a demonstrated record of accomplishment to assemble the resources required to design, secure permits, finance, construct and market the mixed use development. A Request for Qualifications (RFQ) was issued on January 24, 2014.

Upon successful negotiations with the Navy, the property would be sold to the Master Developer who would then be required to develop the property in accordance with the Redevelopment Plan. The process of identifying the best master developer or master developer team that will work with the HLRA will be done concurrently with the negotiations with the Navy on the EDC transfer.



Statements of Qualifications from Master Developers

On March 31, 2014, the Horsham Land Redevelopment Authority (HLRA) received ten (10) responses as a result of issuance of a Request for Qualifications (RFQ) for Master Development Services for the former NAS-JRB Willow Grove. A pre-response conference and site tour for interested parties on the development site was hosted by the HLRA on March 11, 2014. The following firms responded:

1. American Real Estate Development
2. AvalonBay Communities, Inc., Pulte Group Inc. and Paramount Realty
3. Catellus Development Corporation
4. Hankin Group
5. LCOR
6. Lennar
7. NVR
8. O'Neil Properties
9. Realen Properties, Inc.
10. Toll Brothers

From the above list, the Board will create a shortlist to respond to a Request for Proposals (RFP). The RFP will request the Master Developer to provide their plans in more detail on how they will accomplish the Redevelopment Plan vision.

HLRA EXECUTIVE BOARD

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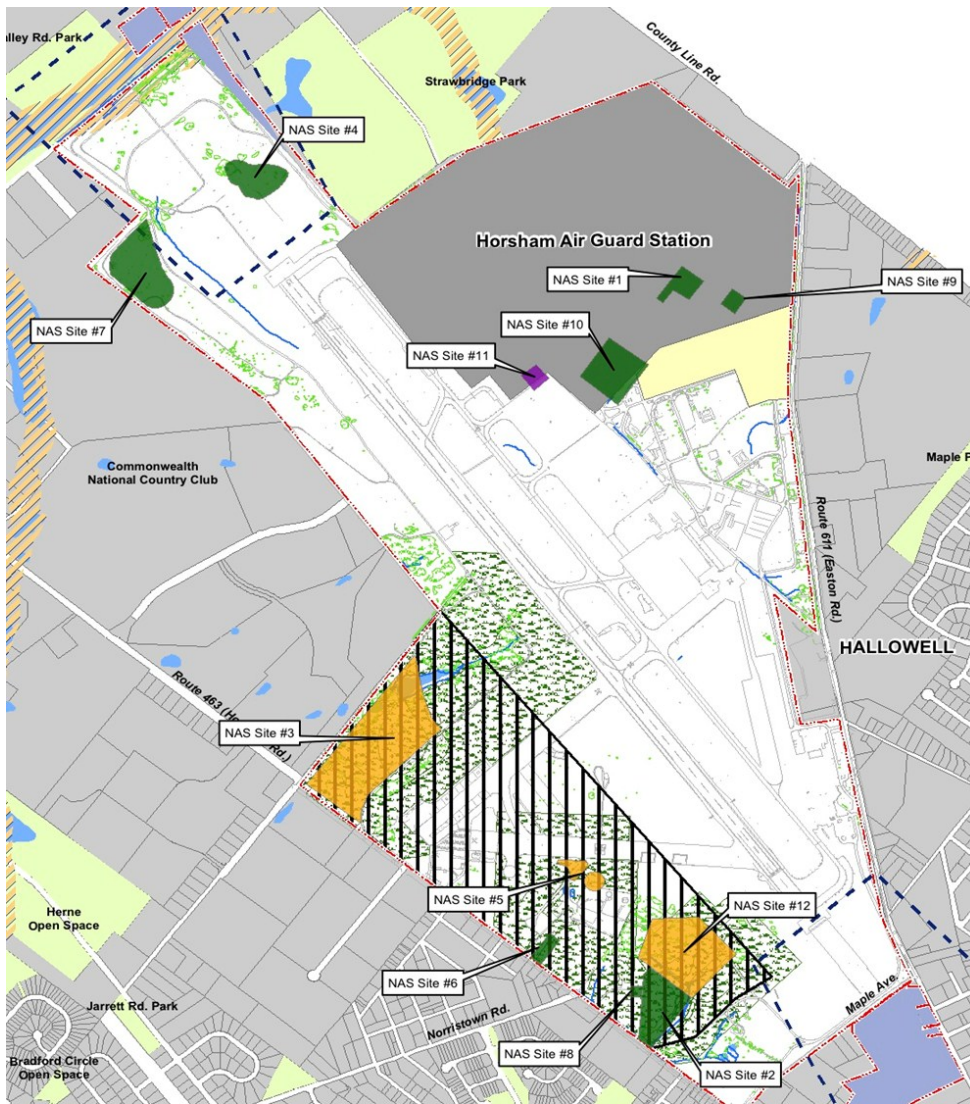
Dr. Curtis Griffin
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HLRA STAFF

Michael J. McGee
Executive Director

Tom Ames, P.E.
Deputy Director



Navy Environmental Restoration Advisory Board

The Navy’s environmental restoration effort at the former NAS-JRB Willow Grove continues to investigate and clean-up the impacts of past operations at the base. The Navy’s IR program has identified 12 sites (indicated on map to the left) which required investigation due to possible disposal, spills and/or releases relating to hazardous materials handling at the base.

Three of the sites (indicated in yellow on map to the left) are still undergoing active investigation and/or clean-up efforts. Upon transfer of the property to the HLRA, each of the sites will have land use controls or covenants relating to future uses at that site. The HLRA will take into consideration the fiscal impact of each of the land use controls will have on the redevelopment. A federal law, the Comprehensive Environmental Response Compensation and Liability Act (CERCLA), assigns clean-up responsibilities to the Navy for past activities which have impacted the site.

The next meeting of the NAS-JRB Willow Grove Restoration Advisory Board (RAB) will be held on June 4, 2014 at the Horsham Library at 2:00pm. All RAB meetings are open to the public.

Documents can be found at:
www.horshamlibrary.org

Navy Timeline for Environmental Impact Statement

During the winter of 2013-14, the U.S. Navy continued to work towards meeting its obligations relating to the ultimate transfer of the property. A draft Environmental Impact Statement (EIS) was released and public comments were accepted on the report. The EIS includes information on the affected environment, a discussion of proposed alternatives and the environmental consequences relating to the future reuse of the base. The Final EIS Report, including a response to all public comments, is scheduled for the Winter/Spring 2014.

Navy Tentative Timeline for Completion of EIS Process



Source: www.willowgroveeis.com